



FARM | COMMERCIAL | RECREATIONAL | RESIDENTIAL

392.2 Deeded Acres Swenoda Township Swift County

336.52 Tillable Acres
of Productive Farmland

Auction Date

Bidding opens at 12:00 PM CST on August 24th, 2026 and
will begin to close at 2:00 PM CST August 31st, 2026



LAND &
RANCH

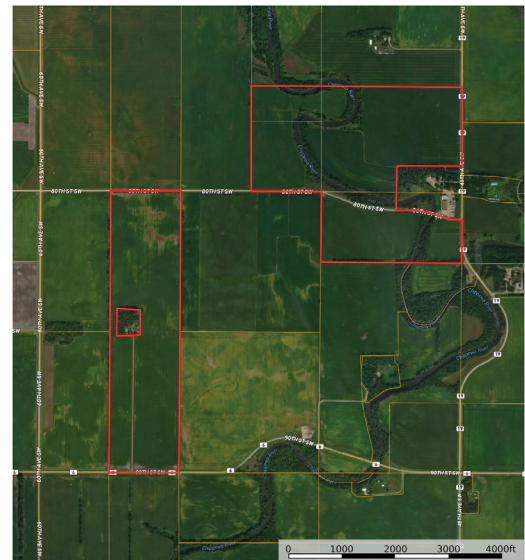
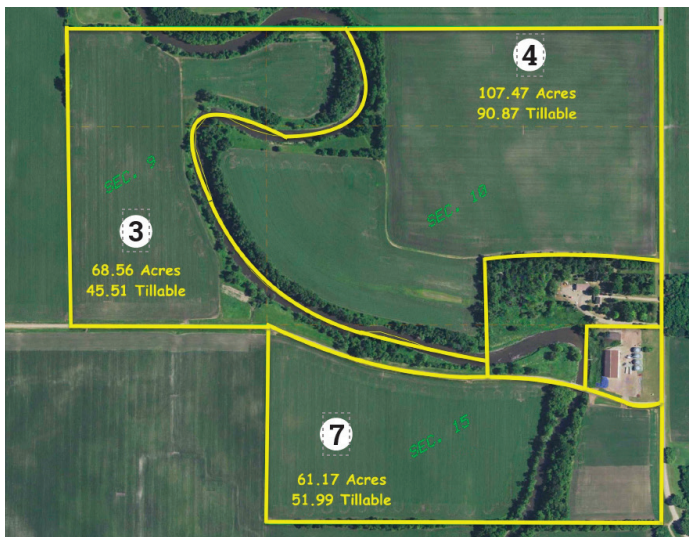
- Cole Block | Land Specialist
- 320-894-4477
- Cole@CementTheDeal.com

Overview

KEY FEATURES

- 392.2± Total Acres
- 336.52± Tillable Acres
- Section 9, 10, 15 and 16 Swenoda Twp
- Close proximity to the Chippewa River for tiling opportunity
- Excellent Soil Ratings, most ranging 77-88.7 CPI

Parcel	Description	Deeded	Tillable	CPI
①	155 Acre	155	148.15	88.7
③	W of River	68.56	45.51	86.9
④	No of bldg site	107.47	90.87	77.7
⑦	S of River	61.17	51.99	85.7



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Register to Bid:

Scan QR code with your Smart Phone camera



Tract 1



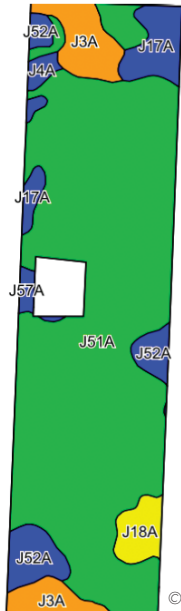
155± Deeded Acres, 148.15 Tillable Legal

DESCRIPTION:

