



Live Public Nobles County, MN
Land Auction

79.35+/- Acres, Hersey TWP

Jeffrey & Rochelle Geist (Voss Family) -Owner

Auction Date: August 11, 2023 @10:30 A.M.

zomercompany.com

Auctioneers Note: The Zomer Company is honored to present for Jeff & Rochelle Geist (Voss Family) this tremendous tract of land at auction! If you want to purchase a tract of land which your family for generations will be proud to own do not pass up on this opportunity of a lifetime to purchase this tract of land! Land long term has proven itself to be an excellent investment!

Location: From the West edge of Brewster, MN at the intersection of HWY 1(Wass Ave) and HWY 14 (200th St) go 2 miles West on HWY 14(Wass Ave) to the farm. Land is located in the Northeast corner of the intersection of HWY 14 (Wass Ave) and Town Ave. Auction Signs Will Be Posted. Auction to be held at the Worthington, MN Fairgrounds (Nobles County Fairgrounds) (1600 Stower Dr., Worthington, MN). **Watch zomercompany.com for inclement weather!**



**Auctioneer Company
Zomer Company
1414 Main St.,
Rock Valley, IA 51247
www.zomercompany.com
712-476-9443**

Mark Zomer Auction Manager—712-470-2526—MN Lic. #40641381

Abbreviated Legal Description: Part of the W1/2 of the SW1/4 of Section 22, TWP 103N, Range 39W, Nobles County, MN as shown by certificate of survey. Subject to all public easements and roadways of record.

General description: According to the recent survey, this property contains 79.35+/- gross acres of farmland. According to recent survey, this property contains approx. 76.64+/- tillable acres with the remainder in road and ditch. This farm has a corn base of 37.36 acres with a PLC yield of 160bu and soybean base of 37.36 acres with a PLC yield of 45bu. The tillable farmland is classified as NHEL. The predominant soil types include: L144A-Chetomba, L83A-Webster, L85A-Nicollet, L111A-Nicollet, L152B-Lowlein-Round, L140A-Ocheda, L133A-Waldorf, L135A-Okabena. According to Agri-Data this farm has a productivity index rating of 94.2 and a county CER rating of 78.60! This is a fantastic offering of Nobles County, MN farmland! Land in this area is not often available for sale at auction! If you are a younger farmer looking to get started or an established farmer looking to add more acres to your operation this tract of land presents a tremendous opportunity to purchase a quality tract of land which you can be proud to own and which your family can be proud to own for generations to come! Land long term has always proven itself to be an excellent investment! Make plans today to attend this auction!

Method of sale: Farm will be sold with the final bid x the final gross surveyed acres. Auction will be held at the Worthington MN Fairgrounds (Nobles County Fairgrounds) (1600 Stower Dr., Worthington, MN)

Taxes: The current Real Estate Taxes according to the Nobles County Treasurer are approx. \$3,022.00 per year. Seller shall pay the 2023 RE taxes due in the calendar year 2023 which were based on the 2022 tax assessment. Buyer shall be responsible to pay the RE taxes due in the calendar year 2024 which were based on the 2023 tax assessments and all future taxes.

Possession: Possession of the farms will be on March 1, 2024. Farms are available to farm for the 2024 crop year!

Terms: Purchaser (s) will be required to pay a non-refundable 15 % of the purchase price as earnest money deposit which will be payable to Winter Abstract & Title, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day on or before November 1, 2023 The seller reserves the right to request the buyer to close on this farm on a 30 day notice if the seller desires to close sooner than November 1, 2023. Seller will provide marketable title to the property. Owners title insurance policy and closing fees will be split 50/50 between the buyer and seller. Abstracts will not be provided. Closing will be conducted by Winter Abstract & Title. This farm is being sold as is as a cash sale with no finance contingencies and as is with any/all defects and encroachments if any. While every effort has been made to ensure the accuracy of the information herein, all prospective buyers are encouraged to inspect the property and verify all data provided. No warranties are expressed or implied. Any lines on maps and pictures are for informational purposes only and are not guaranteed to be actual boundary lines of the property. 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. If buyer delays closing penalties will apply. All buyers are encouraged to do buyers due diligence. Any announcements made day of the auction will supersede any advertisements. Aerial maps, soil maps and auction booklets are available upon request. This Property is being sold subject to the confirmation of the sellers. Buyers agree to accommodate the sellers with a 1031 exchange! Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below.

