

LIVE PUBLIC

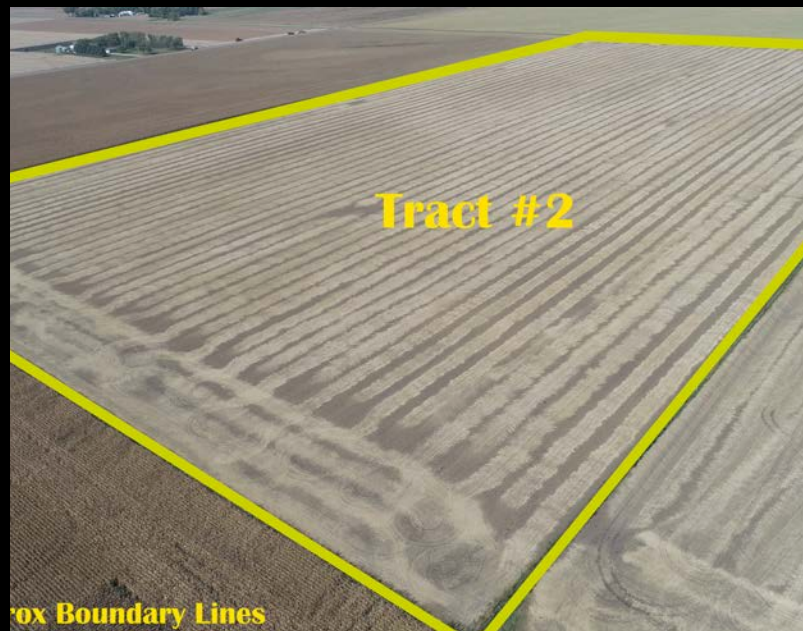
Land Auction

HERSEY TWP
NOBLES COUNTY, MN

DECEMBER 2, 2025 AT
10:30 A.M.

Elizabeth A. Bunton
Family Farm
Owners

163.56+/-
ACRES



ZOMER **COMPANY**
REALTY & AUCTION

www.zomercompany.com

712.476.9443

Auctioneer's Note: The Zomer Company is honored to represent the Bunton family in offering at auction these high quality Nobles County, MN farms! This land is located Northwest Of Brewster, MN! Investors and farmers this land offers nearly everything that you look for when buying land including good soil ratings, close proximity to grain markets and long 1/2 mile rows for easy farming! Making the choice to own Minnesota farmland is a choice that you will be glad that you made! Watch zomercompany.com in case of inclement weather!



Property Location: From Brewster, MN go West on 200th ST (14) for 3 miles to Sundberg Ave.(3) then go North on Sundberg Ave (3) for 2 miles to 180th St.. Tract 1 is in the Southeast corner of the intersection of 180th St. & Sundberg Ave. (3) and Tract 2 is located from that intersection 1/4 mile East on 180th ST. on the South side of the road.

Auction Location: Nobles County, MN Fairgrounds in Worthington, MN (1600 Stower Dr, Worthington, MN 56187)



Abbreviated Legal Description of Tract 1: Tract 1 in the NW1/4 of Section 16, TWP 103N, Range 39W, Nobles County, MN. Sold subject to all public roads, drainage easements/assessments, special assessments, wind easements and easements of record, if any.

General description of Tract 1: According to the survey, this property contains 81.78+/- gross acres. According to the survey, this property contains approx. 77.74+/- tillable acres. This farm has a corn base and soybean base combined with the adjoining farmland and will undergo a reconstitution with the FSA office of the base acres due to the recent survey split. The predominant soil types of the land include: L133A-Waldorf, L135A-Okabena, L83A-Webster, L150A-Prinsburg, L85A-Nicollet, L144A-Chetomba, L78A-Canisteo, L111A-Nicollet, L158B-Round Lake, L146A-Glencoe. According to Agri-Data this tillable land has a productivity index rating of 91.9 and an estimated average county CER rating of 74.71(Currently combined with Tract 2 with the Nobles County Assessor). This is your chance to own a prime tract of Minnesota farmland! Whether you are a farmer or investor, owning land is a way to establish a legacy that you can pass down to the future generations of your family! This tract of land is nearly all tillable excepting the road and ditch and has all 1/2 mile long rows making it very conducive for farming with larger equipment!

