

Track #1 Sold for \$15,900
Track #2 Sold for \$14,600
LIVE PUBLIC AUCTION OF 232.76+/- ACRES OF FARMLAND,
LOCATED IN WILMONT TWP, NOBLES COUNTY, MN

Saturday, August 23, 2025 at 10:00 AM Auction Location: The auction will be held on the south side of tract #2. At 18842 140th Street Wilmont MN.

AUCTIONEERS NOTE: Randy Buntjer Auction & Realty LLC is honored to represent the Hoffman Family in offering at auction these two tracts of Wilmont TWP, Nobles County, MN farmland! Land in this locale is not often available for purchase! If you are a farmer looking to purchase your first tract of farmland or add to your operation or an investor looking for tracts of land to add to your portfolio these are two tracts of farmland that you will want to take a look at! Land is an excellent long term investment! Make plans today to attend this farmland 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 west edge of Wilmont 2 miles west on County Road 16. Then 2 miles north on County Road 15 to southeast corner of tract #2, Tract #1 is located ¾ miles east of tract #2

Legal Description- Tract #1: 80 +/- Acres in East ½ of SE ¼ Sect. 22, Wilmont Township, Nobles County, Minnesota.

Legal Description Tract #2: 152.76 +/- Surveyed Acres in SE ¼ less 1 acre in SE corner & except a 600'x600' tract in East ½ Sect. 21, Wilmont Township, Nobles County, Minnesota.

FSA & General Information: According to the Nobles County FSA Office Tract#1 has 79.52 Effective DCP cropland acres with a Corn base of 39.00 acres, and a PLC yield of 184 Bushels. The Soybean base is 29.47 acres, with a PLC Yield of 40 bushels. Tract #2 has 147.98 effective DCP Cropland acres, with a corn base of 92.37 acres and a PLC Yield of 184 bushels. a soybean base of 55.26 acres, with a PLC Yield of 40 bushels. Based off Surety mapping the Productivity Rating on Tract # 1 is 95.40 and the CER rating is 86.33. Tact #2 has a Productivity rating of 93.60 and a CER rating of 73.08

Tile- the farms do include drainage tile and maps are available.

Taxes & Assessments: The Taxes and Assessments due and payable in 2025 will be paid by the sellers. Taxes due and payable in 2026 and thereafter will be paid by the buyer. The current Homestead taxes and assessments are listed at \$1,980.00 on tract #1 and \$2,678 on tract #2 at the Nobles County Courthouse

Tillage-The new buyer will have the opportunity to do any fall tillage, after the current crops have been harvested.

Wind tower Information: Tract #1 receives an energy lease payment. Tract #2 receives a tower payment for the one tower on the property and also an energy lease payment. Seller retains all land, energy lease and tower rent payments for 2025 payable in 2026. The Wind rights will pass on to the new buyer and buyer will receive all wind tower and energy payments paid in 2027 and thereafter on each tract. The wind contracts expire in August 31st 2052. For information and payments contact the auctioneers.

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

Auction Terms:

The tracts will be sold on a per acre bases times the number of deeded/surveyed acres. 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, Buyer must also provide a bank letter of credit when signing contract. An updated abstract will be provided to the buyer at closing. The sale will NOT be contingent upon any buyer financing. The unpaid balance will be due on or before December 15th 2025. The buyer is responsible for all real estate taxes that are due and payable in 2026 and thereafter on each tract. 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.

Hoffman Family, Owners

Sale Arranged and Conducted By



Lynn A. Johnson,
Closing Attorney

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



Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

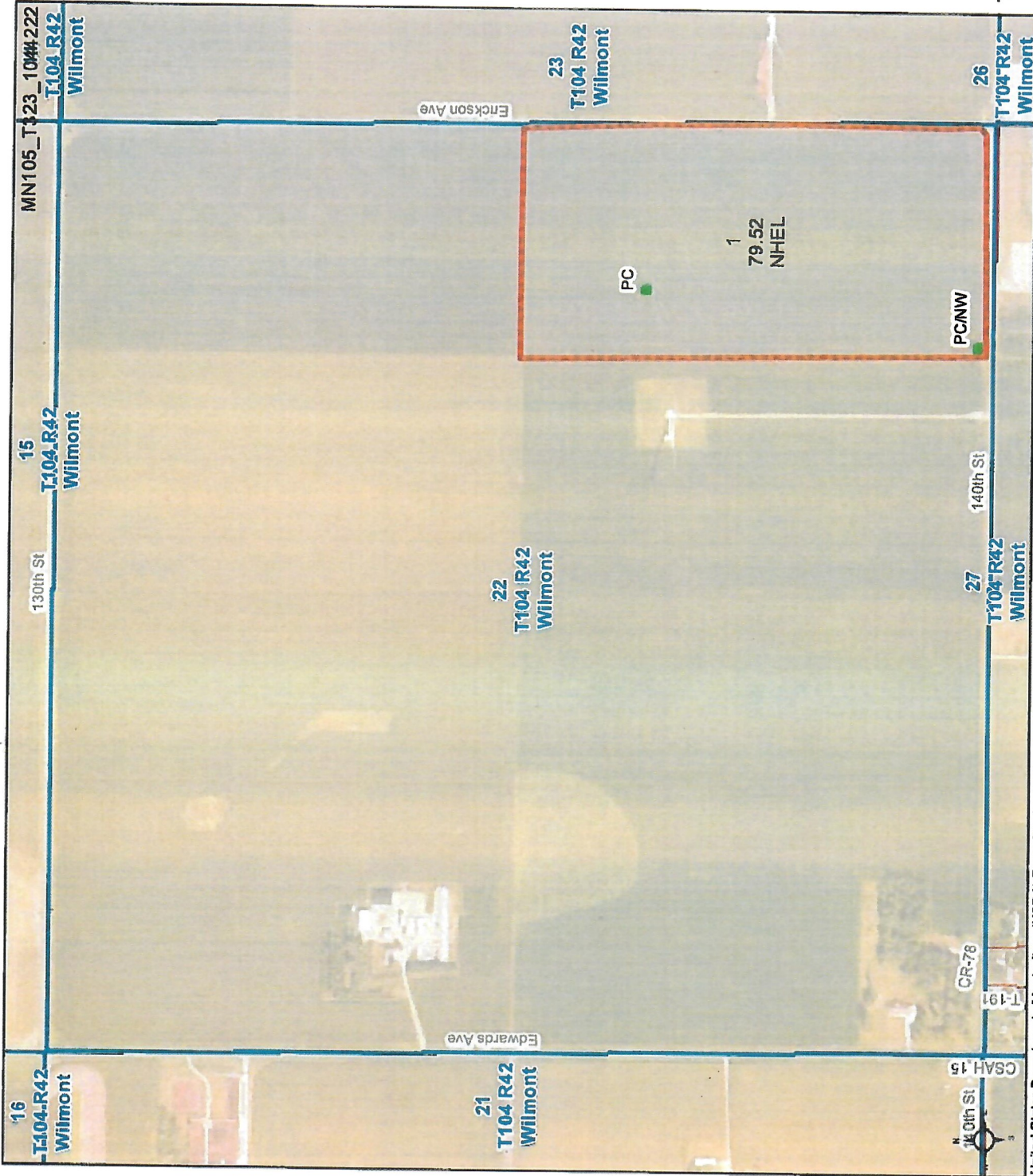
Common Land Unit

 Cropland
 Tract Boundary

Wetland Determination Identifiers

 Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

Tract Cropland Total: 79.52 acres



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 ownership. Rather, it depicts the information provided directly 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 no responsibility for actual or consequential damage 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 original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.

