

**PK Kids, LLC - Owner  
Peoples Bank WMG as Manager**

**SPRINGWATER TWP,  
ROCK COUNTY, MN**

**LIVE PUBLIC  
AUCTION**

**Sale Date:  
February 19, 2026 at  
10:30A.M.**

**ZOMER Z COMPANY  
REALTY & AUCTION**



**92.73+/-  
ACRES**

**Tract #1**

**Boundary Lines**

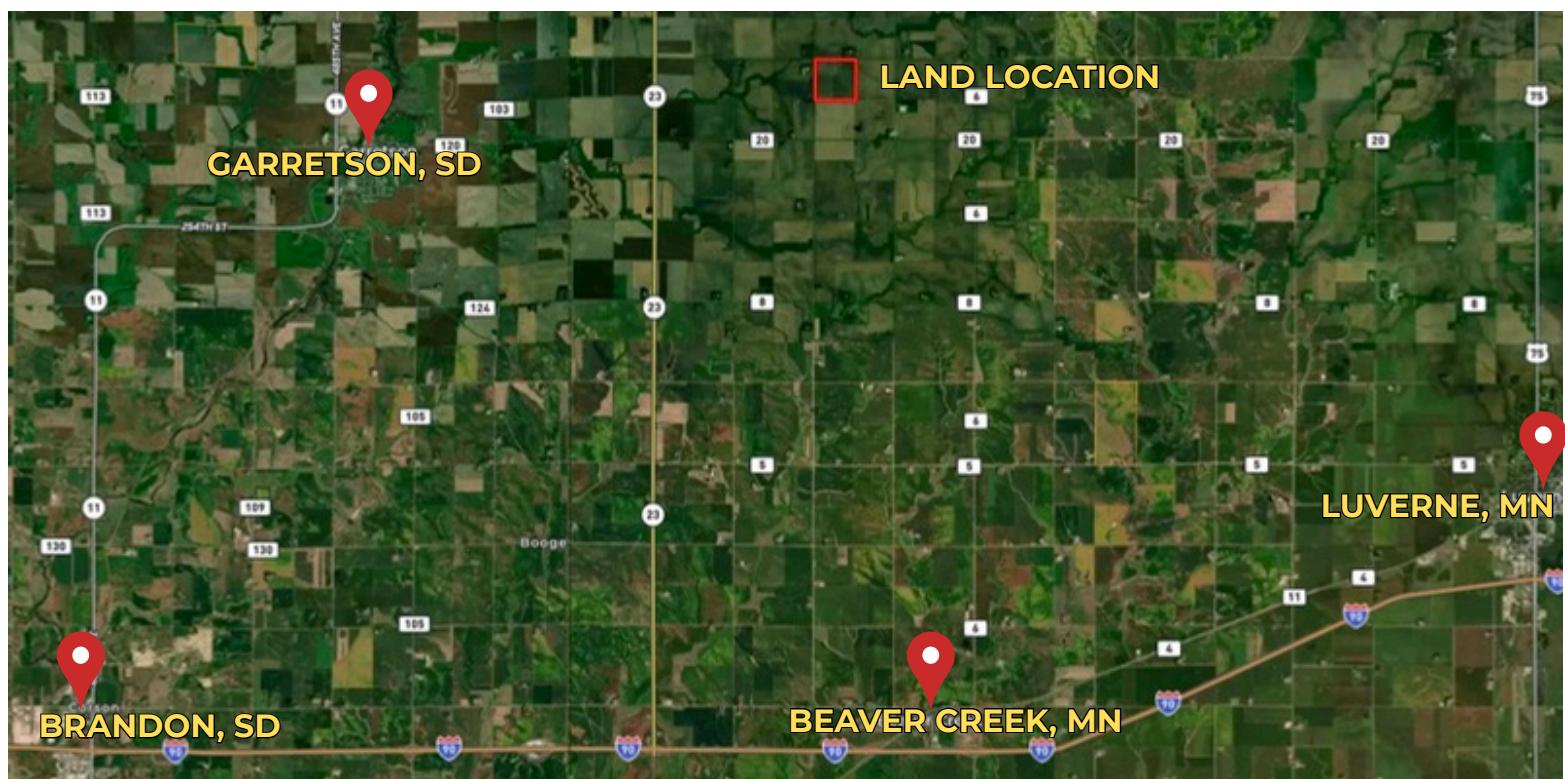


**69.19+/-  
ACRES**

**Tract #2**

**Boundary Lines**

**Auctioneer's Note:** The Zomer Company is extremely honored to have been selected to offer for sale these farms at auction for the seller as the seller is desiring to complete a 1031 exchange to purchase a different property! This is an outstanding opportunity to purchase premier farmland in Rock County, MN! These farms have top tier soil ratings and have been well maintained over the years with great farming practices and also the implementation of drainage tile systems creating a perfect combination to establish a powerful farm! This land is located in a highly sought after area of Rock County where not many farms are available for purchase! If you are a younger farmer or established operator looking to add acres to your operation or an investor looking to diversify your investment portfolio then do not miss out on purchasing one or both of these outstanding farms! Watch zomercompany.com in case of inclement weather!



**Tracts 1 & 2 Location:** From Jasper, MN go South on 23 for approx. 7 1/2 miles to 171st St. then go East on 171st St. for 2 miles to Tract 1 then continue 1/4 mile further East on 171st St to Tract 2. Both Tracts are on the South side of 171st St. and Tract 1 also adjoins 40th Ave. OR From Luverne, MN go North on US HWY 75 for 4 miles to 171st St. then go West on 171st ST. for 8 1/2 miles to Tract 2 then continue another 1/4 mile West on 171st St. to Tract 1. Both tracts are adjoining and are on the South side of 171st St. and Tract 1 also adjoins 40th Ave.

**Auction Location:** Auction of the Tracts will be held at the Luverne, MN Golf Course Parking Lot (1520 111th St., Luverne, MN 56156)

**Abbreviated Legal Description of Tract 1:** Tract 1 in the NW1/4 of Section 17, TWP 103N, Range 46W, Rock County, MN. Sold subject to all public roads and easements of record.

**General description of Tract 1:** According to the survey, this property contains 92.73+- gross acres. According to FSA/Survey, this property contains approx. 88.56+- tillable acres. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 160bu on corn and a PLC yield of 47bu on soybeans. This farm is classified as NHEL. The predominant soil types of the land include: P24B-Moody, P46-Trent, P42A-Whitewood. According to Agri-Data this tillable land has a productivity index rating of 96.4 and an estimated average county CER rating of 94.41(Currently combined with Tract 2 with the Rock County Assessor). This farm also has a large amount of drainage tile line that has been installed with maps available! This tract is sold subject to a 40ft access easement granted to Tract 2 as shown on the survey for access to Tract 2. Contact agent for details. This is an extremely high quality farm with soil ratings that are some of the highest ratings of land currently on the market in Rock County! If you are looking to add a well maintained, high producing farm to your operation or investment portfolio then do not hesitate to purchase this farm! This farm is one of those farms that when you ride by it you are proud to own it! Do not pass up this opportunity to own one of the highest quality farms available in Rock County, MN! Land for generations has proven itself to be a solid investment which produces annual dividends and potential long term appreciation!

**Abbreviated Legal Description of Tract 2:** Tract 2 in the NW1/4 of Section 17, TWP 103N, Range 46W, Rock County, MN. Sold subject to all public roads and easements of record.

**General description of Tract 2:** According to the survey, this property contains 69.19+- gross acres. According to FSA/Survey, this property contains approx. 68+- tillable acres. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 164bu on corn and a PLC yield of 45bu on soybeans. This farm is classified as NHEL. The predominant soil types of the land include: P24B-Moody, P46-Trent, P42A-Whitewood. According to Agri-Data this tillable land has a productivity index rating of 96.4 and an estimated average county CER rating of 94.41(Currently combined with Tract 1 with the Rock County Assessor). This is a high quality tract of Rock County, MN farmland! This tract of land is a completely inside tract of land with road on only one side making this farm virtually all tillable with the exception of a small grass waterway, This farm has had a large amount of drainage tile line installed over the years with maps available! This farm has a 40ft access easement granted from Tract 1 as shown on the survey for access to tract 2. Contact an agent for details. This farm if purchased in conjunction with Tract 1 offers an opportunity to purchase a contiguous 161.92+- acre tract of land! Making the decision to invest in Minnesota farmland is a decision that can help establish a legacy for your family for future generations! When you look back on history, land ownership is a way to help establish a future for your family!



