



Live Public

LAND AUCTION

Pipestone County, MN

**This Land Is Located Directly Adjacent To The
City Of Edgerton, MN!**

89.60 Acres

Osborne TWP



**RENSINK
FARMS**

November 1, 2023 @ 10:30 A.M.

Zomer Company | Zomercompany.com MN Lic. #67-81
1414 Main St., Rock Valley, IA 51247 Office — 712-476-9443
Broker: Mark Zomer — 712-470-2526

Auctioneer's Note: Our company is honored to represent Paul & Ruth in offering this land for sale at public auction! This farm has been owned by the Rensink family for many years and is a tract of land which offers endless possibilities with farming opportunities and potential for future development with the City of Edgerton, MN located directly adjacent to the land! Do not miss out on the chance to make this farm a part of your families legacy!

Watch zomercompany.com in case of inclement weather!

Location: From the Intersection of Mill St W & 4th Ave W (165th Ave) go South on 4th Ave W(165th Ave) for 1/4 mile to the site of the land. Land is located on the East side of 165th Ave. Auction to be held at the site of the farmland!



Abbreviated Legal Description: A tract in the SE1/4 of Section 28 & a tract in the SW1/4 of Section 27, TWP 105N, Range 44W, Pipestone County, MN as shown by survey (Full Legal Available By Request). Subject to all public roads and easements of record. Sold subject to all drainage taxes and special assessments if any.

General description: According to the survey, this property contains 89.60+/- gross acres. According to FSA, this property contains approx. 88.50+/- tillable acres with the remainder in road and ditch. This farm has a corn base which is 66.70 acres with a PLC yield of 135bu. and a soybean base of 16.30 acres with a PLC yield of 37bu. The tillable farmland is classified as NHEL. The predominant soil types of the land include: J74A-Estelline, J2A-La Prairie, J23A-Lamoure, J74B-Estelline, J70A-Brandt, J73D2-Buse, J83F-Sandberg-Buse-Everts, J80A-Lamoure-La Prairie. According to Agri-Data this tillable land has a productivity index rating of 74.1 and a estimated average county CER rating of 64. This is a tremendous opportunity to purchase a tract of land with endless possibilities! This land offers farming opportunities and also the potential for future development opportunity with the City of Edgerton, MN located directly adjacent to this property! Whether you decide to purchase this land to add more acres to your farming operation or for the possibility of future development potential, the future generations of your family will thank you for your excellent foresight to purchase this tract of land! This tract of land has an excellent topography and has good access from 165th Ave.! Do not miss out on your chance to purchase this fantastic tract of Pipestone County, MN Land! The approx. North 90 feet of this property is in City Limits! How often do you have the opportunity to purchase land directly adjacent to a city! Create your family's legacy today!

Method of sale: Farm will be sold with the final bid x the final gross surveyed acres. Auction will be held at the site of the farmland.

Taxes: The current Real Estate Taxes according to the Pipestone County Treasurer are approx. \$3,764.00 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: Full possession will be March 1, 2024. This land is 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 January 4, 2024 when the seller will provide marketable title to the property. Owner's 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. Auctioneer and Real Estate broker is representing the sellers. If any additional information is requested, please contact auction manager listed below.

