

TUESDAY DECEMBER 30TH, 2025 • 1:00 P.M

288.69 +/- ACRES OF PRIME NOBLES COUNTY, MN FARMLAND AT PUBLIC AUCTION LOCATED IN LITTLE ROCK AND GRAND PRAIRIE TWP.

AUCTION LOCATION: The auction will be held on the south side of tract #1.

AUCTIONEER'S NOTE: Randy Buntjer Auction & Realty LLC is honored to represent the Martha Kruse Estate in offering at public auction these two Prime tracts of Nobles County, MN farmland located in Little Rock & Grand Prairie 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, these are two tracts 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: Tract #1 from the intersection of Hwy 91 & Co. Road #30/330th Street on the south edge of Ellsworth, MN, 6 miles east on County Road 30/330th Street. Tract #2 from the intersection of Hwy 91 & Co. Road #30/330th Street on the south edge of Ellsworth, MN, 3 miles east on County Road #30/330th Street.

LEGAL DESCRIPTION: Tract #1: SE ¼, Sect. 29, Little Rock Township, Nobles County, Minnesota, except a 12.52-acre tract in SW corner; containing 147.48 +/- Acres

LEGAL DESCRIPTION: Tract #2: NE ¼, Sect. 36, Grand Prairie Township, Nobles County, Minnesota, except an 18.79-acre tract in SE ¼ of NE ¼, containing 141.21 +/- Acres

FSA & GENERAL INFORMATION: According to the Nobles County FSA Office Tract#1 has 142.87 Effective DCP cropland acres with a Corn base of 71.50 acres, and a PLC yield of 167 Bushels. The Soybean base is 70.87 acres, with a PLC Yield of 46 bushels. Tract #2 has 144.17 effective DCP Cropland acres, with a corn base of 72.00 acres and a PLC Yield of 167 bushels. a soybean base of 71.53 acres, with a PLC Yield of 46 bushels. Based off Surety mapping the Productivity Rating on Tract # 1 has a Productivity of 95.90 and the CER rating is 73.25. Tract #2 has a Productivity rating of 94.10 and a CER rating of 66.36

TILE: Both farms do include drainage tile and some maps are available.

TAXES & ASSESSMENTS: The Taxes and Assessments due and payable in 2025 will be paid by the seller. Taxes due and payable in 2026 and thereafter will be paid by the buyer. The current Non-Homestead taxes and assessments are listed at \$7,630.00 on tract #1 and \$7,340 on tract #2.

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

AUCTION TERMS: Both tracts 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 March 2, 2026. 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 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



MARTHA KRUSE ESTATE, OWNER
Jennifer L. Eisma-Reinke, Closing Attorney



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

Farm 10559

Tract 24244

2025 Program Year

Map Created April 21, 2025



- 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 AGMI, GIMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

