

Live Public **LAND AUCTION**

160.16+/- ACRES OF HIGH QUALITY CONTIGUOUS
FARMLAND LOCATED IN **BATTLE PLAIN TWP,**
ROCK COUNTY, MN TO BE SOLD IN TWO TRACTS



SALE DATE:
JANUARY 21, 2025
@ 10:30 A.M.

Harold Van der Ziel Living
Trust - Owner

ZOMER **Z** **COMPANY**
REALTY & AUCTION

712-476-9443

WWW.ZOMERCOMPANY.COM

Auctioneer's Note: The Zomer Company is honored to present at auction these two outstanding tracts of Rock County, MN farmland! Land in Battle Plain TWP in Rock County is not often available for purchase! If you are looking to purchase high quality farmland that has been well maintained then be sure to check out this farm! Land for generations has proven to be a fantastic investment! Make plans to join us in person or online at this auction of this superb Rock County, MN farmland!

Watch zomercompany.com in case of inclement weather!

Property Location: From Kenneth, MN go North on 200th Ave. for 1 1/2 miles to the curve then go around the curve West on 150th St.(7) for 1 mile to 190th Ave. then go North on 190th Ave. for 1 3/4 miles to the farmland. OR from Edgerton, MN go East on 16th St (1) for 1 mile to 175th Ave. then go South on 175th Ave. for 4 miles to 221st St. then go 3/4 mile East on 221st. to the farmland. Farmland is located on the South side of 221st ST. and the West side of 190th Ave. Auction signs will be posted.

Auction of the property to be held at the Luverne, MN golf course parking lot (1520 111th St., Luverne, MN 56156)



Abbreviated Legal Description of Tract 1(N1/2): Tract 1 in the NE1/4 of Section 22, TWP 104N, Range 44W, Rock County, MN. Sold subject to all public roads and easements of record.

General description of Tract 1: According to the recent survey, this property contains 80.09+/- gross acres. According to FSA/Survey, this property contains approx. 75.67+/- tillable acres. This farm has a corn base and soybean base combined with the adjoining farmland and will need to be reconstituted by the FSA due to the recent survey split. The current PLC yield on corn is 140bu and the current PLC yield on soybeans is 43bu. The tillable farmland is classified as NHEL The predominant soil types of the land include: P30B-Sac, P13A-Fairhaven, P28A-Ransom, P29A-Rushmore, P16B-Graceville, P8A-Cylinder, 1015A-Havelock, P13B-Fairhaven. According to Agri-Data this tillable land has a productivity index rating of 89.6 and an estimated average county CER rating of 83.79 (currently combined with Tract 2 at the county)! This farm is an outstanding farm which has been well maintained! If you are considering investing in farmland for your operation or strictly as an investment then I would strongly consider purchasing this tract of land as it can be difficult to find high quality farmland in this area for sale! Looking back for generations at land it has proven to be an excellent investment! If you are ready to solidify your family's farming operation or your investment portfolio then make plans today to attend this auction and purchase one or both of these excellent Rock County, MN farms! At closing the buyer shall be required to reimburse the previous tenant for the fertilizer which was applied to the farm in the fall of 2024. Contact an agent for details. This farm is available to farm for the 2025 crop year!

Abbreviated Legal Description of Tract 2(S1/2): Tract 2 in the NE1/4 of Section 22, TWP 104N, Range 44W, Rock County, MN. Sold subject to all public roads and easements of record.

