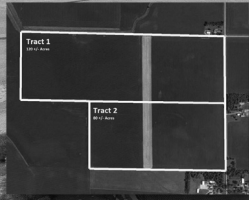


LAND AUCTION



Tract 1

Tract 2

Boundary Lines Are Approximate



HERITAGE
LAND & AUCTION GROUP

200 ± ACRES TWO TRACTS

NOBLES COUNTY, MINNESOTA BIGELOW TOWNSHIP

TIMED - ONLINE ONLY AUCTION

BIDDING ENDS NOVEMBER 5, 2026 at 1:00 PM CST

Tract 1: Legal Description: S ½, NE ¼, Section 7, Township 101, Range 40 • Acres: 80 ±
Tillable Acres: 78.8 ± • CPI: 91.8 Primary Soil Types: Webster Clay Loam, Canisteo Clay Loam

Tract 2: Legal Description: N ½, NE ¼, & NE ¼, NW ¼, Section 7, Township 101, Range 40
Acres: 120 ± • Tillable Acres: 118.83 ± • CPI: 89.7 • Primary Soil Types: Okoboji Silty Clay Loam, Canisteo Clay Loam, Webster Clay Loam

LISTING AGENT
SEAN HABERMAN

507-360-6575

SEAN@HERITAGELANDAUCTION.COM

WWW.HERITAGELANDAUCTION.COM

**SCAN FOR
AUCTION DETAILS**

MN REAL ESTATE LICENSE: 40861747
AUCTIONEER LICENSE: 53-47
BROKERED BY REAL LLC



real