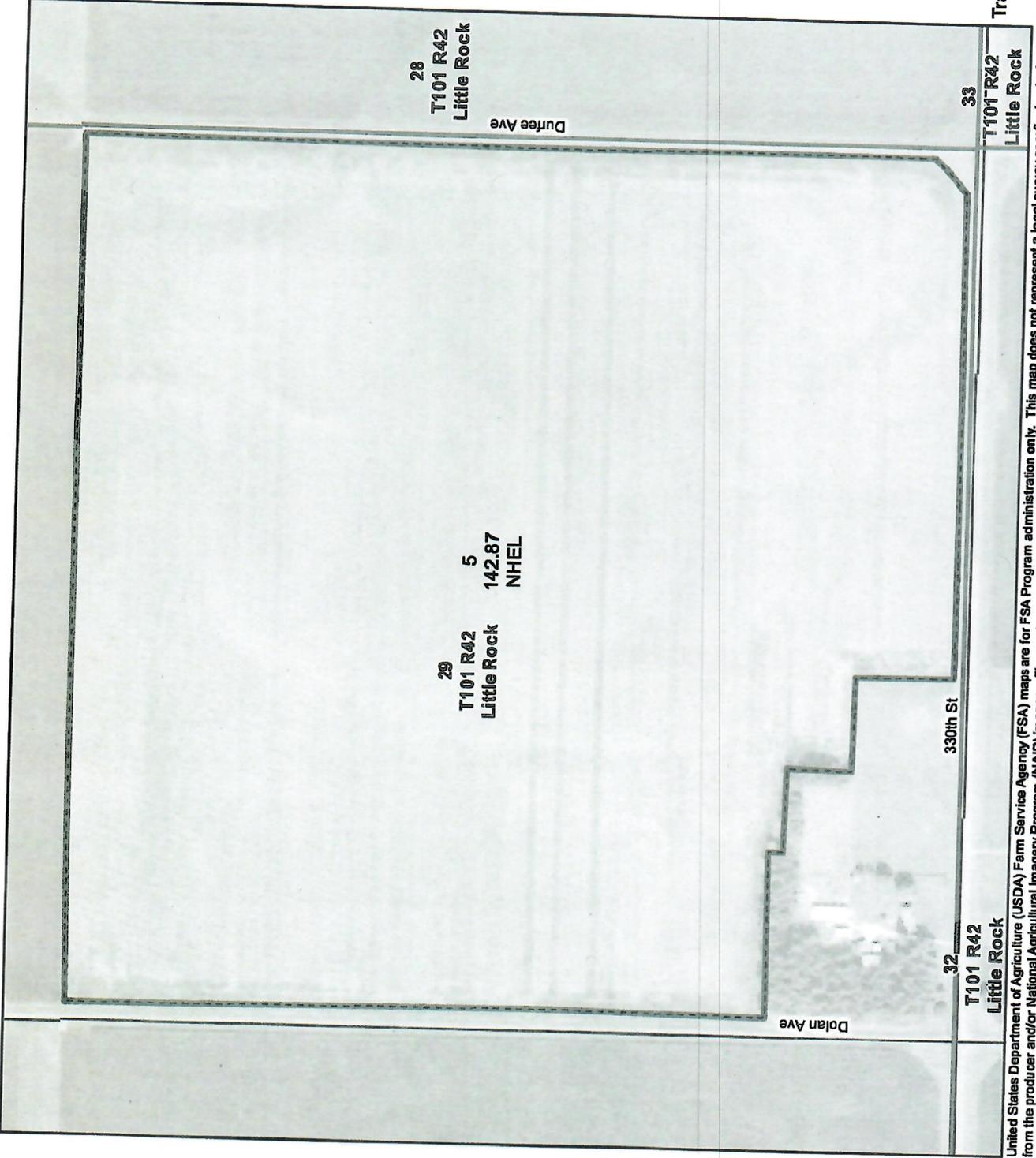
Common Land Unit



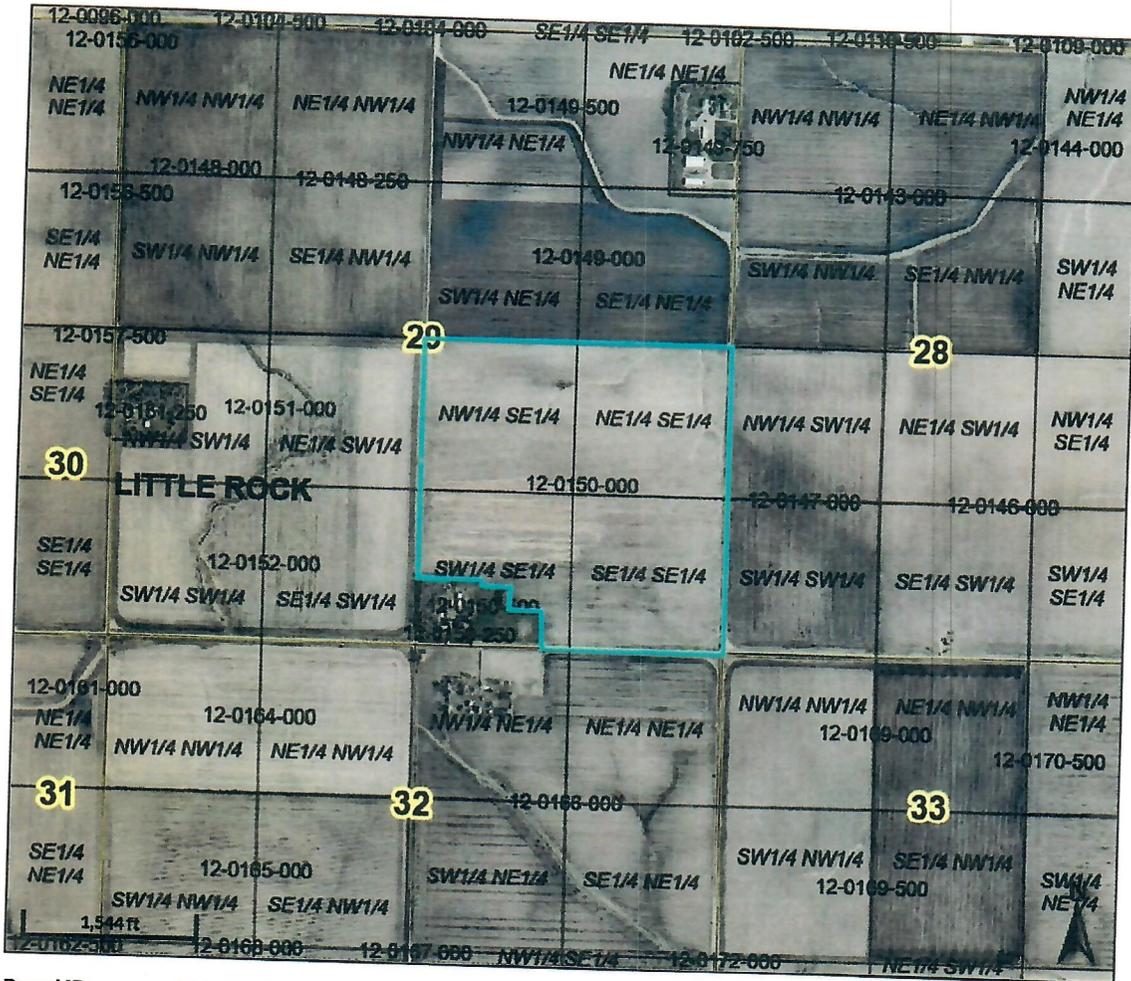
Wetland Determination Identifiers

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

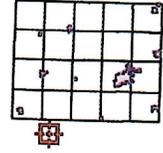
Tract Cropland Total: 142.87 acres



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 2023 NAIP imagery.