Abbreviated Legal Description of Tract 2: Tract 2 in the NW1/4 of Section 16, TWP 103N, Range 39W, Nobles County, MN. Sold subject to all public roads, drainage easements/assessments, special assessments, wind easements and easements of record, if any.

General description of Tract 2: According to the survey, this property contains 81.78+/- gross acres. According to the survey, this property contains approx. 80.79+/- tillable acres making this farm 98.7% tillable! This farm has a corn base and soybean base combined with the adjoining farmland and will undergo a reconstitution with the FSA office of the base acres due to the recent survey split. The predominant soil types of the land include: L135A-Okabena, L133A-Waldorf, L111A-Nicollet, L83A-Webster, L152B-Lowlein-Round, L150A-Prinsburg, L85A-Nicollet. According to Agri-Data this tillable land has a productivity index rating of 95.9 and an estimated average county CER rating of 74.71(Currently combined with Tract 1 with the Nobles County Assessor). Land in Nobles County is a great investment! This farm is one of those farms that when you ride by it you are proud to own! This farm has 1/2 mile rows, good soil ratings and is 98.7% tillable, making this a great choice for an investment in land for your farming operation or investment portfolio! Purchasing land is a great hedge against inflation and is an investment that provides a stable investment for your family!

Method of sale: The properties will be offered in the choice method. The top successful bidder of the round of choice will have the option to select the tract of their choice or both of the tracts. If both of the tracts are selected the auction will be over. If only one of the tracts is selected then whichever tract is still remaining will then be sold. Once a tract is sold it will remain sold. There will be no combination of tracts offered other than the opportunity to select both tracts in the round of choice.

Auction Location: Auction of the tracts will be held at the Nobles County, MN Fairgrounds in Worthington, MN (1600 Stower Dr, Worthington, MN 56187)

Taxes: The current 2025 Real Estate Taxes according to the Nobles County treasurer are as follows: approx. \$4,371.00 per year on Tract 1 and approx. \$4,371.00 per year on Tract 2. NOTE: All amounts are estimated only and will be reassessed due to the sale. Seller shall pay the 2025 RE taxes due in the calendar year 2025 which were based on the 2024 tax assessment. Buyer shall be responsible to pay the RE taxes due in the calendar year 2026 which were based on the 2025 tax assessments and all future taxes.

Possession: Full possession on March 1, 2026. This land is all available to farm for the 2026 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, 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 on or before January 26, 2026. Owner's title insurance policy and closing fees will be split 50/50 between the buyer and seller, any lenders policy required by buyers lender shall be the buyers expense. Abstracts will not be provided. Closing will be conducted by Winter Title. 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.

HERSEY TWP

LAND OWNER

R 39 W

JOINS GRAHAM LAKES TWP



Small Tracts

- Section 1 A Christopher & Tracy Remme - 5.10
- Section 2 B Pat & Doreen Haberman - 6.01
- Section 3 C Robert & Tamara Starnes - 5.45
- Section 4 D United Prairie Bank - 15
- Section 5 E Saeng & Dang Savio - 6.20
- Section 6 F Noah & Benjamin Hoehn - 6.82
- Section 7 G Julie Malenka - 9.47
- Section 8 H David & Brenda Baerwald - 10.39
- Section 9 I Kent Brunk - 16.07
- Section 10 J Gary & Julie Obermoller - 10.93
- Section 11 K Dean & Teresa Meinders - 7.44
- Section 12 L Thomas McCarvel - 12.34
- Section 13 M Jack Creek Investments - 20
- Section 14 N Michael McCarvel - 20
- Section 15 O Richard & Barbara Atchison - 8.40
- Section 16 P David & Irma LeBaron - 6.25
- Section 17 Q Kelly & Carey Klingenberg - 5.90
- Section 18 R Alexander & Carmen Obermoller - 6.42
- Section 19 S Haberman Family Trust - 8.11
- Section 20 T Merle Hasselbrook - 5.33
- Section 21 U Thomas Rogers - 6
- Section 22 V Ron & Mary Luitjens Trust - 5.01
- Section 23 W Rodney Smit - 5
- Section 24 X Daran & Julie Bauman - 6.94
- Section 25 Y Arndt Peil - 11
- Section 26 Z Theodore & Sarah Martin - 5.29
- Section 27 AA Ruth Casper - 7.52

