

Sold for \$7,800 per acre.

COTTONWOOD COUNTY FARMLAND/PASTURE AT PUBLIC AUCTION **Wednesday, December 20th, 2023 at 10:00 A.M**

In case of inclement weather watch our website for date change

Auction Location- The auction will be held at **Westbrook Community Center, Westbrook, MN.**

AUCTIONEERS NOTE: Our company is honored to have been selected to handle the Double M Ranch farm-land/Pasture at public auction! This would make an excellent opportunity to add to any farming/cattle 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 or by contacting Randy Buntjer Auction & Realty LLC @ 507-360-2650.

LAND LOCATION: From Westbrook, MN, 4 miles South on County Road #7 then 1 mile East on 350th Street. Or from Storden MN, 4 miles South on County Road #5, then 5 west on 350th Street.

LEGAL DESCRIPTION: 160.00+/- acres in the Northwest ¼. Section 21, Rose Hill Township: Cottonwood County, Minnesota. Parcels number are 13-021-0300 & 13-021-0400

FSA & GENERAL INFORMATION: According to the Cottonwood County FSA Office this tract of land has 132.03 Effective DCP cropland acres with a Corn base of 65.10 acres, and a PLC yield of 159 Bushels. The Soybean base is 23.00 acres, with a PLC Yield of 42 bushels. This tract does contain a wetland. Based off Surety mapping the Productivity Rating on the farm is 84.90 and the CER ratings from the Cottonwood County assessor's office is 48.86 and 59.34.

ACREAGE BREAK DOWN: The tract offers a combination of approximately 88.10 +/- tillable row crop acres, approximately 66.90 +/- acres of Pasture/Feedlot and approximately 5.00 +/- acres of road right of way.

TILE: the farm does include drainage tile and maps are available. There is also drainage agreement in place on this farm with surrounding land owners.

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 \$2,546.00 Non- 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 and Abstract 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 30th 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.

Double M Ranch LLC, Owner

Paul M. Malone, Closing Attorneys

SALE ARRANGED AND CONDUCTED BY



Auctioneers

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