

Sale Price \$9,000 per acre.

123.60 +/- ACRES OF WATONWAN COUNTY, MN FARMLAND AT PUBLIC AUCTION

Friday, February 25th 2022 at 10:00 A.M

Auction Location-

The sale will held in the Buckshot's Bar, 505 Hubbard Ave, Butterfield Minnesota

AUCTIONEERS NOTE:

Our company is honored to have been selected by the Rinne family to offer this farmland for sale at live public auction! Make plans today to attend this auction! This farmland offers great opportunity to start your land portfolio or add to your current operation! See randybuntjerauctionandrealtyllc.com in case of inclement weather, 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- there is some Drainage tile in farm however there are no maps available)

Farmland Location: The farm is located from the South edge of St. James Minnesota, approximately 2.5 miles South on County Road 27, then ¼ mile west on 380th St, Or from Butterfield, MN 1 ½ miles South on Co. Road #5 then 7 ½ miles East on 380th St.

Legal Description: 123.60+/- acres in the (NE ¼) of NW ¼ Government Lot #3 & West ½ of NE ¼: Section 1, Long Lake Township, Watonwan County, Minnesota. Parcel # 05-0010-600 & 05-0010-305

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 \$6,290 Non- Homestead at the Watonwan County, MN Courthouse.

FSA & General Information: According to the Watonwan County FSA Office this tract of land has 113.86 DCP cropland acres with a Corn base of 49.00 acres, and a PLC yield of 152 Bushels. The Soybean base is 63.30 acres, with a PLC Yield of 44 bushels. This tract does not contain a wetland, according to the Watonwan County FSA Office. Watonwan County Courthouse information the CER is 69 and 70.

Soil Types Include: Coland, Clarion- Webster, Nicollet, Linder, Kingston, Canisteo, Crippin, Grogan, Estherville, Fieldon and Spicer loams. The Crop Productivity Rating on the farm is 84.50

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

Tillage & Fertilizer Expense: the new buyer will reimburse the current tenant immediately after the auction, for the estimated 113.86 acres which has been tilled; the cost will be \$ 1,707.90, and \$660 for the fertilizer applied on 11.65 acres for a total of \$2,367.90

Well: the property does include an abandon well, which will be sealed at the seller's expense.

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 April 8th 2022. 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.

Rinne Family, Owners

Daniel A. Birchholz, Closing Attorney

Sale Arranged and Conducted by



Auctioneers

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