MINNESOTA

NOBLES

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9074

Prepared : 2/25/25 2:28 PM CST

Crop Year : 2025

Operator Name : GARY RODRIGUE

CRP Contract Number(s) : None

Recon ID : 27-105-2017-168

Transferred From : None

ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.52	79.52	79.52	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	79.52	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	39.00	0.00	184	
Soybeans	29.47	0.00	40	
TOTAL	68.47	0.00		

NOTES

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Tract Number : 323

Description : E2 OF SE4 S22/W1

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 : [REDACTED]

Other Producers : None

Recon ID : None

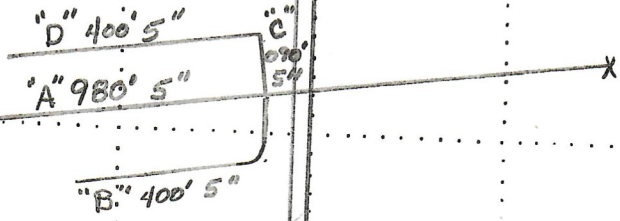
Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.52	79.52	79.52	0.00	0.00	0.00	0.00	0.0

QUENTIN HOFFMAN
Section #22 WILMONT Township

MRS. ROLLAND FARM
Section #23 WILMONT TNS

Road



— LEGEND —

- Permanent Fence — X — X — X — X —
- Existing Drain Line ... — — — — —
- Proposed Tile Line ... — — — — —

Spacing _____

MATERIAL NEEDS

1870' 5" TOTAL

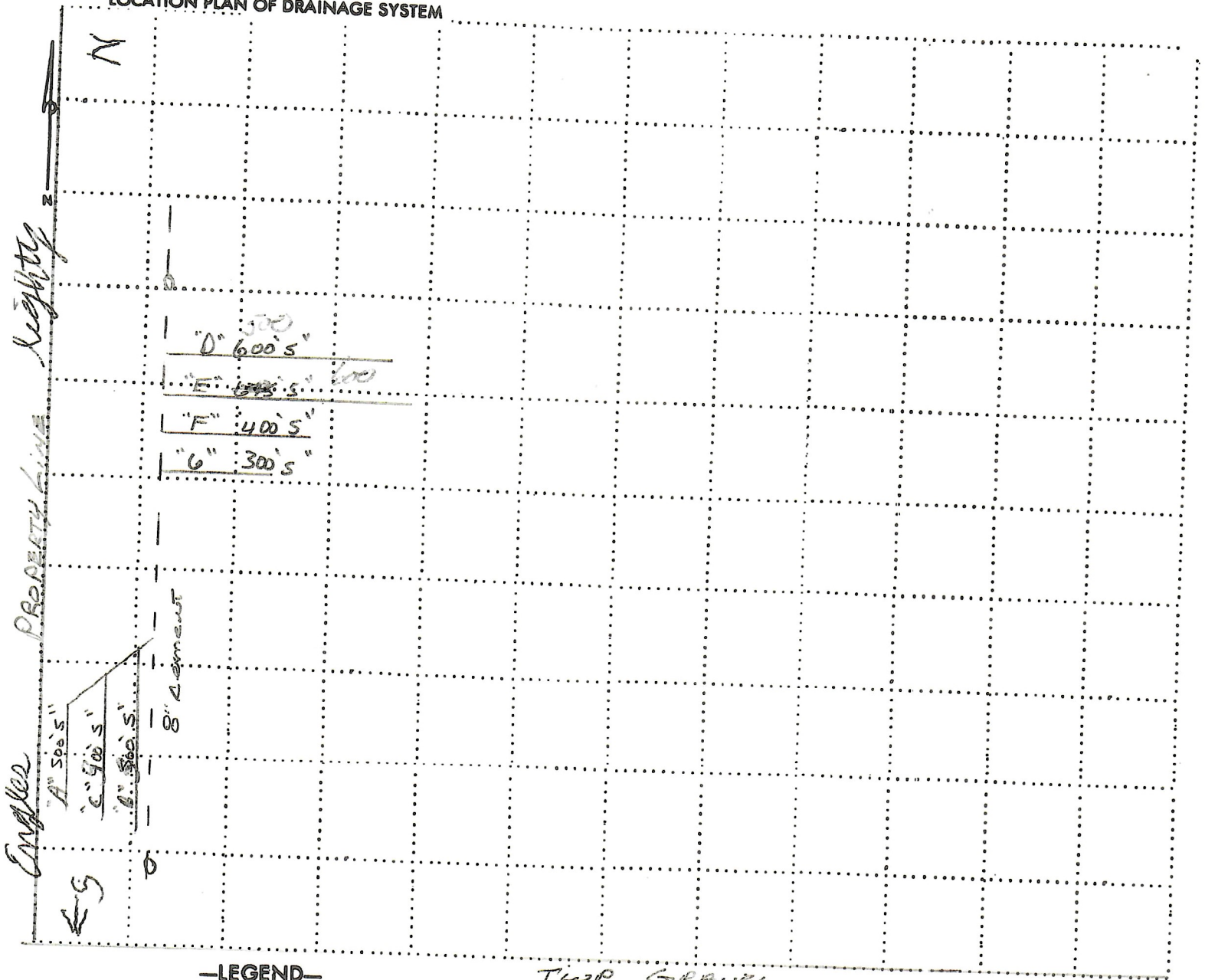
OWNER Quentin Hoffman
TOWNSHIP _____ DATE 11-15-83
SECTION 22-23 TOWN _____
COUNTY _____ STATE _____
Signed John Lashbrook

SCALE _____

LUPKES BACKHOE & TILING

Rt. 2 • Box 175
Rushmore, MN 56168
507-926-5385

LOCATION PLAN OF DRAINAGE SYSTEM



OWNER Quentin Hoffman

Section 2d Date 10-19-97

Twp Wilman Town St. Kilian

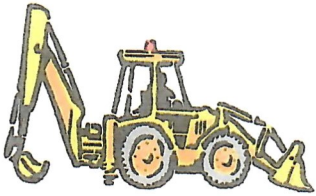
County Nobles State MN

MATERIALS NEEDED

Spacing 3,375' S"

