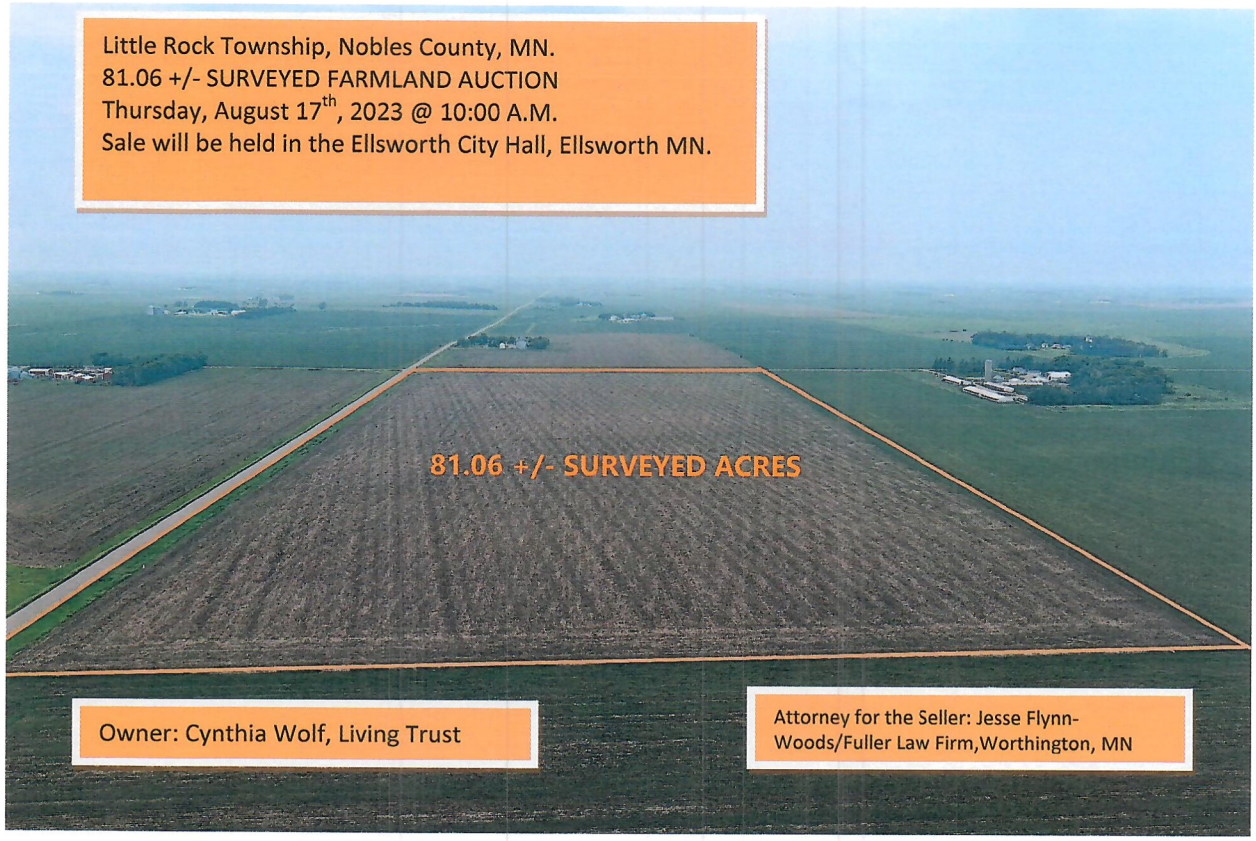
RANDY BUNTJER, REAL ESTATE BROKER, AUCTIONEER, LAND & FARM EQUIPMENT APPRAISER



Sale Arranged and Conducted By
Randy Buntjer Auction and Realty LLC.
Real Estate Broker, Auctioneer @ Land and Farm Equipment Appraiser
10330 310th Street, Ellsworth, MN. 56129
Phone-507-360-2650
Email:rbauct@frontiernet.net
Web Site-randybuntjerauctionandrealtyllc.com

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

All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided. Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicted are also not guaranteed. Randy Buntjer Auction and Realty, LLC, their brokers, agents and representatives represent the sellers in this transaction

PRIME NOBLES COUNTY FARMLAND AT PUBLIC AUCTION

Thursday August 17th 2023 at 10:00 A.M

Auction Location- The auction will be held at the Ellsworth City Hall, Ellsworth, Minnesota

AUCTIONEERS NOTE: Our company is honored to have been selected to handle the Cynthia Wolf Living Trust farmland at public auction! This is an extremely nice tract of farmland that has been well maintained, and 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 the North edge of Ellsworth, MN. 1 mile North on Hwy. 91, then 5 miles East on County Road #6/310th Street

Legal Description-: 81.06+/- Surveyed acres in the South ½ of Southwest ¼, Section 17, Little Rock Township: Nobles County, Minnesota.

