

ZOMER COMPANY
REALTY & AUCTION

Live **Public**

Land Auction

Adrian TWP, Watonwan County, MN

160+/- Acres

JANUARY 29, 2025

@ 10:30 A.M.



**JEANINE WOLFORD &
THE LATE NORMAN WOLFORD
OWNERS**

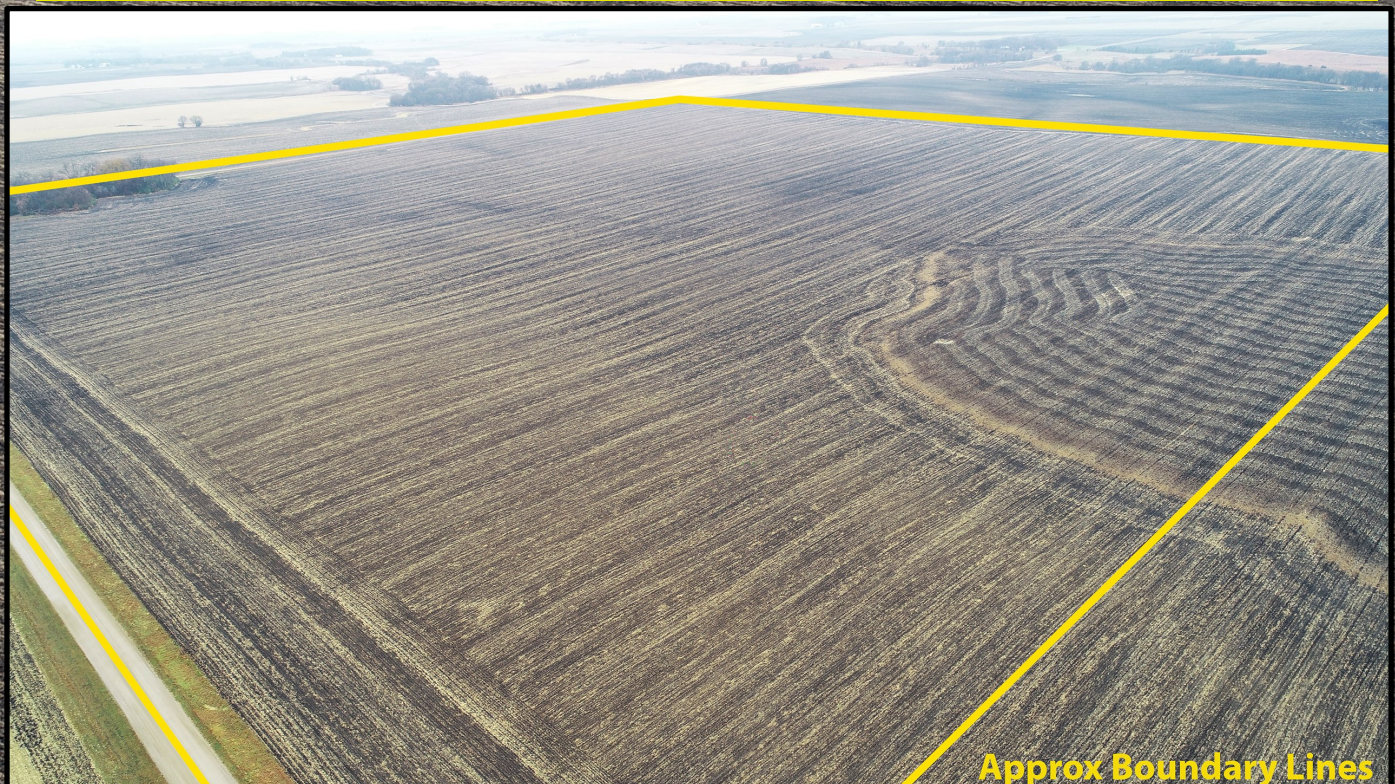
📞 712.476.9443

🌐 www.zomercompany.com

📍 1414 Main St., Rock Valley, IA 51247

Auctioneer's Note: The Zomer Company is honored to present at auction for the Wolford family this prime piece of farmland located just South of Darfur, MN in Adrian TWP, Watonwan County, MN! This is an outstanding opportunity to purchase a quality tract of Watonwan County, MN farmland! Land buyers do not pass up this opportunity! Whether you are a local farmer or investor looking to add to your portfolio you'll want to check out this farmland today!! [Watch zomercompany.com](http://zomercompany.com) in case of inclement weather!