General description of Tract 2: According to the recent survey, this property contains 80.07+/- gross acres. According to FSA/Survey, this property contains approx. 76.38+/- tillable acres. This is an inside tract of farmland with road on only one side! This farm has a corn base and soybean base combined with the adjoining farmland and will need to be reconstituted by the FSA due to the recent survey split. The current PLC yield on corn is 140bu and the current PLC yield on soybeans is 43bu. The tillable farmland is classified as NHEL. The predominant soil types of the land include: P30B-Sac, P28A-Ransom, P29A-Rushmore, P13A-Fairhaven, P7A-Comfrey, P13B-Fairhaven. According to Agri-Data this tillable land has a productivity index rating of 94 and an estimated average county CER rating of 83.79 (currently combined with Tract 1 at the county)! This farm is an outstanding farm which has been well maintained! If you are considering investing in farmland for your operation or strictly as an investment then I would strongly consider purchasing this tract of land as it can be difficult to find high quality farmland in this area for sale! Looking back for generations at land it has proven to be an excellent investment! If you are ready to solidify your family's farming operation or your investment portfolio then make plans today to attend this auction and purchase one or both of these excellent Rock County, MN farms! At closing the buyer shall be required to reimburse the previous tenant for the fertilizer which was applied to the farm in the fall of 2024. Contact an agent for details. This farm is available for the 2025 crop year!

Method of sale: Property will be sold with the final bid price times the gross surveyed acres for each tract. Farms will be sold in the choice method. The top bidder of the round of choice will have the option to select the tract of their choice or both of the tracts. If the top bidder of the round of choice selects both tracts then the auction will be over. If the top bidder in the round of choice selects one of the tracts then whichever tract is then remaining will then be sold. Tracts will not be combined in any way other the option to purchase both tracts in the round of choice. Once a tract is sold it will remain sold. Auction to be held at the Luverne, MN golf course parking lot (1520 111th St., Luverne, MN 56156)

Taxes: The current Real Estate Taxes according to the Rock County treasurer are approx. \$2,246.00 per year on Tract 1 and approx. \$2,246.00 per year on Tract 2. 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 closing day. This land is available to farm for the 2025 crop year.

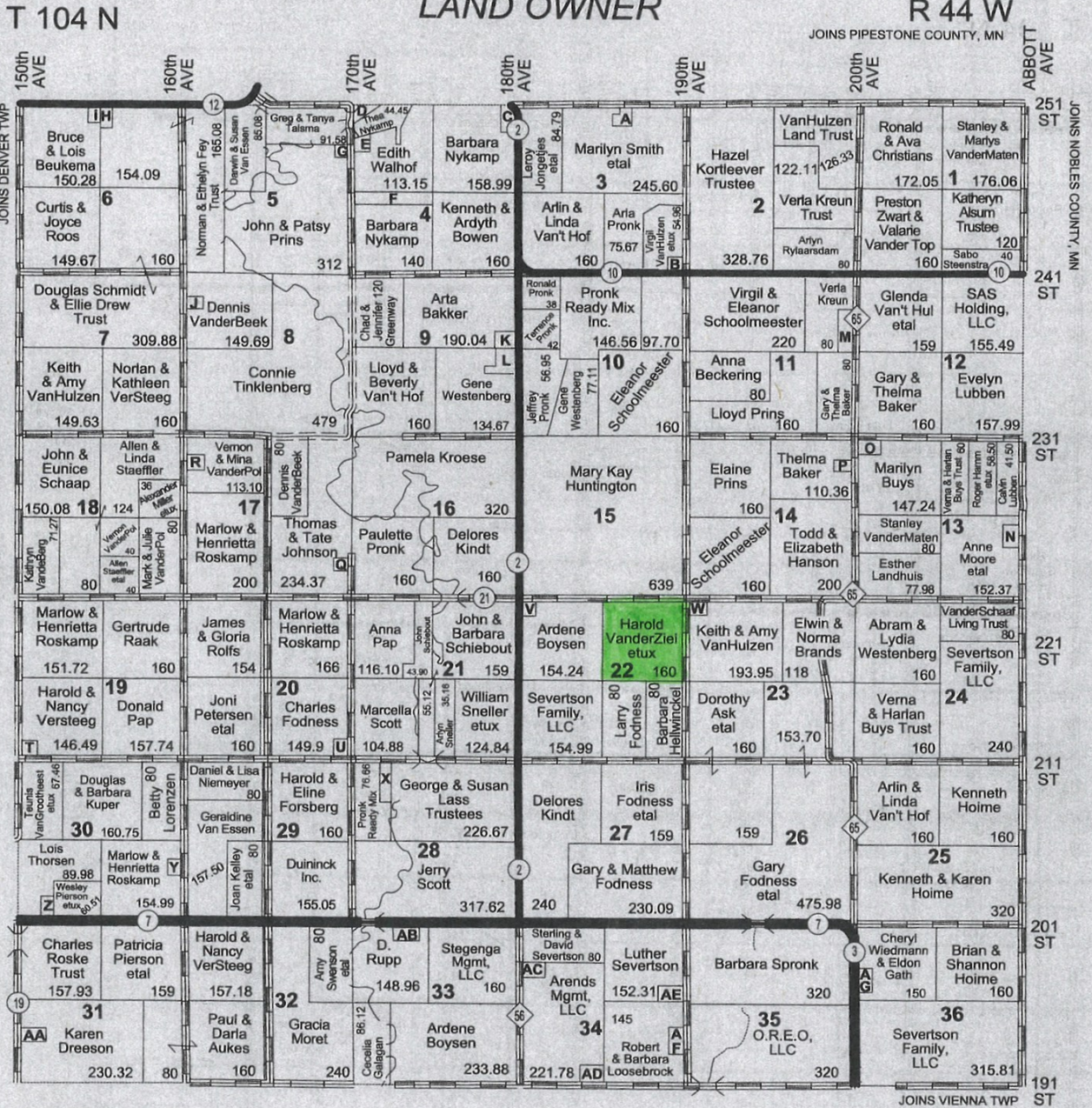
Terms: Purchaser (s) will be required to pay a non-refundable 15 % of the purchase price as earnest money deposit which will be payable to Winter Title & Abstract Escrow trust account, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day when the seller will provide marketable title to the property. Closing day shall be March 10, 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. These farms are 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.

