606.26 ACRES OF PRIME MURRAY COUNTY FARMLAND AND BUILDING SITES OFFERED IN 6 TRACTS AND FARM EQUIPMENT AUCTION

Lunch on grounds by: Fulda Junior Class

Saturday morning, November 5th, 2022 at 9:00 A.M.

See next week's ad for full sale bill.

LOCATION: The auction will be held at the Dean Lanners building sitelocated at 235 140th Ave. Iona, MN, which is located from Iona, MN, 2 Miles South on County Road #31 (watch for auction signs)

AUCTIONEERS NOTE: We are extremely honored to be asked to represent the Dean Lanners estate with selling the following land and farm equipment. All the major items have been stored inside and have been well taken care of, this is one auction you will not want to miss. Make sure to be with us and we look forward to seeing you at the auction. Thank you, Randy.

This auction will also be telecast live for on-line bidding.
For online bidding go to randybuntjerauctionandrealtyllc.com and click on for registering, catalog and internet buyers auction terms.
Online items will start at approximately 11:30 a.m.
For pictures visit our web sites at randybuntjerauctionandrealtyllc.com or midwestauctions.com/mulder

Sale order land and acreage site at 9:00 followed by the farm equipment auction

Open house date for the building sites will be October 26th from 5:30-6:30 p.m. Or by appointment by contacting the auctioneers.
Open house dates for the farm equipment are Thursday and Friday November 3rd and 4th from 10:00 am.-5:00 p.m. Or by appointment by contacting the auctioneers.

For land booklets visit our web site or contact the auctioneers.

Tract #1- 120 +/- Acres Tract #1 - Sale Price $14,000 per acre.
Legal Description: S ½ of SW ¼ & NW ¼ of SW ¼, Section 14-105-41
Land Location: from Iona, MN 1 ½ miles South on County Road #31 then 2 miles East on 31st Street.
Soils Types: Nicollet, Clarion, Canisteo, Crippin and Webster with a CPI rating of 96.00 based of surety mapping.
FSA & Courthouse Information: County CER rating 76.70 & 75.06: FSA farm records indicate the tract has 116.60 DCP cropland acres with a corn base 66.28 Acres and PLC yield of 168 bushels and a soybean base of 48.08 Acres with a PLC yield of 45 bushels, and an oats base of 1.54 Acres with a PLC yield of 62 bushels. The tract does not contain a wetland.
Taxes: taxes for 2022 are $1,274.00 on the 80 acres and $622.00 on the 40 acres Homesteaded.

Tract #2- 157.16 +/- Acres
Legal Description: NE ¼ less 2.84 Acres, Section 20-105-41
Land Location: From Iona, MN 1 ½ miles South on County Road #31
Soils Types: for both tracts Nicollet, Clarion, Canisteo, Crippin, Collinwood, Waldorf, Spicer, Lura, Egeland and Webster with a CPI rating of 89.90 based of surety mapping.
FSA & Courthouse Information: County CER rating 74.30: FSA farm records indicate the tract has 297.46 DCP cropland acres with a corn base of 162.50 acres with a PLC yield of 175 bushels and a soybean base of 133.99 Acres with a PLC yield of 45 bushels, and a wheat base of 1.06 Acres with a PLC yield of 36 bushels. The tracts do not contain a wetland. All FSA info includes both tracts 2 & 3.
Taxes: taxes for 2022 are $3,192.00 Homesteaded.

Tract #3- improved 160.00 +/- Acres
Legal Description: NW ¼, Section 20-105-41
Land Location: From Iona, MN 1 ½ miles South on County Road #31 then ½ mile West on 31st Street.
Acreage Description: the tract includes an 8.50 +/- Acre building site, which includes a 992 sq. ft. 1 ½ story home with partial basement, the home has 3 bedrooms, 1 bath, kitchen, dining room and living room, vinyl siding, partial metal and asphalt roof, the outbuilding include a 24'x24' detached garage, 50'x90' machine shed, 24'x32' granary, 34x34 quonset and 1 small grain bins, pig nursery.
Courthouse Information: County CER rating 76.10. Tract #2 & 3 - Sale Price $13,600 per acre.
Taxes: taxes for 2022 are $2,510.00 Homesteaded.

Tract #4- Combination of Tracts 2 & 3

Tract #5- 158.00 +/- Acres including tillable and pasture acres, Tract #5 - Sale Price $9,100 per acre.
Legal Description: NW ¼ less West 310' of North 280', Section 33-106-41
Land Location: from Iona, MN 1 ½ miles North on County Road #31
Soils Types: Nicollet, Clarion, Canisteo, Crippin, Collinwood, Waldorf, Lamoure, Dickman, Omsrud-Storden, Egeland and Webster with a CPI rating of 75.80 based of surety mapping.
FSA & Courthouse Information: County CER rating 59.65: FSA farm records indicate the tract has 128.48 DCP cropland acres with a corn base of 73.03 Acres with a PLC yield of 168 bushels and a soybean base of 52.97 Acres with a PLC yield of 45 bushels, and a oats base of 1.70 Acres with a PLC yield of 62 bushels. The tract does contain a wetland.
Taxes: Taxes for 2022 are $2,400.00 Homesteaded.
Note: This parcel includes a solar easement which runs until 2056.

