

Sale Price \$9,600 per acre.

79.38 +/- ACRES

S 1/2 of NW 1/4, Sect. 31 Iona Twp.

Murray County, MN

LAND AUCTION



Ervin & LaVerna Smith, Owners
Lynn A. Johnson, Closing Attorney
Sale Arranged and Conducted By



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

FRIDAY NOVEMBER 14TH, 2025 @10:00 A.M. -- LIVE PUBLIC AUCTION OF 79.38 +/- ACRES OF FARMLAND, LOCATED IN IONA TWP, MURRAY COUNTY, MN

AUCTION LOCATION- The auction will be held at land location.

AUCTIONEER'S NOTE: Randy Buntjer Auction & Realty LLC is honored to represent the Ervin & LaVerna Smith in offering at auction this tract of Iona Twp, Murray 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 land 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! Make plans today 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 edge of Iona 2 ½ miles south on County Road 31, then 2 miles west on County Road 1, and 1 ½ miles south on 120th Ave.

LEGAL DESCRIPTION- 79.38 +/- surveyed acres, in South ½ of NW ¼, Sect. 31, Iona Township, Murray County, Minnesota.

FSA & GENERAL INFORMATION: Based off Surety mapping the Productivity Rating on 85.30 and a CER rating is 68.08. As this is a split a new FSA determination will be made.

TILE- the farm does include drainage tile and maps are available.

TAXES & ASSESSMENTS: The Taxes and Assessments due and payable in 2025 will be paid by the sellers. Taxes due and payable in 2026 and thereafter will be paid by the buyer. The current estimated Non-Homestead taxes and assessments are listed at \$2,604.00 at the Murray County Courthouse

TILLAGE-The current tenant has completed the fall tillage on the farm, and the new buyer will be responsible for reimbursing the tenant the amount of \$1,984.50 immediately after the auction.

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 surveyed 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. An updated abstract will be provided to the buyer at closing. The sale will NOT be contingent upon any buyer financing. Half the unpaid balance will be due on or before December 15th 2025 and the remaining Half will be Due on or before January 15th 2026. The buyer is responsible for all real estate taxes that are due and payable in 2026 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.

ERVIN & LAVERNA SMITH, OWNERS

Sale Arranged and Conducted By

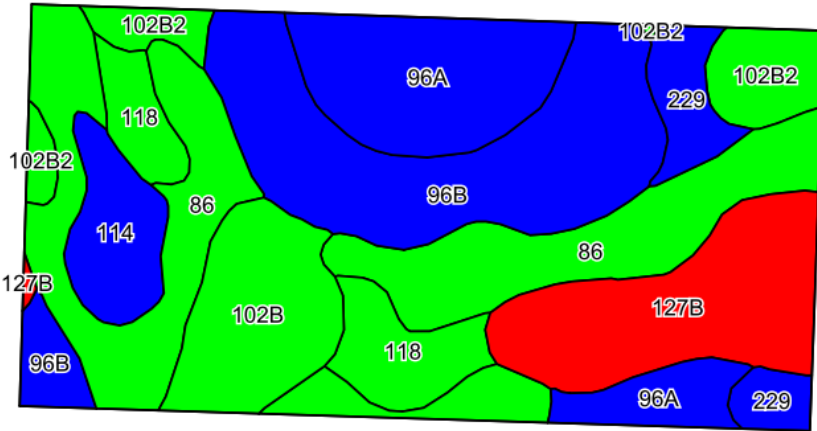


**Lynn A. Johnson,
Closing Attorney**

Auctioneers

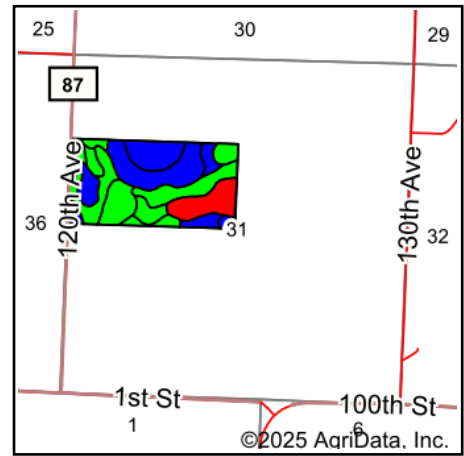
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Soils Map



