

Outstanding - Live Onsite with Online Bidding
Holdingsford / Opole, MN Area Real Estate
AUCTION

Located 4.5 miles east of Holdingsford, MN on County Road 17 to Opole, MN, then from Opole ¼ mile north on 125th Avenue. Signs will be posted.

Thursday, August 18, 2022

58.49 +/- Acres

*of Very Good,
Mostly Tillable
Stearns County*



Farm Land will sell at 10:30 A.M.



Col. Al Wessel

Lic. No 77-60

Phone: 320-547-2206

(Sale Day: 320-760-2979)

Steve Hansen, Remax Results | Ph: 320-241-0905

Col. Kevin Winter

Lic. No 77-18

Phone: 320-352-3803

(Sale Day: 320-760-1593)



Audrey Lange & Linda Zwak, owners

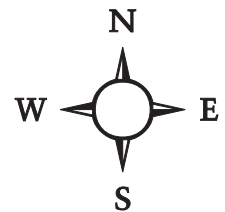
Aerial Maps:



Map Center: 45° 45' 12.69, -94° 22' 39.59



6-126N-29W
Stearns County
Minnesota

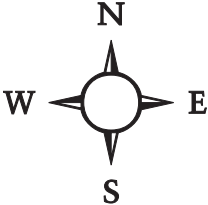




Map Center: 45° 45' 7.78, -94° 22' 25.45



6-126N-29W
Stearns County
Minnesota



Property Features:

Note: This will be an outstanding opportunity to purchase good hard-to-find tillable farm-land with building eligibilities that has been owned by the same family since the 1880's and has not been offered for sale in over 140 years. This property features approximately 50.73 tillable acres of good level farm-land with good productivity index. Previous renter has practiced good land management. Excellent location with good tar road frontage from 125th Avenue within easy driving distance of both larger and smaller Central Minnesota communities.

If you are in need of additional farm-land or are seeking a secure investment opportunity, we strongly urge you to attend one of the real estate inspection dates and make plans to purchase and enjoy.



Property ID #04.01837.0000, Section 6, Township 126, Range 029, Brockway Township, Stearns County, Minnesota.

Terms and Conditions: All potential buyers must have in their possession on auction day a non-refundable cashier's check made to themselves in the amount of 25,000.00 to be used as earnest monies, (online bidders will be required to register with Proxibid and hand deliver their cashier's checks or wire transfer funds to auction company 24 hours in advance of auction) with the balance of purchase price due in full in approximately 40 days pending completion of necessary paperwork. Deposited funds by online bidders will be returned to unsuccessful bidders. Possession as follows: when current planted crops are removed in the fall - approximately November 1st, 2022. This will be a cash sale with no contingencies of any kind offered, expressed or implied. All buyers will be asked to enter into an As-Is Purchase Agreement, with all aspects of this property selling as is, including but not limited to: known or unknown septic systems, wells, refuse or debris, building sizes or condition if any, acreage or land conditions. While we have relied on what we believe to be reputable information sources, potential buyers should research and review carefully, all local, county, state and federal regulations, attend real estate inspections and review this property for themselves prior to bidding regarding the intended use of this property to ensure it meets their requirement for future use and enjoyment. All addendums made auction day will supersede any and all previously written or oral information. If you wish to review purchase agreements or other important information or have further questions, please contact our broker Steve Hansen of Remax Results at 320-241-0905. Please review all terms and conditions of this auction carefully prior to bidding, including requirement of non-refundable cashier's check on auction day. *Thank you.*



Buyer's Note: A 2% Buyer's Premium will be added to the final bid to achieve full contract price, (i.e.) $200,000.00 + 2\% = 204,000.00$, etc. This property sells subject to the seller's confirmation. Mid-American Auction Co. and Steve Hansen represent the sellers in this transaction.

Broker's Participation: A 2% Broker's Participation will be paid to a broker representing a client who successfully closes on this property within the allotted time and abides by all requirements set forth by auction company. Potential buyers who have contacted auction company or their representatives prior to disclosure by brokers are exempt as well as brokers themselves or their business associates. Brokers must be in attendance auction day as well as accompany their clients to closings. Broker represented clients must be registered with the auction company 48 hours prior to the auction.

