




ZOMER 7 COMPANY
REALTY & AUCTION



**52.19+/- Acres Of
Farmland Located
In Grand Prairie TWP,
Nobles County, MN!**

Live Public
Land Auction



September 20, 2024 @10:30 A.M.

Raymond Arends Family
Heirs - Owners

Sale Conducted by Zomer Company Realty & Auction
1414 Main St., Rock Valley, IA 51247
712-476-9443 — www.zomercompany.com
Mark Zomer Auction Manager—MN Lic. #40641381

Auctioneer's Note: The Zomer Company is honored to represent the Arends family in offering at auction this outstanding tract of Grand Prairie TWP, Nobles County, MN farmland! Land in this locale is not often available for purchase! If you are an investor looking for a great tract of land to add to your portfolio or a farmer looking to purchase your first tract of farmland or add to your operation then this is one tract of farmland that you will want to take a look at! Land is an excellent long-term investment! Make plans today to purchase this outstanding high quality tract of farmland! Watch zomercompany.com in case of inclement weather!

Property Location: From the School in Ellsworth, MN go approx. 1/2 mile South on Birkett Ave (91) to the farm. Farm lies West of Birkett Ave (91). Auction signs will be posted.

Auction of the Properties will be held at the Zomer Company Auction lot located on the South edge of Little Rock, IA on HWY 9 (4594 IA 9st., Little Rock, IA)

TABLE OF CONTENTS

Auction Location & Time	Pg 2
Auction Terms	Pg 3
Plat Map	Pg 4
AgriData Map	Pg 5
Soil Map	Pg 6
Aerial Map	Pg 7
USDA 156 Form	Pg 8
Wetlands Map	Pg 9
Tile Map	Pg 10
Property Notes	Pg 11
Listing Agency	Pg 12

Abbreviated Legal Description: The South 55.0 acres of the West ½ of the NE ¼, Except 1.81 acres; and Except a 250'x897' tract containing 5.15 acres; AND a tract in the Northwest Quarter of the Northeast Quarter South of Leland Avenue in Myra's addition to the City of Ellsworth, ALL in Section 32, in Township 101 North, Range 43 West of the 5th P.M., Nobles County, MN

General description: According to the Nobles County Assessor, this property contains 52.19+/- gross acres. According to FSA, this property contains approx. 50.92+/- tillable acres with the remainder in road and ditch. This farm has a corn base of 38.90+/- acres with a PLC yield of 165Bu. And soybean base of 12 acres with a PLC yield of 46bu.. The tillable farmland is classified as NHEL. The predominant soil types of the land include: P2A-McCreath, P48A-Allendorf, P9A-Gillett Grove, P1B-Annieville. According to Agri-Data this tillable land has a productivity index rating of 88 and an estimated average county CER rating of 70.20. This farm also has approx. 10,110 feet of drainage tile which was installed in approx. 2011! This tract of land offers a tremendous opportunity to purchase a farm with road on only 1 side with great topography and soil ratings! Land in this locale is not often available for purchase at auction! If you are looking for a smaller tract of land to add to your operation or are a younger farmer looking to purchase your first farm this is an outstanding opportunity to purchase a quality tract of Grand Prairie TWP, Nobles County, MN farmland! Make plans today to attend this auction and purchase this farmland!

Method of sale: Property will be sold with the final bid price times the gross county acres from the Nobles County assessor which are 52.19+/- acres. Auction will be held at Zomer Company Auction lot located on the South edge of Little Rock, IA on HWY 9 (4594 IA 9st., Little Rock, IA)

Taxes: The current Real Estate Taxes according to the Nobles County treasurer are approx. \$2,592.00 per year. Seller shall pay the 2024 RE taxes due in the calendar year 2024 which were based on the 2023 tax assessment. Buyer shall be responsible to pay the RE taxes due in the calendar year 2025 which were based on the 2024 tax assessments and all future taxes.

