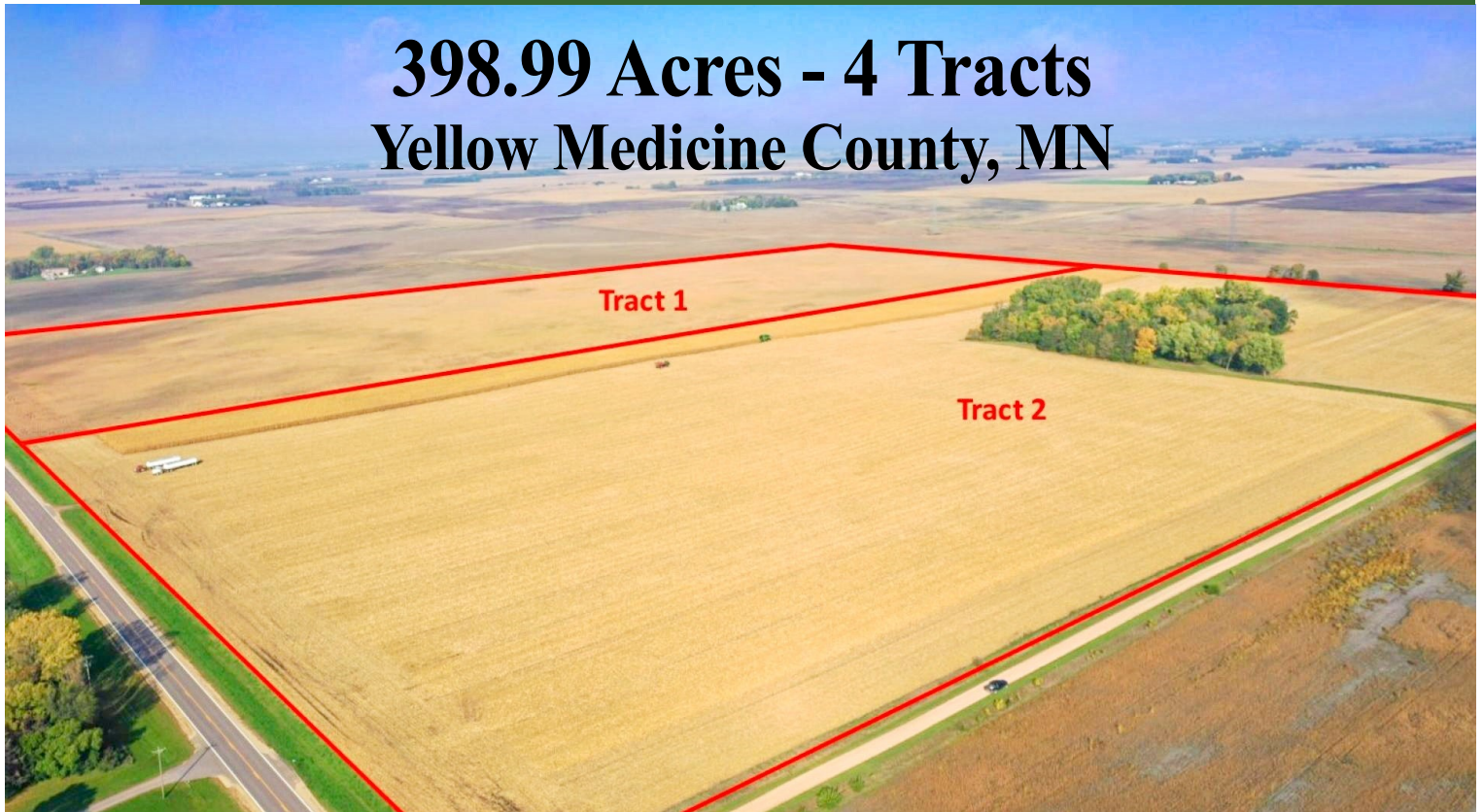


Midwest Land Management

LAND AUCTION

Friday, November 19, 2021 at 10:00 A.M.

398.99 Acres - 4 Tracts
Yellow Medicine County, MN



Sale Location: Clarkfield City Hall Garage, 904 10th Avenue, Clarkfield, MN

Method of Sale: Successful bidder will have choice of Tracts 1, 2, 3 and/or 4.

Tract 1 & 2 Location: 3½ miles north of Clarkfield, MN on Highway 59 & 1 mile west on 310th Ave.

