

ZOMER COMPANY
REALTY & AUCTION

163.96
Acres

Live Public
LAND AUCTION

Hunter TWP

2 Tracts

Jackson County, MN



RENSINK
FARMS

Auction Date: October 30, 2023 @ 10:30 A.M.

Auctioneers:

Zomer Company | zomercompany.com

1414 Main St., Rock Valley, IA 51247 Office — 712-476-9443

Broker: Mark Zomer — 712-470-2526

MN Lic. #67-81

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! If you are looking for quality Jackson County, MN farmland along Interstate 90 to add to your investment portfolio or farming operation then do not pass up this opportunity to purchase one or both of these excellent tracts of land!

**Location: From the South edge of Lakefield, MN go South on State HWY 86 for 1 1/2 miles to 800th St. then go West on 800th St for 1 3/4 miles to Tract 2. Tract 1 lies directly adjoining Tract 2 to the South. Farm is located in the Southeast corner of the intersection of 430th Ave and 800th St. Auction to be held at the Dickinson County, IA Fairgrounds (1602 15th St, Spirit Lake, IA 51360)
Watch zomercompany.com for inclement weather.**

Abbreviated Legal Description of Property 1: Tract 3 (Legal Only) in the Fractional NW1/4 of Section 18, TWP 102N, Range 36W, Jackson County, MN. Sold subject to all public roads, wind/solar easements and drainage taxes if any.

General description of Property 1: According to the survey, this property contains 81.98+/- gross acres. According to FSA/Survey, this property contains approx. 81.64+/- tillable acres with the remainder in road and ditch. This farm has a corn base and soybean base combined with Property 2 with a PLC yield of 161bu on corn and PLC yield of 42bu on soybeans. The tillable farmland is classified as NHEL. The predominant soil types of the land include: 229-Waldorf, 102B2-Clarion, 27B-Dickinson, 327B-Dickman, 813-Spicer-Lura, 102B-Clarion, 118—Crippin. According to Agri-Data this tillable land has a productivity index rating of 78.4 and a estimated average county CER rating of 65.59. This land has does have some county drainage tile line installed! This land has been well maintained and if purchased in conjunction with property 2 offers a tremendous opportunity to purchase 163.96 contiguous acres! If you are a younger farmer looking to purchase your first farm or an established farmer looking to add acres to your operation to establish a solid land base this farm is worth purchasing! Land for generations has proven itself to be solid long term investment that you can be proud to own! Do not wait to buy land, buy land and wait!

Abbreviated Legal Description of Property 2: Tract 2 (Legal Only) in the Fractional NW1/4 of Section 18, TWP 102N, Range 36W, Jackson County, MN. Sold subject to all public roads, wind/solar easements and drainage taxes if any.

