Quality Swift County Farmland & CRP

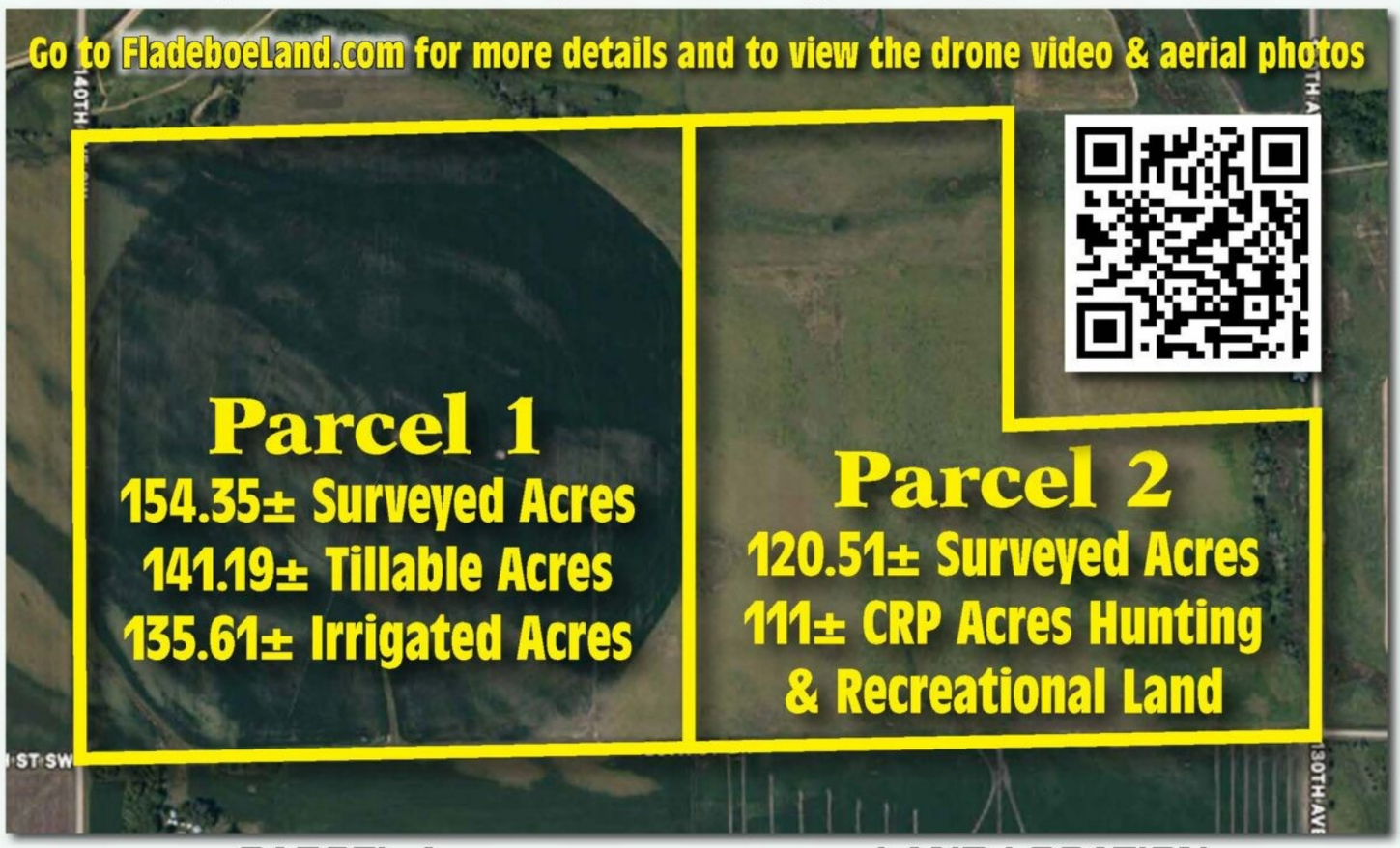
AUCTION

ONLINE ONLY

BIDDING OPENS WEDNESDAY, DECEMBER 2, 2026 AT 8:00 AM

BIDDING CLOSES Wednesday, December 9, 2026 • 1:00 PM

274.86 Surveyed Acres in Section 7, West Bank Twp, Swift Co, MN offered in 2 Parcels



PARCEL 1:

154.35± Surveyed Acres, 141.19± Tillable Farmland Acres, 135.61± Irrigated Acres (Zimmatic Gen 2 classic center pivot irrigation system with FieldNET), 5.58± Non-Irrigated Acres, 7± CRP Acres, in Section 7 of West Bank Twp, Swift Co, MN. **Legal Description:** The SW1/4 of Section 7, Twp 120, Range 41.

PARCEL 2:

120.51± Surveyed Acres, 111± CRP Acres, Hunting & Recreational Land, in Section 7 of West Bank Twp, Swift Co, MN. **Legal Description:** The S1/2 of the SE1/4 AND the NW1/4 of the SE1/4 of Section 7, Twp 120, Range 41. PID # 21-0033-000 (Split)

LAND LOCATION:

From Holloway: From the intersection of Shaw St & Co Rd 9, travel south on Co Rd 9 for 2 miles to 70th St SW. Travel east on 70th St SW for 2 miles to 140th Ave SW. Travel south on 140th Ave SW for 1/2 mile to NW corner of property on the east side of the road.

- **135.61± Acres of Irrigated Cropland – Parcel 1**
- **Zimmatic Gen 2 classic center pivot irrigation system with FieldNET**
- **111± Acres of Income Producing CRP – Parcel 2**
- **Bid on Either One or Both Parcels**
- **Spring 2027 Possession**

Realtor's Note: Here is a great opportunity to purchase either a productive irrigated farm and/or a unique farm with strong CRP payments. Parcel 1 offers productive irrigated farmland with the potential for consistent crop production. Parcel 2 offers excellent hunting land with strong recreational opportunities and CRP payments. Don't miss out on this opportunity to add quality farmland to your operation or invest in a unique recreational property. Please call with any questions you may have about the property at 320-226-4504. *Brian Fernholz*, Realtor

Mary Schmiesing Trust, Owners

FLADEBOE LAND

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Auction Terms: The successful bidder(s) will pay down $75,000 for Parcel 1 and/or $50,000 for Parcel 2 as earnest money on auction day in the form of a cashiers check. The non-refundable check should be made out to Fladeboe Land Trust Account. The successful bidder(s) will enter into a non-contingent, AS-IS purchase agreement on auction day. Buyer's premium will apply. Final purchase price will be calculated by the number of deeded/surveyed acres. Closing will be executed on or before January 22, 2027 at Wilcox Title & Closing Services in Benson, MN. Announcements made on auction day take precedence over printed material. For an information packet, go to FladeboeLand.com.

www.FladeboeLand.com

Sellers, auctioneers and brokerage are not responsible for accidents.