Property Location: From Darfur, MN go South on 625th Avenue for 2 miles to 320th Street then go West on 320th Street for 1 mile to the site of the farmland Or From Butterfield, MN go North on County HWY 5 for 4 miles to 320th Street then go West on 320th Street for 2 miles to the site of the farmland! Farm is located in the North-east corner of the intersection of 615th Ave. and 320th St. Farm is on the North side of 320th St. and East side of 615th Ave. Auction will be held in Butterfield, MN at 135 Prairie Ave., Butterfield, MN 56120 (Directly East of Caseys in Butterfield, MN)



Auction Company:

Zomer Company

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

Broker/Auction Manager: Mark Zomer — 712-470-2526 - MN Lic. #40641381

Abbreviated Legal Description: The SE1/4 of Section 31, TWP 107N, Range 33W, Watonwan County, MN. Sold subject to all public roads and easements of record and drainage assessments/taxes of record and wind easements of record (if any).

General description: According to the Watonwan County Assessor, this property contains 160+/- gross acres. This farmland is being sold on gross county stated acres and will not be surveyed! According to FSA, this property contains approx. 151.40+/- tillable acres. This farm has a corn base of 75.40 acres with a PLC yield of 162bu and a soybean base of 74.40 acres with a PLC yield of 44bu. The tillable farmland is classified as NHEL. The predominant soil types of the land include: 86-Canisteo, 102B-Clarion, L84A-Glencoe, L83A-Webster, L13A-Klossner, 112-Harps, L85A-Nicollet and 921C2-Clarion-Storden. According to Agri-Data this tillable land has a productivity index rating of 92.2 and an estimated average county CER rating of 73.2! This farm also has several thousand feet of drainage tile installed and a map is available!! This farm is located just South of Darfur, MN and Northwest of Butterfield, MN and is a prime piece of farmland with excellent soil ratings! This farm is one of those farms which checks all of those boxes that you are looking for when looking to make a land purchase including an excellent location, good soil ratings and tile improvements! If you are a farmer or investor looking to purchase a quality tract of land then I would strongly consider purchasing this quality tract of farmland! This farm also has an older former building site located on the property and any items remaining on the building site on closing day will be included with the property. There are currently some bee hives on the former building site and they will not be included with the sale of the property. Buyer of the property will be required to reimburse the previous tenant for the fertilizer which was applied to the property and the tillage work which was completed. Contact Agent For Details. This farm is available to farm for the 2025 crop year.

Method of sale: Property will be sold with the final bid price times the stated gross Watonwan County acres of 160+/- acres. Auction will be held in Butterfield, MN at 135 Prairie Ave., Butterfield, MN 56120 (Directly East of Caseys in Butterfield, MN)