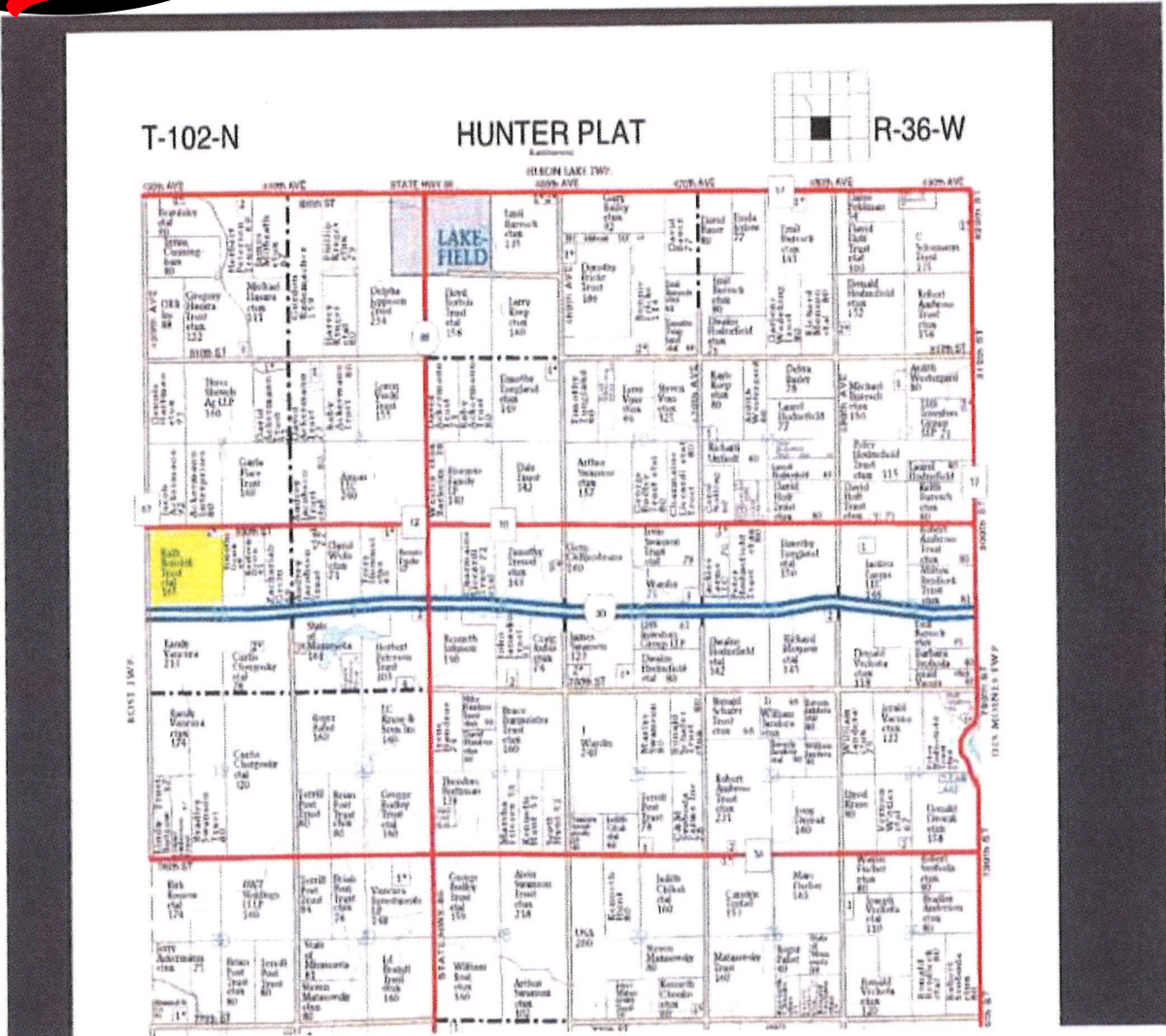
General description of Property 2: According to the survey, this property contains 81.98+/- gross acres. According to FSA/Survey, this property contains approx. 78.22+/- tillable acres with the remainder in road and ditch. This farm has a corn base and soybean base combined with Property 1 with a PLC yield of 161bu on corn and PLC yield of 42bu on soybeans. The tillable farmland is classified as NHEL. The predominant soil types of the land include: 102B2-Clarion, 813-Spicer-Lura, 229-Waldorf, L13A-Klossner, 102B-Clarion, 327B-Dickman. According to Agri-Data this tillable land has a productivity index rating of 85.3 and a estimated average county CER rating of 65.59. This land has does have a large amount of county drainage tile line installed! This land has been well maintained and if purchased in conjunction with Property 1 offers a tremendous opportunity to purchase 163.96 contiguous acres! For generations people have relied on land as a way to provide for their families whether it be through farming or as an investment! Do not pass up this chance to purchase this quality tract of land which your family will thank you for generations for purchasing!

Method of sale: Tracts 1 & 2 will be offered in the choice method. The top successful bidder of the first round of choice will have the option to select the tract of their choice OR both of the tracts. If the top successful bidder selects just one of the tracts then whichever tract is remaining will then be sold. Tracts will not be combined at the end. Once a tract is sold in the round of choice it will remain sold. Auction to be held at the Dickinson County, IA Fairgrounds (1602 15th St, Spirit Lake, IA 51360)

Taxes: The current Real Estate Taxes according to the Jackson County Treasurer are approx. \$5,002.00 per year combined for both Properties 1 & 2. 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.

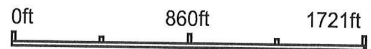
Terms: Purchaser (s) will be required to pay a non-refundable 15 % of the purchase price as earnest money deposit which will be payable to Winter Abstract & Title, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day on or before January 4, 2024 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**



