

# ZOMER COMPANY

REALTY & AUCTION

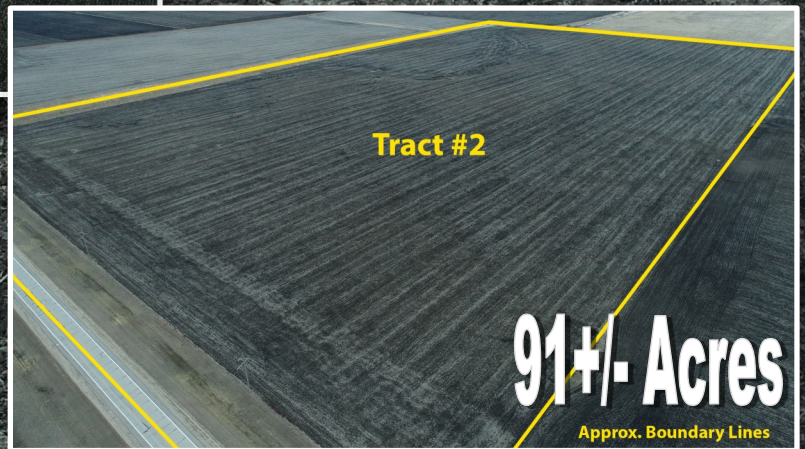
Upcoming Live Public Auction Of 2 Tracts  
Of Elk TWP, Nobles County, MN Farmland!

Located South Of Fulda, MN  
& Northwest Of Brewster, MN



Nasers  
Family Heirs  
- Owners

**Auction Date:**  
**April 9, 2024**  
**@10:30 A.M.**



**Auctioneers:**

Zomer Company | [Zomercompany.com](http://Zomercompany.com)

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

Broker: Mark Zomer — 712-470-2526



**Auctioneer's Note: The Zomer Company is honored to represent the esteemed Nasers Family in offering at auction these two outstanding tracts of Nobles County, MN farmland! These farms are located Northwest of Brewster, MN and South of Fulda, MN! Land for generations has proven to be an excellent investment! Do not pass up the opportunity to purchase one or both of these great tracts of Nobles County, MN farmland! Watch [zomercompany.com](http://zomercompany.com) in case of inclement weather!**

**Location:** From the West edge of Brewster, MN at the intersection of HWY 1(Wass Ave) and HWY 14 (200th St) go 6 miles West on HWY 14 (Wass Ave) to Quine Ave (59) then go North on Quine Ave (59) for 2 3/4 Miles to the farms. Both tracts are located on the East side of Quine Ave (59). The tracts adjoin each other. Auction Signs Will Be Posted. Auction to be held at the site of the farmland.

**Abbreviated Legal Description of Tract 1:** The North Approx. 61 acres of the NW1/4 located on the North side of ditch Excepting an acreage site located therein, all located in Section 12, TWP 103N, Range 40W, Nobles County, MN. Subject to all public easements and roadways of record. Sold subject to all drainage taxes and assessments if any.

**General description of Tract 1:** According to the county assessor/Agri-Data, this property contains 61+/- gross acres of farmland. This farm will be surveyed prior to the auction and will be sold based on the gross surveyed acres. According to FSA, this property contains approx. 57.79+/- tillable acres of which approx. 5 acres are currently enrolled in CRP with one contract ending 9/30/2033 with an annual payment of \$600.00 and one contract ending 9/30/2032 with an annual payment of \$721.00. Seller will retain the 10-1-23 CRP payment & buyer shall receive the full 10-1-2024 CRP payment. This farm has a corn base only of 52.69 acres with a PLC yield of 153bu. The tillable farmland is classified as NHEL. The predominant soil types include: L85A-Nicollet, L1414A-Spillville, L83A-Webster, L126A-Coland, L139A-Wadena. According to Agri-Data this farm has a productivity index rating of 93 and a county CER rating of 72.76 (Currently combined with the county with Tract 2)! 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! This farm had fertilizer applied in the fall of 2023 and buyer shall be required to reimburse former tenant at closing for fertilizer applied. Contact an agent for details.

**Auction Company**

**1414 Main St.,**

**Rock Valley, IA 51247**

**[www.zomercompany.com](http://www.zomercompany.com)**

**712-476-9443**



**Abbreviated Legal Description of Tract 2:** The South Approx. 91 acres of the NW1/4 located on the South side of ditch, all located in Section 12, TWP 103N, Range 40W, Nobles County, MN. Subject to all public easements and roadways of record. Sold subject to all drainage taxes and assessments if any.

**General description of Tract 2:** According to the county assessor/Agri-Data, this property contains 91+/- gross acres of farmland. This farm will be surveyed prior to the auction and will be sold based on the gross surveyed acres. According to FSA, this property contains approx. 84.24+/- tillable acres of which approx. 3.20 acres are currently enrolled in CRP with the contract ending 9/30/2032 with an annual payment of \$779.00. Seller will retain the 10-1-23 CRP payment & buyer shall receive the full 10-1-2024 CRP payment. This farm has a corn base only of 77.73 acres with a PLC yield of 130bu. The tillable farmland is classified as NHEL. The predominant soil types include: L83A-Webster, L1414A-Spillville, L85A-Nicollet, L126A-Coland, L139B-Wadena, L139A-Wadena, L157A-Lowlein, L135A-Okabena, L79B-Clarion, L152B-Lowlein-Round Lake. According to Agri-Data this farm has a productivity index rating of 90.4 and a county CER rating of 72.76 (Currently combined with the county with Tract 1)! This farm also recently had approx. 18,000+ feet of drainage tile line installed in the fall of 2021! This is a fantastic offering of Nobles County, MN farmland! This land can be farmed in 1/2 mile rows! 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! This farm had fertilizer applied in the fall of 2023 and buyer shall be required to reimburse former tenant at closing for fertilizer applied. This farm was also chiseled in the fall of 2023 and buyer shall be required to reimburse former tenant for this work. Contact an agent for details.

**Method of sale:** Farms will be sold with the final bid x the final gross surveyed acres. Farms will be offered in the choice method. The top successful bidder will have the option to select the tract of their choice or both of the tracts. If the top successful bidder selects only one of the tracts then whichever tract is remaining will then be sold. Tracts will not be offered in any combinations other than as choice with the top bidder having the option to select both tracts. Once a tract is sold it will remain sold. Auction of the farms will be held at the site of Tract 1.

