

# ESTATE LAND AUCTION

**80.91 Surveyed Acres of Choice Lismore Township Nobles County, MN Land – Situated in a Preeminent Agricultural Area of Southwest Minnesota with the Buyer to have the Opportunity to Cash Rent an Additional Adjacent High Quality 80 Acres of Land**

**We will offer the following parcel of farmland at public auction which will be held “On Site” at the land –** Located from the Luverne, MN Exit #12 on I-90 - 6 miles east on I-90 to the the Magnolia, MN Exit #18, then ½ mile north on 190th Ave., 1 mile east on 111th St. to Magnolia, MN, 3 miles north on Co. Hwy. #3 (200th Ave.) to 141st St., then 2 miles east on Rock Co. 141st St./Nobles Co. 210th St. to the SE Corner of the land at the Jct. of 210th St. & Ahlers Ave.; from Adrian, MN – 3 miles north on Hwy. 91 (Dayton Ave.) and 5 miles west on 210th St.; from Lismore, MN – 4 miles west on 170th St. and 3 ½ miles south on Ahlers Ave. to the NE Corner of the land; or from Kenneth, MN – 4½ miles south on 200th Ave. to 141st St. and 2 miles east on 141st/210th St.

**MONDAY DECEMBER 9, 2024 • SALE TIME: 10:00 AM**

**AUCTIONEERS NOTE:** This auction awards an opportunity to purchase a Choice Surveyed +/-80 Acre Farm which located in Lismore Twp. of Nobles County, MN, that is situated in one of the “Garden Spots of Southwest Minnesota”. This auction includes a parcel of land with a very high percentage tillable and superb soils. This land is located an excellent agricultural area of Southwest MN, where land ownership is tightly held and choice parcels of land seldom become available on the open market, evidenced by the fact that this farm has been in the Kuhlman Family for many decades with ownership being in the same family for over 80 years, thus this auction presents a once in a lifetime opportunity to purchase this excellent parcel of land. **AS AN ADDITIONAL BENEFIT, THE BUYER WILL HAVE THE OPPORTUNITY TO LEASE THE ADJACENT 80 ACRE PARCEL OF LAND IN THE W½ SE¼ FROM KENT AND DONNA “KUHLMAN” JOHANSEN (related family members) ON AN INITIAL 2 YEAR LEASE, AT \$325.00 PER ACRE BASED ON 75.4 FSA CROPLAND ACRES (ROUNDED TO \$24,500.00) AND PAYABLE ANNUALLY ON MARCH 15th; ALTHOUGH, THIS LEASE COULD POTENTIALLY BECOME A “LONG TERM” RENTAL RELATIONSHIP.** If you are in the market for choice cropland to utilize as an addition to a row crop farming operation or as an investment, you will want to inspect this property and make plans to be in attendance at this auction.

**CHUCK SUTTON**

This choice surveyed 80.91 acre farm will be offered as a unit. The farm consists of a parcel of land which is virtually 100% tillable, with the exception of a +/- 1 acre tree grove located in the SE corner of the farm, a small waterway and roads. According to FSA 156EZ on this property, this 80.91 acre farm has approx. 77.07 acres of cropland, with a 50.03 acre corn base with a 171 bu. PLC yield and a 27.04 acre soybean base with a 46 bu. PLC yield. This farm has some superb soils indicated by information obtained from Surety Agri Data, Inc. indicates this land has an extremely high productivity index of 93.5, with predominately Class I & II soils. This farm has terrific eye appeal and a general topography that is level to very gently rolling. There is existing drain tile that was installed in this land by Springman Tiling in the mid 1990's, although actual tile maps are unavailable, although Jerry Kuhlman, the previous operator will provide a hand drawn map indicating the approximate location of the tile to the best of his recollection. The total Agri-Homestead RE taxes payable in 2024 on this property were \$1,268.00.

**LEGAL DESC.:** E½ SE¼ of Sec. 30, T. 103N., R. 43W., (Lismore Twp.), Nobles County, MN.

**TERMS:** Cash - A 10% nonrefundable earnest money payment sale day and the balance on or before January 24, 2025, with full possession to the buyer to farm or lease as they desire for the 2025 crop year. Marketable Title will be conveyed and an abstract of title continued to date will be provided to the buyer for examination prior to closing. The acres being sold will be based on the acres as determined by a recent survey as completed by Stockwell Engineering, Inc., with the acres understood to be “more or less” NOTE – Final Acres being Sold will be Adjusted in Accordance with the Survey Once Finalized. The closing agent’s fee (Klosterbuer & Haubrich LLP – Attorneys for the Sellers, will serve as the closing agent for this transaction with the cost of the closing fee to be paid by the Sellers. Sellers will pay for the transfer documents and deed tax; buyers will pay for the recording of the deed and title examination. If the sellers should elect to utilize title insurance, the cost of the Owner’s Title Policy will be divided 50-50 between the buyer and seller. All of the RE taxes payable in 2024 will be paid by the sellers with the buyer(s) to be responsible for payment of all of the RE taxes due & payable in 2025. The 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. FSA cropland acres, yields, bases & other information are estimated and subject to County Committee approval. This property is sold in “AS IS” Condition and subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable county zoning ordinances. Information contained herein is deemed to be correct, but is not guaranteed. The RE licensees/auctioneers in this transaction stipulate that they are acting as agents for the sellers. Sold subject to confirmation of the Owners.

**This superb farm has the potential to fulfill the needs of a variety of buyers including those looking for extremely high quality productive cropland to add to their row crop farming operation and/or their investment portfolio. This is an extremely desirable parcel of high caliber land that truly must be seen to be appreciated! To view Additional Information pertaining to this property see the Sutton Auction Website at [www.suttonauction.com](http://www.suttonauction.com). To make arrangements for absentee bidding, contact the auctioneers.**

**HEIRS OF CAROLINA KUHLMAN, OWNERS**

**Donald R. Klosterbuer – Klosterbuer & Haubrich LLP**

**– Attorneys & Closing Agent for the Sellers - Luverne, MN – ph. 507-283-9111**

**CHUCK SUTTON - Auctioneer & Land Broker - MN Auct. Lic. #59-26 -**

**Sioux Falls, SD - ph. 605-336-6315 & Pipestone Realty – Pipestone, MN – ph. 507-825-3389**

**DEAN STOLTENBERG – RE Salesperson & Auctioneer – MN Lic. #59-38 - Jasper, MN - ph. 507-348-7352**

**JARED SUTTON, CAI – RE Salesperson & Auctioneer – MN Lic. #59-72 – Flandreau, SD – ph. 605-864-8527**