

239.60 +/- ACRES OF ROCK & NOBLES COUNTY, MN FARMLAND AT PUBLIC AUCTION

Thursday, August 12th 2021 at 10:00 AM (OFFERING THREE TRACTS)

Auction Location: The sale will be held in the Ellsworth City Hall, Ellsworth, MN

AUCTIONEERS NOTE:

It is an honor to be asked to represent the Bush Family with the opportunity to offer this farmland at public auction. Please make sure to be with us at the sale starting promptly at 10:00 AM. And we look forward to seeing you at the auction. Thank You, Randy

Information booklets are available by going to our web site at randybuntjerauctionandrealtyllc.com or by contacting Randy Buntjer Auction & Realty LLC @ 507-360-2650.

(Note Drainage tile is present in all farms and maps are available)

ROCK COUNTY LAND

THIS IS AN EXCEPTIONALLY HIGH QUALITY INSIDE 80 ACRE TRACT OF FARMLAND

Farmland Location: The farm is located from the intersections of County Road #4 & County Road #3 on the East edge of Magnolia, MN, 1 Mile North on County Road #3, then 1/2 Mile East on 121st Street.

Legal Description: Tract #1: 80.00+/- acres in the West Half (W 1/2) of the Northeast Quarter (NE 1/4) Section 12-Magnolia Township, Rock County, Minnesota. Parcel #07-0028-100

**Tract #1
Sold \$15,300
←**

Taxes & Assessments: The Taxes and Assessments due and payable in 2021 will be paid by the sellers. Taxes due and payable in 2022 and thereafter will be paid by the buyer. Taxes and Assessments are currently listed at \$2,102 Homestead at the Rock County, MN Courthouse.

FSA & General Information: According to the Rock County FSA Office this tract of land has 78.99 DCP cropland acres with a Corn base of 54.40 acres, and a PLC yield of 170 bushels. The soybean base is 16.40 acres, with a PLC Yield of 48 bushels. This tract does not contain a wetland according to the Rock County FSA Office. Rock County Courthouse information the CER is 94.79.

Soil Types: Sac, Marcus and Primghar Silty Clay loams. The Crop Productivity Rating on the farm is 95.50

**Tract #2
Sold \$4,650
←**

NOBLES COUNTY LAND

Tract #2

Farmland Location: The farm is located from the North edge of Ellsworth Minnesota, approximately 3 miles North on Hwy. 91, then 1 3/4 miles West on County Road #8.

Legal Description: 80.00+/- acres in the West Half (W 1/2) of the Southwest Quarter (SW 1/4), Section 06-Grand Prairie Township, Nobles County, Minnesota. Parcel#06-0033-000

Taxes & Assessments: The Taxes and Assessments due and payable in 2021 will be paid by the sellers. Taxes due and payable in 2022 and thereafter will be paid by the buyer. Taxes and Assessments are currently listed at \$2,178 Homestead at the Nobles County, MN Courthouse.

FSA & General Information: According to the Rock County FSA Office this tract of land has 42.12 DCP cropland acres with a Corn base of 27.22 acres, and a PLC yield of 146 bushels. The soybean base is 4.00 acres, with a PLC Yield of 40 bushels. The Wheat base on this tract is 10.90 acres, with a PC Yield of 35 bushels. This tract does contain a wetland, according to the Rock County FSA Office. Nobles County Courthouse information the CER is 48.34. The acre Breakdown based off the FSA Map for this tract is as follows, 42.12 acres of tillable, 29.36 acres of CRP and 6.85 acres of grassland.

Soil Types for Include: Allendorf, Havelock, Spillco, Comfrey and Thurman loams. The Crop Productivity Rating on the farm is 63.80

**Tract #3
Sold \$4,900
←**

Tract #3

Farmland Location: The farm is located from the North edge of Ellsworth Minnesota, approximately 3 miles North on Hwy 91, then 2 mile North on County Road #19, then a 1/2 mile west on 270th Street.

Legal Description: 80.00+/- acres in the East Half (E 1/2) of Northwest Quarter (NW 1/4), Section 32-Westside Township, Nobles County, Minnesota. Parcel#18-0182-000

Taxes & Assessments: The Taxes and Assessments due and payable in 2021 will be paid by the sellers. Taxes due and payable in 2022 and thereafter will be paid by the buyer. Taxes and Assessments are currently listed at \$1,726 Homestead at the Nobles County, MN Courthouse.

FSA & General Information: According to the Rock County FSA Office this tract of land has 51.64 DCP cropland acres with a Corn base of 33.38 acres, and a PLC yield of 146 Bushels. The Wheat base is 1.80 acres, with a PLC Yield of 35. This tract does contain a wetland, according to the Rock County FSA Office. Nobles County Courthouse information the CER is 33.73. The acre Breakdown based off the FSA Map for this tract is as follows, 51.64 acres of tillable, 18.31 acres of CRP and 10.20 acres of grass and timber land.

Soil Types Include: Comfrey, Havelock, Thurman, Biscay, Kanaranzi and Allendorf loams. The Crop Productivity Rating on the farm is 42.50

Possession: Will be granted on each tract upon closing, when final settlement has been made.

Auction Terms:

The successful Buyer(s) at the conclusion of the auction will enter into a Purchase Agreement / Contract and shall make a 10% NON-refundable earnest money down-payment immediately after the auction on each tract. The sale will NOT be contingent upon any buyer financing. The unpaid balance will be due on December 15th 2021 on all tracts. The farm is being sold subject to a 2021 cropland lease. The sellers shall retain all of the 2021 cropland lease payments. The buyer is responsible for all real estate taxes that are due and payable in 2022 and thereafter. Property is being sold "AS IS", property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the seller's approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction. 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 ALL maps including drainage maps are for informational purposes only and are not guaranteed to actual boundary lines of property or location, including size and length of tile lines. The buyers shall make themselves familiar with the property and verify all information & data for themselves. Sale Arranged and Conducted By

Bush Family, Owners

Donald R. Klosterbuer, Closing Attorney



Auctioneer
Randy Buntjer
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Lincoln, MN 56130
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