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BATTLE PLAIN TWP

LAND OWNER



LAND OWNER & RURAL RESIDENT MAPS

Small Tracts

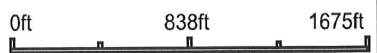
- Section 3 A Spronk Bros. III Real Estate LLP - 11.07
B Todd & Julie Vis - 7.98
- Section 4 C James & Lisabeth VerHey - 12.67
D Edith Walhof - 5.67
E Bradley & Evon Mittelstadt - 8.23
F Thea Nykamp - 20
- Section 5 G Dennis Pater - 8
I Myron Beukema - 7.88
- Section 8 J Arlyn VanderBeek - 10.31
- Section 9 K Leonard & Bertha Van't Hof - 9.96
L Rick Veld - 25.33
- Section 11 M Vernon Kortleeve - 19.90
- Section 13 N Briane & Jill Boeve - 7.63
O Country Lumber Inc. - 12.76
P Mark & Paula VanDam - 9.64
- Section 17 Q Jeffery Kindt - 5.63
- Section 17 R Neal & Misty Susie - 6.90
- Section 18 S Mark & Julie VanderPol - 16.10
- Section 19 T Carl Melnerts - 5
- Section 20 U Bryan & Mavis Fodness - 10.10
- Section 22 V Matthew Wiekeraad - 5.76
- Section 23 W Harold & Mary VanHulzen - 6.05
- Section 28 X Ryan & Gail Bremer - 8.08
- Section 30 Y Geraldine Haraldson etel - 5.51
Z Keith & Pauline Thorson - 5
- Section 31 AA Justin & Amber Decker - 9.91
- Section 33 AB Karina Mahoney - 10.10
- Section 34 AC Marcia Ossenfurt - 8.49
AD Tom Remme - 9.73
AE William & Brenda Fluit - 7.69
AF Aaron Sandbulte - 12
- Section 36 AG Caryn Voigt - 6

	R 47 W	R 46 W	R 45 W	R 44 W
T 104 N	ROSE DELL	DENVER	BATTLE PLAIN	
T 103 N	SPRINGWATER	MOUND	VIENNA	
T 102 N	BEAVER CREEK	LIVERNE	MAGNOLIA	
T 101 N	MARTIN	CLINTON	KANARANZI	

