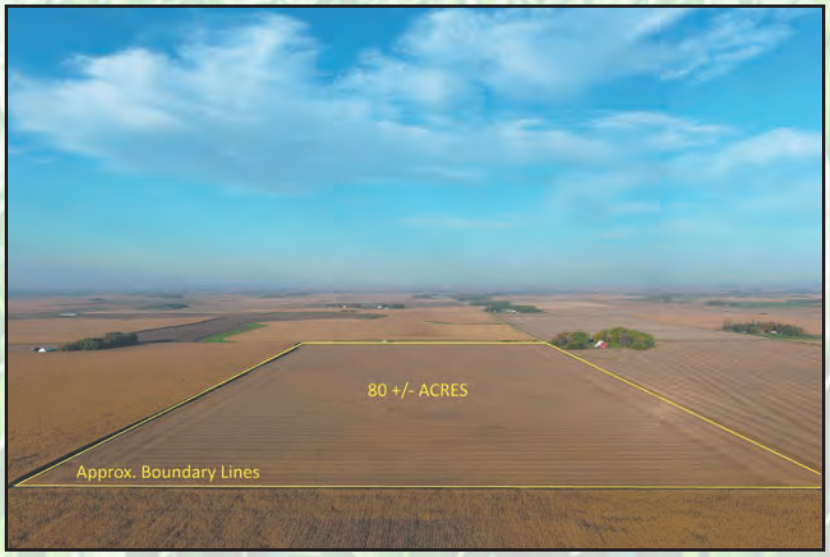
80.00+/- ACRES

N ½ of NW ¼, Sect. 34, Ransom Township

Nobles County, Minnesota

Nobles County, MN Farmland Auction



Marian Hoekstra, Owner

Jesse Flynn, Closing Attorney

AUCTIONEERS:
Randy Buntjer Lic. 53-18 • Phone 507-360-2650
Jason Spykerboer • Phone 712-348-0477

Randy Buntjer Auction & Realty LLC.
5510 130th Street, Ellsworth, Minnesota
Real Estate-Auctions-Ag Appraisals

randybuntjerauctionandrealtyllc.com • 1-507-360-2650

FRIDAY, DECEMBER 11TH, 2026 AT 10:00 A.M

80.00+/- ACRES OF PRIME NOBLES COUNTY, MN, FARMLAND AT PUBLIC AUCTION, LOCATED IN RANSOM TWP.

AUCTION LOCATION: The auction will be held at the Bigelow Fire Hall, Bigelow, MN.

AUCTIONEER'S NOTE: Randy Buntjer Auction & Realty LLC is honored to represent Marian Hoekstra in offering at public auction this Prime tract of Nobles County, MN farmland located in Ransom Twp. 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 if you are an investor looking to add to your portfolio, this is a tract of farmland that you will want to take a look at! Land is an excellent long-term investment, so make plans 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 south side of Bigelow, MN 3 miles west on County Road #2/340th street, and 1 mile north on Knauf Ave.

LEGAL DESCRIPTION: N ½ of NW ¼, Sect. 34, Ransom Township, Nobles County, Minnesota.

FSA & GENERAL INFORMATION: According to the Nobles County FSA Office the farm has 78.78 effective DCP cropland acres with a Corn base of 39.10 acres, and a PLC yield of 170 bushels. The Soybean base is 38.60 acres, with a PLC Yield of 46 bushels. Based on Surety mapping, the farm has a Productivity Rating of 96.30, and the CER rating is 75.02.

TILE: The farm includes drainage tile and maps are available.

GRAIN BIN: The tract includes an approximately 5,500 bu. Grain bin with dryer and will stay with the property.

TAXES & ASSESSMENTS: The Taxes and Assessments due and payable in 2026 will be paid by the seller. Taxes due and payable in 2027 and thereafter will be paid by the buyer. According to the Nobles County Courthouse the current Non-Homestead taxes and assessments are listed at $4,478.00.

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

AUCTION TERMS: The farm will be sold on a per acre basis times the number of deeded 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. Abstracts, without further continuation, shall be provided to the Buyer(s) prior to closing for any title work desired. The sale will NOT be contingent upon any buyer financing. The unpaid balance will be due on or before January 15, 2027. Property is being sold "AS IS" and are subject to any easements including road, drainage, utility or other easements of record or pending. The seller does not warrant or guarantee that existing fences lie on the true boundary, and any new fencing, if any, will be the responsibility of the Buyer(s) pursuant to MN statutes. The Buyer(s) is responsible for all inspections of the property prior to their purchase. The sale is subject to the seller's approval. Any statements made at the auction shall 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 seller and its agents is believed to be accurate but is not guaranteed. Any lines on ALL maps including drainage and tile maps are for informational purposes only and are not guaranteed to represent the exact location of the actual boundary lines of the property or location of any tile lines. The Buyer(s) shall make themselves familiar with the property and verify all information and data for themselves.