Possession: Full possession will be March 1, 2025. This land is available to farm for the 2025 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 Seller's attorney's trust account, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day when the seller will provide marketable title to the property. Closing day shall be October 30, 2024. 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 Seller's attorney Jennifer Reinke. 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. **Jennifer Reinke—Attorney For Seller**

GRAND PRAIRIE TWP

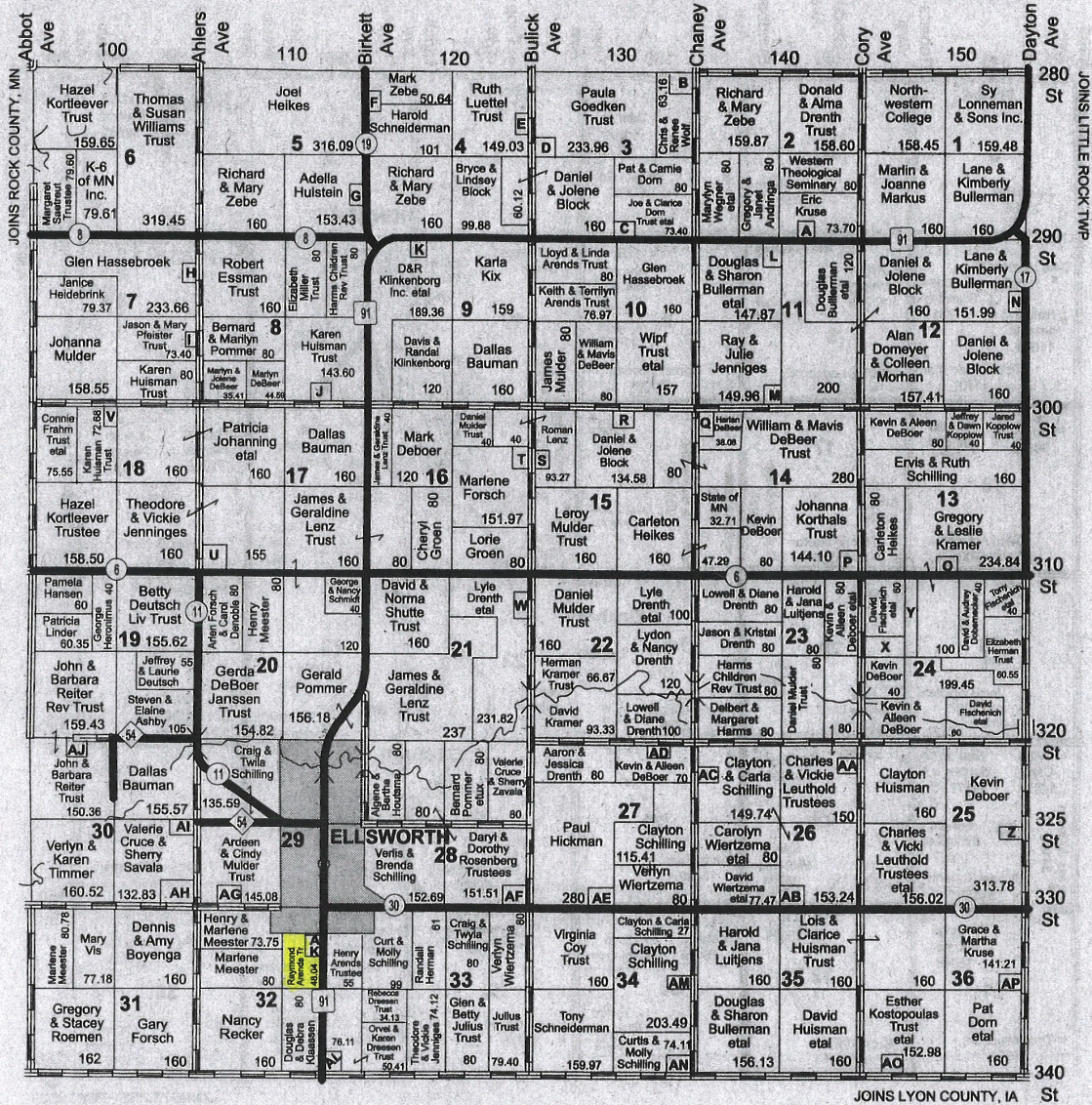
LAND OWNER

T 101 N

R 43 W

JOINS WESTSIDE TWP

LAND OWNER & RURAL RESIDENT MAPS



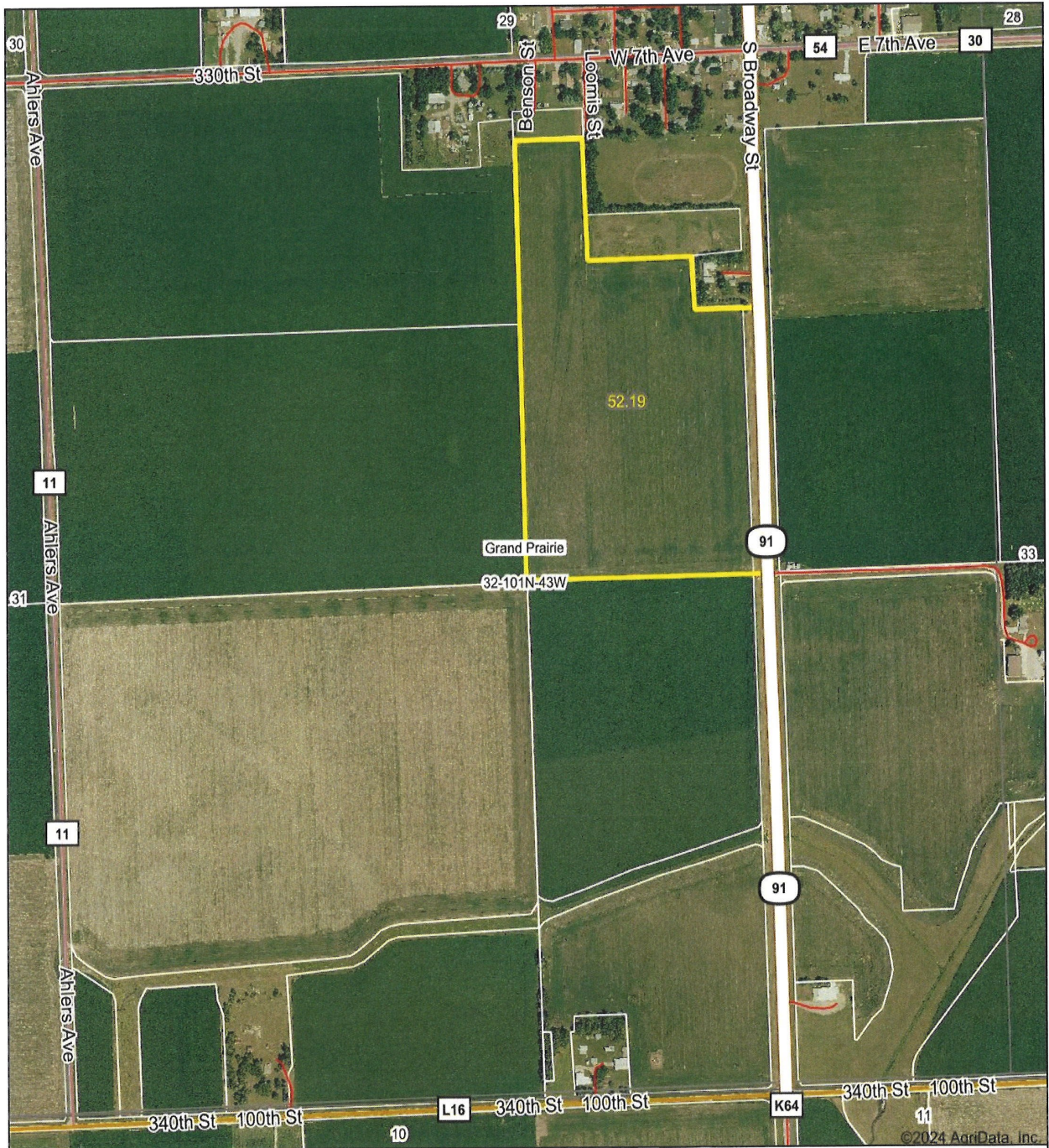
Small Tracts

- Section 2 A Stanley & Doris Kruse - 5.80
- Section 3 B Deborah Luettel Trust - 17.03
- C Bruce Taylor - 6.60