Aerial Map



Boundary Center: 43° 48' 10.22, -96° 5' 52.06



22-104N-44W
Rock County
Minnesota

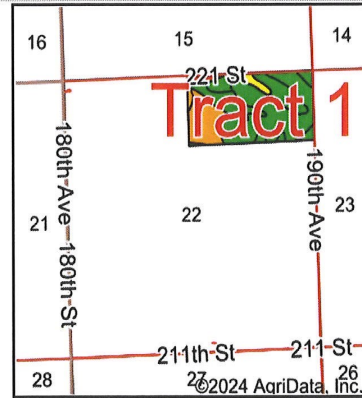
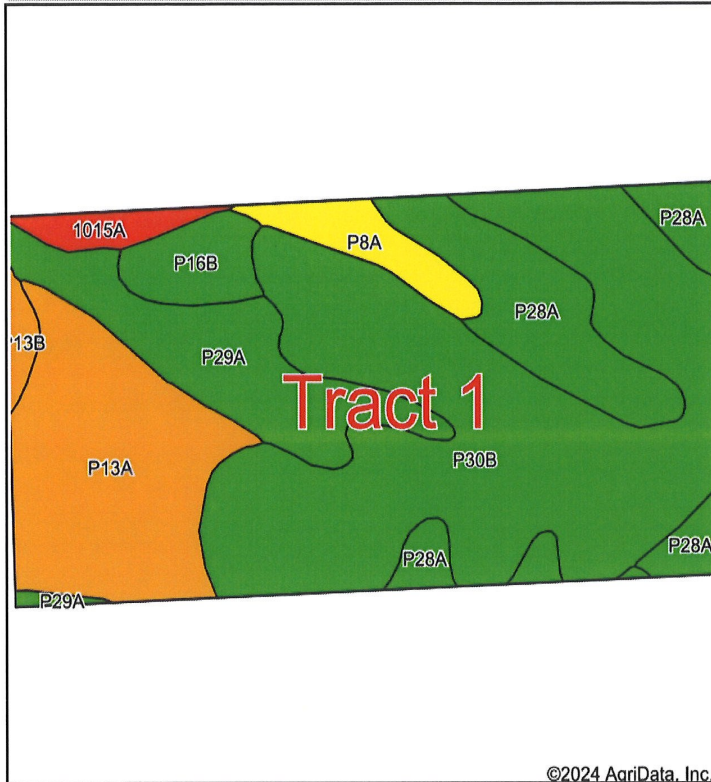


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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12/10/2024

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

Soils Map



State: **Minnesota**
 County: **Rock**
 Location: **22-104N-44W**
 Township: **Battle Plain**
 Acres: **80**
 Date: **12/10/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN133, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class *c	Irr Class *c	Productivity Index	*n NCCPI Soybeans	
P30B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	36.46	45.5%		6.4ft.		Ile	95	77	
P13A	Fairhaven silt loam, 0 to 2 percent slopes	14.36	18.0%		> 6.5ft.		Ils	78	63	
P28A	Ransom silty clay loam, 1 to 3 percent slopes	11.31	14.1%		2.6ft.		Ie	99	82	
P29A	Rushmore silty clay loam, 0 to 2 percent slopes	9.50	11.9%		1.6ft.		Ilw	94	85	
P16B	Graceville silty clay loam, 2 to 6 percent slopes	2.96	3.7%		> 6.5ft.		Ile Ile	96	73	
P8A	Cylinder loam, 0 to 2 percent slopes, occasionally flooded	2.94	3.7%		2ft.		Ils	65	58	
1015A	Havelock clay loam, 0 to 2 percent slopes, frequently flooded	1.60	2.0%		1.6ft.		Vw	20	17	
P13B	Fairhaven silt loam, 2 to 6 percent slopes	0.87	1.1%		> 6.5ft.		Ile	71	54	
Weighted Average							1.92	*-	89.6	*n 73.8