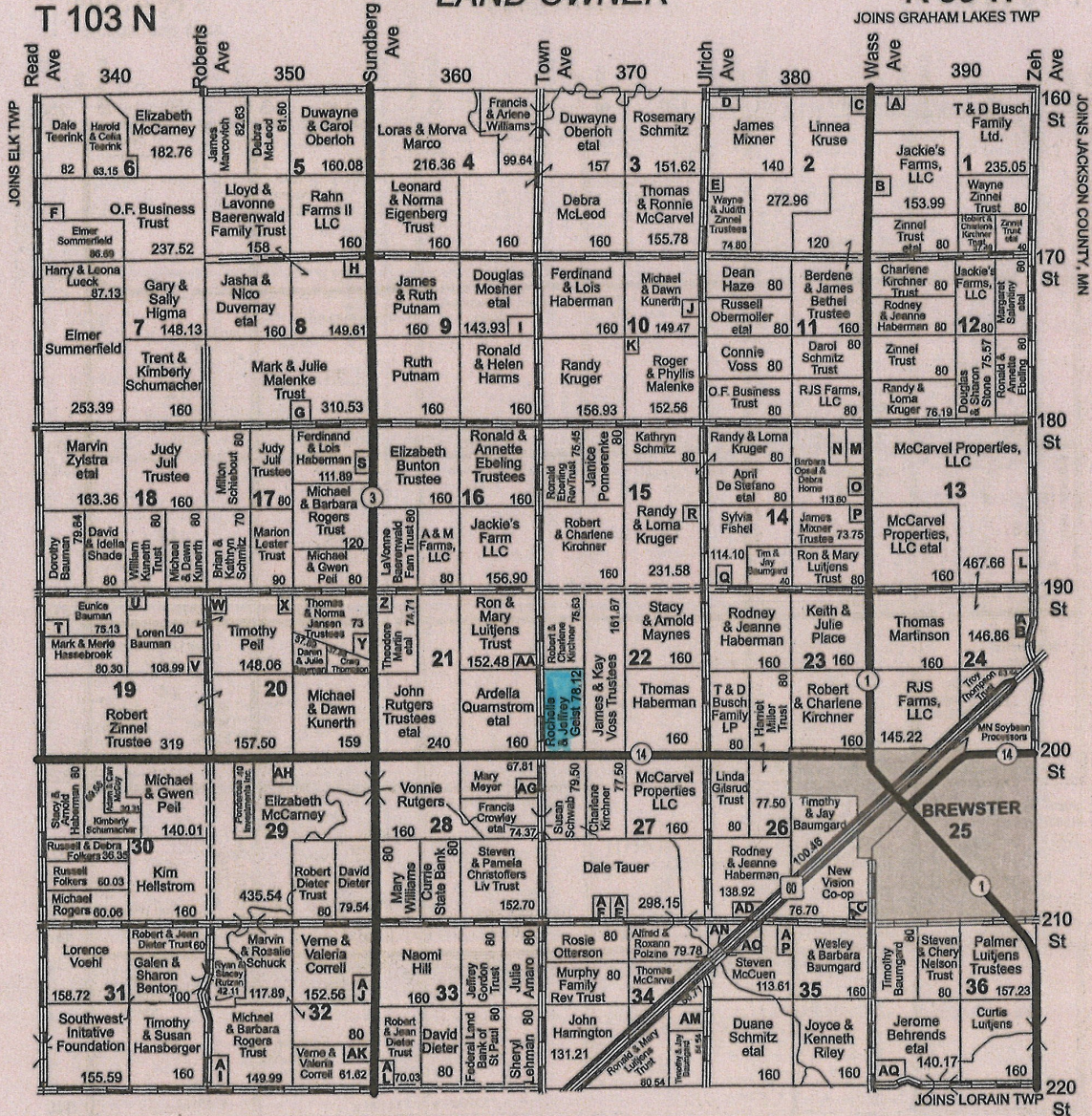
HERSEY TWP

LAND OWNER

T 103 N

R 39 W

JOINS GRAHAM LAKES TWP



LAND OWNER & RURAL RESIDENT MAPS

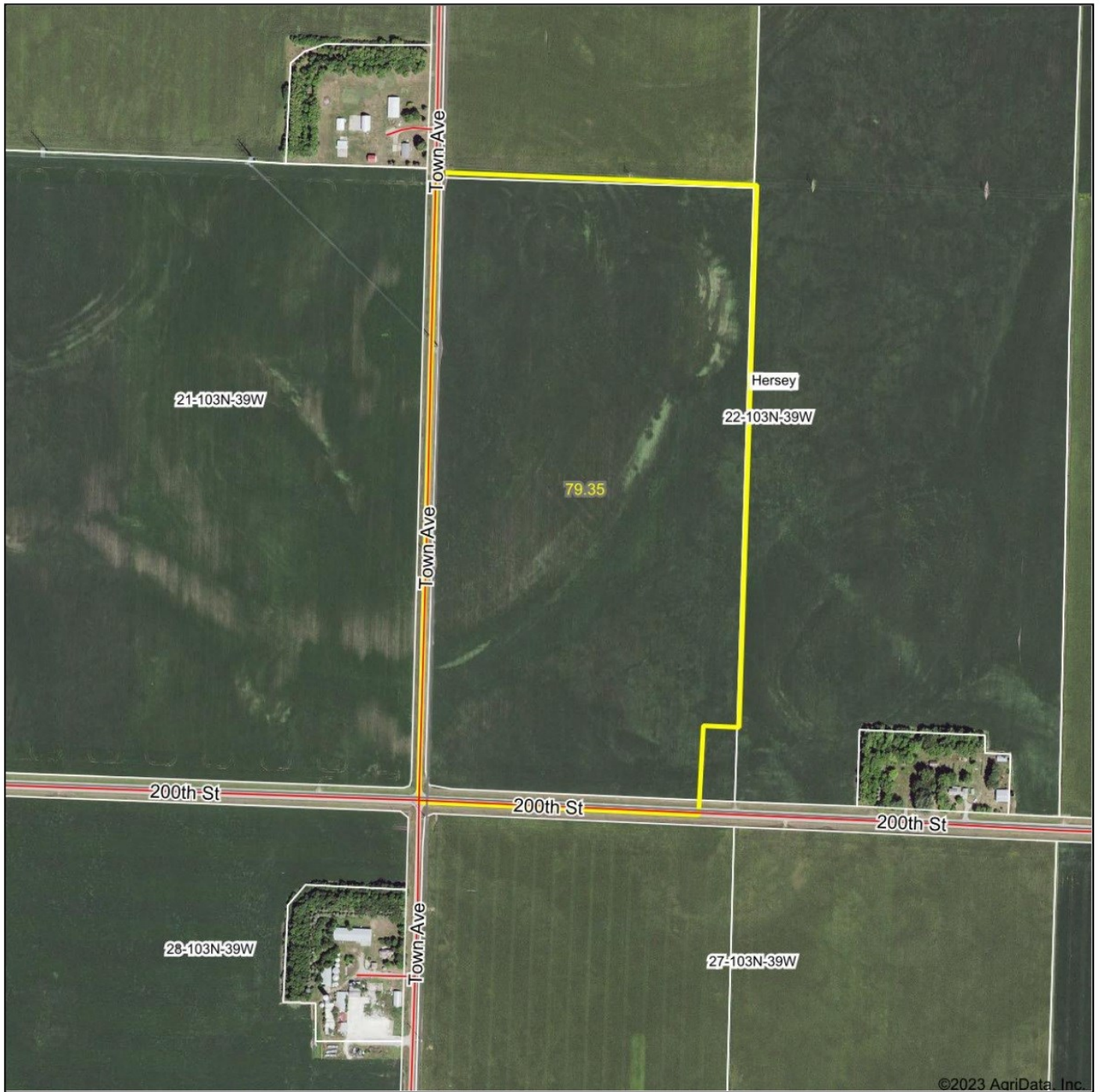
Small Tracts

- Section 1 A Christopher & Tracy Remme - 5.10
- B Pat & Doreen Haberman - 6.01
- Section 2 C Robert & Tamara Starmer - 5.45
- D United Prairie Bank - 15
- E Saeng & Dang Savoo - 5.20
- Section 6 F Noah & Benjamin Hoehn - 6.82
- Section 8 G Julie Malenke - 9.47
- H David & Brenda Baerenwald - 10.39
- Section 9 I Kent Brunk - 16.07
- Section 10 J Gary & Julie Obermoller - 10.93
- K Dean & Teresa Meinders - 7.44
- Section 13 L Thomas McCarvel - 12.34
- Section 14 M Jack Creek Investments - 20
- N Michael McCarvel - 20
- O Richard & Barbara Atchison - 6.40
