

Midwest Land Management

LAND AUCTION

Thursday, November 7, 2024 at 10:00 a.m.

151 Acres m/l - Selling in 2 Tracts Nobles County, MN

Excellent
Soils!

Sale Location: Worthington Event Center, 1477 Prairie Drive, Worthington, MN

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

Tract 1 • 80 Acres m/l • Hersey Township • Nobles County, MN

Tract 1 Location: 4 miles southwest of Brewster, MN on Highway 60 & 1½ miles north on Sundberg Ave.

Tract 1 Legal Description: The North Half of the Southeast Quarter (N½ SE¼) of Section Thirty-two (32), Township One Hundred Three (103) North, Range Thirty-nine (39) West of the 5th P.M., Nobles County, MN.

Productivity Index: 94.9

Soils: Nicollet, Webster, Okoboji, Canisteo,
Clarion & Crippin-Nicollet

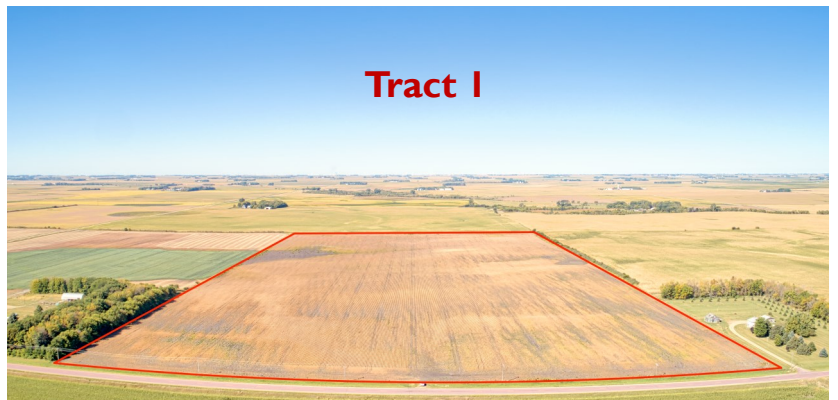
Real Estate Taxes: \$4,330

Tract 1 FSA Information

Cropland Acres: 79.11

Corn Base: 39.3 Acres PLC Yield: 163

Soybean Base: 39.8 Acres PLC Yield: 46



For more information contact Shane Brant • 712-301-4664

Terms: 10% down day of sale. Balance due at closing on or before December 19, 2024. Farms will have an open lease for 2025. Real estate taxes to be prorated to December 31, 2024. All final bids are subject to seller approval. MN License 32-24-002

Marvin Schuck Estate & Rosalie Schuck Estate, Owners

Auctioneer: Ben Hollesen 712-253-5779

Attorney: Todd Ahlquist • Ahlquist & Wilttrout PC • Worthington, MN

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

& REAL ESTATE, INC
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.

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Tract 2 • 71 Acres m/l • Worthington Township • Nobles County, MN

Tract 2 Location: Adjacent to the airport in Worthington, MN, Tract 2 is located 1/2 mile north of Interstate 90 on Highway 59 and 3/4 mile east on 27th Street N.

Tract 2 Legal Description: The East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) excluding 4.96 acres in the Northeast corner and except 4 acres in the Southeast Quarter in Section Twelve (12), Township One Hundred Two (102) North, Range Forty (40) West of the 5th P.M., Nobles County, MN.

Productivity Index: 87.4

Soils: Waldorf and Ocheda

Real Estate Taxes: \$2,785

Tract 2 FSA Information

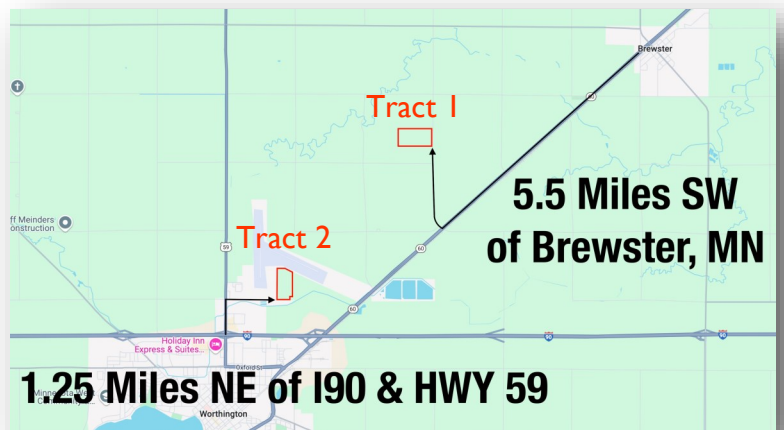
Cropland Acres: 68.32 Acres

Corn Base: 35.50 Acres

Soybean Base: 32.80 Acres

PLC Yield: 115

PLC Yield: 43



For more information contact Shane Brant • 712-301-4664

Auctioneer's Note: What a great opportunity to own some great farms near the City of Worthington, MN. The Schuck farms offer choice of two great inside tracts of land with highly tillable soils. These farms have been well cared for by the family and their tenant for decades. Don't miss this opportunity to bid on a choice of two great farms on November 7th.

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