Overview



Legend

-  Parcels
-  Municipalities
-  QuarterQuarters
-  Sections
-  Townships

| | | | | | |
|-----------------------|--|--------------|-------------|---------------|----------------------|
| Parcel ID | 12-0150-000 | Alternate ID | n/a | Owner Address | KRUSE/MARTHA |
| Sec/Twp/Rng | 29-101-42 | Class | AGRICULTURE | | 308 W SHERMAN AVE #6 |
| Property Address | | Acreage | 147.48 | | ELLSWORTH MN 56129 |
| District | n/a | | | | |
| Brief Tax Description | SE1/4 EXC. 12.52 ACRE TRACT IN SW CORNER ACRES 147.48 (Note: Not to be used on legal documents) | | | | |

Date created: 11/13/2025

Last Data Uploaded: 11/12/2025 7:24:58 PM

Developed by  **SCHNEIDER**
GEOSPATIAL

MINNESOTA

NOBLES

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 10559

Prepared : 11/10/25 9:09 AM CST

Crop Year : 2026

Abbreviated 156 Farm Record

Tract 2753 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00 | 0.00 | 144.17 | 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 | 72.00 | 0.00 | 167 |
| Soybeans | 71.53 | 0.00 | 46 |
| TOTAL | 143.53 | 0.00 | |

NOTES

Tract Number : 24244

- Description : SE4 S29/LR
- 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 : MARTHA KRUSE ESTATE
- Other Producers : None
- Recon ID : 27-105-2025-72

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|-----------|
| 142.87 | 142.87 | 142.87 | 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 | 142.87 | 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 | 71.50 | 0.00 | 167 |
| Soybeans | 70.87 | 0.00 | 46 |
| TOTAL | 142.37 | 0.00 | |

NOTES

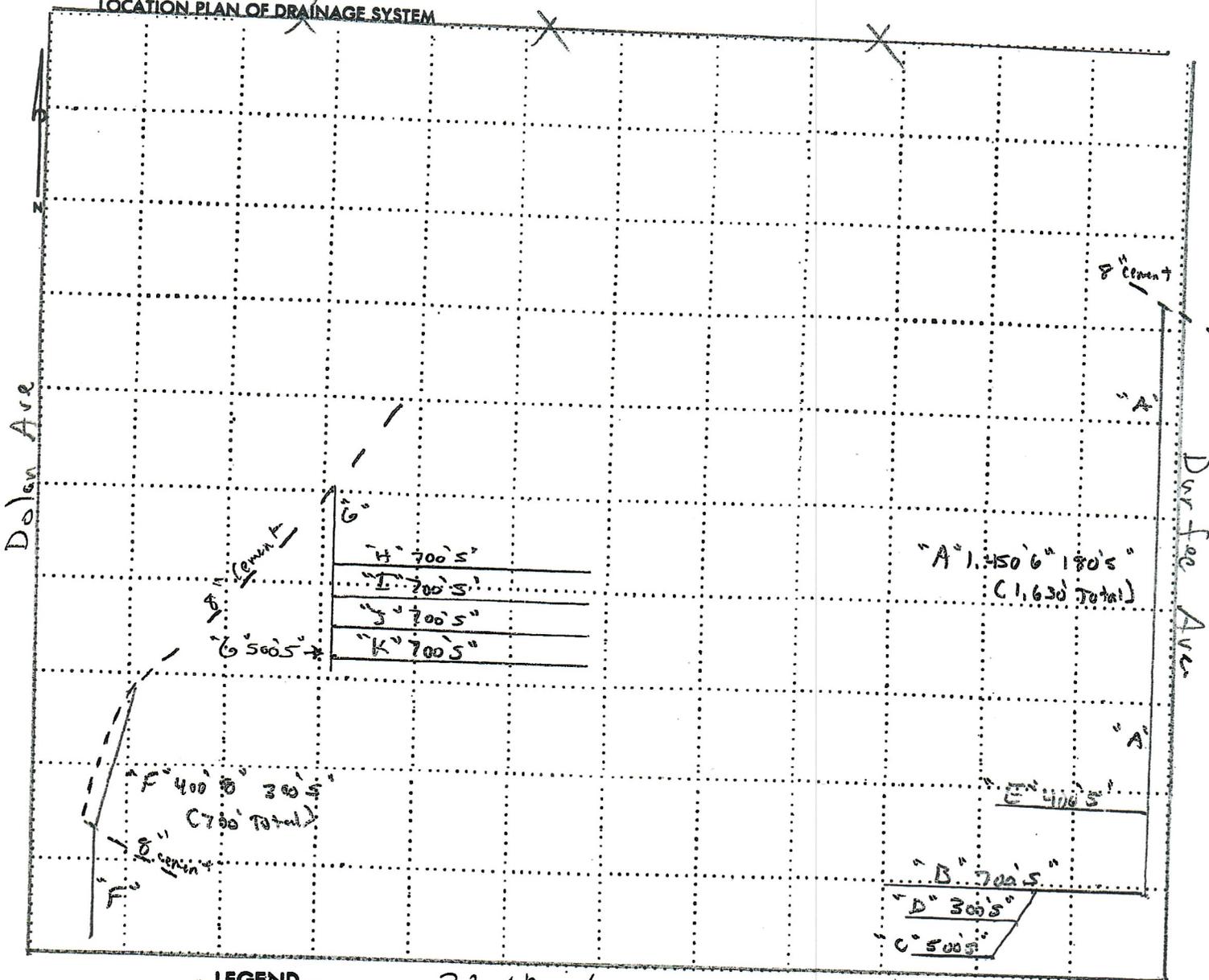
• FARM TILING •
Bigelow, MN

RUSSELL DRAINAGE Co.

