

JENSEN AUCTIONS

Friday, June 9, 2023-10AM

Land Located on Freeborn County Road 13 - Freeman Township, Glenville MN
 Directions from Albert Lea: Take I-35 South 2.5 miles to the Twin Lakes Exit (#5) and then head west on County Road 13, .8 of a mile. The parcels will be located on the south side of the road.

150 Acres Cropland - 2 Parcels

Parcel 1: 76.35 acres Parcel ID: 030050090

Parcel 2: 73.65 acres Parcel ID: 030080090

Both parcels selling as one

- 128 +/- acres tillable
- Freeman Township Section 05-101-021 & 8-101-021
- Crop Productivity Index: 86.7
- Field Tile Installed by Ellingson – 2010 & 2012
- Access to I-35 is less than a mile and less than 5 miles to Glenville, MN Ethanol Plant

Auctioneers Comment:

After 70 years the family has decided to offer it to the public. The family has continually invested in tile throughout the crop land for improved crop productivity. Great piece of land to expand your farming operation.



Terms of the Sale: \$25,000 down payment the day of the sale. Parcels 1 and 2 are separate tax properties but are being sold as one. The balance is due and payable in full within 45 days of the auction. All earnest money is nonrefundable if buyer's fail to close and pay seller in full. Purchasing and closing procedures will be handled by attorney's office Smith Toffelson Rahrlick & Cass of Owatonna, MN.

Farm is rented for crop year 2023. Sellers have paid the first half of the property taxes and will retain the first half of the rented income. Buyer is responsible for the second half of the property taxes and is entitled to the second half of the rental income.

All real estate is selling in as is condition from the seller. Any statement made the day of the auction takes precedence over all printed material. Seller has the right to accept or reject any or all bids. All information provided was obtained from sources deemed reliable, but neither the auction company or the seller guarantees its accuracy.

Christine and Michael Hein Revocable Trust Land Auction



AUCTIONEERS
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