Tract #6- 11.10 +/- Building site
Legal Description: part of South ½, commencing 1,855.78' North and 2,244.32' West of Southeast Corner of Section 20-105-41
Land Location: from Iona, MN 2 ½ miles South on County Road #31.
Acreage Description: the site includes a 2007 60'x100'x18' machine shed/shop which is insulated with in-floor heat, 36'x72' open front building, there are 6 grain bins on this site which measure 48'x35', 42'x22', 48'x37',18'x18', 21'x 18' and 18'x18'.
Taxes: taxes for 2022 are $468.00 Homesteaded.
Possession: new buyer will be able to do fall tillage after auction and crops have been removed.
Taxes on properties: all taxes and assessments due and payable in 2022 on all tracts will be paid by the sellers, with all taxes and assessments due and payable in 2023 and thereafter being paid by the buyer or buyer's.

Real Estate 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 December 30th 2022. 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.

Tractors, Forklift & Accessories: 2013 N.H. T9 560 4WD 1,361 hrs, 4 remotes, rear weights, 800/70R 38 rubber, power shift, serial#ZDF219526 (nice clean tractor)* JD 8230 MFWD, 4,534 hrs, 4 remotes, big 1000 pto, 480/80R 50 rears w/duals, 420/85R34 fronts, rock box, active seat, power shift, serial#RW8230P027952* JD 8130 MFWD, 4,649 hrs, 3 remotes, big 1000 pto, 480/80R 46 rears w/duals, 380/85R34 fronts, rock box, Quick hitch, serial#RW8130P013057* JD 4555 2wd, 10,162 hrs, new 480/80R42 rears w/duals, Quick hitch, 4 remotes, power shift, 1000 pto, serial#RW4555P004332 (one owner)* IH 1456 turbo diesel, reads 8,688 hrs, 540/1000 pto, serial#2650112U0125008* IH 826 diesel reads 3,339 hrs, 540/1000 pto, Fast hitch, serial# 2510148U516952* IH 656 gas, reads 4,348 hrs, 540 pto, w/Westendorf WL-40 loader, serial#2450124U044495* IH 300 gas, W.F. w/Arts Way 72" belly mower* IH "M"* IH "M" (not running)* Komatsu 25 forklift, reads 82.2 Hrs, 48" forks, propane or gas, 4,650 lift cap, side shuttle, 16' lift* JD draw bar assembly fits 8000 series ... Fire 6000 globe w/receiver SF 1* star fire 6000 globe w/receiver SF ... & 8230 hoods (new in box)*

Combine & Head: CIH 7230 combine, 2,100 engine, 1,445 sep. hrs, tank extension, rock trap, chopper/spreader, AFS 700 monitor, 480/80R 46 & duals, serial#YCG215269 (nice)* 2015 CIH 4412 12 row 30" chopping corn head w/single point hook up and Patriot crop reel serial #YFH631782* IH 403 combine w/12 bean head (running).

Planting, Spraying & Tillage Equipment: Top Air TA 1600 120' booms, triple nozzle, 20" spacings, rinse tank, 380/90 R46 tires w/duals (one owner)* CIH Tiger Mate 200 60' field cult, w/4 bar harrow, serial#JFH0040200* CIH Ecolo Tiger 730C 7 shank disc ripper, cushion gang, 22.5" blades, rear leveler, serial#JFH003797 *JD 1770NT 16R 30" planter, w/20/20 seed sense monitor, liquid fertilizer, 3 bu. boxes, serial#A01770N710165* Duo Lift 1,000 gal. water tank on tandem trailer w/Honda engine and transfer pump* IH 485 24' disc* IH 720 5bt, plow* JD 960 3pt. 20' field cult* N.H. 616 7' disc mower*

Grain Cart & Wagons: Brent 1194 grain cart w/scale, walking tandems, serial#B25340119* new auger for Brent 1194 grain cart* 4-Demco 650 gravity wagons w/brakes & lights and roll tarps* 4-J&M 350-20 gravity wagons* electric 5150 flair box w/electric gear* Parker 250 bu. gravity* Schwartz model 200 silage wagon* J&M 250 gravity*

Conveyor, Augers & Accessories: Kwik-Belt 1838 electric drive belt conveyor* Westfield MKX 130-74 w/hyd. lift and swing hopper 540 pto* Westfield MKX 130-94 w/hyd. lift & swing hopper, 540 pto* Westfield MK 130-71 w/swing hopper 540 pto* Westfield WR 100-31 electric drive truck auger* 2-dollies for swing hoppers*

