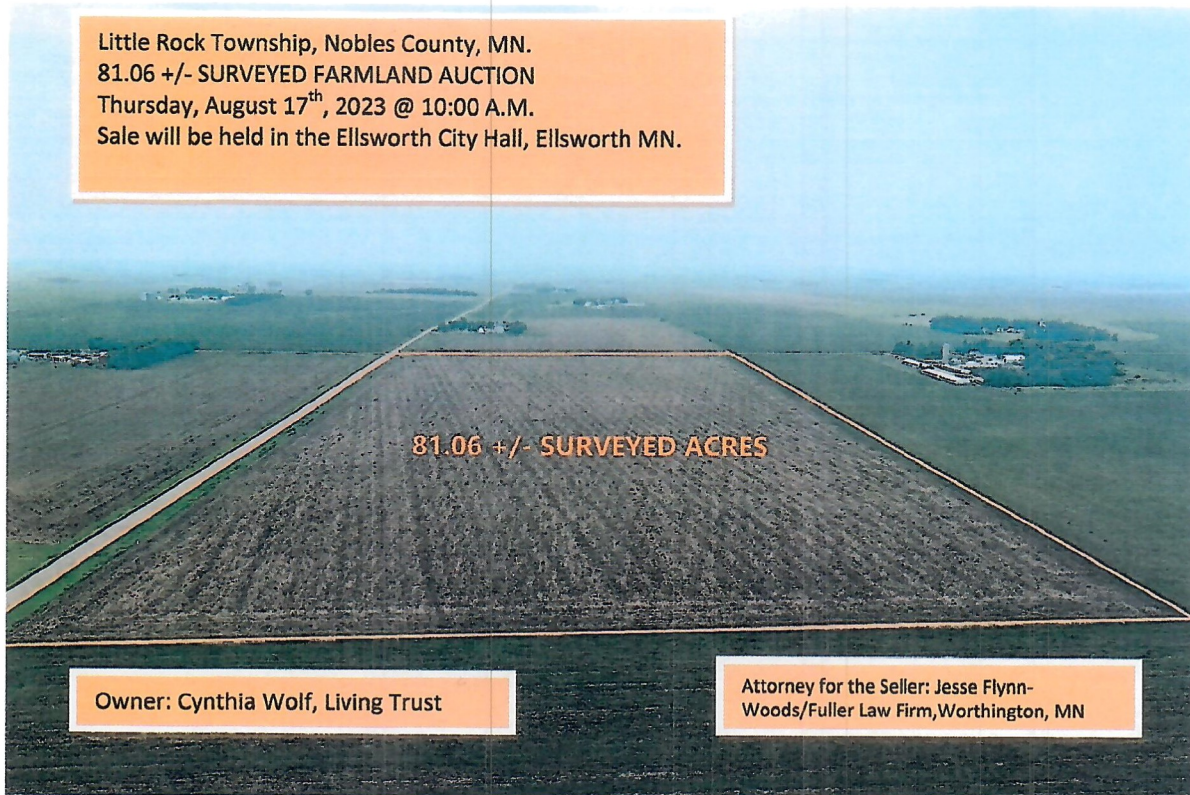




RANDY BUNTJER, REAL ESTATE BROKER, AUCTIONEER, LAND & FARM EQUIPMENT APPRAISER

Little Rock Township, Nobles County, MN.
81.06 +/- SURVEYED FARMLAND AUCTION
Thursday, August 17th, 2023 @ 10:00 A.M.
Sale will be held in the Ellsworth City Hall, Ellsworth MN.



Owner: Cynthia Wolf, Living Trust

Attorney for the Seller: Jesse Flynn-
Woods/Fuller Law Firm, Worthington, MN

Sale Arranged and Conducted By
Randy Buntjer Auction and Realty LLC.
Real Estate Broker, Auctioneer @ Land and Farm Equipment Appraiser
10330 310th Street, Ellsworth, MN. 56129
Phone-507-360-2650
Email: rbautc@frontiernet.net
Web Site-randybuntjerauctionandrealtyllc.com

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

All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided. Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicated are also not guaranteed. Randy Buntjer Auction and Realty, LLC, their brokers, agents and representatives represent the sellers in this transaction

PRIME NOBLES COUNTY FARMLAND AT PUBLIC AUCTION

Thursday August 17th 2023 at 10:00 A.M

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 Cynthia Wolf Living Trust farmland at public auction! This is an extremely nice tract 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 North edge of Ellsworth, MN. 1 mile North on Hwy. 91, then 5 miles East on County Road #6/310th Street

Legal Description-: 81.06+/- Surveyed acres in the South ½ of Southwest ¼, Section 17, Little Rock Township: Nobles County, Minnesota.

