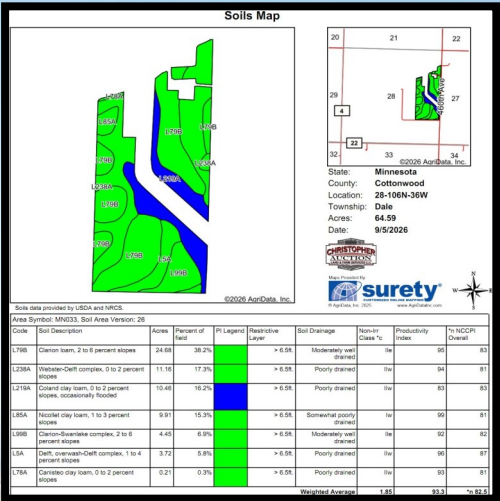


79 +/- ACRES DALE TOWNSHIP, COTTONWOOD COUNTY, MN.
LAND & LAKESHORE ACREAGE AUCTION
TUESDAY, OCTOBER 27, 2026 @ 5:30 P.M.
SALE LOCATION: Auction will be held at 36265 460th. Ave. Windom, MN.



PROPERTY LOCATION: From Windom, MN go 4 miles north, 2 miles west and 1 mile north.

Acreage Address: 36265 460th Ave. Windom, MN

PROPERTY LEGAL DESCRIPTION

NE1/4 SE1/4 ex. 75.9' on South Side & Govt. Lot 1
Cottonwood County, Minnesota

PROPERTY INFORMATION

Deeded Acres: 79 +/- FSA DCP Cropland
Acres: 74.67 +/- **Crop Productivity Index:** 93.3

AUCTION SALE TERMS

These properties will be offered for sale in multiple parcels and in combination on our multi parcel board bidding system. All bidders must register for a bidding number prior to bidding on sale day. The successful buyer at the conclusion of the auction will enter into a purchase agreement & make a 20% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before December 9, 2026 when clear title will be furnished. This sale is NOT CON TINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. This property is being sold AS IS-WHERE IS as well as this property being sold subject to any and all zoning, environmental, state, federal laws or any easements including road, drainage, utility, or other easements or agreements of record. Buyer shall be granted possession of the property upon closing subject to a 2026 crop lease. Seller shall pay all the real estate taxes and any assessments due and payable prorated up and to the day of closing. Buyer shall be liable for all real estate taxes prorated after the day of closing and thereafter. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the buyer. Any appraisal or loan fees are buyer's obligation. It is the interested bidder's obligation to inspect the property prior to their purchase of it. For those that can't attend sale day please make arrangements with sales staff 24 hours ahead of the auction to bid by phone. Any statements made at the auction may take precedence over any printed information. This sale is subject to the seller's approval. Christopher Auction Land & Farm Services LLC & Sales Staff represent the sellers in this transaction.

AUCTIONEER'S NOTE

Christopher Auction Land & Farm Services LLC is honored to represent the Lloyd Pfeiffer Estate with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this property. If you are considering the purchase of very good farmland to add to your investment portfolio or a desirable lakeshore acreage this is an auction that you will want to attend. The information contained in this sale bill and other information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. Call today to schedule a residential showing! This auction is open to the public and we look forward to seeing you there. Respectfully, Scott Christopher & Sales Staff.

Owners: Lloyd Pfeiffer Estate



Scott Christopher
Auctioneer, Broker, Appraiser
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AUCTIONEERS

Scott Christopher 507-841-3125

Dan Pike 507-841-0965

Doug Wedel

Ryan Kahler & Chris Kahler

ATTORNEY FOR SELLER

Ron Schramel - Schramel Law Office