

# NOBLES COUNTY FARMLAND AT PUBLIC AUCTION

# AUCTION

Friday morning, FEBRUARY 23, 2024 At 10:00 A.M.

Auction Location - The auction will be held at the  
Adrian American Legion Post 32, 109 Main Street, Adrian, Minnesota

**AUCTIONEERS NOTE:** Our company is honored to have been selected to handle the farmland auction for Jerald & Cynthia Roemeling at public auction! This is a nice tract of farmland that has been well maintained, and would make an excellent opportunity to add to any farming operation or as an investment. And we look forward to seeing you at the auction. Thank You, Duane

Information booklets are available by going to our web sites at [midwestauctions/duanemulder](http://midwestauctions/duanemulder) or [randybuntjerauctionandrealtyllc.com](http://randybuntjerauctionandrealtyllc.com) or by contacting Duane Mulder Auction Service @ 507-220-3558.

**LAND LOCATION:** From the Golf Course on the south side of Adrian, MN, 1 ½ miles south on Hwy. 91; then 1 mile west on 270th Street; to northeast corner of tract.

**LEGAL DESCRIPTION:** 160.00+/- acres in the Northeast ¼, Section 35, Westside Township: Nobles County, Minnesota.

**Soil Types:** Everly, Rushmore, Allendorf, Sac, Thurman, Biscay and Ransom loams. Based off Surety mapping the Productivity Rating on the farm is 84.20, with a CER rating of 61.12

**FSA & General Information:** According to the Nobles County FSA Office this tract of land has 152.58 Effective DCP cropland acres with a Corn base of 75.60 acres, and a PLC yield of 163 Bushels. The Soybean base is 72.71 acres, with a PLC Yield of 46 bushels. This tract does not contain a wetland.

**Tile:** the tract does include drainage tile and maps are available.

**Taxes & Assessments:** The total Homestead RE taxes payable in 2023 on this property were \$4,274.00 and will be paid by the seller

**Possession:** Will be granted upon closing, when final settlement has been made.

**Tillage Expense:** the new buyer will be required to reimburse the current tenant \$5,275 for the tillage that has been completed immediately after the auction.

**AUCTION TERMS:** Method of sale-we will be offering the tract as 160+/- acres times the final per acre bid. 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 March 29th 2024. 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.

**Jerald & Cynthia Roemeling Revocable Trust, Owners**

**Jesse A. Flynn, Closing Attorney**

SALE ARRANGED & CONDUCTED BY:

**DUANE MULDER AUCTION SERVICE**

DUANE MULDER -- E-MAIL: [duanejmulder@gmail.com](mailto:duanejmulder@gmail.com)

REAL ESTATE BROKER (MN, IA)

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LUVERNE, MN -- 507 220 3558

JIM VON HOLTUM, AUCTIONEER (53-10),  
LISMORE, MN -- 507 220 3556

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ELLSWORTH, MN -- 507 360 2650

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