

Blue Earth County Land Auction

208 +/- Acres

Section 7 & 18 of McPherson TWP

**LIVE WITH
ON-LINE
BIDDING**

THURSDAY

Dec.

4th

3:00 PM

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

Main St Plaza

141 4th Street, Pemberton, MN

PROPERTY FEATURES:

Tract 1: 60.94 +/- Deeded Acres, 58 +/- Tillable Acres, CPI of 88.8, Prominent Soil Types: Clay Loams, Real Estate Taxes: \$3,804 total including \$139.24 in special assessments

TRACT 2: 35.59 +/- Deeded Acres, 34 +/- Tillable Acres, CPI of 90.1, Prominent Soil Types: Clay Loams, Real Estate Taxes: \$2,190 total including \$66.38 in special assessments

TRACT 3: 38.65 +/- Deeded Acres, 35 +/- Tillable Acres, CPI of 86.8, 1.1 +/- Acres of CRP paying \$319 annually and expires in 2032, Prominent Soil Types: Clay Loams, Real Estate Taxes: \$2,292 total including \$226.48 in special assessments

TRACT 4: 73.22 +/- Deeded Acres, 64 +/- Tillable Acres, CPI of 85.2, 4.97 +/- Acres of CRP paying \$1,491 annually and expires in 2032, Prominent Soil Types: Clay Loams, Real Estate Taxes: \$6,494 total including special assessment, \$3043.72 for CD 88 maintenance.

AUCTIONEERS

BRUELS FAMILY TRUST

ALEX WAYNE

SONNY JENSEN

GREG JENSEN

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