Ph.: 507-683-2917
• BACKHOE WORK •

Highway 60 South • Box 68
Bigelow, MN 56117
Phone: (507) 683-2917

LOCATION PLAN OF DRAINAGE SYSTEM



—LEGEND—

- Permanent Fence x x x x x x x x x x
- Existing Drain Line - - - - -
- Proposed Tile Line - - - - -

OWNER Kruse Sisters
Section 29 Date 11-22-05
Twp Little Rock Town Ellsworth
County Nobles State MN

Spacing 80

| MATERIALS NEEDED | |
|------------------|--|
| 400' 8" | |
| 1,450' 6" | |
| 5,680' 5" | |
| 7,530' Total | |
| Scale | |
| Utilities | |

Farm 10559
Tract 2753

2025 Program Year

Map Created April 21, 2025



- 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
 MAG = for GZ
 Canola = Spring for seed

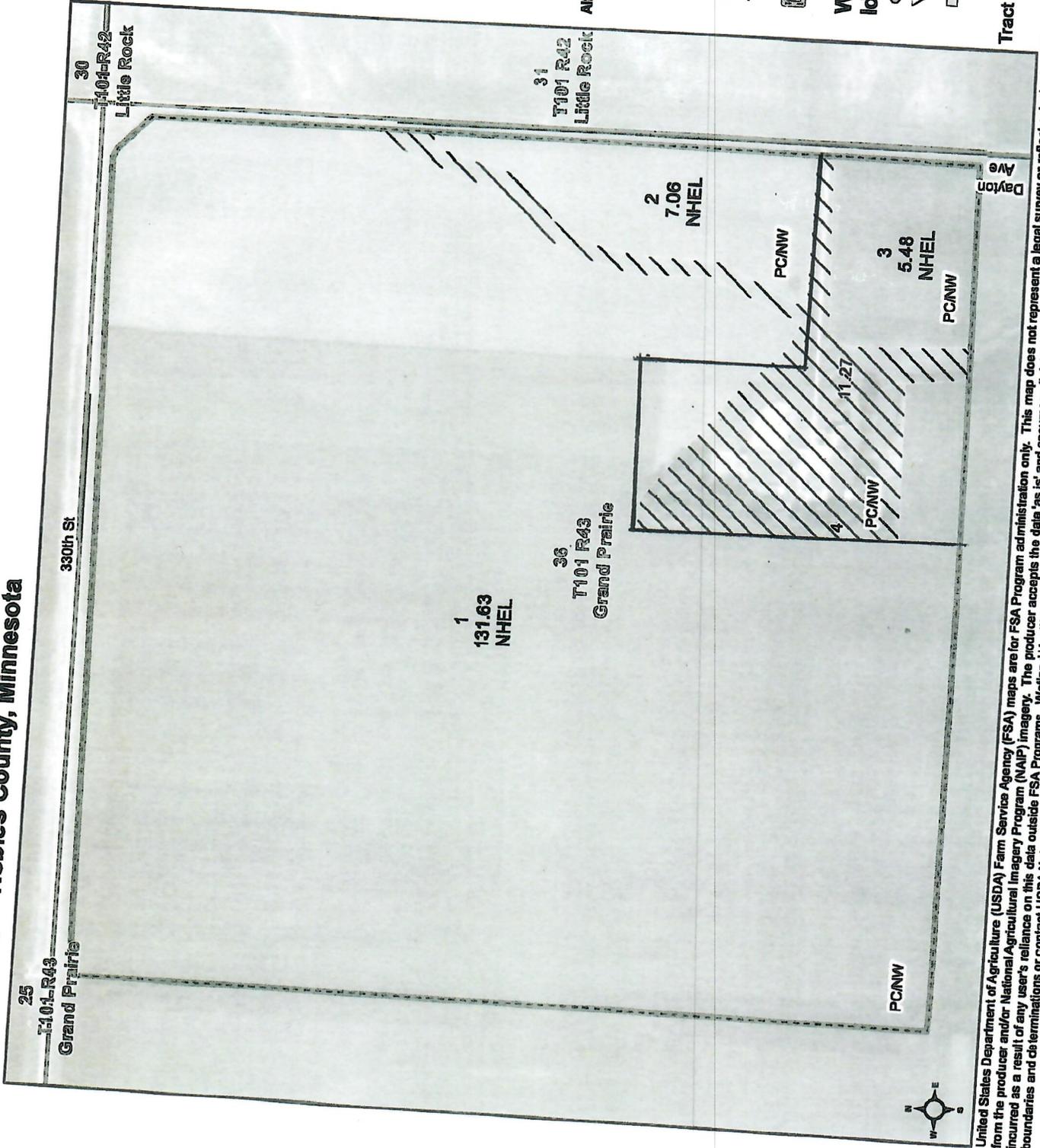
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

