

160 ACRES | LINCOLN CO, MN

ONLINE BIDDING AVAILABLE

2 TRACTS

LAND AUCTION

THURSDAY, SEPTEMBER 9, 2021 • 11AM



Open House:

Wednesday, August 18th

3pm-6pm

ADVANTAGE
Land Co.

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snapshot

Auction Date: September 9, 2021 @ 11am
On-Site (follow directions below)

Online Bidding Starts: September 7th

Open House: Wednesday, August 18 | 3pm-6pm

Total Acres: 160 +/- **Total Taxes:** \$2,598 **Address:** 1967 250th St. Ivanhoe, MN 56142

Legal: NE4 Sec. 21-T111N-R45W. Ash Lake Twp. Lincoln County, MN

Location from Ivanhoe, MN: From the corner of Hwy 19 and Hwy 75; Take Hwy 75 South for a half mile, then turn left (Southeast) onto 200th Ave. for 2.5 miles until 250th St. Property lies on the West side of the road.

Utility Companies:

Lincoln Pipestone Rural Water: (507) 368.4248

Lyon-Lincoln Electric Coop: (507) 247.5505

Interstate Telecommunications Cooperative: (800) 417.8667

tract 1

Acres: 5.5+/- **Taxes:** \$540.30

Legal: Part of NE4 Sec 21-T111N-R45W

- 1958 Home - 1008 sf - 3 beds, 1 bath
- Modern pole shed, barn, and grain storage.
- Mature trees for privacy and protection.
- Great access off 250th Street.
- 30 minutes from Marshall, MN



tract 2

Acres: 154.5+/- **Taxes:** \$2,057.70

Legal: NE4 Sec 21-T111N-R45W-Less building site

- 147.4 Cropland Acres
- Overall Soil PI of 83%
- 10,000+/- feet of working drain tile
- Excellent access off 250th Street.
- County Drainage Ditch