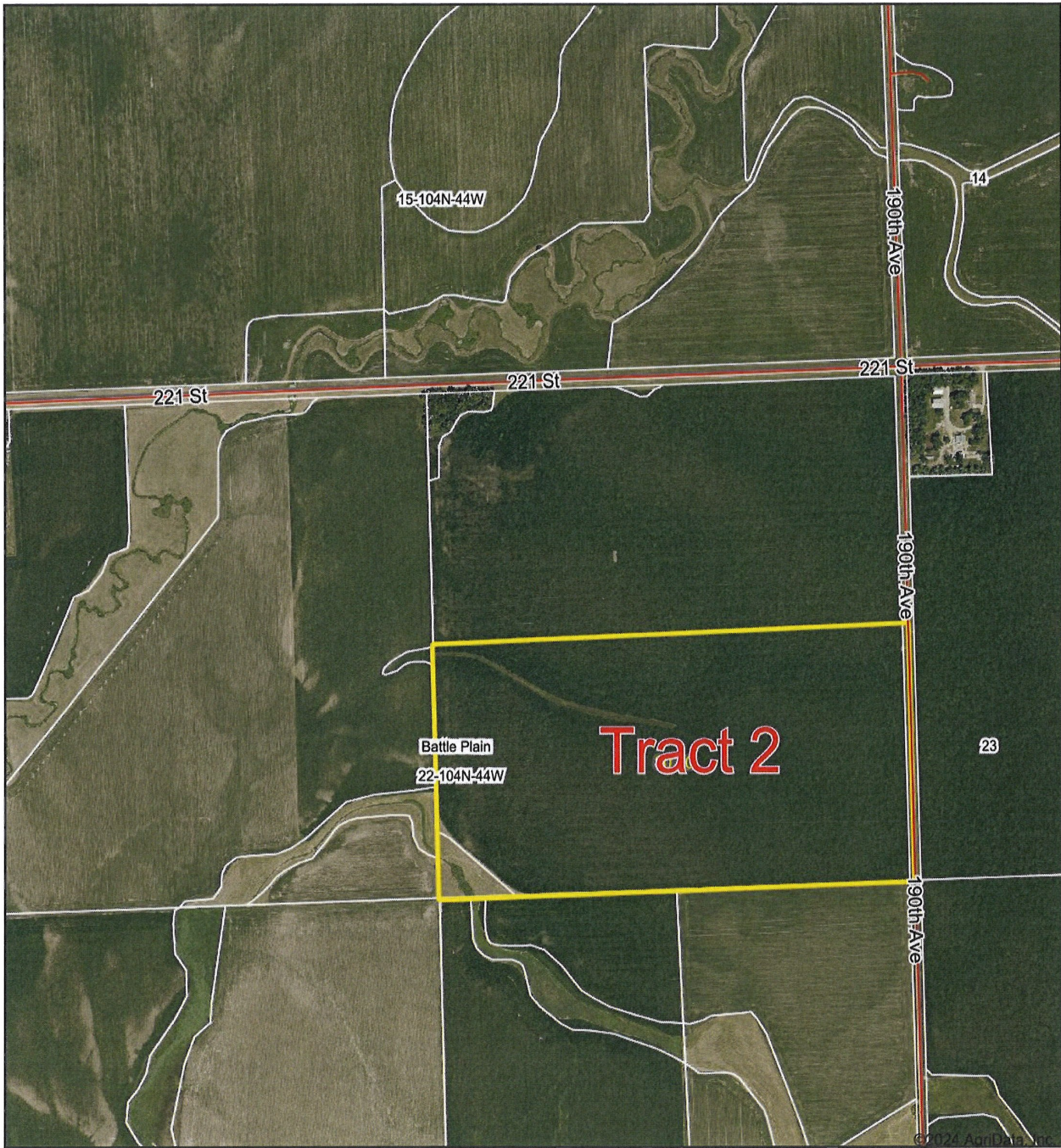
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