SECT-16 TWP - 120 RANG-40 E 1/2 OF NW 1/4 & E 1/2 OF SW 1/4 EXC BEG AT SW COR OF SAID SEC 16, THEN N

PROPERTY TAXES: 2026 - \$7980

WEIGHT CPI - 88.7



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Area Symbol: MN151, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
51A	Bearden-Quam, depressional, complex, 0 to 2 percent slopes	119.27	76.9%		Ills	0	91	74	61	61	74
3A	Arveson sandy loam, 0 to 2 percent slopes	11.64	7.5%		Illw	0	74	51	51	45	50
52A	Rondell silty clay loam, 1 to 3 percent slopes	8.82	5.7%		Ills	0	89	69	56	52	69
17A	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	7.65	4.9%		Illw	6650	88	69	45	68	46
18A	Malachy sandy loam, 1 to 3 percent slopes	4.52	2.9%		Ills	0	66	48	48	45	41
57A	Balaton-Hamerly complex, 1 to 4 percent slopes	1.79	1.2%		Ills	4012	89	71	58	57	71
4A	Rockwell loam, 0 to 2 percent slopes	1.38	0.9%		Illw	0	87	64	54	53	64
Weighted Average					2.05	374.4	88.7	*n 70.9	*n 58.7	*n 59.1	*n 69.5

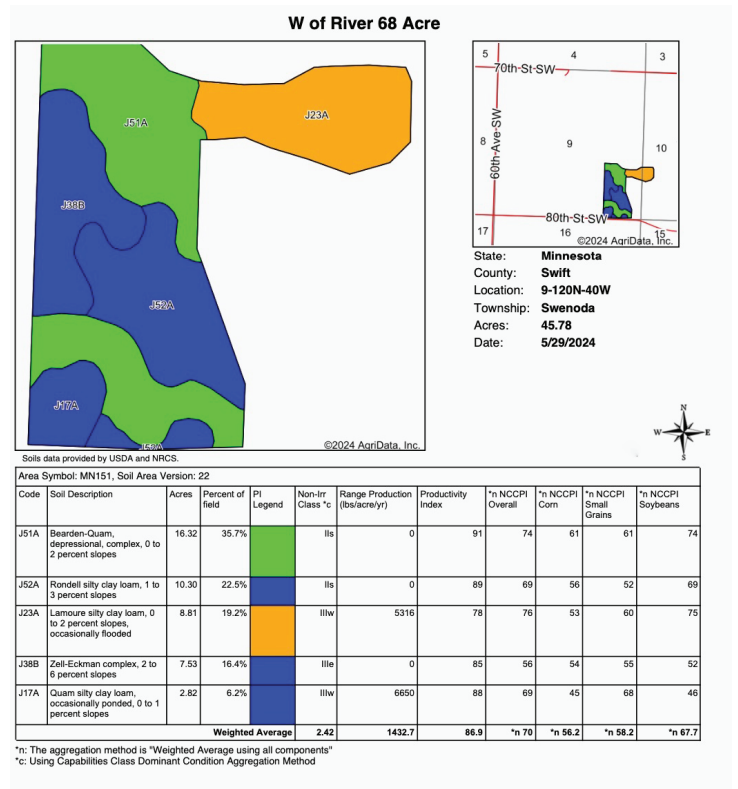
Tract 3



68.56± Deeded Acres, 45.51 Tillable

New boundary for Tract 3 has not been recorded, so no formal legal description available along with taxes

WEIGHTED CPI - 86.9



Tract 4

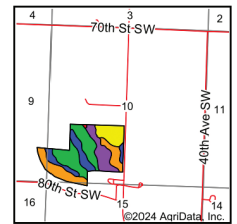
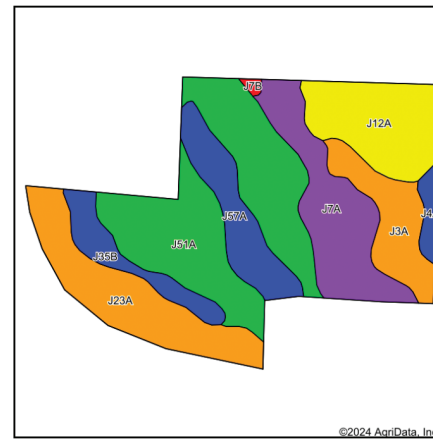


107.47± Deeded Acres, 90.87 Tillable

New boundary for Tract 4 has not been recorded, so no formal legal description available along with taxes

WEIGHTED CPI - 85.7

E of River 107



State: Minnesota
County: Swift
Location: 10-120N-40W
Township: Swenoda
Acres: 91.19
Date: 5/29/2024