Scale _____

Utilities _____



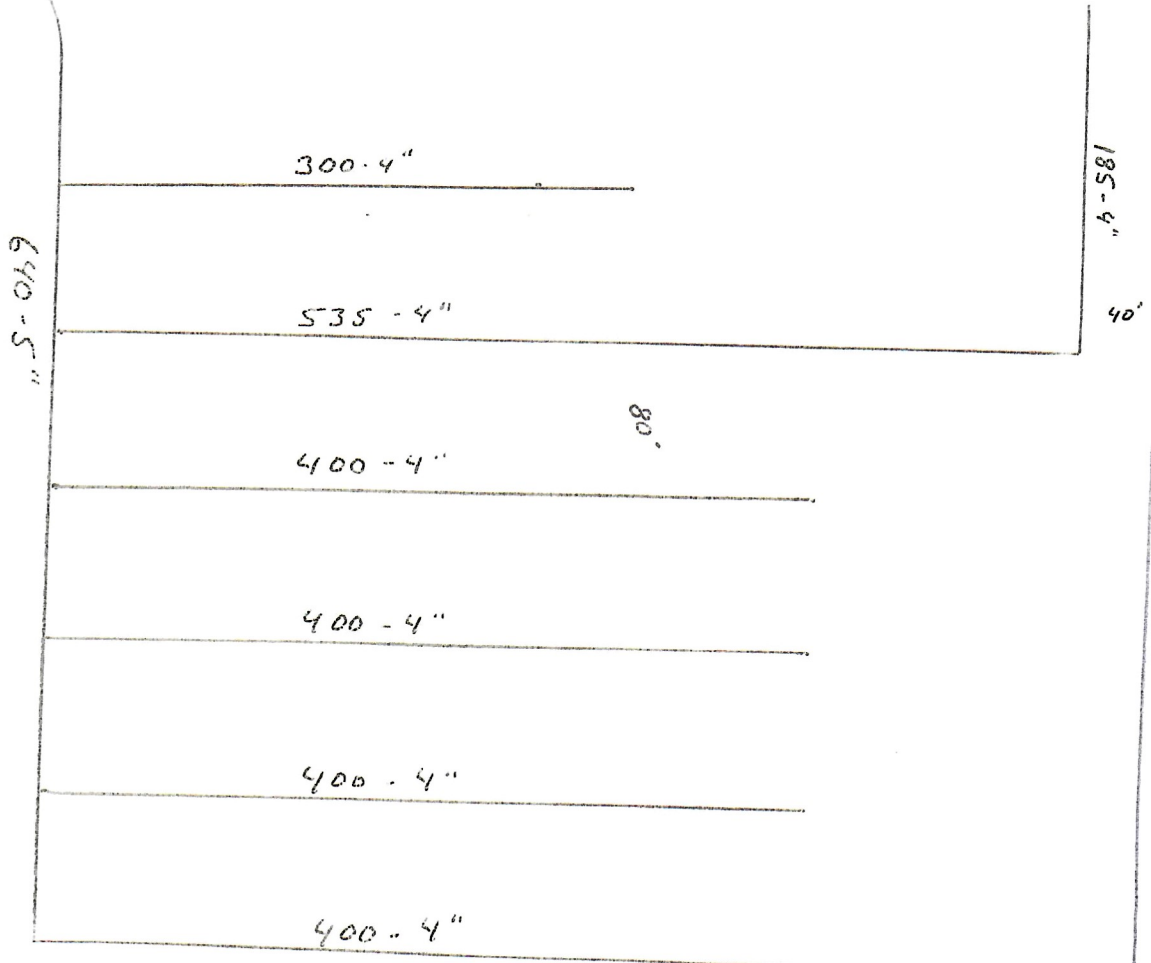
D & S Excavation
Dale Springman
19062 160th St.
Wilmont, MN 56185

