

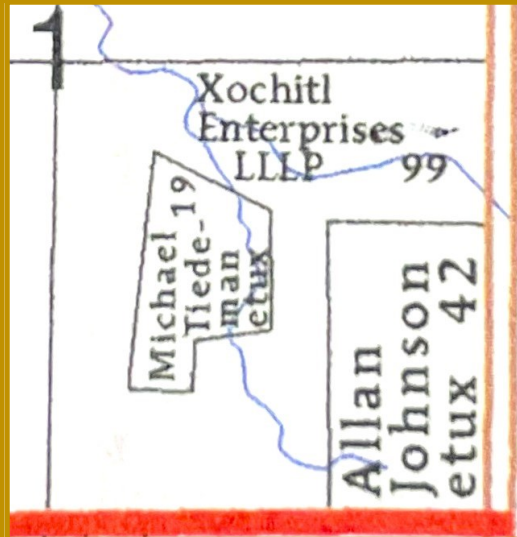
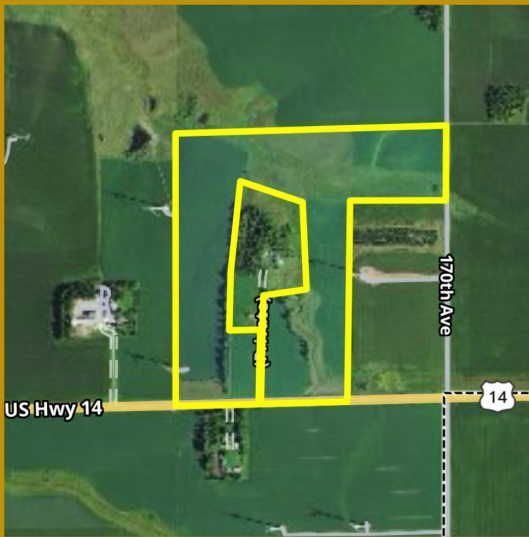
98.68 Acre Lincoln County MN Land Auction

Date: Tuesday, July 9, 2024. 10:00 A.M.

Owner: Xochitl Enterprises, LLLP

Parcel Description: 98.68 acres located in the SE 1/4 of Section 1, Verdi Township, Lincoln County, MN. Parcel ID# 15-0003-005

Auctioneer's Note: Deutz Auctions will be selling 98.68 deeded acres of farmland in Verdi township located 2 miles west of Lake Benton, MN. This parcel includes 69.18 tillable crop acres with a CPI of 85.2, appx. 28 acres of pasture, and a wind tower easement. This will be a live auction held on site. No buyer's premium charged, all are welcome. Establish credit with auctioneers prior to sale. Contact auctioneer Tim Deutz at (507) 530-4146, or visit our website at WWW.DEUTZAUCTIONS.COM.



Terms: 15% earnest money due sale day; balance due at closing no later than 90 days after sale date. Land is rented for the 2024 growing season and possession will take place after 2024 crops are removed. Possession of pasture will be January 1, 2025. All 2024 taxes will be paid by sellers. Announcements sale day are final.

Closing Attorney: Mike Cable, Marshall, MN.

DEUTZAUCTIONS.COM for more information & upcoming auctions!



Licensed Auctioneers: Tim, Chuck, Troy, Cory, & Jordan - LIC# 42-21-008

Clerks: Bob, Adam

Phone: 507-530-1141 *All phone numbers listed on our website