**Method of sale:** The tracts 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. After a tract is sold it will not be available again to bid on. 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 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 as follows: approx. \$4,175.00 per year on Tract 1 and approx. \$3,113.00 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 closing day. 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 March 19, 2026. 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. 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. Buyer agrees to accommodate the sellers 1031 tax deferred exchange. 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.



## LAND OWNER &amp; RURAL RESIDENT MAPS



N S E W

JOHN MOUND TWP

ADAMS ROAD DELL TWP

500

400

300

200

100

AVE

100

AVE

500

600

700

800

900

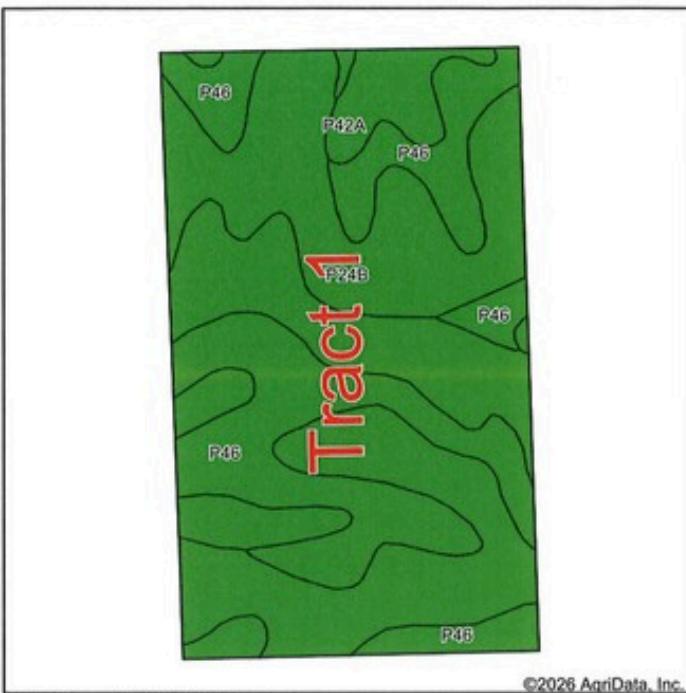
AVE

100

Aerial Map



## Soils Map



State: Minnesota  
 County: Rock  
 Location: 17-103N-46W  
 Township: Springwater  
 Acres: 92.73  
 Date: 1/3/2026



Maps Provided By:  
**surety**  
 EXPERTISE ONLINE MAPPING  
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 www.AgriDataInc.com



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	38.79	41.9%				95	71
P46	Trent silty clay loam, 0 to 3 percent slopes	31.20	33.6%				100	76
P42A	Whitewood silty clay loam, 0 to 2 percent slopes	22.74	24.5%				94	73
Weighted Average					1.66	*-	96.4	*n 73.2

\*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° 43' 45.16, -96° 23' 3.22

