

SALE TIME: 10:00 AM

AUCTIONEERS' NOTES:

Here is an excellent opportunity to purchase up to 317.37 +/- contiguous acres of highly productive Lincoln Co. farmland. This auction offers something for everyone—two tracts of all-tillable cropland with active wind tower leases, two smaller tracts of grassland/mixed-use property, and an existing acreage site. New buyers will receive possession for the upcoming crop year. No buyer's premium. Contact the auctioneers and brokerage firm today—don't miss this sale!

TRACT 1 – 116.67 +/- ACRES; TILLABLE TRACT: This all-tillable corn and soybean farm offers approximately 114 cropland acres and carries a soil rating of 91.5, primarily consisting of Kranzburg-Brookings silty clay loam soils (per the FSA office and Surety AgriData). The corn PLC yield is 153 and the soybean PLC yield is 47. The property includes an Xcel Energy wind tower & lease producing an average annual payment of approximately \$12,000. With Hwy. 14 frontage and adjacent to Tracts 2 & 4, this is a premier cropland investment that will be offered separately or as a unit with tract 2.

DESCRIPTION: Tract 1 in the NW ¼ of Sec 9, T-109-N, R-46-W, Verdi Twp., Lincoln Co., MN

TRACT 2 – 104.65 +/- ACRES; TILLABLE TRACT: This nearly all-tillable farm offers approximately 98 cropland acres with a soil rating of 91.6, primarily featuring Kranzburg-Brookings silty clay loam soils (per FSA and Surety AgriData). The corn PLC yield is 153 and the soybean PLC yield is 47. This tract also has an active Xcel Energy wind tower & lease producing an average annual payment of approximately \$12,000. The farm will be offered separately or as a unit with tract 1, and is located just off Hwy. 14.

DESCRIPTION: Tract 2 in the SW ¼ of Sec 9, T-109-N, R-46-W, Verdi Twp., Lincoln Co., MN

TRACT 3 – 50.51 +/- ACRES; TILLABLE & GRASS TRACT: This smaller tract features approximately 22.96 cropland acres with a soil rating of 81.4, primarily Vienna-Brookings Complex soils (per FSA and Surety AgriData). PLC yields are 153 for corn and 47 for soybeans. The balance is comprised of fenced grassland with a creek-fed water source and a dug-out. Access is available from the SE corner. This tract adjoins Tracts 2 and 5, bordering the acreage to the south, and is located less than one mile south of Hwy. 14.

DESCRIPTION: Tract 3 in the SW ¼ of Sec 9, T-109-N, R-46-W, Verdi Twp., Lincoln Co., MN

TRACT 4 – 35.52 +/- ACRES; GRASS TRACT: This inside-lying pasture tract offers lush native grasses, established fencing, and scenic grassland views. It has Hwy. 14 frontage and joins Tract 1. The new buyer will be responsible for establishing access, if needed. This smaller grass parcel is well suited for grazing or potential grassland conservation or recreation.

DESCRIPTION: Tract 4 in the NW ¼ of Sec 9, T-109-N, R-46-W, Verdi Twp., Lincoln Co., MN