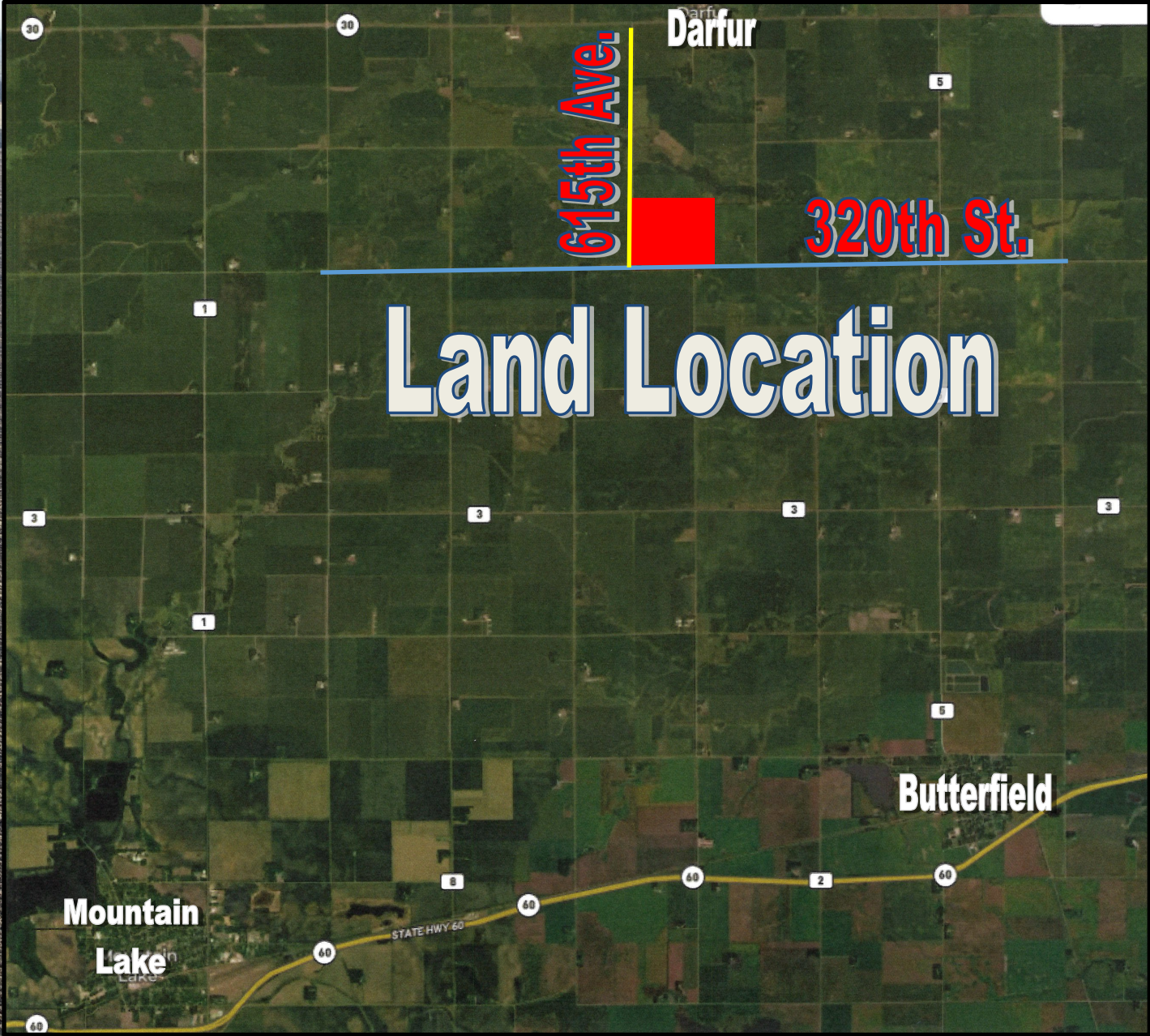
Taxes: The current Real Estate Taxes according to the Watonwan County treasurer are approx. \$8,012.00 per year on this property. Seller shall pay the 2024 RE taxes due in the calendar year 2024 which were based on the 2023 tax assessment. Buyer shall be responsible to pay the RE taxes due in the calendar year 2025 which were based on the 2024 tax assessments and all future taxes.

Possession: Full possession will be on closing day. This land is available to farm for the 2025 crop year.