507-472-8421 or 1-507-920-9675



QUENTIN HOFFMAN

EAST 1/2 OF SE QUARTER SEC 22 WILMONT TWP.
INSTALLED DEC 2003

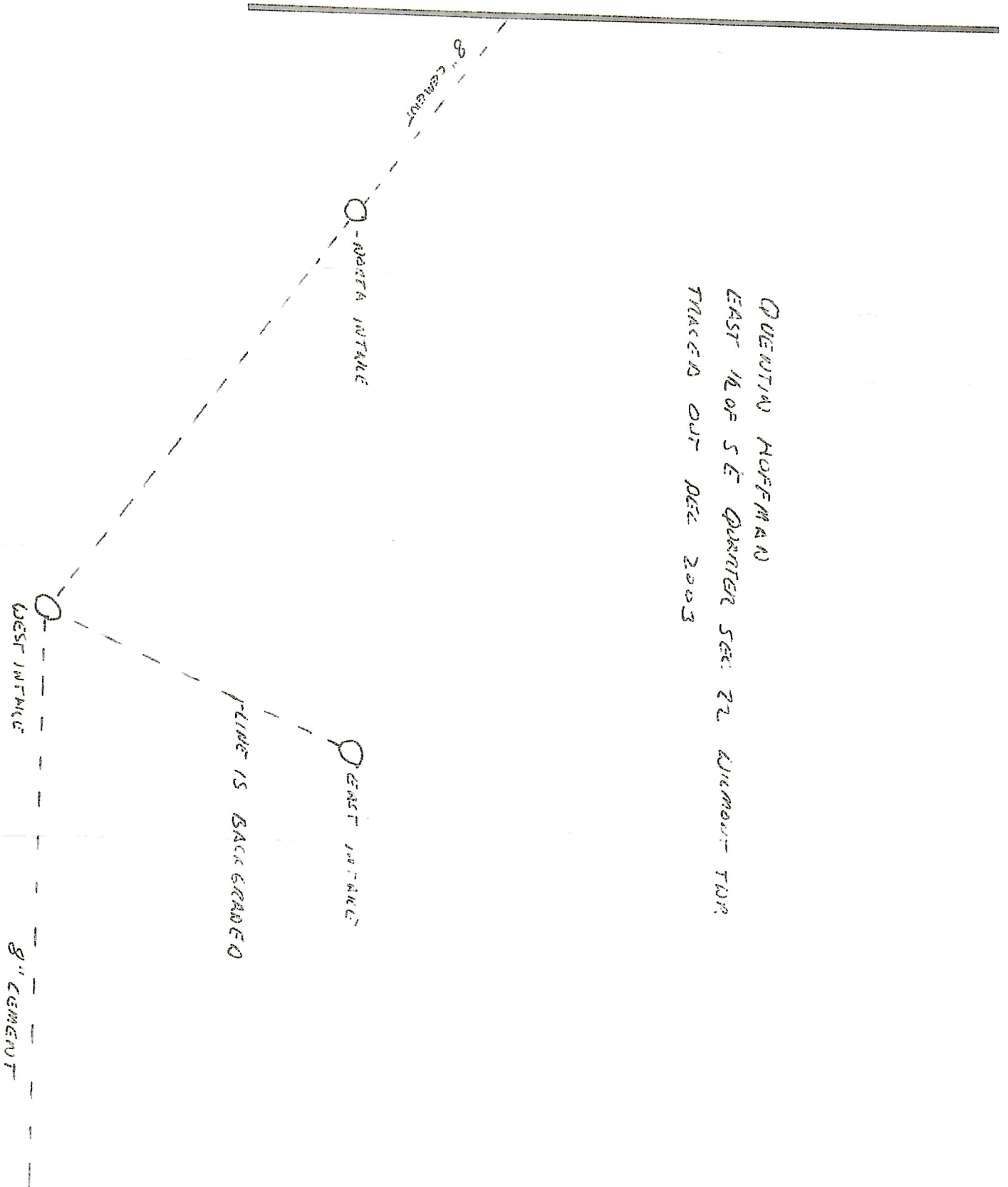


Adler 03



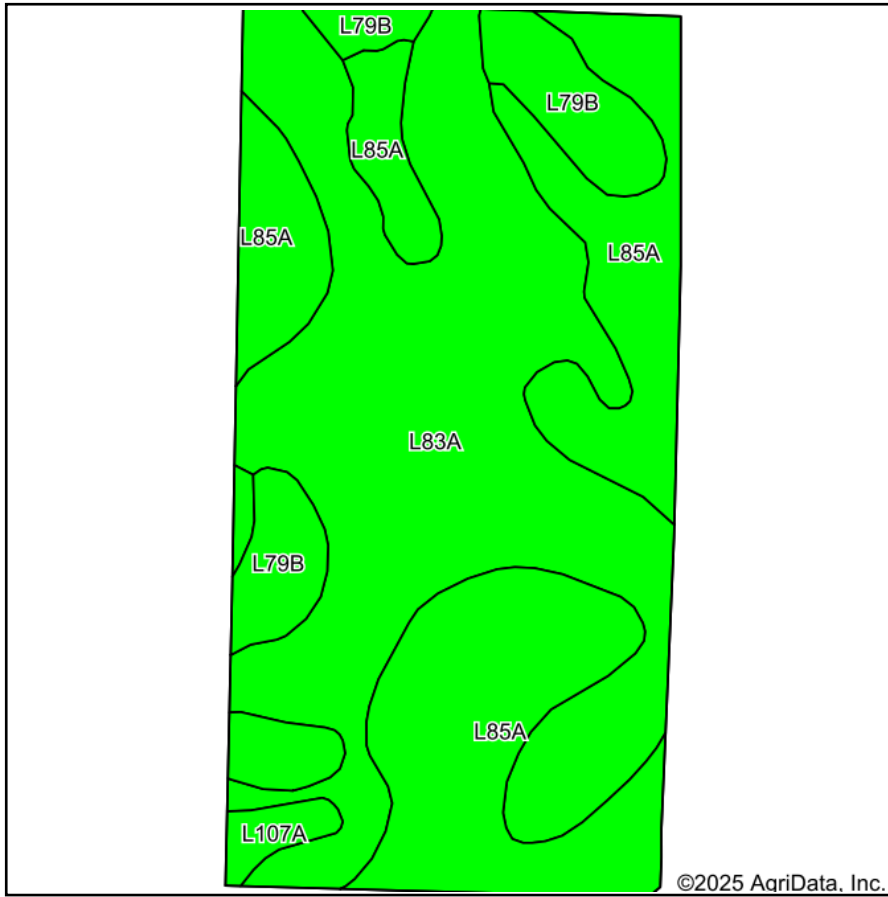
D & S Excavation
Dale Springman
19062 160th St.
Wilmont, MN 56185

507-472-8421 or 1-507-920-9675

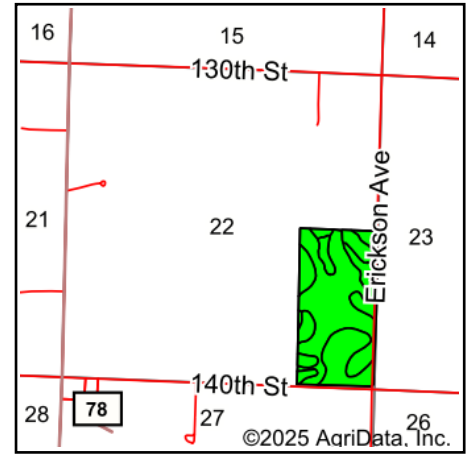


QUENTIN HOFFMAN
EAST 1/2 OF SE QUARTER SEC 22 WILMONT TWP.
TRACED OUT DEC 2003

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Nobles**
 Location: **22-104N-42W**
 Township: **Wilmont**
 Acres: **79.52**
 Date: **6/24/2025**



Maps Provided By:



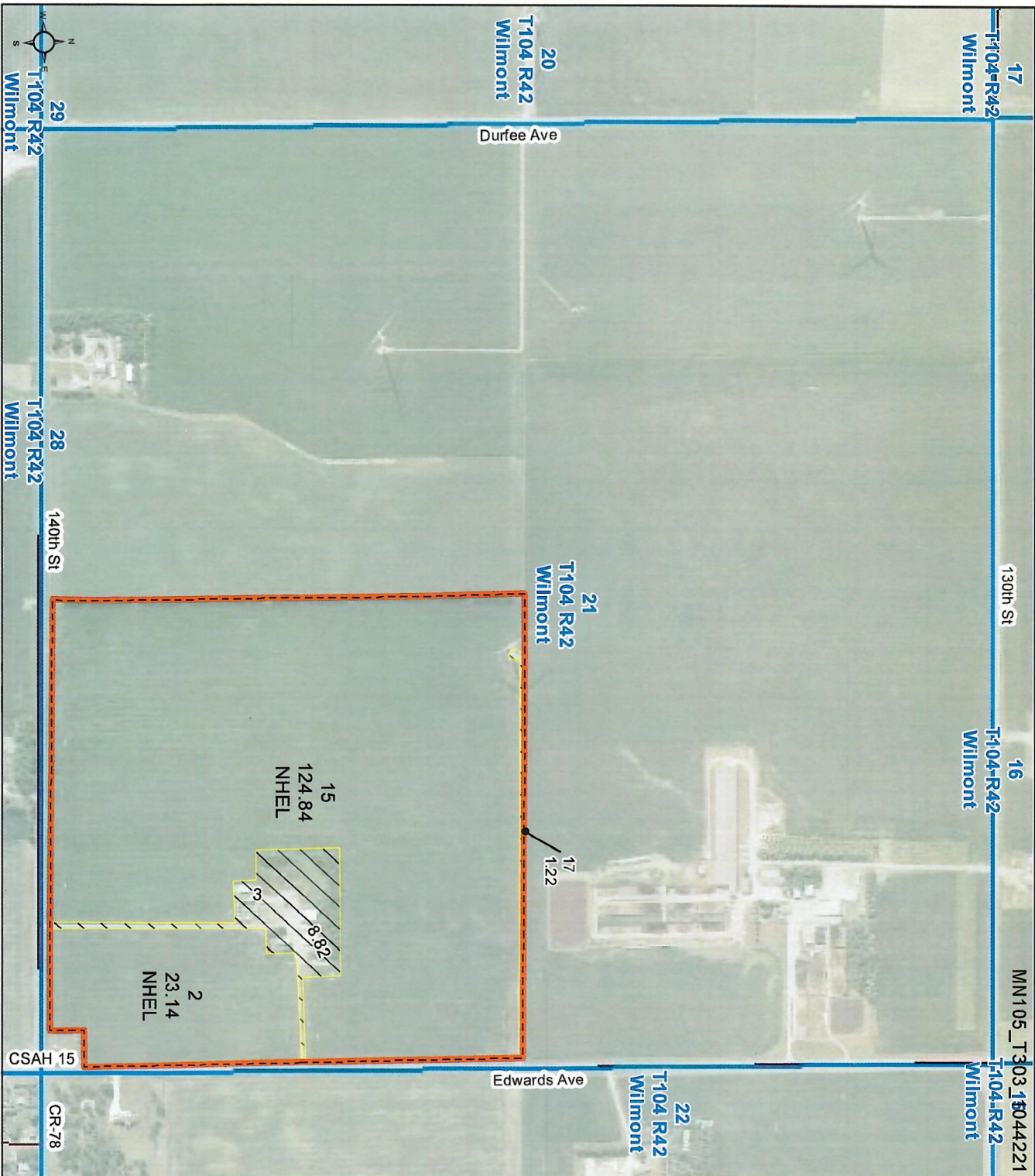
Area Symbol: MN105, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L83A	Webster clay loam, 0 to 2 percent slopes	40.25	50.6%		IIw	93
L85A	Nicollet clay loam, 1 to 3 percent slopes	29.56	37.2%		Iw	99
L79B	Clarion loam, 2 to 6 percent slopes	8.56	10.8%		Ile	95
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	1.15	1.4%		IIw	91
Weighted Average					1.63	95.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Nobles County, Minnesota