Soil Types: Allendorf, Ransom, Gillett Grove and Sac, silty clay loams. Based off Surety mapping the Productivity Rating on the farm is 95.80 and the CER rating from the Nobles County assessor's office is 74.77

FSA & General Information: According to the Nobles County FSA Office this tract of land has 77.71 Effective DCP cropland acres with a Corn base of 53.60 acres, and a PLC yield of 172 Bushels. The Soybean base is 24.11 acres, with a PLC Yield of 48 bushels. This tract does not contain a wetland.

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

Taxes & Assessments: The Taxes and Assessments due and payable in 2023 will be paid by the sellers. Taxes due and payable in 2024 and thereafter will be paid by the buyer. The taxes and assessments are currently listed at $3,356 Non-Homesteaded.

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. Marketable Title will be conveyed and owner's title insurance will be provided with the cost of the owner's policy divided 50-50 between the buyer & seller. The sale will NOT be contingent upon any buyer financing. The unpaid balance will be due on or before January 3rd 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.

Cynthia Wolf, Living Trust Owner

Jesse A. Flynn, Closing Attorneys

SALE ARRANGED AND CONDUCTED BY

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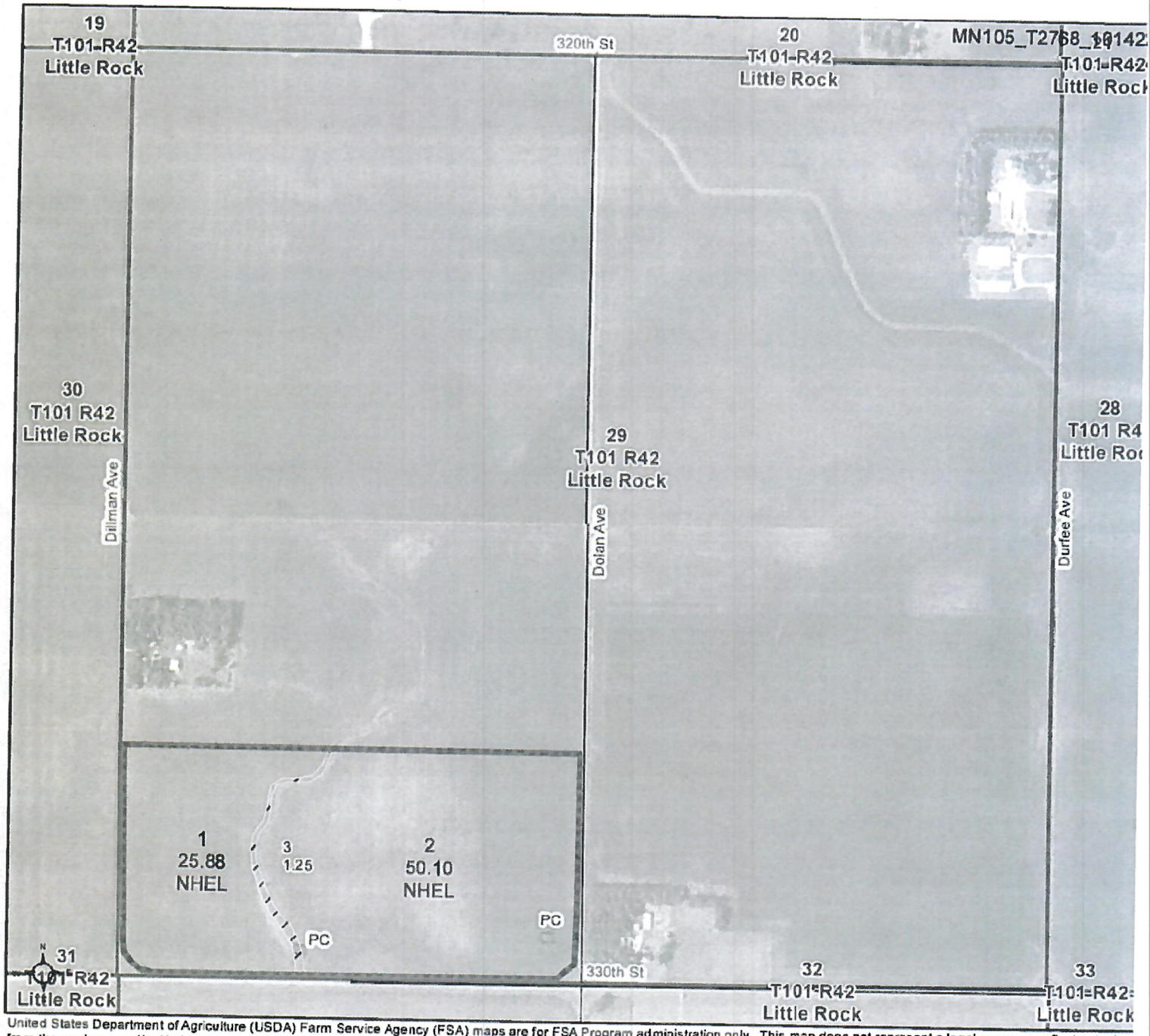
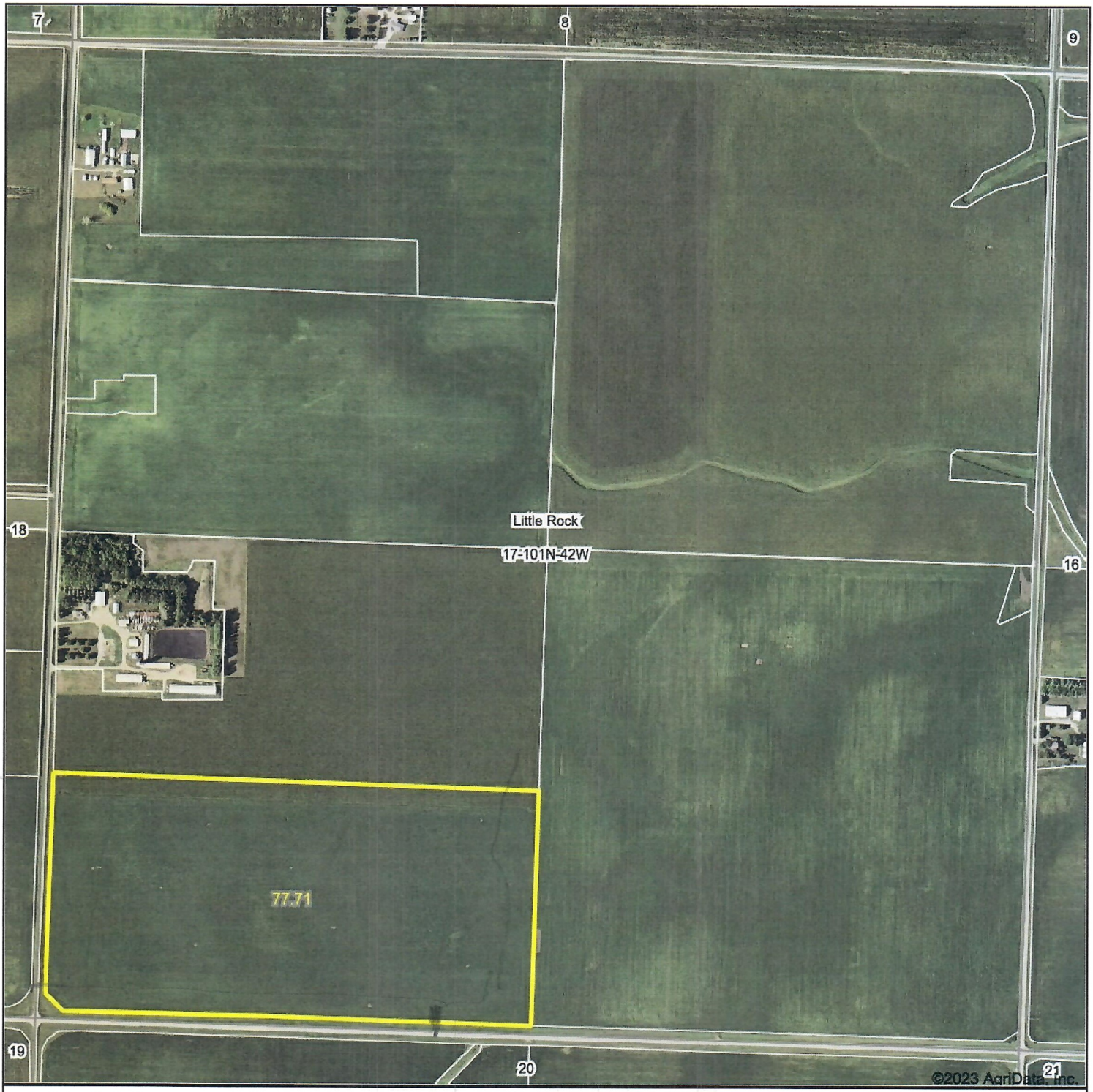
USDA United States Department of Agriculture