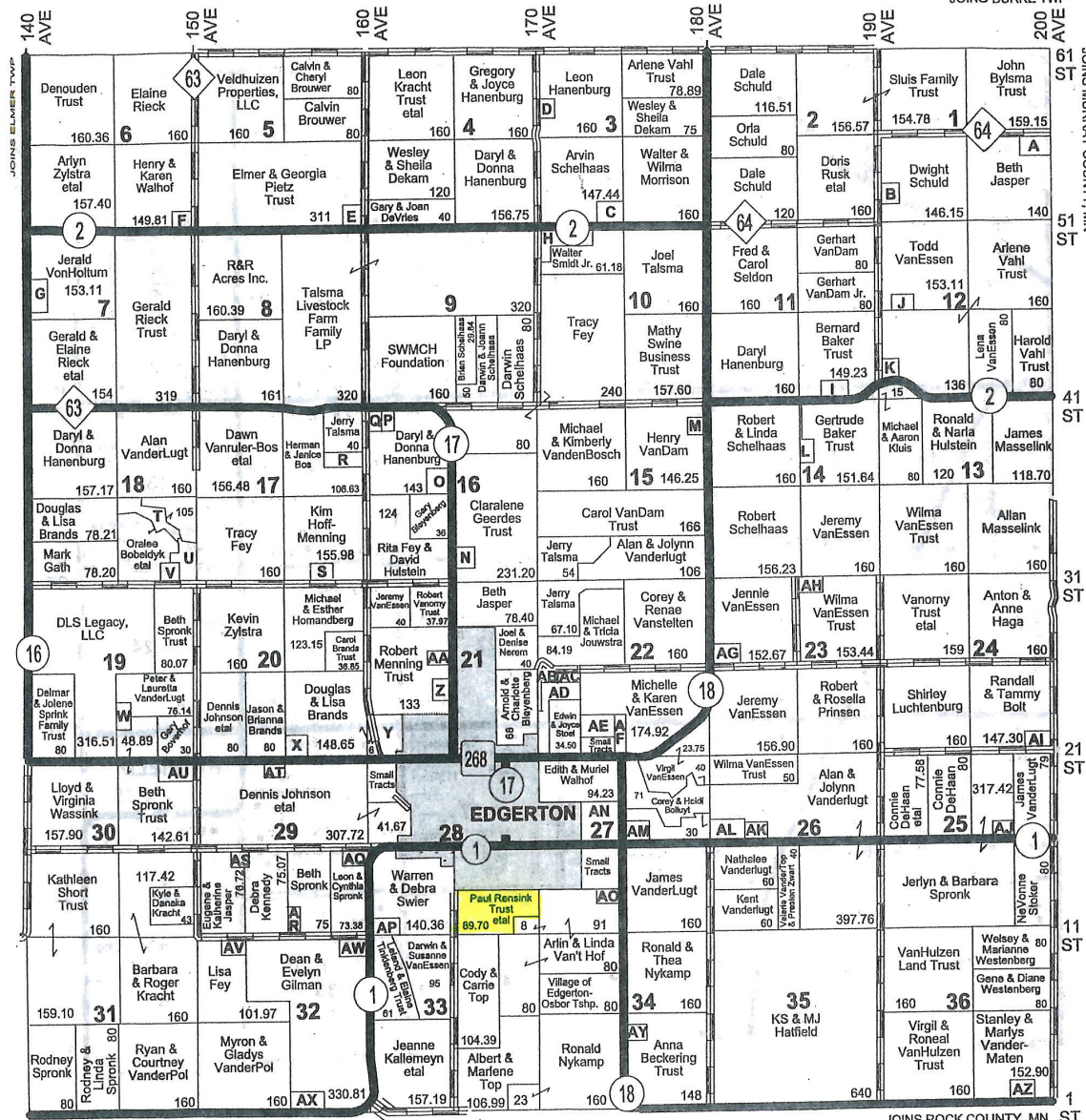
Tom Whorley— Attorney For Sellers

OSBORNE TWP

T 105 N

LAND OWNER

R 44 W



Small Tracts

- Section 1 A Howard & Glenda Masselink - 20
- B Timothy & Lois VanDyke - 13.85
- Section 3 C Rolland Schelhaas - 10.06
- D Benjamin & Emily Hanenburg - 9.48
- Section 5 E Terry Zafft - 9
- Section 6 F Karlin & Monica VanOtterloo - 10.19
- Section 7 G Douglas & Lori Mesman - 6
- Section 10 H Randall Schelhaas - 18.82
- Section 11 I Legend Seeds Inc. - 10.77
- Section 12 J T & M VanEssen Farms, LLC - 6.89
- K Todd & Michelle VanEssen - 9.56
- Section 14 L Spronk Bros. III Real Estate LLLP - 8.36
- Section 15 M Jacob & Sarah Bierstedt - 7.75
- Section 16 N Matthew & Maria Tinklenberg - 8.80
- O Travis Hulstein - 5
- P Herman & Janice Bos - 5
- Q Gerald Rieck Trust - 5