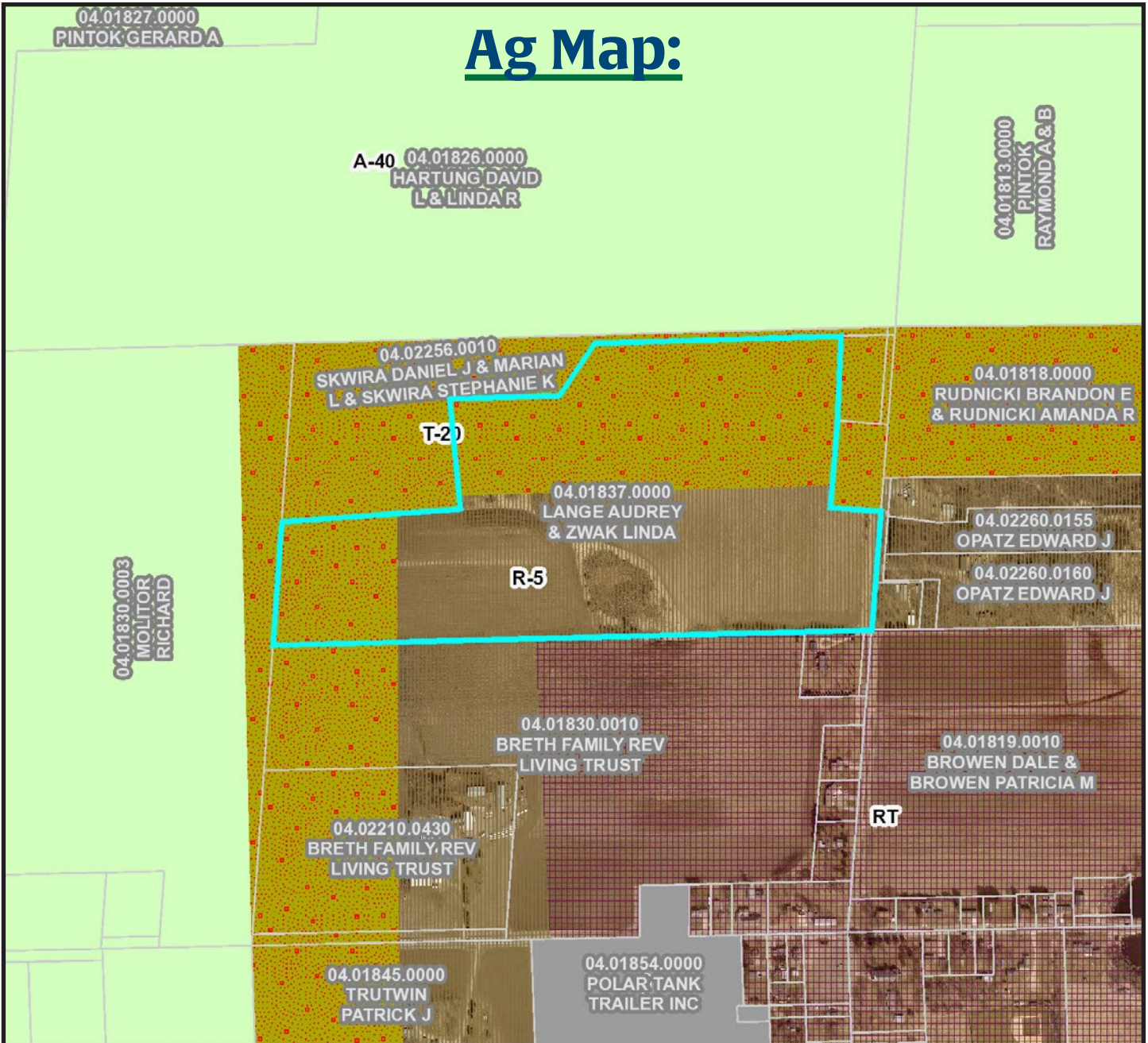
Real Estate Taxes: Real estate taxes due and payable in the year 2022 will be pro-rated to time of closing. Real estate taxes due in the year 2023 and beyond will be the responsibility of the buyers. Total real estate taxes due in the year 2022 are approximately \$2,248.00.



Real Estate Inspection Dates:

Saturday, August 6th, 2022, from 11:00 AM to 12 Noon,
Tuesday, August 9th, 2022, from 4:00 to 6:00 PM,
Or by Appointment if Necessary

Ag Map:



Legend

- | | | |
|---------------------------------|---------------------------|-------------------------------------|
| Parcels (aerial overlay) | Industrial (I) | Residential Manufactured Home (RMH) |
| Zoning Districts | Municipality | Rural Townsite (RT) |
| Agricultural District A-160 | Protected Lake | Scenic River District (SR) |
| Agricultural District A-40 | Residential District R-1 | Transition District T-20 |
| Agricultural District A-80 | Residential District R-10 | Urban Expansion (UE) |
| Commercial (C) | Residential District R-20 | |
| Educational/Ecclesiastical (EE) | Residential District R-5 | |

0 160 320 640 Feet



Data is as represented in Stearns County Databases, It is NOT Intended for Locational Use and Stearns County waives all liability from this product.

This map is made available on an "as is" basis, without express or implied warranty of any sort including, specifically, any implied warranties of fitness for a particular purpose, warranties of merchantability or warranties relating to the accuracy or completeness of the database(s).