Farm 9073

Tract 303

2025 Program Year

Map Created April 20, 2025

1044221



Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, ISS = for forage
 Beans = Dry Edible
 MAG = for GZ
 Canola = Spring for seed

Common Land Unit

-  Non-Cropland
-  Cropland
-  Tract Boundary

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

Tract Cropland Total: 147.98 acres

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MINNESOTA

NOBLES

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9073

Prepared : 5/13/25 4:12 PM CST

Crop Year : 2025

Operator Name : CHARLES HOFFMAN
CRP Contract Number(s) : None
Recon ID : 27-105-2017-168
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
158.02	147.98	147.98	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	147.98		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	92.37	0.00	184	
Soybeans	55.26	0.00	40	
TOTAL	147.63	0.00		

NOTES

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Tract Number : 303

Description : SE4 S21/WI
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 : CHARLES HOFFMAN, [REDACTED]
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
158.02	147.98	147.98	0.00	0.00	0.00	0.00	0.0

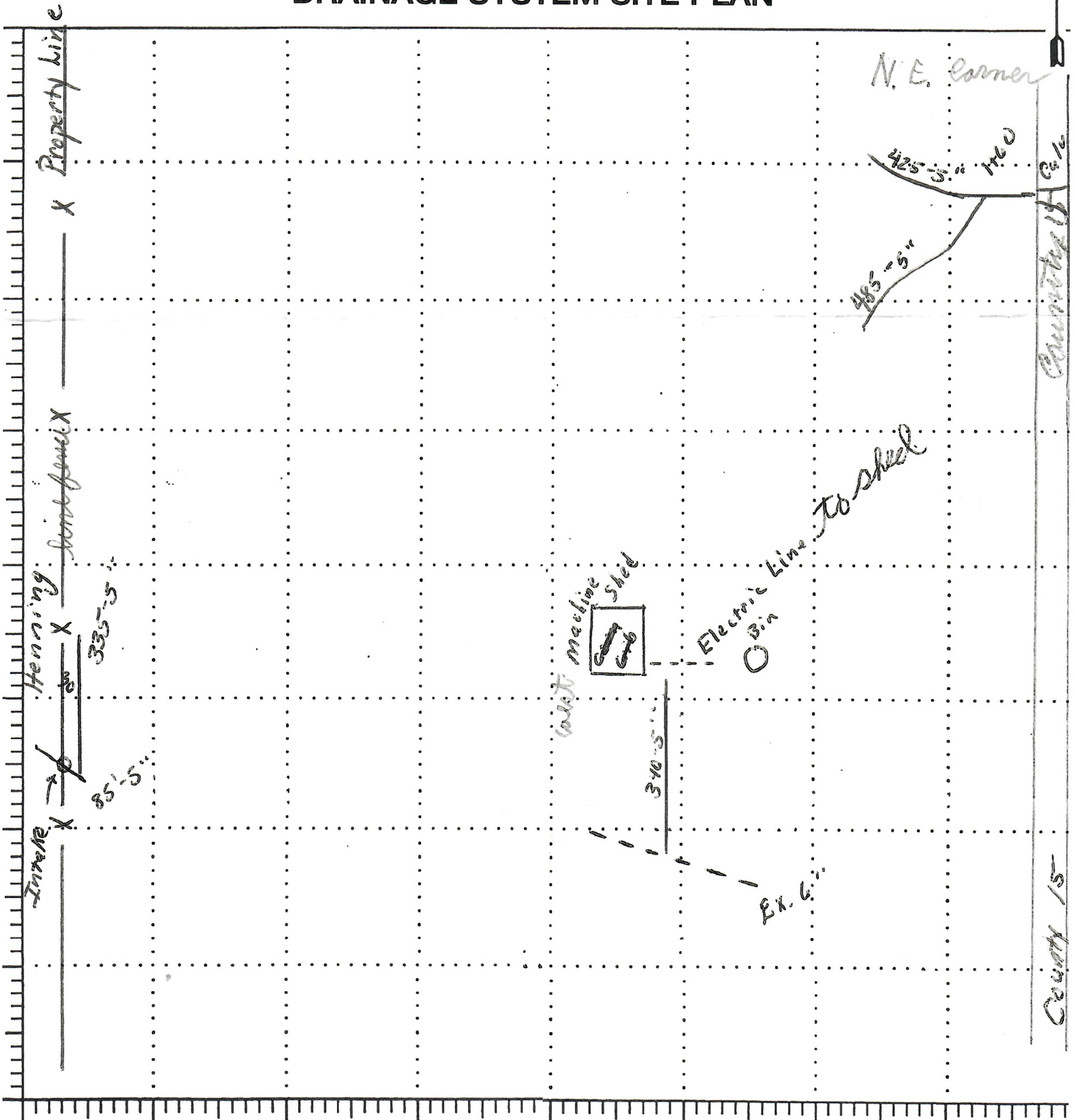
SPRINGMAN TILING CO.