- Section 17 R Jamie VanDyke - 15
- S Brian Schelhaas - 5.08
- Section 18 T Larry & Beva Snyder - 28.60
- U Cody Huisken - 18.18
- V Brett & Tina Boolsma - 5
- Section 19 W Spronk Bros. III Real Estate LLLP - 5
- Section 20 X Larry & Arlene Punt - 6.64
- Section 21 Y Gregory Kookler - 24.21
- Z Keith & Becky Buckridge - 10
- AA Wesley & Stephanie Johnson - 6
- Section 22 AB Jerry & Joy Langstraat - 5.32
- AC Mary Tinklenberg - 9.34
- AD Todd & Michelle VanEssen - 32.84
- AE Curtis & Kathleen Walhof - 22.85
- AF Rodney & Debbie Christians - 8.35
- Section 23 AG Robert Menning - 5.14
- AH Jeremy & Kimber VanEssen - 7.33
- Section 24 AI Jason Bolt - 8.08

- Section 25 AJ Alex Spronk - 5
- Section 26 AK Kristy & Michael Rolla - 7.66
- AL Barton & Beth Jessen - 24.58
- Section 27 AM R & M Commercial Prop., LLC - 10
- AN Nathalee VanderLught - 43.39
- AO Terry & Paulette Pronk - 9.92
- Section 28 AP Andrew & Melissa Kookler - 9.72
- Section 29 AQ Jonathan & Darci Pap - 6.62
- AR Spronk Bros. III LLLP - 8
- AS Spronk Bros. III LLLP - 8
- AT Dennis & Sharon Johnson - 7.27
- Section 30 AU Spronk Bros. III LLLP - 17.39
- Section 32 AV Justin & Cassandra Fey - 10
- AW W.J. Post Trust et al - 5.97
- AX Michael Fey - 31.25
- Section 34 AY Mark & Amy VanEssen - 12.04
- Section 36 AZ Jarrod & Heidi Ulrik - 7.10

Section	Tract	Owner	Acreage
1	A	Howard & Glenda Masselink	20
1	B	Timothy & Lois VanDyke	13.85
3	C	Rolland Schelhaas	10.06
3	D	Benjamin & Emily Hanenburg	9.48
5	E	Terry Zafft	9
6	F	Karlin & Monica VanOtterloo	10.19
7	G	Douglas & Lori Mesman	6
10	H	Randall Schelhaas	18.82
11	I	Legend Seeds Inc.	10.77
12	J	T & M VanEssen Farms, LLC	6.89
12	K	Todd & Michelle VanEssen	9.56
14	L	Spronk Bros. III Real Estate LLLP	8.36
15	M	Jacob & Sarah Bierstedt	7.75
16	N	Matthew & Maria Tinklenberg	8.80
17	R	Jamie VanDyke	15
17	S	Brian Schelhaas	5.08
18	T	Larry & Beva Snyder	28.60
18	U	Cody Huisken	18.18
18	V	Brett & Tina Boolsma	5
19	W	Spronk Bros. III Real Estate LLLP	5
20	X	Larry & Arlene Punt	6.64
21	Y	Gregory Kookler	24.21
21	Z	Keith & Becky Buckridge	10
22	AA	Wesley & Stephanie Johnson	6
22	AB	Jerry & Joy Langstraat	5.32
22	AC	Mary Tinklenberg	9.34
22	AD	Todd & Michelle VanEssen	32.84
22	AE	Curtis & Kathleen Walhof	22.85
22	AF	Rodney & Debbie Christians	8.35
23	AG	Robert Menning	5.14
23	AH	Jeremy & Kimber VanEssen	7.33
24	AI	Jason Bolt	8.08
25	AJ	Alex Spronk	5
26	AK	Kristy & Michael Rolla	7.66
26	AL	Barton & Beth Jessen	24.58
27	AM	R & M Commercial Prop., LLC	10
27	AN	Nathalee VanderLught	43.39
27	AO	Terry & Paulette Pronk	9.92
28	AP	Andrew & Melissa Kookler	9.72
29	AQ	Jonathan & Darci Pap	6.62
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32	AW	W.J. Post Trust et al	5.97
32	AX	Michael Fey	31.25
34	AY	Mark & Amy VanEssen	12.04
36	AZ	Jarrod & Heidi Ulrik	7.10