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Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Murray**
 Location: **31-105N-41W**
 Township: **Iona**
 Acres: **79.37**
 Date: **10/12/2025**



Maps Provided By:



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www.AgriDataInc.com



Area Symbol: MN101, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	20.46	25.8%		IIw	93
96B	Collinwood silty clay loam, 2 to 6 percent slopes	15.64	19.7%		Ile	86
96A	Collinwood silty clay loam, 1 to 3 percent slopes	10.17	12.8%		IIw	86
127B	Dickman sandy loam, 2 to 6 percent slopes	9.86	12.4%		IIIle	49
102B	Clarion loam, 2 to 6 percent slopes	6.66	8.4%		Ile	95
118	Crippin loam, 1 to 3 percent slopes	5.17	6.5%		Ie	100
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	4.42	5.6%		Ile	95
114	Glencoe silty clay loam, 0 to 1 percent slopes	3.64	4.6%		IIIw	86
229	Waldorf silty clay loam, 0 to 2 percent slopes	3.35	4.2%		IIw	85
Weighted Average					2.10	85.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Farm 4891

Tract 13945

2025 Program Year

Map Created April 10, 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, GIMA, IGS = for forage
Beans = Dry Edible
MAG = for GZ
Canola = Spring for seed

- Common Land Unit**
 Cropland
 Tract Boundary

- Wetland Determination Identifiers**
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