Soil Types: Allendorf, Ransom, Gillett Grove and Sac, silty clay loams. Based off Surety mapping the Productivity Rating on the farm is 95.80 and the CER rating from the Nobles County assessor's office is 74.77

FSA & General Information: According to the Nobles County FSA Office this tract of land has 77.71 Effective DCP cropland acres with a Corn base of 53.60 acres, and a PLC yield of 172 Bushels. The Soybean base is 24.11 acres, with a PLC Yield of 48 bushels. This tract does not contain a wetland.

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

Taxes & Assessments: The Taxes and Assessments due and payable in 2023 will be paid by the sellers. Taxes due and payable in 2024 and thereafter will be paid by the buyer. The taxes and assessments are currently listed at \$3,356 Non-Homesteaded.

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

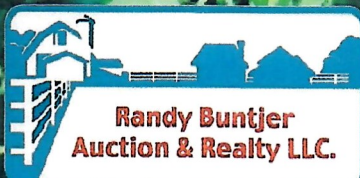
Auction Terms:

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. Marketable Title will be conveyed and owner's title insurance will be provided with the cost of the owner's policy divided 50-50 between the buyer & seller. The sale will NOT be contingent upon any buyer financing. The unpaid balance will be due on or before January 3rd 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.

Cynthia Wolf, Living Trust Owner

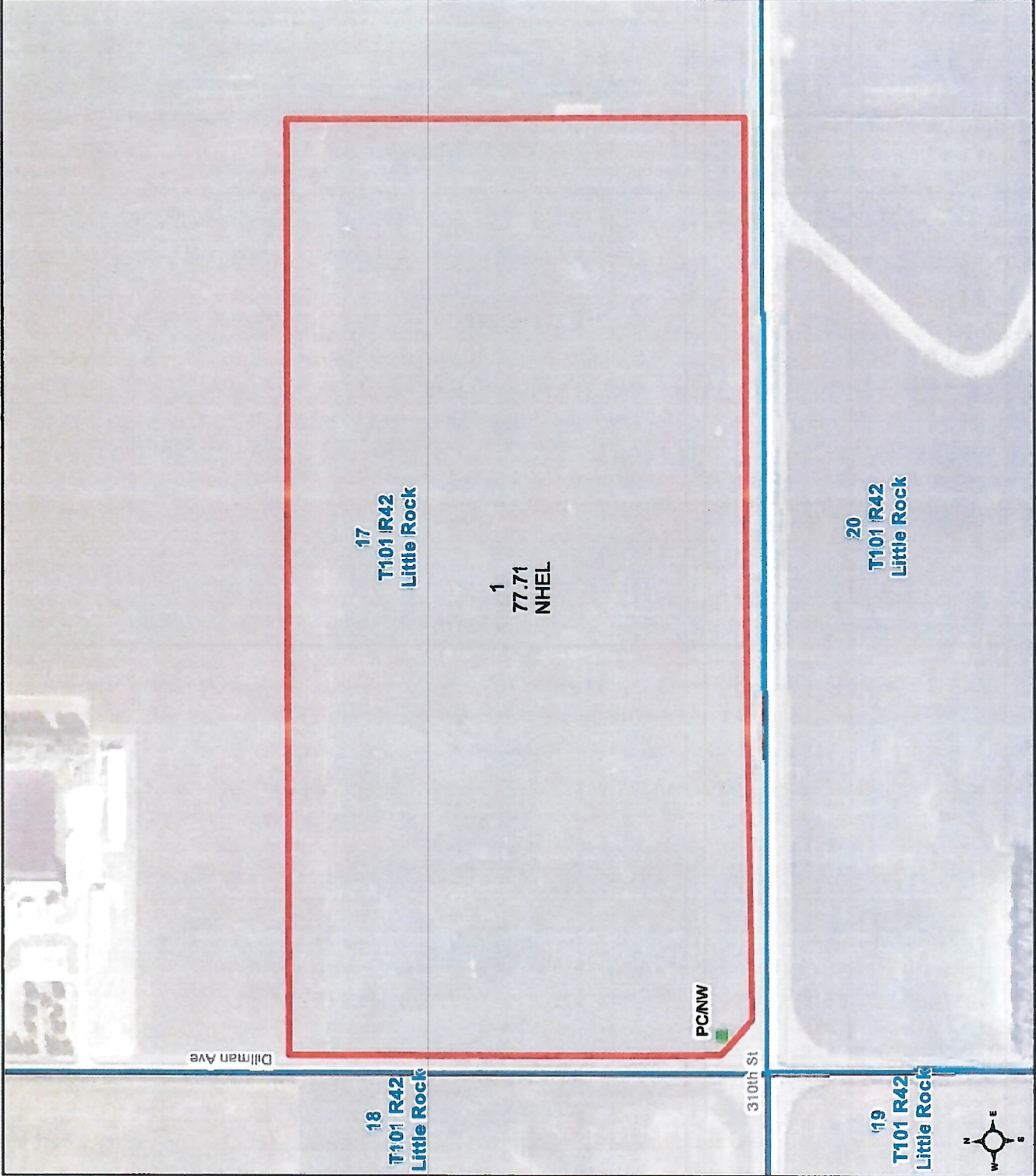
Jesse A. Flynn, Closing Attorneys

SALE ARRANGED AND CONDUCTED BY



Auctioneers

Randy Buntjer Lic. 53-18 Phone 507-360-2650
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Jim VonHoltum Lic. 53-10 Phone 507-220-3556
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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
NAG = for GZ
Canola = Spring for seed

Common Land Unit

Cropland
 Tract Boundary

Wetland Determination Identifiers

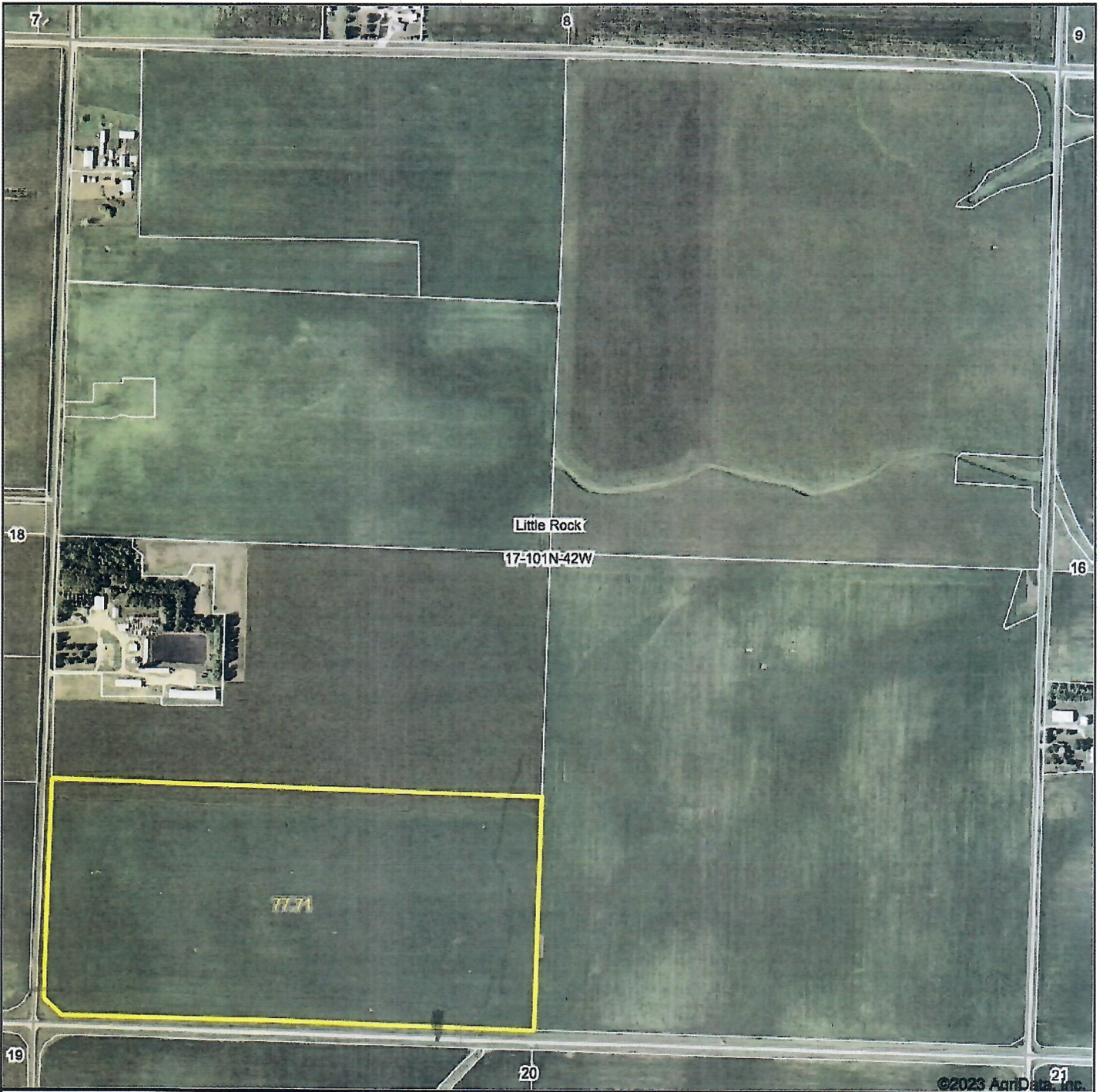
- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 77.71 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 (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Services (NRCS). This map displays the 2021 NAIP imagery.

