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

Randy Buntjer
Auction & Realty LLC.

MINNESOTA STATE AUCTIONEERS ASSOCIATION

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