Aerial Map



Boundary Center: 43° 51' 55.37, -96° 7' 46.76

0ft 647ft 1294ft



28-105N-44W
Pipestone County
Minnesota



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING

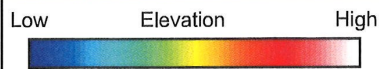
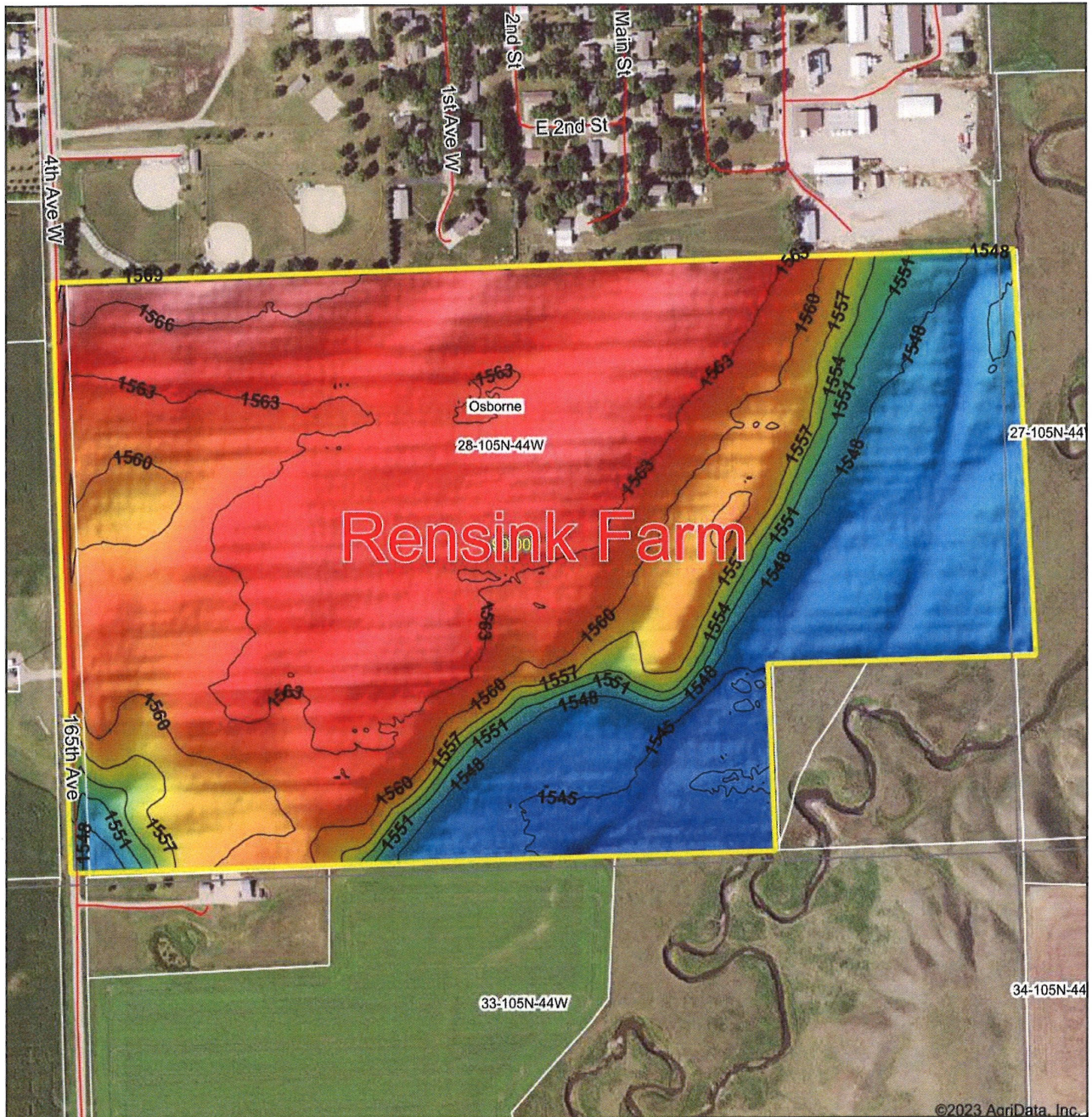
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8/7/2023

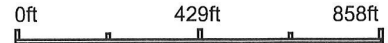
Field borders provided by Farm Service Agency as of 5/21/2008.



