

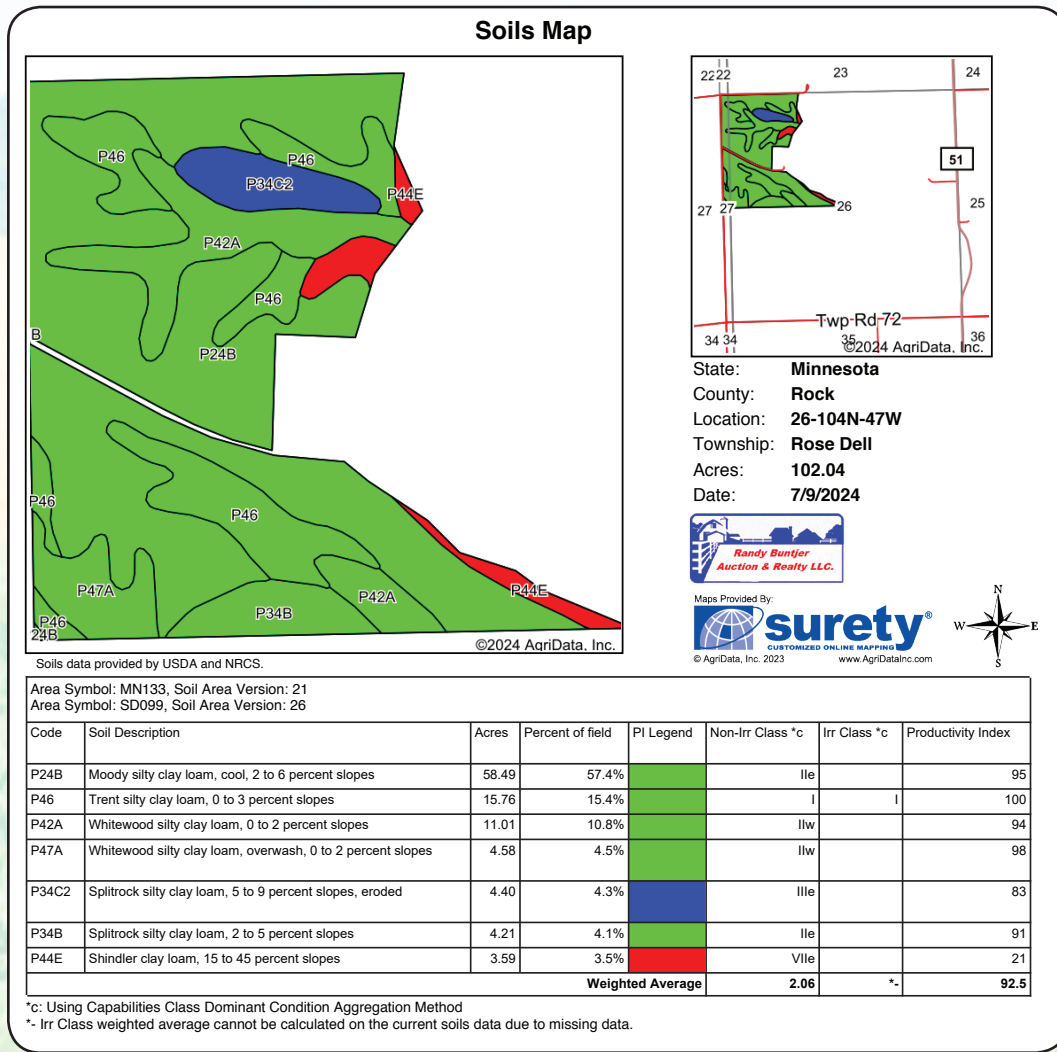