Aerial Map



Boundary Center: 43° 38' 25.33, -95° 12' 35.27



18-102N-36W
Jackson County
Minnesota



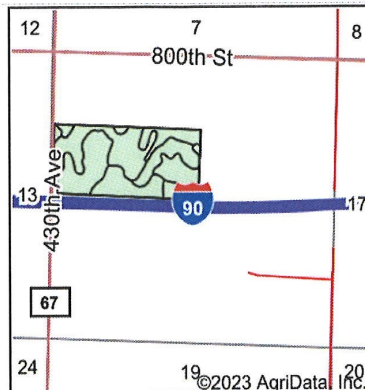
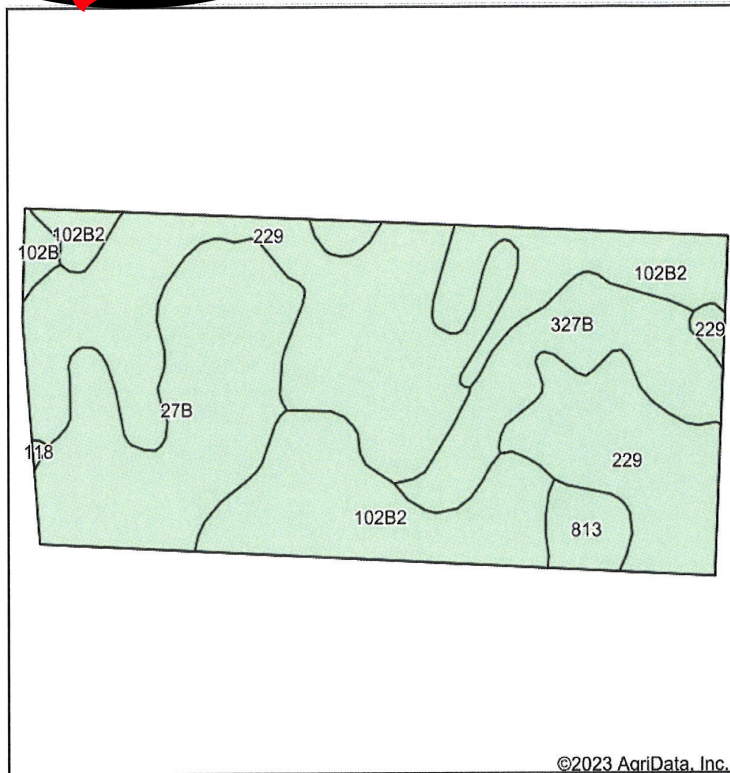
Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

9/6/2023



Soils Map



State: **Minnesota**
 County: **Jackson**
 Location: **18-102N-36W**
 Township: **Hunter**
 Acres: **81.98**
 Date: **9/6/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