- D David & Eileen Goedken - 6
- Section 4 E David Goedken - 9.92
- F Calvin DeBuhr - 5.91
- Section 5 G Marilyn & Mary DeBuhr - 6.57
- Section 7 H Kirk Kookler - 5.77
- I Jeffrey & Laurie Deutsch - 6.60
- Section 8 J Dalton Huisman - 15.47
- Section 9 K Larry & Catherine Lewis - 10.64
- Section 11 L Century Grain, LLC - 12.13
- M William & Mavis DeBeer - 10.04
- Section 12 N Dayton Avenue Orchard, LLC - 8.01
- Section 13 O Joshua & Eva Kramer - 6.84
- Section 14 P Harlan DeBeer - 11.88
- Section 15 R R Betty Block - 5.42
- S Daniel & Lila Boltjes - 6.73
- Section 16 T Gary Forsch - 8.03
- Section 17 U Thomas Jenniges - 5
- Section 18 V Gregory & Dawn Huisman - 7.32
- Section 21 W Lyndon & Nancy Drenth - 8.18
- Section 24 X Tony Flaschenich et al - 20
- Y Elizabeth Miller Trust - 20
- Section 25 Z Ronald Wessels - 6.22
- Section 28 AA Jeffrey & Amber Lauthold - 10
- AB Brian Lauthold - 6.76
- AC Casey & Mariah Schilling - 10.26
- Section 27 AD Matthew Timmer - 10
- AE Travis & Maria Jenniges - 12.65
- Section 28 AF Kory & Dawn Meester - 8.49
- Section 29 AG Dennis & Amy Boyenga - 5.50
- Section 30 AH City of Ellsworth - 22.11
- AI Church of Saint Marys - 5.06
- AJ Justin Reiter & Erin Dekoning - 10.98
- Section 32 AK Lyle & Wilma Drenth - 6.96
- AL Domesoy Implement Inc. - 5.23
- Section 34 AM Curtis & Molly Schilling - 6.51
- AN David Kramer - 5.89
- Section 36 AO Don & Jody Kramer - 7.02
- AP Gary & Linda Hieronimus - 18.79

R 43 W	R 42 W	R 41 W	R 40 W	R 39 W
LEOTA	WILMONT	BLOOM	SEWARD	GRAND LAKES
LEBORG	LARSEN	SUNNY LAKE	BLK	HERSEY
WESTSIDE	OLNEY	DEWALD	WORTHINGTON	LOBAN
GRAND PRAIRIE	LITTLE ROCK	BARSON	ENGLEW	REDAN LAKE