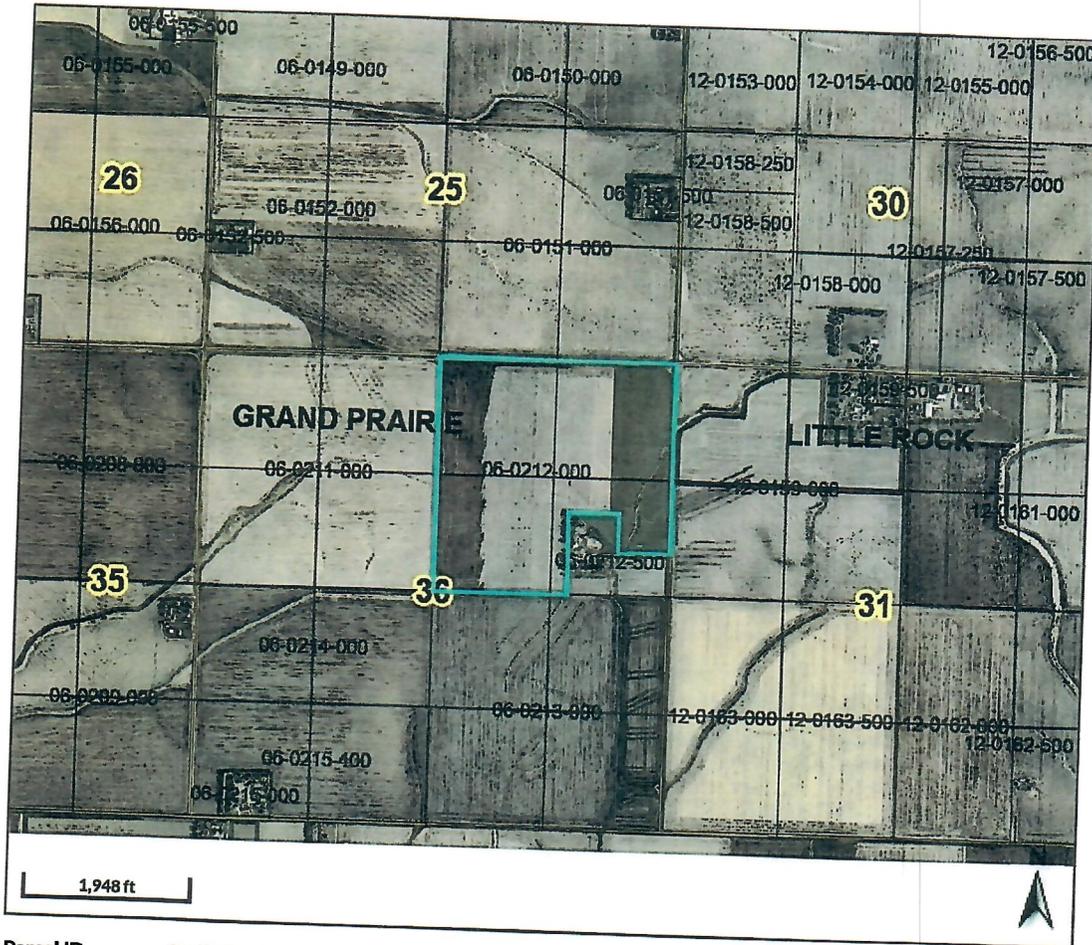
Wetland Determination Identifiers

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

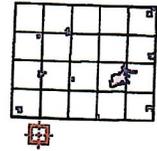
Tract Cropland Total: 144.17 acres



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Overview



Legend

-  Parcels
-  Municipalities
-  QuarterQuarters
-  Sections
-  Townships

| | | | | | |
|------------------------------|--|---------------------|-------------|----------------------|----------------------|
| Parcel ID | 06-0212-000 | Alternate ID | n/a | Owner Address | KRUSE/MARTHA |
| Sec/Twp/Rng | 36-101-43 | Class | AGRICULTURE | | 308 W SHERMAN AVE #6 |
| Property Address | | Acreage | 141.21 | | ELLSWORTH MN 56129 |
| District | n/a | | | | |
| Brief Tax Description | NE1/4 EXCEPT 18.79 ACRE TRACT SE1/4 NE1/4 ACRES 141.21 | | | | |
| | <i>(Note: Not to be used on legal documents)</i> | | | | |

Date created: 11/10/2025
 Last Data Uploaded: 11/7/2025 7:23:35 PM

Developed by  **SCHNEIDER**
 GEOSPATIAL

MINNESOTA
NOBLES
Form: FSA-156EZ



FARM : 10559
Prepared : 11/10/25 9:09 AM CST
Crop Year : 2026

See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ~~CHARLES KRUSE~~
CRP Contract Number(s) : None
Recon ID : 27-105-2025-73
Transferred From : None
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

| Farmland | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|------|----------------|------|------|-----------|----------------------|------------------|
| 298.31 | 287.04 | 287.04 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 | Active | 2 |
| State Conservation | Other Conservation | Effective DCP Cropland | | Double Cropped | | CRP | MPL | DCP Ag.Rel. Activity | SOD |
| 0.00 | 0.00 | 287.04 | | 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 | 143.50 | 0.00 | 167 | |
| Soybeans | 142.40 | 0.00 | 46 | |
| TOTAL | 285.90 | 0.00 | | |

NOTES

Tract Number : 2753
Description : NE4 S36/GP
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 : MARTHA KRUSE ESTATE
Other Producers : None
Recon ID : None

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|-----------|----------|--------------|------|------|------|------|-----------|
| 155.44 | 144.17 | 144.17 | 0.00 | 0.00 | 0.00 | 0.00 | 0.0 |

MINNESOTA

NOBLES

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 10559

Prepared : 11/10/25 9:09 AM CST

Crop Year : 2026

Abbreviated 156 Farm Record

Tract 2753 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00 | 0.00 | 144.17 | 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 | 72.00 | 0.00 | 167 |
| Soybeans | 71.53 | 0.00 | 46 |
| TOTAL | 143.53 | 0.00 | |

NOTES

Tract Number

24244

Description : SE4 S29/LR
 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 : MARTHA KRUSE ESTATE
 Other Producers : None
 Recon ID : 27-105-2025-72

