



Henslin Auctions, Inc.
1170 Elm Ave
Bird Island, MN 55310

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Seller: Steuart Family

Virtual Multi-Parcel Big Stone Co., MN LAND AUCTION

TUESDAY, NOVEMBER 10, 2026 @ 11:00 A.M.

152.89 Acres +/- of pasture and hunting land to be sold in 2 parcels.
Tar Road Access for both parcels!



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**Please contact
us for any questions
about this auction**

Henslin Brothers Real Estate

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Land Location: Section 9 & Section 16, Odessa Twp, T-121 & 120 N, Odessa Twp, Big Stone Co.

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Parcel 1



132.31 Acres

Parcel 2



20.58 Acres

For Aerial & Soil Maps Survey and other info visit henslinauctioneers.com



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Parcel 1: 132.31 Total Acres, 7.39 Acres are currently enrolled in the C.R.P. program at \$181.31 per acre with an annual payment of \$1,340.00 until 2030. New buyer will start to receive the CRP Payment in 2027 and beyond.



Parcel 2: 20.58 Acres of Hunting Land located in South Half of the Southwest Quarter of Section 9, Township 121, Range 45, Odessa Twp., Big Stone County, Minnesota, (North of Hwy 12)



Henslin Auctioneers is honored to be selected to sell these prime hunting and pasture land parcels. Parcels will be offered as "high bidder choice," allowing the bidder to choose the parcel(s). Please call Allen Henslin on 320-979-1808 if you have any questions.

Odessa, MN: 2 Miles North on State Hwy 75, 1/4 Mile East on State Hwy 12. Pasture and hunting land on the north and south sides of the road.

All parcels have tar road access. A Buyer's Premium will apply to this auction. 10% down earnest money will be due following the auction and at the time of signing the purchase agreement. The remaining balance plus buyer's premium will be due at closing.

Closing will be on or before December 14th, 2026. Possession will be granted at closing.

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