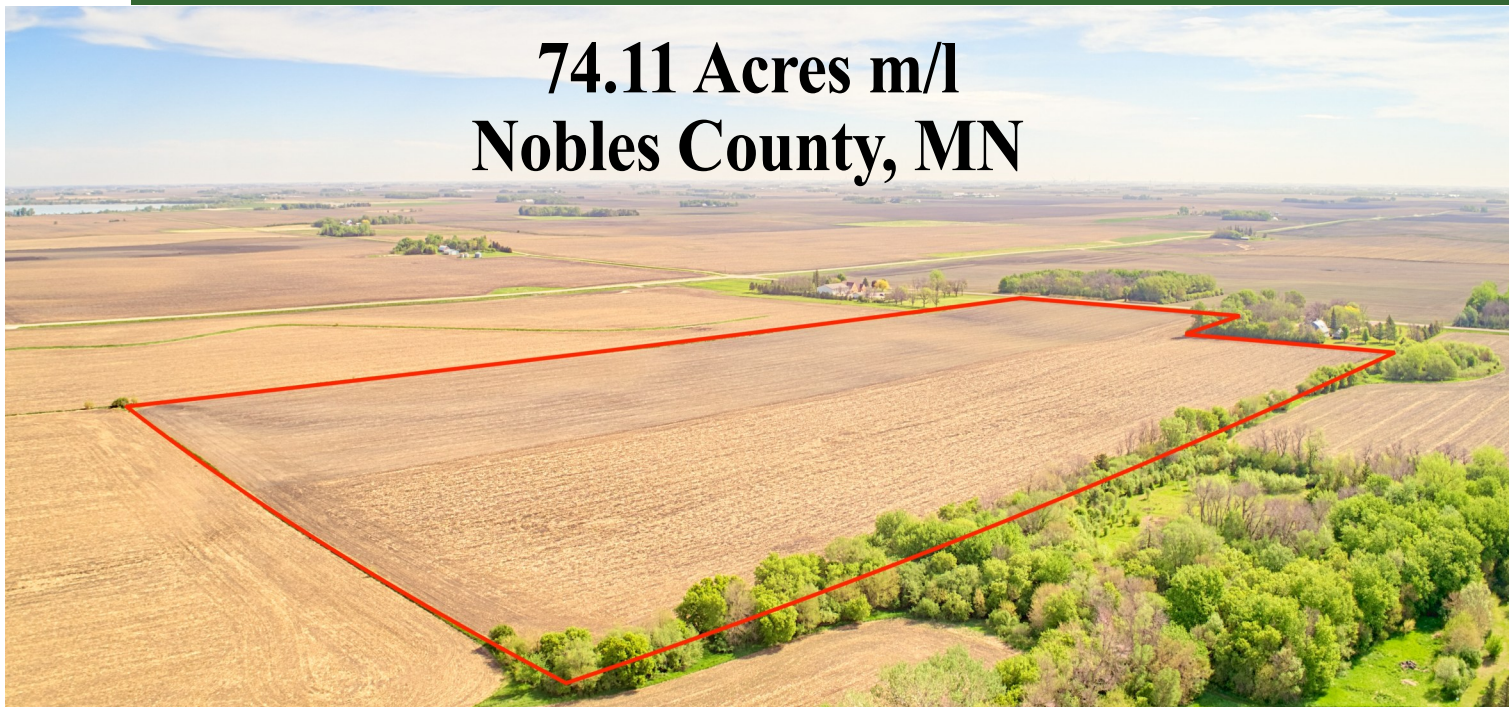


Midwest Land Management

LAND AUCTION

Tuesday, June 30, 2026 at 10:00 AM

74.11 Acres m/l
Nobles County, MN



Sale Location: Round Lake Community Center, 445 Harrison Street, Round Lake, MN

Legal Description: The South Half of the Northeast Quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Nineteen (19), Township One Hundred One (101) North, Range Thirty-nine (39) West of the 5th P.M., Nobles County, MN except 5.89 acre parcel in the southeast corner.

Avg. Productivity Index: 93.2

Soils: Waldorf, Nicollet, Ocheda & Webster

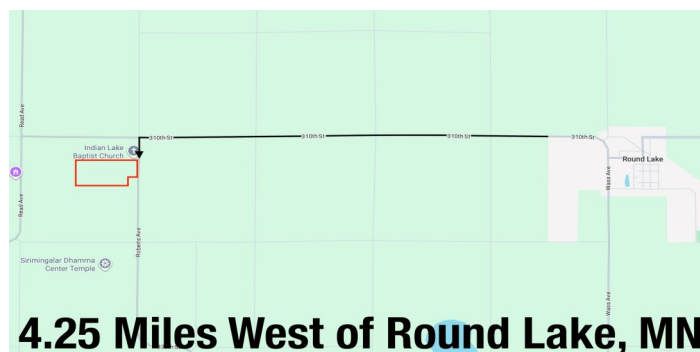
Annual Real Estate Taxes: \$4,038

FSA Information

Cropland: 73.10 acres

Corn Base: 37.30 acres PLC Yield: 160

Soybean Base: 35.80 acres PLC Yield: 47



4.25 Miles West of Round Lake, MN

Auctioneer's Note: Opportunity awaits on this productive Nobles County farm, with the landlord's share of the 2026 crop included in the sale! The Mills Minnesota Farm Trust property is located west of Round Lake and is bordered on the east side by hard-surface County Road 5 (Roberts Ave). The farm offers quality soils with an average productivity index of 93.2 and an excellent yield history. Don't miss this opportunity to make a long-term investment in southern Minnesota farmland that offers the immediate benefits of assuming the landlord's 50% share of the growing crops.

For more information call Travis Johnson • 712-330-5345

Terms: Farm to be sold with a 50/50 crop share lease in place. Buyer to assume landlord's share of the growing crop with 10% earnest money down on the day of the sale. Balance due at closing on or before August 5th, 2026. Real estate taxes prorated to June 30, 2026. Buyer responsible for second half real estate taxes due November 15, 2026. Buyer to assume the coverage of the landlord's 2026 multi-peril crop insurance and will be responsible for the policy premiums. There is no lease in place for 2027. All final bids are subject to seller approval.
MN License 32-26-001

Mills Minnesota Farm Living Trust, Owner

Auctioneer: Ben Hollesen 712-253-5779

Attorney: Hans K. Carlson • Costello, Carlson & Butzon, LLP • Jackson, MN

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MANAGEMENT

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