

317.37 +/- ACRE LAND AUCTION

STRONG LAND OFFERING ON HWY. 14, VERDI TWP., LINCOLN CO. MN

Located on Highway 14, from Skyview Junction Corner north of Elkton at the intersection of Hwy 13 & Hwy 14, 4 miles east on Hwy. 14. Or from Lake Benton MN, 6 miles west on Hwy. 14. Watch for signs on:

TUESDAY, OCTOBER 21st, 2025 at 10:00 A.M.

AUCTIONEERS' NOTE: Here is a great opportunity to purchase up to 317.37 +/- contiguous acres. No buyer's premium!

Tract 1 – 116.67 +/- Acres; Tillable Tract: This nearly all-tillable corn and soybean farm offers approximately 114 cropland acres with a soil rating of 91.5, primarily consisting of Kranzburg-Brookings silty clay loam soils. The property has Hwy. 14 frontage & an Xcel Energy wind tower & lease producing an average annual payment of approx. \$12,000.

Description: Tract 1 in the NW ¼ of Sec 9, T-109-N, R-46-W, Verdi Twp., Lincoln Co., MN

Tract 2 – 104.65 +/- Acres; Tillable Tract: This nearly all-tillable farm offers approximately 98 cropland acres with a soil rating of 91.6, primarily featuring Kranzburg-Brookings silty clay loam soils (per FSA and Surety AgriData). This tract also has an active Xcel Energy wind tower & lease producing an average annual payment of approx.. \$12,000.

Description: Tract 2 in the SW ¼ of Sec 9, T-109-N, R-46-W, Verdi Twp., Lincoln Co., MN

Tract 3 – 50.51 +/- Acres; Tillable & Grass Tract: This smaller tract features approx. 22.96 cropland acres with a soil rating of 81.4, primarily Vienna-Brookings Complex soils. The balance is comprised of grassland with a creek-fed water.

Description: Tract 3 in the SW ¼ of Sec 9, T-109-N, R-46-W, Verdi Twp., Lincoln Co., MN

Tract 4 – 35.52 +/- Acres; Grass Tract: This pasture tract offers lush native grasses, established fencing, and scenic grassland views. This smaller grass parcel is well suited for grazing or potential grassland conservation or recreation.

Description: Tract 4 in the NW ¼ of Sec 9, T-109-N, R-46-W, Verdi Twp., Lincoln Co., MN

Tract 5 – 10.02 +/- Acre; Acreage Tract: This existing acreage site features an older home with several smaller outbuildings, all situated in a mature country setting. With Hwy. 14 access less than a mile away and close proximity to Elkton, Lake Benton, and Hendricks, this property offers an affordable acreage site with great potential.

Property Address: 1420 130th Ave., Lake Benton, MN 56149

TERMS: 10% non-refundable earnest money deposit due day of sale with balance due on or before November 25th, 2025. Auctioneers & Brokerage firm represents the sellers in this transaction. Parties may conduct a 1031 exchange.

CHARLES O. MARTINSON TRUST – SELLER

DENNIS SIMPSON; QUARNSTROM & DOERING P.A. LAW FIRM

CLOSING & TRUST ATTORNEY

LAND BROKERAGE FIRM & AUCTIONEERS

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