

Freeborn County Land Auction

164.36 +/- Acres

Section 7 of Mansfield TWP, SW of Albert Lea

**LIVE WITH
ONLINE
BIDDING**

**Tuesday
Dec 2nd, 3pm**

**ONLINE
AT
LANDPROZ.COM
AUCTIONCAST**

**Auction location: CONGER BAR & GRILL
66918 180th St, Conger**

PROPERTY DESCRIPTION: LandProz is pleased to present the Charles Loken Auction in Freeborn County, MN. This 164.36 +/- acres will be offered to the public to bid their price via LandProz AuctionCast at LandProz.com. Approximately 148 +/- tillable acres carrying an impressive 81.3 CPI. Featuring strong soils and natural drainage, this farm has been carefully maintained by the current owner, with regular upkeep of tile ensuring top productivity. The land is efficient to farm and has a proven track record of strong yields year after year. Offered as a single tract, this is an excellent opportunity for both operators and investors looking for a well-maintained, high-quality farm. The farm includes a beautiful building site in rural Freeborn county. Farm will be sold AS IS.

PROPERTY FEATURES: 164.36 +/- Deeded Acres, 148 +/- Tillable Acres, CPI of 81.3, Close to input providers, Close to grain outlets Building Site, Natural Drainage, Tile in place, SW of Albert Lea, MN, Real Estate Taxes \$4,532

LOKEN AUCTION

AUCTIONEERS: ALEX WAYNE
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507-402-9445

ONLINE BIDDING @ LANDPROZ.COM

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