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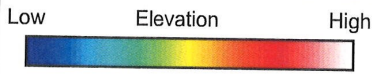
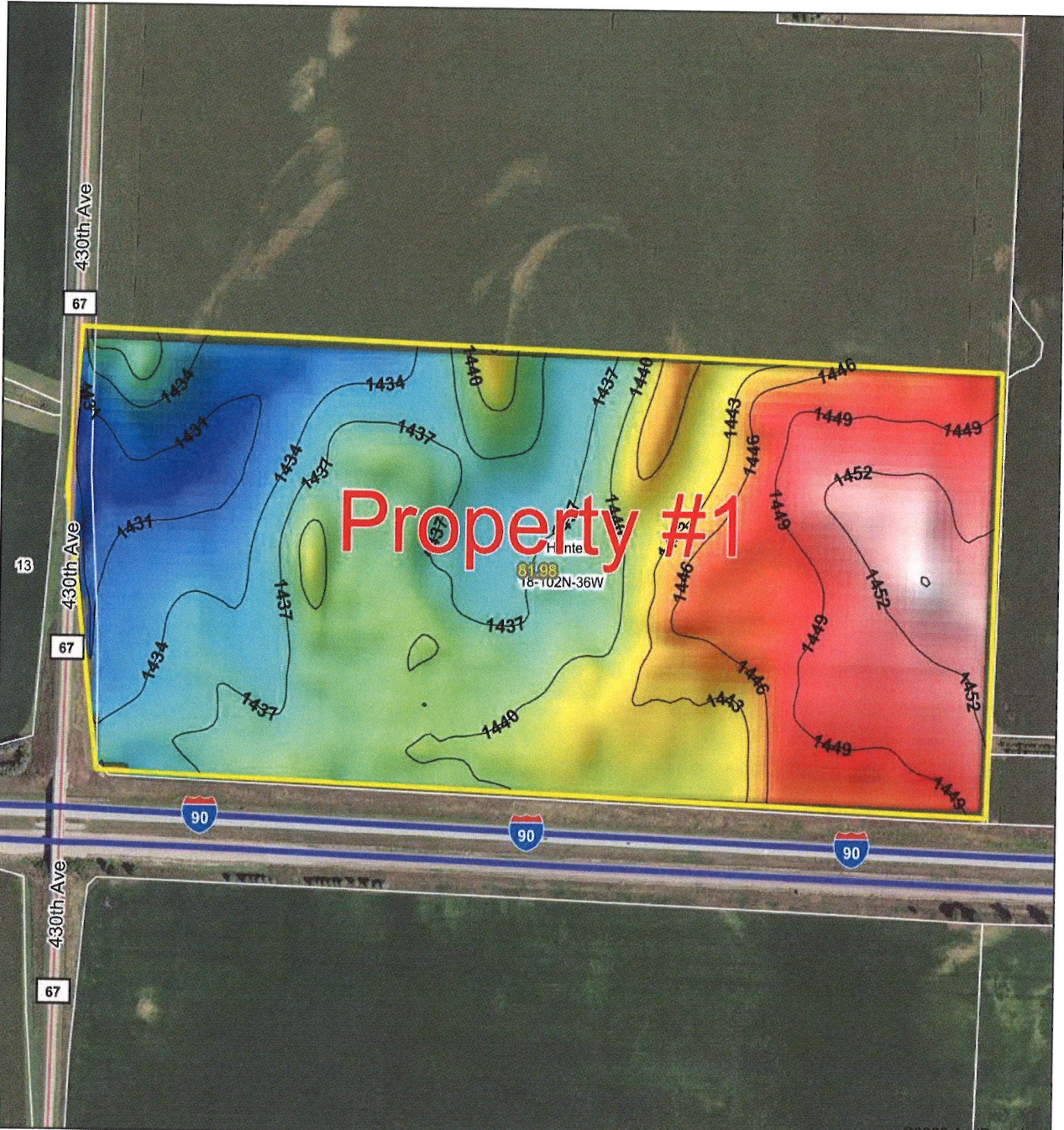
Area Symbol: MN063, Soil Area Version: 19						
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
229	Waldorf silty clay loam, 0 to 2 percent slopes	32.66	39.8%	IIw	85	68
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	20.05	24.5%	Ile	95	72
27B	Dickinson sandy loam, 1 to 6 percent slopes	16.90	20.6%	IIle	60	50
327B	Dickman sandy loam, 2 to 6 percent slopes	9.30	11.3%	IIle	49	35
813	Spicer-Lura complex	2.25	2.7%	IIw	87	74
102B	Clarion loam, 2 to 6 percent slopes	0.73	0.9%	Ile	95	83
118	Crippin loam, 1 to 3 percent slopes	0.09	0.1%	Ie	100	86
Weighted Average				2.32	78.4	*n 61.8

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

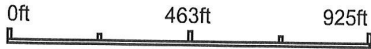
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 1,429.1
 Max: 1,455.2
 Range: 26.1
 Average: 1,440.9
 Standard Deviation: 6.43 ft