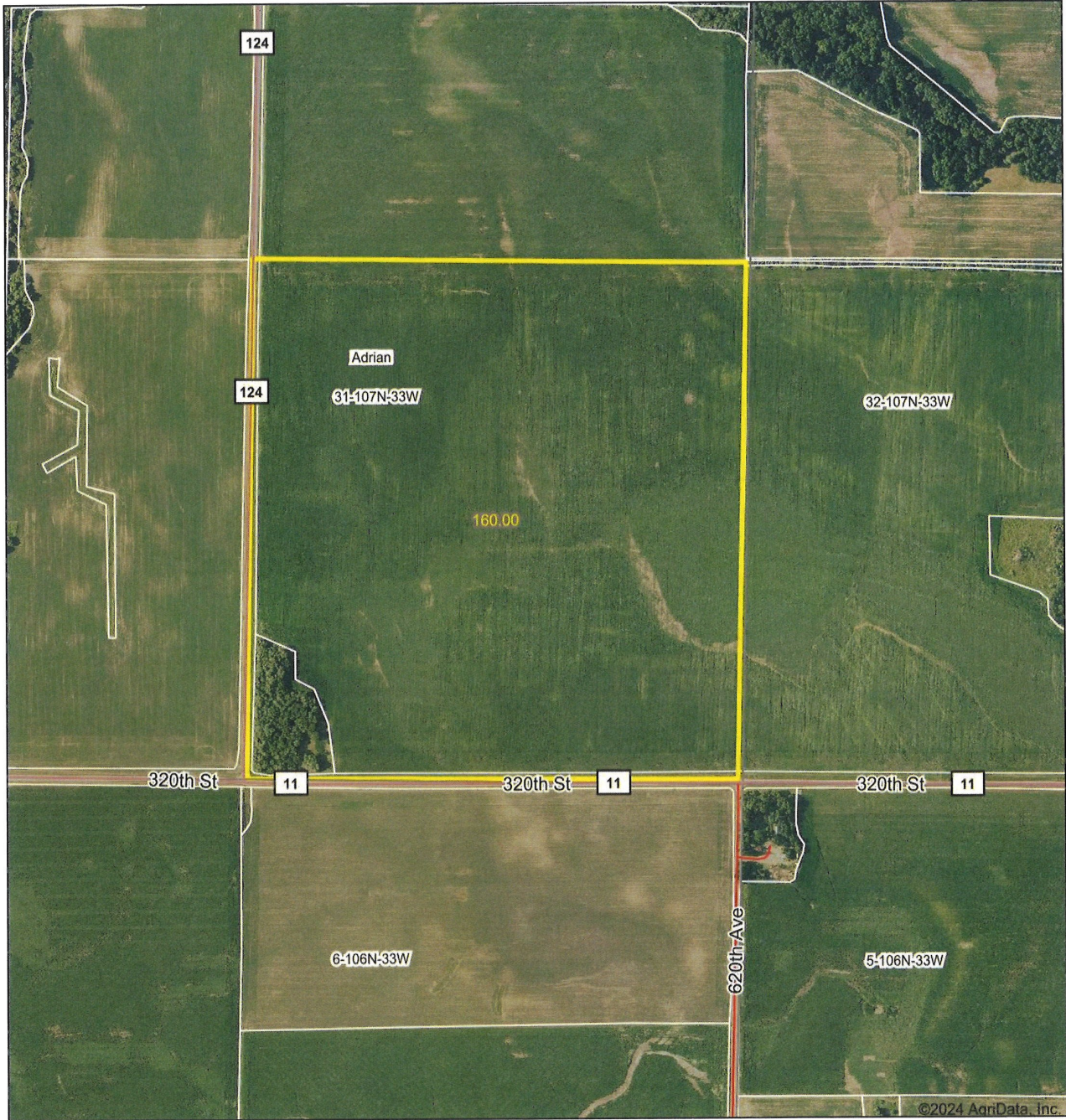
Terms: Purchaser (s) will be required to pay a non-refundable 15 % of the purchase price as earnest money deposit which will be payable to Winter Title & Abstract Escrow trust account, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day when the seller will provide marketable title to the property. Closing day shall be March 11, 2025. 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 Title & Abstract. 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. Any announcements made day of the auction will supersede any advertisements. Aerial maps, soil maps and auction booklets are available upon request. Any personal property or misc. items which are remaining on the property on closing day will become the property of the buyer (Excluding the bee hives and bee hive equipment). Sold subject to any drainage taxes, assessments, wind easements, utility easements, burial sites, tile line easements if there are any. All buyers are encouraged to do buyers due diligence. This Property is being sold subject to the confirmation of the sellers. Auctioneer and Real Estate broker is representing the sellers.

