



**RANDY BUNTJER, REAL ESTATE BROKER, AUCTIONEER, LAND & FARM EQUIPMENT APPRAISER**



**Sale Arranged and Conducted By  
Randy Buntjer Auction and Realty LLC.  
Real Estate Broker, Auctioneer @ Land and Farm Equipment Appraiser  
10330 310<sup>th</sup> Street, Ellsworth, MN. 56129  
Phone-507-360-2650  
Email:rbaut@frontiernet.net  
Web Site-randybuntjerauctionandrealtyllc.com**

**Auctioneers:**

**Randy Buntjer Lic. 53-18 Phone 507-360-2650  
Duane Mulder Lic. 67-44 Phone 507-220-3558  
Jim VonHoltum Lic. 53-10 Phone 507-220-3556  
J.J. VonHoltum Lic. 67.80 Phone 507-227-8029**

All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided. Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicted are also not guaranteed. Randy Buntjer Auction and Realty, LLC, their brokers, agents and representatives represent the sellers in this transaction



# **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](http://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

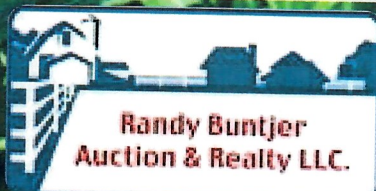
**POSSESSION:** Will be granted upon closing, when final settlement has been made.

**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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# Cottonwood County, Minnesota

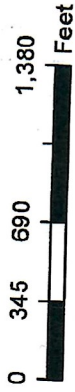
## Farm 7843

## Tract 11161

### 2023 Program Year

Map Created April 04, 2023

## 1063821



- 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

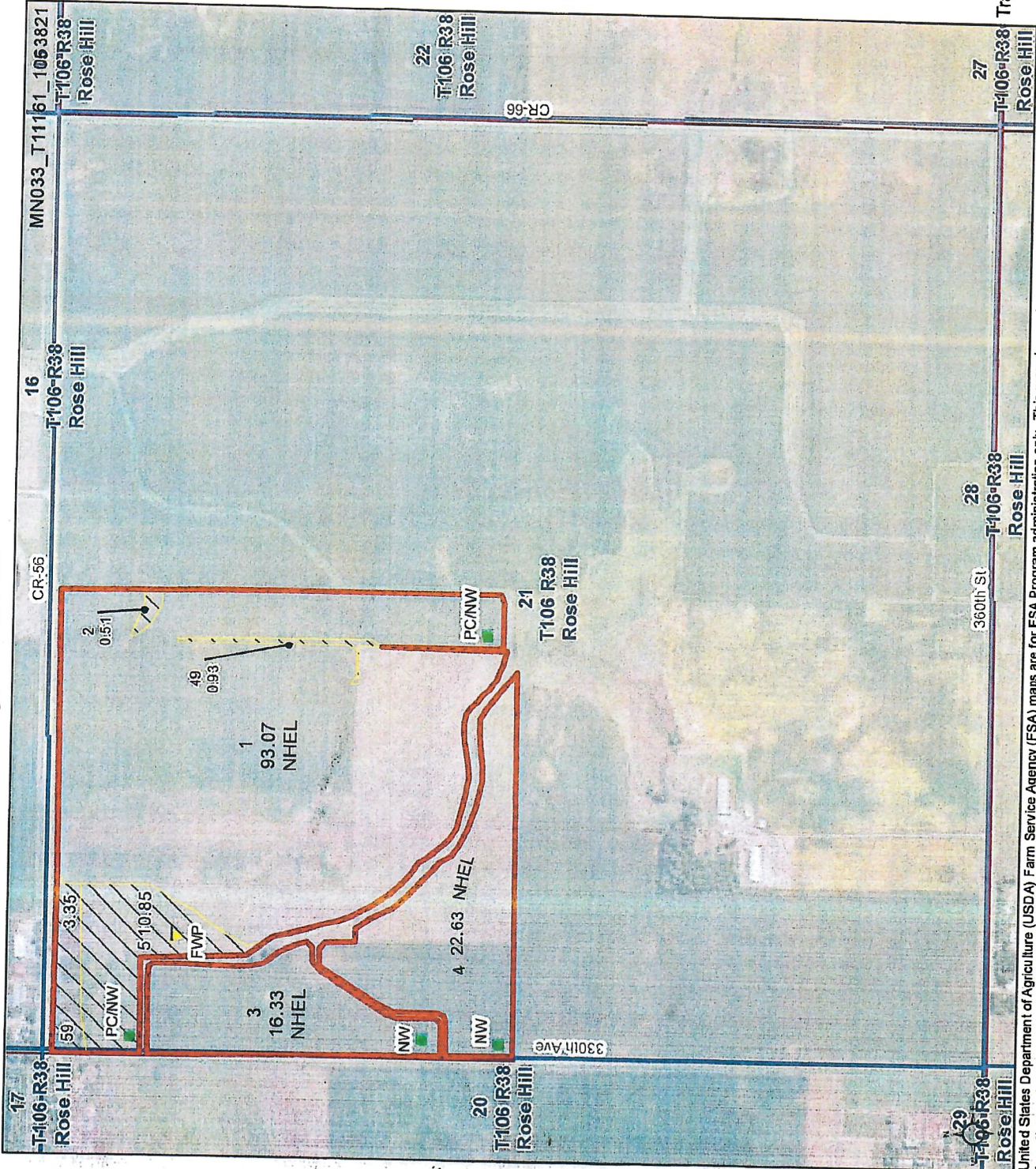
### Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