MARIAN HOEKSTRA, OWNER

Jesse Flynn, Closing Attorney

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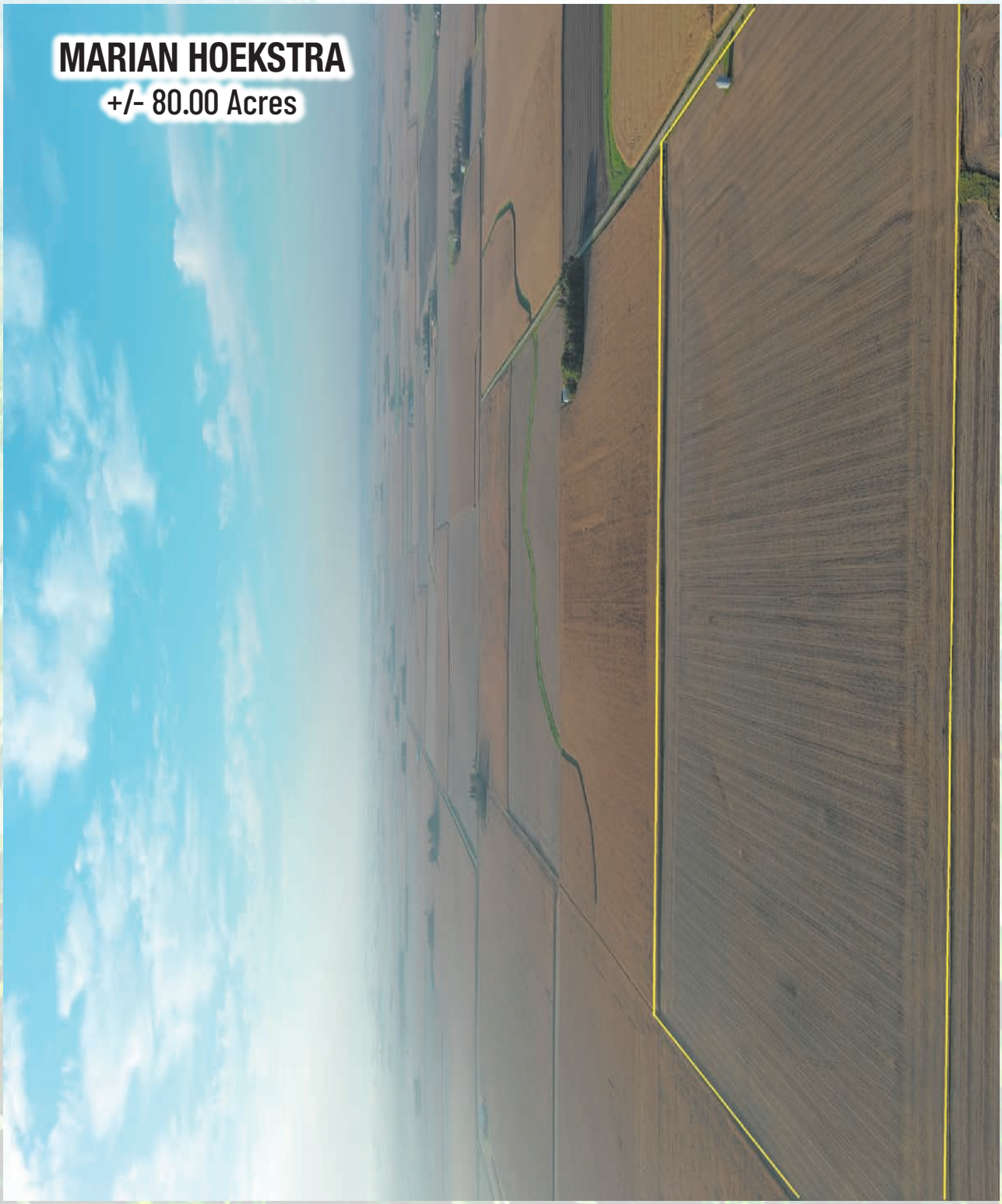
MARIAN HOEKSTRA

+/- 80.00 Acres



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Randy Buntjer
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USDA United States Department of Agriculture

Nobles County, Minnesota



Farm 1952

Tract 2839

2023 Program Year

Map Created May 02, 2023

1014134

0 350 700 1,400 Feet

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
- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 78.78 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.

USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1952
Prepared : 9/20/23 11:10 AM CST
Crop Year : 2023

Operator Name : KEVIN GERALD SCHAEFER
CRP Contract Number(s) : None
Recon ID : None
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
78.90	78.78	78.78	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	78.78	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	39.10	0.00	170	
Soybeans	38.60	0.00	46	
TOTAL	**77.70**	**0.00**		

NOTES

Tract Number : 2839

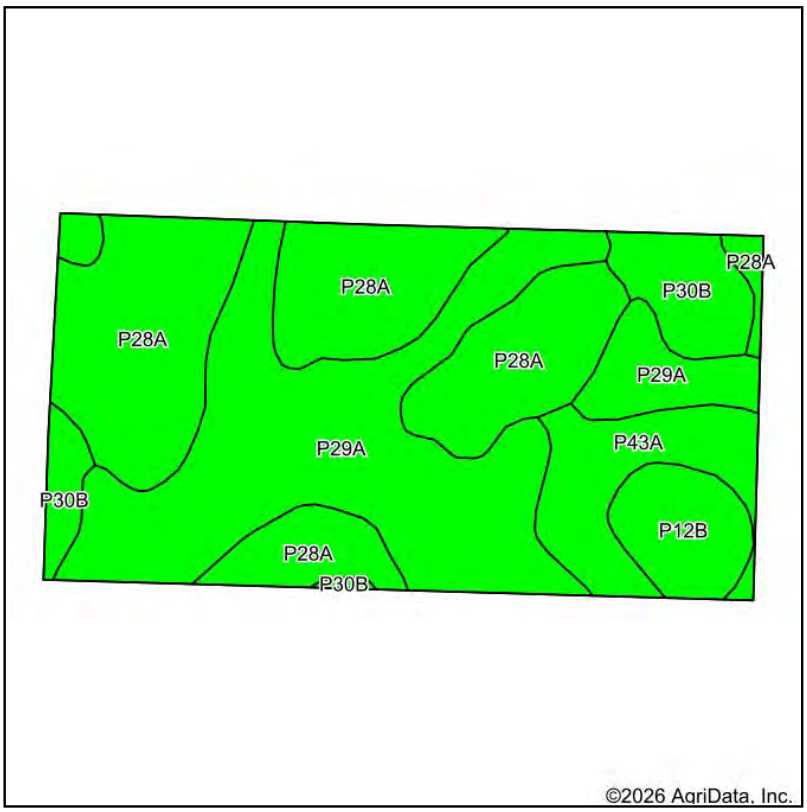
Description : N2 OF NW4 S34/RA
FSA Physical Location : MINNESOTA/NOBLES
ANSI Physical Location : MINNESOTA/NOBLES
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : MARIAN A HOEKSTRA TRUST
Other Producers : None
Recon ID : None

Tract Land Data

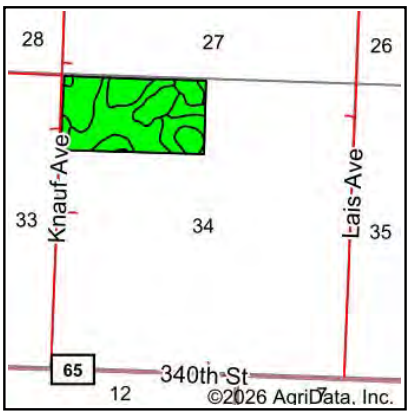
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.90	78.78	78.78	0.00	0.00	0.00	0.00	0.0

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Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Nobles**
Location: **34-101N-41W**
Township: **Ransom**
Acres: **78.55**
Date: **10/11/2026**

