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 Nobels 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.

Sale Arranged and Conducted By

Randy Buntjer Auction & Realty LLC.

MARIAN HOEKSTRA, OWNER

Jesse Flynn, Closing Attorney

AUCTIONEERS:
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