

288.69 +/- ACRES OF PRIME NOBLES COUNTY, MN FARMLAND AT PUBLIC AUCTION

located In Little Rock and Grand Prairie Twp.
Tuesday December 30th, 2025 • 1:00 P.M

AUCTION LOCATION: The auction will be held on the south side of tract #1.

AUCTIONEER'S NOTE: Randy Buntjer Auction & Realty LLC is honored to represent the Martha Kruse Estate in offering at public auction these two Prime tracts of Nobles County, MN farmland located in Little Rock & Grand Prairie Twp. Land in this locale is not often available for purchase. If you are a farmer looking to purchase your first tract of farmland or add to your operation, or if you are an investor looking to add to your portfolio, these are two tracts of farmland that you will want to take a look at! Land is an excellent long-term investment, so make plans to attend this farmland auction! Thank You, Randy

Information booklets are available by going to our web site at randybuntjerauctionandrealtyllc.com or by contacting Randy Buntjer Auction & Realty LLC @ 507-360-2650

LAND LOCATION: Tract #1 from the intersection of Hwy 91 & Co. Road #30/330th Street on the south edge of Ellsworth, MN, 6 miles east on County Road 30/330th Street. Tract #2 from the intersection of Hwy 91 & Co. Road #30/330th Street on the south edge of Ellsworth, MN, 3 miles east on County Road #30/330th Street

LEGAL DESCRIPTION: Tract #1: SE ¼, Sect. 29, Little Rock Township, Nobles County, Minnesota, except a 12.52-acre tract in SW corner; containing 147.48 +/- Acres

LEGAL DESCRIPTION: Tract #2: NE ¼, Sect. 36, Grand Prairie Township, Nobles County, Minnesota, except an 18.79-acre tract in SE ¼ of NE ¼, containing 141.21 +/- Acres

FSA & GENERAL INFORMATION: According to the Nobles County FSA Office Tract#1 has 142.87 Effective DCP cropland acres with a Corn base of 71.50 acres, and a PLC yield of 167 Bushels. The Soybean base is 70.87 acres, with a PLC Yield of 46 bushels. Tract #2 has 144.17 effective DCP Cropland acres, with a corn base of 72.00 acres and a PLC Yield of 167 bushels. a soybean base of 71.53 acres, with a PLC Yield of 46 bushels. Based off Surety mapping the Productivity Rating on Tract # 1 has a Productivity of 95.90 and the CER rating is 73.25. Tract #2 has a Productivity rating of 94.10 and a CER rating of 66.36

TILE: Both farms do include drainage tile and some maps are available.

TAXES & ASSESSMENTS: The Taxes and Assessments due and payable in 2025 will be paid by the seller. Taxes due and payable in 2026 and thereafter will be paid by the buyer. The current Non-Homestead taxes and assessments are listed at \$7,630.00 on tract #1 and \$7,340 on tract #2.

POSSESSION: Will be granted upon closing, when final settlement has been made.

AUCTION TERMS: Both tracts will be sold on a per acre basis times the number of deeded acres. The successful Buyer(s) at the conclusion of the auction will enter into a Purchase Agreement/Contract and shall make a 10% NON-refundable earnest money down-payment immediately after the auction. Buyer must also provide a bank letter of credit when signing contract. Abstracts, without further continuation, shall be provided to the Buyer(s) prior to closing for any title work desired. The sale will NOT be contingent upon any buyer financing. The unpaid balance will be due on or before March 2, 2026. Property is being sold "AS IS" and are subject to any easements including road, drainage, utility or other easements of record or pending. The seller does not warrant or guarantee that existing fences lie on the true boundary, and any new fencing, if any, will be the responsibility of the Buyer(s) pursuant to MN statutes. The Buyer(s) is responsible for all inspections of the property prior to their purchase. The sale is subject to the seller's approval. Any statements made at the auction shall take precedence over any printed information. Auction Company & Staff represent the seller in this transaction. The information contained in this sale bill and other information provided by the seller and its agents is believed to be accurate, but is not guaranteed. Any lines on ALL maps including drainage and tile maps are for informational purposes only and are not guaranteed to represent the location of the actual boundary lines of the property or location of any tile lines. The Buyer(s) shall make themselves familiar with the property and verify all information and data for themselves.

Martha Kruse Estate, Owner
Jennifer L. Eisma-Reinke, Closing Attorney



Auctioneers:

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