

\$13,000 per acre.

NOBLES COUNTY FARMLAND AT PUBLIC AUCTION

Wednesday, November 29th, 2023 at 10:00 AM

Auction Location: The auction will be held at the Ellsworth City Hall, Ellsworth, Minnesota

AUCTIONEERS NOTE:

Our company is honored to have been selected to handle the auction of the Rohwer Family farmland at public auction! This is an extremely nice couple of tracts of farmland that has been well maintained, and would make an excellent opportunity to add to any farming 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 the intersection of Hwy. #91 and County Road 35 in Adrian, MN. 3 miles east on County Road 35, then 2 miles South on County Road #15, then 2.5 miles east on 270th Street, Or from Rushmore, MN. 1 mile south on Jones Ave, then 1 mile west on 270th Street.

Legal Description-Tract #1: 80.00+/- Surveyed acres in part of the East ½ of Northeast ¼, Section 36, Olney Township: Nobles County, Minnesota.

SOIL TYPES: Everly, Wilmonton, Rushmore and Ransom, silty clay loams. Based off Surety mapping the Productivity Rating on the farm is 95.20

FSA & GENERAL INFORMATION FOR ENTIRE TRACT, A NEW DETERMINATION WILL BE MADE AFTER THE SPLIT: According to the Nobles County FSA Office this tract of land has 148.19 Effective DCP cropland acres with a Corn base of 76.60 acres, and a PLC yield of 154 Bushels. The Soybean base is 53.80 acres, with a PLC Yield of 43 bushels, and a Wheat base of 14.20 acres with a PLC yield of 40 Bu. This tract does not contain a wetland. The overall CER on the whole tract is 71.88

LEGAL DESCRIPTION-TRACT #2: 76.32+/- Surveyed acres in part of the West ½ of Northeast ¼, Section 36, Olney Township: Nobles County, Minnesota.

Soil Types: Everly, Wilmonton, Rushmore, Sac and Ransom, silty clay loams. Based off Surety mapping the Productivity Rating on the farm is 93.80

TRACT #3- COMBINATION OF TRACT 1 & 2

Tile: the tract does include drainage tile and maps are available.

TAXES & ASSESSMENTS: These figures are just estimated. The values proved are based on the 2023 assessment and using the 2023 payable tax capacities to give an estimate in taxes. Tract #-1-EMV: \$987,200, Taxes: \$4,328, CER: 73.68: Tract #2-EMV: \$911,800, Taxes: \$3,996, CER: 70.43

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 will be conveyed to the buyer/buyers. The sale will NOT be contingent upon any buyer financing. The unpaid balance will be due on or before January 5th 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.

Rohwer Family, Owners
Jesse A. Flynn , Closing Attorney

Sale Arranged and Conducted By



Auctioneers

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