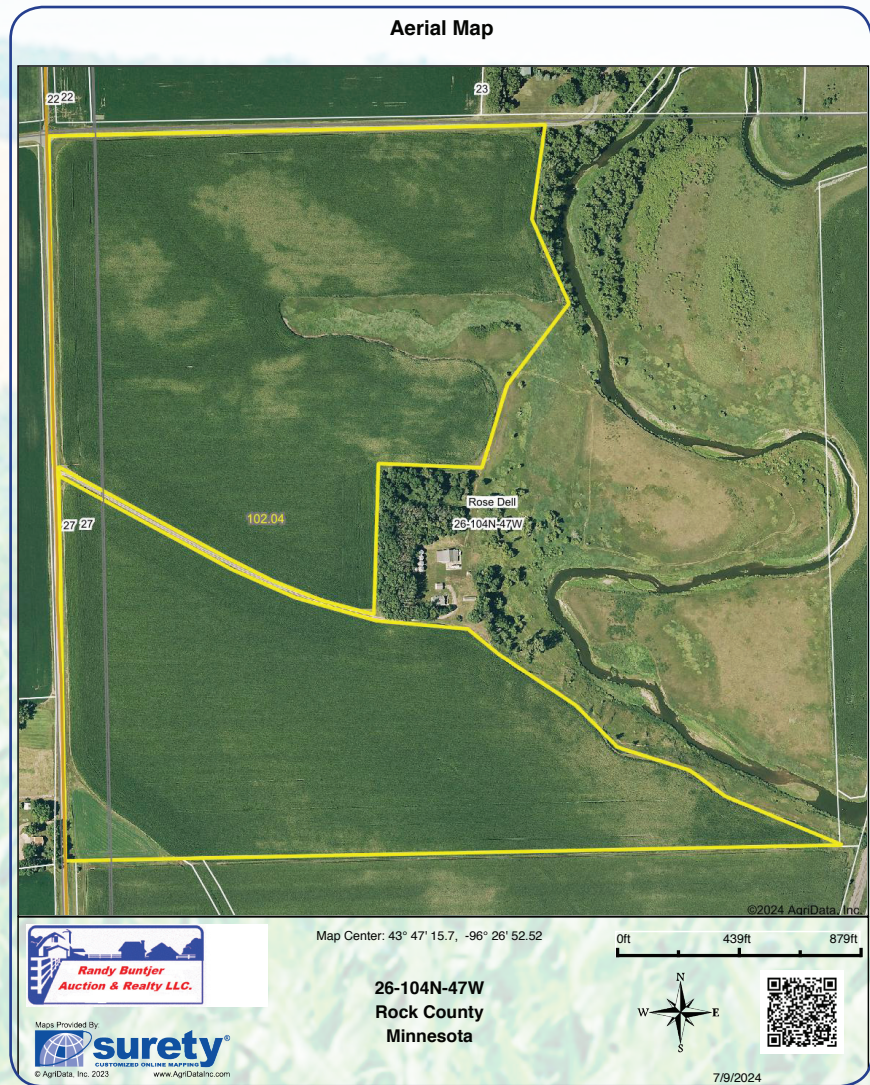
ROCK COUNTY FARMLAND AT PUBLIC AUCTION