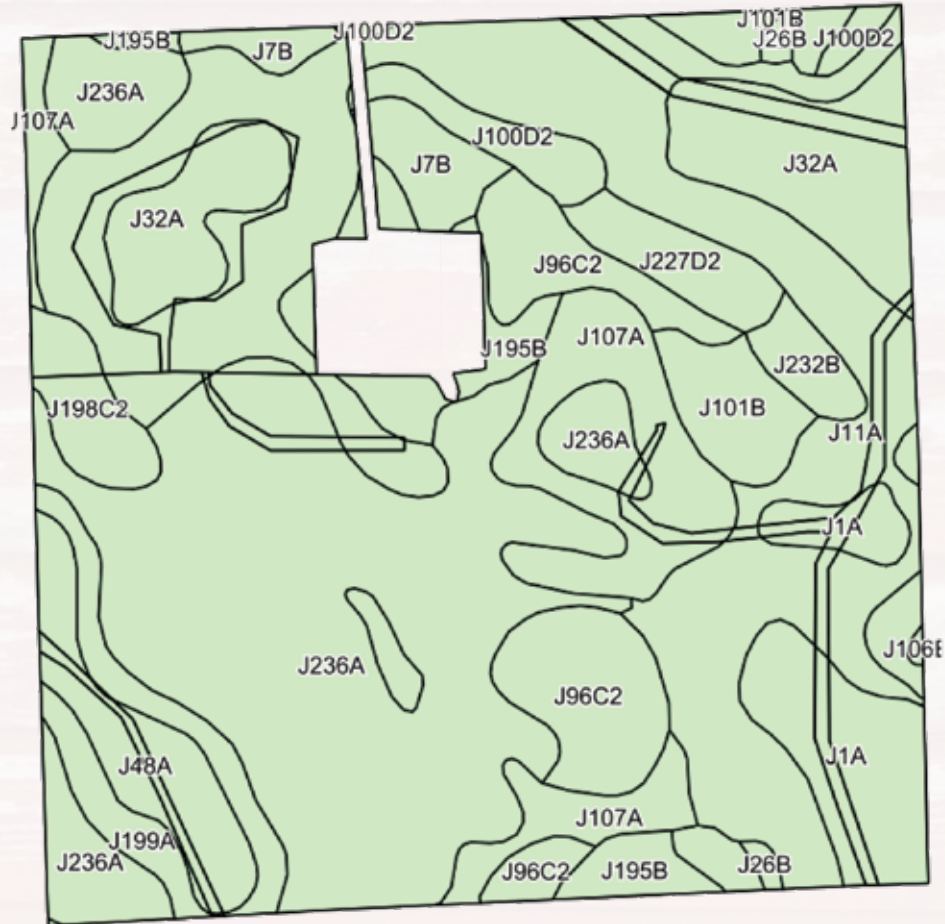


aerial map





soil map



Area Symbol: MN081, Soil Area Version: 19					
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
J236A	Highpoint Lake silty clay, 0 to 2 percent slopes	40.19	27.3%	Ils	90
J11A	Vallers clay loam, 0 to 2 percent slopes	35.84	24.3%	IIw	90
J32A	Bigstone silty clay loam, depressional, 0 to 1 percent slopes	10.91	7.4%	IIIw	77
J96C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	10.72	7.3%	IIIe	80
J107A	Lakepark-Roliss-Parnell, depressional, complex, 0 to 3 percent slopes	10.69	7.3%	IIw	93
J1A	Parnell silty clay loam, depressional, 0 to 1 percent slopes	7.18	4.9%	IIIw	86
J199A	Fulda silty clay, 0 to 2 percent slopes	5.22	3.5%	IIw	86
J48A	Southam silty clay loam, 0 to 1 percent slopes	4.90	3.3%	VIIIw	5
J195B	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	4.58	3.1%	Ile	93
J101B	Hokans-Svea complex, 1 to 4 percent slopes	3.52	2.4%	Ile	98
J198C2	Rusklyn-Poinsett complex, 6 to 12 percent slopes, moderately eroded	3.32	2.3%	IIIe	78
J7B	Sverdrup sandy loam, 2 to 6 percent slopes	2.97	2.0%	IIIe	49
J100D2	Buse, eroded-Wilno complex, 12 to 18 percent slopes	2.65	1.8%	IVe	64
J227D2	Buse, moderately eroded-Sandberg complex, 12 to 18 percent slopes	2.63	1.8%	IVe	51
J232B	Barnes-Buse-Arvilla complex, 2 to 6 percent slopes	1.50	1.0%	Ile	74
J26B	Darnen loam, 2 to 6 percent slopes	0.50	0.3%	Ile	99
J106B	Barnes-Buse-Svea complex, 1 to 6 percent slopes	0.08	0.1%	Ile	88
Weighted Average					83.3



broker notes

With an easy location South of Ivanhoe and minutes east of Lake Shaokatan, this Tract 1 provides 5.5+/- acres of quaint country living with a house and an attached 2-stall 18'x24' garage. The 1958 home offers 1008 sqft of living space with 3 bedrooms and 1 bathroom on the main floor. For more character, expose the original narrow hardwood floor that lies under the carpet throughout the majority of the house. The full unfinished basement gives the space and opportunity to finish to your liking. There are several outbuildings, including a modern 14'x32'x48' pole shed, a 1934 32'x48' barn, a 20'x24' chicken coop, 16'x24' granary with lean to, and a grain bin that holds approximately 5000 bu. The property provides a well and cistern for the water sources. Mature trees on the Northern and Western borders of the property give you privacy and protection. Tract 2 offers a total of 154.5+/- acres consisting of 147.4 quality cropland acres with a portion of it tiled! With little waste acres, the overall soil productivity index sums up at 83.3% mainly comprised of Class II Highpoint Lake Silty Clay and Vallery Clay Loam both at 90%. This tract offers 114.5 base acres with 7.12 acre wheat base with a 35 bu. PLC yield, a 57.1 acre corn base with a 104 bu. PLC yield, and a 50.28 acre soybean base with a 31 bu. PLC yield. There is a deep 1.34 acre county drainage ditch in the Northeast corner in which there are a total of nearly 10,000 linear feet of 6" and 9" plastic and cement tile currently draining excess water with the potential for more tile to be installed. The owner has gone through a lengthy process of getting tile approved with a 12" perforated line accepted in the Northeast corner to run to the county ditch, which needs to be installed north of the current cement tile. The balance of the land is made of another grass waterway along with a cattail slough for outdoor recreation in the fall of the year. If you are in the market for 160+/- acres of prime cropland equipped with a well-maintained country home site with mature trees and close-to-town convenience, take Advantage of this once in a lifetime auction in the beautiful Ash Lake Township – Lincoln County, MN today! Come prepared to buy and give yourself the opportunity to let this property sustain your family for decades, just as it has the Lietz Family.

