

Freeborn County Land Auction

199.25 +/- Tillable Acres

Section 27 of Manchester TWP

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BIDDING**

**WEDNESDAY
November**

5th 3pm

**ON-LINE
AT
LANDPROZ.COM
AUCTIONCAST**

**Auction Location: Moose Lodge
1623 W Main St., Albert Lea**

PROPERTY DESCRIPTION:

LandProz is pleased to present Duane Sippel Farm Auction in Freeborn County, MN. The property will be sold at a price per deeded acre.

AUCTIONEER COMMENT:

This exceptional farm offers an unparalleled opportunity for the next proud owner to carry on a legacy of success and stewardship. Located right off a convenient blacktop road, it boasts nearly all tillable acres, making it a highly productive and efficient operation.

PROPERTY FEATURES: • 199.25+/- Deeded Acres, 195.59 +/- Tillable Acres, CPI of 82.6, Prominent soil types: Medo Muck & Clarion Estherville complex. 2.5 +/- CRP Acres annual payment of \$294 per acre, expiring in 2032 • Drain tile in place, Bordered by Judicial Ditch 77 on the west, Soybeans 46 bushels/acre, corn 168 bushels/acre, oats 58 bushes/acres in 2024. Real Estate taxes \$TBD

DUANE SIPPEL FARM AUCTION

AUCTIONEERS: GREG JENSEN SONNY JENSEN
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