Nobles County, Minnesota



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ov from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your origi boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.

Aerial Map



Randy Buntjer Auction & Realty LLC.

Map Center: 43° 33' 3.51, -95° 54' 14.14

0ft 835ft 1671ft

17-101N-42W
Nobles County
Minnesota

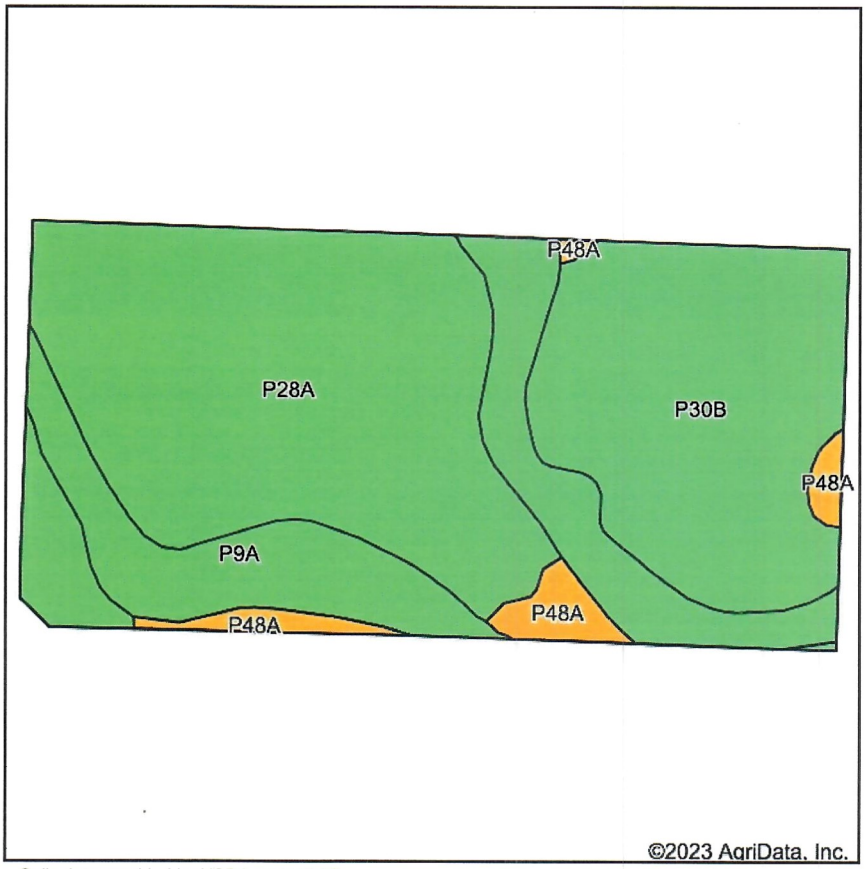
N
W E
S

6/5/2023

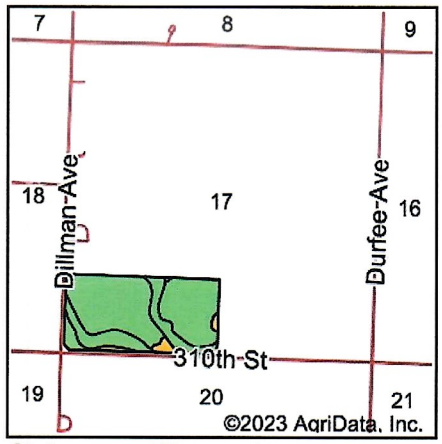
Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Nobles**
Location: **17-101N-42W**
Township: **Little Rock**
Acres: **77.71**
Date: **6/5/2023**

Randy Bunjer Auction & Realty LLC.

