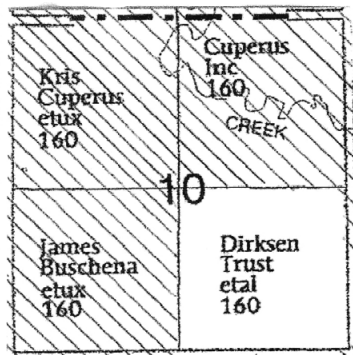


160 +/- ACRES MURRAY COUNTY LAND AUCTION

Fulda Community Center, Fulda, MN

Thursday, September 3, 2026 - 10:00 AM

Location: 2 1/2 miles North of Fulda on State Hwy 59 to 46th St, West 1 mile
(watch for signs).



Legal Description: 160 acres in Southeast Quarter (SE1/4) Section 10-T105N-R40W, Bondin Twp., Murray County, MN.

General Description: Improved 160 acres more or less, CER 79.30, CPI - 95.4.

FSA Information: 158.91 farmland, 150.07 acres tillable, balance is grove with machine shed 52'x72' and roads, 74.2 acre Corn base, PLC Corn yield, 167.0 bu, 74.2 acre Soybean base, PLC Soybean yield 51.0 bu.

Terms: 10% non-refundable earnest money day of auction, balance on December 10, 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 \$7,402.00.

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 for additional information. (Handouts Available).

RE Broker/Auctioneer Note: Here again is a great opportunity to purchase well-tiled 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."

Dirksen Living Trust

Mervin Dirksen, Roy R. Dirksen, Sherlene Ramerth
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

Ph: 507-227-0118

www.aanenson.com

Tyson Meyeraan, Lic. #51-46

Auctioneer/ Sales Person

Fulda, MN

Ph. 507-360-3971

"Experience and service you expect and deserve!"