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Aerial Map



Boundary Center: 44° 1' 30.1, -94° 50' 39.83

0ft 812ft 1623ft



31-107N-33W
Watonwan County
Minnesota

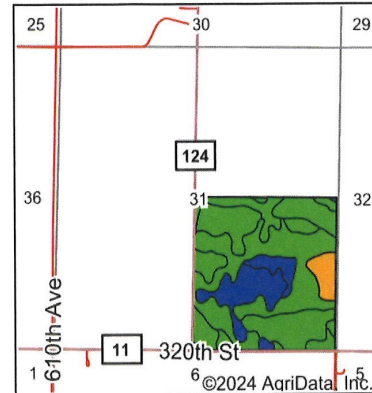
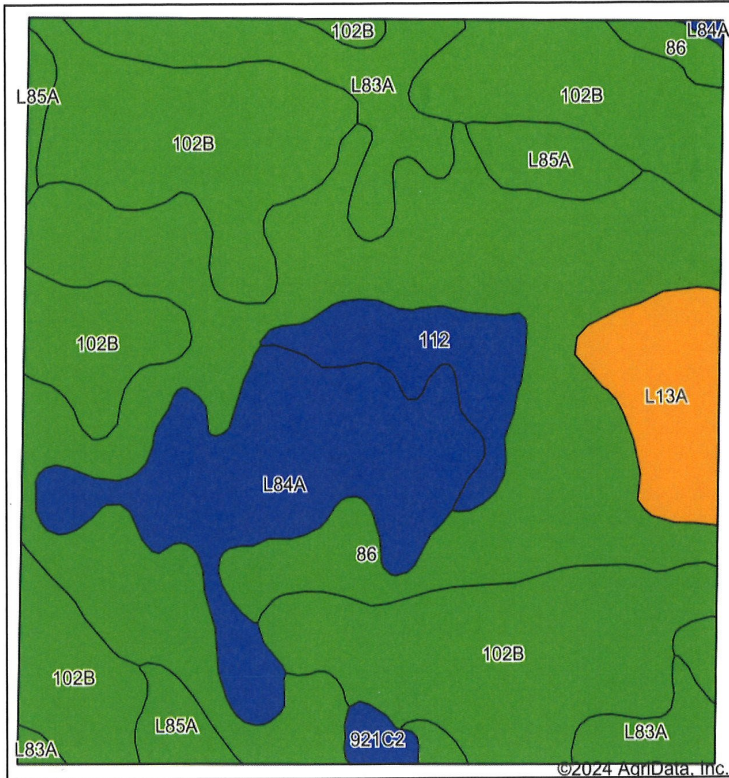


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

11/4/2024

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

Soils Map



State: **Minnesota**
 County: **Watonwan**
 Location: **31-107N-33W**
 Township: **Adrian**
 Acres: **160**
 Date: **11/4/2024**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN165, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans	
86	Canisteo clay loam, 0 to 2 percent slopes	54.56	34.1%		2ft.	IIw	93	81	
102B	Clarion loam, 2 to 6 percent slopes	53.96	33.7%		5.2ft.	Ile	95	83	
L84A	Glencoe clay loam, 0 to 1 percent slopes	19.61	12.3%		1ft.	IIIw	86	76	
L83A	Webster clay loam, 0 to 2 percent slopes	11.58	7.2%		2ft.	IIw	93	82	
L13A	Klossner muck, 0 to 1 percent slopes	7.17	4.5%		1ft.	IIIw	77	84	
112	Harps clay loam, 0 to 2 percent slopes	6.27	3.9%		2ft.	IIw	90	82	
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.79	3.6%		3.2ft.	Iw	99	81	
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	1.06	0.7%		6.2ft.	IIIe	87	71	
Weighted Average							2.14	92.2	*n 81.2

*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.

MINN
WATONWAN
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 2956
Prepared : 11/1/24 4:23 PM CST
Crop Year : 2025

Tract 1697 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
█	█	█	█	█	█	█	█

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
█	█	█	█
█	█	█	█
TOTAL	█	█	

NOTES

Tract Number : 1707
Description : SE4 31-107-33 ADRIAN
FSA Physical Location : MINNESOTA/WATONWAN
ANSI Physical Location : MINNESOTA/WATONWAN
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 : NORMAN WOLFORD
Other Producers : █
Recon ID : None