18-102N-36W
 Jackson County
 Minnesota

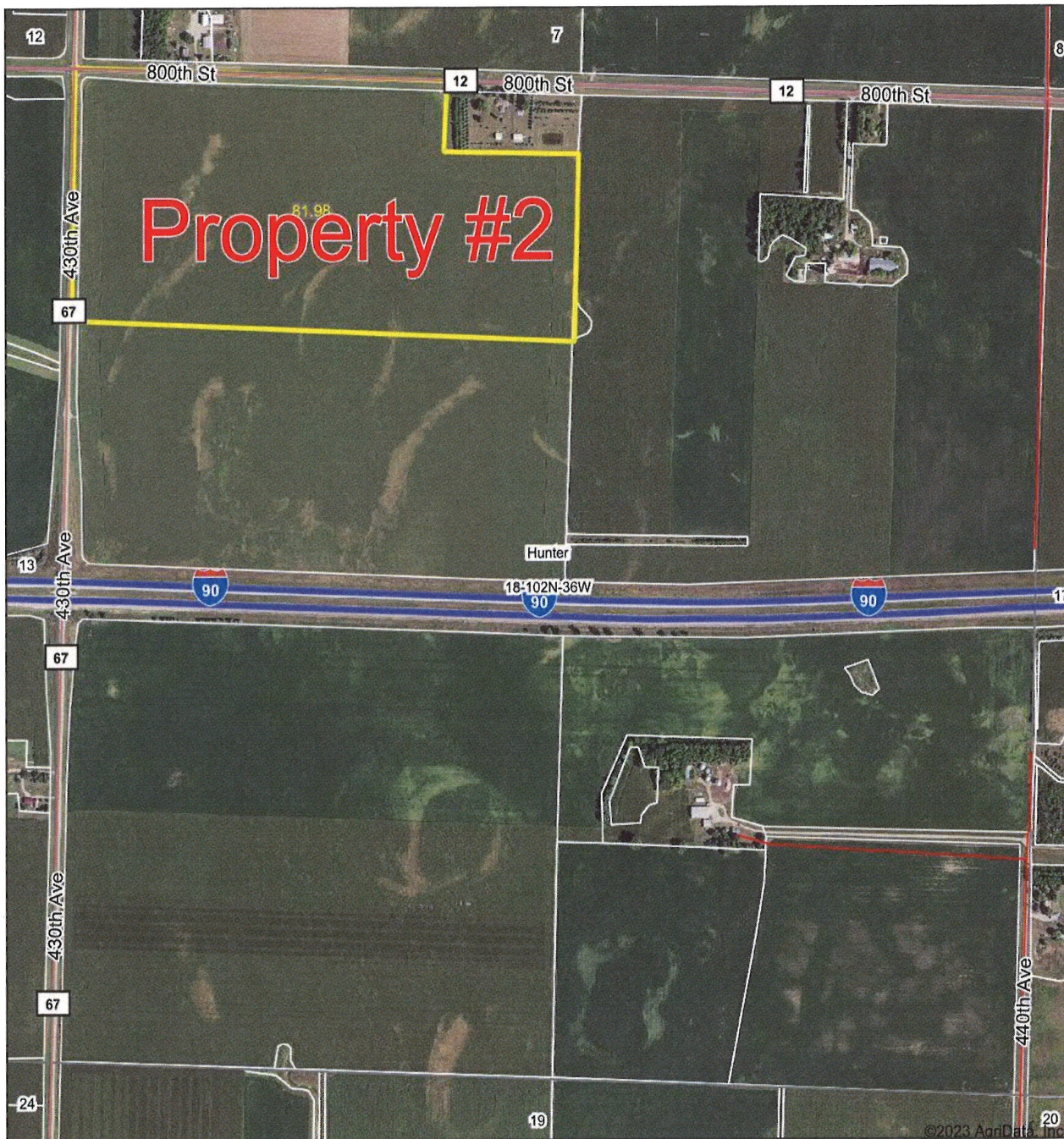
Boundary Center: 43° 38' 25.38, -95° 12' 35.7



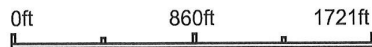
© AgriData, Inc. 2023 www.AgridataInc.com
 Field borders provided by Farm Service Agency as of 5/21/2008.



Aerial Map



Boundary Center: 43° 38' 38.27, -95° 12' 35.38



18-102N-36W
Jackson County
Minnesota



Maps Provided By:

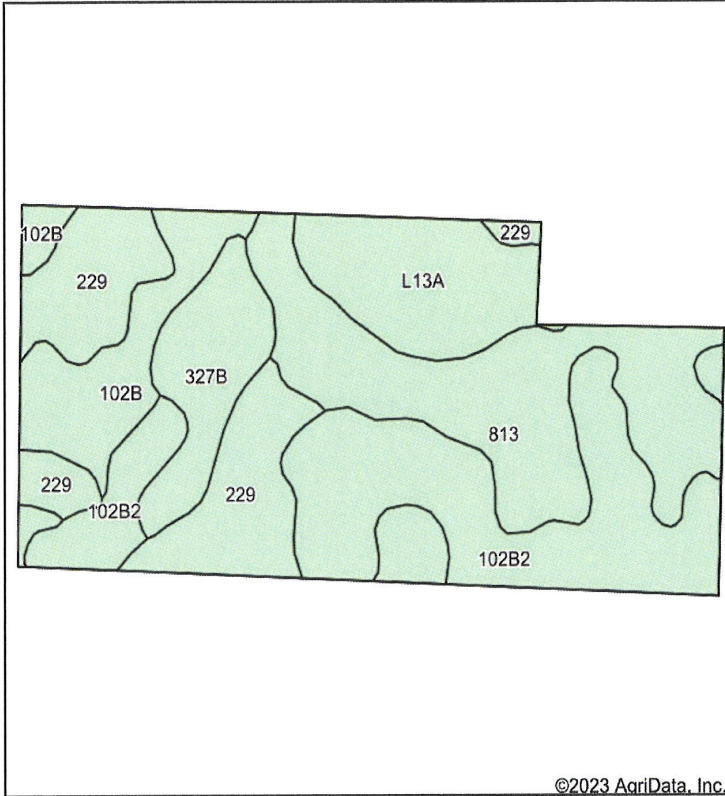


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9/6/2023

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

Soils Map



State: **Minnesota**
 County: **Jackson**
 Location: **18-102N-36W**
 Township: **Hunter**
 Acres: **81.98**
 Date: **9/6/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: MN063, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	22.27	27.2%	Ile	95	72
813	Spicer-Lura complex	19.20	23.4%	IIw	87	74
229	Waldorf silty clay loam, 0 to 2 percent slopes	15.81	19.3%	IIw	85	68
L13A	Klossner muck, 0 to 1 percent slopes	9.30	11.3%	IIlw	77	84
102B	Clarion loam, 2 to 6 percent slopes	8.55	10.4%	Ile	95	83
327B	Dickman sandy loam, 2 to 6 percent slopes	6.85	8.4%	IIIle	49	35
Weighted Average				2.20	85.3	*n 71.1

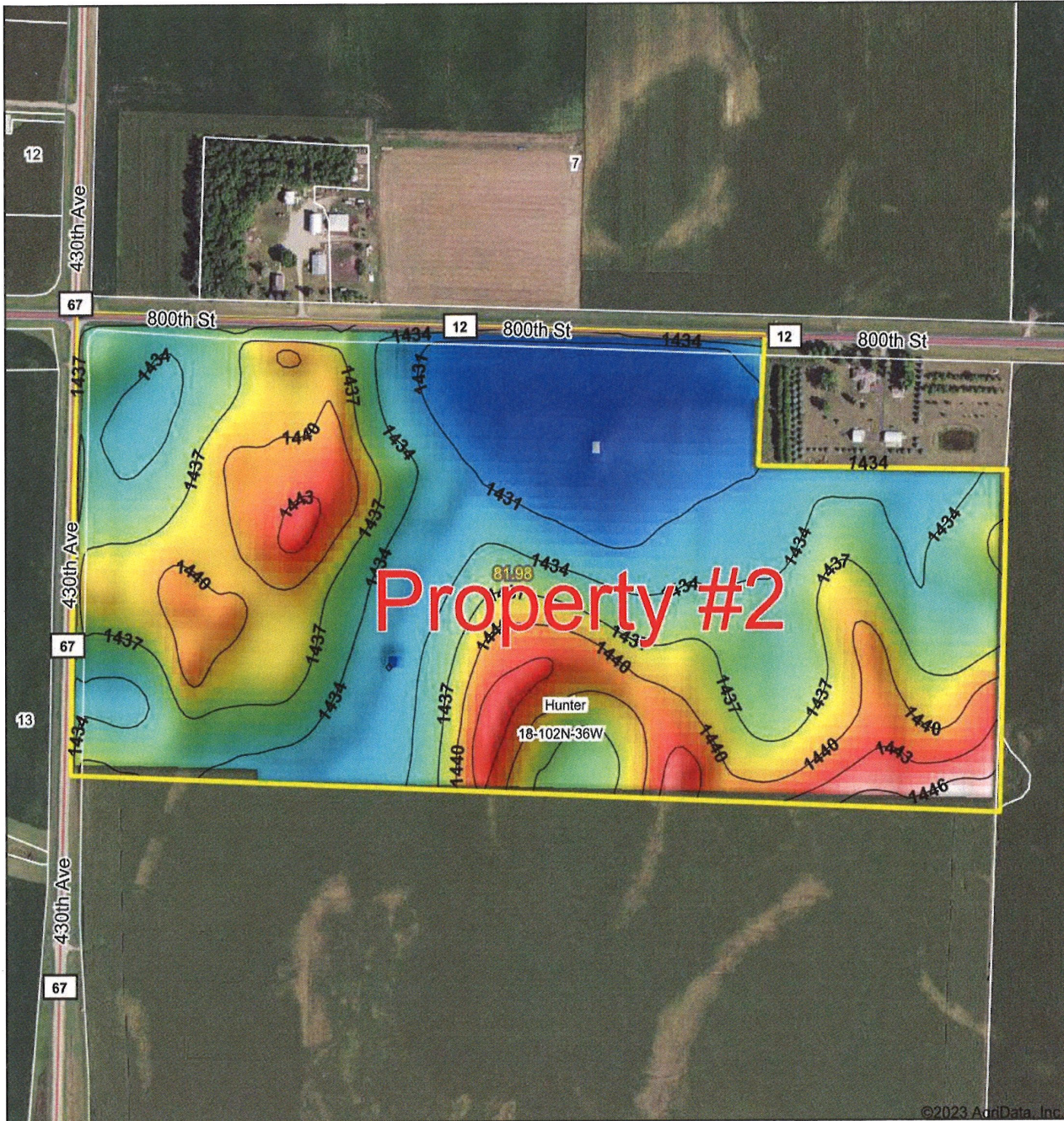
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

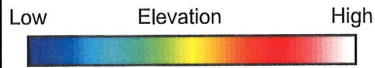
Soils data provided by USDA and NRCS.