Aerial Map



©2023 AgriData, Inc.



Map Center: 43° 33' 3.51, -95° 54' 14.14



17-101N-42W
Nobles County
Minnesota



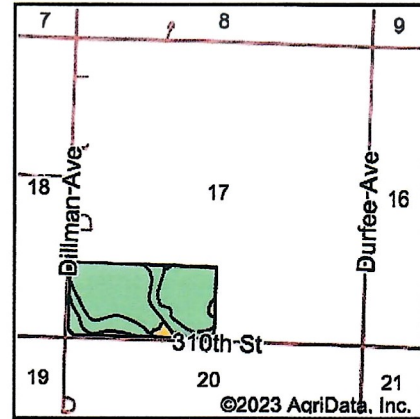
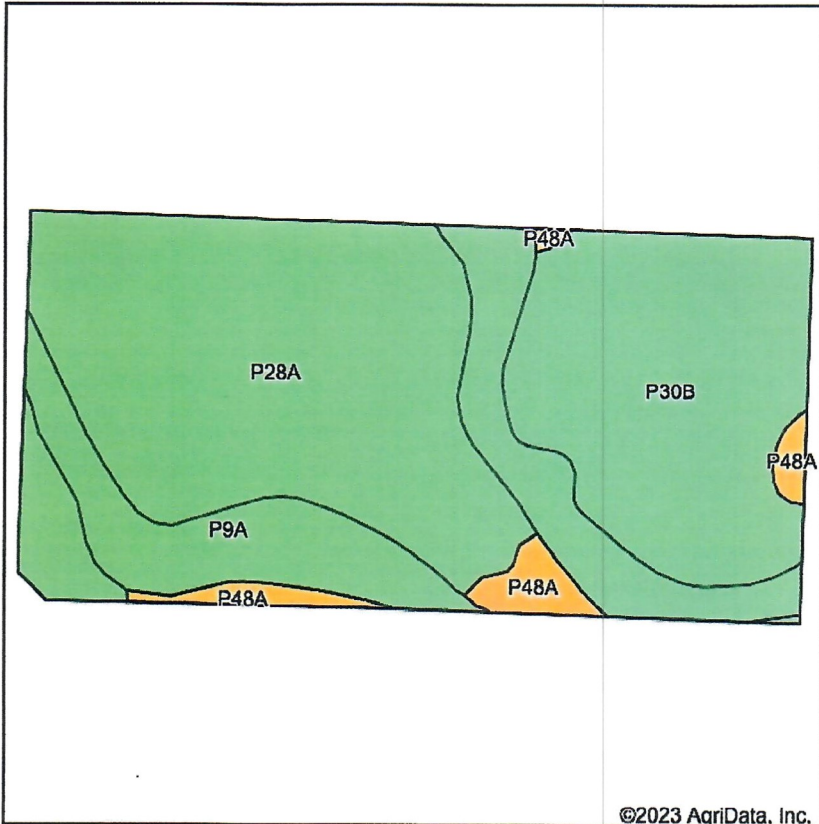
6/5/2023