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: MN105, Soil Area Version: 21						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
P28A	Ransom silty clay loam, 1 to 3 percent slopes	35.86	46.1%		Ie	99
P30B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	22.49	28.9%		IIe	95
P9A	Gillett Grove silty clay loam, 0 to 2 percent slopes	16.22	20.9%		IIw	94
P48A	Allendorf silty clay loam, 0 to 2 percent slopes	3.14	4.0%		IIs	75
				Weighted Average	**1.54**	**95.8**

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

Topography Contours

Randy Buntjer Auction & Realty LLC.

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

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

Source:	USGS 10 meter dem
Interval(ft):	3.0
Min:	1,598.0
Max:	1,614.5
Range:	16.5
Average:	1,605.7
Standard Deviation:	3.9 ft

0ft 463ft 927ft

N W E S

6/5/2023

17-101N-42W
Nobles County
Minnesota

Map Center: 43° 33' 3.51, -95° 54' 14.14

Tract Number	:	**19243**
Description	:	S2 OF SW4 S17/LR
FSA Physical Location	:	MINNESOTA/NOBLES
ANSI Physical Location	:	MINNESOTA/NOBLES
BIA Unit Range Number	:	
HEL Status	:	NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	:	Tract does not contain a wetland
WL Violations	:	None
Owners	:	MICHAEL L. WOLF LIVING TRUST
Other Producers	:	None
Recon ID	:	None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.71	77.71	77.71	0.00	0.00	0.00	0.00	0.0

Tract 19243 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	77.71	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	53.60	0.00	172
Soybeans	24.11	0.00	48
TOTAL	77.71	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g. Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

SCS-CPA-26
(07-11-86)

U.S. DEPARTMENT OF AGRICULTURE
Soil Conservation Service

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

1. NAME OF USDA AGENCY OR PRODUCER REQUESTING DETERMINATION	2. DATE OF REQUEST

3. NAME AND ADDRESS OF PRODUCER	4. FARM NO.	5. COUNTY
[illegible]	SW1/4, Sec 29, Little Rock T2768	Nobles

	YES	NO
6. Is a soil survey now available for making a highly erodible land determination?	✓	
7. Are highly erodible soil map units on this farm?		✓
8. a. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985. NA		
b. Is an approved conservation plan being actively applied on all of these fields? If "no," list the fields (from the ASCS records) on which a plan is not being applied.		✓
9. a. List highly erodible fields that, according to ASCS records, have been converted for the production of agricultural commodities, were not used for this purpose in any crop year during 1981-1985, and were not enrolled in a USDA set-aside or diversion program. NA		
b. Is an approved conservation system being used on these fields? If "no," list the fields (from the ASCS records) on which a system is not being used.		✓
10. Are there other fields that (1) have highly erodible map units, (2) were not used to produce an agricultural commodity in any crop year after 1980, and (3) were not enrolled in a USDA set-aside or diversion program in any crop year during 1981-1985?		

11. *CERTIFICATION. The conservation plan* ☐ *and system(s)* ☐ *were approved by the* _____ *Conservation District on* _____, 19___, *and conform with the technical requirements of the SCS field office technical guide for the* _____ *District.*

	YES	NO
12. Are hydric soils on this farm? If "yes," list the fields (from the ASCS records) in which they occur. 1	✓	
13. Are wetlands on this farm? If "yes," list the fields, outline the wetland areas within fields on the ASCS photograph(s), and mark with "w". + See map	✓	
14. Are converted wetlands on this farm that have been converted since December 23, 1985? If "yes," list the fields, outline converted wetlands on the ASCS photograph(s), and mark with "cw". + See map		✓
15. Are converted wetlands covered by exemptions? If "yes," list those fields, outline the exempt converted wetlands on the ASCS photograph(s), and mark with "ecw". Note the exemptions for each area: a. Field No. _____ b. Exemption _____ c. Field No. _____ d. Exemption _____		

16. The wetland determination was done in the office ☒ field ☐.

17. This determination was hand delivered ☐ mailed ☒ to the producer on _____ (DATE).

Any producer who does not agree with this determination may request reconsideration from the person making the determination. This request is a prerequisite for any further appeal. The request must be in writing and must set forth reasons for the request. It must be received by SCS within 15 days after the producer receives the determination.