**Taxes:** The current Real Estate Taxes according to the Nobles County Treasurer are approx. \$6,484.00 per year combined for both parcels. 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 April 15, 2024 upon the successful deposit of earnest money.**

**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 May 20, 2024. 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. 1 Abstract (Total) can be provided, to be shared by buyers if buyers of tracts are separate buyers, if buyer desires to have their attorney review an abstract, however seller will be utilizing title insurance and shall not pay for any expenses incurred by buyer for review of the abstract and buyer shall still be required to pay for 50% of the title insurance and 50% of the closing fee. 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. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below. **Nathan Rockman—DeKoter, Thole, Dawson, Rockman & Krikke, P.L.C.—Attorney for seller**



# TABLE OF CONTENTS

Auction Location	Pg 2
Auction Terms	Pg 3
Tract 1 Plat Map	Pg 5
Tract 1 AgriData Map	Pg 6
Tract 1 Soil Map	Pg 7
FSA Aerial Map	Pg 8
USDA 156 Form	Pg 9
Tract 1CRP Info	Pg 10-11
Tract 1 Fertilizer Info	Pg 12
Tract 2 Plat Map	Pg 13
Tract 2 AgriData Map	Pg 14
Tract 2 Soil Map	Pg 15
FSA Map	Pg 16
USDA 156 Map	Pg 17
Tract 2 CRP Info	Pg 18
Tract 2 Fertilizer Info	Pg 19
Tract 2 Tillage Info	Pg 20
Tiling Bill	Pg 21
Tiling Map	Pg 22
Fertilizer & Tillage Info	Pg 23



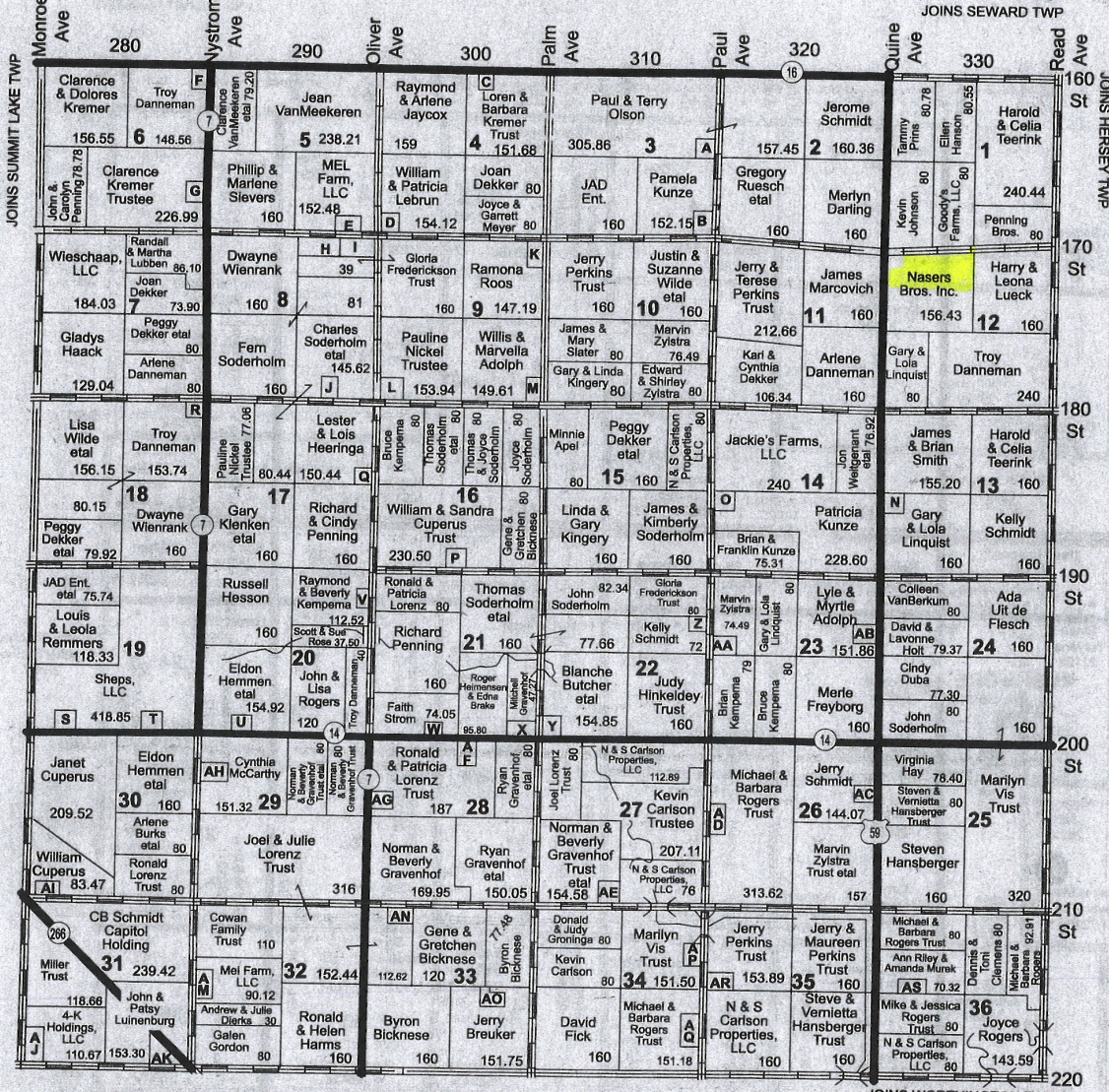
# ELK TWP

## LAND OWNER

T 103 N

R 40 W

JOINS SEWARD TWP



LAND OWNER & RURAL RESIDENT MAPS

**Small Tracts**

- Section 3 A Arthur Frame - 7.85
- B Harold & Rebecca Zylstra - 7.85
- Section 4 C Diane Hulstein - 6.45
- D Steven & Suzanna Dokkenburg - 5.88
- Section 5 E Andrew Dierks - 7.52
- Section 6 F Janelle Grudniewski - 10
- G Daniel & Victoria Kuehne - 6.10
- Section 8 H Gloria Frederickson Trust - 20
- I William & Carol Rowe - 20
- J James & Connie Johnson - 14.38
- Section 9 K Kevin Knutson - 12.81
- L Chad & Sarah Nickel Trust - 6.06
- M Jeffrey Jones - 10.39
- Section 13 N Paul & Dabra Rentschler - 7.32
- Section 14 O Franklin Kunze - 11.40
- Section 16 P Alyssa Like & Alyssa Zandstra - 9.50
- Section 17 Q David & Chandra Soderholm & - 9.56
- Section 18 R Micah & Alyssa Hietbrink - 6.26
- Section 19 S Scott Brunk - 7.80
- T Benedicto & Maria Hernandez - 10.67
- Section 20 U Steven & Jane Stocum - 5.08
- V Gregory Meinders - 9.98
- Section 21 W Kevin & Michelle Boots - 5.95
- X Ryan & Laicinda Gravenhof - 16.93
- Section 22 Y Dwayne & Carole Butcher - 5.15
- Z Alejandro Pablo - 8
- Section 23 AA Jose Vasquez - 5.51
- AB Ernesta Velazquez - 8.14
- Section 26 AC Richard & Patricia Cam - 15.93
- AD Norman & Beverly Gravenhof Trust - 6.38
- Section 27 AE Gregory & Nicole Kempema - 5.42
- Section 28 AF Frank Davis - 7.75
- AG Joseph & Angela Joswiak - 5.25
- Section 29 AH Bradley & Juanita Harberts - 8.68
- Section 30 AJ William & Sandra Cuperus - 6.90
- Section 31 AL Michael & Rebekah Hoefft - 9.33
- Section 32 AM William & Patricia Lebrun - 9.88
- Section 33 AN Shawn & Kelly Kluever - 7.38
- AO Shawn & Kelly Kluever - 8.25
- Section 34 AP Randy & Anna Gilbertson - 8.50
- AQ Jesse Teerink - 5.35
- Section 35 AR Steven Lohr & Joyce Hoehn - 6.11
- Section 36 AS Mark & Jessica Riley - 9.68