Wednesday, August 28th, 2024 at 10:00 AM

Auction Location: The auction will be held at the farm site location at 2078 10th Ave., Jasper, MN.

AUCTIONEERS NOTE: Our company is honored to have been selected to handle the Sakry Family farmland at public auction! This would make an excellent opportunity to add to any farming operation. 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 Jasper, MN, 4 miles South on Hwy #23 then 2 ½ mile west on 201st Street, then ½ mile north on 10th Ave.

Legal Description- abbreviated legal 103.99+/- surveyed acres in the Northwest ¼ Section 26 and Government lots 1 in section 27, Rose Dell Township, Rock County, Minnesota.

FSA & General Information: According to the Rock County FSA Office this tract of land has 124.43 Effective DCP cropland acres with a Corn base of 70.30 acres, and a PLC yield of 176 Bushels. The Soybean base is 25.40 acres, with a PLC Yield of 49 bushels. Note the FSA information pertains to the original tract. Based off Surety mapping the Productivity Rating on the farm are 92.50 and the CER ratings will be recalculated due to the split.

Tile- the farm does include some drainage tile however no maps are available.

Taxes & Assessments: The Taxes and Assessments due and payable in 2024 will be paid by the sellers. Taxes due and payable in 2025 and thereafter will be paid by the buyer. The taxes and assessments will be recalculated due this tract being split off the original parcel.

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