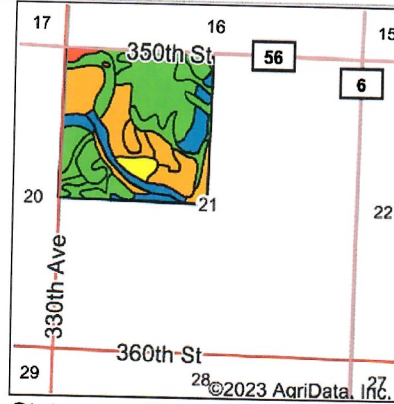
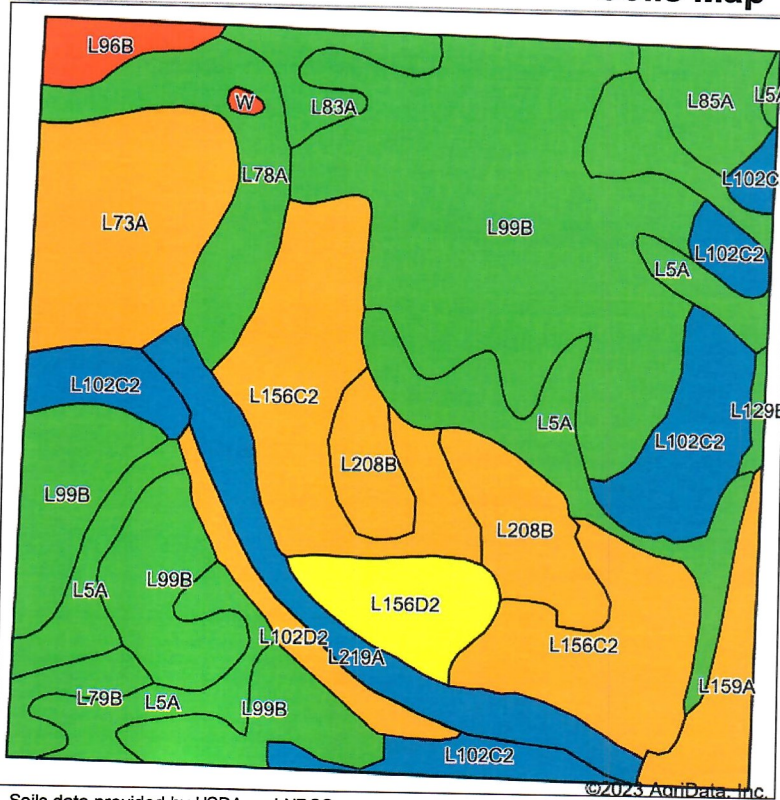
Tract Cropland Total: 132.03 acres



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.