Topography Hillshade



Source: USGS 3 meter dem
Interval(ft): 3



Min: 1,543.1
Max: 1,570.4
Range: 27.3
Average: 1,557.7
Standard Deviation: 7.41 ft



28-105N-44W
Pipstone County
Minnesota

Boundary Center: 43° 51' 55.37, -96° 7' 46.76

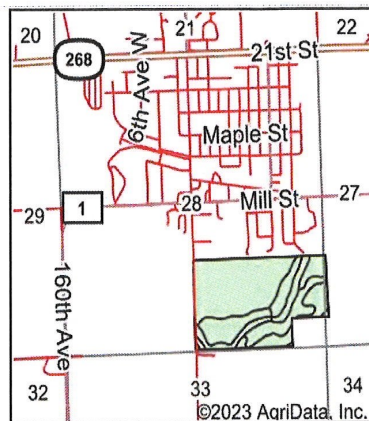
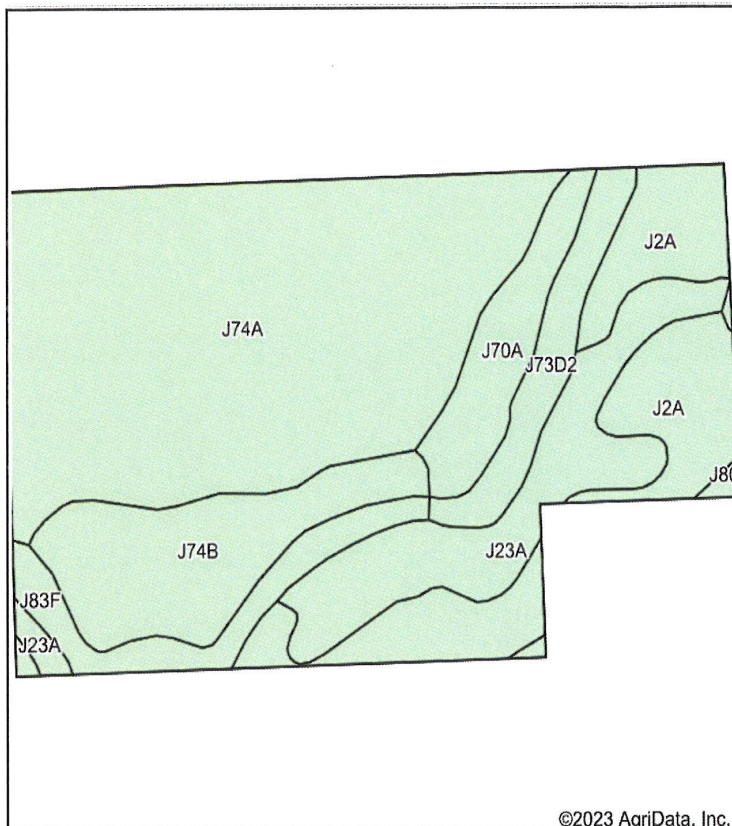


Maps Provided By:



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

Soils Map



State: **Minnesota**
 County: **Pipestone**
 Location: **28-105N-44W**
 Township: **Osborne**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN117, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
J74A	Estelline silt loam, coteau, 0 to 2 percent slopes	40.93	45.5%	Ils	75	59
J2A	La Prairie loam, 0 to 2 percent slopes, occasionally flooded	13.73	15.3%	Iw	91	73
J23A	Lamoure silty clay loam, 0 to 2 percent slopes, occasionally flooded	10.87	12.1%	IIw	78	48
J74B	Estelline silt loam, coteau, 2 to 6 percent slopes	10.09	11.2%	Ile	70	56
J70A	Brandt silty clay loam, 0 to 2 percent slopes	5.15	5.7%	Is	80	71
J73D2	Buse clay loam, 12 to 18 percent slopes, moderately eroded	4.41	4.9%	IVe	63	48
J83F	Sandberg-Buse-Everts complex, 12 to 40 percent slopes	4.36	4.8%	VIIe	23	21
J80A	Lamoure-La Prairie complex, channeled, 0 to 2 percent slopes, frequently flooded	0.46	0.5%	Vw	20	2
Weighted Average				2.15	74.1	*n 57.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