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | EWP | WRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|-----------|
| 142.67 | 142.67 | 142.87 | 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 | 142.87 | 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 | 71.50 | 0.00 | 167 |
| Soybeans | 70.87 | 0.00 | 46 |
| TOTAL | 142.37 | 0.00 | |

NOTES

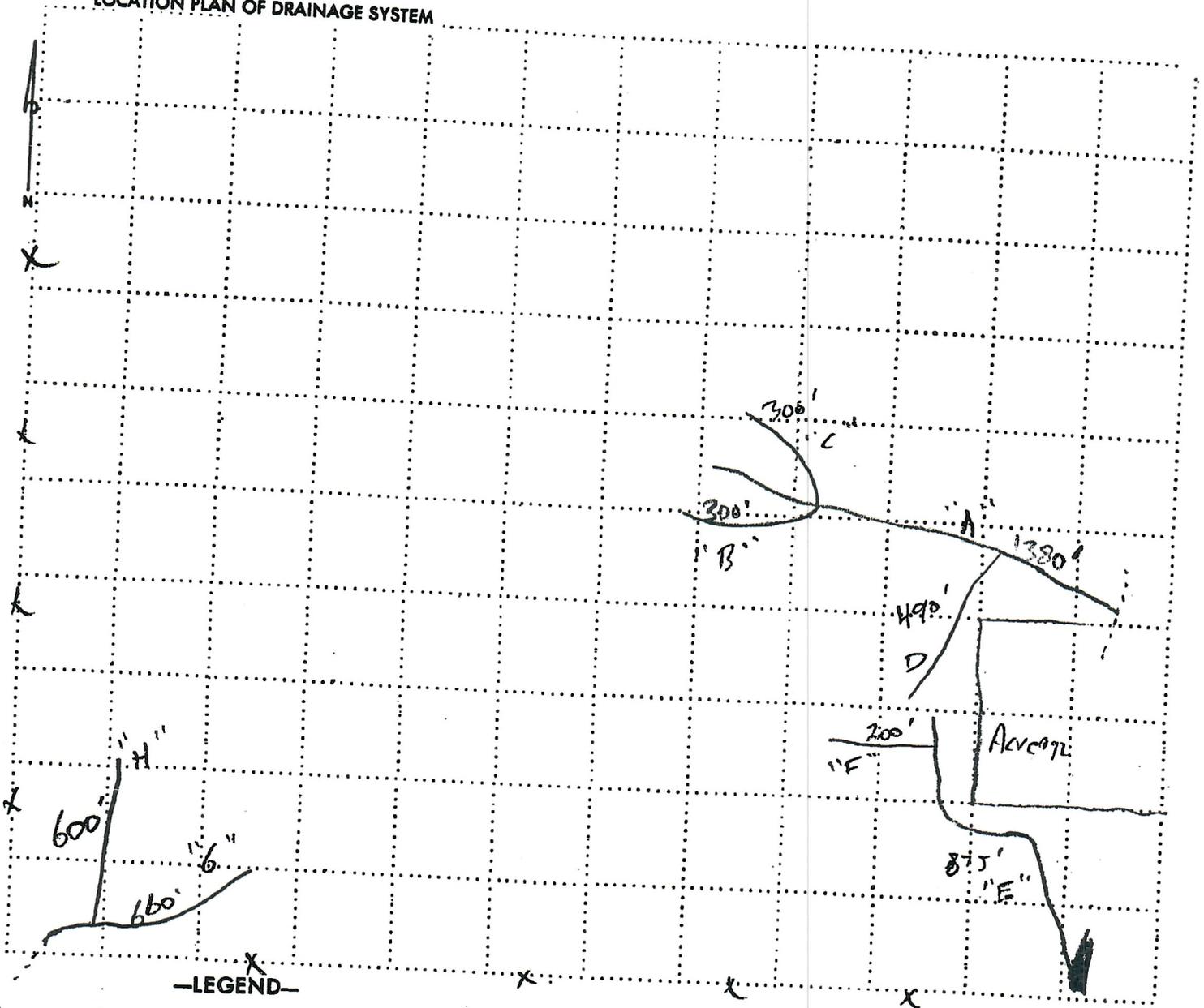
• FARM TILING •
Bigelow, MN

RUSSELL DRAINAGE Co.

Ph.: 507-683-2917
• BACKHOE WORK •

Highway 60 South • Box 68
Bigelow, MN 56117
Phone: (507) 683-2917

LOCATION PLAN OF DRAINAGE SYSTEM



—LEGEND—

- Permanent Fence x x x x x x x x
- Existing Drain Line - - - - -
- Proposed Tile Line - - - - -

OWNER _____
Section 36 Date 12-19-01
Twp Grand Prairie Town Ellsworth
County Nobles State MN

Spacing _____
MATERIALS NEEDED
4805' 5"