Auditor/Treasurer
Division of Land Management
July 12, 2022

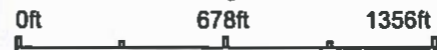


Wetlands Map:



State: **Minnesota**
 Location: **6-126N-29W**
 County: **Stearns**
 Township: **Brockway**
 Date: **7/7/2022**

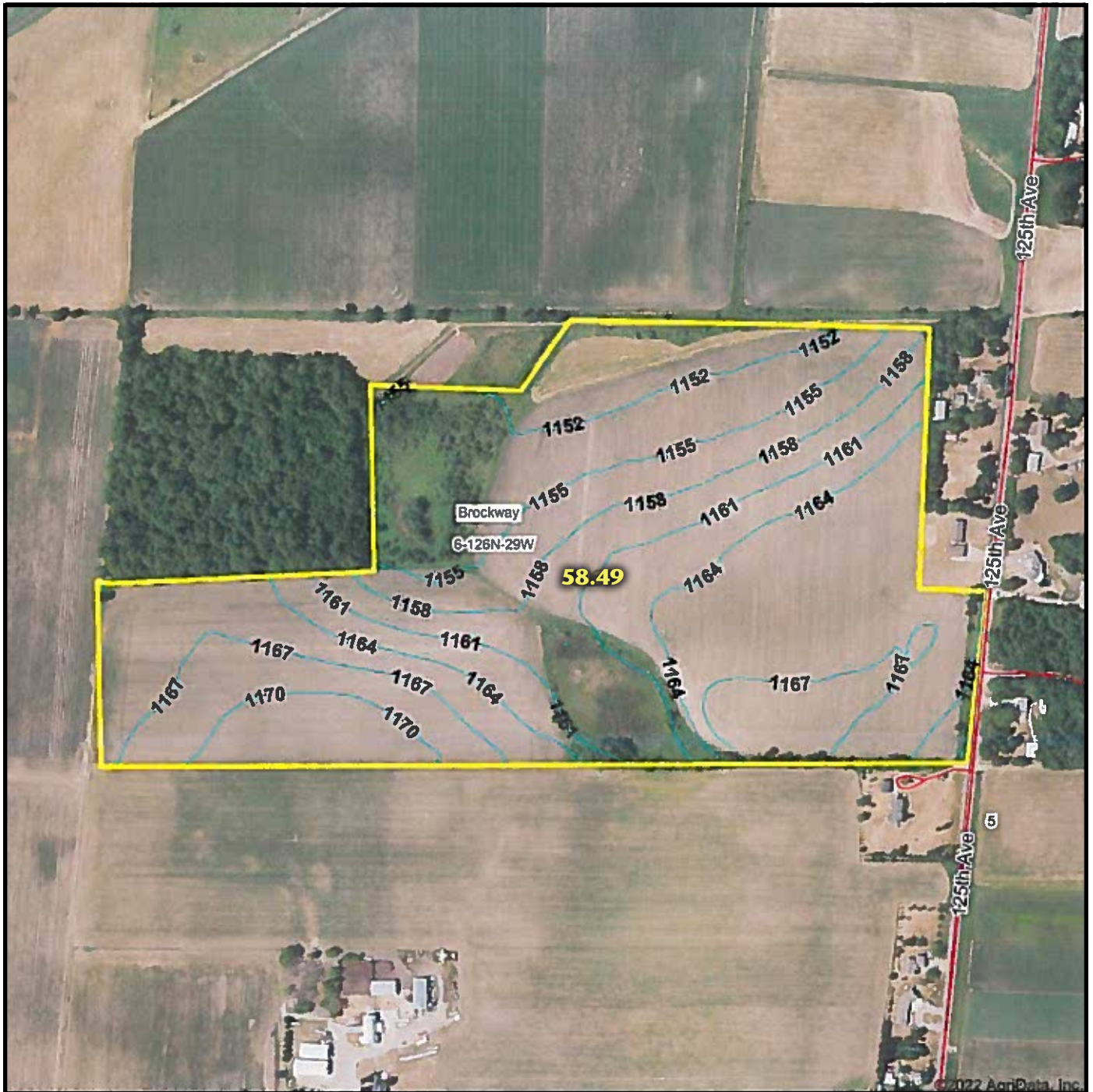
Maps Provided By:



Classification Code	Type	Acres
PSS1/EM1A	Freshwater Forested/Shrub Wetland	2.72
PEM1C	Freshwater Emergent Wetland	2.65
PEM1D	Freshwater Emergent Wetland	1.83
PEM1Cx	Freshwater Emergent Wetland	0.00
Total Acres		7.20

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

Topography Contours Map:



Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 1,150.7

Max: 1,172.0

Range: 21.3

Average: 1,161.8

Standard Deviation: 5.74 ft

0ft 466ft 933ft



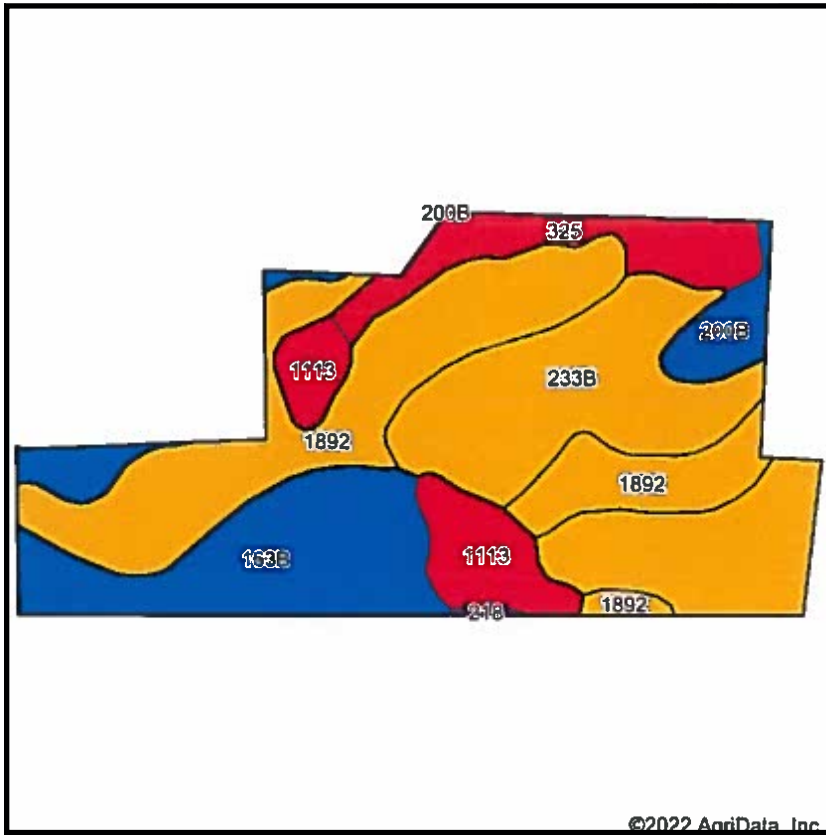
7/7/2022

6-126N-29W
Stearns County
Minnesota

Map Center: 45° 45' 12.69, -94° 22' 39.59

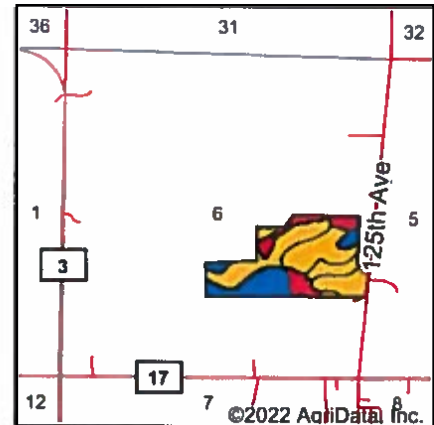


Soils Map:



Soils data provided by USDA and NRCS.

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State: **Minnesota**
 County: **Stearns**
 Location: **6-126N-29W**
 Township: **Brockway**
 Acres: **60.39**
 Date: **7/7/2022**

Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN145, Soil Area Version: 19													
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Barley Bu	Corn Bu	Oats Bu	Soybeans Bu	Spring wheat Bu	*n NCCPI Soybeans
1892	Prebish fine sandy loam	18.44	30.5%		IIIw	77		65	139	60	39	40	59
233B	Growton sandy loam, 1 to 4 percent slopes	18.34	30.4%		IIe	80	4.5	85	145	80	40	55	56
163B	Brainerd fine sandy loam, 1 to 4 percent slopes	11.73	19.4%		IIs	83	4.2	72	150	65	42	45	40
1113	Haslie, Seelyeville, and Cathro soils, frequently ponded, 0 to 1 percent slopes	4.87	8.1%		VIIIw	5							3
325	Prebish sandy loam, depressional	4.85	8.0%		VIw	15							22
200B	Holdingford sandy loam, 4 to 8 percent slopes	2.01	3.3%		IIIe	87	4.5	80	157	75	44	50	54
218	Watab loamy fine sand	0.15	0.2%		IIIw	54		55	98	55	27	35	33
Weighted Average					3.15	68.6	2.3	62.4	121.1	57.9	33.7	39.4	*n 46.7

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

REAL ESTATE INSPECTION DATES:



SATURDAY, AUG. 6th, 11 AM - NOON,
TUESDAY, AUG. 9th, 4-6 PM,
or by appointment if necessary.