0ft 837ft 1674ft



17-103N-46W  
Rock County  
Minnesota

1/3/2026

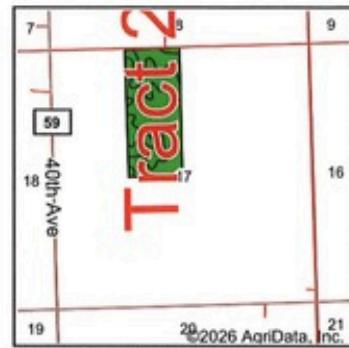
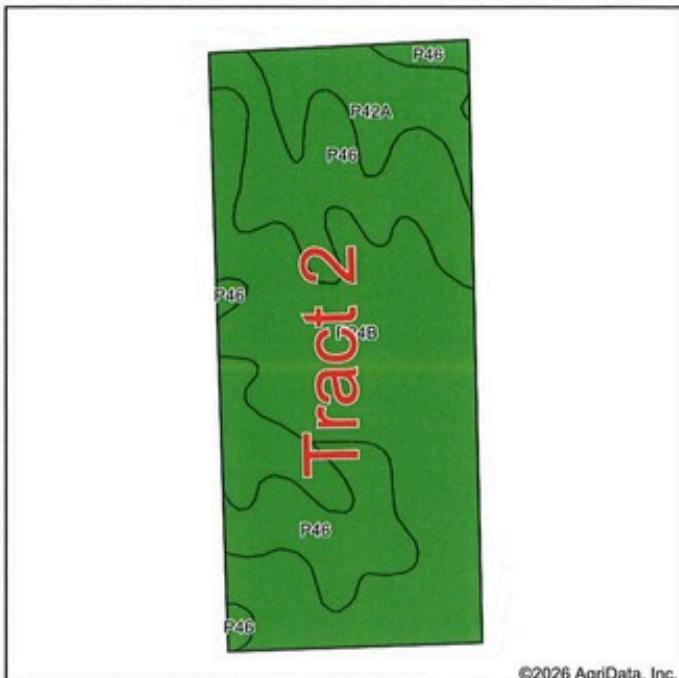


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Field borders provided by Farm Service Agency as of 5/21/2008



## Soils Map



State: Minnesota  
 County: Rock  
 Location: 17-103N-46W  
 Township: Springwater  
 Acres: 67.37  
 Date: 1/3/2026



Maps Provided By  
**surety**<sup>®</sup>  
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Area Symbol: MN133, 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	34.77	51.6%		IIw		95	71
P46	Trent silty clay loam, 0 to 3 percent slopes	21.04	31.2%		I	I	100	76
P42A	Whitewood silty clay loam, 0 to 2 percent slopes	11.56	17.2%		IIw		94	73
Weighted Average						1.69	*	96.4
								*n 72.9

\*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.



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Rock County, Minnesota

MINNESOTA

United States Department of Agriculture  
Farm Service Agency

Form: FSA-156EZ

FARM : 5144

See Page 2 for non-discriminatory Statements.

Prepared : 1/2/26 1:22 PM CST  
Crop Year : 2026

## Abbreviated 156 Farm Record

Operator Name : [REDACTED]  
 CRP Contract Number(s) : None  
 Recon ID : 27-133-2010-96  
 Transferred From : None  
 ARCP/PLC G/I/F Eligibility : Eligible

## Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
77.37	77.37	77.37	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	77.37		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	38.65	0.00	160	0
Soybeans	38.65	0.00	47	
<b>TOTAL</b>		<b>77.30</b>	<b>0.00</b>	

## NOTES

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Tract Number : 9716

Description : W NW 17 SPRINGWATER  
 FSA Physical Location : MINNESOTA/ROCK  
 ANSI Physical Location : MINNESOTA/ROCK  
 BIA Unit Range Number :  
 CRP Contract Number(s) : None  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Tract does not contain a wetland  
 WL Violations : None  
 Owners : PK KIDS LLC  
 Other Producers : None  
 Recon ID : 27-133-2010-95

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.37	77.37	77.37	0.00	0.00	0.00	0.00	0.0

MINNESOTA  
ROCK  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5144

Prepared : 1/2/26 1:22 PM CST

Crop Year : 2026

Tract 9716 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	77.37	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	38.65	0.00	160
Soybeans	38.65	0.00	47
<b>TOTAL</b>	<b>77.30</b>	<b>0.00</b>	

NOTES

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United States Department of Agriculture  
USDA

Rock County, Minnesota

Farm 5143  
Tract 9715

2025 Program Year

Map Created April 19, 2025

0 180 360 720  
Feet

Unless otherwise noted:  
Shares are 100% operator

Crops are non-irrigated

Com = 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

Beans = Dry Edible

NAG = for GL

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: 80.33 acres

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MINNESOTA

ROCK

Form: FSA-156EZ

United States Department of Agriculture  
Farm Service Agency

FARM : 5143

Prepared : 1/2/26 1:22 PM CST

Crop Year : 2026

See Page 2 for non-discriminatory Statements.

