

Midwest Land Management and Clinton Jones

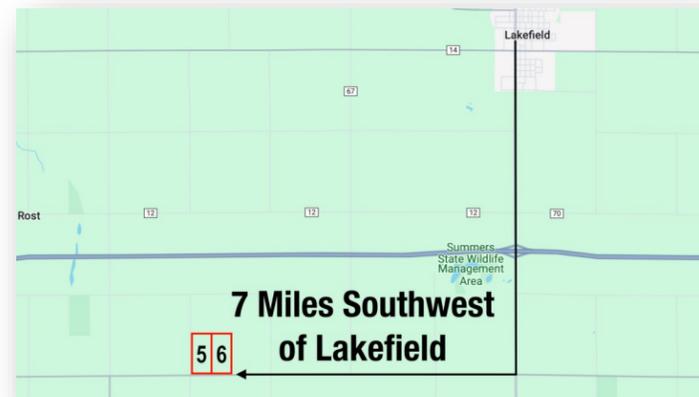
# LAND AUCTION

Tuesday, July 23, 2024 at 10:00 A.M.

### Location of Tracts 1-4



### Location of Tracts 5 & 6



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

**Terms:** 10% down day of sale. Balance due at closing on or before August 27, 2024. Real estate taxes prorated to June 30, 2024. Buyer will be credited half the 2024 cash rent at closing. All final bids subject to seller approval. MN License 32-23-001

**Lorence M. Voehl Irrevocable Qtip Trust & Lorence M. Voehl Trust, Owners**

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

**Attorney:** Ron Schramel • Windom, 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

**Jerod Olson**~712-240-2800

[www.midwestlandmanagement.com](http://www.midwestlandmanagement.com)

**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.



**514.89 Acres m/l**  
**Nobles & Jackson County, MN**

Excellent Soils!

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

What a great opportunity to purchase land in either Jackson or Nobles County in Minnesota. The Voehl farms offer 6 different tracts ranging from 74 acres m/l up to 121 acres m/l. These farms offer excellent soils in an area where land being offered to the public is hard to find. With great drainage outlets and nice gently rolling landscape, these farms have excellent yield potential!

**For more information contact Shane Brant 712-301-4664.**

**MIDWEST LAND**  
MANAGEMENT



Tract 1

**Tract 1 - 73.79 Acres m/l**

**Legal Description:** The North Half of the Southwest Quarter (N½ SW¼) except 27.02 acres AND the Southeast Quarter of the Southwest Quarter (SE¼ SW¼) except 19.19 acres, both in Section One (1) of Township One Hundred Two (102) North, Range Forty (40) West of the 5th P.M., Nobles County, MN.

**Productivity Index:** 90.4

**Soils:** Okoboji, Canisteo, Clarion, Webster, Nicollet, Clarion-Round & Clarion-Storden

**Real Estate Taxes:** \$3,584

**FSA Information • Tracts 1 & 2 Combined**

**Cropland Acres:** 199.10

**Corn Base:** 100.10 ac.    **PLC Yield:** 159

**Soybean Base:** 98.5 ac.    **PLC Yield:** 39

**Tract 2 - 121.58 Acres m/l**

**Legal Description:** The Southeast Quarter (SE¼) except 38.42 acres of Section One (1), Township One Hundred Two (102) North, Range Forty (40) West of the 5th PM, Nobles County, MN.

**Productivity Index:** 93.8

**Soils:** Waldorf, Clarion, Nicollet, Webster, Canisteo, Canisteo-Glencoe, Prinsburg & Lura

**Real Estate Taxes:** \$6,062



Tract 2

**Tract 3 - 80.59 Surveyed Acres**

**Legal Description:** The North Half of the Northwest Quarter (N½ NW¼) of Section Thirty-one (31), Township One Hundred Three (103) North, Range Thirty-nine (39) West of the 5th P.M., Nobles County, MN.

**Productivity Index:** 96.2

**Soils:** Nicollet, Webster, Clarion

**Real Estate Taxes:** \$4,338 est.

**FSA Information • Tracts 3 & 4 Combined**

**Cropland Acres:** 156.60

**Corn Base:** 77.50 ac.    **PLC Yield:** 159

**Soybean Base:** 76.8 ac.    **PLC Yield:** 39



Tract 3



Tract 4

**Tract 4 - 79.77 Surveyed Acres**

**Legal Description:** The South Half of the Northwest Quarter (S½ NW¼) of Section Thirty-one (31), Township One Hundred Three (103) North, Range Thirty-nine (39) West of the 5th P.M., Nobles County, MN.

**Productivity Index:** 96.7

**Soils:** Nicollet, Webster, Clarion, Clarion-Storden

**Real Estate Taxes:** \$4,294 est.

**Tract 5 - 79.6 Surveyed Acres**

**Legal Description:** The West Half of the Southwest Quarter (W½ SW¼) of Section Twenty-three (23), Township One Hundred Two (102) North, Range Thirty-seven (37) West of the 5th P.M., Jackson County, MN.

**Productivity Index:** 87.7

**Soils:** Collinwood, Spicer-Lura, Clarion, Waldorf, Lura

**Real Estate Taxes:** \$3,060 est.

**FSA Information • Tracts 5 & 6 Combined**

**Cropland Acres:** 153.70

**Corn Base:** 77 ac.    **PLC Yield:** 159

**Soybean Base:** 75.30 ac.    **PLC Yield:** 46



Tract 5

Tract 6

**Tract 6 - 79.56 Surveyed Acres**

**Legal Description:** The East Half of the Southwest Quarter (E½ SW¼) of Section Twenty-three (23), Township One Hundred Two (102) North, Range Thirty-seven (37) West of the 5th P.M., Jackson County, MN.

**Productivity Index:** 85.9

**Soils:** Collinwood, Spicer-Lura, Lura, Clarion, Waldorf

**Real Estate Taxes:** \$3,060 est.