Soils data provided by USDA and NRCS

Area Symbol: MN151, Soil Area Version: 22										
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class "c"	Range Production (lbs/ac/yr)	Productivity Index	"n" NCCPI Overall	"n" NCCPI Corn	"n" NCCPI Small Grains
J51A	Bearden-Clum, depressional, complex, 0 to 2 percent slopes	28.06	30.7%		Ills	0	91	74	61	61
J23A	Lamoure silty clay loam, 0 to 2 percent slopes, occasionally flooded	13.94	15.3%		Illw	5316	78	76	53	60
J7A	Sverdrup sandy loam, 0 to 2 percent slopes	13.73	15.1%		Ills	3264	52	44	44	43
J12A	Maryland loam, 0 to 2 percent slopes	12.09	13.3%		Illw	6122	65	51	50	44
J57A	Balaton-Hamerly complex, 1 to 4 percent slopes	8.38	9.2%		Ills	4012	89	71	58	57
J3A	Arveson sandy loam, 0 to 2 percent slopes	8.06	8.8%		Illw	0	74	51	51	45
J35B	Hokans-Buse complex, 2 to 6 percent slopes	5.03	5.5%		Ills	3793	88	66	57	57
J4A	Rockwell loam, 0 to 2 percent slopes	1.61	1.8%		Illw	0	87	64	54	53
J7B	Sverdrup sandy loam, 2 to 6 percent slopes	0.30	0.3%		Ills	3264	49	44	43	43
Weighted Average					2.31	2704.4	77.7	"n 63.7	"n 64.2	"n 63.7
								"n 62.1		

"n: The aggregation method is "Weighted Average using all components"
"c: Using Capabilities Class Dominant Condition Aggregation Method

Tract 7

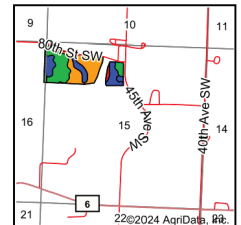
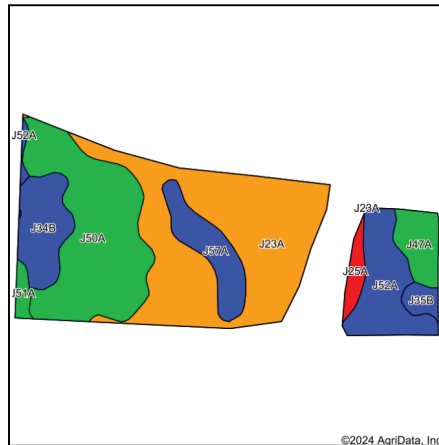


61.17± Deeded Acres, 51.99 Tillable

New boundary for Tract 7 has not been recorded, so no formal legal description available along with taxes

WEIGHTED CPI - 85.7

So of River 61 Soils



State: Minnesota
County: Swift
Location: 10-120N-40W
Township: Swenoda
Acres: 52.18
Date: 5/29/2024