## Abbreviated 156 Farm Record

Operator Name : [REDACTED]  
 CRP Contract Number(s) : None  
 Recon ID : 27-133-2010-96  
 Transferred From : None  
 ARCP/PLC G/I/F Eligibility : Eligible

## Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
80.78	80.33	80.33	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	80.33		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	40.00	0.00	164	0
Soybeans	40.00	0.00	45	
<b>TOTAL</b>	<b>80.00</b>	<b>0.00</b>		

## NOTES


Tract Number : 9715

Description : E NW 17 SPRINGWATER  
 FSA Physical Location : MINNESOTA/ROCK  
 ANSI Physical Location : MINNESOTA/ROCK  
 BIA Unit Range Number :  
 CRP Contract Number(s) : None  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Tract does not contain a wetland  
 WL Violations : None  
 Owners : PK KIDS LLC  
 Other Producers : None  
 Recon ID : 27-133-2010-96

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
80.78	80.33	80.33	0.00	0.00	0.00	0.00	0.0

MINNESOTA  
ROCK  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5143

Prepared : 1/2/26 1:22 PM CST  
Crop Year : 2026

Tract 9715 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	80.33	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

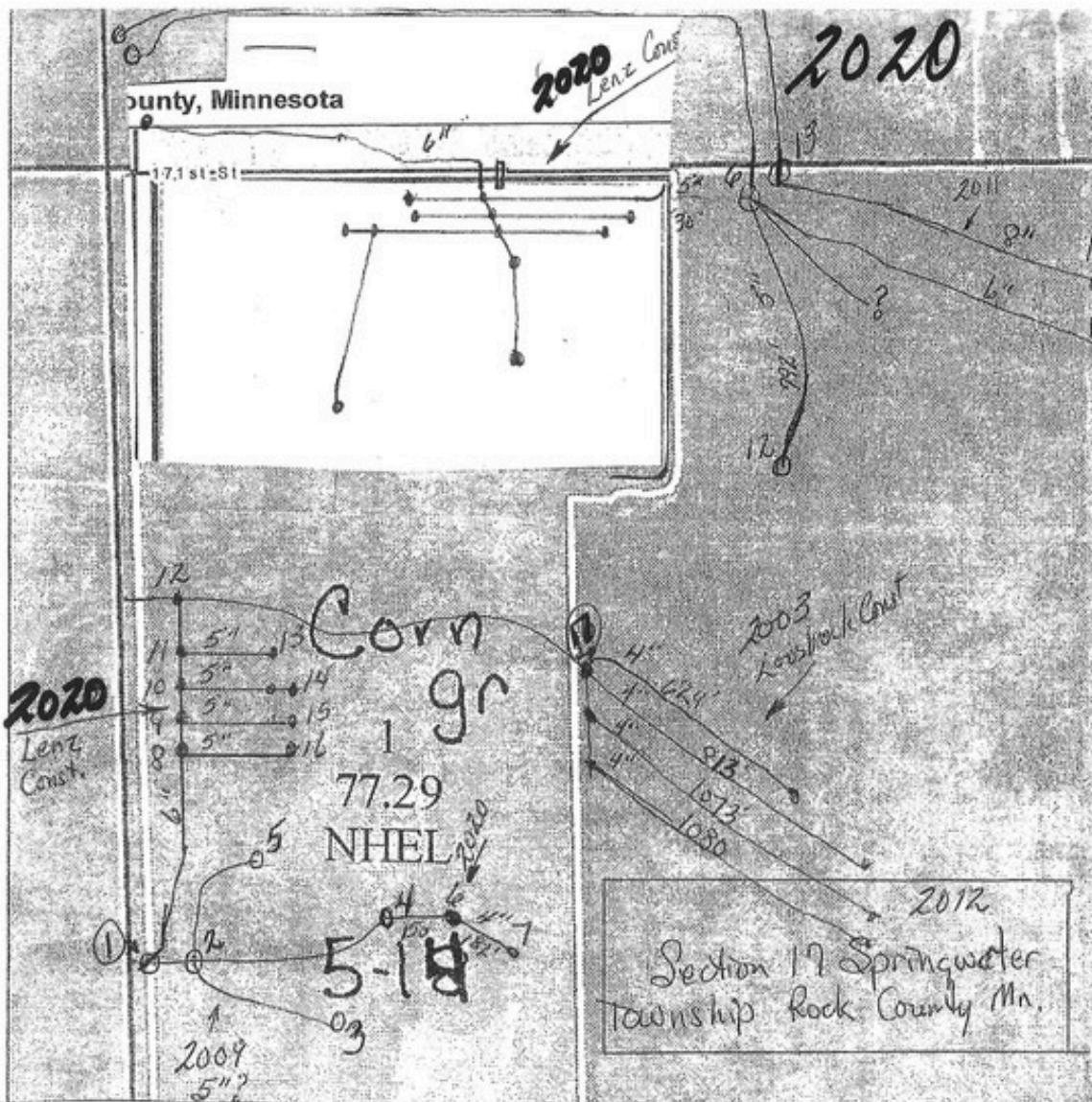
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	40.00	0.00	164
Soybeans	40.00	0.00	45
<b>TOTAL</b>	<b>80.00</b>	<b>0.00</b>	