- Section 28 AB Ronnie & Julie McCarvel - 6.65
- Section 29 AC Timothy & Julie Baumgard - 6.34
- Section 30 AD John & Linda Strouth - 7.53
- Section 31 AE Justin & Sarah Freking - 11.29
- Section 32 AF Michael & Natalie Mulder - 6.27
- Section 33 AG William Gordon et al - 12.19
- Section 34 AH Kathryn Milbrandt - 6
- Section 35 AJ Kristin Bauman - 5.57
- Section 36 AK Gary & Kristine Correll - 24.80
- Section 37 AL Francis & Jessica Gundermann - 5
- Section 38 AM Daniel & Lorrie Koopman - 26.64
- Section 39 AN Murphy Family Rev Trust - 16.65
- Section 40 AO Hersey Cemetery Assn - 10.40
- Section 41 AP Steven McCuen Liv Trust - 5.48
- Section 42 AQ Steven & Kayla McNab - 19.83

R 43 W	R 42 W	R 41 W	R 40 W	R 39 W
LOTH	WILKINSON	BLOOM	SEWARD	GRAND LAKES
LOMBARD	LAKSH	SUNSET LAKE	BLK	HERSEY
WESTSIDE	OLNEY	DENOLD	WORTHINGTON	LOMBARD
GRAND PRAIRIE	LITTLE ROCK	RANDOM	BASIN	WINDY LAKE

NOBLES COUNTY, MN

Aerial Map



Boundary Center: 43° 43' 43.98, -95° 31' 49.97

0ft 837ft 1673ft



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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16-103N-39W
Nobles County
Minnesota

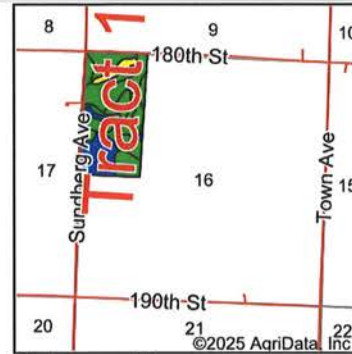
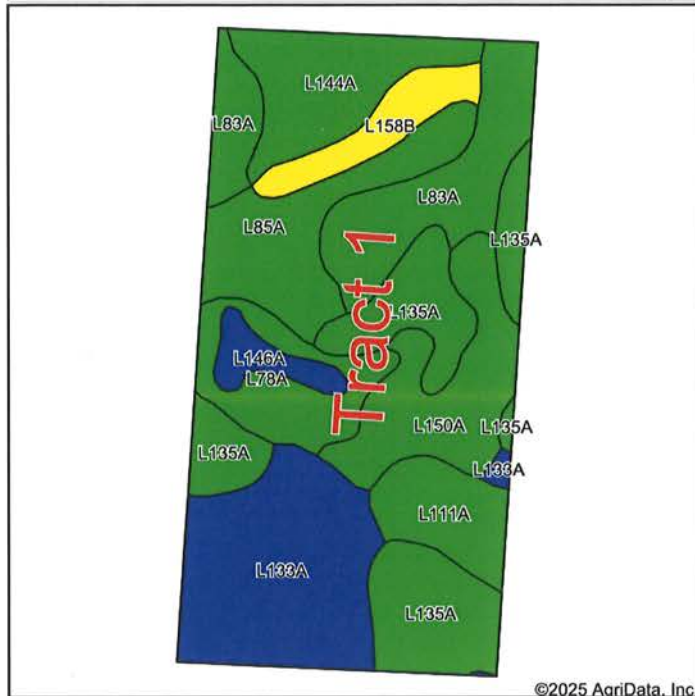


