

Sale Price \$7,400 per acre.

# 73.08 +/- ACRES OF NOBLES COUNTY, MN FARMLAND AT PUBLIC AUCTION

Thursday, December 30th 2021 at 10:00 A.M

Auction Location- The sale will held in the  
Wilmont Community Center 316 4th Avenue, Wilmont MN

## AUCTIONEERS NOTE:

Our company is honored to have been selected by the Meyer family to offer this farmland for sale at live public auction! Make plans today to attend this auction! This farmland offers great opportunity to start your land portfolio or add to your current operation!! Call an auctioneer listed below today to receive a full informational packet! See [randybuntjerauctionandrealtyllc.com](http://randybuntjerauctionandrealtyllc.com) in case of inclement weather, 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](http://randybuntjerauctionandrealtyllc.com) or by contacting Randy Buntjer Auction & Realty LLC @ 507-360-2650.

**FARMLAND LOCATION:** The farm is located from Reading Minnesota, approximately 1 mile Northwest on Hwy 266, then 1 ½ miles North on Lais Avenue.

**LEGAL DESCRIPTION:** 73.08+/- acres in the E ½ of NE ¼ except a 6.92 acre tract: Section 10, Summit Lake Township, Nobles County, Minnesota. Parcel # 17-0047-000

**TAXES & ASSESSMENTS:** The Taxes and Assessments due and payable in 2021 will be paid by the sellers. Taxes due and assessments payable in 2022 and thereafter will be paid by the buyer. Taxes and Assessments are currently listed at \$1,374.00 Homesteaded at the Nobles County, MN Courthouse.

**FSA & GENERAL INFORMATION:** According to the Nobles County FSA Office this tract of land has 69.86 DCP cropland acres with a Corn base of 35.10 acres, and a PLC yield of 151 Bushels. The Soybean base is 34.00 acres, with a PLC Yield of 45 bushels. This tract does contain two wetlands and one farmable wetland, according to the Nobles County FSA Office. Nobles County Courthouse information the CER is 74.73.

**SOIL TYPES INCLUDE:** Webster, Nicollet, Clarion, Canisteo, Glencoe and Clarion-Crooksford clay loams. The Crop Productivity Rating on the farm is 94.40 according to surety mapping.

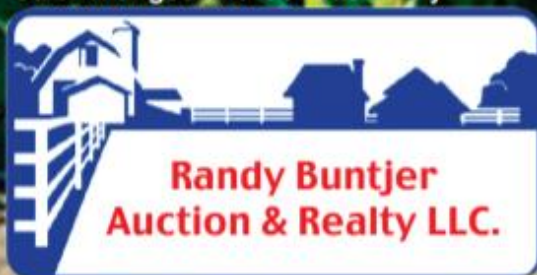
**POSSESSION:** Will be granted upon closing, when final settlement has been made.

## 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. The sale will NOT be contingent upon any buyer financing. The unpaid balance will be due on February 18th 2022. The buyer is responsible for all real estate taxes that are due and payable in 2022 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, including size and length of tile lines. The buyers shall make themselves familiar with the property and verify all information & data for themselves.

**Leroy Meyer Estate, Owner**  
Mark W. Shepherd, 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  
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