

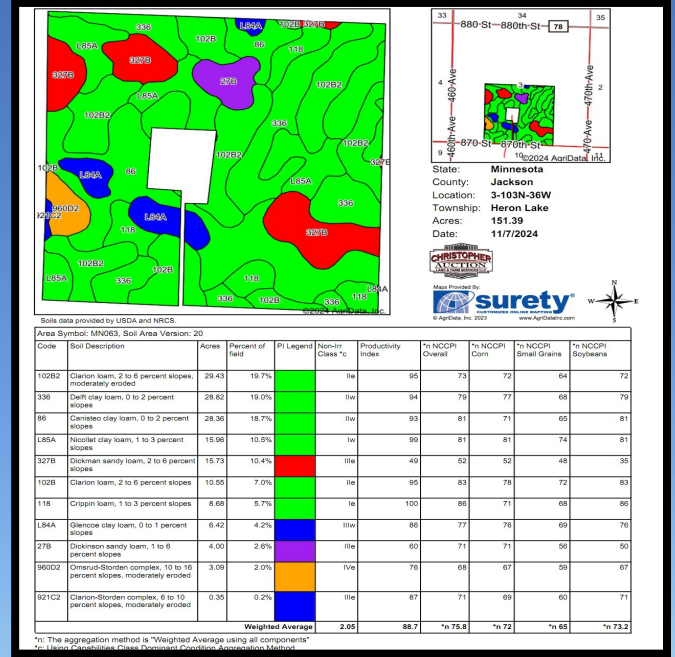
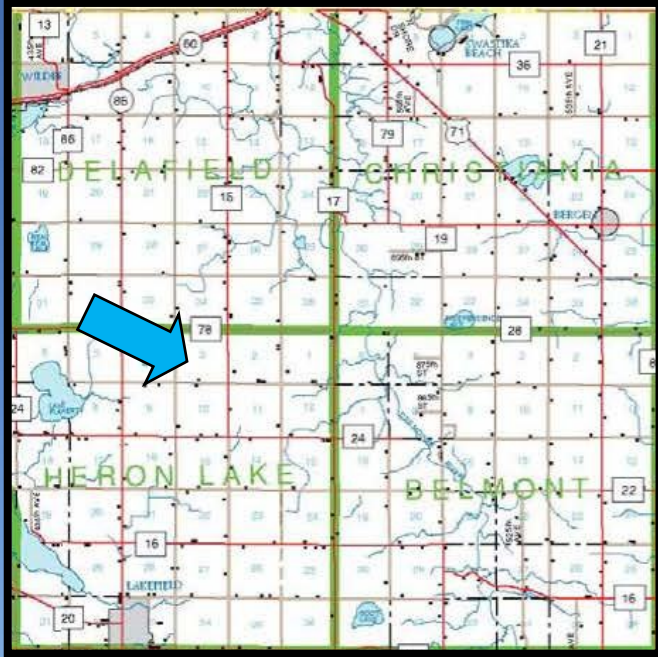
151.39 +/- ACRES HERON LAKE TOWNSHIP, JACKSON COUNTY, MN.

# FARMLAND AUCTION

MONDAY, DECEMBER 30, 2024 @ 10:00 A.M.

In case of very inclement weather, sale backup date will be 12/31/24. Check website for updates!

SALE LOCATION: Auction will be held at the Lakefield American Legion 413 Main Street Lakefield, MN.



PROPERTY LOCATION: Located 5 miles northeast of Lakefield, MN

PROPERTY LEGAL DESCRIPTION

W1/2 SE1/4 & E1/2 SW1/4

excepting 8.61 acre surveyed tract

3-103-36 Jackson County, Minnesota.

Parcel #080030300

PROPERTY INFORMATION

Deeded Acres: 151.39 +/- FSA DPC Cropland Acres: 148.41 +/-

FSA Corn Base: 87.90 Acres FSA PLC Corn Yield: 155 bu.

FSA Soybean Base: 60.50 Acres FSA PLC Yield: 42 bu.

Crop Productivity Index Tillable Rating: 88.7

AUCTION SALE TERMS

Property will be offered as one parcel of 151.39 +/- acres. All bidders must register for a bidding number prior to bidding on sale day. The successful buyer at the conclusion of the auction will enter into a purchase agreement & make a 20% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before February 6th, 2025 when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. The property is being sold AS IS - WHERE IS. Property is being sold subject to any and all zoning, environmental, state, federal laws or any easements including road, drainage, utility, or other easements or agreements of record. The property is being sold subject to a 2024 crop lease. Seller will keep all of the 2024 farm rent and pay all of the 2024 real estate taxes. All real estate taxes thereafter to be paid by the buyers. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the buyer. Any appraisal or loan fees are buyer's obligation. It is the interested bidder's obligation to inspect the property prior to their purchase of it. For those that can't attend sale day please make arrangements with sales staff 24 hours ahead of the auction to bid by phone. Any statements made at the auction may take precedence over any printed information. This sale is subject to the seller's approval. Christopher Auction Land & Farm Services LLC & Sales Staff represent the sellers in this transaction.

AUCTIONEER'S NOTE

Christopher Auction Land & Farm Services LLC is honored to represent the Larry Miller Estate & Jordan Phibbs Etal. with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this property. If you are considering the purchase of very good farmland to add to your investment portfolio this is an auction that you will want to attend. The information contained in this sale bill and other information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. This auction is open to the public and we look forward to seeing you there! Respectfully, Scott Christopher & Sales Staff.

**Owners: Larry Miller Estate & Jordan Phibbs Etal.**



**Scott Christopher**  
Auctioneer, Broker, Appraiser  
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AUCTIONEERS

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Doug Wedel

Ryan Kahler & Chris Kahler

ATTORNEY FOR SELLER

Ashley Schmit - Focused Law Firm, PLLC