

# AUCTION!!!

## 148.19+/- Acres

### Freeborn County, MN Section 12 of Shell Rock TWP

LIVE WITH  
ON-LINE  
BIDDING

THURSDAY

NOVEMBER

7<sup>th</sup>

3:00 PM CST

LIVE WITH  
ON-LINE  
BIDDING

Location:  
Glenville Legion  
Glenville, MN

LandProz is pleased to present the Waldo Family Farm Auction!

This is 148.19 +/- deeded acres with 143.82 +/- tillable acres and it is located in the NW1/4 of Section 12 of Shell Rock Township in Freeborn County, MN

**Driving Directions from Myrtle, MN -**

1/2 Mile North on County Road 30 then West 1/2 mile on Hwy 13. Parcel is on the South Side of the road. NW1/4 of Section 12 in Shell Rock TWP in Freeborn County, MN

**Auctioneer Comment:** This farm has an excellent CPI of 89.2 and has a lot of tile and Wind Rights Payments! Very Few Farms come for sale in this awesome farming community. Come to The Waldo Family Farm Auction at the Glenville Legion in Glenville, MN on November 7, 2024 at 3:00pm or bid online!

**Auctioneers:** Greg Jensen 507-383-1067 & Sonny Jensen 507-402-9445

#### TERMS

\$100,000 [non-refundable] earnest money down the day of the auction. Earnest money will be held in listing brokerage escrow until closing. Only approved bidders will be registered to bid. Buyers will need to provide a letter of credit or proof of funds prior to bidding. Closing will be on or before December 12, 2024. There will be a 2% Buyer's Premium added to the final purchase price. Any statements made the day of the auction take precedence over previous materials. All information provided herein was obtained from sources deemed reliable, but neither the auction company nor the seller guarantee it's accuracy.

**OWNER: WALDO FAMILY FARM**

**AUCTIONEERS:** | **GREG JENSEN** : | **SONNY JENSEN**  
507-383-1067 : | 507-402-9445

ONLINE BIDDING @ **LANDPROZ.COM**

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