Scale _____
Utilities _____

• FARM TILING •
Bigelow, MN

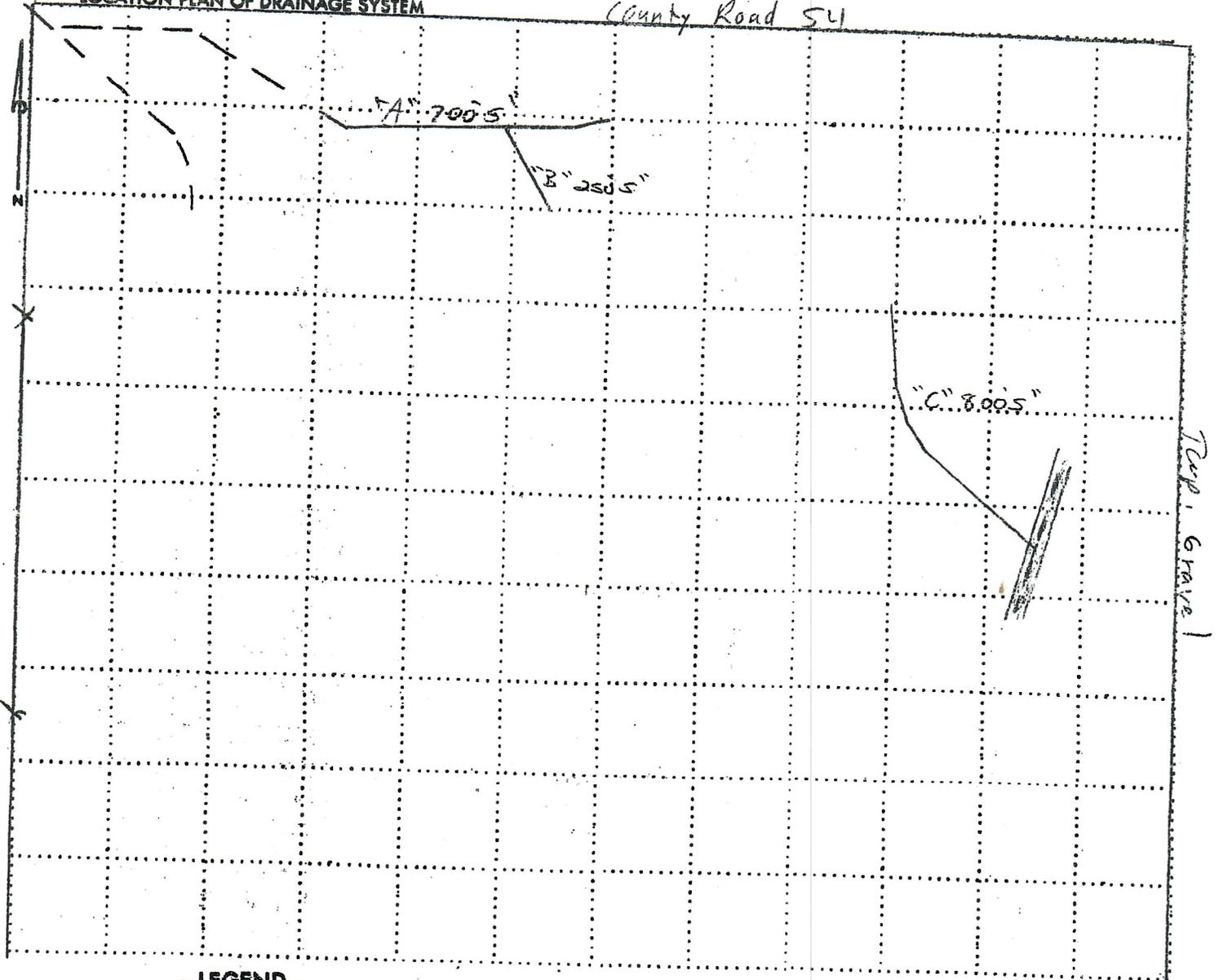
RUSSELL DRAINAGE Co.

Ph.: 507-683-2917
• BACKHOE WORK •

Highway 60 South • Box 68
Bigelow, MN 56117
Phone: (507) 683-2917

LOCATION PLAN OF DRAINAGE SYSTEM

County Road 54



—LEGEND—

Permanent Fence x x x x x x x x x x

Existing Drain Line - - - - -

Proposed Tile Line _____

OWNER Charles Lenthold

Section 36 Date 3-31-00

Twp Grand Prairie Town Ellsworth

County Nobles State MN

Spacing _____

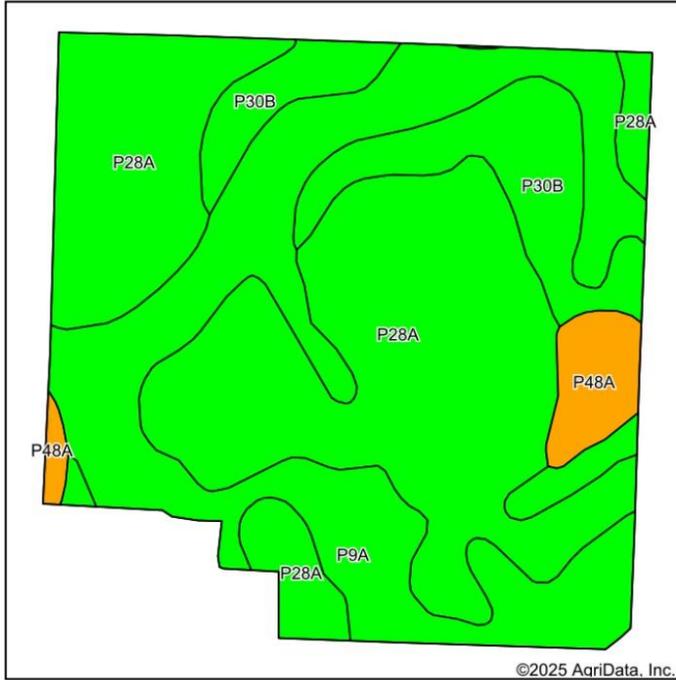
MATERIALS NEEDED

1,750' 5"

