

**ZOMER COMPANY**  
REALTY & AUCTION

# Live Public LAND AUCTION

*Eden TWP, Pipestone County, MN*

**SALE DATE:**

**November 14, 2024**

**at 10:30A.M.**

**Robert Blauwet Revocable Trust - Owner**

**80.10+/- ACRES**



712-476-9443



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

**Auctioneer's Note:** The Zomer Company is honored to represent the Robert Blauwet Trust in offering this tract of Pipestone County, MN farmland for sale at auction! This tract of land is in a great area! Land for generations has been known as an excellent investment and today that is no different! Purchasing land is an investment in your family's future, whether you are purchasing it as an investor or farmer, purchasing land will be an investment that you are glad you decided to make! Make plans today to purchase this outstanding high quality tract of farmland! Watch [zomercompany.com](http://zomercompany.com) in case of inclement weather!

**Property Location:** From Jasper, MN go North on MN-23 for 2 miles to 21st St. then go 2 miles East on 21st St. to 60th Ave. then go 1/2 mile South on 60th Ave. to the farm. Farm is located on the West side of 60th Ave. Auction signs will be posted.

**Auction to be held onsite at the property.**



**Abbreviated Legal Description:** The N1/2 of the SE1/4 of Section 27, TWP 105N, Range 46W, Pipestone County, MN. Subject to all public roads, easements, drainage taxes/assessments, wind easements of record, if any.

**General description:** According to the Nobles County Assessor, this property contains 80.10+/- gross acres. According to FSA, this property contains approx. 71.24+/- tillable acres. This farm has a corn base of 35.87+/- acres with a PLC yield of 164Bu. and soybean base of 35.02 acres with a PLC yield of 44bu. The tillable farmland is classified as NHEL. The predominant soil types of the land include: P24B-Moody, P46-Trent, P17A-Ihlen, P42A-Whitewood, P34B-Splitrock. According to Agri-Data this land has a productivity index rating of 90.5 and an estimated average county CER rating of 74.1. This farm also has several thousand feet of drainage tile line installed in 2020 with maps available! This is a great opportunity to purchase a nice tract of Pipestone County, MN farmland! This farmland is in a great location located just Northeast of Jasper, MN! This farm is also located within a mile of several hard surface roads which provides excellent access for grain transportation! If you are a farmer or investor looking for a quality tract of farmland to invest in, then be sure to take a look at this property!

**Method of sale:** Property will be sold with the final bid price times the gross surveyed acres. Auction to be held onsite at the property.

**Taxes:** The current Real Estate Taxes according to the Pipestone County treasurer are estimated at \$3,323.00 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 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 December 23, 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.**

