

YELLOW MEDICINE COUNTY FARMLAND AUCTION

MONDAY, MARCH 14, 2022 • 2:00 P.M.

**79.9 SURVEYED ACRES, 61.20+/- TILLABLE ACRES, 13.47 CRP/CREP ACRES,
CPI=94.7, LOCATED IN BURTON TOWNSHIP, YELLOW MEDICINE COUNTY**

LAND LOCATION:

From South edge of St Leo, MN; South on
County Road #11 (300th St) 1.75 miles to County
Road #28 (200th Ave), East two miles to land.

Watch for Auction Signs.

LEGAL DESCRIPTION:

The N 1/2 of the NW 1/4 of Section 14, Twp 114,
Range 43, Burton Twp., Yellow Medicine County

AUCTION LOCATION:

"D2's" • 112 South Main • St. Leo, MN 56264



Auctioneer's Comments: We are pleased to present the Radel Family farmland for sale by auction. This is high quality farmland with a CPI=94.7 and has an excellent outlet. Here is your opportunity to add prime tillable acres to your farming operation or investment portfolio. This farm offers 61.20+/- tillable acres and is located in Burton Township, in Yellow Medicine County. This farm also offers 13.47 acres of income producing CRP/CREP land; the payments over the next 13 years will total \$51,272. You will not want to miss this auction! Call or text Glen with any questions you may have at 651-208-3262 or email him at Glen@FladeboeLand.com. *-the Fladeboe Land Team*

Radel Family, Owners



FLADEBOE LAND

Kristine Fladeboe Duininck
- Broker - 320-212-9379

Glen Fladeboe 651-208-3262

Dale Fladeboe 320-894-9392



Auction Terms: The successful bidder will pay down \$35,000 as earnest money on auction day in the form of a cashier's check. The non-refundable check should be made out to Fladeboe Land Trust Account. The successful bidder will enter into a non-contingent, AS-IS purchase agreement on auction day. Buyer's premium will apply. Final price will be calculated by the number of deeded acres as per the survey. Closing will be executed on or before Wednesday, April 27, 2022, with Attorney Greg Holmstrom in Granite Falls, MN. Announcements made auction day take precedence over printed material. For info packet call or text Glen at 651-208-3262 or email him at Glen@FladeboeLand.com.

www.FladeboeLand.com

Sellers, auctioneers and brokerage are not responsible for accidents.