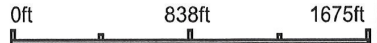
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Aerial Map



Boundary Center: 43° 47' 57.26, -96° 5' 52.22



22-104N-44W
Rock County
Minnesota

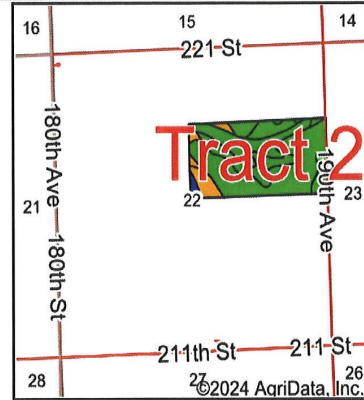
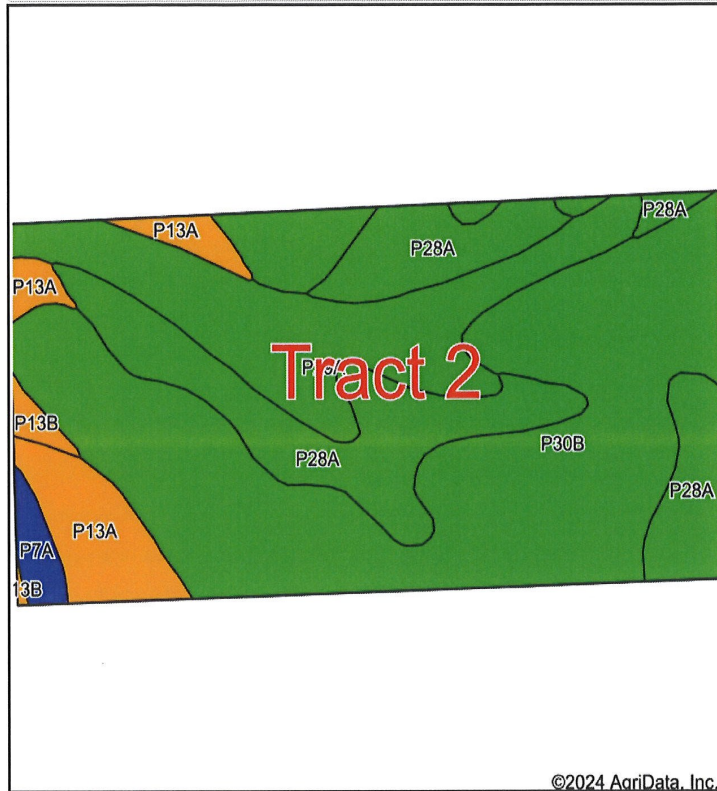


Maps Provided By:
surety
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12/10/2024

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

Soils Map



State: **Minnesota**
 County: **Rock**
 Location: **22-104N-44W**
 Township: **Battle Plain**
 Acres: **80**
 Date: **12/10/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: MN133, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
P30B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	38.96	48.6%		6.4ft.	Ile	95	77
P28A	Ransom silty clay loam, 1 to 3 percent slopes	18.97	23.7%		2.6ft.	Ie	99	82
P29A	Rushmore silty clay loam, 0 to 2 percent slopes	13.88	17.4%		1.6ft.	IIw	94	85
P13A	Fairhaven silt loam, 0 to 2 percent slopes	6.23	7.8%		> 6.5ft.	IIs	78	63
P7A	Comfrey clay loam, 0 to 2 percent slopes, occasionally flooded	1.26	1.6%		1.6ft.	IIw	82	79
P13B	Fairhaven silt loam, 2 to 6 percent slopes	0.70	0.9%		> 6.5ft.	Ile	71	54
Weighted Average						1.76	94	*n 78.3

*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 5100
Tract 40

2024 Program Year

Map Created April 29, 2024



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, GIMA, IGS = for forage
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