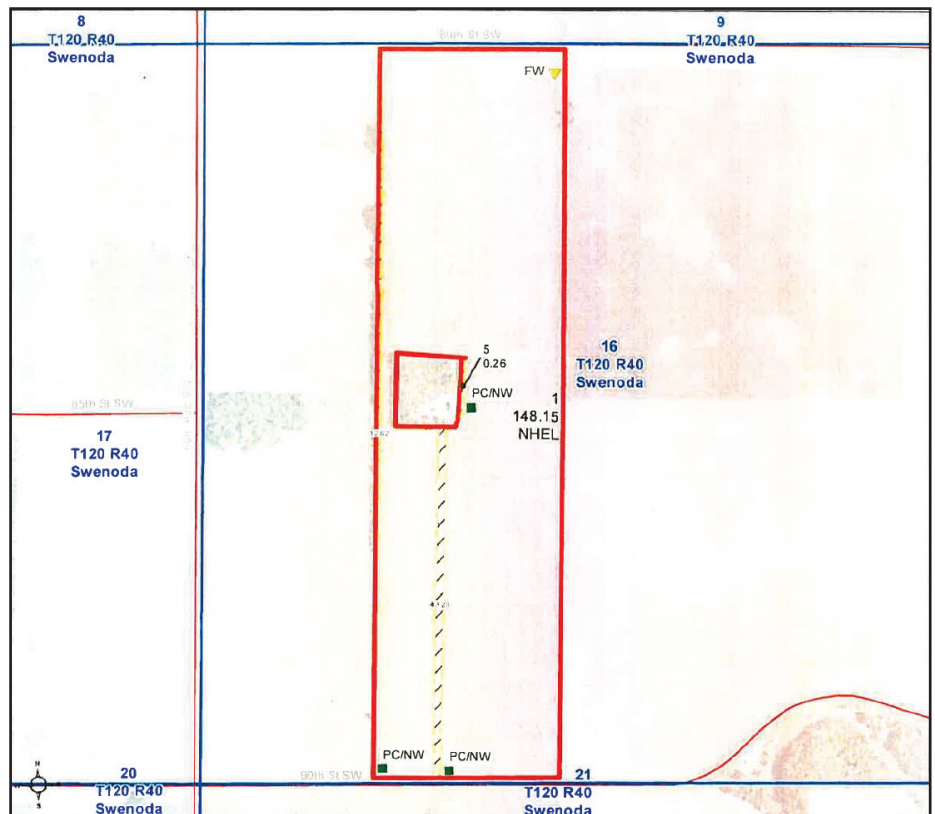
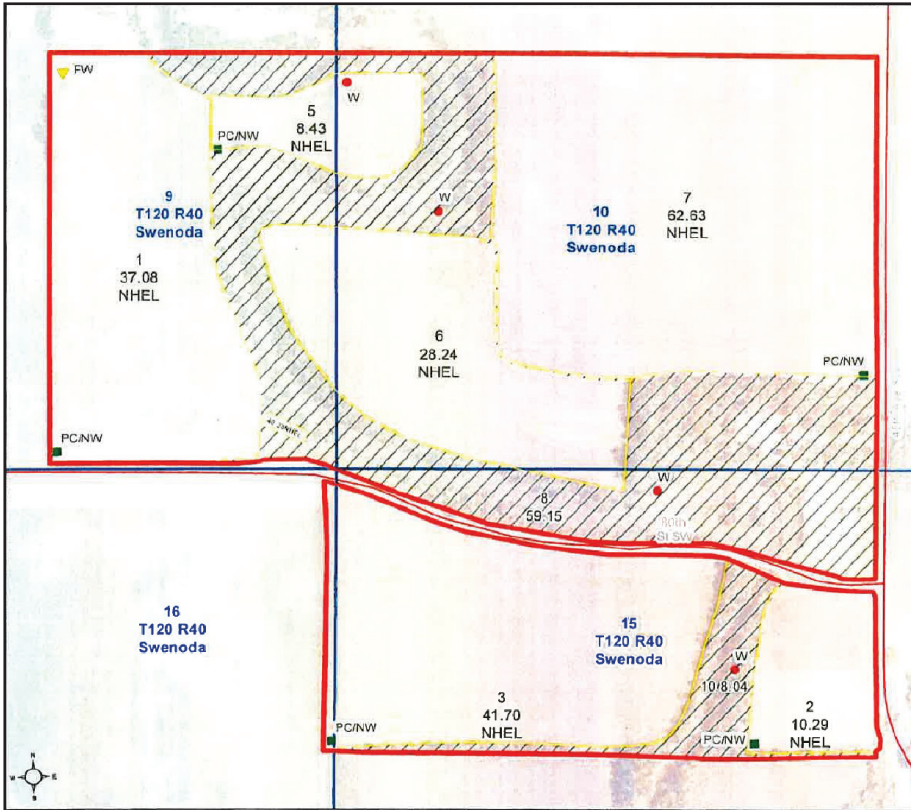


Soils data provided by USDA and NRCS.

Area Symbol: MN151, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Range Production (lbs/acre/yr)	Productivity Index	% NCCPI Overall	% NCCPI Corn	% NCCPI Small Grains	% NCCPI Soybeans
J23A	Lamoure silty clay loam, 0 to 2 percent slopes, occasionally flooded	19.77	37.9%		Illw	5316	78	76	53	60	75
J50A	Balaton-Tara complex, 1 to 3 percent slopes	13.86	26.6%		Ills	0	96	74	60	62	74
J52A	Rondell silty clay loam, 1 to 3 percent slopes	5.63	10.8%		Ills	0	89	69	56	52	69
J47B	Byrne-Buse complex, 2 to 6 percent slopes	4.27	8.2%		Ille	0	90	67	57	60	67
J57A	Balaton-Hamerly complex, 1 to 4 percent slopes	3.65	7.0%		Ills	4012	89	71	58	57	71
J47A	Swenoda sandy loam, moderately wet, 1 to 3 percent slopes	2.41	4.6%		Ills	0	95	64	62	57	62
J25A	Rauville silty clay loam, 0 to 2 percent slopes, frequently flooded	1.06	2.0%		Vw	6310	20	46	20	44	19
J35B	Hokans-Buse complex, 2 to 6 percent slopes	0.89	1.7%		Ille	3793	89	66	57	57	65
J51A	Bearden-Quam, depressional, complex, 0 to 2 percent slopes	0.64	1.2%		Ills	0	91	74	61	61	74
Weighted Average					2.44	2487.6	85.7	72.3	55.8	59	71.2

