

ZOMER COMPANY

Upcoming Live Public Income Producing Acreage Auction

This Acreage Is Located Northwest of Luverne, MN! This Acreage Features a 2 Story Home, a 100 x 390 Monoslope Cattle Building With Attached Commodity Bays Built In 2006, A 2400 Head Hog Finisher Built In 2001, A 80 x 180 Machine Shed With Shop Area & Cold Storage Built In 2014 & This Acreage Is Located Adjacent To A Hard Surface Road!



Auction Date: February 22, 2022 @10:30 A.M.

Secured Creditor —Owner

zomercompany.com

Auction Company:

Zomer Company

1414 Main St., Rock Valley, IA 51247

Office— 712-476-9443

Auctioneers Note: The Zomer Company is honored to have been selected to offer for sale this income producing property! This acreage is in a great location and it is not often that you have the opportunity to purchase an acreage in this area with income potential! Be sure to attend an open house on this property or schedule a private showing today! Make plans today to attend this auction!

Location: 805 141st St., Luverne, MN or from the North edge of Luverne, MN go 1 mile North on US HWY 75 to 141st St then go 4 3/4 miles West on 141st St to the property. Property is located on the North side of 141st St. Auction signs will be posted! Auction held at the property!



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Abbreviated Legal Description: Parcels A, B & C in the SW1/4 of Section 25, TWP 103N, Range 46, West of the 5th P.M., Rock County, MN, subject to REA, Highway and Rural Water easements of record, if any. Also commonly known as 805 141st Street, Luverne, Minnesota.

General Description: If you have been searching for an income producing property like this then your search is over! This property according to the Rock County assessor consists of 17.13+/- acres! This property features a 2 story home which also has a 3 stall attached insulated garage! The main level of the home features an updated kitchen which also has island seating, dining area, large living room, master bedroom, bathroom and laundry room. The upper level of the home consists of 3 bedrooms and a bathroom. The basement of the home is partially finished and consists of a large family room, a bathroom and storage/utility room and also has access to the garage! This home has vinyl siding and asphalt shingles. This home has hot water heat and window a/c. This home has had several updates and additions. The machine shed on this property is 80 x 180 and was built in 2014 and consists of an 80 x 80 heated area with the remainder of the building in cold storage. This building has several OH doors which are 10ft high up to 17ft high. The monoslope cattle building on the property was built in 2006 and is 100 x 390 which also includes a 100 x 32 commodity bay area on the East side of the building. The cattle building itself consists of 3 cattle yards and a working facility area which includes a Titan West Hyd chute with a double feed alley and working tub. This building has Ritchie cattle waterers and fence line feed bunks on each side of the building. This property also features a 2400 HD hog building which was built in approx. 2001. This hog building is a wean to finish building. This building consists of 2 rooms which are both 40 x 240 with each room having 48 pens. This building has Farmweld dry feeders, cup waterers, LB white heaters and Ventra 1200 PVS controllers. This building is serviced by 4 bulk bins. The hog building has been power washed and the pit has been pumped. The cattle building and hog building were both winterized prior to winter. This property is serviced by Sioux Valley for elec and Rock County rural water for water. This property does also have a well. This property presents an excellent opportunity to purchase an income producing property! Acreages with income potential in this area are not often offered for sale! Make plans today to attend an open house or schedule a private showing today! This property is sold subject to the right of first refusal pursuant to Minn. Stat. section 500.245. Contact An Auctioneer for details!

Open House: Open house will be held on January 25, 2022 from 1:00 P.M. to 3:00 P.M. and on February 5, 2022 from 10:00 A.M. to 12:00 P.M. (Noon) or by appointment by contacting one of the auctioneers listed below.