NOTES

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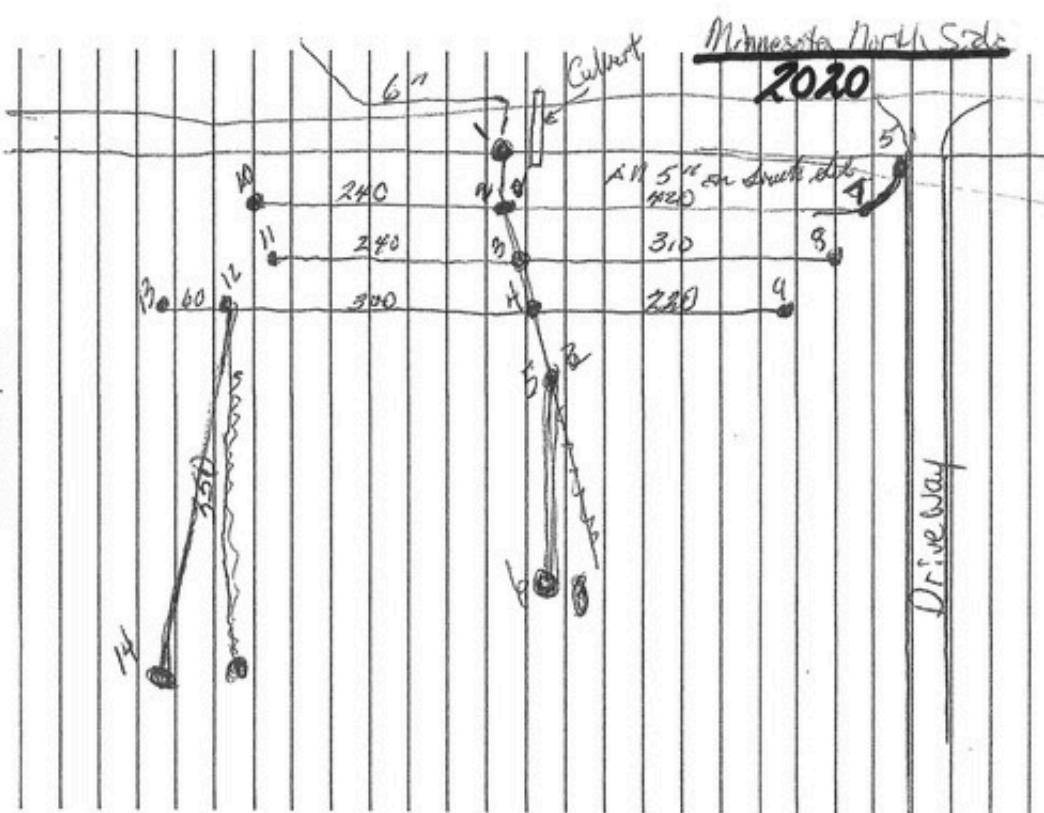