Farm 7868

Tract 12396

2023 Program Year

Map Created May 01, 2023



- 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
 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: 88.50 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. 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
MURRAY



United States Department of Agriculture
Farm Service Agency

FARM : 7868

Prepared : 7/13/23 12:51 PM CST

Form: FSA-156EZ

Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 27-101-2010-132
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
88.50	88.50	88.50	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	88.50	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	66.70	0.00	135	0
Soybeans	16.30	0.00	37	
TOTAL	83.00	0.00		

NOTES

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Tract Number : 12396

Description : PIPESTONE CTY-OSBORNE-28 SE4
FSA Physical Location : MINNESOTA/PIPESTONE
ANSI Physical Location : MINNESOTA/PIPESTONE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : PAUL RENSINK REVOCABLE TRUST, RUTH A RENSINK REVOCABLE TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
88.50	88.50	88.50	0.00	0.00	0.00	0.00	0.0





MINNESOTA
MURRAY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 7868
Prepared : 7/13/23 12:51 PM CST
Crop Year : 2023

Abbreviated 156 Farm Record

Tract 12396 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	88.50	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	66.70	0.00	135
Soybeans	16.30	0.00	37
TOTAL	83.00	0.00	

NOTES

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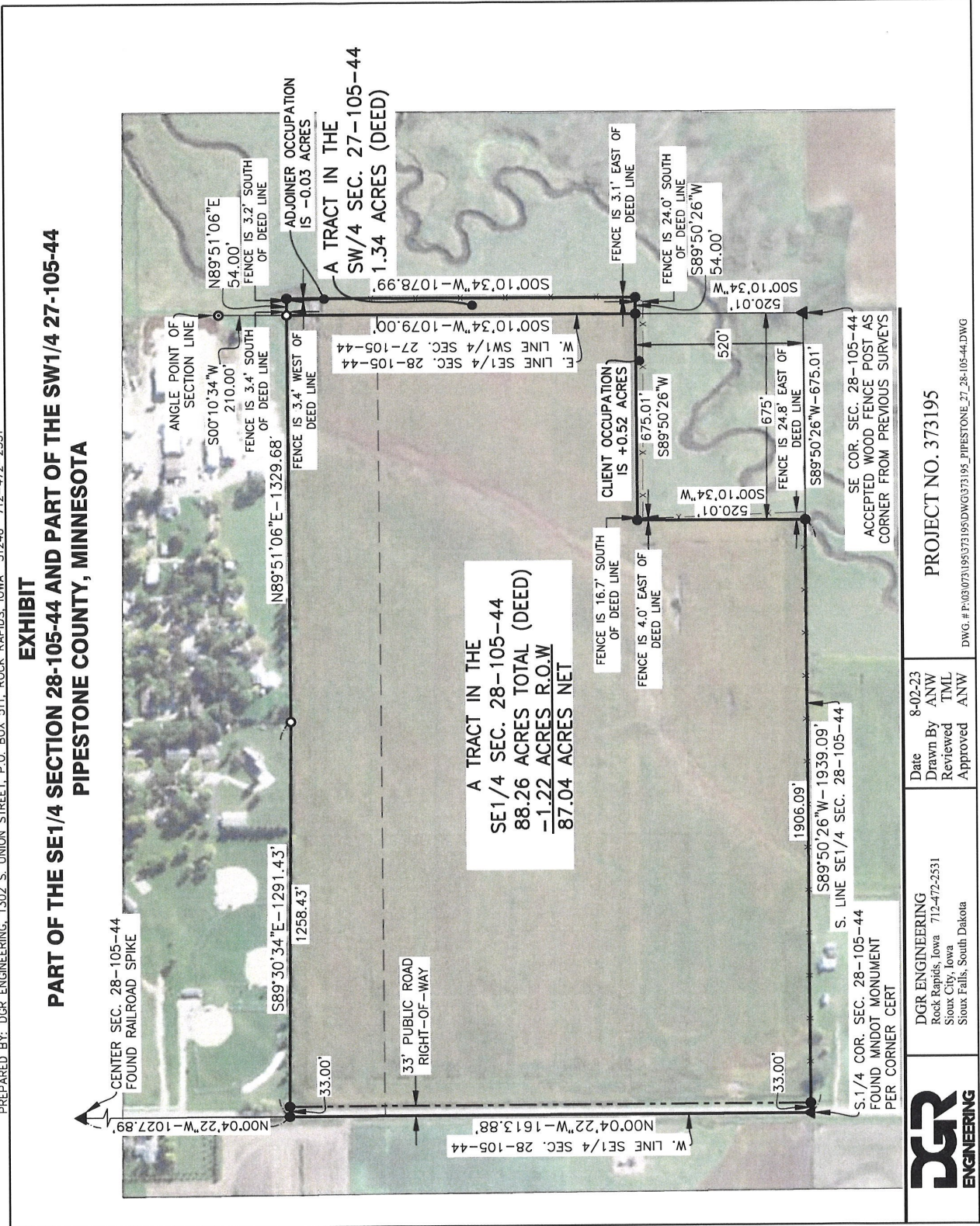
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PREPARED BY: DGR ENGINEERING, 1302 S. UNION STREET, P.O. BOX 511, ROCK RAPIDS, IOWA 51246 712-472-2531