NOBLES COUNTY, MN

Aerial Map



Boundary Center: 43° 30' 37.6, -96° 1' 14.9

0ft 828ft 1656ft



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

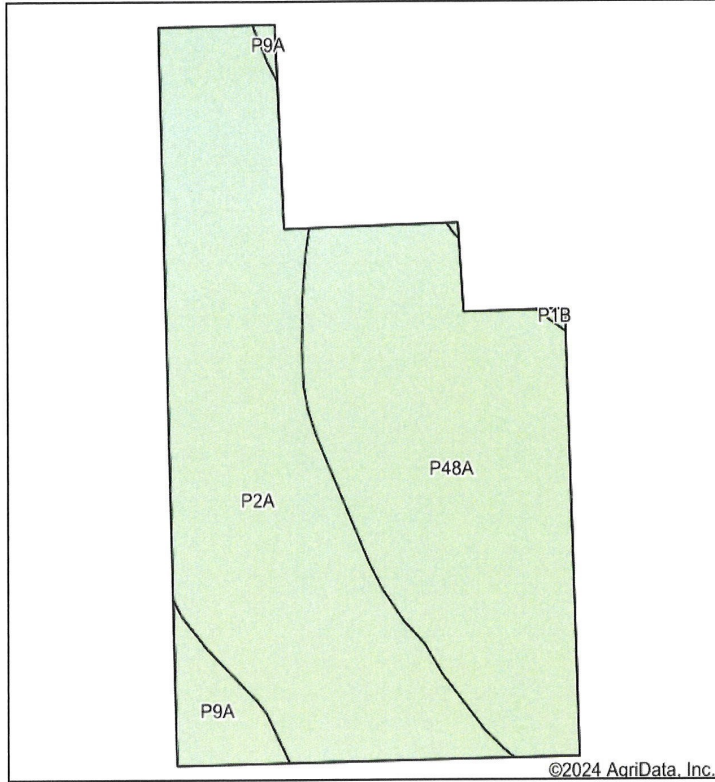
32-101N-43W
Nobles County
Minnesota



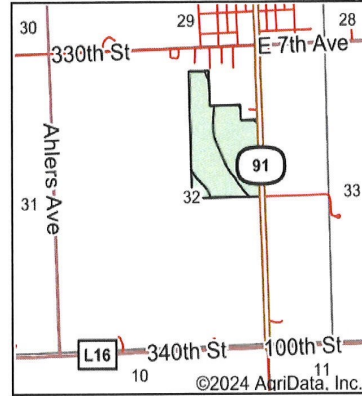
6/27/2024



Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Nobles**
 Location: **32-101N-43W**
 Township: **Grand Prairie**
 Acres: **52.19**
 Date: **6/27/2024**



Maps Provided By:

