

Premiere 231.21 Acre Lyon County MN Farmland Auction

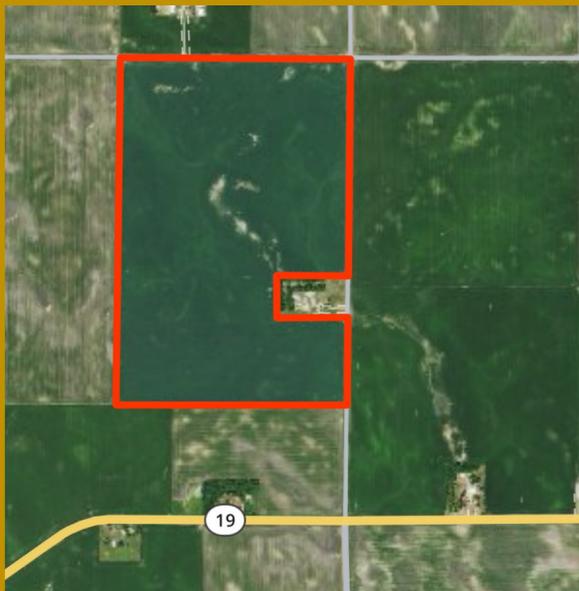
Date: Thursday June 20th; 10:00AM

Owner: John & Agnes Coudron Estate

Property Description: 231.21 deeded acres located in Section 31 of Stanley Township, Lyon County MN. 228.14 tillable acres with a CPI rating of 93.

Location: On-site, the intersection of 290th St. & 300th Ave. 3 miles east of Marshall, MN & 1 mi north.

Auctioneers Note: Deutz Auctions will be selling 231.21 acres of high quality, productive farmland in 1 tract with a CPI rating of 93. The land is in close proximity to several grain outlets and has extensive tiling throughout. This will be a live auction held on-site at the north side of the farm (290th St). No buyer's premium charged; all are welcome. Establish credit with auctioneers prior to sale day. Contact auctioneer Tim Deutz at 507-530-4146 or visit our website at www.deutzauctions.com for more information.



Terms: 15% down payment due sale day, balance due at closing August 7, 2024. Land is rented for the 2024 growing season and possession will take place after crops are removed. Tillage will be the responsibility of the new buyer. All 2024 taxes will be paid by sellers. 2024 land rents will be paid to sellers. Land will be sold as is. Announcements on sale day are final.

Mark Coudron: Estate Personal Representative

Closing Attorney: Paul Goode, Marshall, MN.

DEUTZAUCTIONS.COM for more information & upcoming auctions!



Licensed Auctioneers: Tim, Chuck, Troy, & Jordan - LIC# 42-21-008
Phone: 507-530-1141 *All phone numbers listed on our website

