

Sale Price \$12,250 per acre.

FARMLAND & ACREAGE AT PUBLIC AUCTION

Friday, November 11th, 2022 at 1:00 P.M.

The auction will be held at the acreage located at 14272 Knauf Ave. Reading Minnesota

ACREAGE AND FARMLAND LOCATION – The farm is located from Reading Minnesota, 4 miles North on McCall Ave. then 2 miles West on County Road #16 then 1 ½ mile North on Knauf Ave, or from Wilmont MN, 1 ½ Miles east on Hwy 266 then 2 miles east on County Road #16 then 1 ½ miles North on Knauf Ave.

INFORMATION BOOKLETS are available by going to our web site at randybuntjerauctionandrealtyllc.com or by contacting Randy Buntjer Auction & Realty LLC @ 507-360-2650.

OPEN HOUSE DATES Saturday October 15th 4-6, Thursday Evenings October 27th and November 3rd from 5:00-6:00 pm. or by appointment by contacting the auctioneers.

AUCTIONEERS NOTE: Our company is honored to have been selected by the Blau family to offer this nice acreage and farmland at live public auction! We look forward to seeing you at the auction. Thank You, Randy

LEGAL DESCRIPTION: 160.0+/- acres in the Northwest ¼ with the building site being surveyed out as 5.00 +/- acres, and the farmland being 155.00+/- acres: Section 27, Bloom Township: Nobles County, Minnesota.

Tract has been surveyed.

TRACT #1: Acreage Description, we will be offering a 5.00 acre +/- building site which includes a nice 1,404 sq. ft. 1 ¼ story home, with the main floor including a Kitchen, Dining room, Living room, 2 Bedrooms, Full bath with shower and porch to the east with main floor laundry. The upstairs includes 3 bedrooms; with home having an unfinished basement. The home includes wood siding, asphalt shingles, Marathon electric water heater, L.P forced air furnace with central air which was installed in 2015, 2-wells and private septic system, which will be updated by the sellers if it does not pass inspection. The acreage also includes a 2 stall detached garage and various other wood framed out-buildings. The site has a nice grove to the north and west. This acreage is a must see if you are looking for a place in the country.



TRACT #2: 155.00 +/- Acres of Farmland

The main soils include Nicolet, Clarion, Webster, Waldorf. Based off Surety mapping the Productivity Rating on the farm is 94.30 and the CER rating from the Nobles County assessor's office is 79.49.

TRACT #3: will be the combination of tracts 1 & 2

FSA & GENERAL INFORMATION: According to the Nobles County FSA Office this tract of land has 153.86 DCP cropland acres with a Corn base of 76.30 acres, and a PLC yield of 154 Bushels. The Soybean base is 76.30 acres, with a PLC Yield of 46 bushels. This tract does not contain a wetland.

DRAINAGE TILE: the tract has county and private drainage tile installed and County tile maps are available, however we do not have maps of the private tile which was installed.

TAXES & ASSESSMENTS: The Taxes and Assessments due and payable in 2022 will be paid by the sellers. Taxes due and payable in 2023 and thereafter will be paid by the buyer. The total taxes and assessments for the building site and farmland are currently listed at \$4,341 Homesteaded which includes a ditch assessment for judicial ditch #12 on both tracts at the Nobles County, MN Courthouse. However as this is a split a new tax base and taxes will need to be adjusted for each parcel. Also Note Currently there is a Disabled veteran's designation on the acreage so there are no taxes being paid currently except for the special assessments on the acreage, and that the taxes and assessments for 2023 will be Non-Homestead.

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. The sale will NOT be contingent upon any buyer financing. The unpaid balance will be due on or before January 20th 2023. The buyer is responsible for all real estate taxes that are due and payable in 2023 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.

BLAU FAMILY, OWNERS
Candace L. Riordan, 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