Maps Provided By: surety® CUSTOMIZED ONLINE MAPPING
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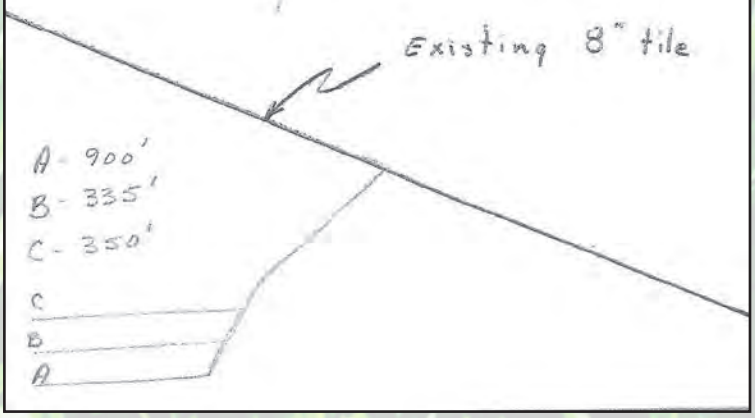
Area Symbol: MN105, Soil Area Version: 24

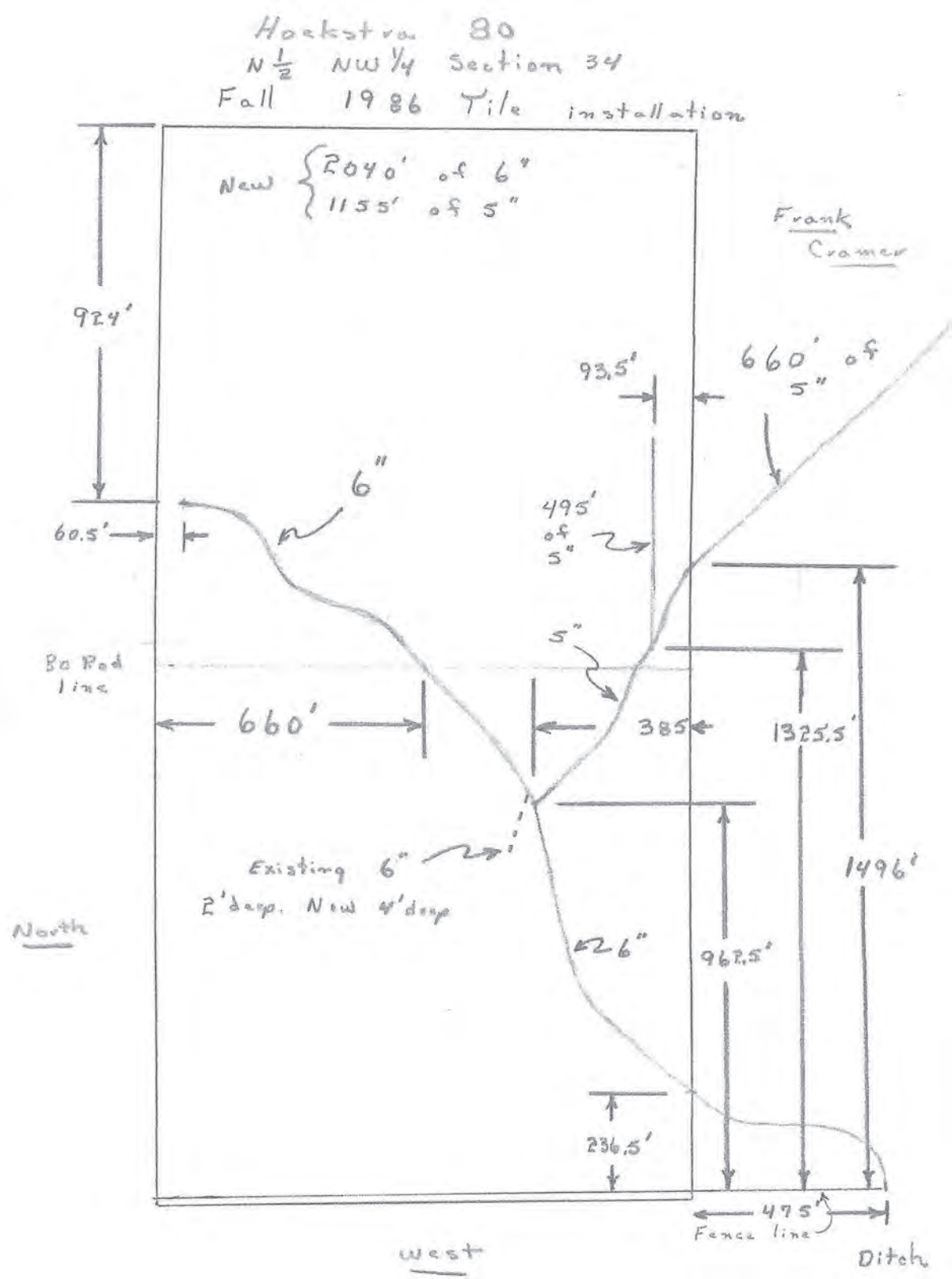
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
P29A	Rushmore silty clay loam, 0 to 2 percent slopes	30.86	39.3%		IIw	94
P28A	Ransom silty clay loam, 1 to 3 percent slopes	30.15	38.4%		Ie	99
P43A	Wilmonton silty clay loam, 1 to 3 percent slopes	7.17	9.1%		Ie	98
P30B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	5.85	7.4%		IIe	95
P12B	Everly silty clay loam, 2 to 6 percent slopes	4.52	5.8%		IIe	93
			Weighted Average		**1.52**	**96.3**

