

Midwest Land Management

LAND AUCTION

Thursday, December 8, 2022 at 10:00 AM

83.66 Surveyed Acres
Jackson County, MN



Sale Location: Round Lake Community Center, 445 Harrison Street, Round Lake, Minnesota

Property Location: 3 miles east of Round Lake, MN on County Road 4, 4 miles north on 330th Avenue and 4 miles east on 770th Street.

Legal Description: The South Half of the Southwest Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section Thirty (30), Township One Hundred Two (102) North, Range Thirty-seven (37) West of the 5th P.M., Jackson County, MN. Exact legal to be taken from survey.

Avg. Productivity Index: 91.5

Primary Soils: Clarion, Spicer-Lura, Waldorf, Nicollet

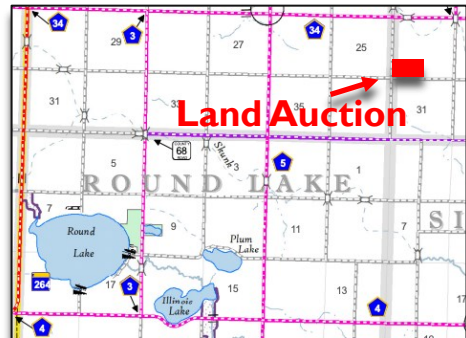
Annual Real Estate Taxes: \$2,930

FSA Information

Cropland Acres: 78.7 acres

Corn Base: 38.27 ac. PLC Yield: 154

Soybean Base: 38.27 ac. PLC Yield: 43



Auctioneer's Note: Land buyers, here is an excellent opportunity to purchase a high caliber Jackson County farm at public auction. The Miller farm has great soils with a productivity index of 91.5; the lease has been terminated, and the new owner will have full possession of the farm for the 2023 crop season. High quality farms like this rarely come available. We look forward to seeing you at the auction.

For more information contact Ben Hollesen 712-253-5779.

Terms: 10% earnest money down day of sale. Balance due at closing on or before January 19, 2023. Real estate taxes to be prorated to December 31, 2022. Seller to retain 100% of 2022 farm income and pay all the 2022 real estate taxes. All final bids are subject to seller approval. MN License 32-22-002

Sandra K. Miller Estate, Owner

Auctioneers: Ben Hollesen 712-253-5779

Attorney: Larry Nelson • Frieberg, Nelson & Ask, L.L.P. • Sioux Falls, SD

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MIDWEST LAND
MANAGEMENT

Property information provided was obtained from sources deemed reliable, but the Auctioneer, Broker or Seller makes no guarantees as to its accuracy. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage figures in this information are approximate or "more or less". Average CSR information was obtained from Surety/Agri Data. Any announcements made the day of the sale shall supersede any previous information or oral statements. Midwest Land Management and Real Estate, Inc., affiliated licensees and the Auctioneer represent the Sellers exclusively.