P.O. Box 732, Worthington, MN 56187

RES. PHONE (507) 376-3279

SHOP PHONE (507) 376-9500

DRAINAGE SYSTEM SITE PLAN



MATERIALS ESTIMATE

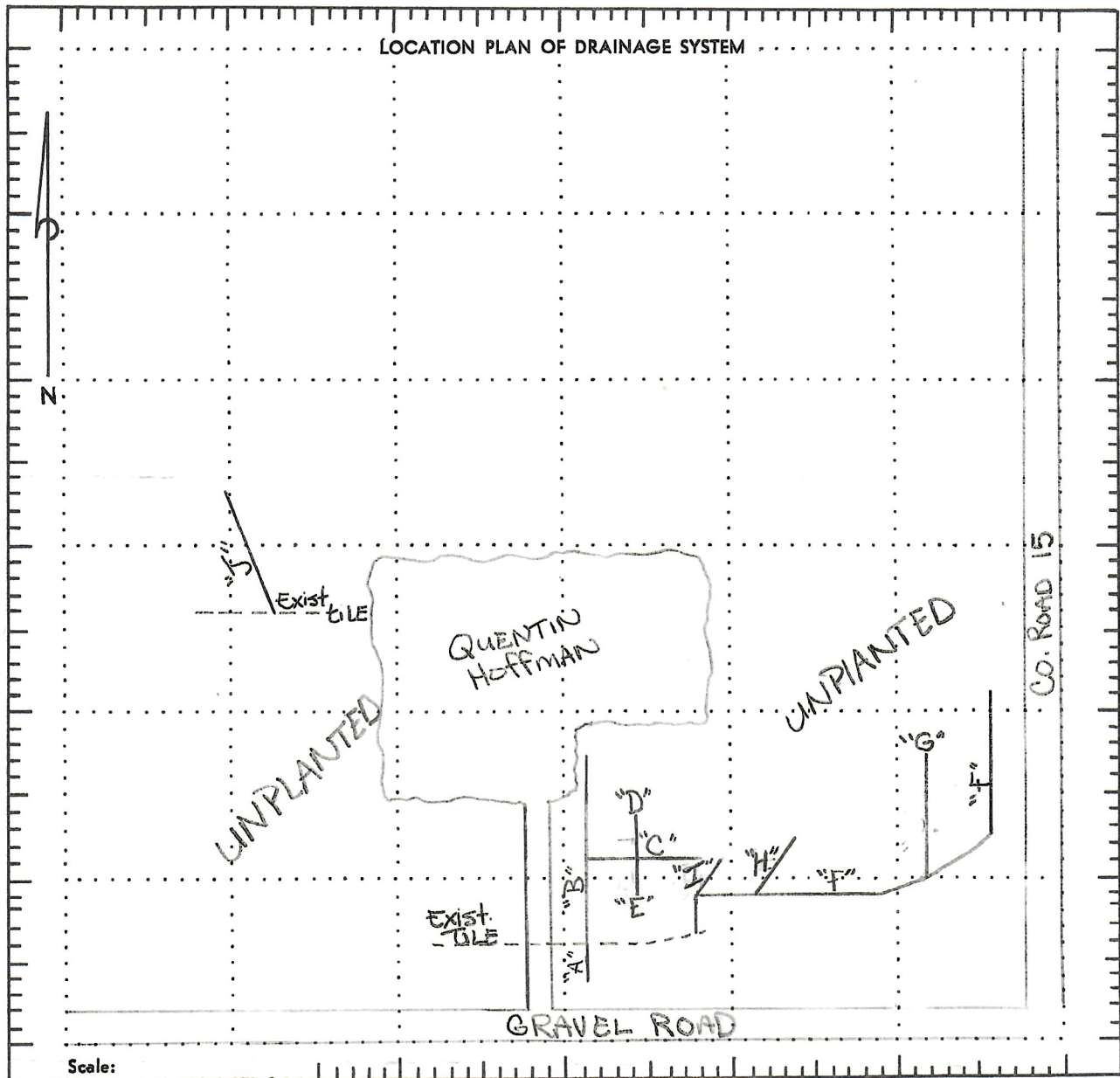
1670 ft 5"

Relat 10-94

OWNER Quentin Hoffman SE 1/4 Sec 21

TOWNSHIP Wilmont COUNTY Nobles STATE MN

DATE 9-94 SIGNED Robert A. Springman



— LEGEND —

Permanent Fence X X X X

Existing Drain Line ... ⊙ ⊙ ⊙ ⊙

Proposed Tile Line ... ⊙ ⊙ ⊙ ⊙

Spacing TOTAL 2805' 5"

MATERIAL NEEDS

OWNER QUENTIN HOFFMAN

TOWNSHIP WILMONT DATE 5/19/80

SECTION 21 TOWN WILMONT

COUNTY NOBLES STATE MN

Signed JAMES A. LOESBROCK
CONTRACTOR

<u>"A" 100'</u>	<u>"G" 165'</u>
<u>"B" 650'</u>	<u>"H" 150'</u>
<u>"C" 240'</u>	<u>"I" 150'</u>
<u>"D" 100'</u>	<u>"J" 250'</u>
<u>"E" 100'</u>	
<u>"F" 900'</u>	

Quinten Hoffmann

July 25 1964

Sewer

BARN

tile goes through
kennel by culvert. SS

935 4 1/2" x 4 1/2" x 9
704 = 6" B. 320ft
703 = 6" B. 250ft
702 = 6" B. 260
701 = 6" B. 250ft

DRIVE WAY

we put in new tile to fence
it is 55 ft from main
line
old 6" clay tile about 1 1/2" off

we connected on here to old 6"
clay tile they were in good
shape & etc.

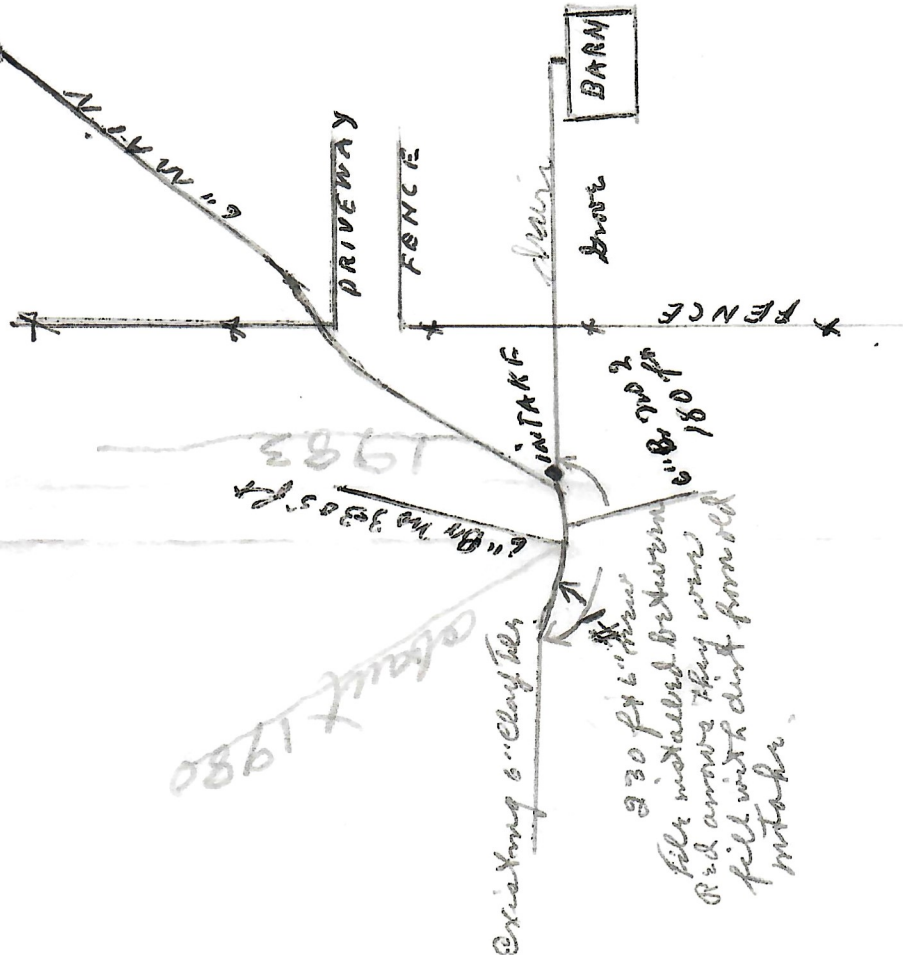
SE ROAD

Red line old 6" Clay tile going out along road

LOOSBROCK CONSTRUCTION CO.
FARM TILING & DRAINAGE
PHONES: SLAYTON 836-6419
LISMORE 472-3230

June 23

1010 ft



about 1980
Existing 6" Clay Tile

330 ft 6" tile
File installed between 6" & 7" tile
Rid above they were
fill with dirt from old
intake