Drainage tile installed

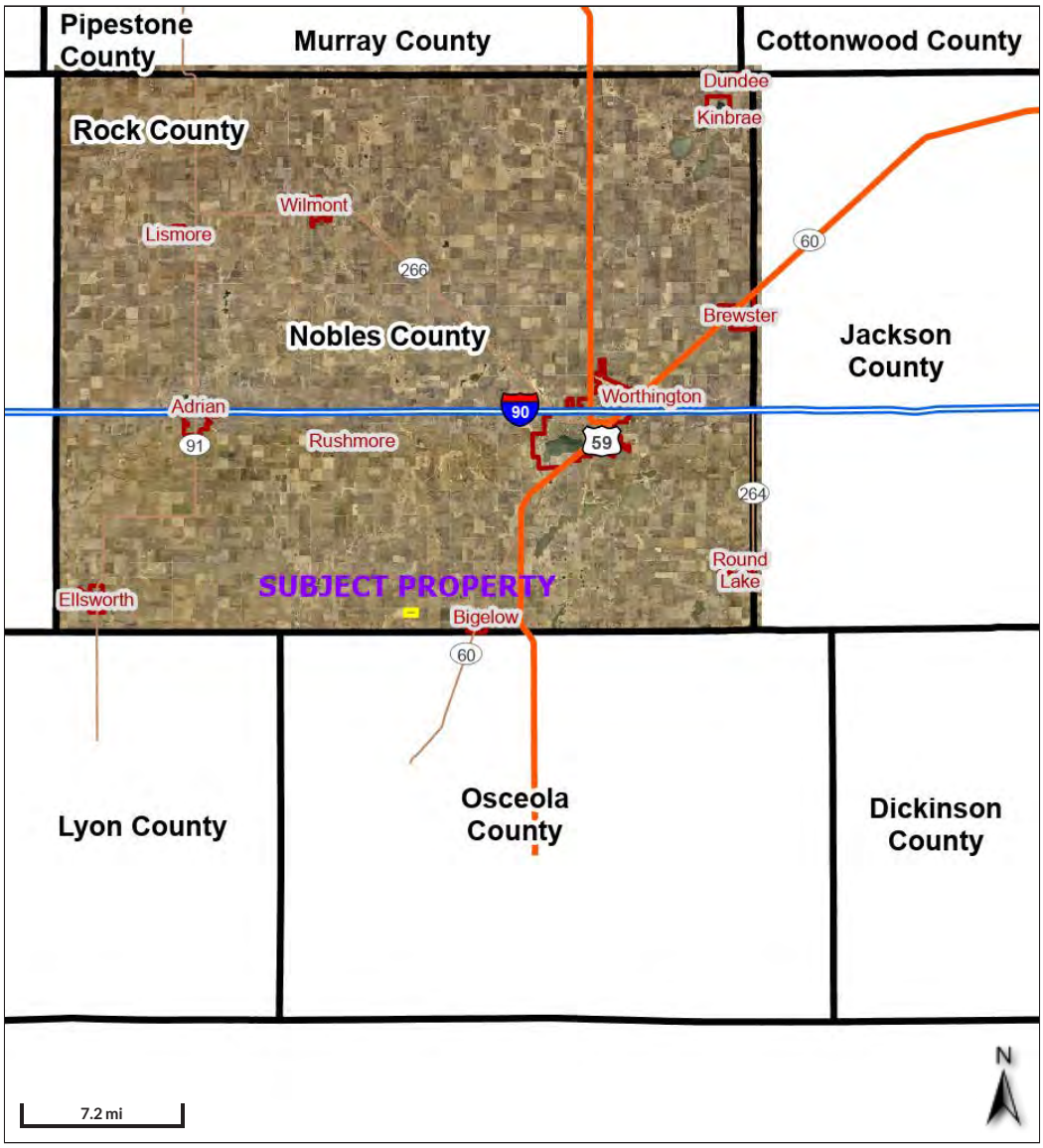
11-18-94

5" plastic tile

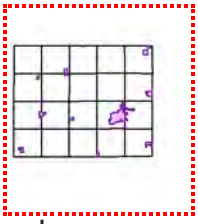



Hoekstra 80
N ½ NW ¼ Section 34
Fall 1986 Tile installation
New { 2040' of 6"
1155' of 5"
Frank Cramer
924'
93.5'
660' of 5"
6"
60.5'
495' of 5"
5"
Bo Rod line
660'
385'
1325.5'
Existing 6"
2' deep. New 4' deep
1496'
North
26"
962.5'
236.5'
475'
Fence line
Ditch
west

