

• ONLINE ONLY LAND AUCTION •

Bidding Opens: Monday, February 9th, 2026 at 8:00 AM (CDT)

Bidding Closes: Thursday, February 12th, 2026 at 11:00 AM (CDT)



LINDSEY BROWN | 701.371.5538

LINDSEY@PEOPLES COMPANY.COM | MN LIC 40260937

TIM GANGL | 507.254.1976

TIM.GANGL@PEOPLES COMPANY.COM | MN LIC 40974549

LISTING #18523



OLMSTED COUNTY, MINNESOTA

ONLINE ONLY AUCTION!

Mark your calendar for Monday, February 9th, 2026, at 8:00 AM (CST) when bidding opens! Bidding will close on Thursday, February 12th, 2026, at 11:00 AM (CST)! Peoples Company is honored to represent the Myron D. Schettl Living Trust in selling 20 deeded acres m/l of buildable land in Olmsted County, Minnesota.

Tucked along a quiet stretch of New Haven Road NW, just west of Oronoco, Minnesota, this beautiful 20-acre property offers a blend of wooded privacy and productive cropland all within a quick 15-minute drive to the north side of Rochester.

The property has 15.30 acres m/l of mature woodland, with a mixture of hardwoods and pines that provides a tranquil natural setting perfect for recreation, hunting, or simply soaking in the quiet beauty of the outdoors. Inviting you to explore the hidden corners of this tract. Wildlife abounds, from whitetail deer to wild turkey, making this an ideal spot for the outdoor enthusiast or nature lover.

On the eastern edge, 4.70 acres of open cropland stretch gently under the Minnesota sky. With a respectable Soil Productivity Index of 77.9, this tillable ground is well-suited for row crops or potential food plots.

With road access and proximity to both Oronoco and Rochester, this versatile property strikes the perfect balance between seclusion and convenience.

All prospective bidders should contact the Olmsted County Township Cooperative Planning Association to do their due diligence on the property. Ethan Kaske, is the Zoning Administrator. The office phone number is 507-529-0774.



DIRECTIONS

South of Oronoco, MN, on Hwy 52, take exit 64 and drive west on 100th St NW for 3.50 miles to County Rd 3 NW. Then turn right on County Rd 3 NW and drive NW for 2/10th of a mile to County Hwy 31 NW. Then turn right on County Hwy 31 NW and drive 300 feet to New Haven Rd NW. Turn left onto New Haven Rd NW and drive north for 1.9 miles. The property will be on the west side of the road. Watch for the Peoples Company signs.





LEGAL DESCRIPTION

N20A of S30A IN E1/2 SW1/4 of 10-108-15 IN OLMSTED COUNTY, MN (20 acres). Exact legal description to be taken from Title Commitment.



TILLABLE SOILS MAP

| CODE | DESCRIPTION | ACRES | % OF FIELD | MN CPI |
|---------------|-----------------------|-------|------------|--------|
| 483B | Waukee loam | 1.86 | 39.49% | 66 |
| M517A | Clyde silty clay loam | 1.38 | 29.30% | 86 |
| 1812B | Terril loam | 1.28 | 27.18% | 90 |
| 27C | Dickinson sandy loam | 0.19 | 4.03% | 55 |
| AVERAGE: 77.9 | | | | |



12119 Stratford Drive
Clive, IA 50325

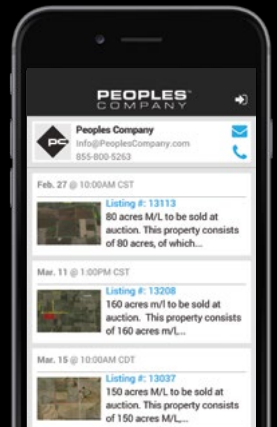


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Listing #18523



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LISTING ONLINE!

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mobile bidding app powered by
BidWrangler! You can access the app
online, but it works even better when
you download it to your smartphone.



AUCTION DETAILS & TERMS

Olmsted County, MN – 20 Acre Buildable Tract - ONLINE ONLY AUCTION!

20 Deeded Acres M/L (Offered as 1 tract)

Auction Date:

Bidding Opens: Monday, February 9th, 2026 at 8:00 AM (CDT)

Bidding Closes: Thursday, February 12th, 2026 at 11:00 AM (CDT)

ONLINE ONLY AUCTION!

Sellers: Myron D. Schettl Living Trust

Auction Method: The 20 acre tract will be offered via an ONLINE ONLY AUCTION. Bidding will open on Monday, February 9th, 2026, at 8:00 AM (CST) and will end on Thursday, February 12th, 2026 at 11:00 AM (CST). The tract will be sold on a "Whole Dollar Basis". A bid placed within 3 minutes of the scheduled close of the auction will extend bidding on the tract by 3 minutes until all the bidding is completed. If you plan to bid, please register 24 hours prior to the close of the auction. Under no circumstances shall a Bidder have any kind of claim against Peoples Company or its affiliates if the internet service fails to work correctly before or during the auction.

Legal Description: N20A S30A E1/2 SW1/4 IN 10-108-15 in Olmsted County, MN (20 acres m/l). The exact legal descriptions will be taken from the abstracts or title commitment.

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>. Potential bidders may have access to the live auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number to bid at the auction. Peoples Company and its representatives are agents of the Sellers. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Financing: The buyer's obligation to purchase the Real Estate is unconditional and is not contingent upon the Buyer obtaining financing. All financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes the representation and warrants that the bidder has the present ability to pay the bid price and fulfill the contract.

Farm Program Information: Farm Program Information is provided by the Olmsted County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company. However, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Olmsted County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest payment is required on the auction day. The earnest money payment may be paid in the form of wire transfer or check. All funds will be held in the Wagner Oehler LTD Trust Account.

Real Estate Taxes: The Buyer(s) will be responsible for all of the 2026 real estate taxes.

Survey: No additional surveying or staking will be completed by the Seller.

Closing: Closing will occur on or before March 25, 2026. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

Possession: Possession of the land will be given at closing, subject to tenant's rights associated with the current cash rent contract.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Wagner Oehler LTD, the required earnest money payment. The Sellers will provide a current abstract or owner's policy at their expense. The sale is not contingent upon Buyer financing.

Mineral Rights: A mineral title opinion will not be obtained or provided, and there will be no guarantee as to the ownership of the mineral interests on all tracts. All mineral rights of record will transfer to the buyer(s).

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

Other: The sellers will have the right to accept or reject any and all bids. This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is – Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Sellers. All bids will be on a "Whole Dollar Basis". Peoples Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made on auction day by the Auctioneer or Listing Agent will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final. Potential bidders may have access to the live online auction by utilizing Peoples Company's online auction platform via the Internet. By using Peoples Company's online auction platform, bidders acknowledge that the Internet is known to be unpredictable in performance and may, from time to time, impede access, become inoperative, or provide a slow connection to the online auction platform. Bidders agree that Peoples Company nor its affiliates, members, officers, shareholders, agents, or contractors are, in any way, responsible for any interference or connectivity issues the bidder may experience when utilizing the online auction platform.

Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Sellers and Peoples Company. Overall tract acres, tillable acres, etc. may vary from figures stated within the marketing material. Buyer should perform his/her investigation of the property before bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the abstracts or title work.