

LIVE ONSITE AUCTION WITH ONLINE BIDDING

RENVILLE COUNTY FARMLAND

Auction

Hector, MN • Thursday, September 10, 2020 • 10:30 a.m.

Approximately 173.89 Acres Sold in Two Parcels Located in Martinsburg Township, Section 22, Renville Co.

AUCTION LOCATION:

HECTOR COMMUNITY CENTER • 130 Main St. South Hector, MN 55342 (*Watch for Henslin Auction Signs!*)

Land Location, Hector, MN: Six miles south on State Hwy 4, one mile east on County Road 4, South on 490th St. East Side of Road. *Watch for Henslin Auction Signs!*

LAND HAS BEEN SURVEYED!

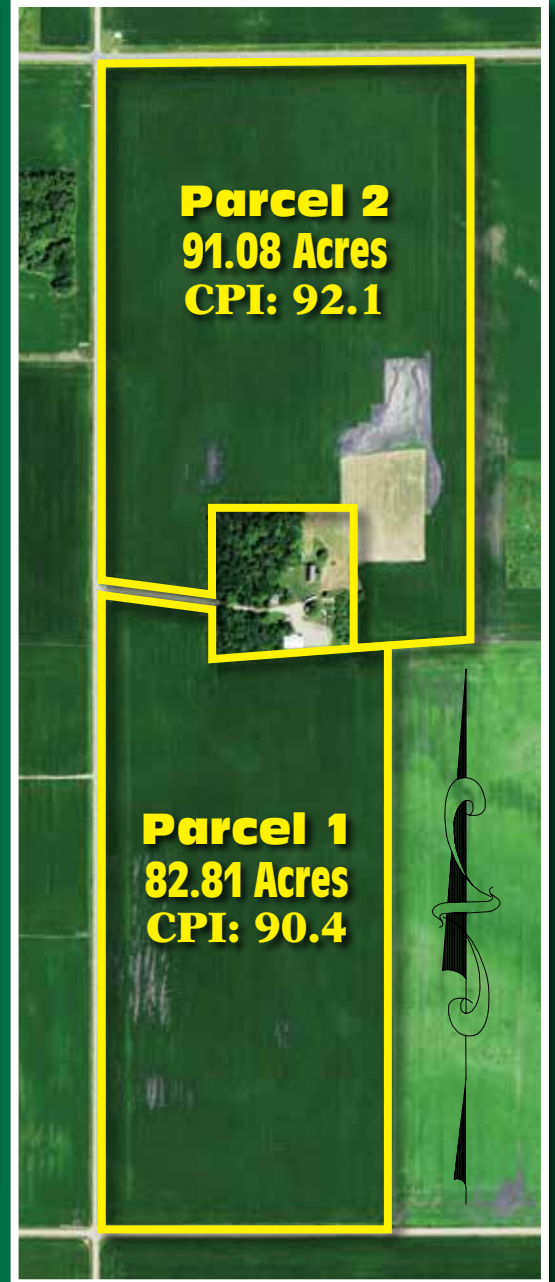
Parcel 1: 82.81 Acres Located in Martinsburg Twp, Section 22, Renville Co. (South of Building Site)
C.P.I. Rating = 90.4

Parcel 2: 91.08 Acres Located in Martinsburg Twp, Section 22, Renville Co. (North of Building Site) County Drainage Tile Recently Added in 2020 to this Parcel!! Co Rd 4 Tar Road Access on the North Side of this Parcel.
C.P.I. Rating = 92.1

Sugar Beets Have Not Been Produced On This Land In 20+ Years!

Good Heavy Renville Co. Soils Located With Co Rd 4 Tar Road Access. County Tile Will Run Through Parcel 1!

Harold Swanson Trust



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Call Today For Your Auction!



Broker: Henslin Real Estate and Land, LLC • Lic. #40452768

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Auction Notes & Terms: To attend and receive a bidding number, buyers must present auction company with certified funds of \$30,000. This non refundable earnest money down payment will be required for each parcel at the conclusion of the auction and at the signing of the purchase agreement. Closing dates for both parcels will be Wednesday, October 21. Mr. Jon Saunders from Anderson, Larson, Hanson & Saunders (Bird Island & Willmar) will be the seller's closing attorney. Possession will be granted after the 2020 crop has been removed. Buyer's premium will apply. For copies of the survey, aerial map, drone video and other information, visit us at www.henslinauctions.com

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