Beacon™ Nobles County, MN



Overview



Legend

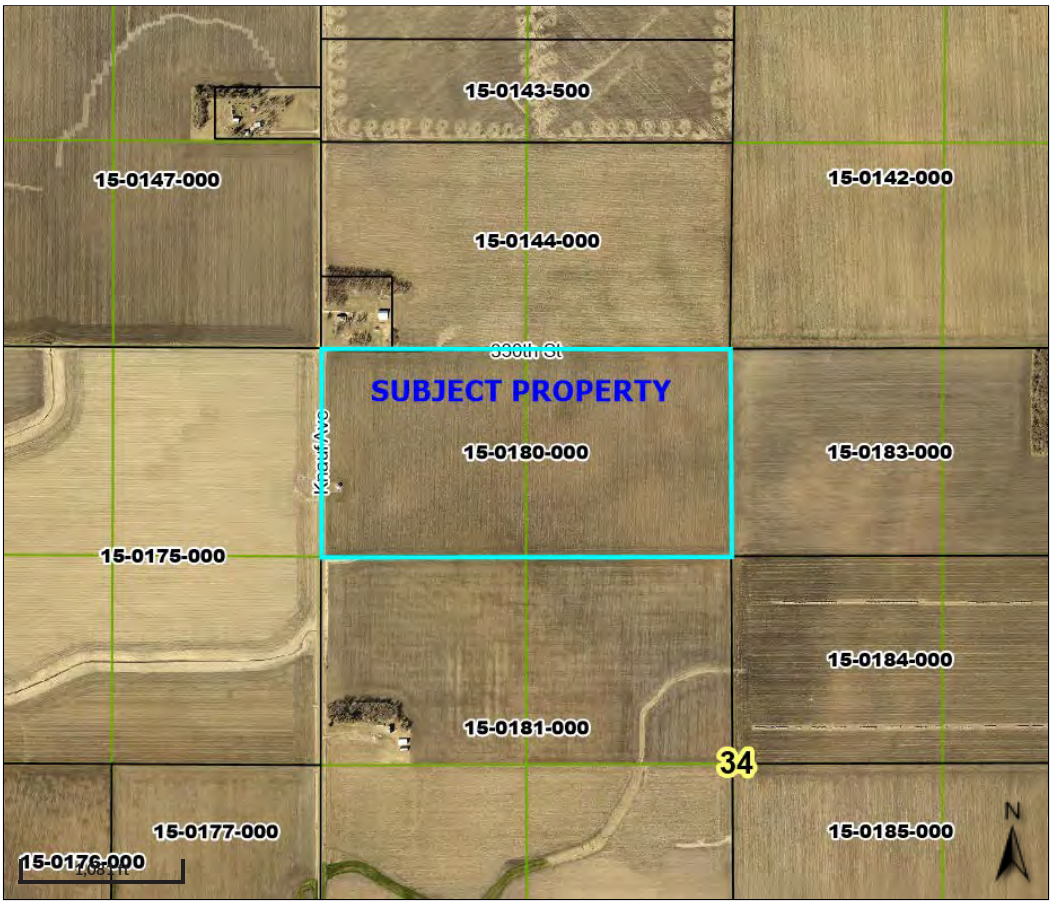
Municipalities

Date created: 10/11/2026
Last Data Uploaded: 10/9/2026 11:14:56 PM

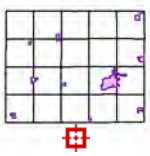
Developed by SCHNEIDER GEOSPATIAL

