

115.6 ACRES | LINCOLN CO. MN

LAND AUCTION

THURSDAY, MARCH 4, 2021 • 11AM

Auction Location: VFW - Ivanhoe, MN
Online Bidding Available



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snapshot

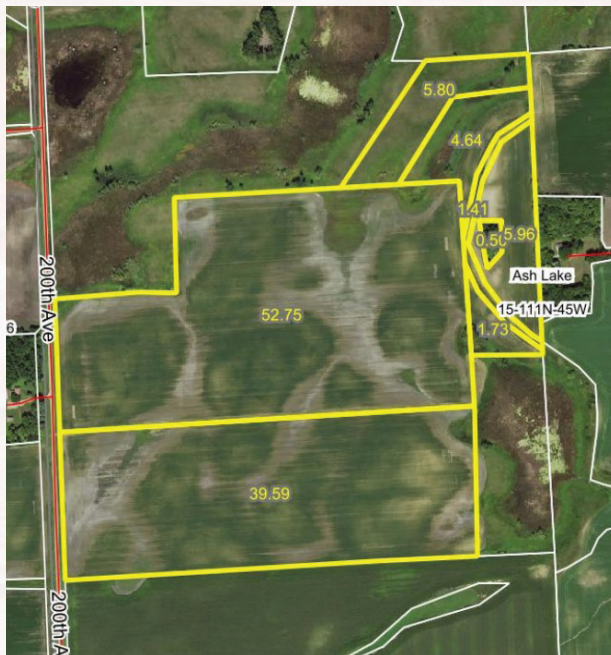
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Total Acres: 115.6 +/- **Estimated Taxes:** \$1,668 /Yr.

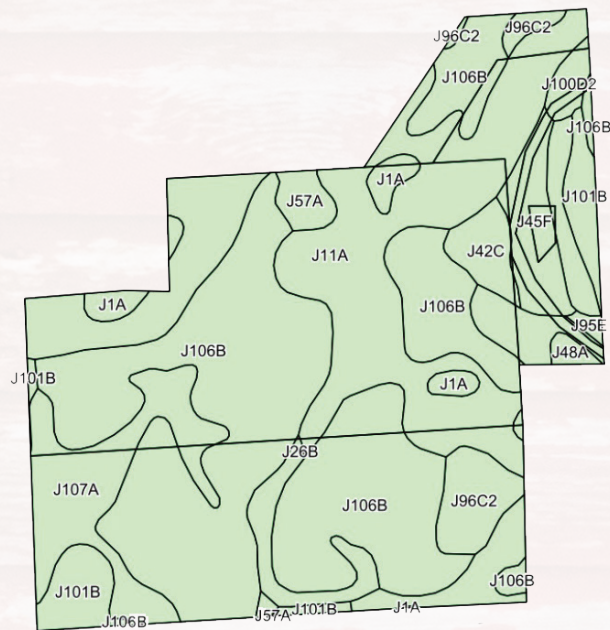
Partial Legal: Part of Section 15, T111N-R45W, Ash Lake TWP

Location: from US-75/Hwy 19 Intersection: : Head South on 75 for 2 miles. Turn East (left) onto 260th Street. Follow 260th for 1 mile. Turn South (right) onto 200th Avenue. Continue for about 1/2 mile, property lies on the East (left) side of the road.

aerial map



soil map



Area Symbol: MN081, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
J106B	Barnes-Buse-Svea complex, 1 to 6 percent slopes	47.36	42.1%	Ile	88
J11A	Vallers clay loam, 0 to 2 percent slopes	32.45	28.9%	IIw	90
J107A	Lakepark-Roliss-Parnell, depressional, complex, 0 to 3 percent slopes	8.78	7.8%	IIw	93
J101B	Hokans-Svea complex, 1 to 4 percent slopes	4.66	4.1%	Ile	98
J42C	Sandberg-Arvilla complex, 6 to 12 percent slopes	3.91	3.5%	VIIs	38
J45F	Sandberg sandy loam, 12 to 40 percent slopes	3.72	3.3%	VIIe	20
J96C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	3.68	3.3%	IIIe	80
J26B	Darnen loam, 2 to 6 percent slopes	2.49	2.2%	Ile	99
J1A	Parnell silty clay loam, depressional, 0 to 1 percent slopes	2.15	1.9%	IIIw	86
J57A	Balaton loam, 1 to 3 percent slopes	1.29	1.1%	IIIs	96
J100D2	Buse, eroded-Wilno complex, 12 to 18 percent slopes	1.04	0.9%	IVe	64
J48A	Southam silty clay loam, 0 to 1 percent slopes	0.58	0.5%	VIIIw	5
J95E	Buse, stony-Wilno complex, 18 to 25 percent slopes	0.27	0.2%	VIe	26
Weighted Average					84.6

*c: Using Capabilities Class Dominant Condition Aggregation Method



broker notes

Located just over 3 miles South of Ivanhoe, 1 mile East of US-75 – we proudly present this 115.6+/- acres of high-producing crop land that you'll want to take Advantage of! With 110.7+/- acres of tillable and the balance composed of CRP, sloughs, trees, and roadways - this land will prove to be a great addition to your farming operation or land investment portfolio. Cropland soil rating reports at 85.5% - primarily made-up of Class II Barnes-Buse-Svea Complex and Vellers Clay Loam. Depending on your operational goals, you can improve this land with a potential tile project and/or tree additions to suit your purpose. This property has 5.8 acres enrolled in CRP through 9/30/2022 with an annual payment of \$726, and is partially bordered by DNR land – providing hunting and recreational opportunities. FSA reports 110.65 cropland acres with 97.86 base acres, a 48.93 corn base with a 135 bu PLC yield, and a 48.93 soybean base with a 37 bu PLC yield. The MN DNR access easement separates the two fields. This property was originally purchased by the family in 1901 - don't miss out on this opportunity!

Owners: Lundberg Trust

terms

Closing and possession will be on or before April 7th, 2021, as this land is free and clear to farm or rent for 2021 Crop Season. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 10% of the sale price due at the conclusion of the auction. If buyer is not immediately available at the conclusion of the auction, the purchase agreement and non-refundable earnest money deposit must be complete within 24 hours from the close of the auction. The balance will be due at closing. Merchantable title will be conveyed, and title insurance cost will be divided 50-50 between the buyer and seller. Closing costs are to be split 50-50 buyer and seller. The 2020 RE taxes due and payable in 2021 will be paid by the seller, as a credit to buyer at closing, based on most current tax information available. The 2021 RE taxes due and payable in 2022 will be purchaser's responsibility. The seller does not warranty or guarantee that existing fences lie on the true boundary, and any new fencing will be the responsibility of the purchaser pursuant to MN statutes. FSA yields, bases, payments, and other information is estimated and not guaranteed and are subject to County Committee Approval. Buyer to assume CRP contract. Information contained herein is deemed to be correct but is not guaranteed. Sold subject to existing easements, restrictions, reservations, or highways of record, if any, as well as any or all Lincoln County Zoning Ordinances. A survey/plat will not be provided and will be the purchasers responsibility if needed or requested. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Announcements made day of sale take precedence over any written materials. Said property is sold as is. This is a cash sale. This sale is subject to seller confirmation. Sold subject to a 5% Buyer Premium. Not responsible for accidents.

AUCTION LOCATION: VFW - IVANHOE, MN • 116 SAXTON ST.



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