R 43 W	R 42 W	R 41 W	R 40 W	R 39 W
LEOTA	WILMONT	BLOOM	SEWARD	GRAND LAKES
LESDORE	LARWIN	SUNNYS LAKE	ELK	HERSEY
WESTSIDE	OLNEY	DEWILD	WORTHINGTON	LOBANE
GRAND PRAIRIE	LITTLE ROCK	BARROW	WAGBLOW	RICHAN LAKE

NOBLES COUNTY, MN



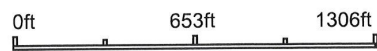


**Aerial Map**



©2024 AgriData, Inc.

Boundary Center: 43° 44' 41.57, -95° 35' 18.22



**12-103N-40W**  
**Nobles County**  
**Minnesota**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING

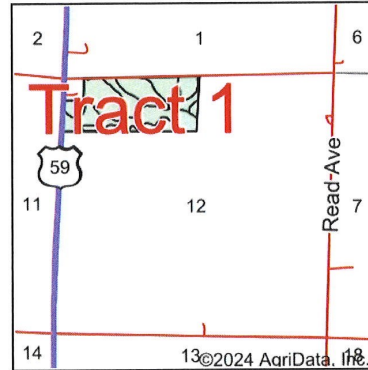
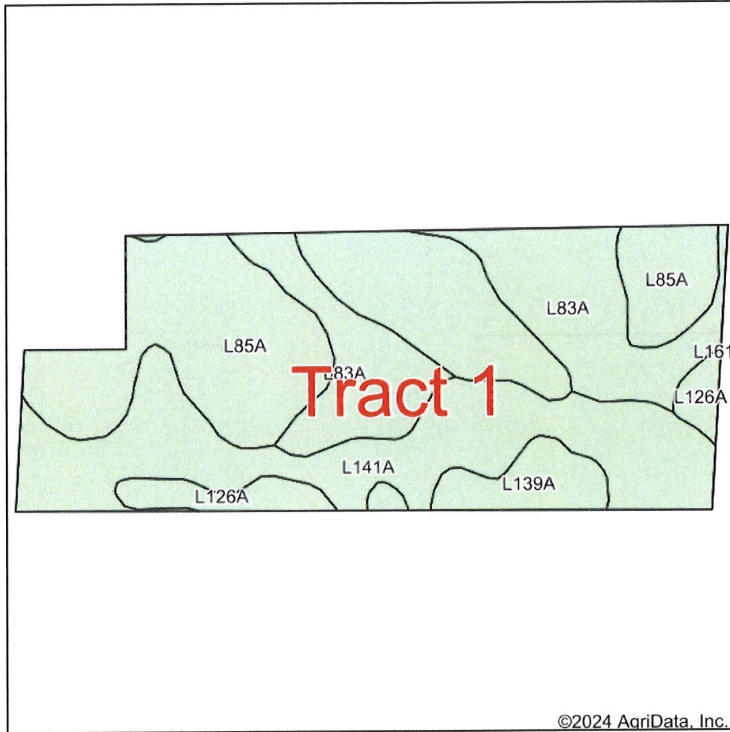
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2/21/2024

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



### Soils Map



State: **Minnesota**  
 County: **Nobles**  
 Location: **12-103N-40W**  
 Township: **Elk**  
 Acres: **61**  
 Date: **2/21/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN105, Soil Area Version: 22						
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
L85A	Nicollet clay loam, 1 to 3 percent slopes	23.81	39.0%	Iw	99	81
L141A	Spillville loam, 0 to 2 percent slopes, occasionally flooded	17.28	28.3%	IIw	91	87
L83A	Webster clay loam, 0 to 2 percent slopes	13.92	22.8%	IIw	93	82
L126A	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	3.12	5.1%	IIw	83	83
L139A	Wadena loam, 0 to 2 percent slopes	2.87	4.7%	IIs	66	52
<b>Weighted Average</b>				<b>1.61</b>	<b>93</b>	<b>*n 81.7</b>

\*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.

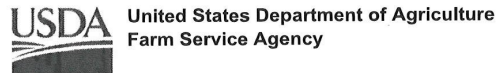








MINNESOTA  
NOBLES



FARM : 7401  
Prepared : 2/8/24 2:07 PM CST  
Crop Year : 2024

Form: FSA-15SEZ

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name

CRP Contract Number(s) : 11532A, 12014

Recon ID : 27-105-2009-261

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
57.80	57.80	57.80	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	52.80	0.00			5.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	52.69	1.51	153	
<b>TOTAL</b>	<b>52.69</b>	<b>1.51</b>		

NOTES

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Tract Number : 21814

Description : N2 OF NW4 S12/EL

FSA Physical Location : MINNESOTA/NOBLES

ANSI Physical Location : MINNESOTA/NOBLES

BIA Unit Range Number :

HEL Status : NHLE: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners

Other Producers

Recon ID : 27-105-2009-259

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
57.80	57.80	57.80	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	52.80	0.00	5.00	0.00	0.00	0.00





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**View Contract**

<b>Contract Status:</b>	Approved	<b>Activity Type:</b>	No Activity
<b>Admin State:</b>	Minnesota (27)	<b>Admin County:</b>	Nobles (105)
<b>Physical State:</b>	Minnesota (27)	<b>Physical County:</b>	Nobles (105)
<b>Contract Number:</b>	11532A	<b>Signup Number:</b>	50
<b>Program Type:</b>	CRP	<b>Signup Name:</b>	Continuous SU50
<b>Program Year:</b>	2018	<b>Signup Type:</b>	Continuous
<b>Contract Description:</b>	NNK PARTNERSHIP_CP21_15	<b>Subcategory Type:</b>	REGULAR

Parent Contract: [Nobles, MN 11532](#)

