

Midwest Land Management and Clinton Jones

LAND AUCTION

Wednesday, June 12, 2024 at 10:00 AM

**156.44 Acres m/l
Jackson County, MN**



Sale Location: The VFW Building, 405 N. Highway 86, Lakefield, MN

Property Location: 6 miles south of Lakefield, MN on Highway 86 & 4½ miles west on 760th St.

Legal Description: The Northwest Quarter (NW¼) of Section Three (3), Township One Hundred One (101) North, Range Thirty-seven (37) West of the 5th P.M., Jackson County, MN excluding the 7 acre surveyed acreage.

Avg. Productivity Index: 94.7

Soils: Clarion, Nicollet, Waldorf, Delft & Canisteo

Annual Real Estate Taxes: \$8,044

FSA Information

Cropland: 144.86 acres including 9.18 CRP acres

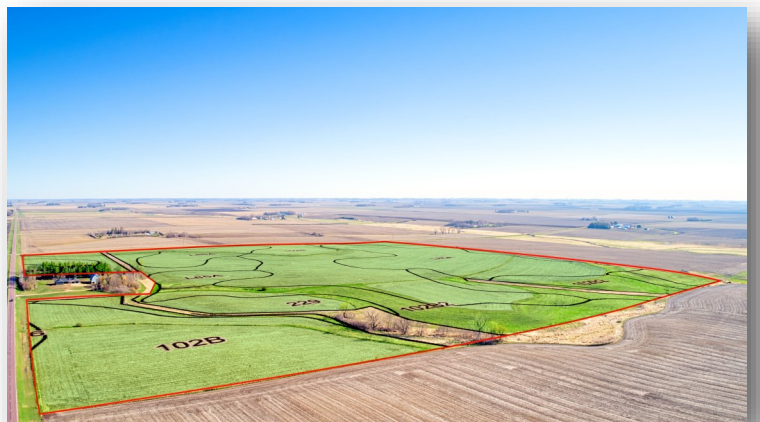
Corn Base: 93.8 Acres PLC Yield: 161

Soybean Base: 23.4 Acres PLC Yield: 45

CRP Acres: 9.18

Annual CRP Payment: \$1,672 (\$182/acre)

Contract Expiration Date: 9/30/2029



Auctioneer's Note: The Fairchild farm will be up for auction in an area where land rarely becomes available at public auction. This farm contains excellent soils with a 94.7 PI index on the tillable soils. This property has been cared for by the same tenant for many years with conservation being at top of mind. Don't miss this great opportunity!

Terms: 10% down day of sale. Balance due at closing on or before September 4, 2024. Buyer to assume the CRP contract as of the date of closing. Sellers will retain the 2024 cash rent payments. Real estate taxes to be prorated to December 31, 2024. Sellers reserve the right to refuse any and all bids. MN License 32-23-001

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

**Dana Fairchild, Anne Fairchild Sexe, Tim Fairchild, Riley Fairchild,
Forde Fairchild and Ralph Fairchild, Owners**

Auctioneers: Ben Hollesen 712-253-5779 • Clinton Jones 712-363-3522

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

Jerod Olson ~ 712-240-2800

www.midwestlandmanagement.com

MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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