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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Minnesota**
 County: **Nobles**
 Location: **17-101N-42W**
 Township: **Little Rock**
 Acres: **77.71**
 Date: **6/5/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: MN105, Soil Area Version: 21

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	35.86	46.1%		Ie	99
P30B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	22.49	28.9%		Ile	95
P9A	Gillett Grove silty clay loam, 0 to 2 percent slopes	16.22	20.9%		IIw	94
P48A	Allendorf silty clay loam, 0 to 2 percent slopes	3.14	4.0%		IIs	75
Weighted Average					1.54	95.8

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Topography Contours

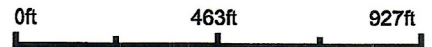


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 Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem
 Interval(ft): 3.0
 Min: 1,598.0
 Max: 1,614.5
 Range: 16.5
 Average: 1,605.7
 Standard Deviation: 3.9 ft



6/5/2023

17-101N-42W
 Nobles County
 Minnesota

Map Center: 43° 33' 3.51, -95° 54' 14.14

MINNESOTA
NOBLES
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 4652
Prepared : 6/1/23 2:41 PM CST
Crop Year : 2023

Tract Number : 19243
Description : S2 OF SW4 S17/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 : MICHAEL L. WOLF LIVING TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.71	77.71	77.71	0.00	0.00	0.00	0.00	0.0

MINNESOTA
 NOBLES
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 4652
 Prepared : 6/1/23 2:41 PM CST
 Crop Year : 2023

Abbreviated 156 Farm Record

Tract 19243 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	77.71	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	53.60	0.00	172
Soybeans	24.11	0.00	48
TOTAL	77.71	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) equal rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g. Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8333. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ams.usda.gov/complaint_filing_custodian and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9332. Submit your completed form or letter to USDA by (1) mail, U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-0410, (2) fax: (202) 690-7442; or (3) e-mail: program.discrimination@usda.gov. USDA is an equal opportunity provider, employer, and lender.

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

1. NAME OF USDA AGENCY OR PRODUCER REQUESTING DETERMINATION		2. DATE OF REQUEST	
3. NAME AND ADDRESS OF PRODUCER		4. FARM NO. SW 1/4, Sec 29, Little Rock 72768	5. COUNTY Nobles
6. Is a soil survey now available for making a highly erodible land determination?		YES	NO
		✓	
7. Are highly erodible soil map units on this farm?			✓
8. a. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.			NA
b. Is an approved conservation plan being actively applied on all of these fields? If "no," list the fields (from the ASCS records) on which a plan is not being applied.			✓
9. a. List highly erodible fields that, according to ASCS records, have been converted for the production of agricultural commodities, were not used for this purpose in any crop year during 1981-1985, and were not enrolled in a USDA set-aside or diversion program.			NA
b. Is an approved conservation system being used on these fields? If "no," list the fields (from the ASCS records) on which a system is not being used.			✓
10. Are there other fields that (1) have highly erodible map units, (2) were not used to produce an agricultural commodity in any crop year after 1980, and (3) were not enrolled in a USDA set-aside or diversion program in any crop year during 1981-1985?			
11. CERTIFICATION. The conservation plan <input type="checkbox"/> and system(s) <input type="checkbox"/> were approved by the _____ Conservation District on _____, 19____, and conform with the technical requirements of the SCS field office technical guide for the _____ District.			
12. Are hydric soils on this farm? If "yes," list the fields (from the ASCS records) in which they occur.		YES	NO
		✓	
13. Are wetlands on this farm? If "yes," list the fields, outline the wetland areas within fields on the ASCS photograph(s), and mark with "w".		✓	
		see map	
14. Are converted wetlands on this farm that have been converted since December 23, 1985? If "yes," list the fields, outline converted wetlands on the ASCS photograph(s), and mark with "cw".		✓	
		see map	
15. Are converted wetlands covered by exemptions? If "yes," list those fields, outline the exempt converted wetlands on the ASCS photograph(s), and mark with "ecw". Note the exemptions for each area:			
a. Field No.	_____	c. Field No.	_____
b. Exemption	_____	d. Exemption	_____
16. The wetland determination was done in the office <input checked="" type="checkbox"/> field <input type="checkbox"/> .			
17. This determination was hand delivered <input type="checkbox"/> mailed <input checked="" type="checkbox"/> to the producer on _____ (DATE)			
Any producer who does not agree with this determination may request reconsideration from the person making the determination. This request prerequisite for any further appeal. The request must be in writing and must set forth reasons for the request. It must be received by SCS within 15 days after the producer receives the determination.			
18. REMARKS no change 10/6/87 Used sides 85, 86, 82 + 83 RETAIN 1 WET LN WET IN 85-86 marked on the picture and copy of approved system regarding - see map 6E 4/10/87			
19. SIGNATURE OF SCS DISTRICT CONSERVATIONIST _____			DATE 12/25/87