# Soils Map



State: **Minnesota**  
 County: **Cottonwood**  
 Location: **20-106N-38W**  
 Township: **Rose Hill**  
 Acres: **160.1**  
 Date: **11/16/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: MN033, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	46.12	28.8%		Ile	92	
L156C2	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	21.64	13.5%		IIIe	73	
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	19.32	12.1%		IIw	96	
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	13.71	8.6%		IIIe	87	
L73A	Blue Earth mucky silt loam, 0 to 1 percent slopes	11.91	7.4%		IIIw	77	
L208B	Swanlake-Round Lake complex, 2 to 6 percent slopes	7.93	5.0%		Ile	72	
L78A	Canisteo clay loam, 0 to 2 percent slopes	7.80	4.9%		IIw	93	
L219A	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	7.78	4.9%		IIw	83	
L156D2	Omsrud-Storden-Pilot Grove complex, 10 to 16 percent slopes, moderately eroded	4.88	3.0%		IVe	65	
L159A	Knoke mucky silty clay loam, 0 to 1 percent slopes	4.10	2.6%		IIIw	78	
L85A	Nicollet clay loam, 1 to 3 percent slopes	3.60	2.2%		Iw	99	
L102D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	3.22	2.0%		IVe	76	
L83A	Webster clay loam, 0 to 2 percent slopes	2.97	1.9%		IIw	93	
L96B	Estherville-Hawick complex, 2 to 6 percent slopes	2.27	1.4%		IIIs	43	
L79B	Clarion loam, 2 to 6 percent slopes	2.12	1.3%		Ile	95	
L129B	Terril loam, 2 to 6 percent slopes	0.52	0.3%		Ile	99	
W	Water	0.21	0.1%			0	
<b>Weighted Average</b>						<b>*-</b>	<b>84.9</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



MINNESOTA  
COTTONWOOD  
Form: FSA-156EZ



FARM : 7843  
Prepared : 11/1/23 12:45 PM CST  
Crop Year : 2024

Abbreviated 156 Farm Record

Tract 11159 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	95.65	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	47.00	0.00	159
Soybeans	16.60	0.00	42
<b>TOTAL</b>	<b>63.60</b>	<b>0.00</b>	

NOTES

Tract Number : 11161  
 Description : NW4 S21 106-38 ROS  
 FSA Physical Location : MINNESOTA/COTTONWOOD  
 ANSI Physical Location : MINNESOTA/COTTONWOOD  
 BIA Unit Range Number :  
 HEL Status : HEL determinations not completed for all fields on the tract  
 Wetland Status : Tract contains a wetland or farmed wetland  
 WL Violations : None  
 Owners : DOUBLE M RANCH LLC  
 Other Producers : None  
 Recon ID : 27-033-2015-7

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
147.67	132.03	132.03	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	132.03	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	65.10	0.00	159
Soybeans	23.00	0.00	42
<b>TOTAL</b>	<b>88.10</b>	<b>0.00</b>	