10/10/2025

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



Soils Map



State: **Minnesota**
 County: **Nobles**
 Location: **16-103N-39W**
 Township: **Hersey**
 Acres: **81.78**
 Date: **10/10/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN105, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
L133A	Waldorf silty clay loam, 0 to 2 percent slopes	15.01	18.4%		2ft.	IIw	85	68
L135A	Okabena silty clay loam, 1 to 3 percent slopes	14.77	18.1%		2.6ft.	Iw	100	88
L83A	Webster clay loam, 0 to 2 percent slopes	11.14	13.6%		2ft.	IIw	93	82
L150A	Prinsburg silty clay loam, 0 to 2 percent slopes	8.73	10.7%		1.6ft.	IIw	91	88
L85A	Nicollet clay loam, 1 to 3 percent slopes	8.58	10.5%		3.2ft.	Iw	99	81
L144A	Chetomba silty clay loam, 0 to 2 percent slopes	7.45	9.1%		1.6ft.	IIw	92	88
L78A	Canisteo clay loam, 0 to 2 percent slopes	5.65	6.9%		2ft.	IIw	93	81
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	4.75	5.8%		2.6ft.	Ie	100	82
L158B	Round lake sandy loam, 1 to 6 percent slopes	3.72	4.5%		> 6.5ft.	IIIs	61	43
L146A	Glencoe silty clay loam, 0 to 1 percent slopes	1.98	2.4%		1ft.	IIIw	86	79
Weighted Average						1.73	91.9	*n 79.7

*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.