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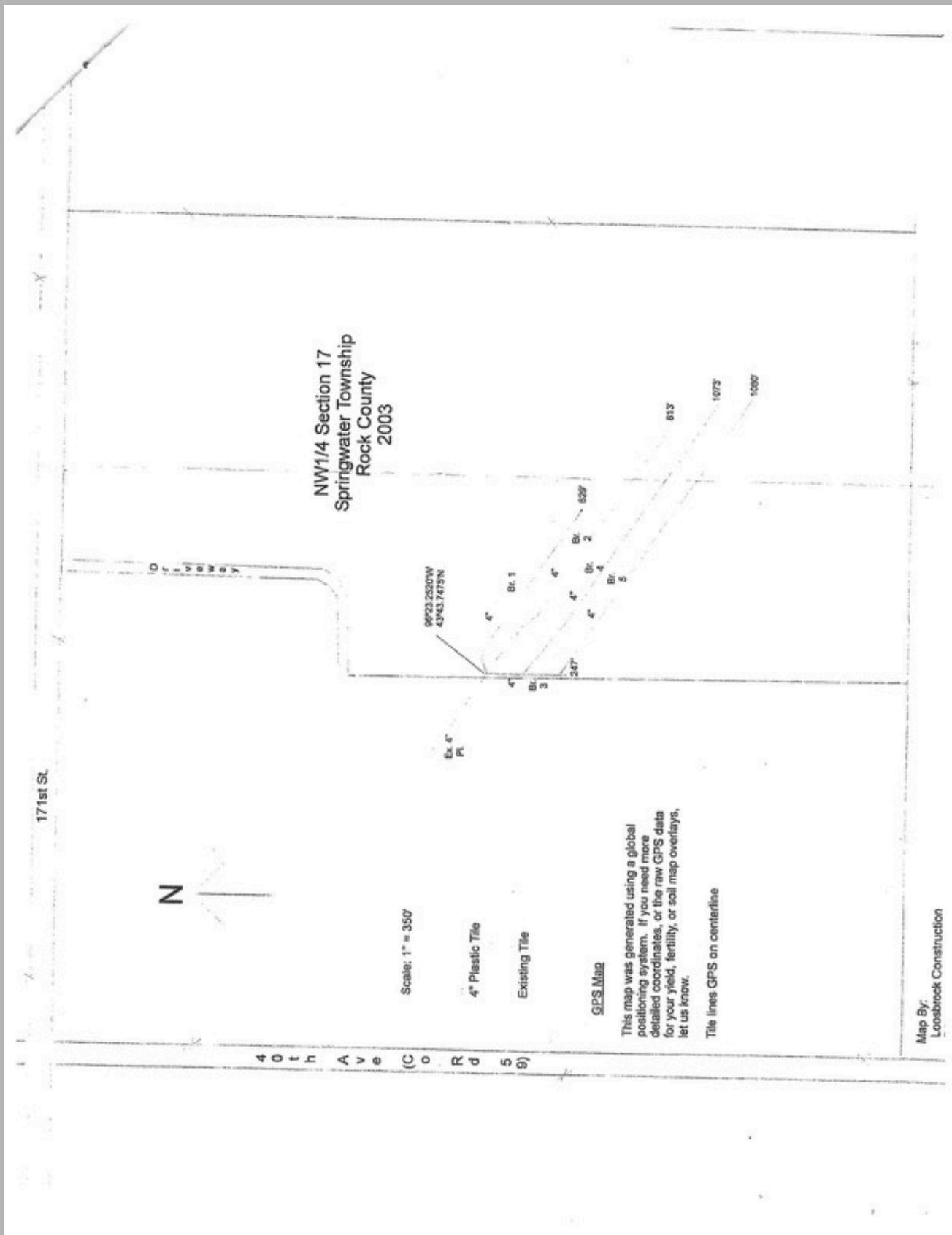


[www.hullcoop.com](http://www.hullcoop.com)

