

LAND AUCTION

+/-161.32 Surveyed Acres of Ash Lake Township Lincoln County, MN Land with an Annual Wind Rights Payment which Provides Additional Cash Income

On behalf of the Heirs of Barbara Herschberger we will offer the following real property at auction at land located from Ivanhoe, MN – ½ mile west on 280th St./Hwy. #19, 5 miles south on Hwy. #75 to the Jct. of Hwy. #75 & Co. Hwy. #15 (230th St.) & 1 mile west to the NW of the Land at the Corner of 180th Ave. & 230th St.; from Arco, MN – approx. 5½ miles west on Hwy. #15/230th St.; from Lake Benton, MN (Jct. Hwy's. #14 & #75) – Approx. 8 miles north on Hwy. #75 and ½ mile west on 230th St. to the NE Corner of the land (**Auction to be Held "On the Site of the Former Farmstead"** - which is approx. ¼ mile south of the Jct. of 230th St. & 180th Ave.)

FRIDAY OCTOBER 31, 2025 • SALE TIME: 10:00 AM

Online bidding available – see www.suttonauction.com for details!

This auction presents a great opportunity to purchase a very desirable +/-161.32 acre farm with a mixture of productive high caliber cropland and non-tillable acres comprised of a former farmstead with a few remaining outbuildings and mature grove, with the remaining non-crop acres comprised of a slough located in the SW portion of the farm and roads. The cropland acres have some very respectable soils, with areas enhanced by the installation of some drain tile. This land has been well farmed and maintained in an excellent state of cultivation by a long-term 35+ year tenant. Additionally, this farm has annual income generated from a wind easement payment which has been generating approx. \$3,500.00 per year. The current lease on this farm expires following the harvest of the 2025 crops and this farm is available for the buyer to farm or lease as they desire in 2026, with the buyer to receive Fall Tillage Privileges Subsequent to the Harvest of the 2025 crop. Mark your calendars to be in attendance at this auction and make plans to inspect this property prior to the auction!

LEGAL DESC.: The NW¼ of Sec. 32, T. 111N., R. 45W., (Ash Lake Twp.), Lincoln Co., MN.

TERMS: Cash - A 10% non-refundable downpayment sale day and the balance on or before Dec. 17, 2025 with full possession for the 2026 crop year. Fall tillage privileges may be awarded to the buyer subsequent to the harvest of the 2025 standing crops and the tenant's rights under the 2025 farm lease. The sellers will retain 100% of the 2025 rents and wind tower payment. Sold subject to confirmation of the heirs.

For full auction ad & terms see www.suttonauction.com or www.burlagepeterson.com.

For add'l information contact the auctioneers.

HEIRS OF BARBARA HERSCHBERGER, OWNERS

TERRY PETERSON, MICHAEL HERSCHBERGER, PATRICIA NIELSEN,

MYLES HERSCHBERGER AND ERIC HERSCHBERGER

GLEN A. PETERSEN – ATTORNEY & CLOSING AGENT FOR THE SELLERS

**CHUCK SUTTON - Auctioneer & Land Broker - Sioux Falls, SD - ph. 605-336-6315,
Pipestone, MN – ph. 507-825-3389 & Flandreau, SD - ph. 605-997-3777;**

JARED SUTTON, CAI – Auctioneer & RE Salesman – Flandreau, SD – ph. 605-864-8527;

DEAN STOLTENBERG – Auctioneer & RE Salesman – Jasper, MN – 507-829-6856

& BURLAGE-PETERSON – Auctioneers & Realtors – Brookings, SD – ph. 605-692-7102