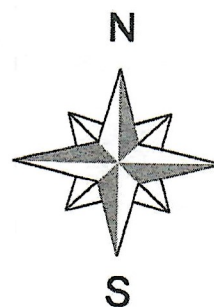
Tract Cropland Total: 270.37 acres

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Jason & Ervin Smith

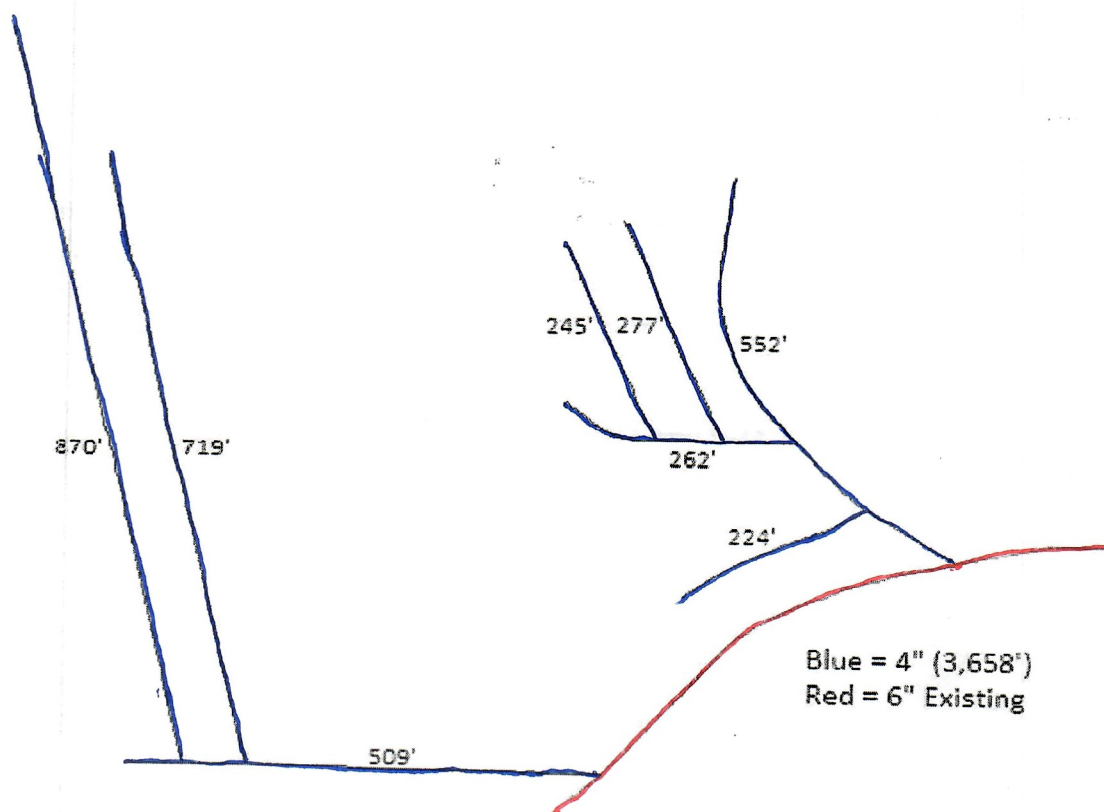
Iona 31

NW



Tile Map

S 1/2



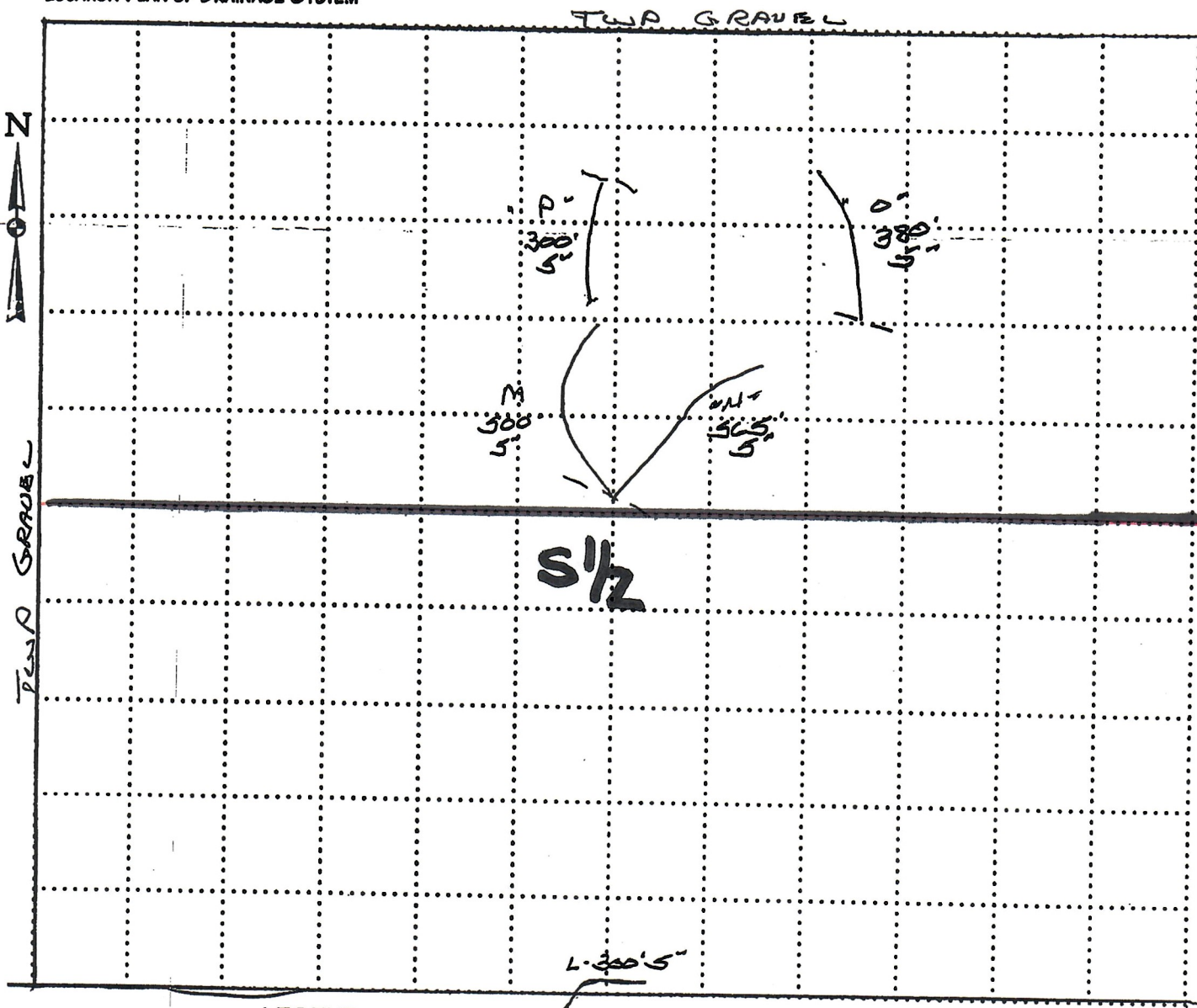
MELLEMA DRAINAGE, CO.