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Beacon™ Nobles County, MN



Overview



Legend

Parcels
- Parcel
- Mobile Home
- Wind Turbine
- Pipeline

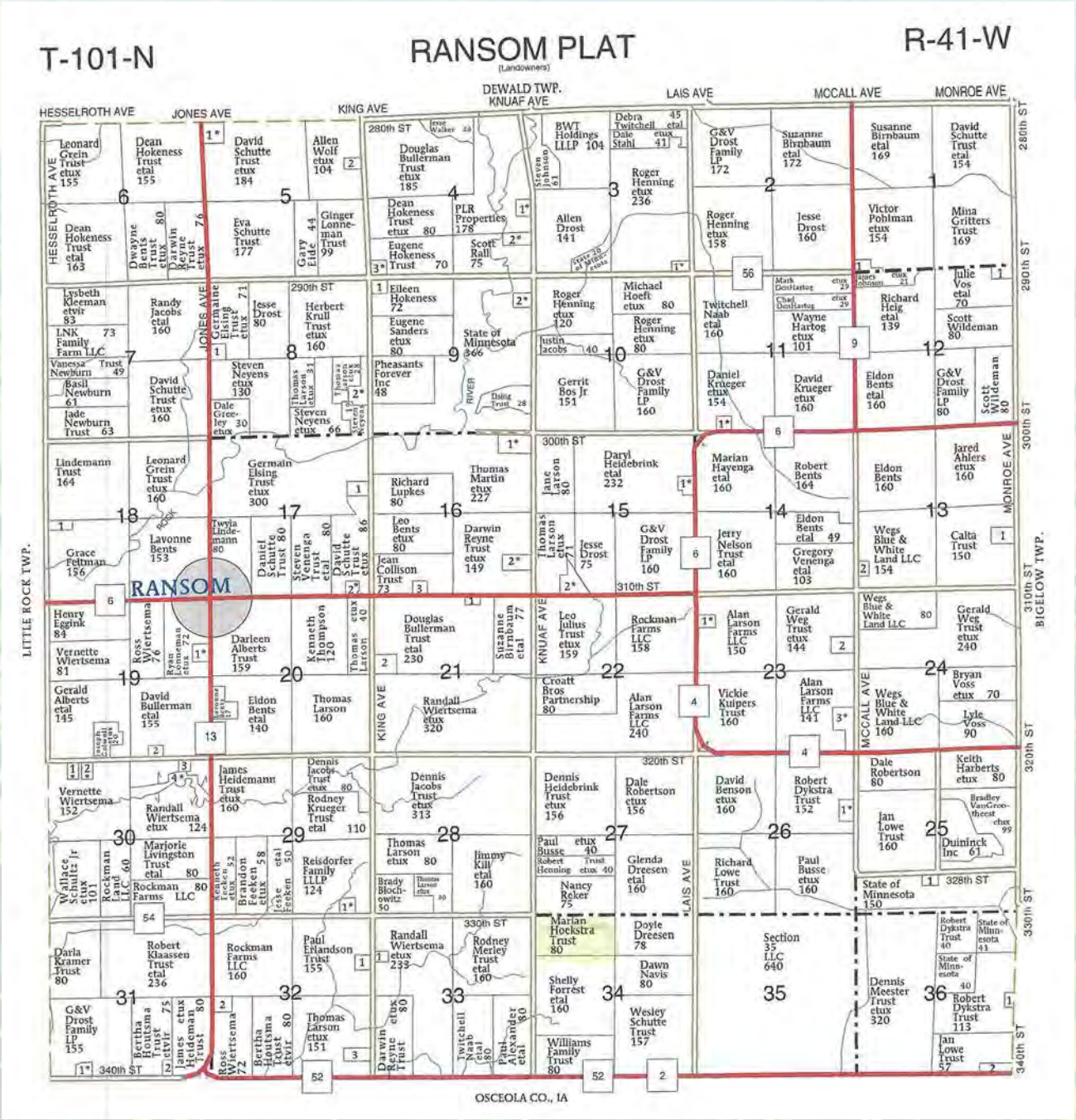
Mobile Homes
Wind Turbines
Pipelines
Roads
Sections
Quarter Quarters
Municipalities

