

Midwest Land Management

LAND AUCTION

Friday, March 21, 2025 at 10:00 a.m.

320 Acres m/l - Selling in 2 Tracts Wilkin County, MN



Sale Location: Breckenridge Senior Center, 225 5th Street S, Breckenridge, MN

Method of Sale: Successful bidder will have choice of tracts.

Tract 1 • 160 Acres m/l • Sunnyside Township • Wilkin County, MN

Tract 1 Location: 5 miles southeast of Breckenridge, MN on Highway 75 and 2 miles east on T-93.

Tract 1 Legal Description: The Northwest Quarter (NW¼) of Section Thirty-three (33), Township One Hundred Thirty-two (132) North, Range Forty-six (46) West of the 5th P.M., Wilkin County, MN.

Productivity Index: 89

Soils: Antler-Mustinka, Antler & Doran-Mustinka

Real Estate Taxes: \$4,848

Tract 1 FSA Information

Cropland Acres: 157.21

Wheat Base: 78.20 Acres PLC Yield: 55

Soybean Base: 78.30 Acres PLC Yield: 34



**For more information contact Shane Brant • 712-301-4664
or Ben Hollesen • 712-253-5779**

Terms: 10% down day of sale. Balance due at closing on or before May 1, 2025. Farms will have an open lease for the 2025 crop season. Buyer is responsible for 2025 real estate taxes. All final bids are subject to seller approval. MN License 32-24-002

Harold Geisinger Rev. Trust & Geisinger Family Trust, Owners

Auctioneer: Ben Hollesen 712-253-5779

Attorney: John Bullis • Lies, Bullis & Hatting, PLLP • Wahpeton, ND

Midwest Land Management and Real Estate, Inc.

Ben Hollesen ~ 712-253-5779 • Travis Johnson ~ 712-330-5345

Shane Brant ~ 712-301-4664 • Zach Anderson ~ 712-298-1606

www.midwestlandmanagement.com

MIDWEST LAND
& REAL ESTATE, INC
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.

Land Auction

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Tract 2 • 160 Acres m/l • Brandrup East Township • Wilkin County, MN

Tract 2 Location: 3 miles east of Doran, MN on County Highway 8.

Tract 2 Legal Description: The Southeast Quarter (SE $\frac{1}{4}$) of Section Two (2), Township One Hundred Thirty-one (131) North, Range Forty-six (46) West of the 5th P.M., Wilkin County, MN.

Productivity Index: 86

Primary Soils: Antler, Wheatville & Lamoure

Real Estate Taxes: \$4,508

Tract 2 FSA Information

Cropland Acres: 154.3 Acres

Wheat Base: 77.20 Acres

Soybean Base: 77.10 Acres

PLC Yield: 55

PLC Yield: 34



**For more information contact Shane Brant • 712-301-4664
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Auctioneer's Note: This is a great opportunity to own your choice of two quarters in an area that farmland does not come up for public auction very often. The Geisinger farms offer very square farms with good soils. Don't miss this opportunity to bid on one or both farms at public auction in Breckenridge, MN.

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