FARM TILING • BACKHOE WORK

HAROLD MELLEMA
PHONE: 507-376-4294
FAX: 507-376-4294

29778 170th St.
Reading, MN 56165

LOCATION PLAN OF DRAINAGE SYSTEM



—LEGEND—

Permanent Fence
Existing Drain Line.....
Proposed Tile Line.....

Spacing _____

MATERIALS NEEDED

2045' - 5"

OWNER ERVIN Smith

Section 30 Date 4-20-02

Twp. Iowa Town Iowa

County MURRAY State MA

Scale _____

Utilities _____

CERTIFICATE OF SURVEY
TRACT 1 IN THE FRAC. NW1/4 AND TRACT 2 IN THE FRAC. S.1/2-NW1/4 OF SECTION 31-105-41
MURRAY COUNTY, MINNESOTA

DESCRIPTION - TRACT 1 IN THE FRAC. NW1/4 OF SECTION 31-105-41

That part of the Fractional Northwest Quarter (Frac. NW1/4) of Section Thirty-one (31), Township 105 North, Range 41 West of the 5th P.M., Murray County, Minnesota, described as follows:

Beginning at the North Quarter Corner of said Section 31; thence South 00°02'43" West on the west line of said Frac. NW1/4 for a distance of 2,647.24 feet to the Center of said Section 31; thence South 89°46'32" West on the south line of said Frac. NW1/4 for a distance of 23.59 feet; thence North 00°33'21" East for a distance of 2,647.46 feet to the Point of Beginning, containing 0.72 acres.

SUBJECT TO EASEMENTS, IF ANY, OF RECORD OR APPARENT.

DESCRIPTION - TRACT 2 IN THE FRAC. S.1/2-NW1/4 OF SECTION 31-105-41

That part of the Fractional South Half of the Northwest Quarter (Frac. S.1/2-NW1/4) of Section Thirty-one (31), Township 105 North, Range 41 West of the 5th P.M., Murray County, Minnesota, described as follows:

Beginning at the West Quarter Corner of said Section 31; thence North 00°11'19" East on the west line of said Frac. S.1/2-NW1/4 for a distance of 1,319.18 feet to the Northwest Corner of said Frac. S.1/2-NW1/4; thence North 89°40'41" East on the north line of said Frac. S.1/2-NW1/4 for a distance of 2,620.94 feet; thence South 00°33'21" West for a distance of 1,323.73 feet to the south line of said Frac. NW1/4; thence South 89°46'32" West on said south line for a distance of 2,612.42 feet to the Point of Beginning, containing 79.38 acres, inclusive of 1.00 acres of public road right-of-way on the west side thereof.

SUBJECT TO EASEMENTS, IF ANY, OF RECORD OR APPARENT.

CERTIFICATE OF SURVEY
TRACT 1 IN THE FRAC. NW1/4 AND TRACT 2 IN THE FRAC. S.1/2-NW1/4 OF SECTION 31-105-41
MURRAY COUNTY, MINNESOTA