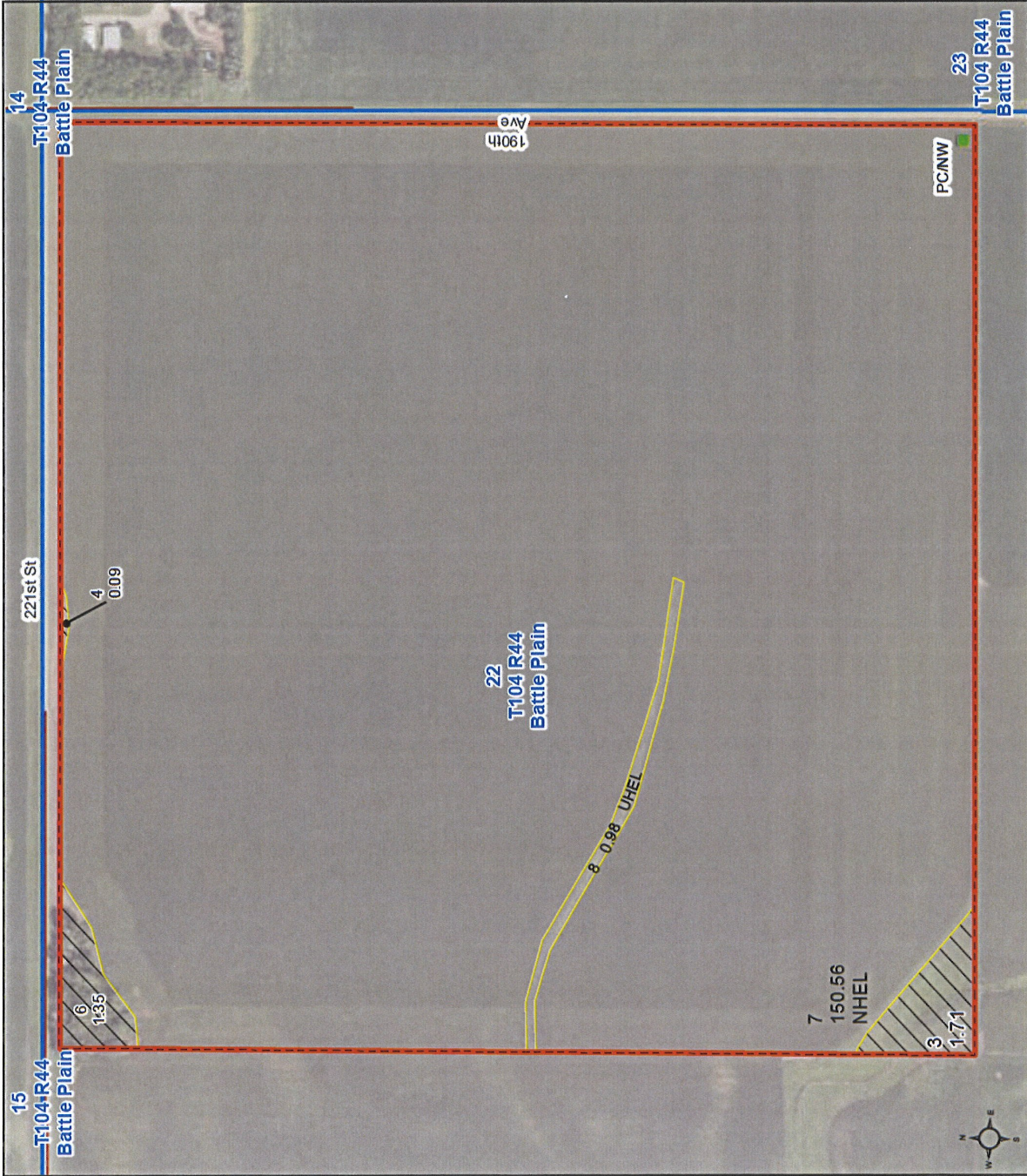
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 151.54 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
ROCK
Form: FSA-156EZ



FARM : 5100
Prepared : 12/10/24 10:16 AM CST
Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 27-133-2010-56
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
154.69	151.54	151.54	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	151.54	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	86.30	0.00	140	0
Soybeans	64.90	0.00	43	
TOTAL	151.20	0.00		

