

TWO PARCEL AUCTION IN POPE COUNTY

AUCTION

ONLINE ONLY

BIDDING OPENS THURSDAY, OCTOBER 30, 2025 AT 8:00 AM

BIDDING CLOSSES **Thursday, November 6, 2025 • 2:00 PM**

Online Only Auction in Gilchrist Twp, Pope Co

Two Parcel Auction - 148.11 Total Surveyed Acres



Parcel 2
47.55 Surveyed Acres
12.37± Tillable Acres
Building Site

Parcel 1
100.56 Surveyed Acres
97.96± Tillable Acres

Go to FladeboeLand.com for more details and to view the drone video & aerial photos



PARCEL 1:

100.56 Surveyed Acres, 97.96+/- Tillable Acres, CPI=72.7, located in NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 15, AND the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, pt of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, and pt of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 10, Twp 123, Range 37. (Parcel C of Survey)

PARCEL 2:

47.55 Surveyed Acres; 12.37+/- Tillable Acres, CPI=80.7, Building Site W/ Home, Outbuildings & Recreational Land; located in pt of GL 1, pt of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, pt of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ & pt of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 10, Twp 123, Range 37. (Parcel B of Survey)

Go to FladeboeLand.com to view survey for exact legal descriptions.

OPEN HOUSE:

Saturday, September 27 from Noon – 2:00 PM;
Saturday, October 11 from 1:00 - 3:00 PM;
Wednesday, October 29 from 3:00 - 5:00PM

BUILDING SITE LOCATION:

18379 County Road 8, Glenwood, MN 56334; Just south of Terrace, take MN 104S east one mile to 182nd Ave, turn right and drive two miles to County Road 8, turn right and drive 0.2 miles to the building site.

TILLABLE LAND LOCATION:

From the building site, take Co Rd 8 west 0.3 miles to 190th Ave, turn left and drive 0.7 miles to 303rd St, turn left on 303rd St. and drive 0.3 miles to SW corner of field.

Message from the Christianson Family: Omer and Pearl Christianson made this farm their home beginning in 1959. Omer was a dairy and crop farmer and Pearl a teacher in country schools. Here they raised three children, building not just a livelihood, but a welcoming home that became a gathering place for family and friends. The farm reflects their values and love for their life here, carrying with it decades of laughter, get-togethers, and milestones. Deeply proud of this land, the Christianson family cherishes every moment and memory made here.

Auctioneer's Notes: Discover a truly remarkable property with something for everyone. Parcel 1 boasts nearly 100 tillable acres with exceptional farmability and natural surface drainage—an ideal addition for anyone seeking productive farmland to add to their operation or investment portfolio. Parcel 2 is a one-of-a-kind building site that invites you to imagine life surrounded by natural beauty. Features include a livable home, tillable land, and majestic, mature woods on high ground, complete with a charming trail system that winds throughout. Whether walking the property, exploring the trails, or simply taking in the views, it's a place where nature and opportunity meet. Experience the beauty yourself—watch the drone video on our website or join us at an open house to experience this exceptional property in person. For questions, call, text, or email Glen Fladeboe at 651-208-3262 or Glen@FladeboeLand.com.

Omer & Pearl Christianson Estate & Family



FLADEBOE LAND

Kristine Fladeboe Duinick
- Broker - 320-212-9379

Kristine@FladeboeLand.com

Glen Fladeboe 651-208-3262
Glen@FladeboeLand.com

Dale Fladeboe 320-894-9392



Auction Terms: The successful bidder(s) will pay down \$50,000 for Parcel 1 (tillable parcel), and/or \$30,000 for Parcel 2 (building site parcel) as earnest money on auction day in the form of a cashier's check. The non-refundable check should be made out to Fladeboe Land Trust Account. The successful bidder(s) will enter into a non-contingent, AS-IS purchase agreement on auction day. Buyer's premium will apply. Final price will be calculated by the number of deeded acres as per the survey. Closing will be executed on or before December 18th, 2025, with attorney Brad Schmidt at JMSK&Z Law Office in Willmar, MN. Announcements made auction day take precedence over printed material. For info packet call Glen at 651-208-3262 or email him at Glen@FladeboeLand.com

www.FladeboeLand.com

Sellers, auctioneers and brokerage are not responsible for accidents.