Owners: Richard Lietz, James Lietz, Donna Faulds

terms

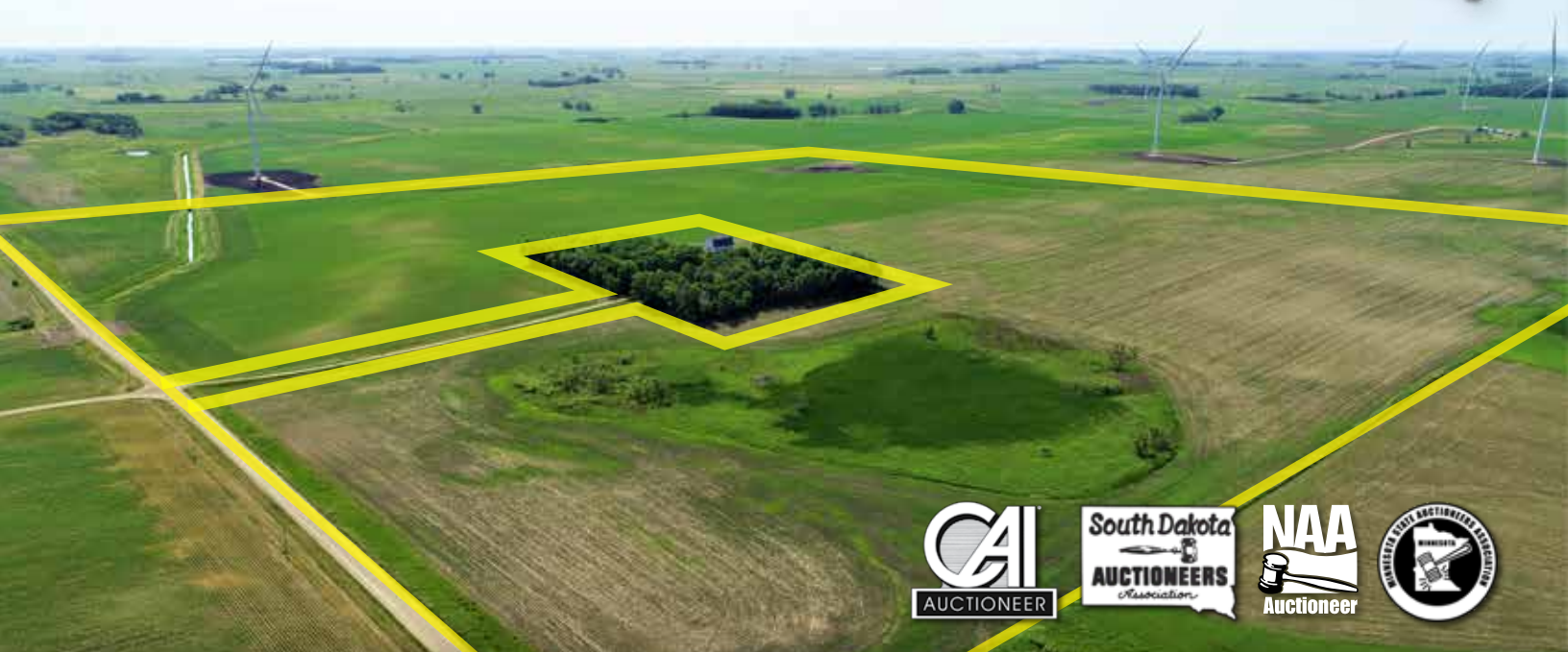
Closing to take place on or before October 13, 2021. Tract 1 possession to take place at closing. Tract 2 is under lease expiring December 31, 2021, and is free to farm or rent in 2022; however, landlord possession will be given at closing. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 10% of the purchase price will be due at the conclusion of the sale. If the 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. The 2021 taxes due and payable in 2022 will be prorated to the day of closing using the most current tax information available. 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 are estimated and not guaranteed, and are subject to County Committee Approval. 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, Minnesota Zoning Ordinances. In the event that there are different buyers, there will be a drain tile easement (Tract 2 over Tract 1) put in place at the time of closing to ensure future access, outlets, and maintenance. A survey/plat will be conducted for the farm site (Tract 1) in the event there are separate buyers, the costs will be split equally between buyers and seller. Once the survey is completed, the purchase price will be adjusted appropriately on acre adjustments on Tract 2 only. Closing may be extended based on county approval for the plat/survey. 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. Subject to 5% Buyer Premium. This sale is subject to seller confirmation. Not responsible for accidents.



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