

FARMLAND AUCTION

FREEBORN COUNTY, MINNESOTA

109.6 ACRES M/L
OFFERED IN 2 INDIVIDUAL TRACTS

Auction Date: Tuesday, December 2nd, 2025 at 1:00 PM CST

Auction Location: The Albert Lea American Legion | Albert Lea, MN

Listing #18676

TIM GANGL | 507.254.1976

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COMPANY
INTEGRATED LAND SOLUTIONS

Freeborn County, Minnesota Farmland Auction – Mark your calendars for Tuesday, December 2nd, 2025, at 1:00 PM! Peoples Company is pleased to represent the Steven L Connelly Estate and the Connelly Family with the sale of Steven's farm located just east of Emmons, Minnesota. The portfolio consists of 109.6 acres m/l that will be offered as two individual tracts via public auction utilizing the "Buyers Choice" auction method. These nearly 100% tillable tracts include 107.88 m/l cropland acres and an average CPI soil rating of 84.5 with primary soil types of highly productive Hamel loam, Minnetonka silty clay loam, and Lester Loam. These tracts are located in Section 34 of Nunda Township in Freeborn County, Minnesota.

Tract 1: 39.54 acres m/l with an estimated 38.85 FSA cropland acres and a CPI soil rating of 90.1

Tract 2: 70.06 acres m/l with an estimated 69.03 FSA cropland acres and a CPI soil rating of 81.4

These tracts have been farmed together in a corn and soybean rotation and planted north and south in 2025. All of the 107.88 m/l cropland acres are in row crop production and carry an average CPI soil rating of 84.5.

A paved County Highway borders tract 2 to the south. Both tracts 1 and 2 are accessed from 708th Ave, which is gravel surfaced. The proximity to the Minnesota Highway system offers quick access to multiple grain marketing options, including the Nexus Cooperative in Emmons, Minnesota, and Crystal Valley Cooperative in Albert Lea, Minnesota. These high-quality farmland tracts are located in a strong farming community and would make for great add-on tracts to an existing farming operation or for an investment for the Buyer looking to diversify their portfolio or hedge inflation. Farming rights are available for the 2026 growing season.

The two tracts will be offered on a price per acre basis via Public Auction and will take place on Tuesday, December 2nd, 2025, at 1:00 PM CST at the Albert Lea American Legion, 142 N Broadway Ave in Albert Lea, Minnesota. The farm will be sold as two individual tracts using the "Buyers Choice" auction method on a price per acre basis, and the high bidder can take, in any order, one or both tracts for their high bid. "Buyers Choice" auctioning will continue until both tracts 1 and 2 have been purchased and removed from the auction. Tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.



DIRECTIONS

From Interstate Highway 35 take Exit 2 for County Rd 5 (125th St) and travel west approximately .02 miles to your first left (south) on County Rd 18 (755th Ave) travel 7.6 miles to State Line Road (Hwy 16), take a right (west) and travel approximately 4.7 miles, Turn right (north) onto 708th Ave and Tract 1 is .03 miles on the right (east) side of the road.

Tract two is on the left (west) side as soon as you turn onto 708th Ave. Signs are posted.

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TRACT 1 | 39.54 ACRES M/L

Tract 1 consists of 39.54 acres m/l with an estimated 38.54 cropland acres. Prominent soil types include Hamel Loam, Glencoe Clay Loam, and Reedslake-LeSeuer Complex. These cropland acres are in a corn and soybean rotation, with the field planted as corn for the 2025 growing season. These acres have a Minnesota CPI rating of 90.1. Historically, this tract has been farmed north to south, but could easily be farmed east to west. With limited preparation, this farm is ready for soybeans next year. The farm lease has been terminated, and farming rights are available for the 2026 growing season.

Access to the tract is from the west off of 708th Avenue, which is a gravel road, but is less than one mile to the paved State Line Road. There is some tile in the farm. However, no tile maps are available. This tract is located in Section 34 of Nunda Township, Freeborn County, Minnesota.