Dryer, Grain Bin Air System & Bin Accessories: *Sukup Cyclone 5" air system w/ control box and Phase-o-Matic rotary phase convertor* farm fans CF/AB 510 dryer, 2,053 hrs, DMC Calcu U Dry panel, just spent $4,000 in fixing burners, new motor and new capacitors* pile of aeration flooring for grain bin* Sioux steel bin fan model CF-15-1CG, w/16hp electric motor (new)* Sukup bin fan *9' & 15' sweep augers* DMC bin spreader*

Spreader: Artex SB600 vertical spreader, rock guard, hyd. gate, poly floor, serial#485092162196 (approximately only hauled 10 loads)*

... eightliner, 323,601 miles, day cab, Detroit 60 series engine, ... 2009 Timpte 42' grain trailer, roll tarp, super singles, ag hoppers, air ride (nice)* 2021 DCT 22' tilt bed trailer(like new)* 6 ½ x 20' tandem axel car trailer w/ramps*

... DEF tote (like new) *225 gallons of DEF* 2,000 gallon fuel barrel w/elect. pump and new hose* 500 gal. fuel barrel w/elect. pump*

Misc. Farm Equipment: Westendorf 12' box scraper (like new)* Farm King 1200 10' snow blower 1000 pto, (like new) *Northfield model 33 pull type 14' road grader* Gnuse 3pt fork lift w/42" forks* Gehl #99 hi-throw silage blower* 7 section drag on cart* 2 section drag* Arts Way 425A grinder mixer w/scale*

Shop items: Dewalt chop saw* Dewalt miter saw* Homelite chain saw* Bosch air nailer* Dewalt ½ elect. impact* Makita chop saw* used batteries* Apache MG 250 portable air compressor w/gas engine (need work)* misc. bolts* Hobart arc welder* battery charger* misc. wrenches and socket sets* 220 cord* Homak tool chest (new)* Eagle 60 gal. Upright air compressor* 4-Knipco heaters*

Misc. Items: AVT 55 gal. Sprayer* 3 transfer pumps* hyd. cylinders* electric motors* steel posts* planter parts* car & implement tires* ag hitch* tractor chains* set of ag Chem 250 gal. saddle tanks* Kato light 25kw pto generator* JD planter & top air sprayer monitors* JD corn & bean meters* Dicky John GAC 2100 moisture tester* Alkota hot water pressure washer* 10-250 gal. poly totes* 500 gal. propane tank* Toro walk behind snow blower* new oil* anti freeze* CB's & hand held radios* Dewalt 60 volt weed trimmer* Dewalt 60 volt chain saw* misc. lumber & plywood* pile of crushed concrete*

Tanks: 2,800 gallon poly tank w/2,400 gallons of 28% fertilizer* 2,800 gallon poly tank w/2,600 gallon of 28% fertilizer* 6,000 gallon poly tank used for water

Vehicle: 2022 GMC pickup 31 package, only 3,960 miles, 5.3 liter, 4 door, tonneau cover, running boards, Weather Tech floor mats (like new)*

Collectable Items: Buzz saw blade* Firestone metal sign* 5-wood chicken crates* leg vise* hand saws* cream can* wood school desks* gas & oil cans* Champion oil dispenser* 2-steel tractor wheels* 2-wood porch pillers*

Lawn Mower & ATV: JD Z930R zero turn mower 397 hrs, w/JD 25 ½ hp engine, 60" cut* Honda 185 3 wheeler (for parts).

Auction Terms: U.S. Funds - cash or bankable check or bank wire transfer payable the day of the auction. A 5% online buyer's premium will apply to all online purchases only. Owners & sales staff are not responsible for accidents. All items are being sold as is with no stated or implied warranty. Statements made the day of the auction taken precedence over any & all printed material. The information given is believed to be true & correct to best of the owners & sales staffs ability, but is not guaranteed. Buyers assume full responsibility for all items upon purchase and winning the bid. Buyer shall make all inspections of items prior to purchase and rely solely on their judgment as to condition, age, hours, mileage, width, length and any safety or other defects. All out of the area buyers shall provide letter of credit to the auction company prior to purchasing. All buyers must register for buyer's number prior to bidding. All sales are final. Lunch on grounds. Remember that the auction starts promptly at 9:00 a.m. Please register to bid on line at least 24 hours prior to the sale.

Inspection: equipment inspection will be welcome Thursday and Friday between 10:00 a.m. and 5:00 p.m.

Sale Arranged and Conducted By

Randy Buntjer Auction & Realty LLC.

DEAN LANNERS, ESTATE OWNER

Marcy Barritt, Personal Rep.,
Lynn A. Johnson, Attorney for Estate

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