Auction Terms: The tract will be sold on a per acre bases times the number of surveyed acres. 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 downpayment immediately after the auction. Title insurance will be used in this transaction and will be split 50/50 between the seller and buyer. The sale will NOT be contingent upon any buyer financing. The unpaid balance will be due on or before December 20th 2024. The buyer is responsible for all real estate taxes that are due and payable in 2025 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.

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

Abbreviated 156 Farm Record

Tract 1241 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	121.17	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	65.00	0.00	176
Soybeans	54.00	0.00	49
TOTAL	119.00	0.00	

NOTES

Tract Number : 9587

Description : NW4-26-104-47 ROCK COUNTY MINNESOTA
 FSA Physical Location : MINNESOTA/ROCK
 ANSI Physical Location : MINNESOTA/ROCK
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : PAUL SAKRY, JOYCE M RENNEBERG, ESTATE OF DUANE J SAKRY, GARY G SAKRY
 Other Producers : KAREN MARIE KOCH, PAUL HARVEY KOCH, MARJORIE SAKRY
 Recon ID : None

Tract Land Data

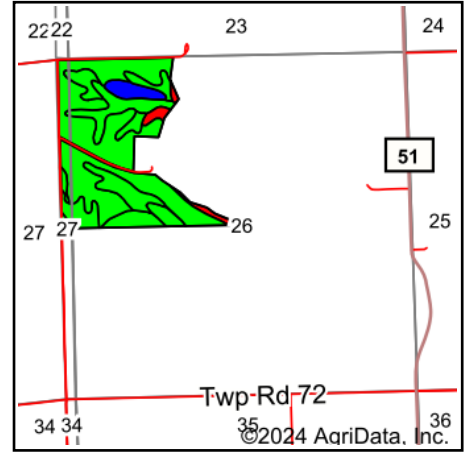
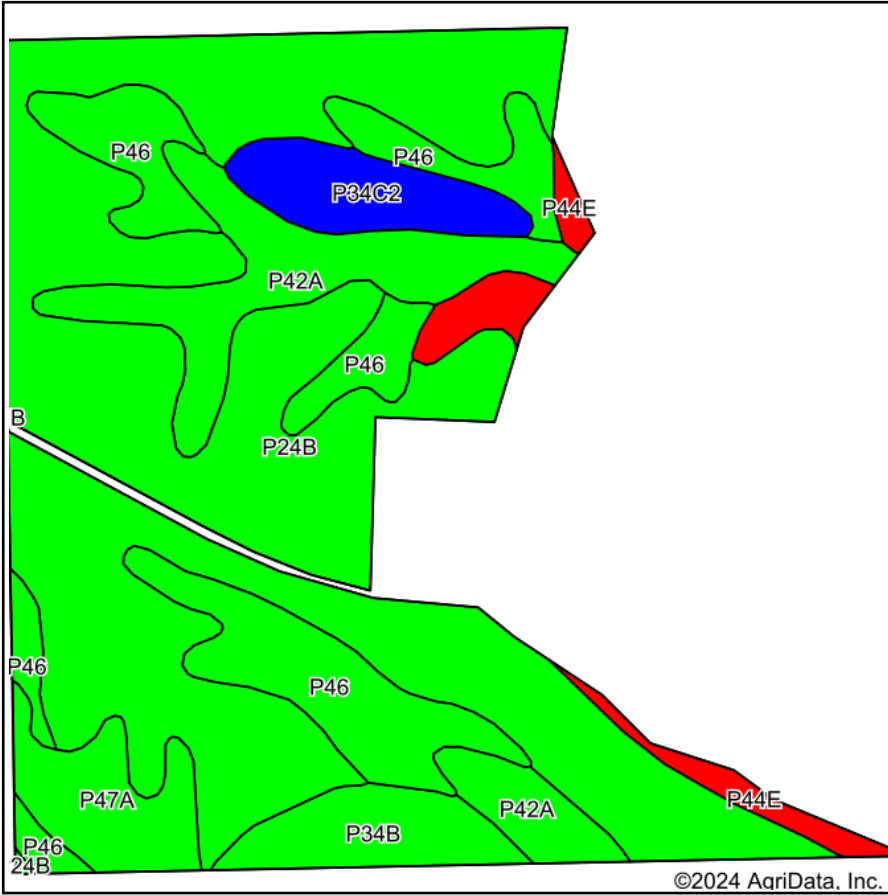
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
168.15	124.43	124.43	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	124.43	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	70.30	0.00	176
Soybeans	25.40	0.00	49
TOTAL	95.70	0.00	