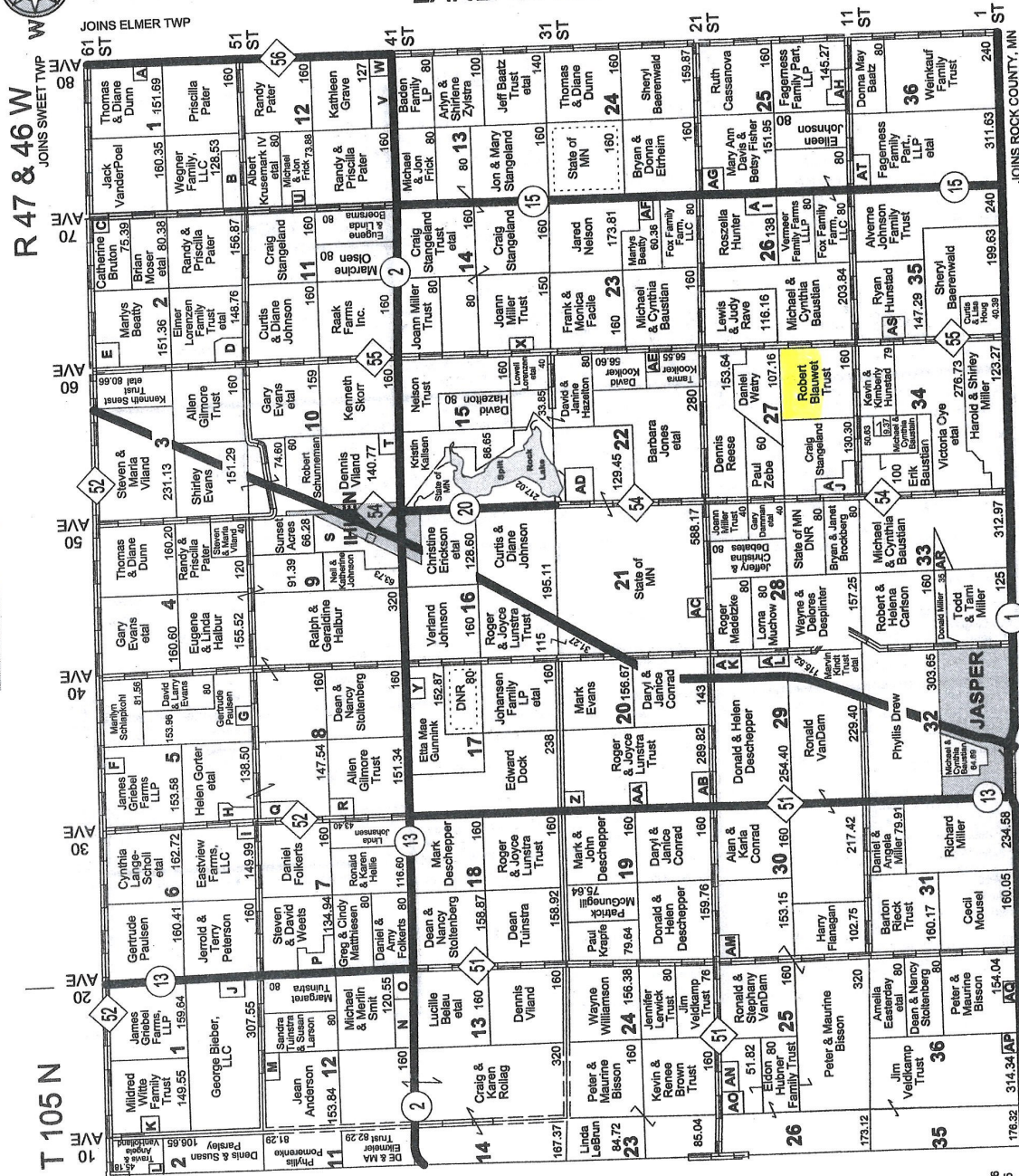
## TABLE OF CONTENTS

Auction Location & Time	Pg 2
Auction Terms	Pg 3
Plat Map	Pg 5
AgriData Map	Pg 6
Soil Map	Pg 7
FSA Map	Pg 8
USDA 156 Form	Pg 9-10
Tile Map	Pg 11
Wetland Map	Pg 12
Aerial Survey	Pg 13
Property Notes	Pg 14
Sale Terms	Pg 15