Bigelow, MN

RUSSELL DRAINAGE Co.

Ph: 507-683-2917

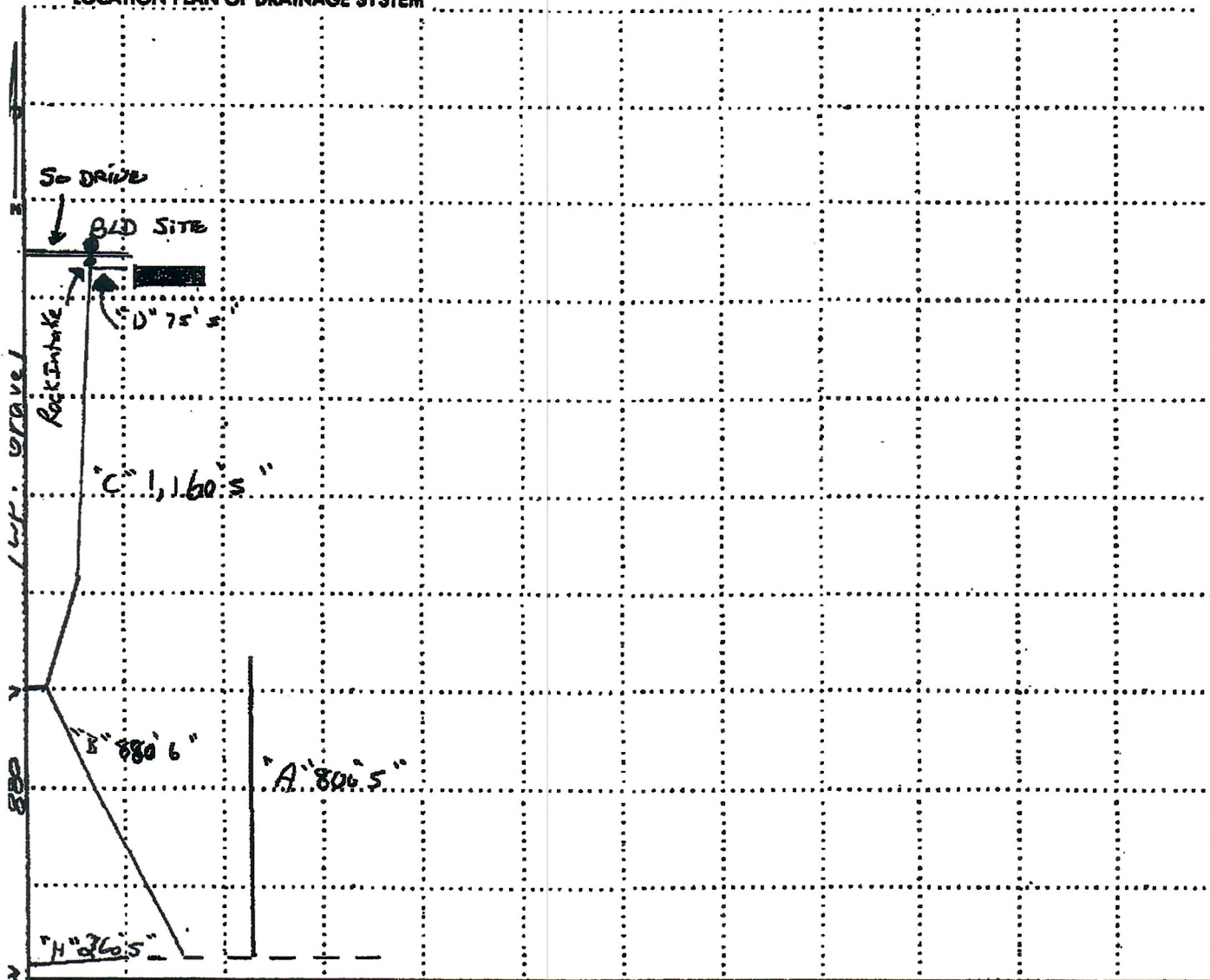
• BACKHOE WORK •

Highway 60 South • Box 68

Bigelow, MN 56117

Phone: (507) 683-2917

LOCATION PLAN OF DRAINAGE SYSTEM



—LEGEND—

Permanent Fence * * * * *

Existing Drain Line - - - - -

Proposed Tile Line _____

OWNER Mike Wolf

Section 17 Date 4-11-00

Twp Little Rock Town Elsworth

County Nobles State MN

County Road 6

Spacing _____

MATERIALS NEEDED

880' 6"
2295' 5"
3,175' Total

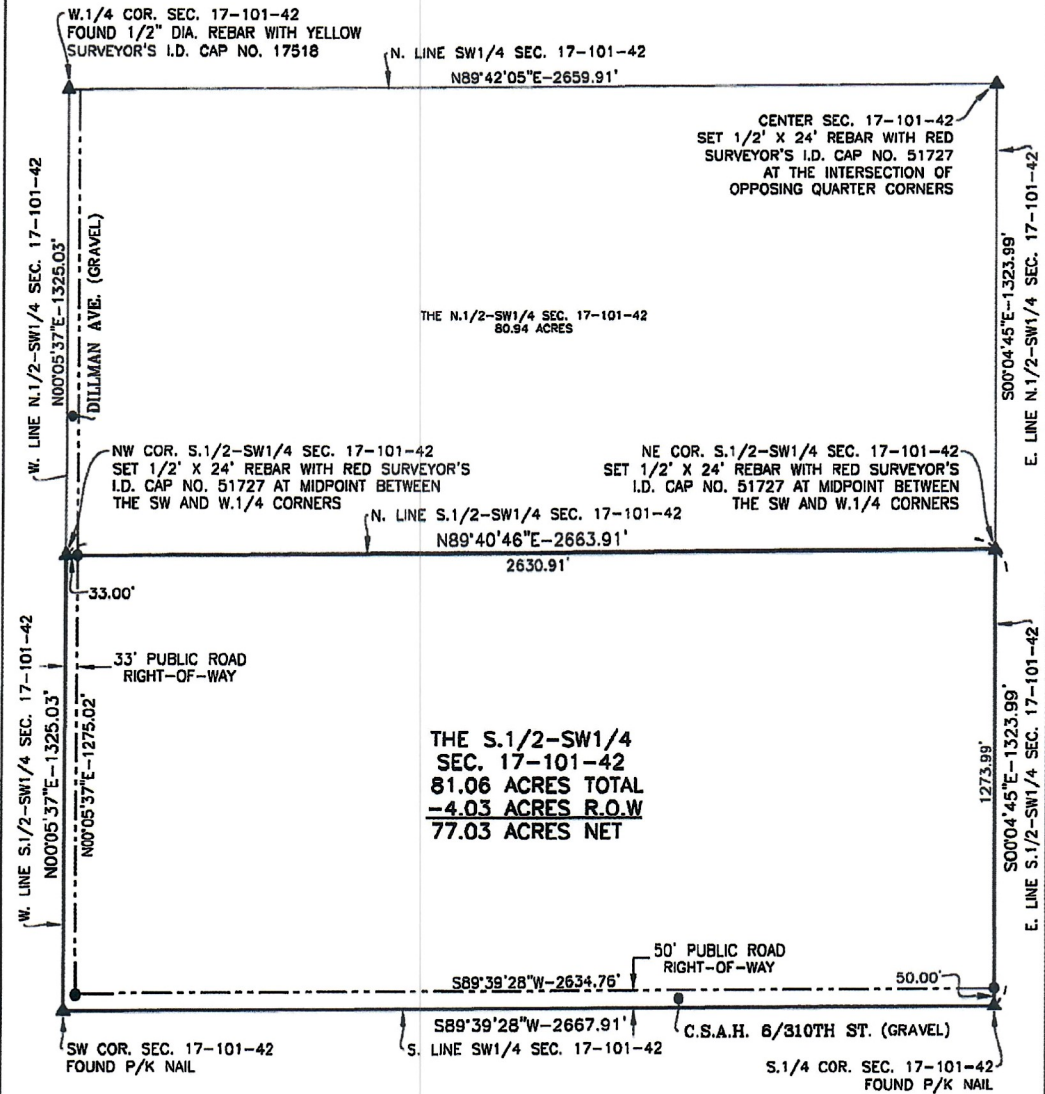
Scale _____

Utilities _____

**CERTIFICATE OF SURVEY
(RETRACEMENT SURVEY)
THE S.1/2-SW1/4 SECTION 17-101-42
NOBLES COUNTY, MINNESOTA**



BASIS OF BEARINGS:
NAD 1983 (2011) EPOCH 2010.00
MINNESOTA COUNTY COORDINATES
NOBLES COUNTY
US SURVEY FOOT



**THE S.1/2-SW1/4
SEC. 17-101-42
81.06 ACRES TOTAL
-4.03 ACRES R.O.W
77.03 ACRES NET**