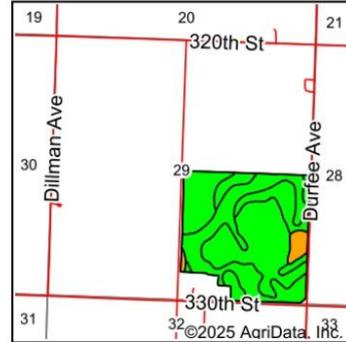
Scale _____

Utilities _____

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Nobles**
 Location: **29-101N-42W**
 Township: **Little Rock**
 Acres: **142.37**
 Date: **11/13/2025**



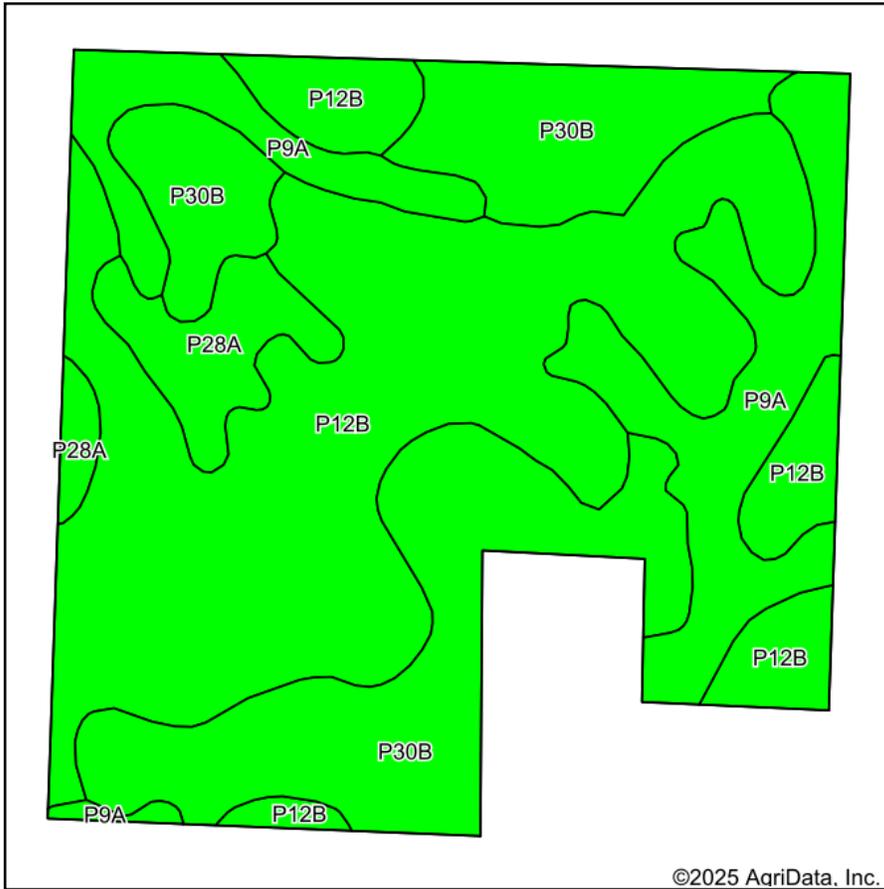
Area Symbol: MN105, Soil Area Version: 24

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|------|---|-------|-------------------------|-----------|------------------|--------------------|
| P28A | Ransom silty clay loam, 1 to 3 percent slopes | 72.85 | 51.2% | | le | 99 |
| P9A | Gillett Grove silty clay loam, 0 to 2 percent slopes | 46.29 | 32.5% | | liw | 94 |
| P30B | Sac silty clay loam, loam substratum, 2 to 5 percent slopes | 17.62 | 12.4% | | lle | 95 |
| P48A | Allendorf silty clay loam, 0 to 2 percent slopes | 5.61 | 3.9% | | lls | 75 |
| | | | Weighted Average | | 1.49 | 95.9 |

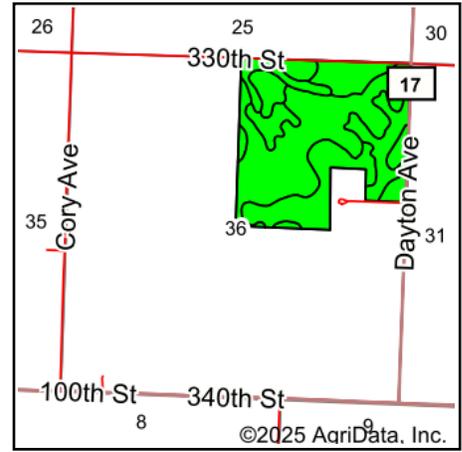
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Nobles**
 Location: **36-101N-43W**
 Township: **Grand Prairie**
 Acres: **141.21**
 Date: **11/10/2025**



Maps Provided By:



Area Symbol: MN105, Soil Area Version: 24

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|---|-------|------------------|-----------|------------------|--------------------|
| P12B | Everly silty clay loam, 2 to 6 percent slopes | 68.92 | 48.8% | | Ile | 93 |
| P30B | Sac silty clay loam, loam substratum, 2 to 5 percent slopes | 40.75 | 28.9% | | Ile | 95 |
| P9A | Gillett Grove silty clay loam, 0 to 2 percent slopes | 23.85 | 16.9% | | IIw | 94 |
| P28A | Ransom silty clay loam, 1 to 3 percent slopes | 7.69 | 5.4% | | Ie | 99 |
| Weighted Average | | | | | 1.95 | 94.1 |

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.