- P David & Irma Labaron - 6.25
- Q Kelly & Carey Klingenberg - 5.90
- Section 15 R Alexander & Carmen Obermoller - 8.42
- Section 17 S Haberman Family Trust - 8.11
- Section 19 T Merle Hasebroek - 5.33
- U Thomas Rogers - 6
- V Ron & Mary Luijens Trust - 5.01
- Section 20 W Rodney Smit - 5
- X Daren & Julie Bauman - 6.94
- Y Amod Peil - 11
- Section 21 Z Theodore & Sarah Marlin - 5.29
- AA Ruth Casper - 7.52
- Section 24 AB Ronnie & Julie McCarvel - 8.65
- Section 26 AC Timothy & Julie Baumgard - 6.34
- AD John & Linda Strouth - 7.53
- Section 27 AE Justin & Sarah Freking - 11.29
- AF Michael & Natalie Mulder - 8.27
- Section 28 AG William Gordon et al - 12.19
- Section 29 AH Kathryn Milbrandt - 8
- Section 32 AI Kristin Bulman - 5.57
- AJ Scott & Stefanie Soranson - 7.44
- AK Gary & Kristine Correll - 24.80
- Section 33 AL Francis & Jessica Gundermann - 5
- Section 34 AM Daniel & Lorie Koopman - 25.64
- Section 35 AN Murphy Family Rev Trust - 16.55
- AO Hersey Cemetery Assn. - 10.40
- AP Steven McCuen Liv Trust - 5.48
- Section 36 AQ Steven & Kayla McNab - 19.83

R43W	R42W	R41W	R40W	R39W
LEOTA	WALKONT	BLOOR	SENAUD	GRAHAM LAKES
LEMORE	LAUREN	SUMMIT LAKE	ELK	HERSEY
WESTSIDE	GLINY	DEWALD	WORTHINGTON	LOBAR
GRAND PRairie	LITTLE ROCK	RAYSON	ENLOW	INDIAN LAKE

NOBLES COUNTY, MN

Aerial Map



©2023 AgriData, Inc.

Map Center: 43° 42' 22.48, -95° 30' 40.24



22-103N-39W
Nobles County
Minnesota



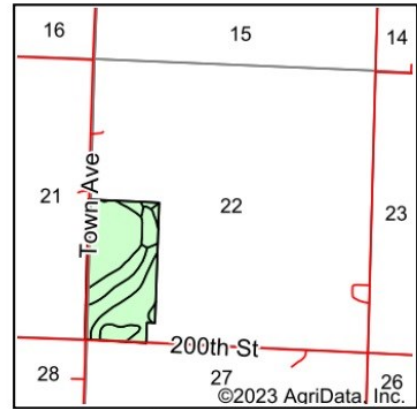
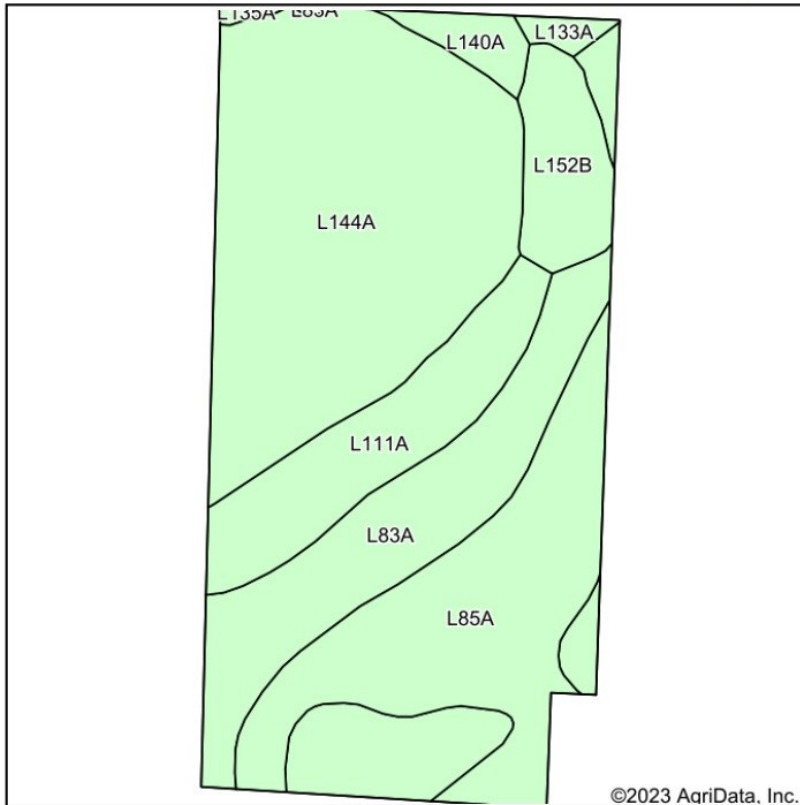
6/9/2023



