

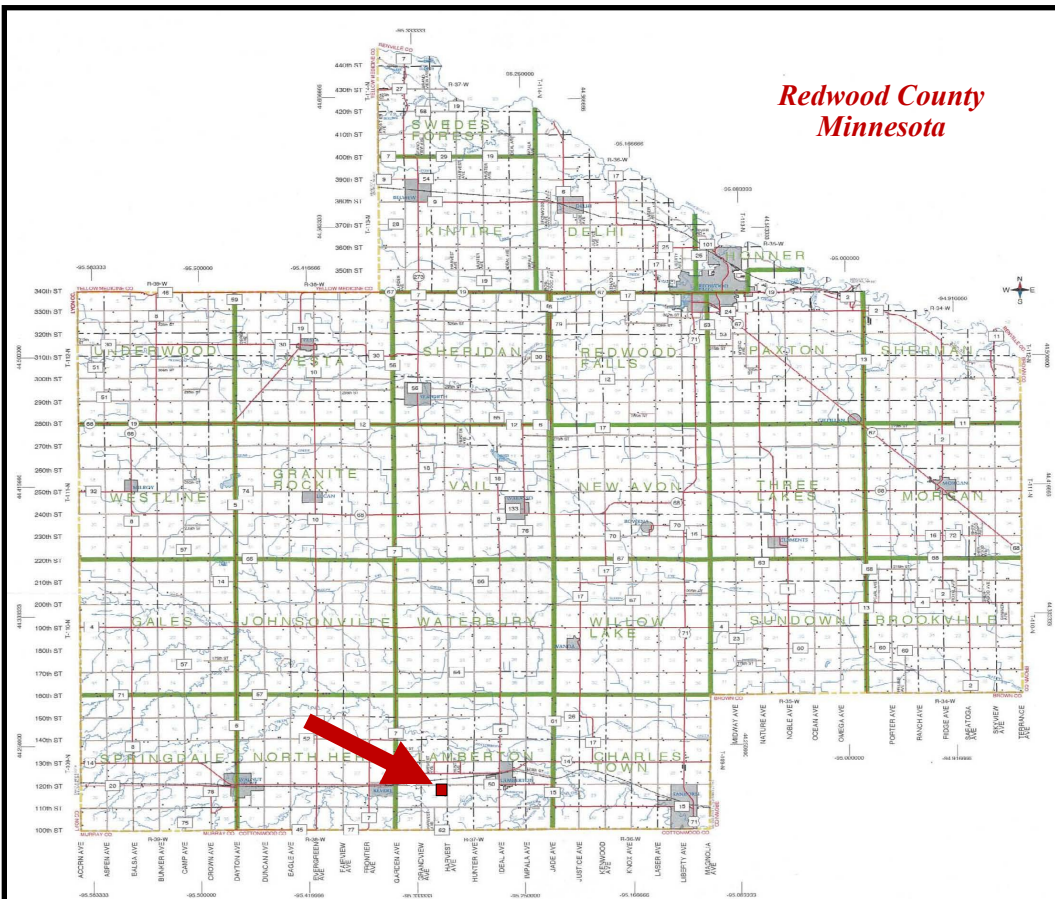
127.55+/- ACRES LAMBERTON TOWNSHIP, REDWOOD COUNTY, MN.

