- CHIPPEWA COUNTY FARMLAND -

AUCTION

ONLINE ONLY

BIDDING OPENS FRIDAY, NOVEMBER 13, 2026 AT 8:00 AM

BIDDING CLOSES Friday, November 20, 2026 • 1:00 PM

74.11± Deeded Acres, 67.96± Tillable (FSA) Acres, located in Section 11, of Sparta 'W' Twp, Chippewa Co

LEGAL DESCRIPTION

The N1/2 of the NW1/4, except part, Section 11, Twp 117, Range 41, Sparta 'W' Twp, Chippewa Co. (Parcel ID# 13-211-2100)

LAND LOCATION:

From Montevideo: At intersection of State HWY 7, US HWY 59 & CO HWY 15 west of Montevideo, turn west on HWY 15 and drive 1.5± miles to 90th Ave SW, turn right and drive north 0.5± miles to SW'ly corner of the land. *Watch for auction signs.*

- **Spring 2027 Possession**
- **Survey Will Be Completed**
- **Great Location Near Montevideo**
- **Impressive CPI of 92.3**



Auctioneer's Note: This is an excellent opportunity to acquire quality Chippewa County farmland with a strong history of family ownership. The Dyshaw family has owned this property since 1970. This is your chance to add high-quality farmland to your farming operation or investment portfolio. The 74.11± deeded acre parcel includes 67.96± tillable (FSA) acres with an impressive CPI rating of 92.3. Located just west of Montevideo, the property offers productive farmland in a convenient location. With possession in the spring of 2027, this is an excellent opportunity to acquire quality acres and put this land to work right away. For questions or additional details, contact: Kristine at 320-212-9379 (call/text) or Kristine@FladeboeLand.com; or Glen at 651-208-3262 (call/text) or Glen@FladeboeLand.com

Dyshaw Family Partnership

FLADEBOE LAND

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Auction Terms: The successful bidder will pay down $50,000 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 as per the survey. Closing will be executed on or before January 7th, 2027. Announcements made auction day take precedence over printed material. For information packet go to FladeboeLand.com or contact Kristine at (320) 212-9379 or Kristine@FladeboeLand.com.

www.FladeboeLand.com

Sellers, auctioneers and brokerage are not responsible for accidents.