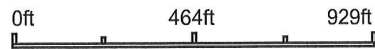
Topography Hillshade



©2023 AgriData, Inc.



Source: USGS 10 meter dem
Interval(ft): 3
Min: 1,428.4
Max: 1,448.4
Range: 20.0
Average: 1,436.0
Standard Deviation: 4 ft



18-102N-36W
Jackson County
Minnesota

Boundary Center: 43° 38' 38.27, -95° 12' 35.38



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING

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

MINNESOTA
NOBLES
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 9405

Prepared : 8/17/23 9:39 AM CST

Crop Year : 2023

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name

CRP Contract Number(s) : None

Recon ID : None

Transferred From

ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
159.67	159.67	159.67	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	159.67	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	80.70	0.00	161	
Soybeans	78.20	0.00	42	
TOTAL	158.90	0.00		

NOTES

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Tract Number : 23520

Description : NW4 S18/HUNTER JACKSON

FSA Physical Location : MINNESOTA/JACKSON

ANSI Physical Location : MINNESOTA/JACKSON

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 : 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
159.67	159.67	159.67	0.00	0.00	0.00	0.00	0.0



MINNESOTA
NOBLES
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 9405
Prepared : 8/17/23 9:39 AM CST
Crop Year : 2023

Tract 23520 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	159.67	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	80.70	0.00	161
Soybeans	78.20	0.00	42
TOTAL	158.90	0.00	

NOTES

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Nobles County, Minnesota



Farm 9405

Tract 23520

2023 Program Year

Map Created May 02, 2023

1023618



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, CIMA, 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: 159.67 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.