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

Soils Map



State: **Minnesota**
 County: **Nobles**
 Location: **22-103N-39W**
 Township: **Hersey**
 Acres: **79.35**
 Date: **6/9/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN105, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
L144A	Chetomba silty clay loam, 0 to 2 percent slopes	28.96	36.5%	IIw	92	88
L83A	Webster clay loam, 0 to 2 percent slopes	18.21	22.9%	IIw	93	82
L85A	Nicollet clay loam, 1 to 3 percent slopes	16.63	21.0%	Iw	99	81
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	8.63	10.9%	Ie	100	82
L152B	Lowlein-Round lake complex, 1 to 6 percent slopes	4.47	5.6%	Ile	84	65
L140A	Ocheda silty clay loam, 1 to 3 percent slopes	1.56	2.0%	Iw	97	67
L133A	Waldorf silty clay loam, 0 to 2 percent slopes	0.65	0.8%	IIw	85	68
L135A	Okabena silty clay loam, 1 to 3 percent slopes	0.24	0.3%	Iw	100	88
Weighted Average				1.66	94.2	*n 82.6

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Nobles County, Minnesota

Farm 9435

Tract 23281

2023 Program Year

Map Created May 02, 2023

1033922

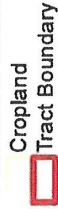


Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain

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
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

