

QUALITY FARMLAND IN KANDIYOHI COUNTY

AUCTION

ONLINE ONLY

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

BIDDING CLOSING Tuesday, November 10, 2026 • 11:00 AM

KANDIYOHI COUNTY FARMLAND AUCTION — 155± ACRES

155.29± Total Surveyed Acres, with 153.84± Tillable Acres (per FSA) part of the NW1/4 of Section 20, Township 118, Range 36, Edwards Township, Kandiyohi County, Minnesota.

LEGAL DESCRIPTION

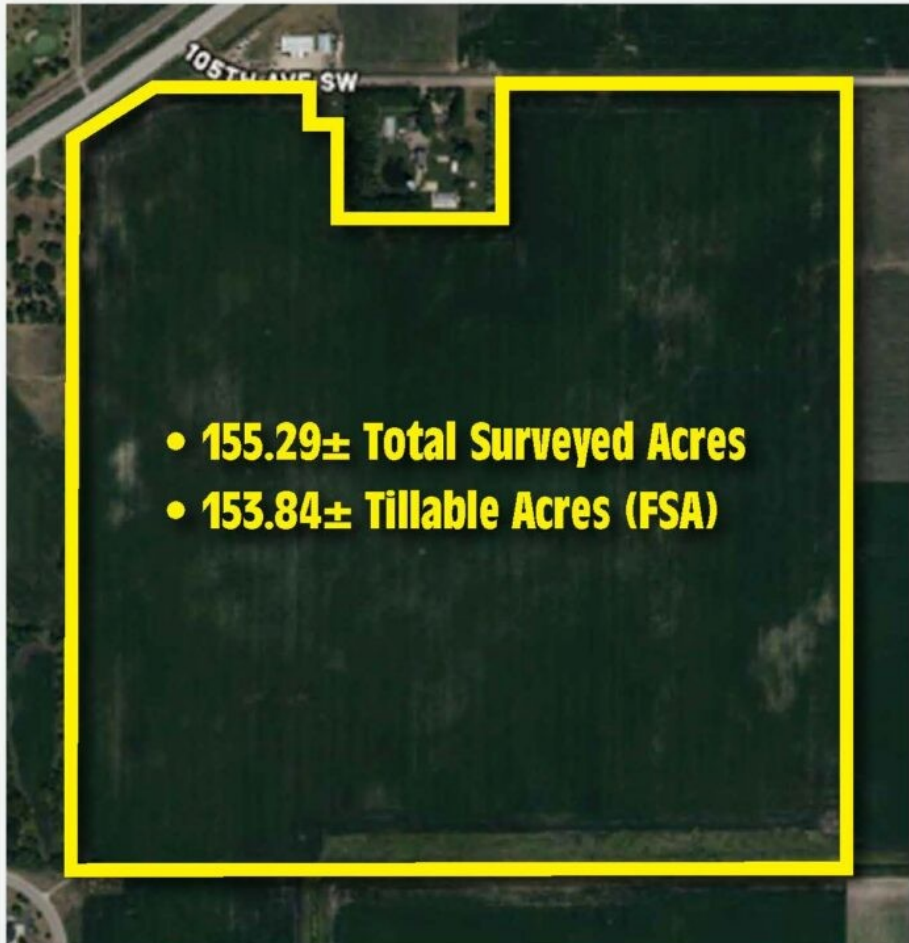
Part of the Northwest Quarter (NW1/4) of Section 20, Township 118, Range 36, Edwards Township, Kandiyohi County, Minnesota, containing 155.29± acres (subject to final survey/deed description). PID #: 15-020-0022

LAND LOCATION

From Raymond: From the intersection of Hwy 23 and Co Rd 7 in Raymond, travel northeast on Hwy 23 for 1± mile to 105th Ave SW. Travel east onto 105th Ave SW and watch for auction signs. The property will be on the south side of the road.

- Soil Rating of 90 CPI
- This Land has Tile
- Excellent Drainage Outlet
- Survey will be provided

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



- 155.29± Total Surveyed Acres
- 153.84± Tillable Acres (FSA)

Auctioneer's Note: We are honored to represent the late Jim & Bea Harms Family in the sale of this outstanding Edwards Township farmland. This farm is a true testament to over 60 years of dedicated agricultural care and family stewardship. Jim Harms proudly served his country in the U.S. Army before returning home to the land he loved, where he balanced farming with a lifetime of community service, including serving as Edwards Township Treasurer, a Raymond CRC elder, and on school boards. Bea, a devoted nurse and master gardener, stood by his side, tending to their beautiful family and their community. It is rare to find this nice of a highly productive, over 98% tillable tract with a 90 CPI in this region of Kandiyohi County. We invite you to view the drone footage, inspect this beautiful land, and prepare to add this quality agricultural asset to your operation or portfolio. 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*

—FAMILY OF THE LATE—

Jim & Bea Harms



FLADEBOE LAND

Kristine Fladeboe Duinick

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Glen Fladeboe

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Dale Fladeboe 320-894-9392



Auction Terms: The successful bidder will pay down \$75,000 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 23, 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.

