

Sale Price \$9,500 per acre

# NOBLES COUNTY FARMLAND AT PUBLIC AUCTION

Wednesday, November 15th, 2023 at 10:00 AM

**Auction Location:** The auction will be held at the Bigelow Fire hall Bigelow, Minnesota

## AUCTIONEERS NOTE:

Our company is honored to have been selected to handle the Wieck/Shore Family to offer this tract of farmland at public auction! This 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](http://randybuntjerauctionandrealtyllc.com) or by contacting Randy Buntjer Auction & Realty LLC @ 507-360-2650.

**LAND LOCATION:** From the Bigelow, MN. 5 miles Northeast on Hwy.60, then approx. ½ mile west on 280th Street. Or from Worthington MN, 1 mile south from the intersection of County road #10 on the west side of Worthington and approx. ½ west on 280th Street.

**LEGAL DESCRIPTION:** 77.31+/- acres in the North ½ of Northeast ¼, except 59.80 acres S&W of R.R. and except R.R. Acres & North ½ of Northeast ¼ South and West of R.R. 59.80 acres. Section 5, Bigelow Township: Nobles County, Minnesota.

**Soil Types:** Webster, Nicollet, Clarion, Canisteo and Glencoe. Clay loams. Based off Surety mapping the Productivity Rating on the farm is 94.20 and the CER ratings from the Nobles County assessor's office is 77.61 and 72.40

**FSA & GENERAL INFORMATION:** According to the Nobles County FSA Office this tract of land has 74.82 Effective DCP cropland acres with a Corn base of 38.90 acres, and a PLC yield of 147 Bushels. The Soybean base is 35.57 acres, with a PLC Yield of 41 bushels. This tract does contain a wetland.

**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 total taxes and assessments for both parcels are currently listed \$3,308 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. A Marketable Title will be conveyed to the buyer. 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.

**Alma Wieck & Shore Family, Owners**  
Mark Shepherd, Closing Attorney

Sale Arranged and Conducted By



## Auctioneers

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