Tract 1 - 84.53 Surveyed Acres • Lisbon Township

Legal Description: The West Half of the Southeast Quarter (W½ SE¼) of Section Eighteen (18), Township One Hundred Sixteen (116) North, Range Forty-one (41) West of the 5th P.M., Yellow Medicine County, MN. Exact legal to be taken from survey.

Average Productivity Index: 89.8

Primary Soils: Spicer, Amiret-Swanlake & Canisteo

Estimated Annual Real Estate Taxes: \$3,149

FSA Information for Tracts 1 & 2 Combined:

Cropland Acres: 156.64 ac.

Corn Base: 77.79 ac. Corn PLC Yield: 154 bu.

Soybean Base: 77.79 ac. Soybean PLC Yield: 42 bu.

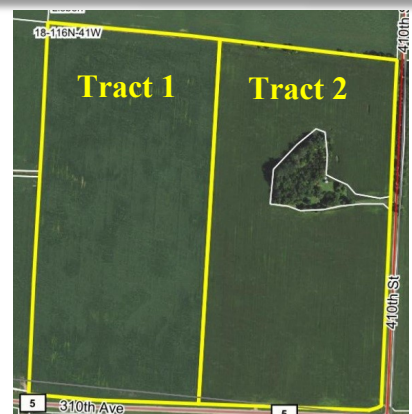
Tract 2 - 81.96 Surveyed Acres • Lisbon Township

Legal Description: The East Half of the Southeast Quarter (E½ SE¼) of Section Eighteen (18), Township One Hundred Sixteen (116) North, Range Forty-one (41) West of the 5th P.M., Yellow Medicine County, MN. Exact legal to be taken from survey.

Average Productivity Index: 92.2

Primary Soils: Amiret-Swanlake, Canisteo, Perella, Oldham & Amiret

Estimated Annual Real Estate Taxes: \$3,149



See reverse side for information on Tracts 3-4.

Terms: 10% earnest money down day of sale. Balance due on or before closing on December 21, 2021. Real estate taxes to be prorated to December 31, 2021. Sale subject to seller approval. MN License 32-21-004.

Midwest Land Management and Real Estate, Inc.

Ben Hollesen • 712-253-5779

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.

Land Auction

Friday, November 19, 2021 at 10:00 A.M.



Tract 3 & 4 Location: 2½ miles north of Clarkfield, MN on Highway 59 & ¼ mile west on 300th Ave.

Tract 3 - 155.51 Surveyed Acres • Lisbon Township

Legal Description: The Northwest Quarter (NW¼) of Section Twenty-nine (29), Township One Hundred Sixteen (116) North, Range Forty-one (41) West of the 5th P.M., Yellow Medicine County, MN. Exact legal to be taken from survey.

Average Productivity Index: 85

Primary Soils: Spicer, Okoboji & Amiret-Swanlake

Estimated Annual Real Estate Taxes: \$4,898

FSA Information for Tract 3:

Cropland Acres: 143.57

Corn Base: 71.29 ac. PLC Yield: 154

Soybean Base: 71.29 ac. PLC Yield: 42

Tract 4 - 76.99 Surveyed Acres • Lisbon Township

Legal Description: The West Half of the Northeast Quarter (W½ NE¼) of Section Twenty-nine (29), Township One Hundred Sixteen (116) North, Range Forty-one (41) West of the 5th P.M., Yellow Medicine County, MN. Exact legal to be taken from survey.

Average Productivity Index: 74.5

Primary Soils: Amiret-Swanlake, Egeland & Dickman

Estimated Annual Real Estate Taxes: \$2,448

FSA Information for Tract 4:

Cropland Acres: 71.41

Corn Base: 35.47 ac. PLC Yield: 154

Soybean Base: 35.47 ac. PLC Yield: 42



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

Auctioneer's Notes: Attention Land Buyers, farms of this size and quality rarely become available in this area. The Rose farms are being sold in 4 tracts, all offering great soils. The farms have been well cared for and will make a great addition to any portfolio. Whether you're looking for farmland as an investment or to farm yourself, these farms are an excellent opportunity for anyone.

Frank Rose Revocable Trust & Lucille Rose Revocable Trust, Owners

Auctioneer: Ben Hollesen 712-253-5779

Attorney: Spencer Kvam • Holmstrom, Kvam & Blackwelder, PLLP • Granite Falls, MN

Midwest Land Management and Real Estate, Inc.

Ben Hollesen ~ 712-253-5779

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