# EDEN TWP LAND OWNER



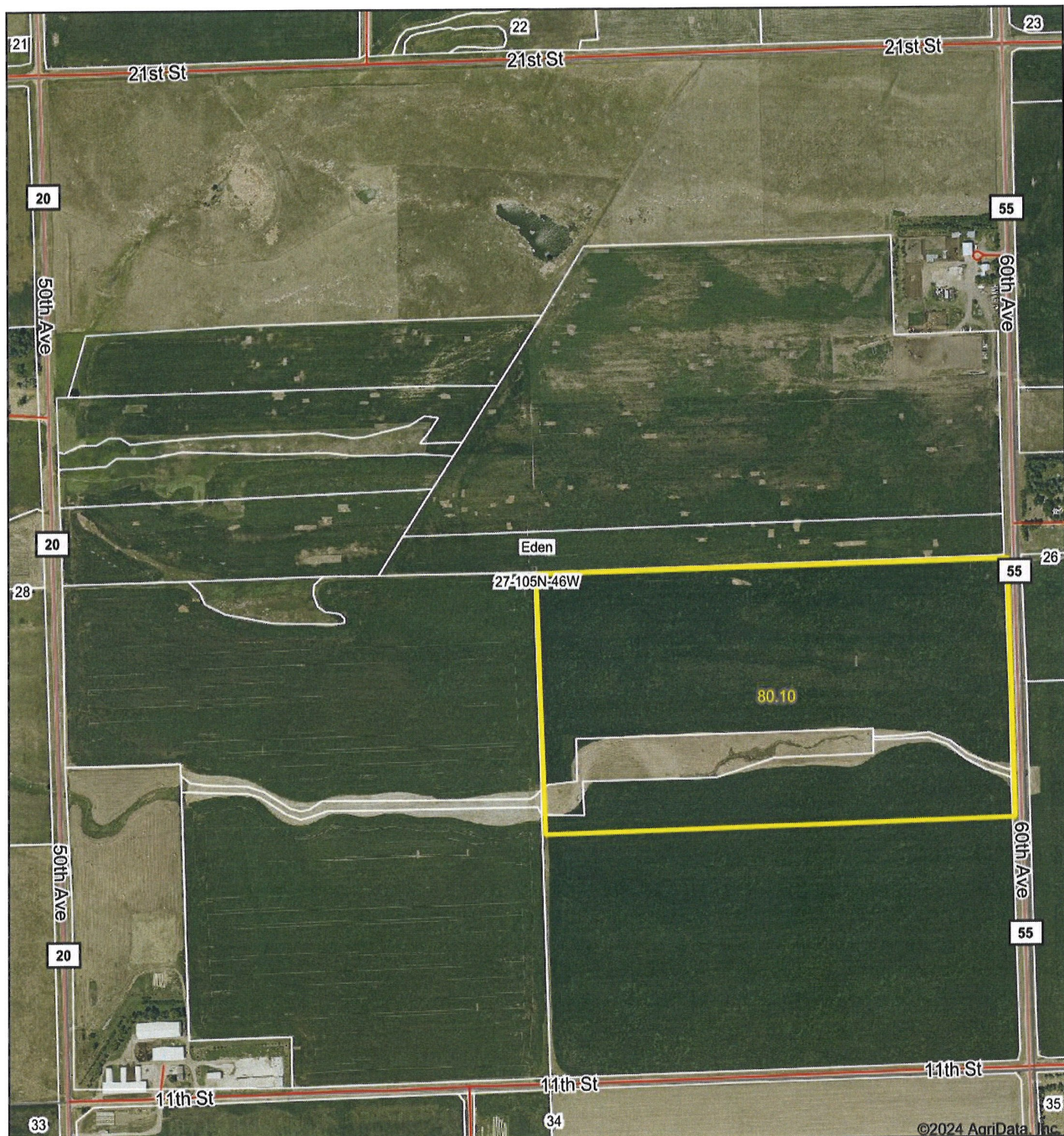
LAND OWNER & RURAL RESIDENT MAPS



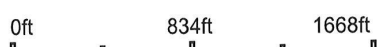
R 47 W	R 46 W	R 45 W	R 44 W	T 108 N	T 107 N	T 106 N	T 105 N
ALASKA	TRUST	FOURTEEN PRINCE	ALASKA	ROCK	ROCK	ROCK	ROCK
				GRANGE	GRANGE	GRANGE	GRANGE
				GRAY	GRAY	GRAY	GRAY
				SWEET	SWEET	SWEET	SWEET
				ELMER	ELMER	ELMER	ELMER
				OSBORNE	OSBORNE	OSBORNE	OSBORNE

- Small Tracts**
- Section 1E A Dewyn & Jennifer Koelman - 5
  - Section 1B Donald & Kathy Moser - 31.47
  - Section 2E C Edin & Kathy Moser - 5
  - Section 5 E Wayne & LaDonna Harris - 9.88
  - Section 5 F Bernard Kremppes - 6.42
  - Section 6 G Jean Anderson - 6.04
  - Section 6 H Eugene & Linda Halbur - 21.50
  - Section 6 I James & Bonita Folkers - 10.01
  - Section 6 J Shannon & Dustin Bummeister - 12.45
  - Section 6 K Michael & Tanya Vitte - 10.95
  - Section 6 L Julie Manzay & Marina O'Neill - 6.16
  - Section 6 M Christiana Turatra - 28.47
  - Section 6 N Dennis & Jennifer Evans - 10.98
  - Section 7 O William Peterson - 24.58
  - Section 7 P James & Bonita Folkers - 12.46
  - Section 7 Q Jerry Shallum - 8.86
  - Section 7 R Greg Johnson et al - 53.84
  - Section 7 S U Avin & Dennis Johnson - 6.12
  - Section 7 T City of Iliet - 10.58
  - Section 7 U Thomas & Diane - 21.64
  - Section 7 V Tom Olson - 10
  - Section 7 W Darryl Evans Trust - 7.83
  - Section 7 X Edon 80 - 6.73
  - Section 7 Y New Horizon Farms, LLP - 5.73
  - Section 7 Z Wendy Kessler - 10.10
  - Section 7 AA New Horizon Farms, LLP - 14.35
  - Section 7 AB David & Dean Luck - 7.65
  - Section 7 AC Gary & Beverly Mitchell - 30.56
  - Section 7 AD Gregory Conrad - 6.89
  - Section 7 AE Mitchell Baumgartner - 8.05
  - Section 7 AF Debra & David - 8.05
  - Section 7 AG Debra & David - 14.73
  - Section 7 AH Troy Johnson - 22
  - Section 7 AI Michael & Cynthia Baustian - 28.70
  - Section 7 AJ Linda Mattson - 11.51
  - Section 7 AL Julie Rodman - 10
  - Section 7 AM Brandon & Nello Berkenpas - 6.90
  - Section 7 AN John Bunkers - 16.71
  - Section 7 AO April Nelson - 11.47
  - Section 7 AP William & Ann - 5.98
  - Section 7 AQ Vince & Rebecca Welgater - 13.25
  - Section 7 AR Jack & Rebecca VanderPoel - 3.37

**Aerial Map**



Boundary Center: 43° 52' 8.12, -96° 21' 8.11



**27-105N-46W**  
**Pipestone County**  
**Minnesota**

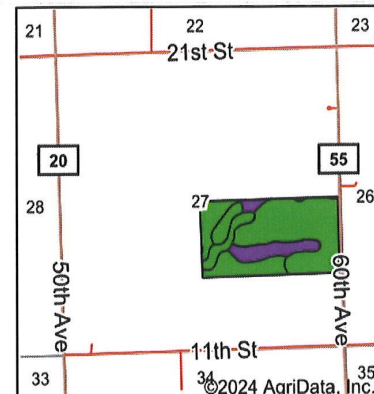
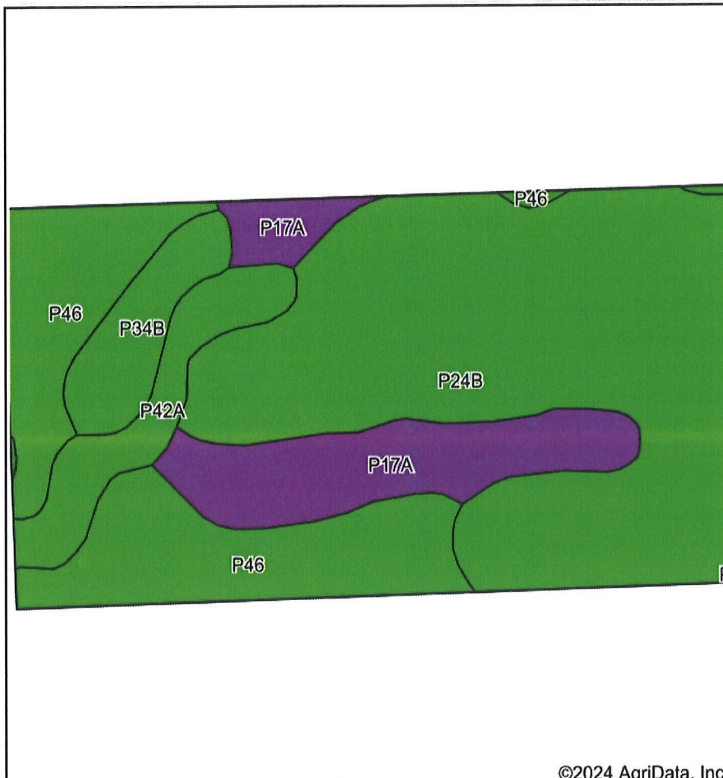


Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

9/17/2024

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

### Soils Map








State: **Minnesota**  
 County: **Pipestone**  
 Location: **27-105N-46W**  
 Township: **Eden**  
 Acres: **80.1**  
 Date: **9/17/2024**



Maps Provided By:  **surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 [www.AgriDataInc.com](http://www.AgriDataInc.com)



Soils data provided by USDA and NRCS.

Area Symbol: MN117, Soil Area Version: 23									
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	*n NCCPI Soybeans	
P24B	Moody silty clay loam, cool, 2 to 6 percent slopes	40.35	50.3%			Ile	95	71	
P46	Trent silty clay loam, 0 to 3 percent slopes	18.55	23.2%			I	100	75	
P17A	Ihlen silty clay loam, 0 to 2 percent slopes	11.34	14.2%			Ils	57	54	
P42A	Whitewood silty clay loam, 0 to 2 percent slopes	5.52	6.9%			Ilw	94	73	
P34B	Splitrock silty clay loam, 2 to 5 percent slopes	4.34	5.4%			Ile	91	67	
<b>Weighted Average</b>						<b>1.77</b>	<b>*-</b>	<b>90.5</b>	<b>*n 69.4</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

**Farm 7105**  
**Tract 6076**

2024 Program Year  
Map Created August 07, 2024



Unless otherwise noted:  
Shares are 100% operator  
Crops are non-irrigated

- Corn = yellow for grain
- Soybeans = common soybeans for grain
- Wheat = HRSS, HRW = Grain
- Sunflower = Oil, Non-Oil = Grain
- Oats and Barley = Spring for grain
- Rye = for grain
- Pes = process
- Alfalfa, Mixed Forage AGM, GMA, ICS = for forage
- Beans = Dry Edible
- NAG = for GZ
- Canola = Spring for seed

