

470.86 ACRES OF PRIME NOBLES & JACKSON COUNTY, MN FARMLAND AT PUBLIC AUCTION

Friday, July 9th 2021 at 10:00 AM

Auction Location: Brewster American Legion Hall Post 494 at 825 3rd Avenue, Brewster, MN

AUCTIONEERS NOTE:

It is an honor to be asked to represent the Henry & Eunice Bauman Family with the opportunity to offer this prime farmland at public auction. Please make sure to be with us at the sale starting promptly at 10:00 AM. And we look forward to seeing you at the auction. Thank You, Randy

Information booklets are available by contacting Randy Buntjer Auction & Realty LLC @ 507-360-2650.

(Note Drainage tile is present in all farms and maps are available)

NOBLES COUNTY LAND

Farmland Location for Tracts 1&2: The farms are located from the East edge of Worthington Minnesota, approximately 2 miles Northeast on Hwy.60, then 7 miles North on County Road #3, then 1 mile West on 160th Street.

Legal Description- Tract #1: 80.00+/- acres in the North Half (N ½) of the Southeast Quarter (SE ¼) Section 31-Graham Lakes Township, Nobles County, Minnesota. Parcel #05-0177-000

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 \$4,154 Non- Homestead at the Nobles County, MN Courthouse.

General Information: This tract does not contain a wetland, according to the Nobles County FSA Office. Nobles County Courthouse information the CER is 85.90. See tract #3 for FSA information as this tract is combined with tract #2 at the Nobles County FSA office.

Legal Description: Tract #2: 80.00+/- acres in the South Half (S ½) of the Southeast Quarter (SE ¼) Section 31-Graham Lakes Township, Nobles County, Minnesota. Parcel#05-0176-000

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 \$4,270 Non- Homestead at the Nobles County, MN Courthouse.

General Information: This tract does not contain a wetland, according to the Nobles County FSA Office. Nobles County Courthouse information the CER is 88.31. See tract #3 for FSA information as this tract is combined with tract #1 at the Nobles County FSA office.

Soil Types for Tracts 1& 2 Include: Nicollet, Webster, Okabena, Canisteo, Clarion, Waldorf and Glencoe Clay loams. The Crop Productivity Rating on the whole farm is 95.10

Tract #3-Combination of Tracts 1&2

FSA & General Information: According to the Nobles County FSA Office this tract of land has 159.71 DCP cropland acres with a Corn base of 127.10 acres, and a PLC yield of 141 Bushels. The soybean base is 32.60 acres, with a PLC Yield of 33. This tract does not contain a wetland, according to the Nobles County FSA Office.

Tract #4

Farmland Location: The farm is located from the East edge of Worthington Minnesota, approximately 2 miles Northeast on Hwy.60, then 4 miles North on County Road #3, then 2 miles West on 190th Street.

Legal Description: 4: 75.13+/- acres in the North Half (N ½) of the Northwest Quarter (NW ¼) except tract 420'x553' containing 5.53 acres, Section 19-Hersey Township, Nobles County, Minnesota. Parcel#07-0118-500

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 \$3,824 Non- Homestead at the Nobles County, MN Courthouse.

FSA & General Information: According to the Nobles County FSA Office this tract of land has 63.90 DCP cropland acres with a Corn base of 32.40 acres, and a PLC yield of 141 Bushels. The soybean base is 31.50 acres, with a PLC Yield of 38 bushels. This tract does contain a wetland, according to the Nobles County FSA Office. Nobles County Courthouse information the CER is 84.44.

Soil Types for Tract #4 Include: Nicollet, Webster, Waldorf and Clarion Clay loams. The Crop Productivity Rating on the farm is 95.30 The Crop Productivity Rating on the farm is 95.30

JACKSON COUNTY LAND

Tract #5- Prime inside 80 acre tract.

Farmland Location - The farm is located from the South edge of Okabena Minnesota, approximately 4 miles South on County Road 9, then 3 ½ miles West on County Road #14.

Legal Description - 80.00+/- acres in the East Half (E ½) of the Southwest Quarter (SW ¼), Section 34-Alba Township, Jackson County, Minnesota. Parcel#01-034-0500

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 \$2,992 Non- Homestead at the Jackson County, MN Courthouse. SPECIAL NOTE REGARDING PENDING DRAINAGE ASSESSMENT there is a pending drainage assessment of approximately \$75,745.94 that is to be placed on the property in 2021. And will pass on to the new buyer.

FSA & General Information: According to the Jackson County FSA Office this tract of land has 78.33 DCP cropland acres with a Corn base of 38.80 acres, and a PLC yield of 160 Bushels. The soybean base is 39.50 acres, with a PLC Yield of 38. This tract does not contain a wetland, according to the Jackson County FSA Office. Jackson County Courthouse information the CER is 73.53.

Soil Types for Include: Spicer-Lura, Nicollet, Lura, Waldorf, Collinwood and Mayer loams. The Crop Productivity Rating on the farm is 88.50

Tract #6-

Farmland Location: The farm is located from the South edge of Okabena Minnesota, approximately 4 miles South on County Road 9, then 1 mile West on County Road #14.

Legal Description: 155.73+/- acres in the Northeast Quarter (NE ¼) except 4.86 acres, Section 01-Ewington Township, Jackson County, Minnesota. Parcel#07-001-0100

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 \$5,094 Non- Homestead at the Jackson County, MN Courthouse. SPECIAL NOTE REGARDING PENDING DRAINAGE ASSESSMENT there is a pending drainage assessment of approximately \$150,678.31 that is to be placed on the property in 2021. And will pass on to the new buyer.

FSA & General Information: According to the Jackson County FSA Office this tract of land has 144.73 DCP cropland acres with a Corn base of 80.20 acres, and a PLC yield of 160 Bushels. The soybean base is 64.50 acres, with a PLC Yield of 38. This tract does not contain a wetland, according to the Jackson County FSA Office. Jackson County Courthouse information the CER is 75.33.

Soil Types Include: Nicollet, Collinwood, Waldorf, Spicer-Lura, Lura and Lakefeild Clay loams. The Crop Productivity Rating on the farm is 86.60

Possession: Will be granted on each tract 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 on each tract. The sale will NOT be contingent upon any buyer financing. The unpaid balance will be due on December 15th 2021 on all tracts. The farm is being sold subject to a 2021 cropland lease. The sellers shall retain all of the 2021 cropland lease payments. 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.

Henry & Eunice Bauman Family, Owners

Mark W. Shepherd, Closing Attorney

Sale Arranged and Conducted By



Auctioneers

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