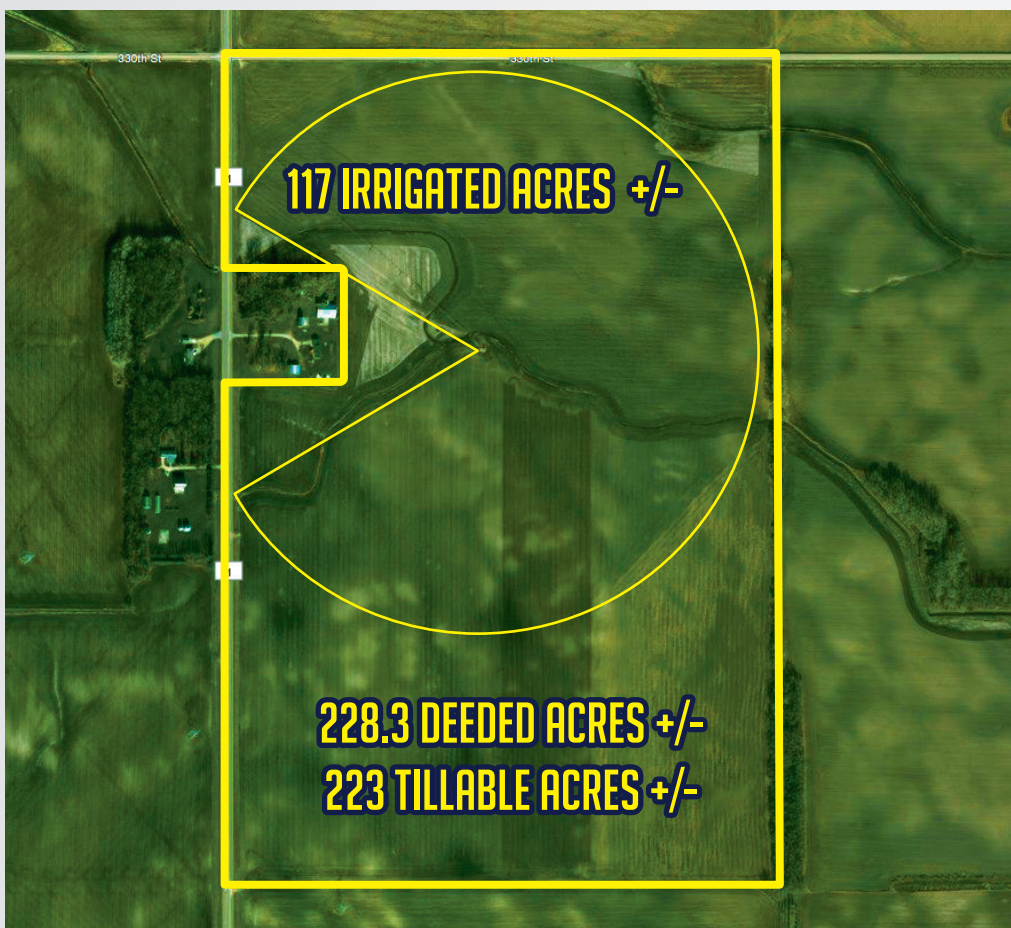


SEALED BID

# FARMLAND AUCTION

**BIDS DUE – FRIDAY, FEBRUARY 22, 2019 – 5:00 PM**

**228.3 ACRES +/- { SECTION 34 - MOORE TOWNSHIP - STEVENS COUNTY, MN }**



## PROPERTY LOCATION

**From Hancock, MN:** 5 miles South on Steven's County #1. Property starts on the SE corner of the intersection and runs  $\frac{3}{4}$  of a mile South. Watch for Hughes Real Estate signs.

## LEGAL DESCRIPTION

The Northwest Quarter (NW $\frac{1}{4}$ ) (less building site) and North Half of the Southwest Quarter (N $\frac{1}{2}$  SW $\frac{1}{4}$ ), of Section 34, T-123-N, R-41-W, Moore Township, Stevens County, MN

## LAND BREAKDOWN

The property includes approximately 228.3 Deeded Acres (+-) with 223 Acres (+-) Currently Tillable of which 117 Acres (+-) are Irrigated.

### AUCTIONEER NOTES

Hughes Real Estate and Auction Service would like to thank the Arnold Jacobson family for the opportunity to offer their farmland up on sealed bids. Don't miss this opportunity to add to your existing farming operation or to invest in some prime Steven's County farmland. This tract offers both irrigated and non-irrigated cropland. **ONLY** the top seven bidders will be invited into the Live Auction on February 26th.

*Thank you! – Jesse Hughes*

## LIVE AUCTION WILL BE HELD

**TUES., FEBRUARY 26, 2019 AT 1:00 PM**

Hancock Community Center | 662 6th St, Hancock, MN

**Only the 7 highest bidders will be invited into the Live Auction on February 26th.**

TERMS & CONDITIONS: Sealed bid auction with all signed and written bids due to the offices of Hughes Real Estate and Auction Service, LLC by Friday, February 22, 2019 5:00 PM. All bids should be mailed to: Hughes Real Estate and Auction Service, LLC, 1222 Atlantic Ave, Benson, MN 56215. Only the 7 highest bidders will be invited into the Live Auction on February 26th to raise their bid at the Hancock Community Center located at 662 6th St, Hancock, MN. The successful bidder(s) will enter into a non-contingent "AS-IS" purchase agreement upon final bid as accepted by the sellers. Non-refundable, certified funds of \$50,000 are required to be used as earnest money the day of the auction. In order to purchase the property at the Live Auction, you MUST bring earnest money to the Auction. The entire balance of the purchase price, without interest, will be due and payable on or about April 3, 2019 or when all legal documents are complete (whichever is sooner) at the law office of: Michael Erhardt, Attorney for the Sellers, 201 12th Street North, Benson, MN 56215. Sellers have the right to accept or reject any or all bids.

## Arnold Jacobson Estate, Owner

Jesse Hughes · #76-24 · Broker/Auctioneer  
Phone: 320-815-0460

Email: [info@HughesRealEstate.net](mailto:info@HughesRealEstate.net)

Agents: Duaine Flanders · Dave Weller · Dale Zaczkowski  
Janell Welling · Sherry Mathiowetz · Terri Garcia

