

Steele, Freeborn & Olmsted Counties

468.88 +/- Acres

Sections: 35 Blooming Prairie TWP

2 Moscow TWP, 14 Dover TWP

TUESDAY DECEMBER 16th 3pm

SERVICEMEN'S CLUB

210 4th St NE, BLOOMING PRAIRIE

ONLINE AT [LANDPROZ.COM/AUKTIONCAST](https://landpro.com/auktioncast)

PROPERTY FEATURES: 468.88 +/- Deeded Acres, 447 +/- Tillable Acres, Open to farm for 2026 season
Tract 1: 198.8 +/- Deeded Acres, 185.91 +/- Tillable Acres, CPI of 82.6, Prominent Soil Types: Waukegan Silt Loam, Blooming Silt Loam, & Kato Silty Clay Loam, Sec 35 of Blooming Prairie TWP, Real Estate Taxes \$13,660

Tract 2: 120.08 +/- Deeded Acres, 114.84 +/- CRP Acres, CPI of 80.2, Prominent soil types: Maxcreek Silty Clay Loam, Marshan Silt Loam, & Blooming Silt Loam, Sec 2 of Moscow TWP Real Estate Taxes \$9,250

Tract 3: 150 +/- Deeded Acres, 146.31 +/- Tillable Acres, 2.77 +/- Acres of Black Walnut Trees, CPI of 58.8, Prominent Soil Types: Rockton Loam, Atkinson Loam, & Floyd Silt Loam, Sec 17 of Dover TWP, Real Estate Taxes \$8,194

Robert Ille Trust & Roberta Ille Trust

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