

Sale Price \$11,700 per acre.

172.83+/- ACRES OF NOBLES COUNTY, MN FARMLAND AT PUBLIC AUCTION Friday, December 3, 2021 at 1:00 PM

Auction Location: The sale will held in the Ellsworth City Hall, Ellsworth, MN

AUCTIONEERS NOTE:

Our company is honored to have been selected by the Janssen family to offer this farmland for sale at live public auction! Make plans today to attend this auction! This farmland offers great opportunity to start your land portfolio or add to your current operation!! Call an auctioneer listed below today to receive a full informational packet! See randybuntjerauctionandrealtyllc.com in case of inclement weather, 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. (Note: Drainage tile is present in farm and maps are available.)

Farmland Location: The farm is located from the North edge of Ellsworth, MN approximately 3 miles North on Hwy 91, then 5½ miles North on County Road #19. Or from Adrian, MN 4 miles west on Co. Road #35 then ½ mile North on Co. Road #19.

Legal Description: 172.83+/- acres in the (NW ¼) except tract 534' x 585' in NW corner & N. 20 acres of SW ¼: Section 9 Westside Township, Nobles County, Minnesota. Parcel # 18-0052-000 & 18-0052-500

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 \$7,776 Non-Homestead at the Nobles County, MN Courthouse.

FSA and General Information: According to the Nobles County FSA Office this tract of land has 168.37 DCP cropland acres with a Corn base of 84.70 acres, and a PLC yield of 156 Bushels. The Soybean base is 83.67 acres, with a PLC Yield of 42 bushels. This tract does not contain a wetland, according to the Nobles County FSA Office. Nobles County Courthouse information the CER is 65.07.

Soil Types Include: Allendorf, Rushmore, Sac and Biscay silty clay loams. The Crop Productivity Rating on the farm is 78.40

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

Tillage Expense: The new buyer will reimburse the current tenant immediately after the auction, for the estimated 85.00 acres which has been tilled; the total cost will be \$1,700.00.

Fertilizer Expense: There is 19.40 acres which has had cattle manure applied, and the new buyer will need to reimburse the current tenant immediately after the auction for the fertilizer which has been applied in the amount of \$2,870.23

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 January 28, 2022. 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.



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