

JACKSON COUNTY FARMLAND/RECREATIONAL LAND AT PUBLIC AUCTION

Thursday December 21st at 10:00 A.M.

The auction will be held at the Lakefield American Legion Hall, 413 Main Street, Lakefield, MN.

AUCTIONEERS NOTE: Our company is honored to have been selected to handle the Julia B. Kilen Farmland/Recreational land at public auction! Farmers and Hunting enthusiast, these are must see properties. Tracts #1 have a combination of high quality tillable farmland along with wooded and grassland acres, Tract #3 is made up exclusively of woods/grassland and old building site, this property would make an excellent place to build a new home or hunting cabin. This tract has excellent hunting potential with it being boarded by the Des Moines River and State Park and the possibilities are endless with this tract. 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.

LAND LOCATION: From the North edge of Lakefield, MN 1 mile North on Hwy. #86 then 6 miles east on Co. Road #16 THEN 1 MILE North on 510th Ave, Or from Jackson, MN. 3 miles North on Hwy #71, then 3 miles west on Co. Road #16 then 1 ½ miles North on 510th Ave.

LEGAL DESCRIPTION - TRACT #1: 80.00+/- acres in the East ½ of Northeast ¼, Section 20, Belmont Township: Jackson County, Minnesota.

SOIL TYPES: Delft, Clarion, Glencoe, Nicollet, Mayer, Estherville loams. Based off Surety mapping the overall Productivity Rating on the farm is 92.80, with the tillable having a CPI of 95.10.

FSA & GENERAL INFORMATION: According to the Jackson County FSA Office this tract of land has 42.13 Effective DCP cropland acres with a Corn base of 20.40 acres, and a PLC yield of 139 Bushels. The Soybean base is 12.20 acres; with a PLC Yield of 42 bushels. This tract does contain a wetland. The CER on the tract is 79.87

LEGAL DESCRIPTION - TRACT #2: 119.00+/- acres West ½ of Northwest ¼ Except 1 acre & Northwest ¼ of Southwest ¼, Section 21, Belmont Township: Jackson County, Minnesota.

SOIL TYPES: Delft, Clarion, Glencoe, Nicollet, Terril-Swanlake and Belview loams. Based off Surety mapping the Productivity Rating on the farm is 86.20 overall, with a CPI of 94.60 on the tillable acres.

FSA & GENERAL INFORMATION INCLUDES TRACTS 2&3: According to the Jackson County FSA Office this tract of land has 86.43 Effective DCP cropland acres with a Corn base of 41.90 acres, and a PLC yield of 139 Bushels. The Soybean base is 25.10 acres; with a PLC Yield of 42 bushels. These tracts do contain a wetland. The CER on the tract #2 is 83.42. Tract#3 has no CER rating.

LEGAL DESCRIPTION - TRACT #3: 53.96+/- acres Lots 7-14 in sub. SW ¼, Section 16, Belmont Township: Jackson County, Minnesota. Tract #3 is made up exclusively of woods/grassland and old building site, this property would make an excellent place to build a new home or hunting cabin. This tract has excellent hunting potential, with it being boarded by the Des Moines River and State Park and the possibilities are endless with this tract.

TAXES & ASSESSMENTS: Tract #-1 Taxes -\$1,826.00: Tract #2-Taxes: \$3,652.00: Tract #3-Taxes \$728.00

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. A Marketable Title will be conveyed to the buyer/buyers. The sale will NOT be contingent upon any buyer financing. The unpaid balance will be due on or before January 24th 2024 on each tract. The buyer is responsible for all real estate taxes that are due and payable in 2024 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.

JULIA B. KILEN TRUST, OWNER
BENJAMIN VANDER KOOI JR, CLOSING ATTORNEY

Sale Arranged and Conducted By



Auctioneers

Randy Buntjer Lic. 53-18 Phone 507-360-2650
Duane Mulder Lic. 67-44 Phone 507-220-3558
Jim VonHoltum Lic. 53-10 Phone 507-220-3556
J.J. VonHoltum Lic. 67.80 Phone 507-227-8029