

101.54 ACRES HOUSTON COUNTY LAND AUCTION

Friday, February 16, 2024

Beginning at 10:30 A.M.

Sale Location: Brownsville Community Center, 104 N 6th St., Brownsville, MN

**Property Located 3 Miles Southwest of the Mississippi River, Brownsville, MN on Co. 3
OR 16 Miles South of La Crosse, WI**



**101.54 Acres
Located in Sections
4 & 5 of Brownsville
Township, Houston
County, MN.
Offered in 2 Parcels
& As a Unit**



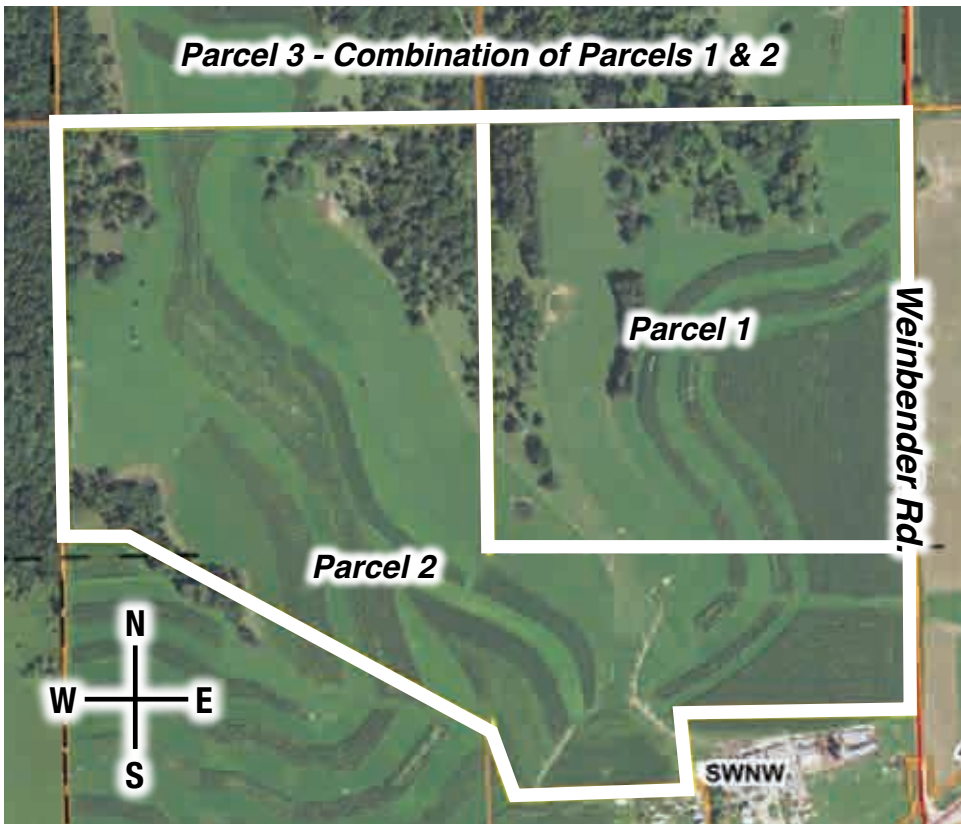
Parcel 1: 40 Acres M/L with App. 27.5 Acres Tillable, 59.7 Productivity Index and Pasture, Ponds & Wooded Areas. Road frontage to the East on Weinbender Road. If you've been looking for a property of this size that offers cropland and pasture & wooded areas to explore, in addition to great road frontage and future building potential, make plans to take a look at this one!

Parcel 2: 61.54 Acres M/L with App. 43.5 Acres Tillable, 66 Productivity Index and Pasture, Pond & Wooded Area. Road Frontage to the East on Weinbender Road. Here is a great option if you've been looking for a scenic ridge property that offers a combination of cropland and pasture & wooded areas, as well as future building potential!

Parcel 3: One Unit, 101.54 Acres M/L with App. 71 Acres Tillable, 63.4 Productivity Index with 24.49 Acre Corn Base & 1.83 Acre Oats Base for a Total Base of 26.32. Farm has contour strips and has had good conservation practices applied. This property does currently have 91.82 Acres in Green Acres & Rural Preserve. Excellent hunting & recreation opportunities with this secluded piece as well as pasture and ponds for livestock.

This scenic property is located close to Brownsville and a short drive to Caledonia, MN or La Crosse, WI!

AUCTIONEER'S NOTE: This ridgetop farm offers a scenic setting with productive tillable ground to add on to your operation, pasture with ponds for livestock and wooded areas to enjoy for hunting & recreation. An excellent location just a few miles from the Mississippi River & Brownsville and a short drive from the La Crosse area if you're wanting somewhere to escape to & enjoy! This property could have subdevelopment potential if you wanted to further explore those possibilities as well. Make plans to look at this property and see all that it has to offer!



Method of Auction: This will be a live auction with online bidding available. Successful buyer will put 10% Down Friday February 16, 2024 with balance due at closing April 1, 2024. This sale is not contingent upon Financing and Property Sells AS IS & Subject to Approval. Existing farm lease has been terminated and the new buyer will have farming possession for Spring 2024. New Buyer would have to qualify to maintain Green Acres & Rural Preserve, otherwise a payback will be calculated. Announcements Made Day of Auction Take Precedence Over Printed Materials.



Real Estate Brokerage & Closing Agent: Attorney Alexander C. Roverud of Murphy and Roverud, PLLP, Caledonia, MN

MN License #28-21-010 & #28-21-031

Jim "Fox" Gavin Farm
Alan Leary & Daniel Leary, Owners
Weinbender Rd., Brownsville, MN

Not responsible for accidents.
CLERK: Sweeney Auction Service

JEFF L. & JODI L. SWEENEY
AUCTIONEERS

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Website: www.sweeneyauctionservice.com
Email: sweeneyauction@q.com