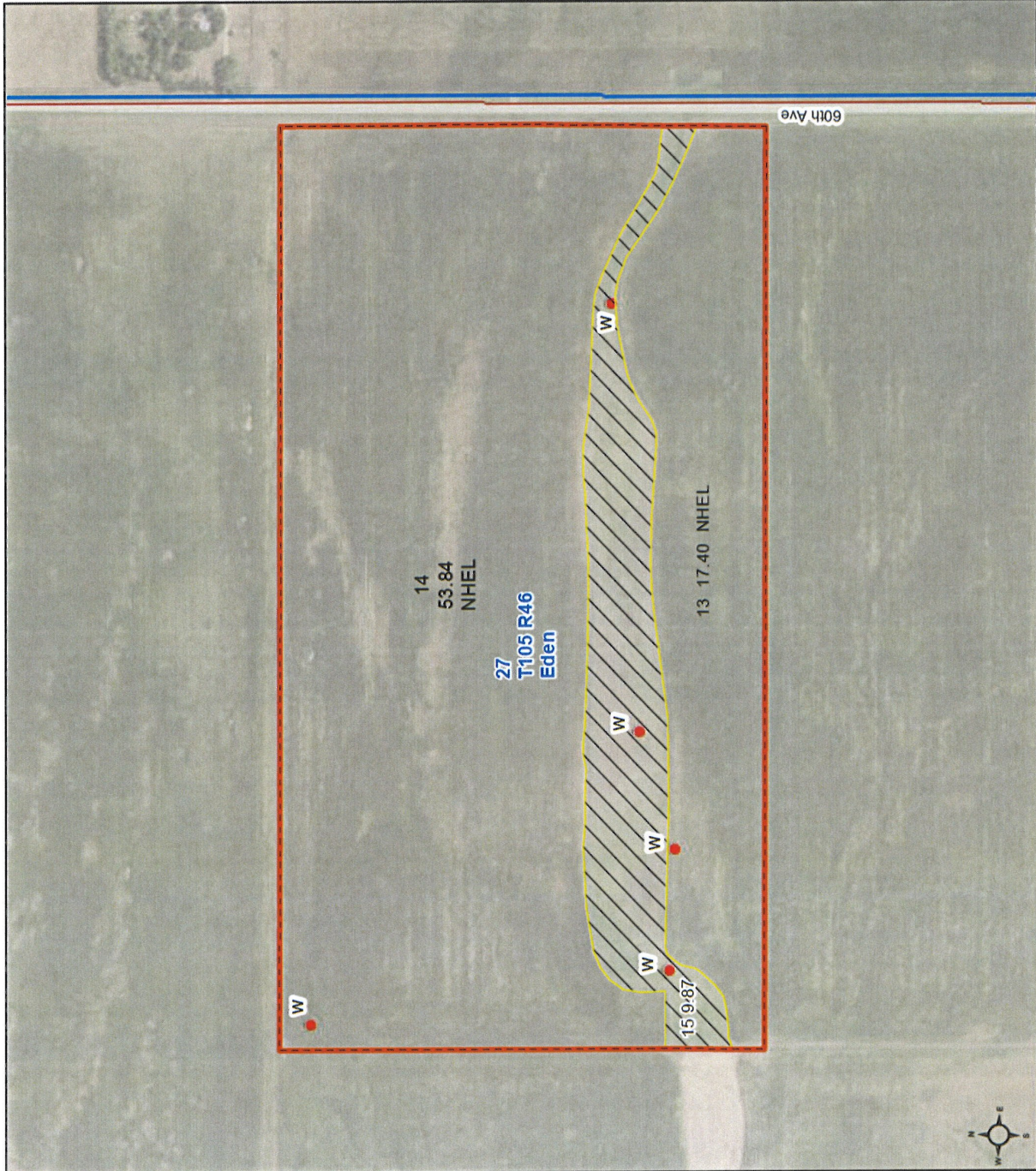
**Common Land Unit**

- Non-Cropland
- Cropland
- Tract Boundary
- Roads

**Wetland Determination Identifiers**

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

Tract Cropland Total: 71.24 acres



United States Department of Agriculture  
**Pipestone County, Minnesota**

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 P 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  
PIPESTONE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 7105  
Prepared : 9/12/24 2:37 PM CST  
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : ██████████  
CRP Contract Number(s) : None  
Recon ID : 27-117-2024-135  
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
81.11	71.24	71.24	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	71.24	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	35.87	0.00	164	0
Soybeans	35.02	0.00	44	
<b>TOTAL</b>	<b>70.89</b>	<b>0.00</b>		

NOTES

--

Tract Number : 6076  
Description : N2SE4 27 Eden  
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 : ROBERT W. BLAUWET REVOCABLE TRUST  
Other Producers : ██████████  
Recon ID : 27-117-2024-134

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
81.11	71.24	71.24	0.00	0.00	0.00	0.00	0.0



MINNESOTA  
PIPESTONE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7105

Prepared : 9/12/24 2:37 PM CST

Crop Year : 2024

Tract 6076 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	71.24	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	35.87	0.00	164
Soybeans	35.02	0.00	44
<b>TOTAL</b>	<b>70.89</b>	<b>0.00</b>	

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.*

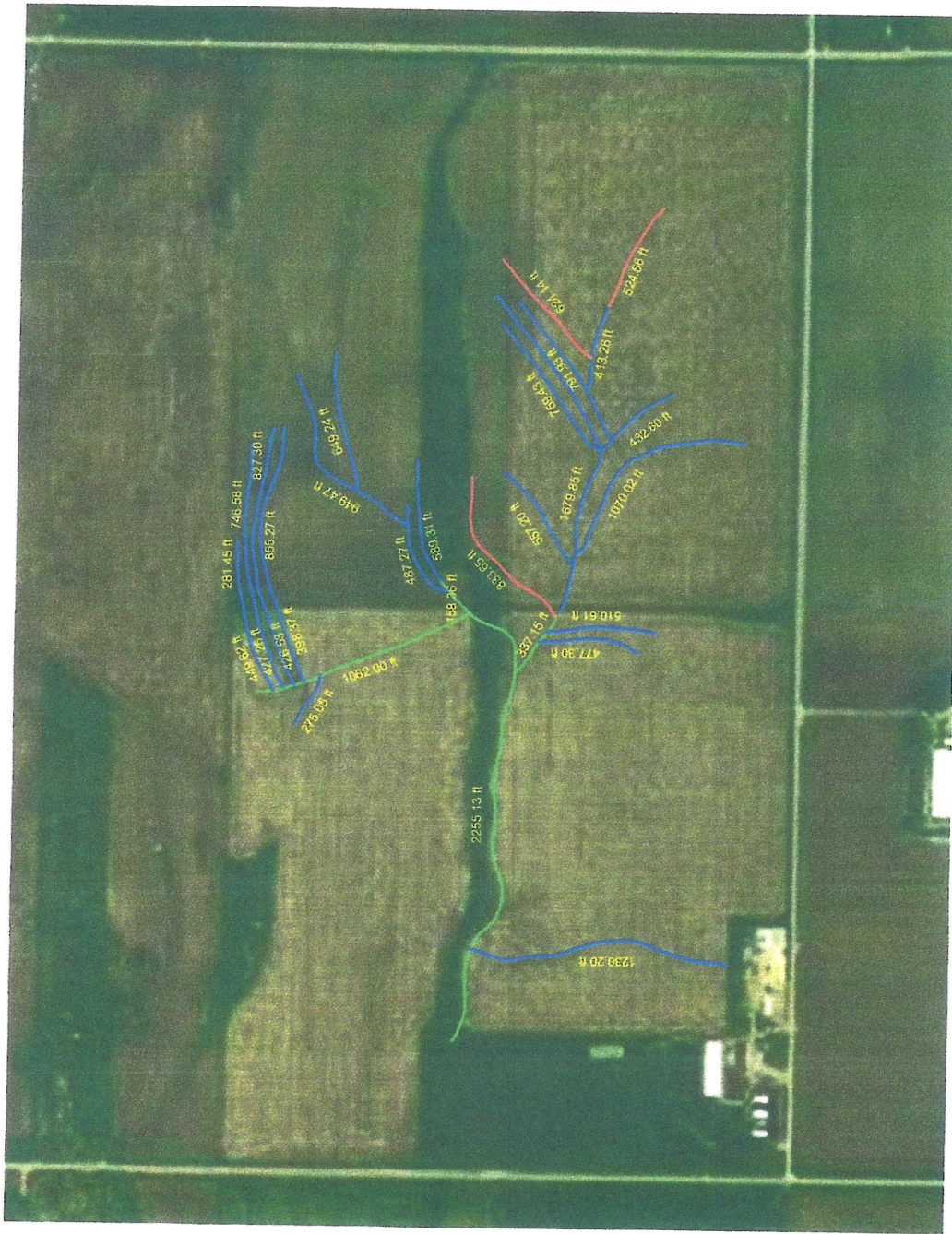
*Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay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