PATTERN
TILED

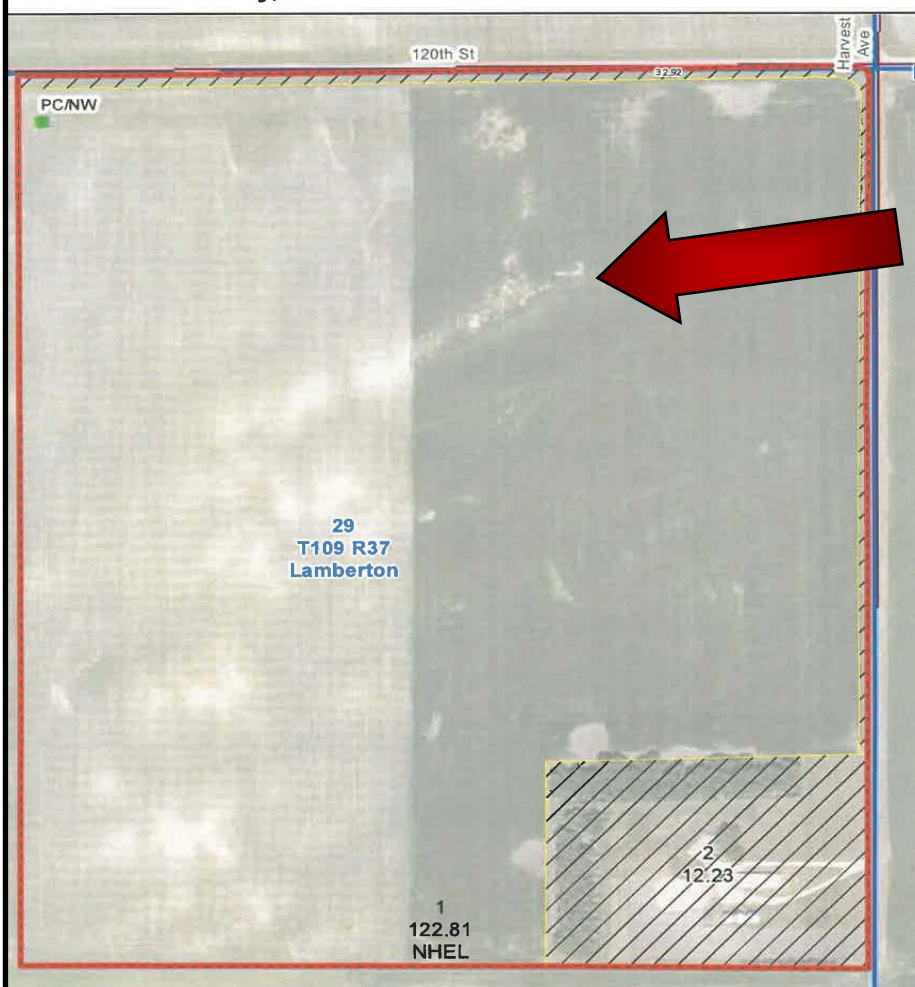
FARMLAND AUCTION

WEDNESDAY, NOVEMBER 12, 2025 @ 10:00 A.M.

In case of very inclement weather (Blizzard) sale backup date is 11/13/25. Check website for details.
Sale will be held at the Lamberton Community Center at 101 Second Avenue East Lamberton, MN.



Redwood County, Minnesota



PROPERTY LEGAL DESCRIPTION

The East 140 acres of the Northeast Quarter (NE1/4) except 12.45 acres 29-109-37 in Redwood County, MN. Containing 127.55+/- acres.
Redwood County, Minnesota Parcel #58.029.1060

METHOD OF SALE

Property will be offered as One parcel of 127.55 acres +/-

PROPERTY FSA INFORMATION

Total Deeded Acres:	127.55+/-
Cropland Acres:	122.8+/-
FSA Corn Base:	70.0 Acres
FSA PLC Corn Yield:	152 bu.
FSA Soybean Base:	52.1 Acres
FSA PLV Yield:	44 bu.