<b>Approval Date:</b>	06/22/2022	<b>Original Contract Start Date:</b>	02/01/2018
<b>Revised Contract Start Date:</b>	12/21/2021	<b>Contract End Date:</b>	09/30/2032
<b>Contract Acres:</b>	3.00	<b>Re-enrolled Acres:</b>	0.00
<b>Cropland Acres:</b>	3.00	<b>Marginal Pastureland Acres:</b>	0.00
<b>Non-Cropland Acres:</b>	0.00	<b>HUC Code:</b>	071000010501
<b>Extended:</b>	No	<b>Approved For Early Termination:</b>	No
<b>Termination Criteria:</b>	N/A	<b>Contract Validity:</b>	Valid
<b>Payable Acres:</b>	3.00	<b>Cover Maintenance Performed By:</b>	N/A
<b>Does a C/S Agreement Exemption apply?</b>	No	<b>Water/Wind EI:</b>	n/a / n/a

**Rate Information and PL Rule**

Effective Start Date	Effective End Date	Rental Rate per Acre	Annual Contract Payment	PL Rule	AGI Threshold
12/21/2021	09/30/2032	\$240.31	\$721	5-PL	\$900,000

**Farm/Tract and CLU Information**

Farm Number	Tract Number	CLU	CLU Acres	Rental Reduction Code
7401	21814	0019	2.50	None
7401	21814	0010	0.50	None

**Producer Information**

Producer Name	Address	City	State	Zip	Share	Deceased Producer Date
					100.00 %	N/A
					0.00 %	N/A
					0.00 %	N/A
					0.00 %	N/A
					0.00 %	N/A
					0.00 %	N/A

**Practice Information**

Practice Code	CLU	SAFE Area	Practice Status	Practice Acres	Estimated Cost Share per Practice
CP21	0019		N/A	2.50	\$0
CP21	0010		N/A	0.50	\$0

**Predecessor-Successor Division(s) of Payment agreement**  
None

[View less detail](#)



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<b>Contract Status:</b>	Approved	<b>Activity Type:</b>	No Activity
<b>Admin State:</b>	Minnesota (27)	<b>Admin County:</b>	Nobles (105)
<b>Physical State:</b>	Minnesota (27)	<b>Physical County:</b>	Nobles (105)
<b>Contract Number:</b>	12014	<b>Signup Number:</b>	59
<b>Program Type:</b>	CRP	<b>Signup Name:</b>	Continuous SU59
<b>Program Year:</b>	2024	<b>Signup Type:</b>	Continuous
<b>Contract Description:</b>	NNK PARTNERSHIP-10	<b>Subcategory Type:</b>	REGULAR

<b>Approval Date:</b>	09/22/2023	<b>Original Contract Start Date:</b>	10/01/2023
<b>Revised Contract Start Date:</b>	N/A	<b>Contract End Date:</b>	09/30/2033
<b>Contract Acres:</b>	2.00	<b>Re-enrolled Acres:</b>	2.00
<b>Cropland Acres:</b>	2.00	<b>Marginal Pastureland Acres:</b>	0.00
<b>Non-Cropland Acres:</b>	0.00	<b>HUC Code:</b>	071000010501
<b>Extended:</b>	No	<b>Approved For Early Termination:</b>	No
<b>Termination Criteria:</b>	N/A	<b>Contract Validity:</b>	Valid
<b>Payable Acres:</b>	2.00	<b>Cover Maintenance Performed By:</b>	N/A
<b>Does a C/S Agreement Exemption apply?</b>	No	<b>Water/Wind EI:</b>	1/1

**Rate Information and PL Rule**

Effective Start Date	Effective End Date	Rental Rate per Acre	Annual Contract Payment	PL Rule	AGI Threshold
10/01/2023	09/30/2033	\$300.00	\$600	6-PL	\$900,000

**Farm/Tract and CLU Information**

Farm Number	Tract Number	CLU	CLU Acres	Rental Reduction Code
7401	21814	0024	2.00	None

**Producer Information**

Producer Name	Address	City	State	Zip	Share	Deceased Producer Date
						N/A
						N/A
						N/A
						N/A
						N/A
						N/A

**Practice Information**

Practice Code	CLU	SAFE Area	Practice Status	Practice Acres	Estimated Cost Share per Practice
CP8A	0024		N/A	2.00	\$206

**Re-enrolled Acres Information**

CLU	Expired Contract Number	Expired Signup Name	Expired Practice Code	Re-enrolled Acres
0024	27-105-10095A	Continuous SU44	CP8A	2.00

**Predecessor-Successor Division(s) of Payment agreement**  
None

[View less detail](#)







**NNK PARTNERSHIP (1559774)**  
**C/O JEFFREY KOHN**  
**7069 210TH ST**  
**HARRIS, IA 51345-7572**

Doeden Farm 56.00 acres of  
 BEAN,STUBBLEGROUND  
 Shawn Huls (Dry Only)  
 Jeffrey Kohn (PI-702799-12/31/23)

**Delivery Date:** 10/09/23  
**Order #:** 25343934  
**PO#:**  
**Sales Rep:** Engelkes, Tyler  
**Crop:** BEAN,STUBBLEGROUND

ia: Company Vehicle      County: NOBLES

Item #	Product Description	Quantity	Unit	Unit Price	Sales Tax	Gross Ext'd Price
00068250	18-46-0 DAP BULK	7.5150	TN	650.0000		4,884.75
		15030.0000	LB			
00189836	TONNAGE TAX	1.0000	EA	19.1642		19.16
00025147	0-0-60 MOP GRANULAR 1LB	7.5750	TN	480.0000		3,636.00
	K	15150.0000	LB			
00696093	TITAN XC 270GA	.8750	GA	385.0000		336.88
00000753	VRT APPLICATION	56.0000	AC	11.0000		616.00
	RUTILIZER					

Indicator Lic#: Dry Only      Applicator Expiration Date: 12/31/2023  
 ID: Elk 12 NW 1/4 N 1/2  
 Selected: DRY 8400C TERR FLUF/WYATT

Many Data Sheets are available upon request for applicable products. Contact your local branch for details. For a medical emergency involving this product, call 1-866-944-8565. For help with any spill, leak, fire or exposure, call Chemtrec at 1-800-424-9300.

Pesticides sold in MN include a gross sales fee 0.55%  
 and a surcharge 0.17% for total 0.72%  
 changed. Please immediately call (833) 684-9293 and speak to a member of our Credit Department if you are asked to change bank information. Again, DO NOT CHANGE OUR DISTANCE INFORMATION.

