

LAND AUCTION

146.5 Acres Jackson County, MN Section 14 Alba Township

Soil Rating 90.7 PI

Thursday - November 3, 2022 - 1:00 pm
American Legion Post #608, Okabena, MN

Legal: A tract located in the E1/2 of Section 14-103-38 east and south of the dredge, Jackson County, MN, minus two tracts. Complete legal to be taken from the abstract.

Description: The Kruger Trust farm is an all tillable, nearly level farm. The farm contains 140.4 crop acres (est) in one large field. The farm is located in Drainage Districts JD84 and CD3. The farm is bordered on the south by 850th Street and on the east by 360th Avenue. The west and north part of the farm is bordered by a judicial ditch.

Soils: Nicollet, Spicer-Lura, Waldorf, Collinwood **PI 90.7**

FSA Information*		Cropland acres	141.38
Corn Base acres	71.8	Soybean Base acres	65.4
Corn PLC Yield	168	Soybean PLC Yield	46

*Acres includes small strip that is part of the acreage

RE Taxes: \$ 2452.53 annually. Taxes prorated to Jan 1, 2023.

Terms: 10 percent down sale day; 40 percent down December 29, 2022, with the balance paid on January 5, 2023.

Possession: At close, subject to balance of the 2022 lease.

Right of First Refusal: This sale is subject to a Right of First Refusal. The winning bidder at the auction will be informed no later than 30 business days following the auction if the Right of First Refusal has been exercised. If the Right of First Refusal is exercised by its holder, the winning bidder's earnest money will be returned to them and the purchase agreement will be terminated.

Broker's Note: The ACRE Co. is pleased to be selling the Kruger Trust farm at public auction. Land Buyers, take a look at this all tillable, level tract of quality farmland with a PI of 90.7. This farm will make a prime farmland investment or addition to your family farming operation. Take a drive and check out this farm. See you in Okabena sale day!

Contact The ACRE Co. for more information.



Farm Real Estate

Spencer, Iowa 712-262-3529

theacrecoco.com

MN Auctioneer License No. 32-22-001



Seller: Benjamin Kruger
Revocable Living Trust

Attorney: Ashley Schmit
Focused Law Firm, Jackson, MN

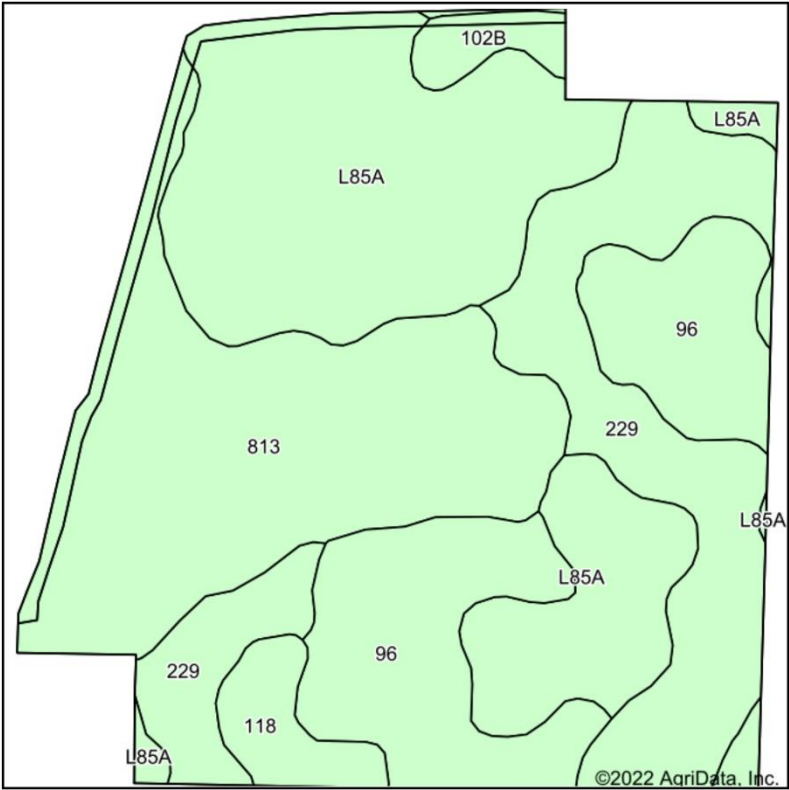
Jon Hjelm, ALC 712-240-3529

Chuck Sikora 712-260-2788

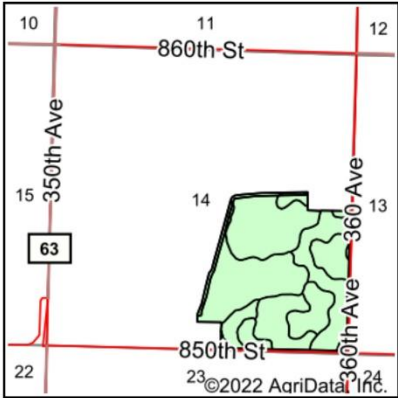
Austin Peterson 712-260-3678

Selling the Midwest's Best !

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Jackson**
Location: **14-103N-38W**
Township: **Alba**
Acres: **141.99**
Date: **8/18/2022**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com



Area Symbol: MN063, Soil Area Version: 18							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn Bu	Soybeans Bu
L85A	Nicollet clay loam, 1 to 3 percent slopes	44.06	31.0%	Iw	99		
813	Spicer-Lura complex	37.57	26.5%	IIw	87	164	48
229	Waldorf silty clay loam, 0 to 2 percent slopes	29.15	20.5%	IIw	85		
96	Collinwood silty clay loam, 1 to 3 percent slopes	24.70	17.4%	IIw	86		
118	Crippin loam, 1 to 3 percent slopes	4.12	2.9%	Ie	100		
102B	Clarion loam, 2 to 6 percent slopes	2.39	1.7%	Ile	95		
Weighted Average				1.66	90.7	43.4	12.7

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.



Selling the Midwest's Best !



The Owner reserves the right to reject any and all bids. The ACRE Co. represents the Sellers at this auction. This sale is subject to the approval of the sellers the day of the auction. Any announcements made sale day will supersede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.