NOTES

Soils Map



State: **Minnesota**
 County: **Rock**
 Location: **26-104N-47W**
 Township: **Rose Dell**
 Acres: **102.04**
 Date: **7/9/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



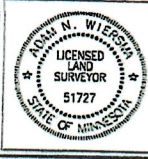
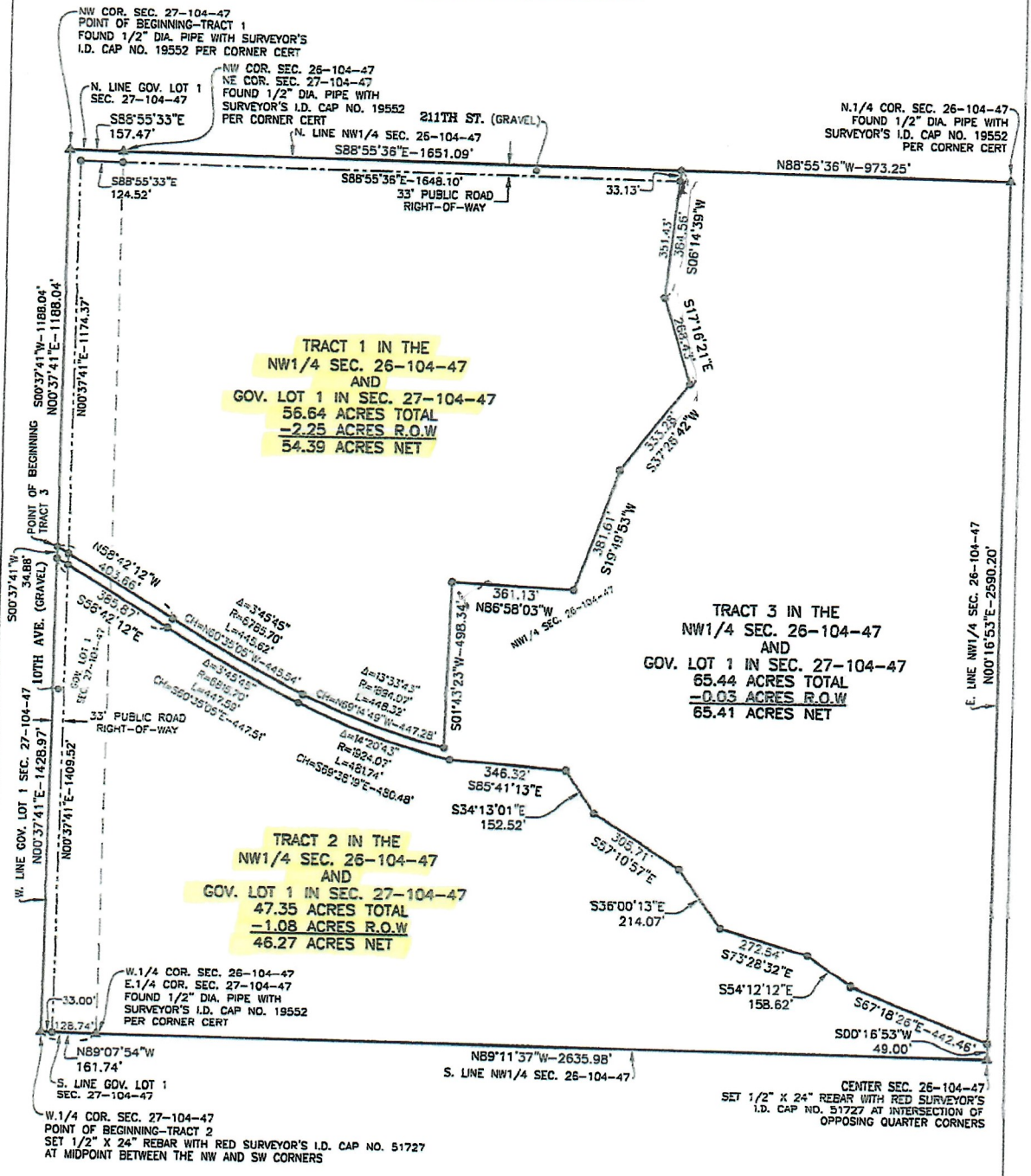
Area Symbol: MN133, Soil Area Version: 21
 Area Symbol: SD099, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	
P24B	Moody silty clay loam, cool, 2 to 6 percent slopes	58.49	57.4%			Ile	95	
P46	Trent silty clay loam, 0 to 3 percent slopes	15.76	15.4%			I	100	
P42A	Whitewood silty clay loam, 0 to 2 percent slopes	11.01	10.8%			Ilw	94	
P47A	Whitewood silty clay loam, overwash, 0 to 2 percent slopes	4.58	4.5%			Ilw	98	
P34C2	Splitrock silty clay loam, 5 to 9 percent slopes, eroded	4.40	4.3%			Ille	83	
P34B	Splitrock silty clay loam, 2 to 5 percent slopes	4.21	4.1%			Ile	91	
P44E	Shindler clay loam, 15 to 45 percent slopes	3.59	3.5%			Vlle	21	
Weighted Average						2.06	*-	92.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