FRAUD ALERT - Our bank information

**Additional Information**

Payment Terms: 2PYRCA 5% 1/20 6/20 51520 SEP FOA

**Invoice Sub Total:** 9,492.79  
**Sales Tax:** 0.00  
**Invoice Total:** 9,492.79  
**Less Prepay Used:** 0.00  
**Less Prepay Discount:** 0.00  
**Gross Invoice Total:** 9,492.79  
**Amount Due:** 9,492.79

**Remit To:**

Nutrien Ag Solutions, Inc.  
 44107 OKABENA RD  
 LAKEFIELD, MN 56150

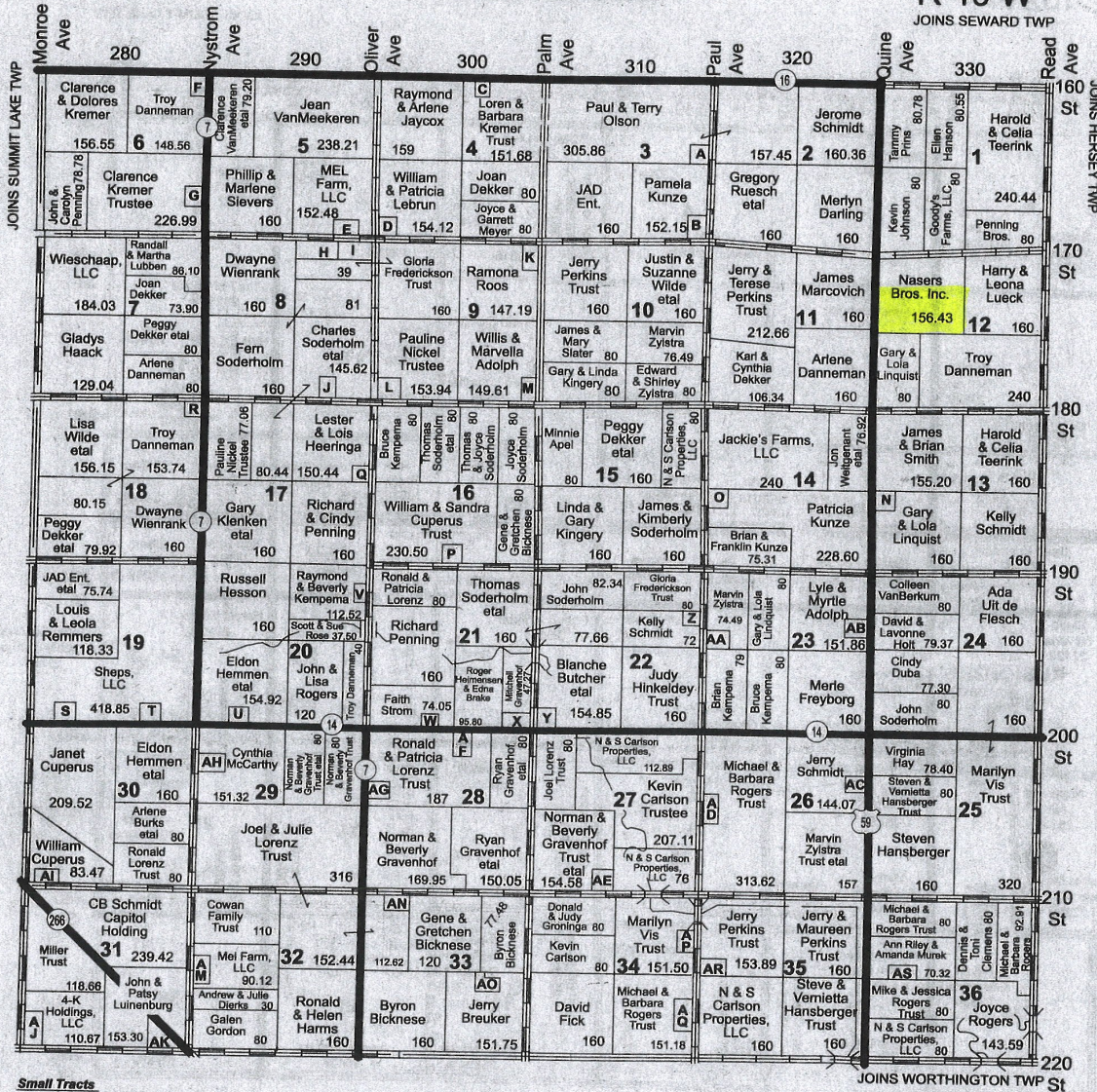


# ELK TWP

## LAND OWNER

T 103 N

R 40 W  
JOINS SEWARD TWP



LAND OWNER & RURAL RESIDENT MAPS

**Small Tracts**

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- B Harold & Rebecca Zylstra - 7.85
- Section 4 C Diane Hulstein - 6.45
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- AG Joseph & Angela Joswiak - 5.25
- Section 29 AH Bradley & Juanita Harberts - 6.68
- Section 30 AI William & Sandra Cuperus - 6.90
- Section 31 AJ Michael & Rebekah Hoef - 9.33
- AK Justin Luinenburg - 6.70
- Section 32 AM William & Patricia Lebrun - 9.88
- Section 33 AN Shawn & Kelly Kuever - 7.38
- AO Shawn & Kelly Kuever - 8.25
- Section 34 AP Randy & Anna Gilbertson - 8.50
- AQ Jesse Teerink - 5.35
- Section 35 AR Steven Lohr & Joyce Hoehn - 6.11
- Section 36 AS Mark & Jessica Riley - 9.66