Topography Hillshade



Low Elevation High



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING

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

Source: USGS 1 meter dem
 Interval(ft): 3

Min: 1,502.3
 Max: 1,514.5
 Range: 12.2
 Average: 1,508.5

Standard Deviation: 2.23 ft

0ft 429ft 858ft



10/10/2025

16-103N-39W
 Nobles County
 Minnesota

Boundary Center: 43° 43' 43.88, -95° 31' 49.98



Aerial Map



Boundary Center: 43° 43' 43.85, -95° 31' 32.15

0ft 837ft 1673ft



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

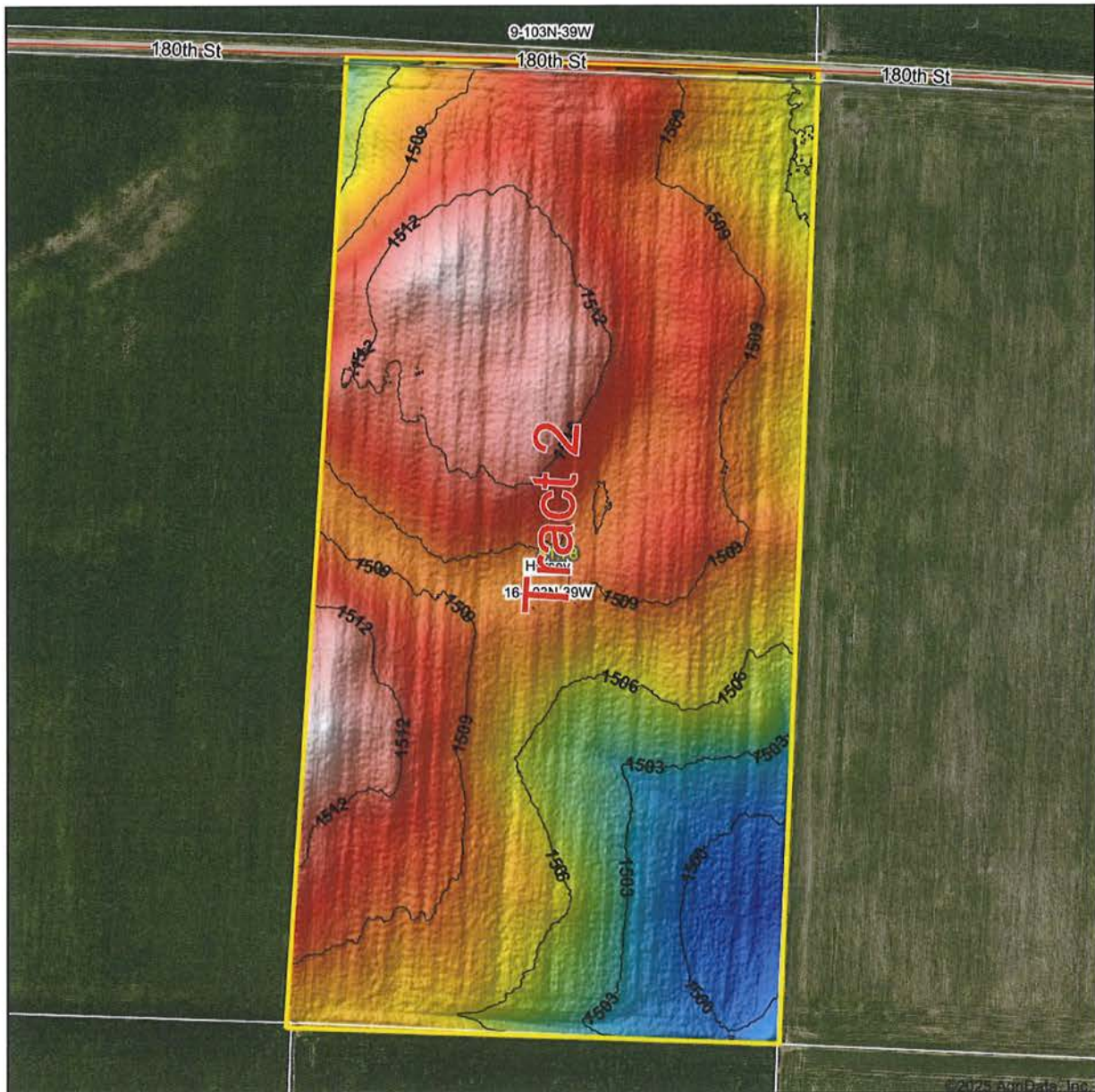
16-103N-39W
Nobles County
Minnesota



10/10/2025



Topography Hillshade



Low Elevation High



Maps Provided By:



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

Source: USGS 1 meter dem
Interval(ft): 3

Min: 1,498.2

Max: 1,514.7

Range: 16.5

Average: 1,508.4

Standard Deviation: 3.54 ft

0ft 429ft 858ft

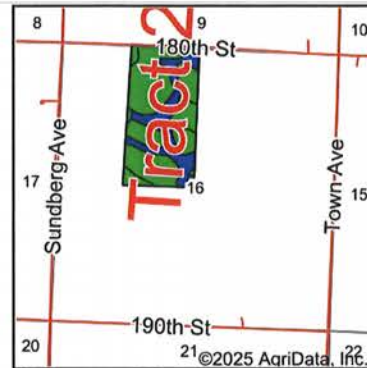
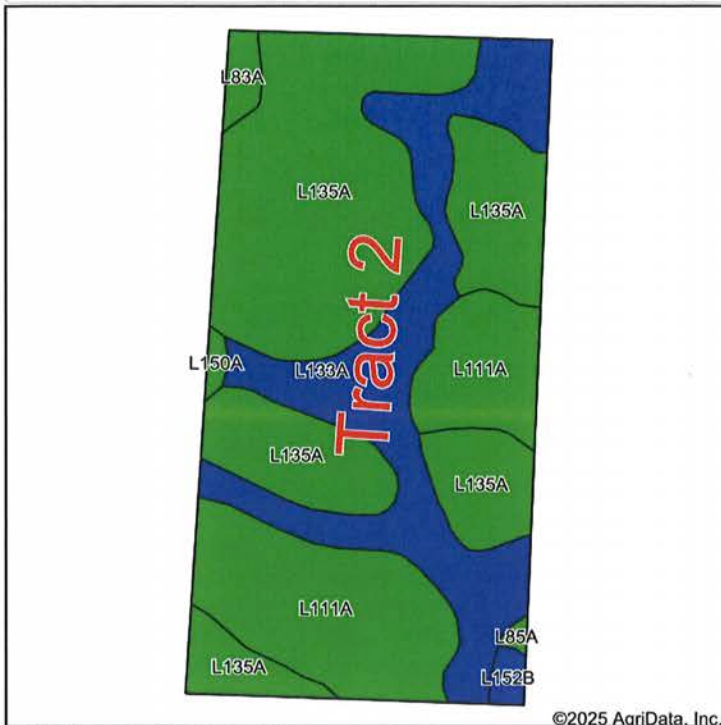