*To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*

South East Quarter

Client: Blauwet, Sparky  
 Farm: Eden Twp Sec 27  
 Field: South East Quarter  
 Name: Fall 2020 Wolfe Plow  
 Date: 12/28/2020

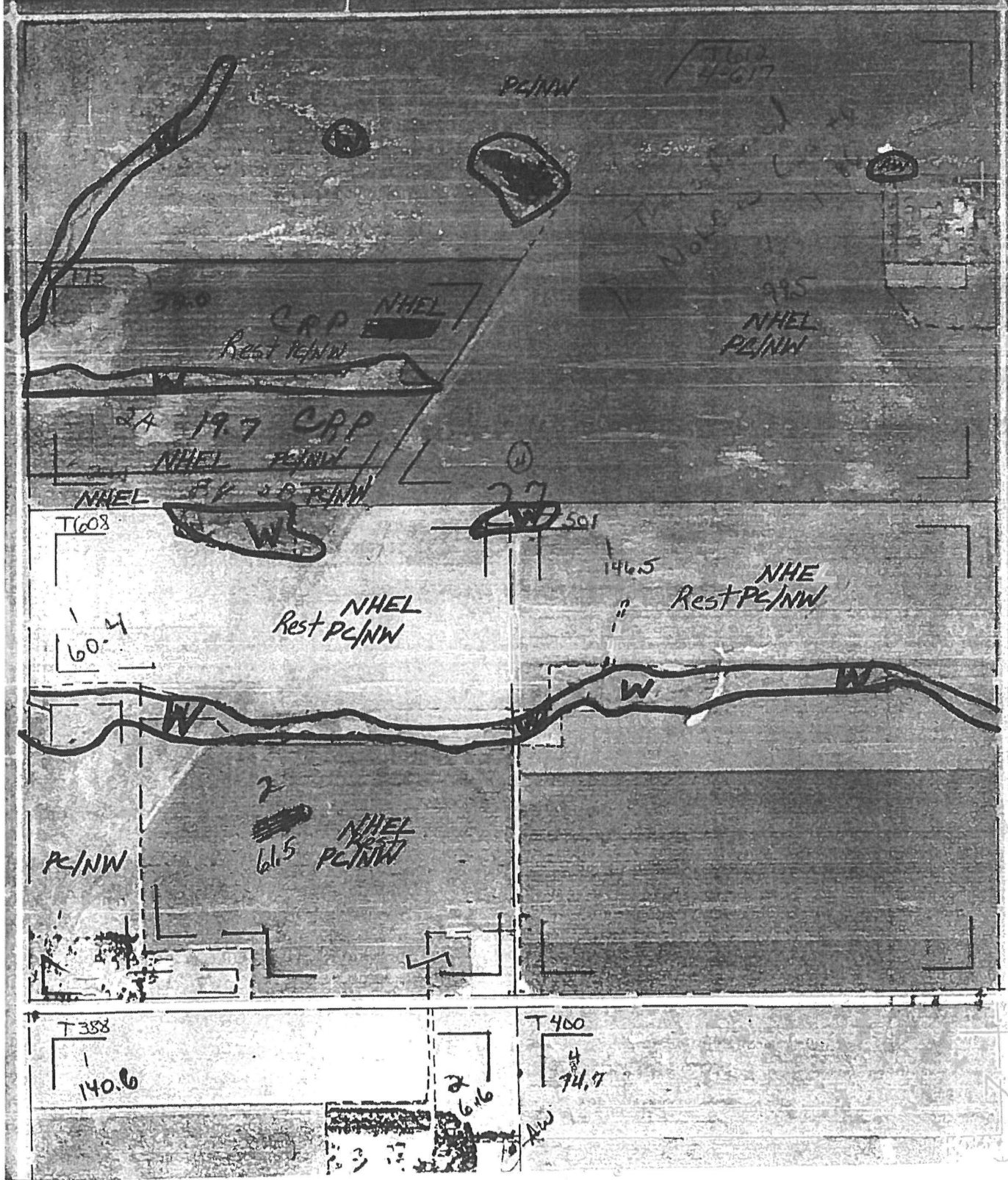
4 Inch Tile	0.00 ft
5 Inch Tile	1982.34 ft
6 Inch Tile	15285.13 ft
8 Inch Tile	3812.63 ft
10 Inch Tile	0.00 ft
12 Inch Tile	0.00 ft