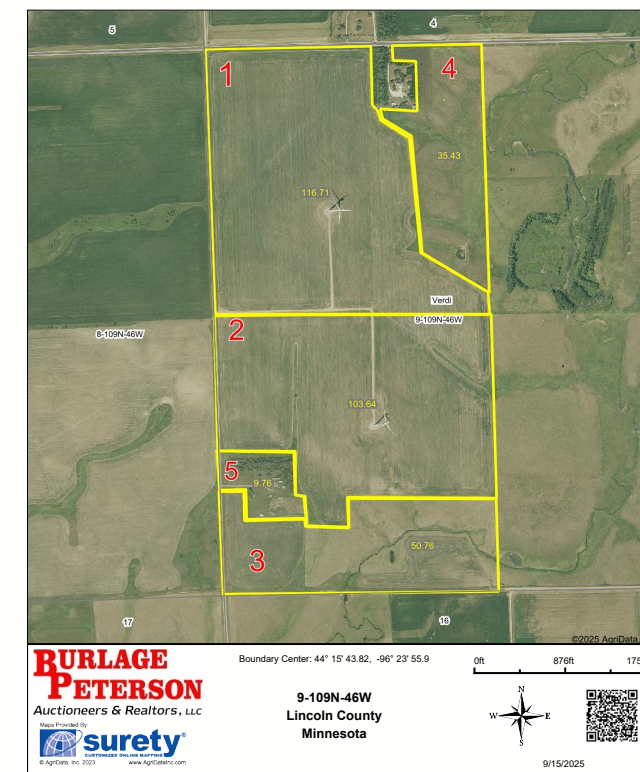
TRACT 5 – 10.02 +/- ACRE; ACREAGE TRACT: This existing acreage site features an older home with several smaller outbuildings, all situated in a mature country setting with trees and shelterbelts. The acreage includes rural water, older wells, and an original septic system. With Hwy. 14 access less than a mile away and close proximity to Elkton, Lake Benton, and Hendricks, this property offers an affordable acreage site with great immediate and long term potential.

PROPERTY ADDRESS: 1420 130th Ave., Lake Benton, MN 56149

PRELIMINARY MAP



AERIAL MAP



MAKE PLANS TO ATTEND THIS AUCTION AND COME PREPARED TO BUY.

FOR ADDITIONAL INFORMATION & TERMS, VISIT WWW.BURLAGEPETERSON.COM

317.37 +/- ACRE LAND AUCTION



TERMS: 10% non-refundable earnest money deposit due day of sale with balance due on or before November 25th, 2025. Title insurance and closing fees will be split 50/50 between buyer and seller. All parcels will be free for possession for the upcoming crop year. The acreage will have possession at closing. The seller will pay all 2025 real estate taxes, and the buyers will be responsible for 2026 real estate taxes. A new plat or survey has been provided for the parcels, and preliminary title work will be available prior to the sale. The sellers and agents make no claims regarding boundary lines or total acres. Fences are not guaranteed to be accurate boundary representations, and any new fencing will be the responsibility of the buyers. This property is sold subject to easements and restrictions, if any, and subject to confirmation of the owners. Buyers are responsible for conducting their own due diligence for future use and practices. Listed cropland acres are per the FSA office and Surety maps and are not guaranteed to be exact. Buyers of Tracts 1 & 2 are responsible for setting up their accounts for wind tower payments and are encouraged to contact Xcel Energy with any questions. The annual payments are production-based; future amounts are not guaranteed by the seller. The sellers do not provide any guarantees, warranties, or contingencies for the parcels. Information provided is believed to be accurate but is not guaranteed. Statements made day of sale take precedence over prior written material. The acreage site was not previously occupied by the sellers. Auctioneers & Brokerage firm represents the sellers in this transaction. Closing to be held through Quarnstrom & Doering P.A. Law Firm, Marshall MN. Parties may conduct a 1031 exchange.

For Sale Terms & Add. Info., visit www.burlagepeterson.com

LAND BROKERS - AUCTIONEERS - REALTORS - FARM MANAGERS

LAND BROKERAGE FIRM & AUCTIONEERS

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317.37 +/- ACRE LAND AUCTION



STRONG LAND OFFERING ON HWY. 14, VERDI TWP., LINCOLN CO. MN
Half Section w/ Strong Row Crop Tracts & Towers, Pasture Tracts & Acreage!

As we have decided to sell the following land, we will offer this outstanding opportunity at public auction. Located on Highway 14, from Skyview Junction Corner north of Elkton at the intersection of Hwy 13 & Hwy 14, 4 miles east on Hwy. 14. Or from Lake Benton MN, 6 miles west on Hwy. 14. Watch for signs on:

TUESDAY, OCTOBER 21, 2025
SALE TIME: 10:00 AM

CHARLES O. MARTINSON TRUST – SELLER

DENNIS SIMPSON; QUARNSTROM & DOERING P.A. LAW FIRM – CLOSING & TRUST ATTORNEY

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