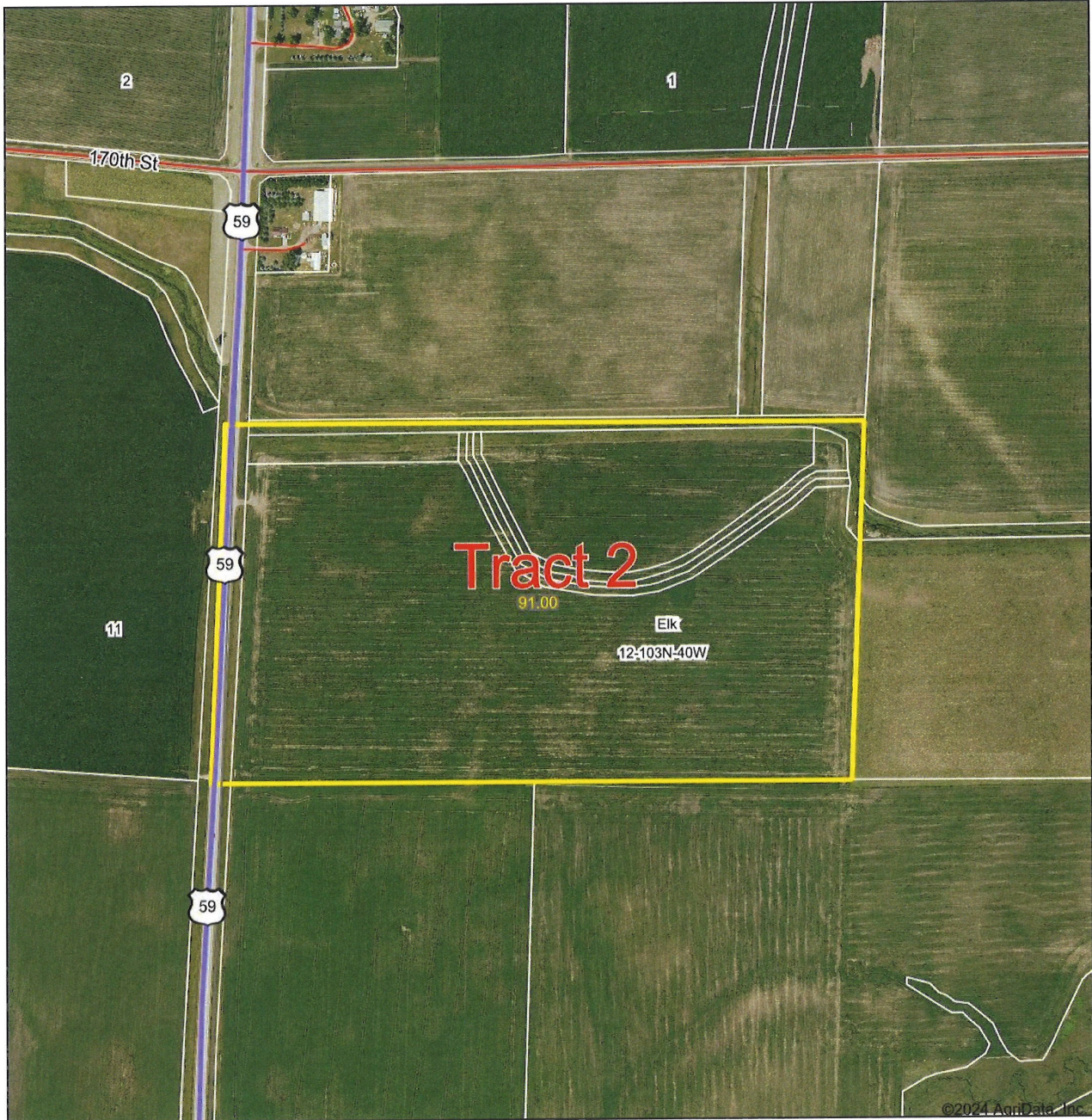
R 43 W	R 42 W	R 41 W	R 40 W	R 39 W
LEOTA	WILKORT	BLOOM	SEBIRD	GRAMM LAKES
LEMORE	LAUREN	SUNBURY LAKE	ELK	HERSEY
WESTSIDE	OLNEY	DEWILD	WORTHINGTON	LOBAN
GRAND PRAIRIE	LITTLE ROCK	RAKSON	BELOW	RIDGAY LAKE

NOBLES COUNTY, MN



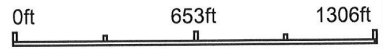


**Aerial Map**



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Boundary Center: 43° 44' 29.06, -95° 35' 18.78



**12-103N-40W**  
**Nobles County**  
**Minnesota**



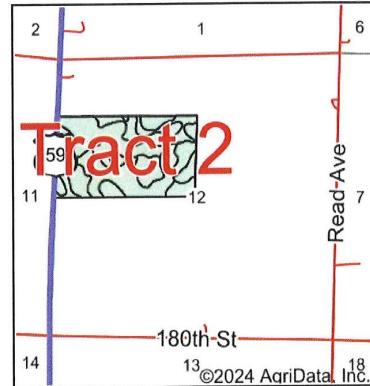
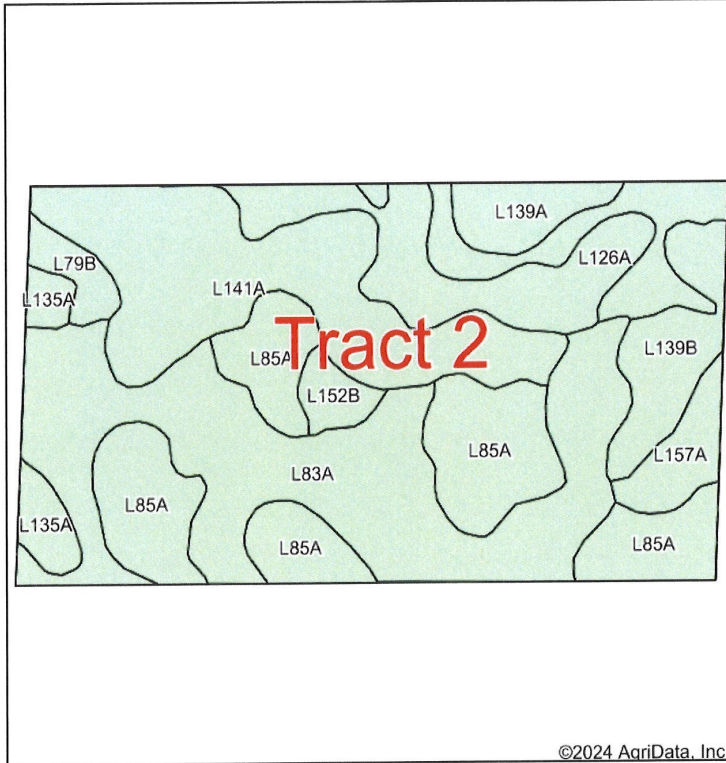
Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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2/21/2024

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



### Soils Map



State: **Minnesota**  
 County: **Nobles**  
 Location: **12-103N-40W**  
 Township: **Elk**  
 Acres: **91**  
 Date: **2/21/2024**



Soils data provided by USDA and NRCS.

Area Symbol: MN105, Soil Area Version: 22						
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	*n NCCPI Soybeans	
L83A	Webster clay loam, 0 to 2 percent slopes	26.08	28.7%	IIw	82	
L141A	Spillville loam, 0 to 2 percent slopes, occasionally flooded	22.29	24.5%	IIw	87	
L85A	Nicollet clay loam, 1 to 3 percent slopes	18.59	20.4%	Iw	81	
L126A	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	8.33	9.2%	IIw	83	
L139B	Wadena loam, 2 to 6 percent slopes	4.99	5.5%	Ile	50	
L139A	Wadena loam, 0 to 2 percent slopes	2.77	3.0%	IIs	52	
L157A	Lowlein loam, 0 to 2 percent slopes	2.60	2.9%	Is	70	
L135A	Okabena silty clay loam, 1 to 3 percent slopes	2.33	2.6%	Iw	88	
L79B	Clarion loam, 2 to 6 percent slopes	1.57	1.7%	Ile	83	
L152B	Lowlein-Round lake complex, 1 to 6 percent slopes	1.45	1.6%	Ile	65	
<b>Weighted Average</b>				<b>1.74</b>	<b>90.4</b>	<b>*n 80</b>

\*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.