FSA Maps



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TERMS

This sale is being conducted by the Court-Appointed Receiver pursuant to Order of the District Court. The Receiver is acting solely in his Court-appointed fiduciary capacity and not individually. The sale is subject to the terms of the Court's Order appointing the Receiver and any subsequent Orders of the Court. In the event of any conflict between these Terms and Conditions and any Court Order, the Court Order shall control. Receiver's Limited Knowledge; No Representations. The Receiver is acting solely in the Receiver's court-appointed fiduciary capacity and has not occupied, operated, managed, developed, or otherwise exercised control over the Property except as authorized by the Court. Accordingly, the Receiver has limited knowledge concerning the Property and makes no representations or warranties, express or implied, regarding the condition, use, operation, habitability, environmental status, title, zoning, compliance with laws, income, expenses, leases, improvements, fixtures, personal property, or any other aspect of the Property. The Receiver has not independently verified information obtained from prior owners, occupants, tenants, governmental agencies, surveyors, or third parties. Any marketing materials, surveys, aerial photographs, soil information, FSA information, crop information, tax information, or other data are believed to be reliable but are not guaranteed and are provided solely for informational purposes. Any information provided by the Receiver, the auctioneer, or their agents is provided solely as a courtesy and for informational purposes and shall not be relied upon by any bidder or purchaser. Acreage figures are believed to be accurate but are not guaranteed. Final purchase price shall be based upon the deeded acreage identified in the survey and legal description approved for closing.

All bids will be PER DEEDED ACRE (example: if the high bid is \$7,000 and there are 100 acres, the purchase agreement will be for \$700,000).

This is a timed online only auction with a One Percent (1%) Buyer's Premium. Bid placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and auction does not end until there are no bids for 4 minutes.

The winning bidder will make arrangements for the signing of the contract, by contacting Cole Block at 320-212-2292 or Kristi Block at 320-894-4477. Arrangements will be made to email or fax a copy of the contract for signature or a scanned copy will be sent by email for electronic signature.

All bidders must be registered and approved to bid within 3 calendar days of auction closing.

By registering to bid, each bidder acknowledges that he or she has had adequate opportunity to inspect the Property, investigate title, zoning, taxes, environmental matters, governmental regulations, and all other matters affecting the Property, and is relying solely upon his or her own investigation.

All parcels will have a reserve, unless otherwise stated. Once the reserve has been met, it will say so on the bidding platform.

The seller(s) will not offer seller financing in any capacity. Sale of the property must be under cash or conventional loan financing.

All bidders must secure their own financing and provide documentation of pre-approval from their lender or provide proof of funds (we do not need exact dollar amounts) just the name of the auction on financial institution letter head.

Sale of the property will not be contingent on buyer obtaining financing.

The successful bidder will be required to sign a Purchase Agreement at the close of the real estate auction. A total earnest money deposit of \$50,000 will be required per parcel for Tracts 1 and 7 and \$30,000 per parcel on Tracts 3 and 4. Those funds will be placed in a Real Estate Trust Account as earnest money until closing. Funds are due and payable within 3 calendar days of the signing of the Purchase Agreement.

Except in the event Seller is unable or unwilling to perform its obligations under the Purchase Agreement, including the inability to convey marketable title or complete the sale as required by Court Order, the earnest money shall become non-refundable upon execution of the Purchase Agreement and shall be retained as liquidated damages in the event of purchaser default.

If Buyer defaults, Seller may retain the earnest money as liquidated damages without limiting any other remedies available under the Purchase Agreement or applicable law. Seller reserves all rights available under the Court's Orders and Minnesota law. Balance of the purchase price must be paid in full at closing. Closing date is approximately October 14th, 2026. Closing will take place at Quality Title located at 1600 US-12, Willmar, MN 56201

Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer(s) either: (1) an abstract of title updated to a current date, or (2) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall convey whatever title the receivership estate possesses by Receiver's Deed pursuant to Court Order. Title shall be subject to all matters of record, easements, restrictions, rights-of-way, leases, mineral reservations, governmental regulations, and other matters affecting title that do not render title unmarketable. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements, and public roads shall not be deemed encumbrances or defects.