NOTES

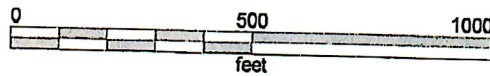
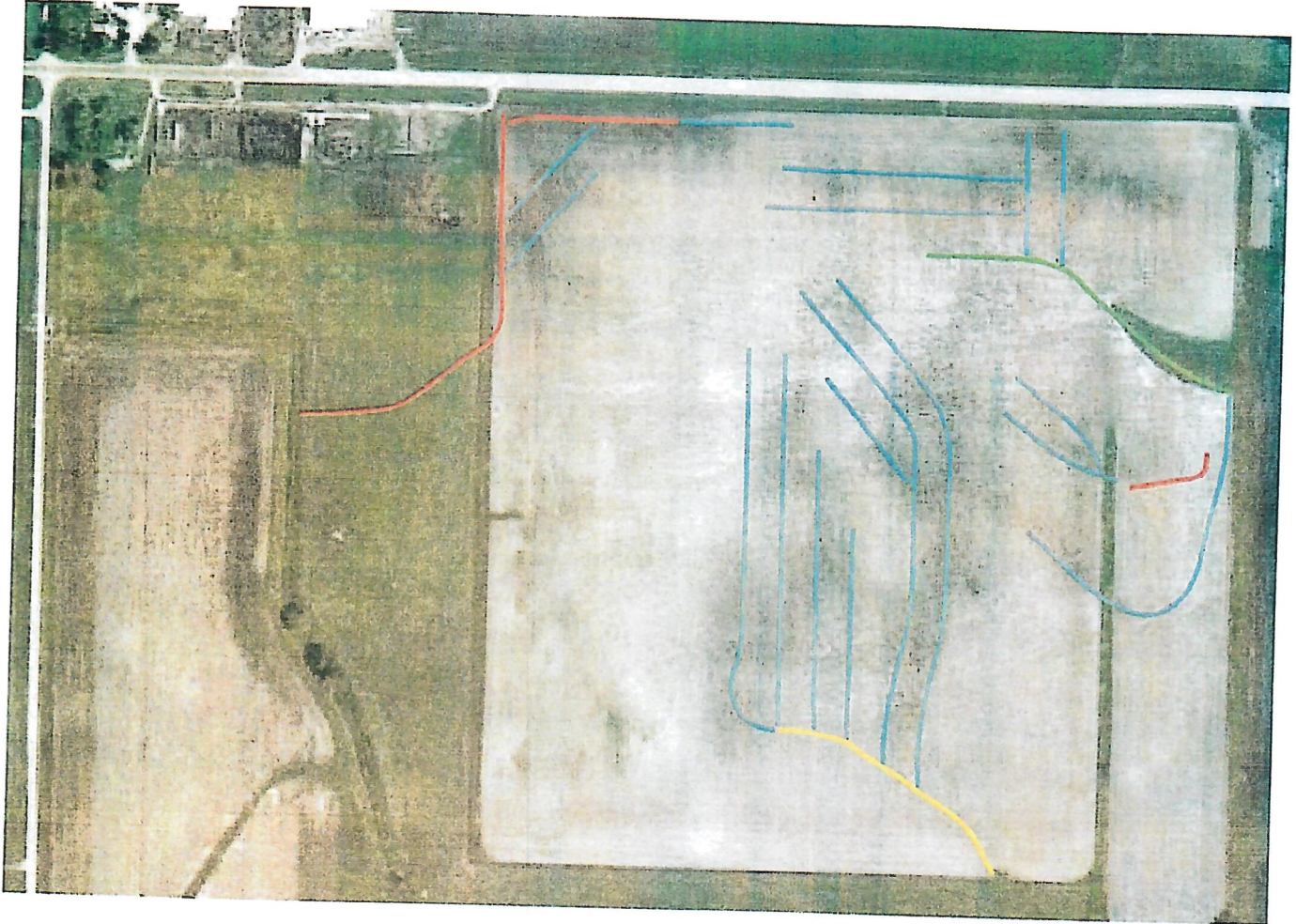


# H&F Precision Drainage, LLC

Heron Lake, MN  
 Ryan Haberman • 507.822.0250  
 Bryan Freking • 507.360.9386

- GPS grade control
- GPS mapping
- Tile Repair
- No job too small

## 480 ACRE FARM



Client: MITCHELL, MAURICE  
 Farm: SEC 21 ROSEHILL TWP  
 Field: 480 ACRE FARM  
 Name: SPRING 2012  
 Date: 5/7/2012



<span style="color: blue;">■</span> 5" TILE	9345.84 ft
<span style="color: green;">■</span> 6" CEMENT	776.07 ft
<span style="color: yellow;">■</span> 6" CLAY	594.87 ft
<span style="color: red;">■</span> 6" TILE	1548.38 ft



**Summary**

Parcel ID 130210400  
 Property Address  
 Sec/Twp/Rng 21-106-38  
 Lot/Block N/A  
 Plat  
 Brief Tax Description N1/2 NW1/4 80.  
 (Note: Not to be used on legal documents)  
 Deeded Acres 80.00  
 CER 59.34  
 Class 2A FARM ENTITY 1ST TIER  
 Homestead NON HOMESTEAD  
 Twp/City 13  
 School District 2898