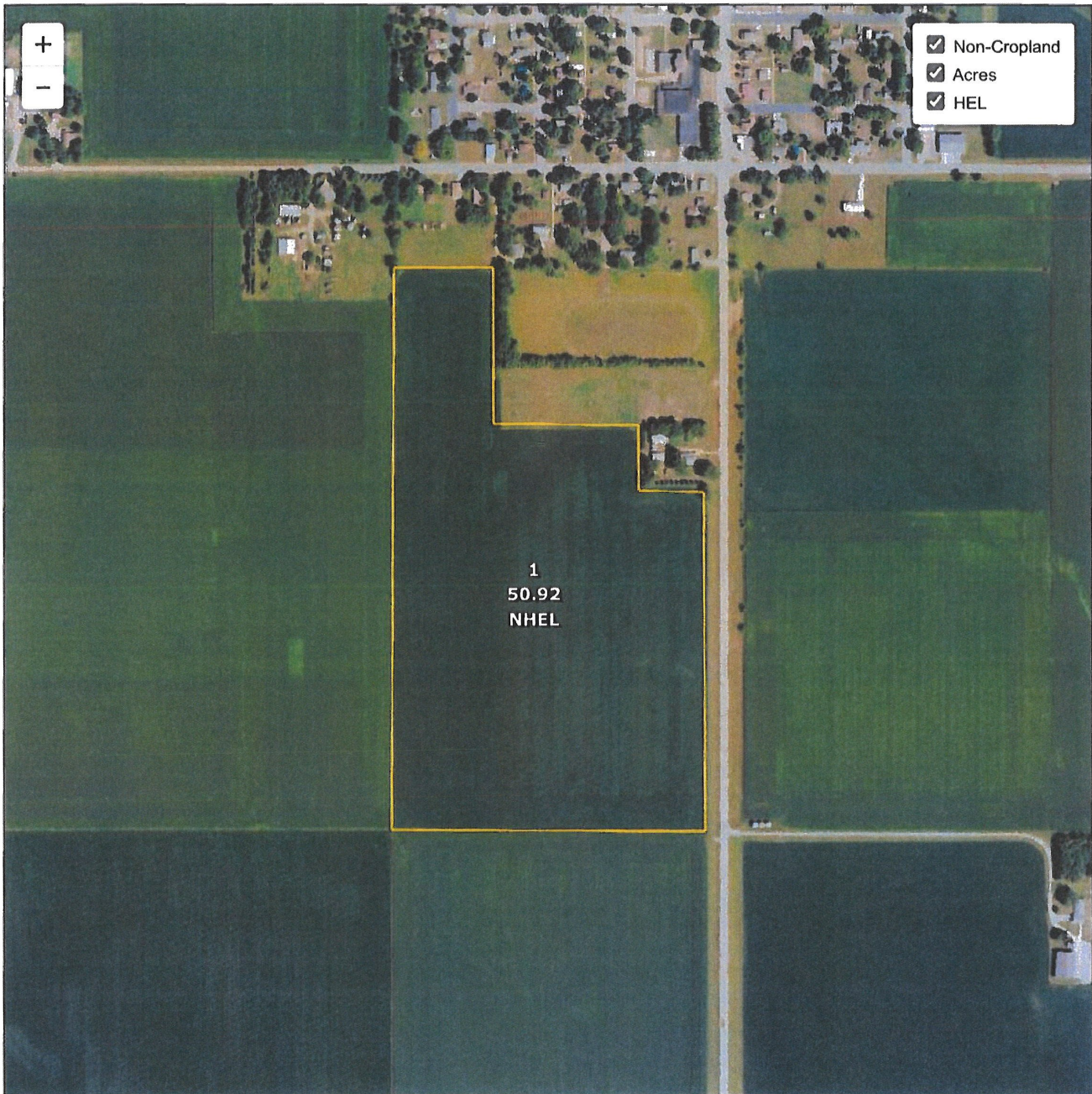


Area Symbol: MN105, Soil Area Version: 22						
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
P2A	McCreath silty clay loam, 1 to 3 percent slopes	26.37	50.6%	lw	99	85
P48A	Allendorf silty clay loam, 0 to 2 percent slopes	23.30	44.6%	lls	75	74
P9A	Gillett Grove silty clay loam, 0 to 2 percent slopes	2.42	4.6%	llw	94	79
P1B	Annieville silty clay loam, 2 to 5 percent slopes	0.10	0.2%	lle	95	85
Weighted Average				1.49	88	*n 79.8

*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.



Common Land Unit

- Cropland
- Non-cropland
- CRP

Farm 8420
Tract 8978

Wetland Determination Identifiers

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

2024 Crop Year



Tract 3 of 3

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).



IOWA
 LYON
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8420
 Prepared: 7/26/24 9:10 AM CST
 Crop Year : 2024

Tract Number : 8978
Description : FR W2 NE4 SEC 32 GRAND PRAIRIE TWP 10143 NOBLES MN
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 contains a wetland or farmed wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
50.92	50.92	50.92	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	50.92	0.00	0.00	0.00	0.00	0.00

DGP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	38.90	0.00	165
Soybeans	12.00	0.00	46
TOTAL	50.90	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil 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.

