

Sale Price \$11,200 per acre.

PRIME NOBLES COUNTY FARMLAND AT PUBLIC AUCTION

Friday, March 3rd, 2023 at 10:00 A.M

Auction Location- The auction will be held at the Brewster American Legion, Brewster, Minnesota

AUCTIONEERS NOTE:

Our company is honored to have been selected to handle the Erving Graf, Trust, farmland auction! This is an excellent tract of farmland with extensive tiling done. 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.

Located: From The Blue Line travel Plaza in Worthington, MN, 2 miles Northeast on Hwy. 60, Then ¼ mile North on County Road 3, Then a ¼ mile West on 230th Street.

Legal Description: 72.43+/- surveyed acres located in the Northeast ¼, North of R.R. except 7.84 acres in the Northeast corner & except 5.85 acres for parcel 206 ROW maps 53-3 & 53-4 Hwy. 60 ROW. Section 08, Lorain Township: Nobles County, Minnesota.

Soil Types: Clarion, Webster, Nicollet, Waldorf and Canisteo-Glencoe. Based off Surety mapping the Productivity Rating on the farm is 94.10 and the CER rating from the Nobles County assessor's office is 82.29.

FSA & General Information: According to the Nobles County FSA Office this tract of land has 73.40 Effective DCP cropland acres with a Corn base of 39.00 acres, and a PLC yield of 164 Bushels. The Soybean base is 33.30 acres, with a PLC Yield of 43 bushels. This tract does contain a wetland.

Tile: There is drainage tile in this tract and maps are available.

Taxes & Assessments: The Taxes and Assessments due and payable in 2022 will be paid by the sellers. Taxes due and payable in 2023 and thereafter will be paid by the buyer. The taxes and assessments are currently listed at \$3,486 Non-Homestead.

Possession: Will be granted 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. The sale will NOT be contingent upon any buyer financing. The unpaid balance will be due on or before April 28th 2023. The buyer is responsible for all real estate taxes that are due and payable in 2023 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. The buyers shall make themselves familiar with the property and verify all information & data for themselves.

Erving Graf Trust, Owner

Jesse A. Flynn, Closing Attorneys

SALE ARRANGED AND CONDUCTED BY



Auctioneers

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