

NOBLES COUNTY FARMLAND AT PUBLIC AUCTION

Friday, November 22nd, 2024 at 10:00 AM

Live Public Auction Of 80+/- Acres of Prime Farmland, Located in Little Rock TWP, Nobles County, MN Located just east of Ellsworth, MN!

Auction Location: The auction will be held at the Ellsworth City Hall 322 South Broadway Street, Ellsworth, MN.

AUCTIONEER’S NOTE: Randy Buntjer Auction & Realty LLC is honored to represent the Kuper Revocable Trust in offering at auction this outstanding tract of Little Rock TWP, Nobles County, MN farmland! 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 an investor looking for a great tract of land to add to your portfolio this is one tract of farm-land that you will want to take a look at! Land is an excellent long term investment! Make plans today to attend this outstanding high caliber tract of farmland auction! Thank You, Randy

INFORMATION BOOKLETS are available by going to our web site at randy-buntjerauctionandrealtyllc.com or by contacting Randy Buntjer Auction & Realty LLC @ 507-360-2650.

LAND LOCATION: From the intersection of Hwy. 91 and County Road #30/330th Street on the south edge of Ellsworth, MN, 5 miles East on County Road #30/330th Street then 1 mile North on Dillman Ave.

LEGAL DESCRIPTION-: East ½ of NE ¼ Section 30, Little Rock Township, Nobles County, Minnesota.

FSA & GENERAL INFORMATION: According to the Nobles County FSA Of- fice this tract of land has 79.15 Effective DCP cropland acres with a Corn base of 38.10 acres, and a PLC yield of 139 Bushels. The Soybean base is 38.10 acres, with a PLC Yield of 51 bushels. Based off Surety mapping the Productivity Rating on the farm are 96.30 and the CER rating is 62.36.

TILE- the farm does include some drainage tile however no maps are avail- able.

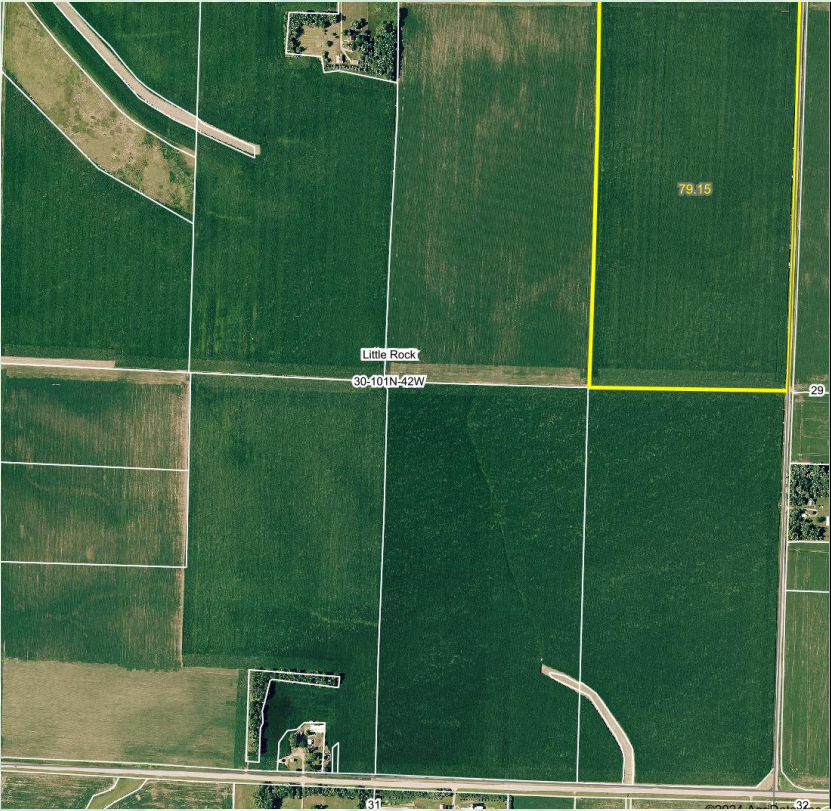
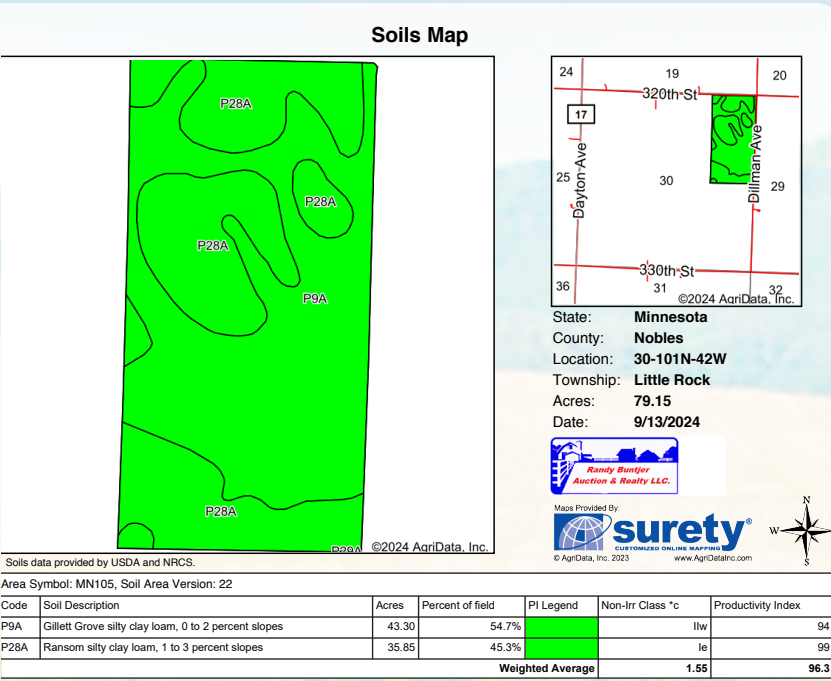
TAXES & ASSESSMENTS: The Taxes and Assessments due and payable in 2024 will be paid by the sellers. Taxes due and payable in 2025 and thereaf- ter will be paid by the buyer. The current Non-Homestead taxes and assess- ments are listed at \$2,750.00 at the Nobles County Courthouse

TILLAGE-The new buyer will have the opportunity to do any fall tillage, after the current crops have been harvested.

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

AUCTION TERMS:

The tract will be sold on a per acre bases times the number of deeded acres. The successful Buyer(s) at the conclusion of the auc- tion will enter into a Purchase Agreement / Contract and shall make a 10% NON-refundable earnest money down-payment immedi- ately after the auction. An updated abstract will be provided to the buyer at closing. The sale will NOT be contingent upon any buyer financing. The unpaid balance will be due on or before December 27th 2024. Or the new buyer may elect to have the opportunity to split the balance and pay ½ the balance due on December 27th 2024 and the remaining Balance due on January 15th 2025. The buyer is responsible for all real estate taxes that are due and payable in 2025 and thereafter. Property is being sold “AS IS”, prop- erty 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.



Norma Kuper Revocable Trust, Owner

Barbara J. Raymo, Trustee

Jesse Flynn, Closing Attorney

Sale Arranged and Conducted By



Auctioneers
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