**Owner**

Taxpayer  
[Double M Ranch LLC](#)  
 C/O Larry Smith  
 995 200th Ave  
 Slayton MN 56172

**Land**

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	2.00	
1	008013	Pasture	2a	5.30 acre	
1	008031	Waste	2a	.95 acre	
1	999700	Till + Road Acres	2a	33.75 acre	
1	999800	Neg Road Acres	2a	-2.00 acre	.00
2	008000	Public Road	2a	2.00	
2	008013	Pasture	2a	5.30 acre	
2	008031	Waste	2a	.95 acre	
2	999700	Till + Road Acres	2a	33.75 acre	
2	999800	Neg Road Acres	2a	-2.00 acre	.00

	Market	Taxable
Land	\$648,400	\$648,400
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
<b>Total Value</b>	<b>\$648,400</b>	<b>\$648,400</b>

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2022 Payable 2023	\$408,000	3,060	43.79000	0.00	0.00	0.00	\$1,340
2021 Payable 2022	\$340,800	2,556	52.47800	0.00	0.00	0.00	\$1,342
2020 Payable 2021	\$357,700	1,789	49.12100	0.00	0.00	0.00	\$880
2019 Payable 2020	\$357,700	3,577	50.27700	0.00	0.00	0.00	\$1,798
2018 Payable 2019	\$357,700	3,577	50.01900	0.00	0.00	0.00	\$1,790

Gross Tax \$1,340.00  
 Total Credit \$0.00  
 Spec Asmt \$0.00  
 Net Tax Due \$1,340.00

Adjusted Tax \$0.00  
 Adjusted S.A. \$0.00  
 Adjusted Net Due \$1,340.00

Total Receipts \$0.00  
 Remain Due \$1,340.00

No data available for the following modules: Buildings, Extra Features, Taxes Paid, Taxes Paid 2, Photos, Sketches.

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**Summary**

Parcel ID 130210300  
 Property Address  
 Sec/Twp/Rng 21-106-38  
 Lot/Block N/A  
 Plat  
 Brief Tax Description S1/2 NW1/4 80.  
 (Note: Not to be used on legal documents)  
 Deeded Acres 80.00  
 CER  
 Class 2A FARM ENTITY 1ST TIER  
 Homestead  
 Twp/City 13  
 School District 2898

**Owner**

Taxpayer  
[Double M Ranch LLC](#)  
 C/O Larry Smith  
 995 200th Ave  
 Slayton MN 56172

**Land**

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	.50	
1	008013	Pasture	2a	1.50 acre	
1	008031	Waste	2a	2.00 acre	
1	999700	Till + Road Acres	2a	36.50 acre	
1	999800	Neg Road Acres	2a	-.50 acre	.00
2	008000	Public Road	2a	.50	
2	008013	Pasture	2a	1.50 acre	
2	008031	Waste	2a	2.00 acre	
2	999700	Till + Road Acres	2a	36.50 acre	
2	999800	Neg Road Acres	2a	-.50 acre	.00

	Market	Taxable
Land	\$585,800	\$585,800
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
<b>Total Value</b>	<b>\$585,800</b>	<b>\$585,800</b>

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2022 Payable 2023	\$367,000	2,753	43.79000	0.00	0.00	0.00	\$1,206
2021 Payable 2022	\$306,200	2,297	52.47800	0.00	0.00	0.00	\$1,206
2020 Payable 2021	\$322,000	1,610	49.12100	0.00	0.00	0.00	\$792
2019 Payable 2020	\$322,000	3,220	50.27700	0.00	0.00	0.00	\$1,618
2018 Payable 2019	\$322,000	3,220	50.01900	0.00	0.00	0.00	\$1,610

Gross Tax \$1,206.00  
 Total Credit \$0.00  
 Spec Asmt \$0.00  
 Net Tax Due \$1,206.00

Adjusted Tax \$0.00  
 Adjusted S.A. \$0.00  
 Adjusted Net Due \$1,206.00

Total Receipts \$0.00  
 Remain Due \$1,206.00

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