18. REMARKS

No change 10/6/87 GE

Used aerials 85, 86, 82 & 83 CERTAIN 1 WET LAND WET IN 85-86

~~Field checked on the ground and [illegible] by [illegible]~~ - See map GE 4/10/87 10/6/87 GE

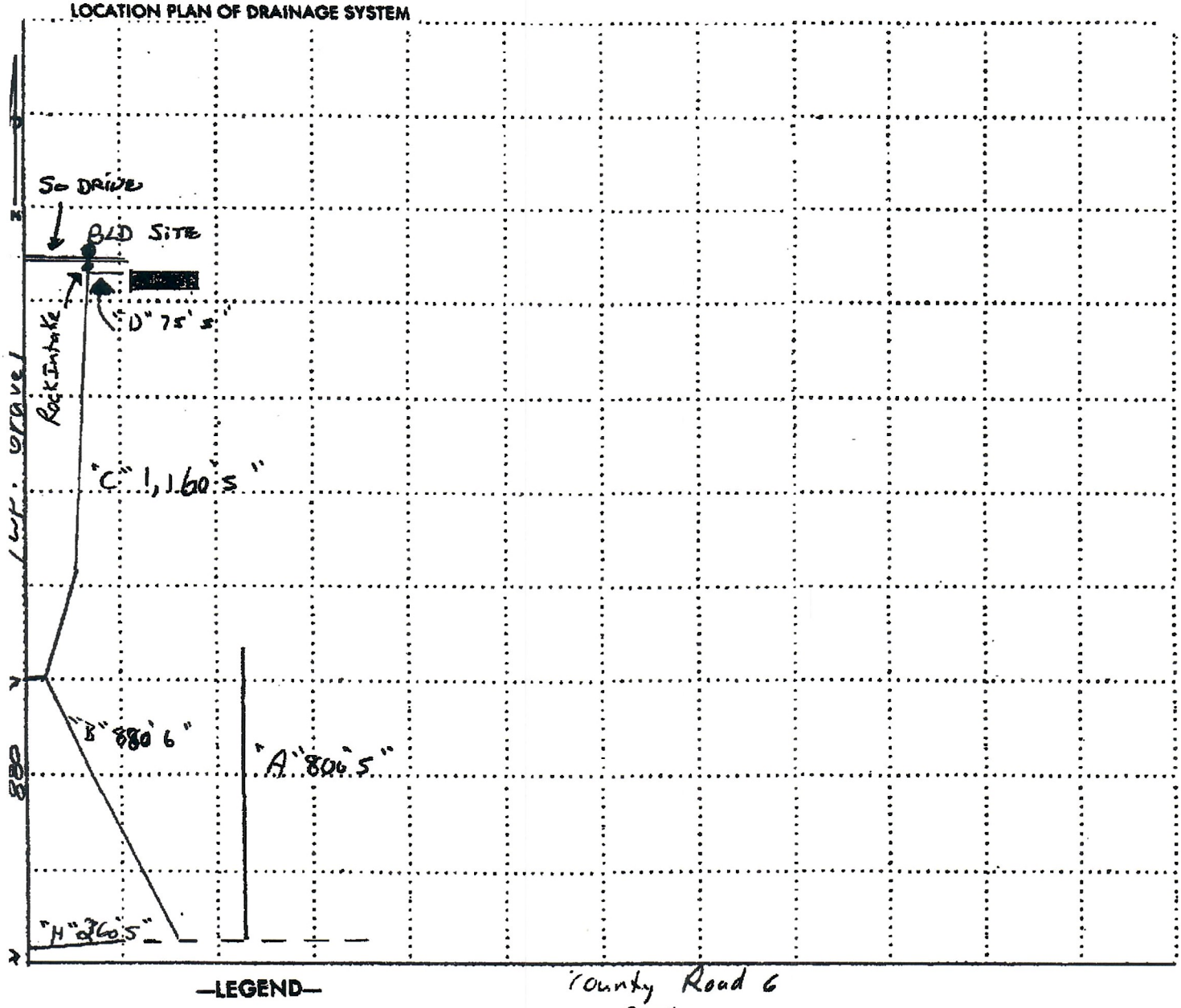
19. SIGNATURE OF SCS DISTRICT CONSERVATIONIST [signature] DATE 2/25/87