DESCRIPTION - FROM THE SUMMARY REAL ESTATE DISPOSITION JUDGEMENT RECORDED AS DOCUMENT NUMBER 368164
The South half of the Southwest Quarter (S1/2 SW1/4) of Section Seventeen (17), Township One Hundred one (101), Range Forty-two (42), Nobles County, Minnesota

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota
By Adam Wiersma 5-18-23
Adam N. Wiersma, L.S. License No. 51727 (Date)
My license renewal date is June 30, 2024
Sheets covered by this seal: THIS SHEET ONLY



LEGEND
▲ SECTION CORNER AS NOTED
● SET 1/2" X 24" REBAR WITH RED SURVEYOR'S I.D. CAP NO. 51727

DATE OF FIELD WORK-5-17-23
SURVEY REQUESTED BY: RANDY BUNTJER

Parcel Search Results

<http://206.145.187.205/tax/Parcel.asp?pid=12-0087-000&tid=1&ci...>

Default Timeout is: 120
As of : 6/2/2023

Parcel Number: 12-0087-000
Payable Year: 2023

[General Info](#) | [Tax Info](#) | [Current Receipts](#) | [Special Asmts](#) | [Unpaid Tax](#) | [History](#)

General

Receipt # 3837
Class #1 101 AGRICULTURE
Homestead 0 NON HOMESTEAD
Cho-HS 99

Name WOLF/CYNTHIA M/LIVING TRUST
MP# 12-0087-000

Class #2
Class #3

Homestead
Homestead

Market/Tax

Estimated Market 767000
Taxable Market 767000
New Improvements 0

TC Total 7670
TC Hstd 0
TC Non Hstd 7670
TC H G Hstd 0
TC QTA 0

TC State 0
Hstd Credit 0.00
Ag Credit 0.00
Other Credit 0.00

QTA Tax Amt 0.00

Rate (46.31800) 0.47702
County 2,566.61
Twp/City 388.72
State 0.00
Sch Voter 0.00
Sch Other 307.71
County Wide 10.74
Tax Incr 0
Watershed 82.22
HRA 0.00

R/U 0

City 0.00
Sch Ref-Info 0.00
Extra C.W. 0.00
Non Sch Ref 0

Gross Tax 3,552.13
Std/HACA/Cr 196.13
Spec Asmt 0.00
Net Tx Due 3,356.00

Tax AB/Adds 0.00
S.A. AB/Adds 0.00
Adjusted Net 3,356.00

Total Receipts 3,356.00
Remaining Due 0.00

MAY 15 1,678.00
NOVEMBER 15 1,678.00

[Another Search](#) | [Back to ParcelList](#)