IRRIGATED FARMLAND IN STEARNS COUNTY

AUCTION

ONLINE ONLY

BIDDING OPENS TUESDAY, NOVEMBER 3, 2026 AT 8:00 AM

BIDDING CLOSES Tuesday, November 10, 2026 • 2:00 PM

STEARNS COUNTY QUALITY FARMLAND AUCTION WITH IRRIGATION

155± Total Acres of irrigated cropland located in part of the NE1/4 of Section 7, Township 123N, Range 34W, Crow River Township, Stearns County, Minnesota.

LEGAL DESCRIPTION

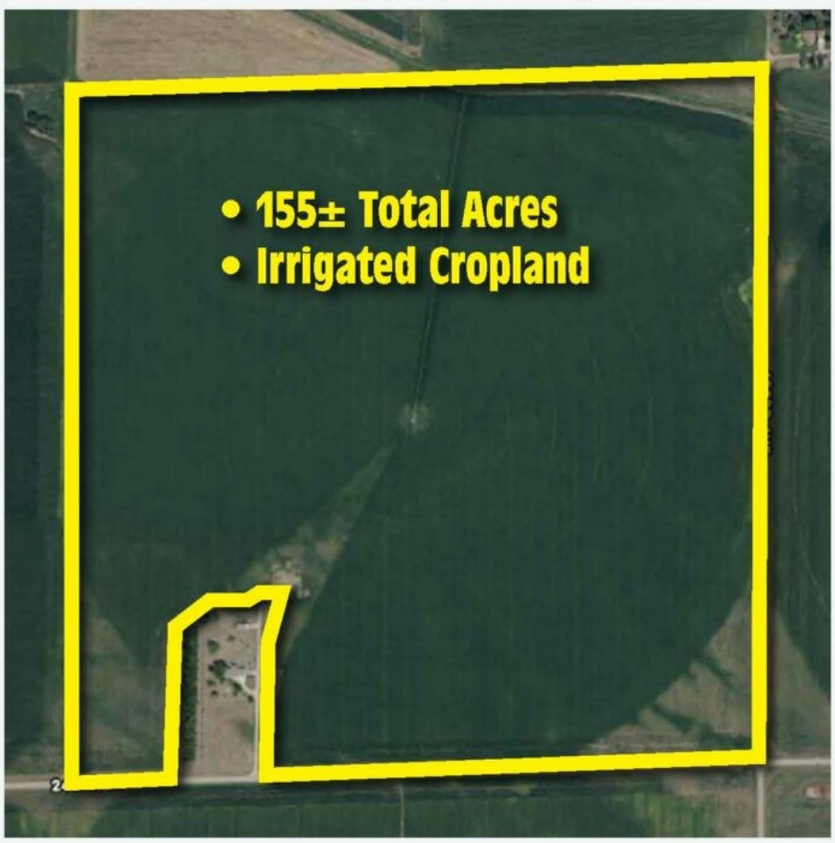
Part of the Northeast Quarter (NE1/4) of Section 7, Township 123 North, Range 34 West, Crow River Township, Stearns County, Minnesota, containing 155± acres (subject to final survey/deed description). PID #: 07.03929.0000

LAND LOCATION

From Belgrade: From the intersection of Hwy 55 and Co Rd 13 in Belgrade, travel north on Co Rd 13 for 3± miles to 245th St. Travel east onto 245th St for less than 1 mile. The southwest corner of the property will be on the north side of the road. *Watch for auction signs.*

- **Irrigated Cropland**
- **Established well & Valley Irrigator set-up**
- **Established Drainage Outlet**
- **Survey will be provided**

Visit our website at FladeboeLand.com for more details & to view the drone video & aerial photos

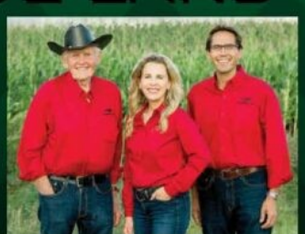


Auctioneer's Note: We are pleased to present this high-quality tract of irrigated Stearns County farmland on behalf of Tony & Lyndsay Ampe. Opportunities to purchase a well-maintained, irrigated parcel of this size in Crow River Township are highly limited. Featuring robust cropland, an established irrigation setup, and strong local farming tenancy, this property represents a top-tier addition to any farming operation or investment portfolio. This Valley irrigator has been upgraded with approximately $41,000 in Variable Rate Irrigation and variable-frequency drive technology, providing GPS-guided, prescription-based water application and convenient remote monitoring and control. With 57 individually controlled valves across five management zones, the system can apply water more precisely where it is needed; helping conserve water, reduce unnecessary pumping, and improve irrigation management across variable field conditions. We invite you to review the details, view the drone imagery online, and prepare to place your bids. Questions? Call or text Kristine at 320-212-9379 or email Kristine@FladeboeLand.com or call or text Glen at 651-208-3262 or email Glen@FladeboeLand.com. *The Fladeboe Land Team*

Tony & Lyndsay Ampe

FLADEBOE LAND

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Auction Terms: The successful bidder will pay down $100,000 as earnest money on auction day in the form of a cashier's check. The non-refundable check should be made out to Fladeboe Land Trust Account. The successful bidder will enter into a non-contingent, AS-IS purchase agreement on auction day. Buyer's premium will apply. Final price will be calculated by the number of deeded acres. Closing will be executed on or before December 30, 2026 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.