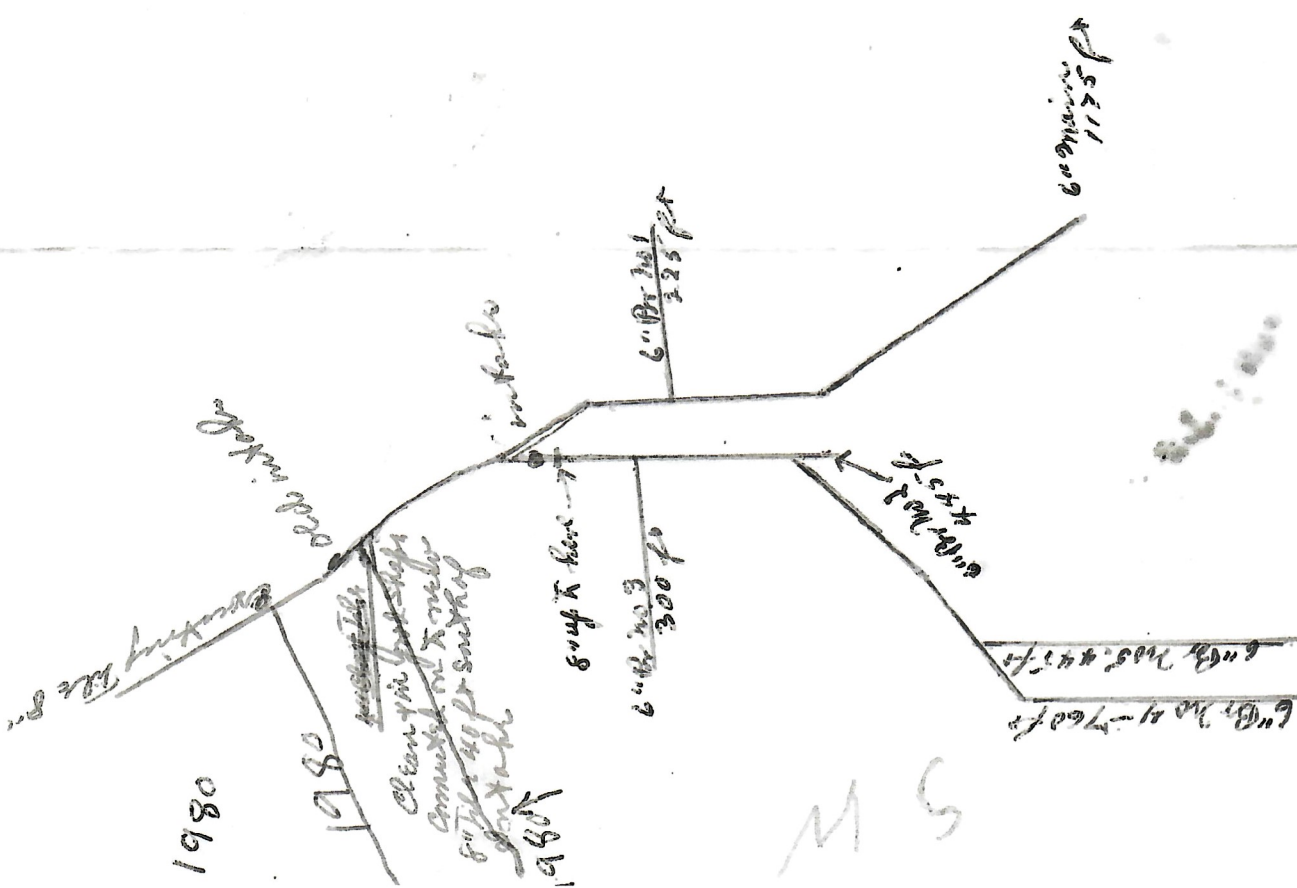
BARN

Brook

DRIVEWAY

FENCE

FENCE



1980

1980

6" tile in front of shop
connected to intake
6" tile 40 ft south of
intake

1980

6" tile 300 ft

6" tile 300 ft

6" tile 300 ft

6" tile 45 ft

6" tile 45 ft

6" tile 115 ft

LOOSBROCK CONSTRUCTION CO
FARM TILING & DRAINAGE
SLAYTON 836-8419
PHONES: LISBON 472-5239

Quinn Hoffman

May 30 1964
June 3

North

Time Force

winning

West

North Line from

6" 325 ft from
6" 181 ft

1740 ft

1980

1980
approx 3 ft

200 ft x 6"