16-103N-39W
Nobles County
Minnesota

Boundary Center: 43° 43' 43.85, -95° 31' 32.15



Soils Map



State: **Minnesota**
 County: **Nobles**
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 Township: **Hersey**
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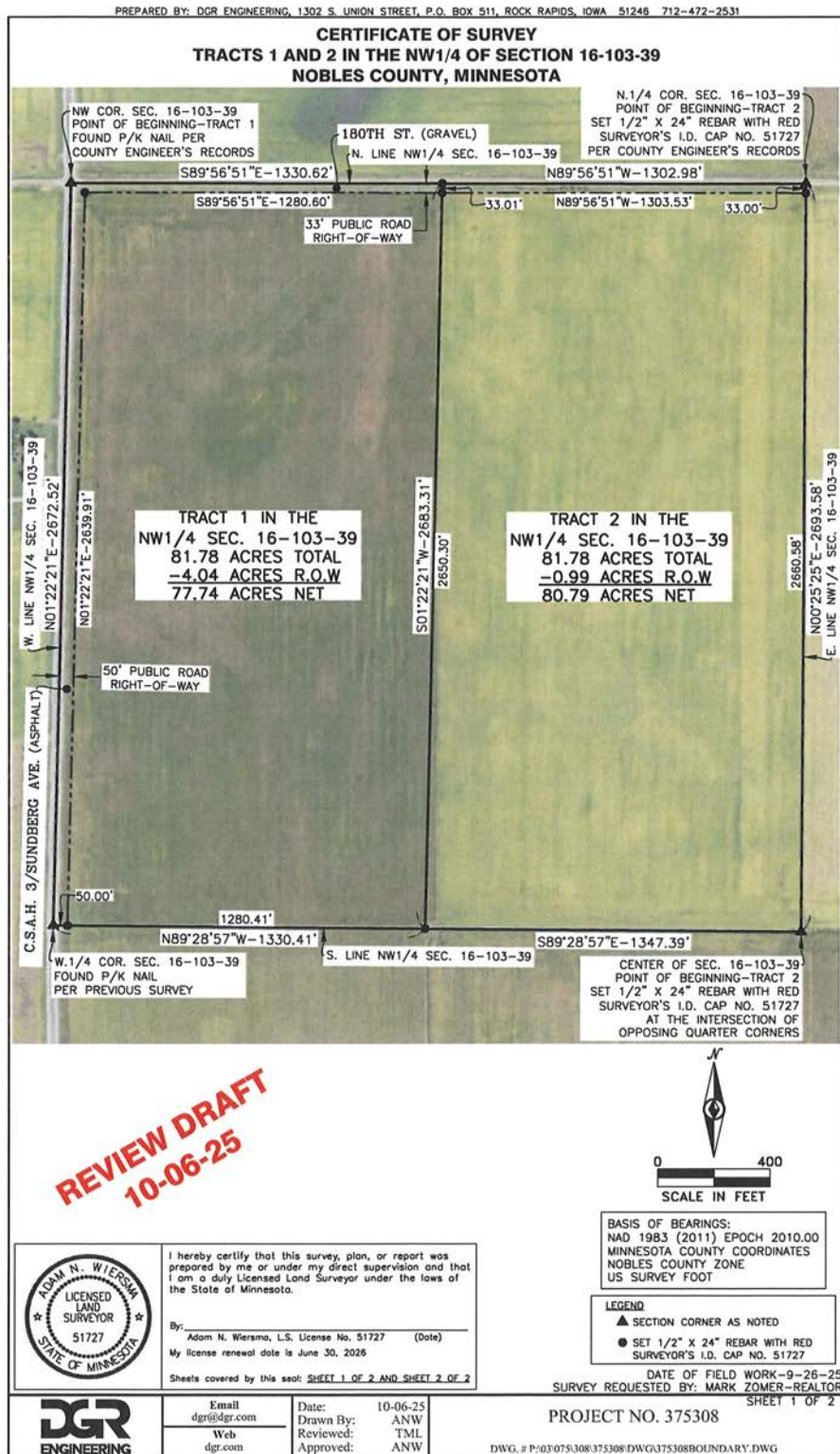
Area Symbol: MN105, Soil Area Version: 23								
Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
L135A	Okabena silty clay loam, 1 to 3 percent slopes	39.97	48.9%		2.6ft.	Iw	100	88
L133A	Waldorf silty clay loam, 0 to 2 percent slopes	20.78	25.4%		2ft.	IIw	85	68
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	18.61	22.8%		2.6ft.	Ie	100	82
L83A	Webster clay loam, 0 to 2 percent slopes	1.10	1.3%		2ft.	IIw	93	82
L152B	Lowlehn-Round lake complex, 1 to 6 percent slopes	0.68	0.8%		3.2ft.	Ile	84	65
L150A	Prinsburg silty clay loam, 0 to 2 percent slopes	0.41	0.5%		1.6ft.	IIw	91	88
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.23	0.3%		3.2ft.	Iw	99	81
Weighted Average						1.28	95.9	*n 81.3

*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.





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