Crop Productivity Index Rating: 85.2 Estimated by Agri-Data Surety Mapping

AUCTION SALE TERMS

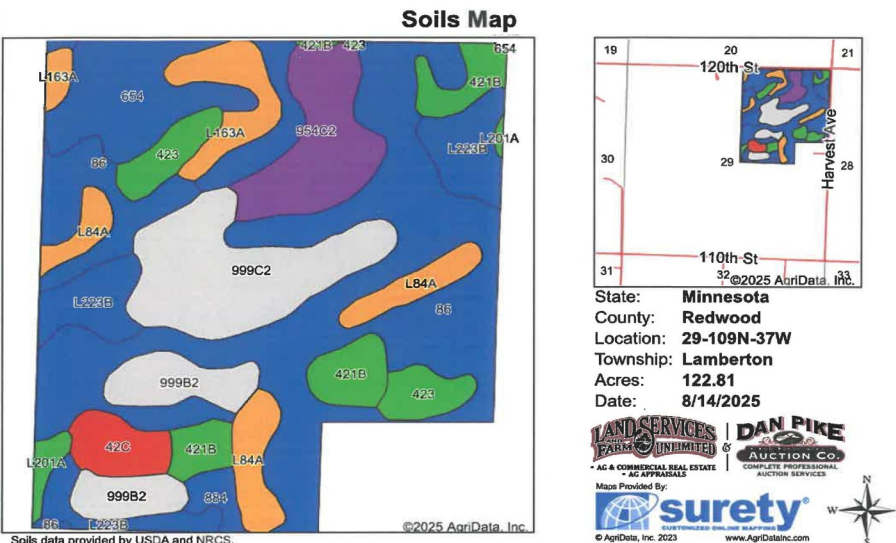
The Buyer shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The closing shall be held on December 18, 2025 with the balance being due and payable in full at closing. Possession shall be transferred for the 2026 crop year. The sale will NOT be contingent upon any buyer financing. The Buyer is responsible for all real estate taxes that are due and payable in 2026 and thereafter. Property is being sold "AS IS", Property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the sellers approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

AUCTIONEER'S NOTE

We are very honored to have been asked to represent the Chad Anderson Estate & Chantel Anderson with the sale of this highly pattern tiled productive farm. Please come prepared to purchase as the sellers have chosen the public auction method to market this property. If you are considering the purchase of 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. The auctioneers and the sales staff are representing the seller. This auction is open to the public. We look forward to seeing everyone at the auction. Remember that the auction begins at 10:00 A.M. sharp, so don't be late.

For more complete details and information, please visit our web page www.danpikeauction.com

No "Buyers Premium" will be charged - What you bid is what you will pay.



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Corn	*n NCCPI Soybeans
86	Canisteo clay loam, 0 to 2 percent slopes	42.66	34.7%		Illw	93	71	81
999C2	Storden-Esterville-Ves loams, 6 to 12 percent slopes, eroded	13.22	10.8%		Illw	63	59	53
654	Revere clay loam	11.93	9.7%		Illw	91	61	73
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	9.91	8.1%		Illw	92	71	81
954C2	Storden-Ves complex, 6 to 10 percent slopes, moderately eroded	8.66	7.1%		Illw	77	67	72
421B	Amiret loam, 2 to 6 percent slopes	7.04	5.7%		Illw	98	73	83
L84A	Glencoe clay loam, 0 to 1 percent slopes	7.04	5.7%		Illw	86	76	76
999B2	Ves-Esterville-Storden complex, 3 to 6 percent slopes, eroded	6.68	5.4%		Illw	69	59	53
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	5.01	4.1%		Illw	86	74	74
423	Seaforth loam, 1 to 3 percent slopes	4.92	4.0%		Illw	95	69	84
42C	Hawick gravelly sandy loam, 6 to 12 percent slopes	3.14	2.6%		IVs	32	34	21
884	Webster-Delft complex, 0 to 2 percent slopes	1.46	1.2%		Illw	94	77	81
L201A	Normania loam, 1 to 3 percent slopes	1.14	0.9%		Illw	99	76	83
Weighted Average						2.32	85.2	*n 67.4
								*n 73.2

*n: The aggregation method is "Weighted Average using all components"
for Linear Czekanowski Class Dominant Condition Aggregation Method

For Additional Property Information

Go to our web site at www.danpikeauction.com and check the information brochure under the Anderson Estate Land Auction sale bill area or call the Dan Pike Auction Company at 507-847-3468.

SALE ARRANGED BY



COMPLETE PROFESSIONAL
AUCTION SERVICES
1362 Springfield Parkway
Jackson, MN 56143
507-847-3468
www.danpikeauction.com

Auctioneers

Dan Pike

Auctioneer/Real Estate Broker
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Scott Christopher

Jackson, MN.
507-841-3125 (C)

Attorney

for the Seller

Paul Muske

Muske, Suhrhoff

& Pidde

Springfield, Minnesota

507-723-6221

OWNER

Chad Anderson Estate
& Chantel Anderson
Tina Meier - Estate Personal Representative