8" to have 325 ft

6" 100 ft

6" 111 ft

6" 140 ft 901

note

8" to have 1215 ft cut with 6"
to end of man 525 ft

old cement was in good shape
about 7 1/2 ft deep to bottom of pile

LOOSBROCK CONSTRUCTION CO
FARM TILING & DRAINAGE
SLAYTON 836-6419
PHONES: LISMORE 472-5230

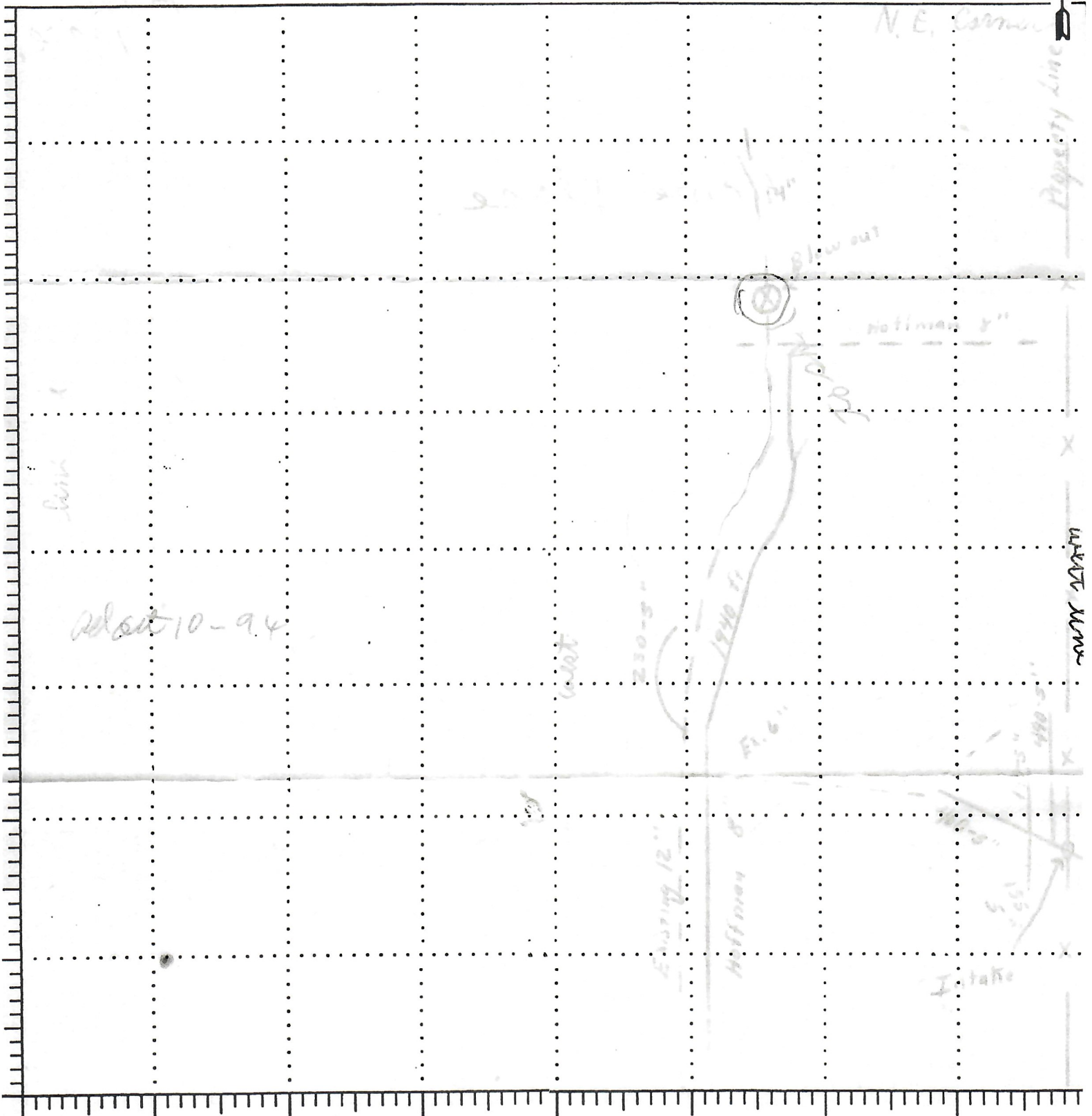
J B

SPRINGMAN TILING CO.

P.O. Box 732, Worthington, MN 56187

RES. PHONE (507) 376-3279
SHOP PHONE (507) 376-9500

DRAINAGE SYSTEM SITE PLAN



MATERIALS ESTIMATE

152 - 4' x 3"
Hoffman 1940 - 8"
Adopt 10-94

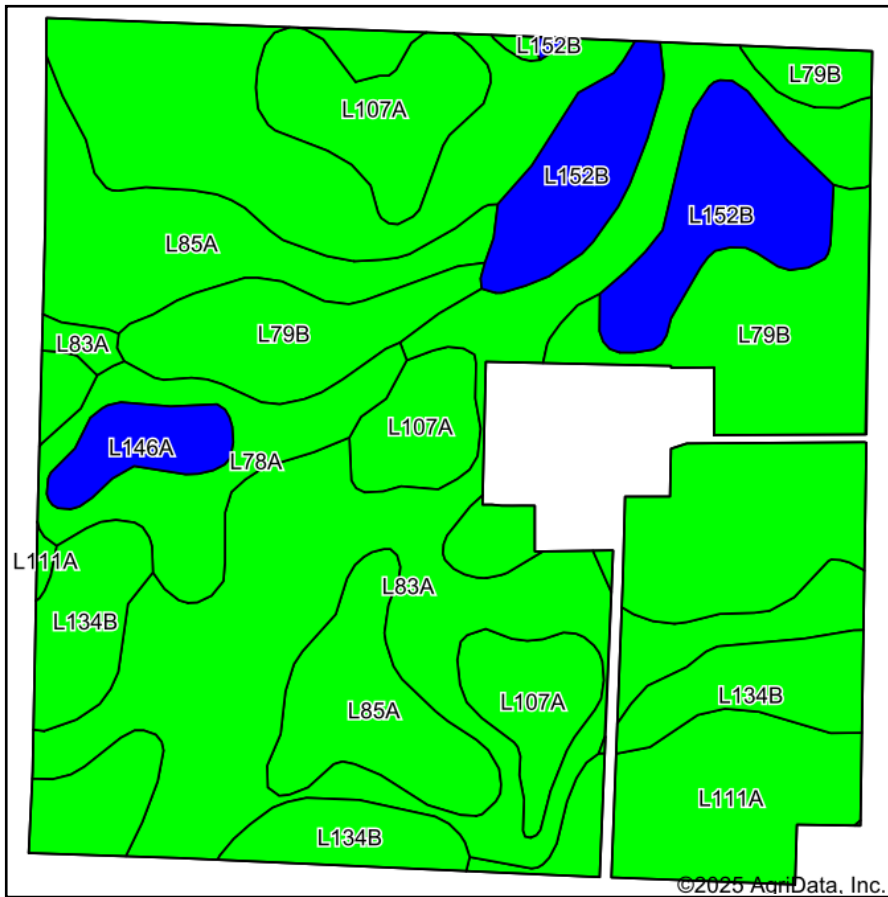
OWNER James Lanning SW 1/4 Sec 21
TOWNSHIP Union COUNTY Noble STATE MN
DATE 5-1-94 SIGNED Robert A. Springman



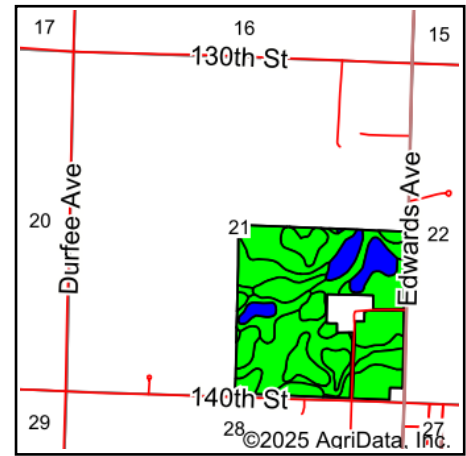
TRACT #2
SE 1/4 LESS TRACTS
152.76 +/- Acres

Approx. Boundary lines

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Nobles**
 Location: **21-104N-42W**
 Township: **Wilmont**
 Acres: **149.13**
 Date: **6/24/2025**



Maps Provided By:



Area Symbol: MN105, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L83A	Webster clay loam, 0 to 2 percent slopes	49.68	33.3%		IIw	93
L79B	Clarion loam, 2 to 6 percent slopes	25.87	17.3%		Ile	95
L85A	Nicollet clay loam, 1 to 3 percent slopes	15.65	10.5%		Iw	99
L134B	Clarion-Crooksford complex, 1 to 5 percent slopes	14.34	9.6%		Ile	95
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	12.85	8.6%		IIw	91
L152B	Lowleir-Round lake complex, 1 to 6 percent slopes	11.71	7.9%		Ile	84
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	9.37	6.3%		Ie	100
L78A	Canisteo clay loam, 0 to 2 percent slopes	6.95	4.7%		IIw	93
L146A	Glencoe silty clay loam, 0 to 1 percent slopes	2.71	1.8%		IIIw	86
Weighted Average					1.85	93.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.