

Midwest Land Management

LAND AUCTION

Wednesday, December 11, 2024 at 10:00 a.m.

80 Acres m/l Martin County, MN



Sale Location: Sinn Family Celebration of Life Center, 111 Apple Street E, Trimont, MN

Property Location: 1 mile south of Trimont, MN on Highway 4.

Legal Description: The South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Seven (7), Township One Hundred Three (103) North, Range Thirty-two (32) West of the 5th P.M., Martin County, MN.

Productivity Index: 83.6

Primary Soils: Mayer, Canisteo-Glenco, Glencoe, Canisteo, Clarion-Estherville, Webster, & Clarion-Swanlake

Real Estate Taxes: \$3,008

FSA Information

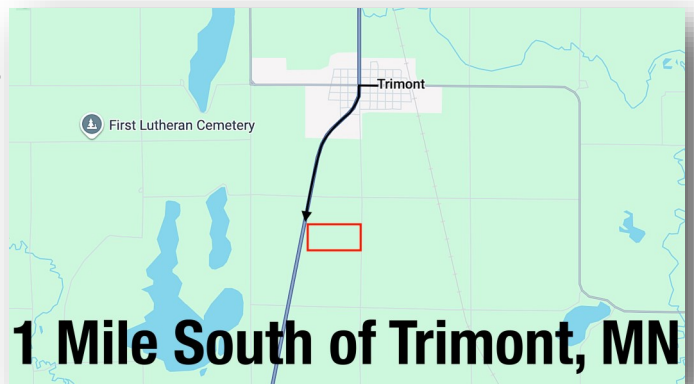
Cropland Acres: 79.62

Corn Base: 61 Acres

PLC Yield: 161

Soybean Base: 18.10 Acres

PLC Yield: 45



1 Mile South of Trimont, MN

Auctioneer's Note: Midwest Land Management is offering an 80-acre parcel at public auction in Fox Lake Township, Martin County, Minnesota. This farm is ideally located just 1 mile south of Trimont, MN on Highway 4. With 79.62 cropland acres and a Productivity Index of 83.6, this farm is a great investment for anyone looking to expand their operation. For further details or questions, contact Zach Anderson at Midwest Land Management. We look forward to seeing you at the auction!

Terms: 10% down day of sale. Balance due at closing on or before January 15, 2025. Seller to retain all 2024 farm income. Real estate taxes to be prorated to December 31, 2024. All final bids are subject to seller approval. MN License 32-24-002

For more information contact Zach Anderson • 712-298-1606

Robert R Olson Estate, Owner

Auctioneer: Ben Hollesen 712-253-5779

Attorney: Hans Carlson • Carlson & Butzon, LLP • Jackson, 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

MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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.