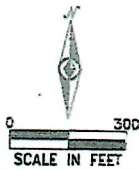
CERTIFICATE OF SURVEY TRACTS 1, 2, AND 3 IN THE NW1/4 SECTION 26-104-47 AND GOVERNMENT LOT 1 OF SECTION 27-104-47 ROCK COUNTY, MINNESOTA



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

By: *Adam Wierma* 2-26-24 (Date)
Adam N. Wierma, I.S. License No. 51727
My license renewal date is June 30, 2024

Sheets covered by this seal: SHEET 1 OF 2 AND SHEET 2 OF 2



BASIS OF BEARINGS:
NAD 1983 (2011) EPOCH 2010.00
MINNESOTA COUNTY COORDINATES
ROCK COUNTY ZONE
US SURVEY FOOT

LEGEND:
▲ SECTION CORNER AS NOTED
● SET 1/2" X 24" REBAR WITH RED SURVEYOR'S I.D. CAP NO. 51727

DATE OF FIELD WORK-2-02-24
SURVEY REQUESTED BY: BEN VANDER KOOL, ATTORNEY

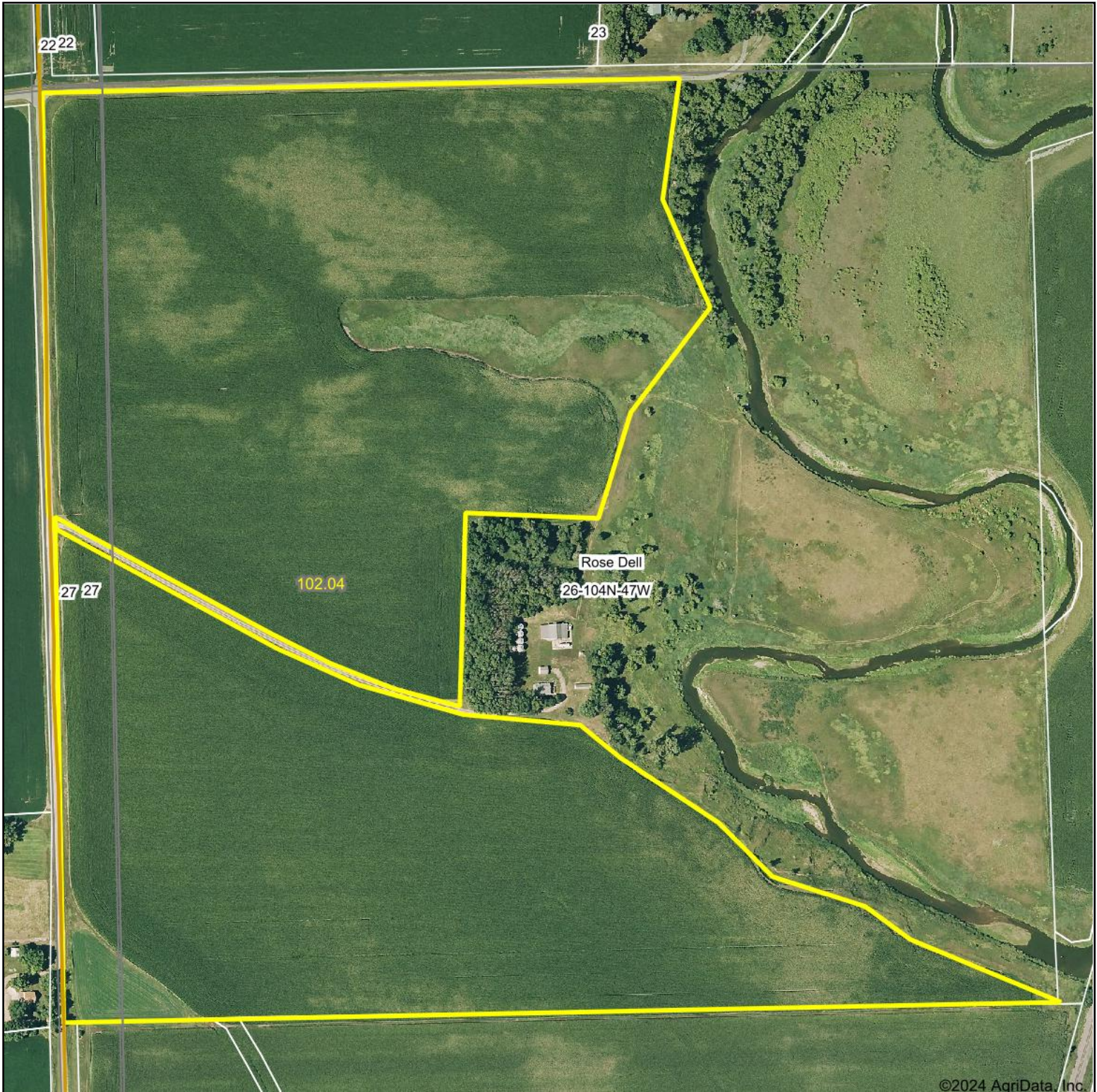


DGR ENGINEERING
Rock Rapids, Iowa 712-472-2531
Sioux City, Iowa
Sioux Falls, South Dakota

Date 2-26-24
Drawn By ANW
Reviewed TML
Approved ANW

PROJECT NO. 374022
DWG. # P:\03\074\022\374022.DWG\G374022.DWG

Aerial Map



©2024 AgriData, Inc.

Map Center: 43° 47' 15.7, -96° 26' 52.52



26-104N-47W
Rock County
Minnesota



Maps Provided By:



© AgriData, Inc. 2023 www.AgriDataInc.com

7/9/2024

Field borders provided by Farm Service Agency as of 5/21/2008.