**Farm 9973**

**Tract 21813**

2023 Program Year

Map Created May 02, 2023

**1034012**



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

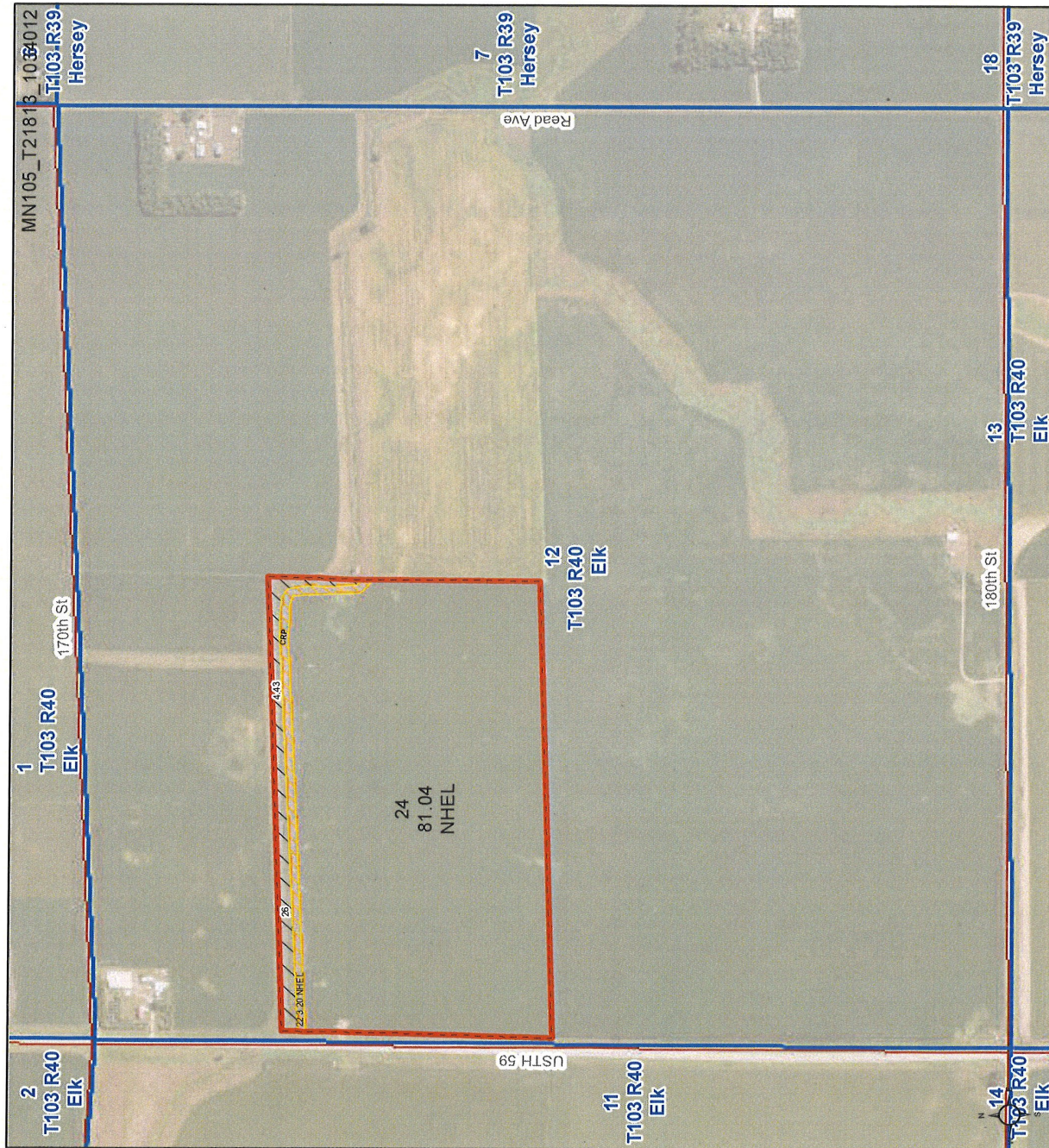
### Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary

### Wetland Determination Identifiers

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

Tract Cropland Total: 84.24 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: 9973  
Prepared: 2/8/24 2:06 PM CST  
Crop Year: 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name  
CRP Contract Number(s) : 11531A  
Recon ID : 27-105-2022-105  
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
88.67	84.24	84.24	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	81.04	0.00		3.20	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	77.73	0.00	130	
<b>TOTAL</b>	<b>77.73</b>	<b>0.00</b>		

NOTES

--

Tract Number : 21813  
Description : S2 OF NW4 S12/EL  
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 :  
Other Producers :  
Recon ID : 27-105-2009-259

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
88.67	84.24	84.24	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	81.04	0.00	3.20	0.00	0.00	0.00





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CCMS Menu

- [Search Contract](#)
- [County Reports](#)
- [Nationwide Customer Search](#)

**View Contract**

<b>Contract Status:</b>	Approved	<b>Activity Type:</b>	No Activity
<b>Admin State:</b>	Minnesota (27)	<b>Admin County:</b>	Nobles (105)
<b>Physical State:</b>	Minnesota (27)	<b>Physical County:</b>	Nobles (105)
<b>Contract Number:</b>	11531A	<b>Signup Number:</b>	50
<b>Program Type:</b>	CRP	<b>Signup Name:</b>	Continuous SU50
<b>Program Year:</b>	2018	<b>Signup Type:</b>	Continuous
<b>Contract Description:</b>		<b>Subcategory Type:</b>	REGULAR

Parent Contract: [Nobles, MN 11531](#)

<b>Approval Date:</b>	06/22/2022	<b>Original Contract Start Date:</b>	02/01/2018
<b>Revised Contract Start Date:</b>	12/21/2021	<b>Contract End Date:</b>	09/30/2032
<b>Contract Acres:</b>	3.20	<b>Re-enrolled Acres:</b>	0.00
<b>Cropland Acres:</b>	3.20	<b>Marginal Pastureland Acres:</b>	0.00
<b>Non-Cropland Acres:</b>	0.00	<b>HUC Code:</b>	071000010501
<b>Extended:</b>	No	<b>Approved For Early Termination:</b>	No
<b>Termination Criteria:</b>	N/A	<b>Contract Validity:</b>	Valid
<b>Payable Acres:</b>	3.20	<b>Cover Maintenance Performed By:</b>	N/A
<b>Does a C/S Agreement Exemption apply?</b>	No	<b>Water/Wind EI:</b>	n/a / n/a

**Rate Information and PL Rule**

Effective Start Date	Effective End Date	Rental Rate per Acre	Annual Contract Payment	PL Rule	AGI Threshold
12/21/2021	09/30/2032	\$243.44	\$779	5-PL	\$900,000

**Farm/Tract and CLU Information**

Farm Number	Tract Number	CLU	CLU Acres	Rental Reduction Code
9973	21813	0022	3.20	None

**Producer Information**

Producer Name	Address	City	State	Zip	Share	Deceased Producer Date
					100.00 %	N/A
					0.00 %	N/A
					0.00 %	N/A
					0.00 %	N/A
					0.00 %	N/A
					0.00 %	N/A