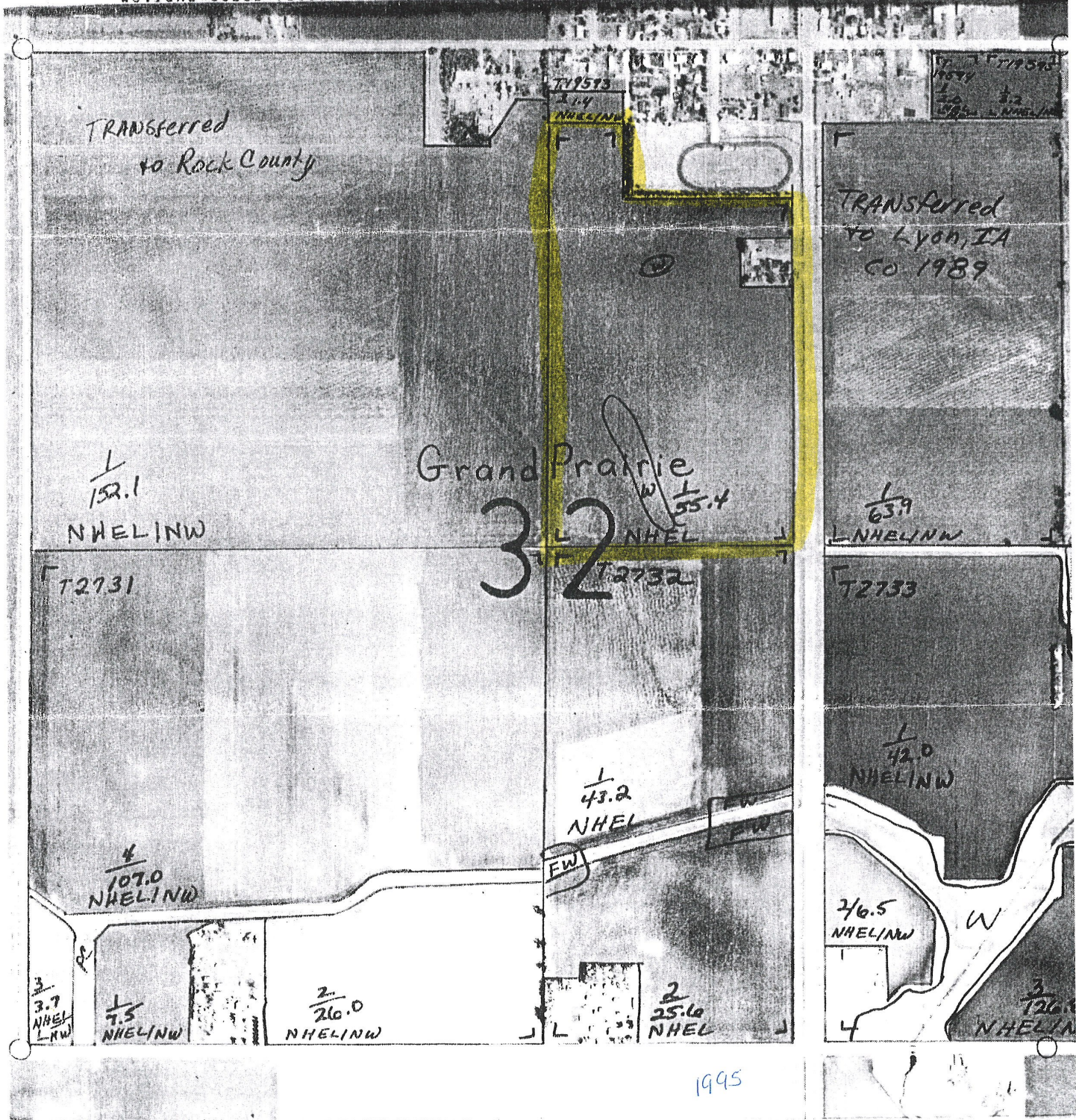
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

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T = TRACT NUMBER	MT = MULTIPLE TRACT NUMBER	HEL = HIGHLY ERODIBLE LAND	MW = MINIMAL EFFECT WETLAND (EXEMPT)
W = WETLAND	ICW = CONVERTED WETLAND	NHEL = NON-HIGHLY ERODIBLE	MWC, MWM, MWR = SPECIAL COND. (SEE SCS)
FW = FARMED WETLAND	NA = NON-AGRICULTURAL	PC = PRIOR CONVERTED WETLAND	NC = NON-CROPLAND
NW = NON-WETLAND	IAW = ARTIFICIAL WETLAND	ECW = EXEMPT (COMMENCED) CONVERTED WETLAND	PHOTO NO.