Parcel ID	15-0180-000	**Alternate ID**	n/a	**Owner Address**	HOEKSTRA/MARIAN A/TRUSTEE
Sec/Twp/Rng	34-101-41	**Class**	AGRICULTURE		5941 SYLVIA CIRCLE
Property Address		**Acreage**	80.0		GRAND FORKS ND 58201
District	n/a				
Brief Tax Description	N1/2 OF NW1/4 ACRES 80.00				
	(Note: Not to be used on legal documents)				

Date created: 10/11/2026
Last Data Uploaded: 10/9/2026 11:14:56 PM

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NOBLES COUNTY
CATHY ROOS AUDITOR-TREASURER
P.O. BOX 757
WORTHINGTON, MN 56187
507-295-5258
www.co.nobles.mn.us

TOWN OF RANSOM

2026
PROPERTY TAX STATEMENT

PRCL# 15-0180-000 RCPT# 5078
TC 10.801 9.722

Property ID Number: 15-0180-000

20257-T

MARIAN A HOEKSTRA TRUSTEE
126 GRASSY HILLS
GRAND FORKS ND 58201

ACRES 80.00

Property Description: SECT-34 TWP-101 RANG-41

Property Address:

Values and Classification

Taxable Payable Year	2025	2026
Step 1 Estimated Market Value:	1,080,100	972,200
Homestead Exclusion:		
Taxable Market Value:	1,080,100	972,200
New Improve/Expired Excls:		
Property Class:	AGRI NON-HS	AGRI NON-HSTD

Sent in March 2025

Step 2 Proposed Tax *(Not including specials)*
* Does Not Include Special Assessments
Sent in November 2025

Step 3 Property Tax Statement

First half Taxes:	2,239.00
Second half Taxes:	2,239.00
Total Taxes Due in 2026	4,478.00

$$$ REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

		Taxable Payable Year	2025	2026
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE.**		☐		.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.			.00	
Property Tax and Credits	3. Property taxes before credits		5,328.89	5,273.10
	4. A. Agricultural market value credits to reduce your property tax		.00	.00
	B. Other credits to reduce your property tax		872.13	798.34
	5. Property taxes after credits		4,456.76	4,474.76
Property Tax by Jurisdiction	6. County		2,949.98	2,965.78
	7. City or Town		364.75	363.51
	8. State General Tax		.00	.00
	9. School District 518	A. Voter approved levies	353.38	326.15
		B. Other local levies	687.56	722.59
	10. Special Taxing Districts	A. SWRDC	11.77	11.57
		B. KANARANZI-LITTLE ROCK	89.32	85.16
		C.		
		D.		
	11. Non-school voter approved referenda levies			
	12. Total property tax before assessments		4,456.76	4,474.76
Special Assessments on Your Property	13. A. 1002C COUNTY DITCH #2		3.24	3.24
Principal 3.24	B.			
Interest	C.			
Total 3.24	D.			
	E.			
3-6-26_v2 **14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS**			4,460.00	4,478.00

2 2ND HALF PAY STUB 2026 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: NOBLES COUNTY AUDITOR-TREASURER

TO AVOID PENALTY, PAY ON OR BEFORE DUE DATE. SEE BACK FOR RATE

PRCL# 15-0180-000 RCPT# 5078
AGRI NON-HSTD

AMOUNT DUE
NOVEMBER 16, 2026

2ND HALF TAX 2,239.00
PENALTY
TOTAL

YOUR CANCELED CHECK IS YOUR RECEIPT.

MARIAN A HOEKSTRA TRUSTEE 20257-T
126 GRASSY HILLS
GRAND FORKS ND 58201

MAIL TO: NOBLES COUNTY AUDITOR-TREAS.
P.O. BOX 757
WORTHINGTON, MN 56187

1 1ST HALF PAY STUB 2026 DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
MAKE CHECKS PAYABLE TO: NOBLES COUNTY AUDITOR-TREASURER

TO AVOID PENALTY, PAY ON OR BEFORE DUE DATE. SEE BACK FOR RATE

PRCL# 15-0180-000 RCPT# 5078
AGRI NON-HSTD

AMOUNT DUE
MAY 15, 2026

TAXES OF $100.00 OR LESS MUST BE PAID IN FULL.

TOTAL TAX 4,478.00
1ST HALF TAX 2,239.00
PENALTY
TOTAL

MARIAN A HOEKSTRA TRUSTEE 20257-T
126 GRASSY HILLS
GRAND FORKS ND 58201

MAIL TO: NOBLES COUNTY AUDITOR-TREAS.
P.O. BOX 757
WORTHINGTON, MN 56187

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Notes:

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