Assistance and programs of the Soil Conservation Service are available without regard to race, religion, color, sex, age, handicap, or national origin.

• FARM TILING •
Bigelow, MN
RUSSELL DRAINAGE Co.
Ph.: 507-683-2917
• BACKHOE WORK •

Highway 60 South • Box 68
Bigelow, MN 56117
Phone: (507) 683-2917

LOCATION PLAN OF DRAINAGE SYSTEM



—LEGEND—

Permanent Fence .....
Existing Drain Line .....
Proposed Tile Line .....

OWNER Mike Wolf

Section 17 Date 4-11-00

Twp Little Rock Town Ellsworth

County Nobles State MN

Spacing _____

MATERIALS NEEDED

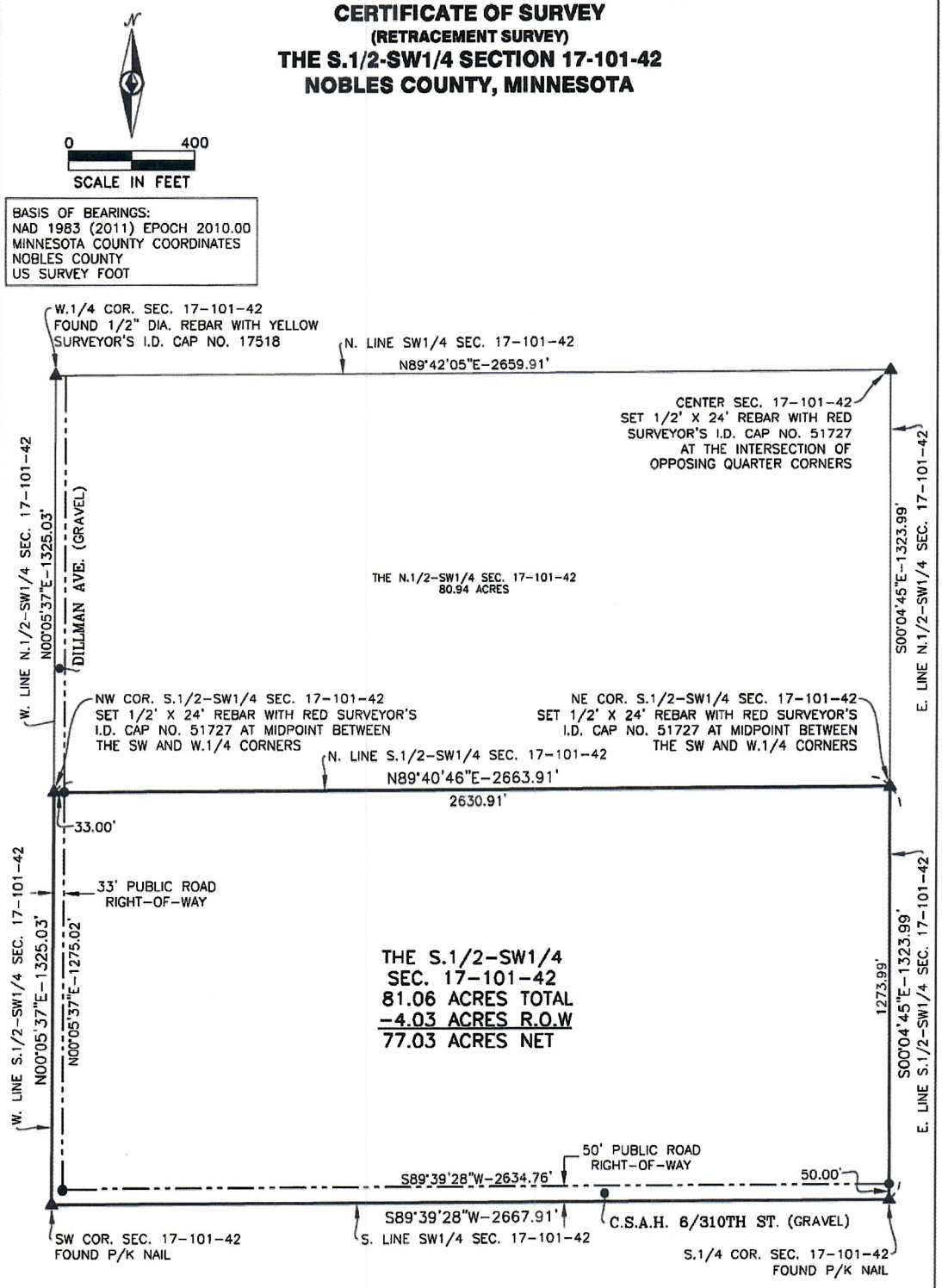
880' 6"
2295' 5"
3,175' Total

Scale _____

Utilities _____

PREPARED BY: DGR ENGINEERING, 1302 S. UNION STREET, P.O. BOX 511, ROCK RAPIDS, IOWA 51246 712-472-2531

CERTIFICATE OF SURVEY
(RETRACEMENT SURVEY)
THE S.1/2-SW1/4 SECTION 17-101-42
NOBLES COUNTY, MINNESOTA



DESCRIPTION – FROM THE SUMMARY REAL ESTATE DISPOSITION JUDGEMENT RECORDED AS DOCUMENT NUMBER 368164

The South half of the Southwest Quarter (S1/2 SW1/4) of Section Seventeen (17), Township One Hundred one (101), Range Forty-two (42), Nobles County, Minnesota

ADAM N. WIERSMA
LICENSED LAND SURVEYOR
51727
STATE OF 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 Wiersma 5-18-23
Adam N. Wiersma, L.S. License No. 51727 (Date)

My license renewal date is June 30, 2024

Sheets covered by this seal: THIS SHEET ONLY