COUNTY *Nobles* | NOT TO BE REPRODUCED | CROP | SCALE | *Dec. 1994* | YR. | *B.14*

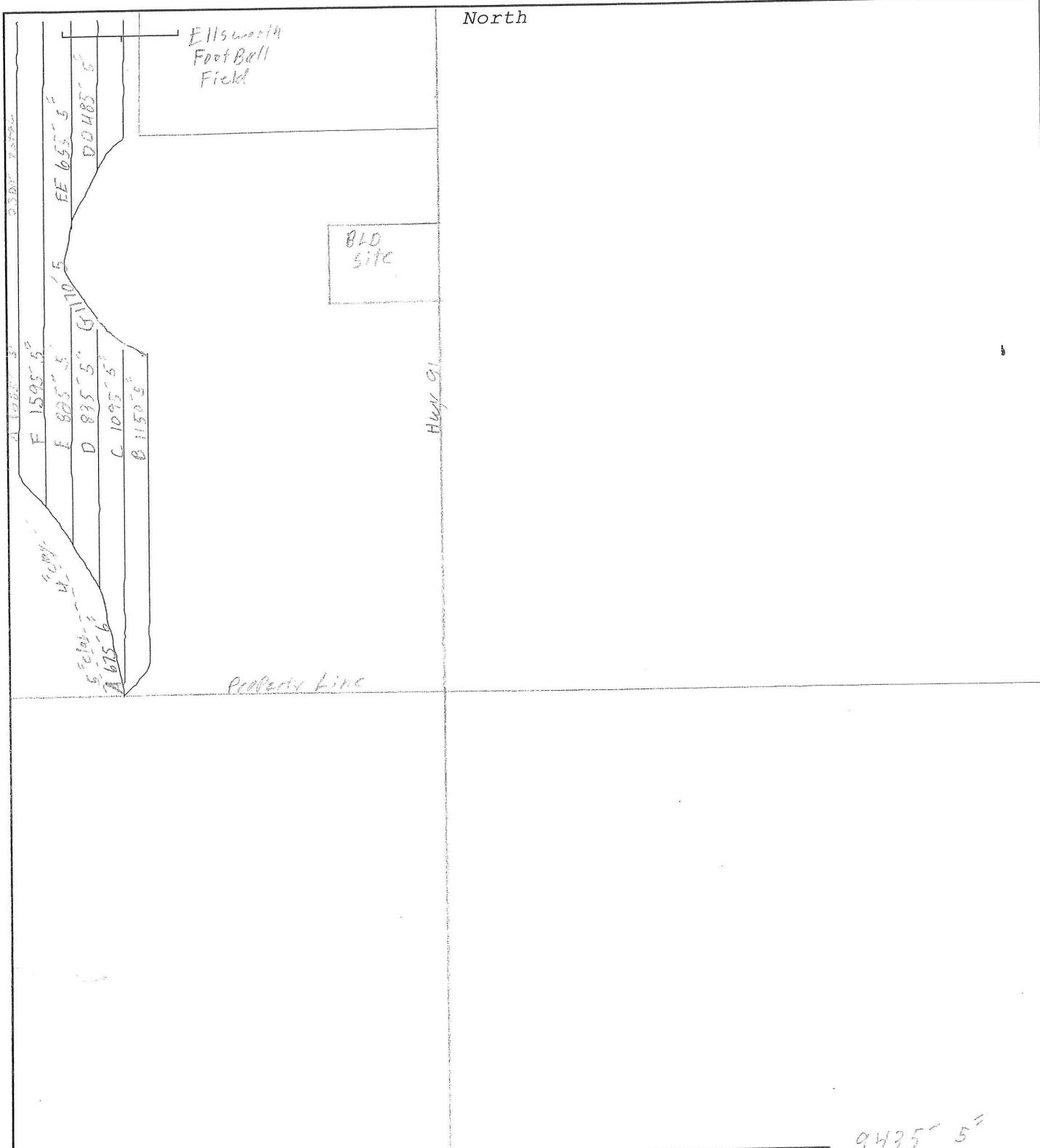
WARNING: Contact NRCS before draining, dredging, filling, or leveling any wet areas or wetland coded fields or improving, modifying or maintaining and existing drainage systems





Tile Map

LATEC GPS: LineFeature.shp



Customer: RAY ARENDS		
Location: GRAND PRAIRIE TWP. 32 NOBLES CO.		
Scale: 350 feet	Spacing: 80	Date: 5/11/11
Russell Tiling, LLC		

9435' 5"
 675' 6"

 10,110 total



PROPERTY NOTES



PRESENTED BY

ZOMER COMPANY

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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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do in your lifetime and we Thank You in advance for your trust
and confidence in our firm.

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www.zomercompany.com

for our past successful results