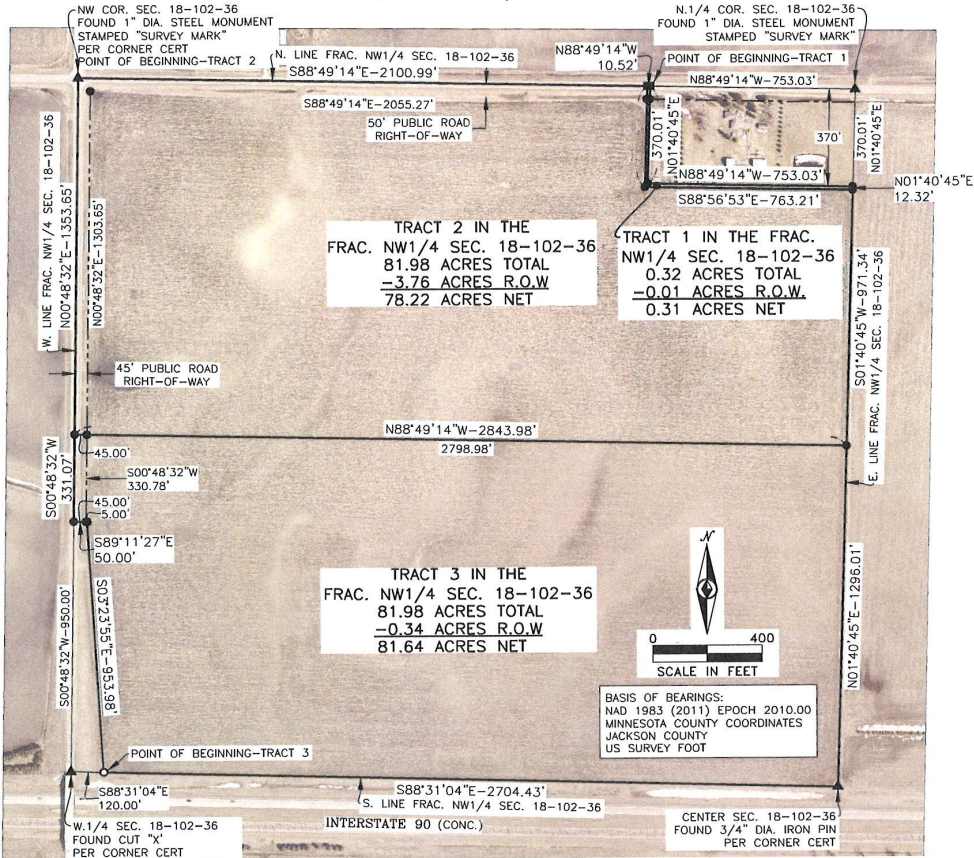




County Tile Map

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

**CERTIFICATE OF SURVEY
TRACTS 1, 2, AND 3 IN THE FRAC. NW1/4 SECTION 18-102-36
JACKSON COUNTY, MINNESOTA**



DESCRIPTION - TRACT 1 IN THE FRAC. NW1/4 SECTION 18-102-36

That part of the Fractional Northwest Quarter (Frac. NW1/4) of Section Eighteen (18), Township 102 North, Range 36 West of the 5th P.M., Jackson County, Minnesota, described as follows:

Commencing at the North Quarter Corner of said Section 18; thence North 88°49'14" West on the north line of said Frac. NW1/4 for a distance of 753.03 feet to the west line of the East 753 Feet of said Frac. NW1/4 and to the Point of Beginning; thence continuing North 88°49'14" West on said north line for a distance of 10.52 feet; thence South 01°37'32" West for a distance of 384.03 feet; thence South 88°56'53" East for a distance of 763.21 feet to the east line of said Frac. NW1/4; thence North 01°40'45" East for a distance of 12.32 feet to the south line of the North 370 Feet of said Frac. NW1/4; thence North 88°49'14" West on said south line for a distance of 753.03 feet to said west line of the East 753 Feet of the Frac. NW1/4; thence North 01°40'45" East on said west line for a distance of 370.01 feet to the Point of Beginning, containing 0.32 acres, inclusive of 0.01 acres of public road right-of-way on the north side thereof.

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

DESCRIPTION - TRACT 2 IN THE FRAC. NW1/4 SECTION 18-102-36

That part of the Fractional Northwest Quarter (Frac. NW1/4) of Section Eighteen (18), Township 102 North, Range 36 West of the 5th P.M., Jackson County, Minnesota, described as follows:

Beginning at the Northwest Corner of said Section 18; thence South 88°49'14" East on the north line of said Frac. NW1/4 for a distance of 2,100.99 feet; thence South 01°37'32" West for a distance of 384.03 feet; thence South 88°56'53" East for a distance of 763.21 feet to the east line of said Frac. NW1/4; thence South 01°40'45" West on said east line for a distance of 971.34 feet; thence North 88°49'14" West for a distance of 2,843.98 feet to the west line of said Frac. NW1/4; thence North 00°48'32" East on said west line for a distance of 1,353.65 feet to the Point of Beginning, containing 81.98 acres, inclusive of 3.76 acres of public road right-of-way on the north and west sides thereof.

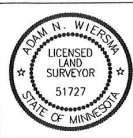
SUBJECT TO EASEMENTS, IF ANY, OF RECORD OR APPARENT.

DESCRIPTION - TRACT 3 IN THE FRAC. NW1/4 SECTION 18-102-36

That part of the Fractional Northwest Quarter (Frac. NW1/4) of Section Eighteen (18), Township 102 North, Range 36 West of the 5th P.M., Jackson County, Minnesota, described as follows:

Commencing at the West Quarter Corner of said Section 18; thence South 88°31'04" East on the south line of said Frac. NW1/4 for a distance of 120.00 feet to the Point of Beginning; thence continuing South 88°31'04" East on said south line for a distance of 2,704.43 feet; thence North 01°40'45" East for a distance of 1,296.01 feet; thence North 88°49'14" West for a distance of 2,843.98 feet to the west line of said Frac. NW1/4; thence South 00°48'32" West on said west line for a distance of 331.07 feet; thence South 88°11'27" East for a distance of 50.00 feet; thence South 03°23'55" East for a distance of 953.98 feet to the Point of Beginning, containing 81.98 acres, inclusive of 0.34 acres of public road right-of-way on the west side thereof.

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



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

**REVIEW DRAFT
9-01-23**



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

Date 9-01-23
Drawn By ANW
Reviewed TML
Approved ANW

PROJECT NO. 373195

DWG. # P:030703\195\373195\DWG\373195_JACKSON_18-102-36.DWG

PRESENTED BY

ZOMER COMPANY

Mark Zomer — Broker - 712-470-2526

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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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