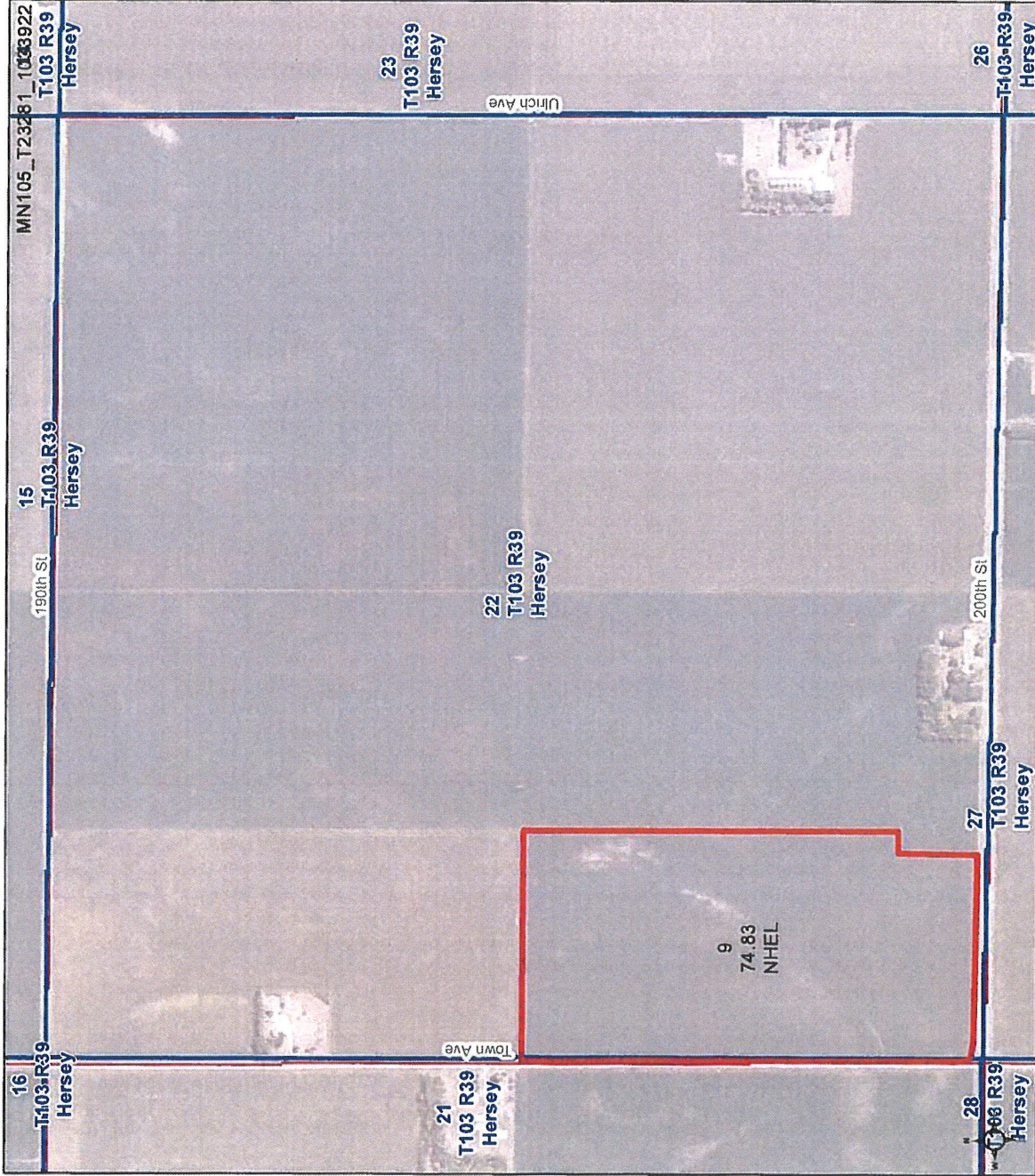
Common Land Unit



Wetland Determination Identifiers

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

Tract Cropland Total: 74.83 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 of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.

MINNESOTA
NOBLES
Form: FSA-156EZ



FARM : 9435
Prepared : 6/14/23 3:26 PM CST
Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ██████████
CRP Contract Number(s) : None
Recon ID : 27-105-2019-16
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
74.83	74.83	74.83	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	74.83	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	37.36	0.00	160	
Soybeans	37.36	0.00	45	
TOTAL	74.72	0.00		

NOTES

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Tract Number : 23281

Description : W2 OF SW4 S22/HE
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 : JEFFREY ALAN GEIST, ROCHELLE LYNN GEIST
Other Producers : None
Recon ID : 27-105-2017-264

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
74.83	74.83	74.83	0.00	0.00	0.00	0.00	0.0

MINNESOTA
 NOBLES
 Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 9435
 Prepared : 6/14/23 3:26 PM CST
 Crop Year : 2023