Tract Land Data

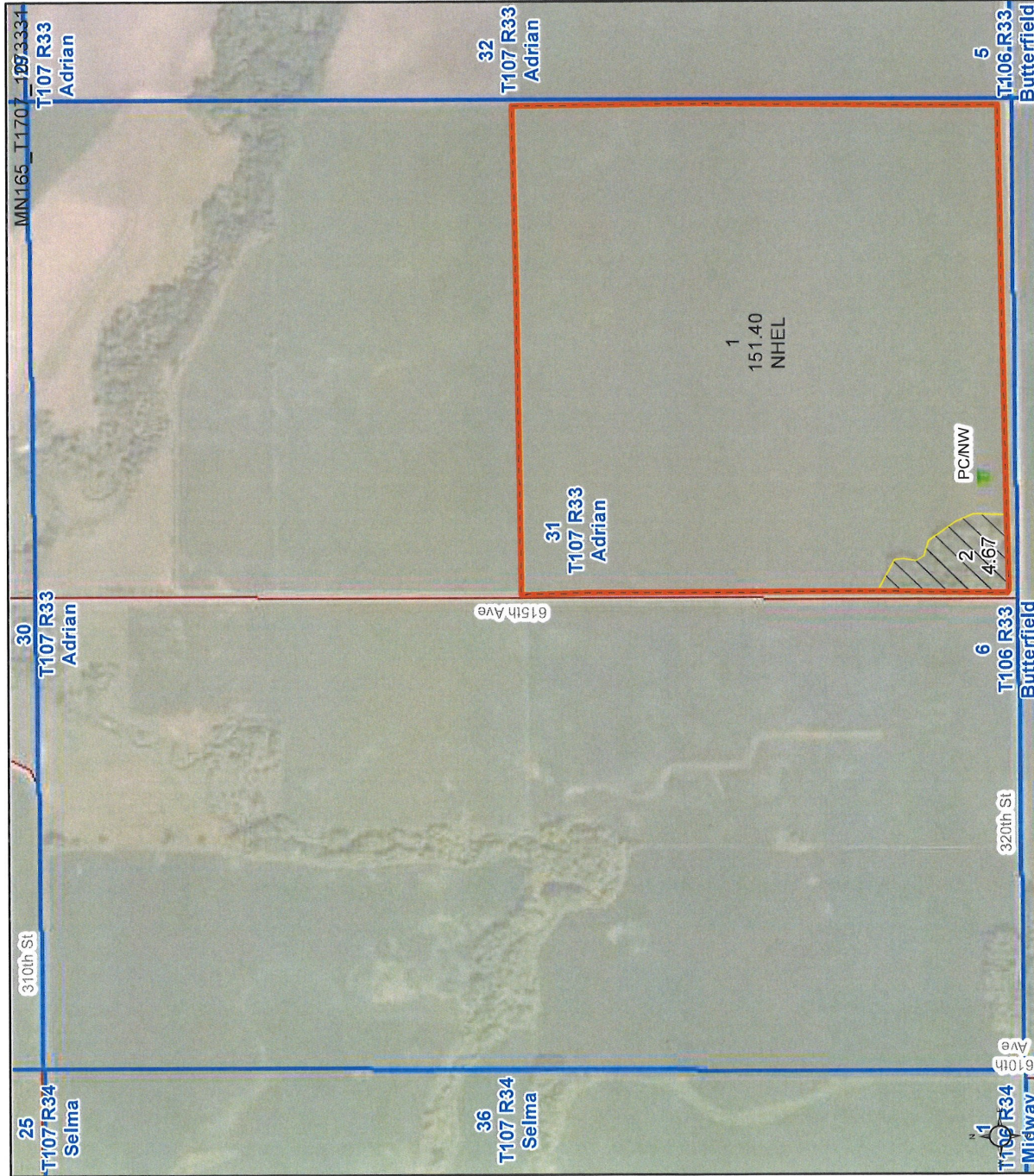
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.07	151.40	151.40	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	151.40	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	75.40	0.00	162
Soybeans	74.40	0.00	44
TOTAL	149.80	0.00	

NOTES

United States Department of Agriculture
Watsonwan County, Minnesota



Farm 2956
Tract 1707

2024 Program Year

Map Created October 30, 2023

1073331



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
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