**AB EXCAVATION**  
 2148 SOUTH ST • KODOLAK, IA 48246  
 Alan & Jill Bruggeman • 712-472-2705 Cell - 712-476-1777  
 Austin Bruggeman - 712-470-2124  
 TILE MACHINE • EXCAVATOR • DOZERS  
 • SCRAPER • BACKHOE • TRENCHER • PACKER

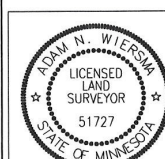
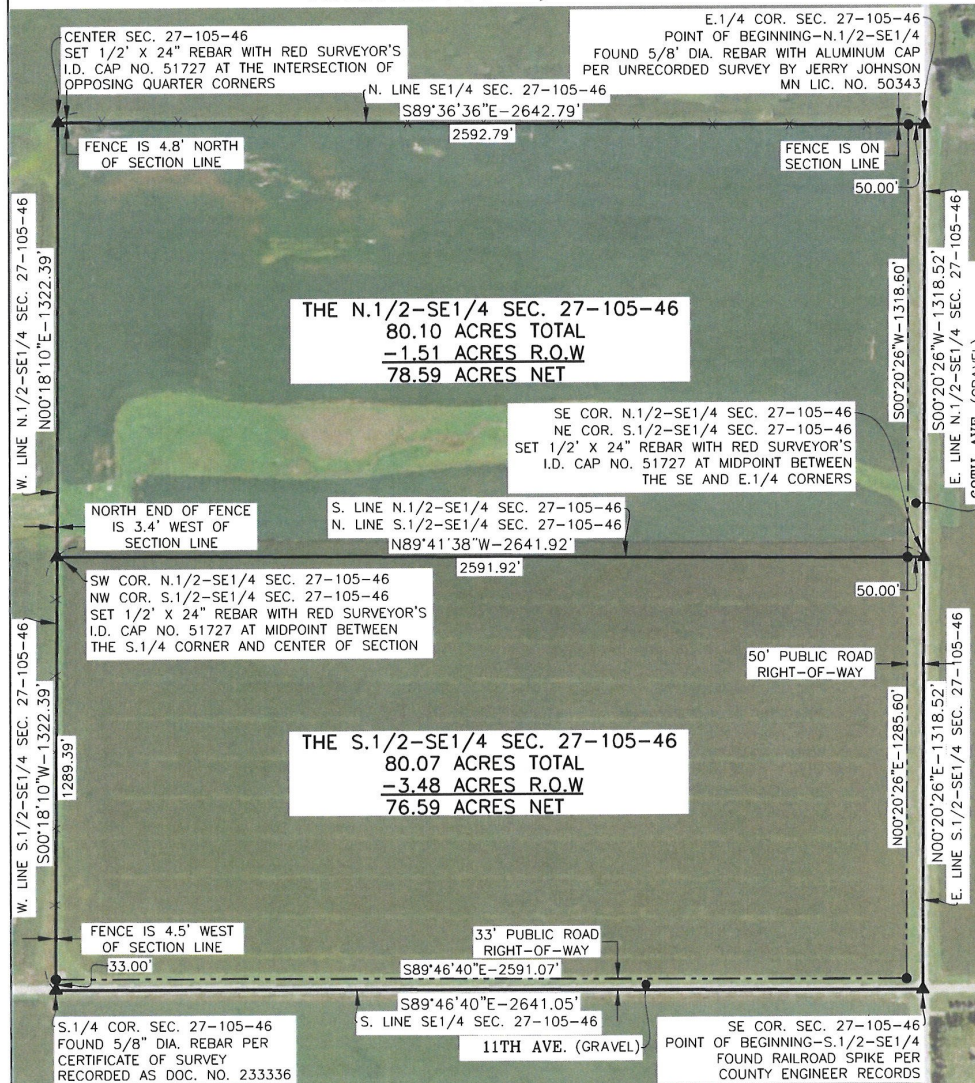
Pipestone County Not to scale

96L



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

**CERTIFICATE OF SURVEY**  
**THE N.1/2-SE1/4 AND THE S.1/2-SE1/4 OF SECTION 27-105-46**  
**PIPESTONE COUNTY, MINNESOTA**



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: SHEET 1 OF 2 AND SHEET 2 OF 2

