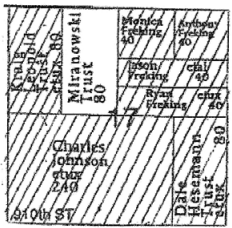
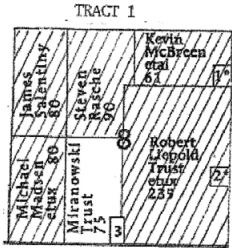


# 154.86 +/- ACRES JACKSON COUNTY LAND AUCTION

Fulda Community Center, Fulda, MN

**Thursday, August 27, 2026 - 10:00 AM**

**Location: 1 1/2 miles east on 920th St. (County Rd. 32, Heron Lake, MN)**



**Legal Description:** TRACT 1: 74.86 acres East 1/2 SW 1/4, Section 8-T104N-R38 W, except 5.14 acres (Bldg. Site).

TRACT 2: 80.0 acres East 1/2 NW 1/4, Section 17-T104N-R38W, Lacross Twp. Jackson County, MN.

**General Description:** TRACT 1: unimproved 74.86 acres more or less, CER 89.22, CPI 94.4. TRACT 2: unimproved 80.0 acres more or less, CER 77.62, CPI 89.6.

**FSA Information:** TRACT 1: 72.88 acres tillable, 36.89 acre corn base, PLC corn yield 168.0 bu., 35.34 acres soybean base, PLC soybean yield 45.0 bu.

TRACT 2: 78.01 acres tillable, 39.31 acre corn base, PLC corn yield 168.0 bu., 37.66 soybean base, PLC soybean yield 45.0 bu.

**Terms:** 10% non-refundable earnest money day of auction, balance on December 1, 2026, day of closing, when clear and marketable title will be given.

**Taxes:** Real Estate taxes due and payable in 2026, to be paid by seller. Taxes thereafter to be paid by buyer. The 2026 taxes are: Tract 1 - \$10,912.00 and Tract 2 - \$11,240.00, includes tile assessment.

**Possession:** On closing, Fall tillage rights given as soon as tenant's crops have been harvested.

**For Additional Information or Inspection:** Contact Larry Aanenson at 507-227-0118, or look at your leisure, or go to our website at [www.aanenson.com](http://www.aanenson.com) for additional information. (Handouts Available)

**RE Broker/Auctioneer Note:** New county tile installed 2018. Here again is a great opportunity to purchase well-tiled bare land at public auction. The soil types are all loam to clay loam, which produce good crops. The auctioneer/RE Broker represents the sellers in this transaction. Buyer acknowledges and affirms that Buyer has examined the property and all improvements thereon in such a manner and to such an extent as Buyer deems necessary and appropriate to determine the present condition, fitness for any use or purpose, and the value of the property and said improvements, and each and every component thereof and buyer acknowledges and affirms that the Buyer is purchasing the property and said improvements strictly as an "AS IS" basis without any warranties or representations by the Seller, whether as to value, condition, state of repair or fitness for any use or purpose.

"Seller has the right to accept or reject any or all bids."

**Miranowski Trust**  
Joe & Tom Miranowski - Trustees  
Paul Malone, Closing Attorney

All announcements made day of auction supersede this and all other advertisements printed or implied.

AUCTION ARRANGED AND CONDUCTED BY:

**Aanenson Realty & Auction Co.**

Larry H. Aanenson, Lic. # 51-41  
Auctioneer/ RE Broker  
Fulda, MN

[www.aanenson.com](http://www.aanenson.com)

Tyson Meyeraan, Lic. #51-46  
Auctioneer/ Sales Person  
Fulda, MN

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Ph. 507-360-3971

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Not responsible for accidents