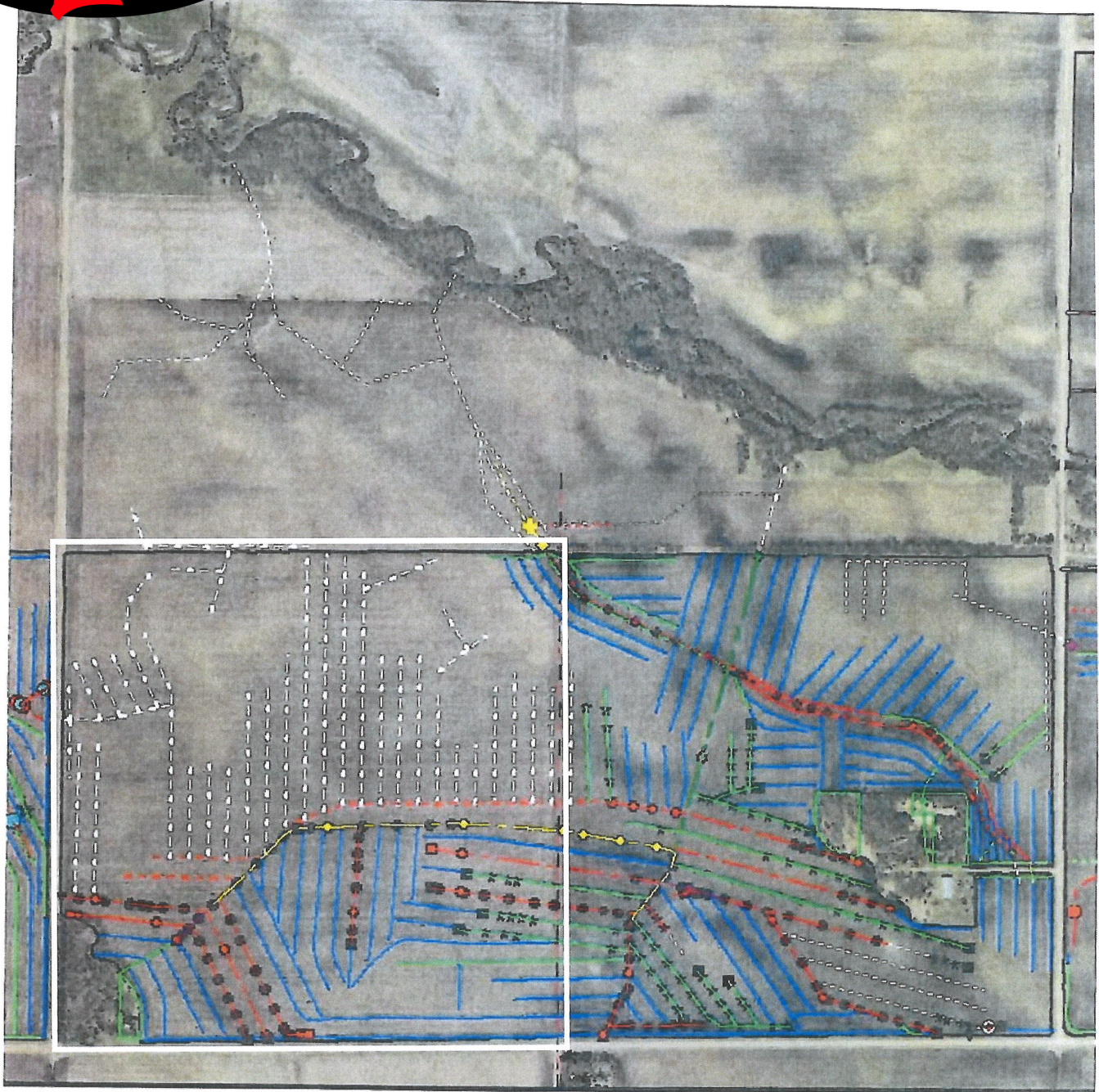
- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 151.40 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage from the producer and/or National Agricultural Imagery Program (NAIP) imagery. 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.



NICKEL CONSTRUCTION — Mtn. Lake, MN

Existing Tile — 2024



Map Location

Customer: Norman Wolford
State: MN
County: Watonwan
Township: Adrian
Section: 31 32

Key	
4"	14"
5"	15"
6"	16"
7-8"	18"
10"	Unknown
12"	Assumed Only



Construction Office

36821 575th Avenue
Mtn. Lake, MN 56159-2202
Office: (507) 427-2352
Fax: (507) 427-2357
nickelconst@frontiernet.net

Jim,

I've attached the invoiced fertilizer rates with costs for the entire 298 ac tillable on Wolford's ground.