Tract 23281 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	74.83	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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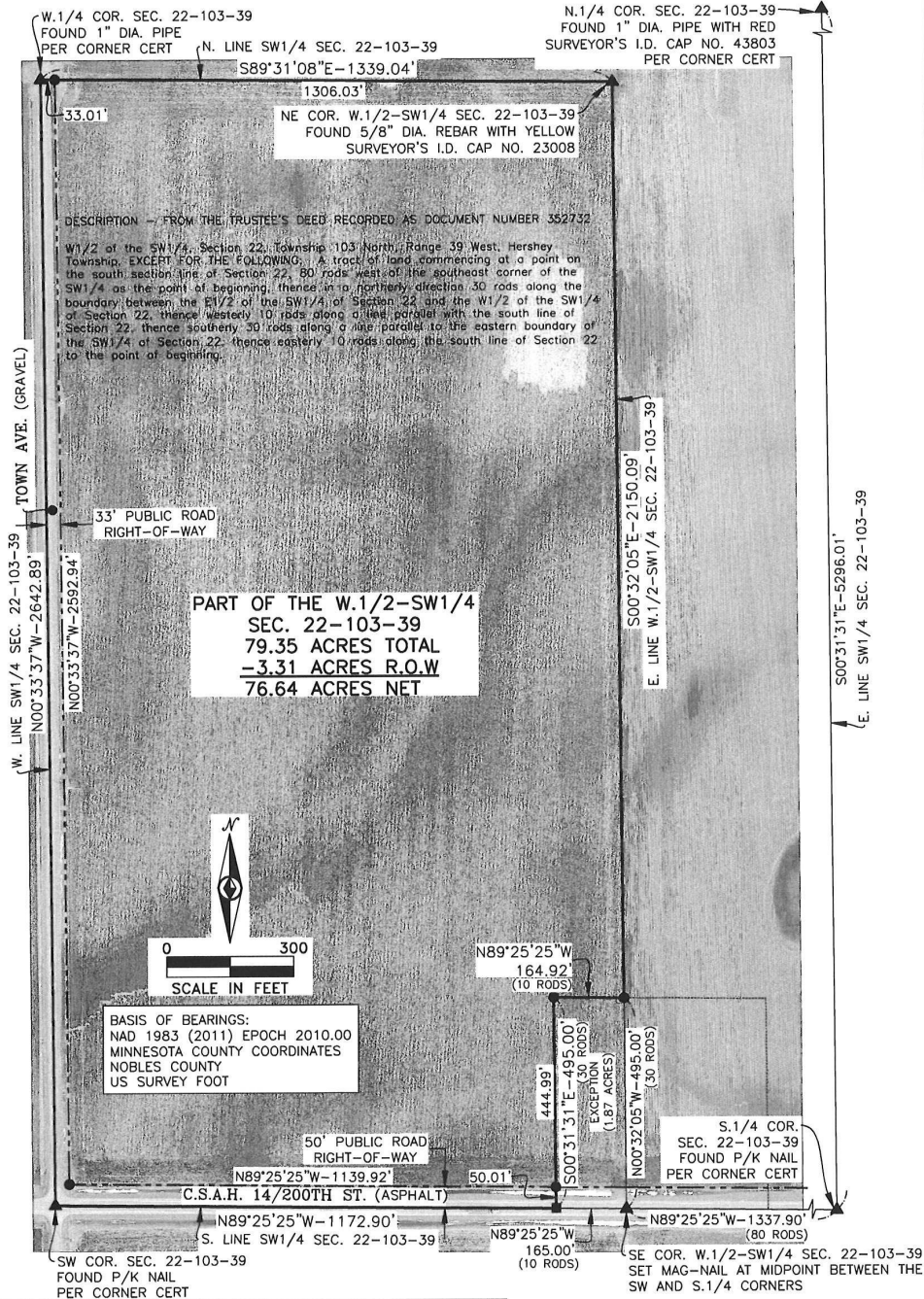
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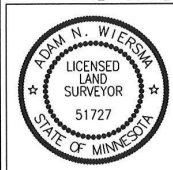
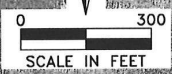
**CERTIFICATE OF SURVEY
(RETRACEMENT SURVEY)
PART OF THE W.1/2-SW1/4 SECTION 22-103-39
NOBLES COUNTY, MINNESOTA**



DESCRIPTION - FROM THE TRUSTEE'S DEED RECORDED AS DOCUMENT NUMBER 352732
 W1/2 of the SW1/4, Section 22, Township 103 North, Range 39 West, Hershey Township, EXCEPT FOR THE FOLLOWING: A tract of land commencing at a point on the south section line of Section 22, 90 rods west of the southeast corner of the SW1/4 as the point of beginning, thence in a northerly direction, 30 rods along the boundary between the E1/2 of the SW1/4, of Section 22 and the W1/2 of the SW1/4 of Section 22, thence westerly 10 rods along a line parallel with the south line of Section 22, thence southerly 30 rods along a line parallel to the eastern boundary of the SW1/4 of Section 22, thence easterly 10 rods along the south line of Section 22 to the point of beginning.

**PART OF THE W.1/2-SW1/4
SEC. 22-103-39
79.35 ACRES TOTAL
-3.31 ACRES R.O.W.
76.64 ACRES NET**

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



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 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
 - SET MAG-NAIL
 - (###) RECORD DIMENSION

DATE OF FIELD WORK-5-26-23
 SURVEY REQUESTED BY: MARK ZOMER

	DGR ENGINEERING Rock Rapids, Iowa 712-472-2531 Sioux City, Iowa Sioux Falls, South Dakota	Date 6-05-23 Drawn By ANW Reviewed TML Approved ANW	PROJECT NO. 373149 DWG. # P:\03\073\149\373149\DWG\373149.DWG
	SHEET 1 OF 1		

PRESENTED BY

ZOMER COMPANY

1414 Main St.,
Rock Valley, IA 51247
Www.zomercompany.com
712-476-9443

Licensed in Iowa, South Dakota and Minnesota

If you are thinking about selling your property—
Call today and let us explain our services and marketing strategies.
We understand that selling your Acreage, Farmland, Equipment,
Personal Property etc. is one of the most important things you will
do in your lifetime and we Thank You in advance for your trust
and confidence in our firm.

See our website
www.zomercompany.com
for our past successful results



"Your Farmland Specialists"

79.35+/- Acres Of Farmland

Hershey TWP,

Nobles County, MN!

Located Just

West Of Brewster, MN!

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