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

DATE OF FIELD WORK-5-17-23
SURVEY REQUESTED BY: RANDY BUNTJER

DGR ENGINEERING	DGR ENGINEERING Rock Rapids, Iowa 712-472-2531 Sioux City, Iowa Sioux Falls, South Dakota	Date 5-17-23 Drawn By ANW Reviewed TML Approved ANW	PROJECT NO. 373137 DWG. # P:\03\073\137\373137\DWG\373137.DWG

Default Timeout is: 120
As of : **6/2/2023**

Parcel Number: **12-0087-000**
Payable Year: **2023**

General			
Receipt #	3837		
Class #1	101 AGRICULTURE	**Name**	WOLF/CYNTHIA M/LIVING TRUST
Homestead	0 NON HOMESTEAD		
Cho-HS	99	**MP#**	12-0087-000
Class #2			
Class #3		**Homestead**	
		Homestead	

Market/Tax					
Estimated Market	767000	**Rate (46.31800)**	0.47702	**Gross Tax**	3,552.13
Taxable Market	767000	**County**	2,566.61	**Std/HACA/Cr**	196.13
New Improvements	0	**Twp/City**	388.72	**Spec Asmt**	0.00
		State	0.00	**Net Tx Due**	3,356.00
TC Total	7670	**Sch Voter**	0.00		
TC Hstd	0	**Sch Other**	307.71	**Tax AB/Adds**	0.00
TC Non Hstd	7670	**County Wide**	10.74	**S.A. AB/Adds**	0.00
TC H G Hstd	0	**Tax Incr**	0	**Adjusted Net**	3,356.00
TC QTA	0	**Watershed**	82.22		
		HRA	0.00	**Total Receipts**	3,356.00
TC State	0	****		**Remaining Due**	0.00
Hstd Credit	0.00	**R/U**	0		
Ag Credit	0.00				
Other Credit	0.00	**City**	0.00	**MAY 15**	1,678.00
		Sch Ref-Info	0.00	**NOVEMBER 15**	1,678.00
		Extra C.W.	0.00		
QTA Tax Amt	0.00	**Non Sch Ref**	0		

Another Search | Back to ParcelList |