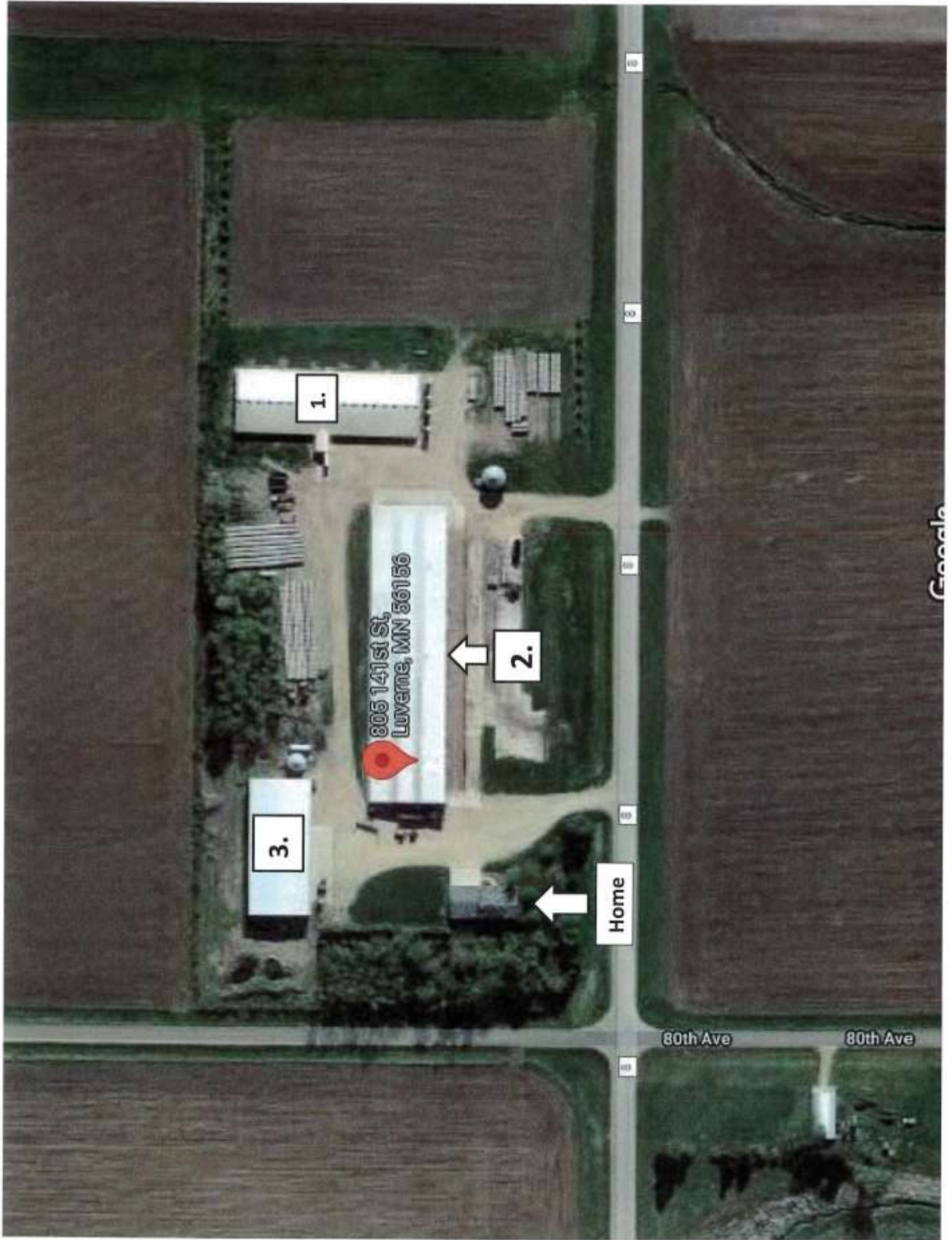
Method of sale: Acreage will be sold at 10:30 A.M. on February 22, 2022 at the site of the acreage. Acreage site will be sold in total dollars.

Taxes: According to the Rock County Treasurer the current Real Estate Taxes are approx. \$3,580.00 per year. Seller will pro-rate the taxes to the date of closing.

Possession: Full Possession will be on closing day.

Terms: Purchaser(s) shall be required to pay a non-refundable 15% of the purchase price as earnest money deposit, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day on or before May 23, 2022, when the buyer shall receive a clear and merchantable title to the property. This property is being sold as is as a cash sale with no finance contingencies and as is with any/all defects and encroachments if any. Owners title insurance policy and closing fees will be split 50/50 between the buyer and seller. Seller will not provide an abstract. The Buyer shall be responsible for any expense for title opinions if abstract method is used. Closing will be conducted by Rock County Abstract & Title. 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. Seller does 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. All measurements, footages, years built etc are not guaranteed. All buyers are encouraged to do buyers due diligence. Any announcements made day of the auction will supersede any advertisements. Auction booklets are available upon request. This Property is being sold subject to the confirmation of the sellers.