**Practice Information**

Practice Code	CLU	SAFE Area	Practice Status	Practice Acres	Estimated Cost Share per Practice
CP21	0022		N/A	3.20	\$0

**Predecessor-Successor Division(s) of Payment agreement**

None

[View less detail](#)

Select a form to view: CRP-1



his  
arm

Charge Invoice - Due 01/20/2024

Potash 0-0-62	6.870 Tons	500.0000 /Tons	3,435.00	3,435.00
DAP (18-46-0)	9.230 Tons	640.0000 /Tons	5,907.20	5,907.20
Urea (46-0-0)	10.240 Tons	430.0000 /Tons	4,403.20	4,403.20
Sulfur 90%	0.720 Tons	1,416.6700 /Tons	1,020.00	1,020.00
Zinc Sulfate 35.5%	0.100 Tons	3,000.0000 /Tons	300.00	300.00
Dry Fertilizer Application	85.000 Acre	7.5000 /Acre	637.50	637.50
MN Tonnage Tax	27.160 Tons	1.2700 /Tons	34.49	34.49
<b>Invoice Total</b>			<b>15,737.39</b>	<b>15,737.39</b>





QBE  
NAU

Chisel plowed in fall of 2023  
81.04 acres @ 19.00 per  
acre

\$1,539.76

Steven R. Nason  
Michael D. Nason

Visit us at [naucountry.com](http://naucountry.com)



4937 170th st  
Sibley, IA 51249

Phone #
1-712-461-0032

Date	Invoice #
12/6/2021	564

Bill To
NNK Partership 0/0 Deb Kohn 7069 210th st Harris, IA 51345

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
			12/6/2021			

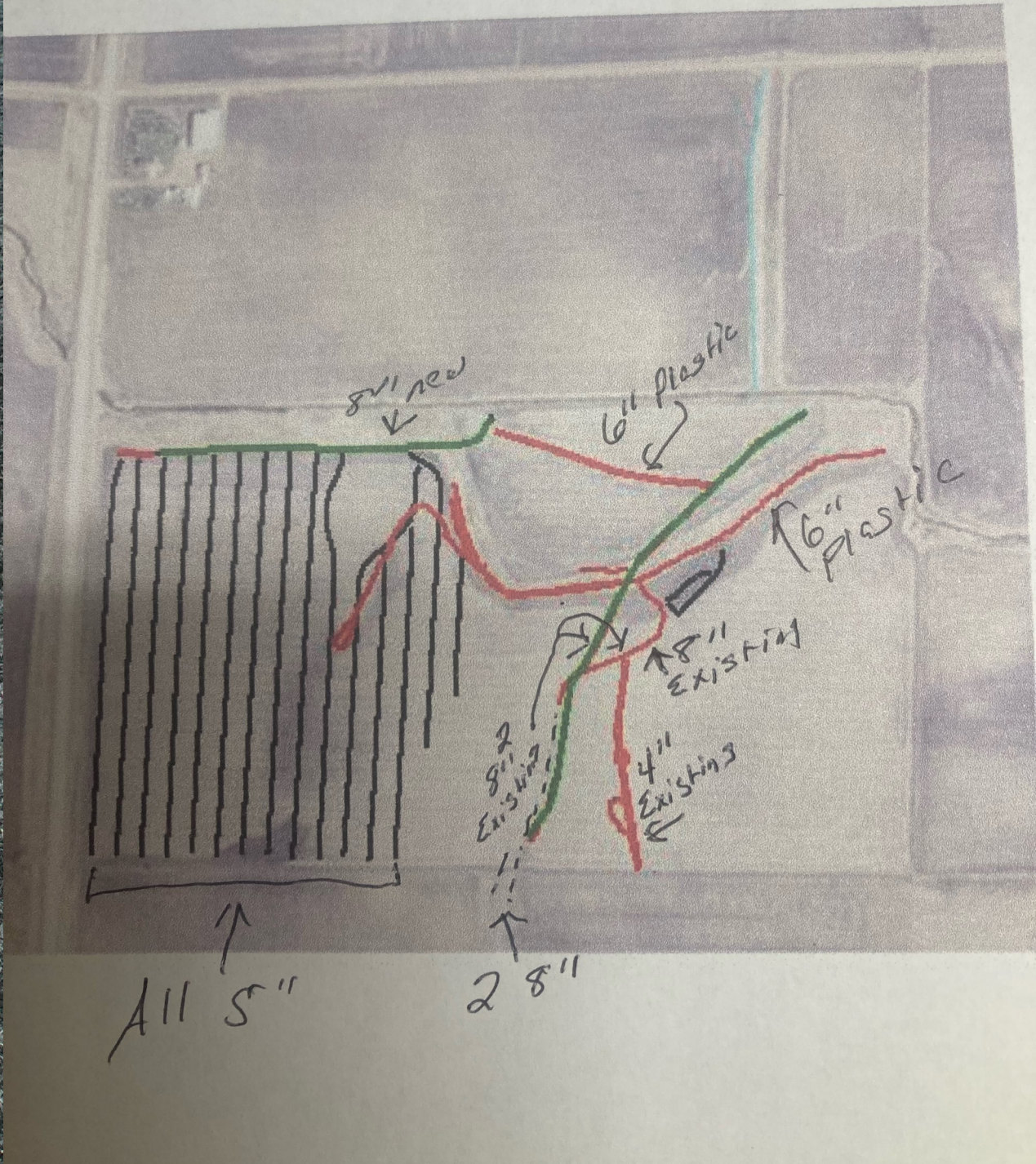
Quantity	Item Code	Description	Price Each	Amount
1,109	8 INCH TILE	tile put on doeden farm fall 2021	3.25	3,604.25
120	6 INCH TILE		2.10	252.00
17,854	5 INCH TILE		1.65	29,459.10
1	8" steel outlet pipe		250.00	250.00
			<b>Total</b>	\$33,565.35

pd  
1/6/22  
cb # 7962





# ESTIMATED TILE MAP





## Fertilizer Reimbursement & Tillage Reimbursement:

### Tract 1:

Buyer of Tract 1 shall be required to reimburse the former tenant at closing for the fertilizer which was applied to Tract 1. The amount of the reimbursement due at closing to the former tenant from the buyer shall be \$9,492.79 total.

### Tract 2:

Buyer of Tract 2 shall be required to reimburse the former tenant at closing for the fertilizer which was applied to Tract 2. The amount of the reimbursement due at closing to the former tenant from the buyer shall be \$15,737.39 total.

Buyer of Tract 2 shall be required to reimburse the former tenant at closing for the fall tillage work which was completed on this farm in the fall of 2023. The amount of this reimbursement shall be \$1,539.76 total, which shall be due from the buyer to the former tenant at closing.

**THESE FARMS ARE BOTH AVAILABLE TO FARM FOR THE 2024 CROP YEAR.**



# 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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for our past successful results