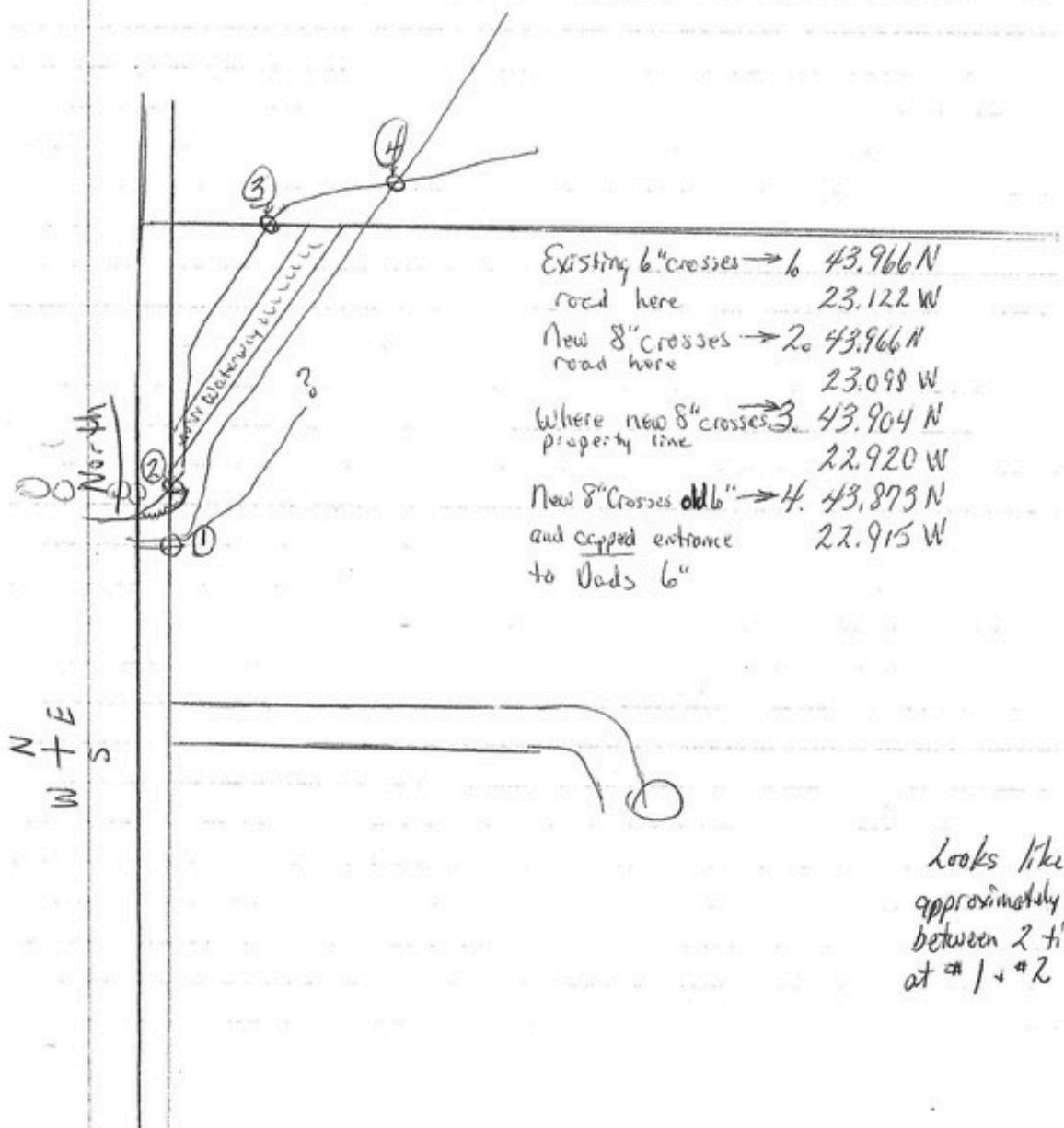


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1	43° 44.965' N
2	23.280' W
2	43° 955' N
	23.280' W
3	43.945' N
2	23.276' W
4	43.931' N
	23.293' W
5	43.886' N 43.962' W
	23.223' W 23.186' W
6	43.886' N
	23.273' W
7	43.955' N
	23.198' W
8	43.944' N
	23.210' W
9	43.930' N
	23.122' W
10	43.937' N
	23.334' W
11	43.944' N
	23.335' W
12	43.931' N
	23.343' W
13	43.931' N
	23.355' W
14	43.976' N 23.357' W



Minnesota Land  
 Tony Bosch added 8" tile through Dads Land  
 and capped existing 6" tile at #4 11/4/11



# ZOMER COMPANY

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