Additional Terms: This sale is also subject to the following: Pursuant to Section 500.245 of Minnesota Statutes (the “Statute”), the former Property owner(s) has/have a 65-day first right of refusal to purchase the real Property. Seller will, accordingly, offer the real Property to the former owner(s) as required by such Statute. Closing of this property will be deferred until the later of: (a) expiration of the former owner(‘s)(s’) right(s) to purchase [whether by expiration of acceptance time allowed by the Statute or earlier voluntarily signed recordable release of such right(s)], or (b) the date otherwise provided for closing. If any former owner invokes his/her/its right(s) to purchase, any purchase agreement entered into at the auction will automatically terminate upon such former owner’s completion of the purchase, all earnest money will be refunded to Buyer, and neither party to the purchase agreement will have any right to expenses or damages from the other party or from the Auctioneers and Real Estate brokers who are representing the seller. If any additional information is requested, please contact auctioneers listed below.



Building & Outdoor Features:

1. 80 x 240 Hog Barn

- Built In 2001
- 2 rooms—Each room 40 x 240
- Dry farm weld feeders
- Cup waterers
- 2lb white heaters
- Ventra 1200pvs controllers
- Shower area
- Load out—covered cement
- Laundry hookups
- West room—48 pens
- East Room—48 pens
- Brooder lights and mats
- 4 bulk bins

2. 100 x 390 Monoslope Cattle Shed

- Built in 2006
- 32' deep commodity area-East End
- 11ft inside feed alley
- 3 feed pens
- 330ft fenceline bunk—north side
- 30 x 82 Working area with sick pen and fenceline bunk in sick pen
- Titan west hyd chute with working tub and double feed alley
- Concrete load out truck chute
- 20ft feed alley—south side
- 300ft Bunk—South Side of building
- 120ft of bunk on South side of South feed alley
- Ritchie Fountains
- Curtain on the north side

3. 80 x 180 Steel Frame Machine Shed –Built in 2014

- 80ft x 80ft heated/insulated with office, mechanical room and loft area
 - in floor heat
 - 1—30ft W x 17ft OH door
 - 1—24ft W x 17ft OH door
 - 1—10ft x 10ft OH door to cold storage area
- 80ft x 100ft cold storage-gravel floor
 - 1—30ft W x 17ft OH door
 - 1—24ft W x 17ft OH Door
 - 1—12ft x 12ft OH door

House Information Sheet:

Siding: Vinyl

Garage: 3 Stall—26 x 38—insulated

- 10 x 16 office, 9 x 10 2nd office, storage room—located off the garage

Living Room: 19 x 29—built in propane fireplace

Kitchen: 13.7 x 22—kitchen/ dining area with island, office desk area

Main Floor Bathroom: 7.6 x 10.6—tub/shower

2nd Bathroom: 10.6 x 12—upstairs

Master Bedroom: 13.2 x 14—main

Bedroom #2: 10.6 x 12—upstairs

Bedroom #3: 14.2 x 14.4—upstairs

Bedroom #4: 13.2 x 14.4—upstairs

Laundry: 9.4 x 10.7—main with sink

Basement: 18.4 x 25 family room, 9.3 x 8 Bathroom—shower only

Heating System: Boiler Hot Water Heat

Roof: Asphalt

A/C: Window

Property Tax: Approx. \$3,580.00 per year

Utilities:

-Sioux Valley Elec

- Rock County Rural Water

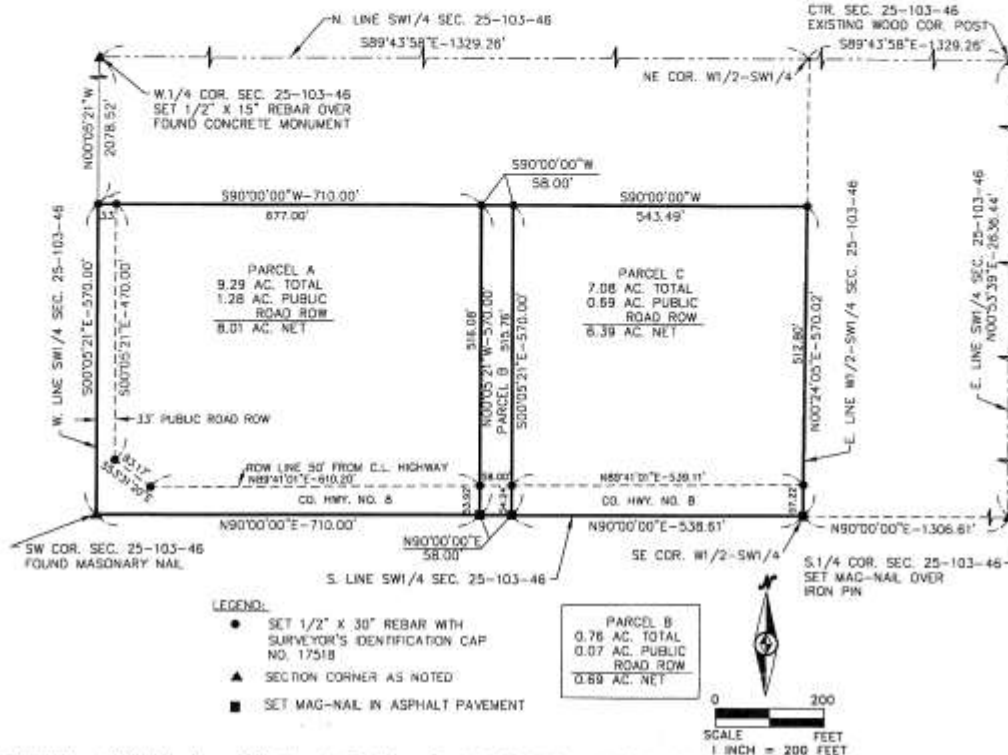
Propane Tanks:

-All propane tanks are rented from Modern Gas

Map



CERTIFICATE OF SURVEY
 PARCELS A, B & C IN THE
 W1/2-SW1/4
 SECTION 25-103-46
 ROCK COUNTY, MINNESOTA



DESCRIPTION - PARCEL A: (From 1994 Warranty Deed from Russell & Doris Wenzel to David & Lisa De Boer, recorded as Document No. 134831, Rock County Recorder's Office);

The South Five Hundred Seventy (5,570) feet of the West Seven Hundred Ten (W,710) feet of the West Half of the Southwest Quarter (W1/2-SW1/4) of Section Twenty-five (25), Township One Hundred Three (103) North of Range Forty-six (46) West of the 5th P.M., in Rock County, Minnesota, subject to REA, Highway and Rural Water easements of record, if any, and containing 9.5 acres, more or less.

DESCRIPTION - PARCEL B:

That portion of the West Half of the Southwest Quarter (W1/2-SW1/4) of Section Twenty-five (Sec. 25), Township 103 North, Range 46 West of the 5th P.M., Rock County, Minnesota, described as follows:

Commencing at the Southwest Corner (SW Cor.) of said Sec. 25; thence North 90°00'00" East (assumed bearing) along the south line of the SW1/4 of said Sec. 25 for a distance of 710.00 feet to the Point of Beginning; thence continuing North 90°00'00" East along said south line for a distance of 58.00 feet; thence North 00°05'21" West for a distance of 570.00 feet; thence South 90°00'00" West for a distance of 58.00 feet; thence South 00°05'21" East for a distance of 570.00 feet to the Point of Beginning, containing 0.78 acres which 0.07 acres are reserved as public road right-of-way.

SUBJECT TO EASEMENTS, IF ANY, OF RECORD OR APPARENT.

DESCRIPTION - PARCEL C:

That portion of the West Half of the Southwest Quarter (W1/2-SW1/4) of Section Twenty-five (Sec. 25), Township 103 North, Range 46 West of the 5th P.M., Rock County, Minnesota, described as follows:

Commencing at the Southwest Corner (SW Cor.) of said Sec. 25; thence North 90°00'00" East (assumed bearing) along the south line of the SW1/4 of said Sec. 25 for a distance of 768.00 feet to the Point of Beginning; thence continuing North 90°00'00" East along said south line for a distance of 538.81 feet to the Southeast Corner of said W1/2-SW1/4; thence North 00°24'05" East along the east line of said W1/2-SW1/4 for a distance of 570.02 feet; thence South 90°00'00" West for a distance of 543.49 feet; thence South 00°05'21" East for a distance of 570.00 feet to the Point of Beginning, containing 7.08 acres of which 0.89 acres are reserved as public road right-of-way.

SUBJECT TO EASEMENTS, IF ANY, OF RECORD OR APPARENT.

SURVEYOR'S CERTIFICATION:

I hereby certify that this land surveying document was prepared by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

By Kevin D. Jorgensen
 Kevin D. Jorgensen, Minnesota Professional Land Surveyor No. 17518
 Date October 10, 2001



DGR

David Grant Beckert & Associates Co.
 Rock Rapids, Iowa 712-472-2531
 Sioux City, Iowa
 Sioux Falls, South Dakota

Date 10-10-01
 Drawn By KDJ
 Approved KDJ
 Revised

PROJECT NO. 351060
 DWG. NO. 351060T0



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Upcoming Live Public Auction Of
An Income Producing Acreage Site
Located Northwest of Luverne, MN!

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Secured Creditor — Owner

Boundary Lines Are Estimated