2026 Property Taxes will be prorated to the day of the closing.

Buyer(s) and Sellers will each pay for their share of closing costs.

The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin, or handicap.

Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.

The Property is being sold "AS IS, WHERE IS, WITH ALL FAULTS," without representation or warranty of any kind, whether express, implied, statutory, or otherwise, including but not limited to warranties of condition, merchantability, fitness for a particular purpose, zoning, access, environmental condition, acreage, suitability for development, water rights, drainage, tillable acres, income potential, or compliance with applicable laws. All bids are subject to acceptance by the Receiver. The Receiver reserves the right to reject any bid that the Receiver determines, in his sole discretion, is not in the best interests of the receivership estate. If required by the Court or the Order appointing the Receiver, acceptance of any bid may also be subject to Court approval. Possession shall be delivered upon successful closing unless otherwise stated in the Purchase Agreement or required by existing occupancy rights, leases, or Court Order. Buyer acknowledges that Buyer has not relied upon any statement, representation, estimate,

opinion, projection, brochure, advertisement, photograph, or other information provided by the Receiver, Broker, Auctioneer, or their agents except as expressly contained in the Purchase Agreement approved by the Receiver.

Seller shall not be liable for delays in closing resulting from Court proceedings, title issues, governmental action, or events beyond Seller's reasonable control. Closing may be extended as reasonably necessary.

Possession of the tillable acreage shall be delivered following completion of the 2026 harvest and removal of the 2026 crops, but in no event later than completion of the 2026 crop year, subject to any existing Court Orders

Any mineral rights held by the sellers will be transferred upon closing. However, sellers do not warrant the amount or adequacy of the mineral rights.

Seller/Receiver has the right to accept or reject any or all bids.

Kristi Jo Block Realtor LCC of eXp Realty does not guarantee that bids placed online will be transmitted to or received by the auctioneer in a timely fashion. Bidders agree to hold Kristi Jo Block Realtor LCC of eXp Realty and its employees harmless from any interruptions in online bidding. Kristi Jo Block Realtor LCC of eXp Realty may suspend, postpone, or cancel any internet auction due to technological difficulties, at its discretion.

Placing a Maximum Bid will submit a bid at the next established increment and will automatically continue bidding on the Buyer's behalf until the Maximum Bid amount is reached, provided competing bids are placed.

The Max Bid feature on the online bidding platform is private to users but is accessible to the auctioneers.

Neither the Receiver, Broker, Auctioneer, nor any of their employees, agents, attorneys, contractors, or representatives shall be liable for any error, omission, interruption of bidding services, inaccurate information, technological failure, or damages arising from participation in the auction except for intentional misconduct.

These Terms and Conditions shall be governed by the laws of the State of Minnesota.

These Terms and Conditions, together with the Purchase Agreement and applicable Court Orders, constitute the entire agreement governing the auction. No oral statements shall modify these Terms.

Agency

Kristi Jo Block Realtor LLC of eXp Realty, along with their employees are Seller's agents and are licensed in the state where the property is located. We strongly recommend buyers secure buyer representation, at their expense, in all real estate transactions. Broker and Auctioneer exclusively represent the Receiver and the receivership estate. No agency relationship is created with any bidder or purchaser unless expressly agreed in writing.

Easements and Surveys

The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show. A new survey will be completed for Tracts 3, 4 and 7 and deeded acres will be adjusted accordingly. A copy of the survey will be available upon request.

VIEW TERMS ONLINE:





Cole Block | Land Specialist

320-212-2292

Cole@CementTheDeal.com

exp
REALTY

**LAND &
RANCH**





FARM | COMMERCIAL | RECREATIONAL | RESIDENTIAL

Cole and the Kristi Jo Block Real Estate Team bring decades of combined experience, knowledge and insights in land sales, specializing in the full-service auction process, as well as private listings.

Cement the Deal with this respected team on your side! Call for more information on these parcels, the auction details, or for any questions regarding the potential sale or purchase of your farm land.

Cole Block | Land Specialist

320-212-2292 | Cole@CementTheDeal.com

Kristi Jo Block | Associate Broker

320-894-4477 | KristiJo@CementTheDeal.com

Chris Block | Land and Residential

320-894-7399 | Chris@CementTheDeal.com



COLE BLOCK

Land Specialist

KRISTI JO BLOCK

Associate Broker
Land & Residential

CHRIS BLOCK

Land & Residential