EXHIBIT

**PART OF THE SE1/4 SECTION 28-105-44 AND PART OF THE SW1/4 27-105-44
PIPESTONE COUNTY, MINNESOTA**



CENTER SEC. 28-105-44
FOUND RAILROAD SPIKE

N00°04'22"W-1027.89'

S89°30'34"E-1291.43'

1258.43'

N89°51'06"E

1329.68'

S00°10'34"W

210.00'

FENCE IS 3.4' SOUTH OF DEED LINE

FENCE IS 3.2' SOUTH OF DEED LINE

FENCE IS 3.4' WEST OF DEED LINE

ADJOINER OCCUPATION IS -0.03 ACRES

A TRACT IN THE SW/4 SEC. 27-105-44

1.34 ACRES (DEED)

S00°10'34"W-1078.99'

S00°10'34"W-1079.00'

F LINE SE1/4 SEC. 28-105-44

W. LINE SW1/4 SEC. 27-105-44

FENCE IS 16.7' SOUTH OF DEED LINE

FENCE IS 3.1' EAST OF DEED LINE

FENCE IS 4.0' EAST OF DEED LINE

FENCE IS 24.0' SOUTH OF DEED LINE

CLIENT OCCUPATION IS +0.52 ACRES

S89°50'26"W

X 675.01'

520.01'

FENCE IS 24.8' EAST OF DEED LINE

S89°50'26"W-675.01'

SE COR. SEC. 28-105-44

ACCEPTED WOOD FENCE POST AS CORNER FROM PREVIOUS SURVEYS

S. LINE SE1/4 SEC. 28-105-44

1906.09'

S89°50'26"W-1939.09'

520.01'

S.1/4 COR. SEC. 28-105-44

FOUND MNDOT MONUMENT PER CORNER CERT

SE COR. SEC. 28-105-44

ACCEPTED WOOD FENCE POST AS CORNER FROM PREVIOUS SURVEYS

SE COR. SEC. 28-105-44

ACCEPTED WOOD FENCE POST AS CORNER FROM PREVIOUS SURVEYS

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SE COR. SEC. 28-105-44

ACCEPTED WOOD FENCE POST AS CORNER FROM PREVIOUS SURVEYS

DGR ENGINEERING
Rock Rapids, Iowa 712-472-2531
Sioux City, Iowa
Sioux Falls, South Dakota

Date 8-02-23
Drawn By ANW
Reviewed TML
Approved ANW

PROJECT NO. 373195

DWG. # P:03070195373195;DWG373195_PIPESTONE_27_28-105-44.DWG

PRESENTED BY

ZOMER COMPANY

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Darrell Vande Vegte — Sales-712-470-1125
Ryan Zomer — Sales - 712-441-3970
Blake Zomer — Sales - 712-460-2552
Gary Van Den Berg — Sales - 712-470-2068
Ivan Huenink — Sales - 712-470-2003
Gerad Gradert — Sales - 712-539-8794
Bryce Zomer — Sales - 712-451-9444

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