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

**LEGEND**

- ▲ SECTION CORNER AS NOTED
- SET 1/2" X 24" REBAR WITH RED SURVEYOR'S I.D. CAP NO. 51727

DATE OF FIELD WORK—3-29-24  
 SURVEY REQUESTED BY: CRAIG BRUGGEMAN

	DGR ENGINEERING Rock Rapids, Iowa 712-472-2531 Sioux City, Iowa Sioux Falls, South Dakota	Date 4-01-24 Drawn By ANW Reviewed TML Approved ANW	PROJECT NO. 374083 DWG. # P:03 074-083\374083\DWG\374083.DWG
	SHEET 1 OF 2		

# PROPERTY NOTES

---

---

---

---

---

---

---

---

---

---

---

---

---

---

---

## TERMS OF SALE

- **ANY ANNOUNCEMENTS MADE AT THE AUCTION SUPERCEDE ANY ADVERTISEMENTS.**
- Zomer Company is representing Seller **only**.
- Property is being sold as a cash sale with **NO** financing or other contingencies.
- Property is being sold **AS IS WHERE IS** with all defects and encroachments and **no** guarantees or warranties, expressed or implied. All information including but not limited to years, sizes, dimensions, and lines on maps and pictures provided by Seller and Zomer Company are approximations and for informational purposes only and all such information is not guaranteed or warranted as to accuracy or completeness. All Bidders are encouraged to use due diligence and to inspect Property prior to bidding and the successful Bidder, as Buyer/Purchaser acknowledges he/she has had a reasonable opportunity to inspect and examine the condition of Property and to make inquiries to governmental authorities pertaining to any environmental hazards or easements of record including manure application easements and pertaining to Buyer's/Purchaser's intended use of Property prior to auction as he/she deems necessary or desirable.
- Seller provides no warranty or guarantee that the existing fences lie on the true boundary of the property. Any new fencing shall be responsibility of Buyers/Purchasers and subject to applicable law.
- By bidding on this auction, the successful Bidders/Buyers/Purchasers waive any right to review the Offer For Real Estate/Real Estate Auction Purchase Agreement prior to execution of the said Offer/Agreement and agree to execute said Offer, with no exceptions, immediately after the auction. A copy of the Offer For Real Estate/Real Estate Auction Purchase Agreement is available for review 5 business days prior to the auction. Bidders must contact Zomer Company to request a copy. By bidding on this auction, the successful Bidders/Buyers/Purchasers agree to the terms as set forth herein and as announced on the date of the auction and that as successful Bidders/Buyers/Purchasers an irrevocable oral Contract has been entered into with Seller until the said Offer is executed and the irrevocable oral Contract shall be binding and enforceable.
- Balance of funds due at closing must be in the form of a cashier's check, money order or wire transfer.
- Property is being sold subject to confirmation of Seller. Seller reserves the right to deny any bid for any reason.
- Time is of the essence for this Contract. In the event the Buyers are unable to close with Sellers on the date of closing as set forth in the Offer, Buyers shall be required to pay interest on the full balance of the purchase price, commencing from the date of closing, payable monthly. **In no event shall closing be delayed by Buyers without the written consent of Sellers. In the event Buyers are unable to timely close with Sellers and written consent was not obtained, Buyers may be required to pay to Sellers any and all of Sellers' additional Federal and Iowa capital gains tax and personal income tax due as a consequence of Buyers' failure to timely close. Said additional tax shall be paid by Buyers to Sellers within 10 days the additional tax amount is determined by Sellers' tax preparer. This provision shall survive closing.** Buyers shall also pay interest on all delinquent amounts and any sum reasonably advanced by Sellers to protect their interest in this Contract, computed from the date of delinquency or advance. Any such payments set forth herein will only be required to be paid by Buyers if closing is delayed due to Buyers' inability to perform on all agreed upon terms and conditions of the Contract and will not be required to be paid if there is any delay in closing on due to Seller's inability to provide free and clear title to the Property.
- The successful Bidders/Buyers/Purchasers agree that irreparable damage will occur in the event any provision of the Offer For Real Estate/Real Estate Auction Purchase Agreement is not performed in accordance with the terms of said Offer/Purchase Agreement and agree that Seller shall be entitled to specific performance of the terms of said Offer/Purchase Agreement, in addition to any other remedy at law or in equity.
- Any Buyer/Purchaser division, reshaping and/or proration of Property prior to closing requires Seller's prior written approval. Should Buyers/Purchasers choose to divide, reshape and/or prorate Property in a manner prior to closing other than how the Property was sold at auction, all costs resulting therefrom shall be solely those of the Buyers and shall not delay closing. Such costs shall include, but not be limited to any additional surveying fees, recording fees, deed preparation fees, and abstracting fees.
- Seller and Zomer Company, its owners, officers, employees and agents cannot and will not be held responsible and assume no liability for errors or omissions or for the accuracy or completeness of any information contained herein or other property listing or advertisement or material. Zomer Company, its owners, officers, employees and agents cannot and will not be held responsible and assume no liability for statements and/or representations made by Seller.
- All terms and conditions specific to the Property herein and set forth in this Booklet supersede the foregoing general terms of sale.

# 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**

Licensed in Iowa, South Dakota, Minnesota, & Nebraska

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

for our past successful results