NOTES

Tract Number : 40
Description : NE 22 BATTLE PLAIN
FSA Physical Location : MINNESOTA/ROCK
ANSI Physical Location : MINNESOTA/ROCK
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 : HAROLD VAN DER ZIEL LIVING TRUST
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
154.69	151.54	151.54	0.00	0.00	0.00	0.00	0.0

Fertilizer Reimbursement:

The buyer of Tract 1 shall be required at closing to reimburse the former tenant for fertilizer which was applied to this farm. Total amount of reimbursement that buyer of Tract 1 shall be required to pay the previous tenant at closing shall be \$3,779.72

The buyer of Tract 2 shall be required at closing to reimburse the former tenant for fertilizer which was applied to this farm. Total amount of reimbursement that buyer of Tract 2 shall be required to pay the previous tenant at closing shall be \$3,815.52.

A copy of the fertilizer receipt for the fertilizer which was applied to this farm is included in this brochure.

These farms are available to farm for the 2025 crop year.



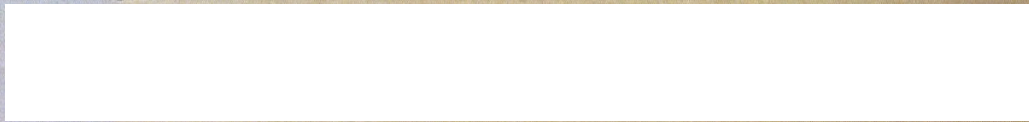
CHS Magnolia Ag Center
1940 Co Hwy 4
Magnolia, MN 56158

INVOICE

Invoice ID: AU2-100369
Invoice Date: 10/03/2024
Payment Terms: Fall Deferred
Due Date: 01/10/2025

Bill To: 119395

Ship To: 119395



Invoice Description: BP 22-VANDERZIEL'S QRT

Item Description	Quantity	UOM	Unit Price	Sub Total	Prepay	Total
12-40-50-S=10-Z=1	13.92	tons		\$0.00		\$0.00
12-40-0-10S-12N MESZ BULK MOSAIC C	7.58	tons	730.0000	\$5,533.40	\$1,383.35	\$4,150.05
0-0-60 POTASH BULK	6.34	tons	400.0000	\$2,536.00	\$634.00	\$1,902.00
SPREADING-AIR FLOW DRY FRT	151.20	acre	7.2500	\$1,086.20	\$274.05	\$822.15
TRIVAR BULK CHS INC	5.70	gals	163.0000	\$929.10	\$232.28	\$696.82
SUBTOTAL						\$7,571.02
GroundWater Tax						\$8.08
Tonnage Tax						\$18.14
Total Tax						\$24.22
TOTAL AMOUNT DUE						\$7,595.24

Notes:

FIELD: 22BP06-10 Vanderziel's Qtr
FARM: BATTLE PLAIN 22
STATE/COUNTY: MN, Rock
TWNShP/RANGE: BATTLE PLAIN, 44W, 22
ORDERED ANALY: 12-40-50-S=10-Z=1
GUAR ANALYSIS: 6.55-21.82-27.27-S=5.45-Z=0.55
DELIVERED ANALY: 12-40-50-S=10-Z=1

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
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
Don Krommendyk—Sales—712-470-3203

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



**1414 Main St.
Rock Valley, IA 51247
Zomercompany.com
(712) 476-9443**

"Your Farmland Specialists"



Auctioneers & Assistants:

Zomer Company

Mark Zomer - 712-470-2526 — Blake Zomer - 712-460-2552

Gary Van Den Berg - 712-470-2068 — Darrell Vande Vegte - 712-470-1125

Joel Westra - 605-310-6941 — Joel Westra, Jr. - 605-957-5222

Ryan Zomer - 712-441-3970 — Bryce Zomer - 712- 541-9444

Don Krommendyk—712-470-3203