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	MN CPI
414	Hamel loam	17.48	44.99 %	94
L84A	Glencoe clay loam	6.54	16.83 %	86
L113B	Reedslake-Le Sueur	3.98	10.24 %	98
106C2	Lester loam	3.75	9.65 %	76
944B	Lester-Estherville	3.04	7.82 %	77
286B	Shorewood silty	2.83	7.28 %	95
239	Le Sueur loam	0.67	1.72 %	97
L1207B	Le Sueur-Reedslake	0.56	1.44 %	95



AVERAGE CPI:
90.1

TRACT 2 | 70.06 ACRES M/L

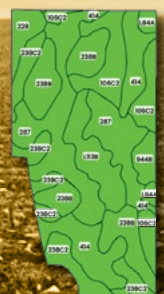
Tract 2 consists of 70.06 acres m/l with an estimated 69.03 FSA cropland acres. Prominent soil types include Minnetonka Silty Clay Loam, Kilkenny Clay Loam, and Hamel Loam. These acres were planted in corn for the 2025 growing season and carry an average Minnesota CPI rating of 81.4. The tract has been farmed north and south, which seems to make the most sense considering the shape of the field. The farm lease has been terminated, and farming rights are available for the 2026 growing season.

There is a Regulatory Floodway on the neighboring property just to the west that is well controlled and does not project onto this tract.



TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	MN CPI
287	Minnetonka silty clay	17.47	25.30 %	77
238B	Kilkenny clay loam	12.16	17.61 %	79
414	Hamel loam	9.70	14.05 %	94
106C2	Lester loam	9.43	13.66 %	76
238C2	Kilkenny clay loam	9.10	8.34 %	74
L113B	Reedslake-Le Sueur	5.76	3.43 %	98
229	Waldorf silty clay	2.37	3.43 %	85
944B	Lester-Estherville	1.85	2.68 %	77
L84A	Glencoe clay loam	1.20	1.74 %	86



AVERAGE CPI:
81.4



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18676



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

FARMLAND AUCTION

FREEBORN COUNTY, MINNESOTA

AUCTION DETAILS & TERMS

The Steven Connelly Estate c/o Mark Connelly
109.6 Acres M/L
Offered as Two Tracts
Tuesday, December 2nd, 2025 at 1:00 PM CST

Seller: Steven L Connelly Estate c/o Mark Connelly

Auction Location:

The Albert Lea American Legion
142 N Broadway Avenue
Albert Lea, Minnesota 56007

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.

Auction Method: The tracts will be sold via Public Auction on Tuesday, December 2nd, 2025, at 1:00 PM at the Albert Lea American Legion in Albert Lea, Minnesota. The portfolio will be offered as two individual tracts using the "Buyer's Choice" auction method, whereas the winning bidder may elect to take one or both tracts for their high bid. The "Buyer's Choice" auction will continue until all farmland tracts have been purchased and removed from the auction. The tracts will not be offered in their entirety at the conclusion of the auction. This auction can also be viewed through a Virtual Online Auction option, and online bidding will be available.

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 Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Agency: Peoples Company and its representatives are agents of the Seller. Winning Bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Farm Program Information: Farm Program Information is provided by the Freeborn 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 Freeborn County FSA and NRCS offices.

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

Closing: Closing will occur on or before Tuesday, January 16th, 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 the Tenant's Rights.

Farm Lease: Farming rights are available for the 2026 growing season.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit the required earnest money payment into the Wagner Oehler, Ltd. Trust Account. The Seller will provide a marketable title 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. Seller will convey 100% of whatever mineral rights are owned by the Seller without warranty.

Financing: The purchaser's obligation to purchase the Property is unconditional and is not contingent upon the Purchaser obtaining financing. Any financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes a representation and warrants that the bidder has the present ability to pay the bid price and fulfill the terms and conditions provided in the Contract.

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Seller. 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.

Surveys: Tract 1 (approximately 39.54 acres) and Tract 2 (approximately 70.06 acres) currently exist as one 109.6-acre parcel. In the event that there are separate Buyers for the individual parcels, they will be split at closing. Estimated acres will be transferred to each Buyer. The tracts will not be surveyed unless the Buyer bears the expense. Surveyed acres will NOT affect the purchase price.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property will be sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a "Price Per Acre" amount. 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 Agents 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.

Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller 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 Abstract.

Seller reserves the right to accept or reject any and all bids.