The application & fertilizer costs come to \$154.40 /ac

Thanks,

Austin Hopwood

Certified Crop Advisor - MN
Technical Service Provider - MN NRCS

SoMinn Agronomics

Cell - 507 822 2900
103 First Street East
P.O. Box 211
Hanska, MN 56041

11/11/2024	70067946	Paid Invoice					
	30179738	82-0-0	42,580.000 Lbs	648.0000 /Tons	13,795.92		-13,795.92
		N-Serve 24 (Bulk)	74.500 Gal	55.0000 /Gal	4,097.50		-4,097.50
		NH3 Tool Bar	298.000 Acre	13.0000 /Acre	3,874.00		-3,874.00
		Fertilizer Tonnage Tax	42,580.000 Lbs	1.1600 /Tons	24.70		-24.70
		Annual Gross Sales Fee, Chemical	4,097.500 \$s	0.5500 %	22.54		-22.54
		ACRRA, Chemical Fee	4,097.500 \$s	0.3200 %	13.11		-13.11
				Invoice Total	21,827.77		-21,827.77
		Analysis: 117 - 0 - 0 - 0					
10/23/2024	30176645	Paid Invoice					
		18-46-0	38,820.000 Lbs	673.0000 /Tons	13,062.93		13,06
		0-0-60	23,940.000 Lbs	410.0000 /Tons	4,907.70		4,90
		21-0-0-24	18,000.000 Lbs	420.0000 /Tons	3,780.00		3,78
		Dry Spreading	298.000 Acre	8.0000 /Acre	2,384.00		2,38
		Fertilizer Tonnage Tax	80,760.000 Lbs	1.1600 /Tons	46.84		4
				Invoice Total	24,181.47		0.00 24,18
		Analysis: 36 - 59 - 48 - 14					

Date: 12/02/2024

James Hoppe

Tillage - \$23⁰⁰ per tillable acer.

Fertilizer/Tillage Reimbursement:

Buyer of the farm will be required to reimburse the former tenant on the property for fertilizer which was applied to the property in the fall of 2024 and for the tillage work which was completed in the fall of 2024.

Total amount of reimbursement for the fertilizer will be \$23,375.16.

Total amount of reimbursement for the fall tillage which was completed will be \$3,482.20

This farm is available to farm for the 2025 crop year!

A Copy of the fertilizer bill for the fertilizer which was applied is above. (Note: this bill includes the fertilizer which was also applied to the remainder of the property which is not being sold which is why the amount of the bill is higher than the reimbursement amount)





TERMS OF SALE

- **ANY ANNOUNCEMENTS MADE AT THE AUCTION SUPERCEDE ANY ADVERTISEMENTS.**
- Zomer Company is representing Seller **only**.
- Seller will not pay compensation to Buyer's Brokerage.
- 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 Real Estate Auction Purchase Agreement (hereafter "Purchase Agreement") prior to execution of the Purchase Agreement and agree to execute the Purchase Agreement, with no exceptions, immediately after the auction. A copy of the 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 Purchase Agreement 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/Purchasers are unable to close with Seller on the date of closing as set forth in the Purchase Agreement, Buyers/Purchasers 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/Purchasers without the written consent of Seller. In the event Buyers/Purchasers are unable to timely close with Seller and written consent was not obtained, Buyers/Purchasers may be required to pay to Seller any and all of Seller's additional Federal and State capital gains tax and personal income tax due as a consequence of Buyers'/Purchasers' failure to timely close. Said additional tax shall be paid by Buyers/Purchasers to Seller within 10 days the additional tax amount is determined by Seller's tax preparer. This provision shall survive closing.** Buyers/Purchasers shall also pay interest on all delinquent amounts and any sum reasonably advanced by Seller 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/Purchasers if closing is delayed due to Buyers'/Purchaser' 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 Purchase Agreement is not performed in accordance with the terms of the Purchase Agreement and agree that Seller shall be entitled to specific performance of the terms of the Purchase Agreement, in addition to any other remedy at law or in equity.
- Any Buyers'/Purchasers' 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/Purchasers 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

Ryan Zomer — Sales - 712-441-3970

Blake Zomer — Sales - 712-460-2552

Ivan Huenink — Sales - 712-470-2003

Gerad Gradert — Sales - 712-539-8794

Bryce Zomer — Sales - 712-451-9444

Licensed in Iowa, South Dakota, Nebraska, and Minnesota

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

for our past successful results