# **ZOMER COMPANY**

Upcoming Live Public Auction Of 124.80+/- Acres Of Leota TWP, Nobles County, MN Farmland!

This Farmland Is Located Southwest of Leota, MN! This Farmland Is Available To Farm For The 2022 Crop Year! Tract 1: 43.70 Acres — Tract 2: 81.10 Acres



Auction Date: May 3, 2022 @10:30 A.M.

### **Bolkema Family- Owner**

# zomercompany.com

Auctioneers: Zomer Company 1414 Main St., Rock Valley, IA 51247 Office— 712-476-9443 Auctioneers Note: Our company is honored to have been selected to offer these great tracts of farmland for sale at public auction! This is a great opportunity to expand your current operation or investment portfolio! Buyer will receive immediate possession! Call an auctioneer listed below today to receive a full informational packet! This auction will be held at the site of Property #2!! Watch zomercompany.com in case of inclement weather!

**Location:** From the East edge of Leota, MN at the intersection of Birkett Ave (19) & 110th St. (20) go South on Birkett Ave (19) for 1 mile to 120th St. then go 1/2 mile West on 120th St to property 1 and then continue for 1/2 mile farther West on 120th St. to property 2. Auction to be held at the site of property 2.

Watch zomercompany.com for inclement weather.

Abbreviated Legal Description of Property #1: Tract 2(West 43.70 acres of West 1/2 of NE1/4) in the Northeast 1/4 of Section 17, TWP 104N, Range 43W, Nobles County, MN to be described by survey. Subject to all public easements and roadways of record.

**General description of Property #1:** According to the Nobles County Assessor, this property contains 43.70+/- gross acres of farmland. According to FSA, this property contains approx. 40.47+/- tillable acres (Estimated Only) with the remainder in road and ditch and approx. 2.50+/- acres in CRP (estimated acres) with an annual payment of \$487.00 with an expiration of 9-30-2028. Seller will retain the full 10-1-2022 CRP payment. Buyer will receive all future payments for CRP. Exact CRP acres and payment to be determined after the contract is split. This farm has a corn and soybean base combined with the adjoining farmland with a PLC yield of 138bu. on corn and a PLC yield of 40bu. on soybeans. The tillable farmland is classified as NHEL. The predominant soil types include: P30B-Sac, P28A-Ransom, P29A-Rushmore, P12B-Everly. According to Agri-Data this farm has a productivity index rating of 95.8 and a county CER rating of 76.35! Make plans today to attend this auction! This is an inside tract of farmland! This farm is available to farm for the 2022 crop year!! Buyers will receive immediate possession upon receipt and deposit of earnest money! Call for details! Any additional field access/driveway installation shall be the cost of the new buyer. Call today for a full information-al brochure on this property!

**Abbreviated Legal Description of Property #2**: Tract 1(W1/2 of NW1/4) in the Northwest 1/4 of Section 17, TWP 104N, Range 43W, Nobles County, MN to be described by survey. Subject to all public easements and roadways of record.

**General description of Property #2:** According to the Nobles County Assessor, this property contains 81.10+/gross acres of farmland. According to FSA, this property contains approx. 66+/- tillable acres with the remainder in road and ditch and approx. 10.60+/- acres in CRP with an annual payment of \$2,641.00 with an expiration date of 9-30-2027. Seller will retain the full 10-1-2022 CRP payment. Buyer will receive all future payments for CRP. This farm has a corn base only combined with the adjoining land with a PLC yield of 138bu on corn. The tillable farmland is classified as NHEL. The predominant soil types include: P28A-Ransom, P29A-Rushmore, P30B-Sac, P48B-Allendorf. According to Agri-Data this farm has a productivity index rating of 95.6 and a county CER rating of 74.9! Make plans today to attend this auction! This farm is available to farm for the 2022 crop year!! Buyers will receive immediate possession upon receipt and deposit of earnest money! Call today for a full informational brochure on this property!

**Method of sale:** Farms will be sold with the final bid x the final gross surveyed acres. Auction will be held live on site at the site of Property 2. Properties will be offered in the choice method. The first successful bidder of choice will have the option of selecting choice of the parcels and then the remaining parcel will be sold. The first successful bidder will be allowed to select 1 property.

**Taxes:** The current Real Estate Taxes according to the Nobles County Treasurer are approx. \$1,204.00 per year on property 1 and approx. \$2,198.00 per year on property 2. Seller will pay the 2021 RE taxes when due and payable.

**Possession:** Buyer will receive immediate possession to farm both tracts upon receipt and deposit of earnest money. Farms are available to farm for the 2022 crop year. **BUYER WILL RECEIVE IMMEDIATE POSSESSION TO FARM FOR THE 2022 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 Nobles County Abstract & Title, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day on or before June 14, 2022. Seller will provide marketable title to the property. Owners 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 Nobles County Abstract & Title. This farm is 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. Buyer will be required to assume current CRP contract and will be responsible for any/all midterm maintenance required. 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. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below.

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NOBLES COUNTY, MN

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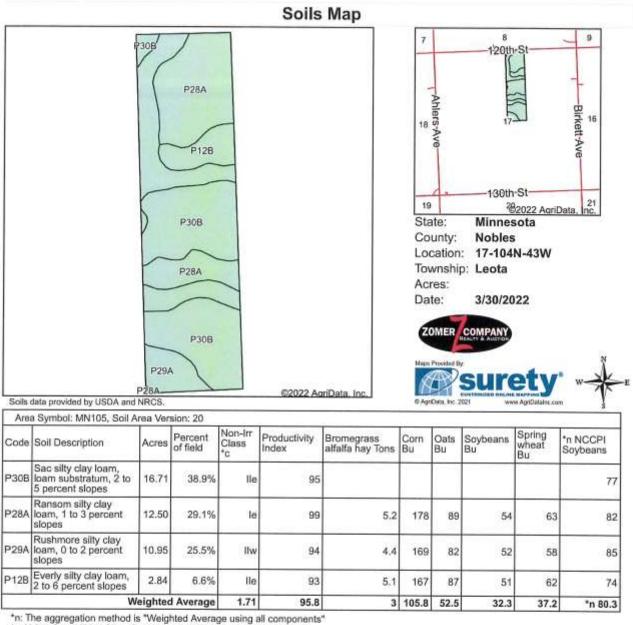
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FSA Map

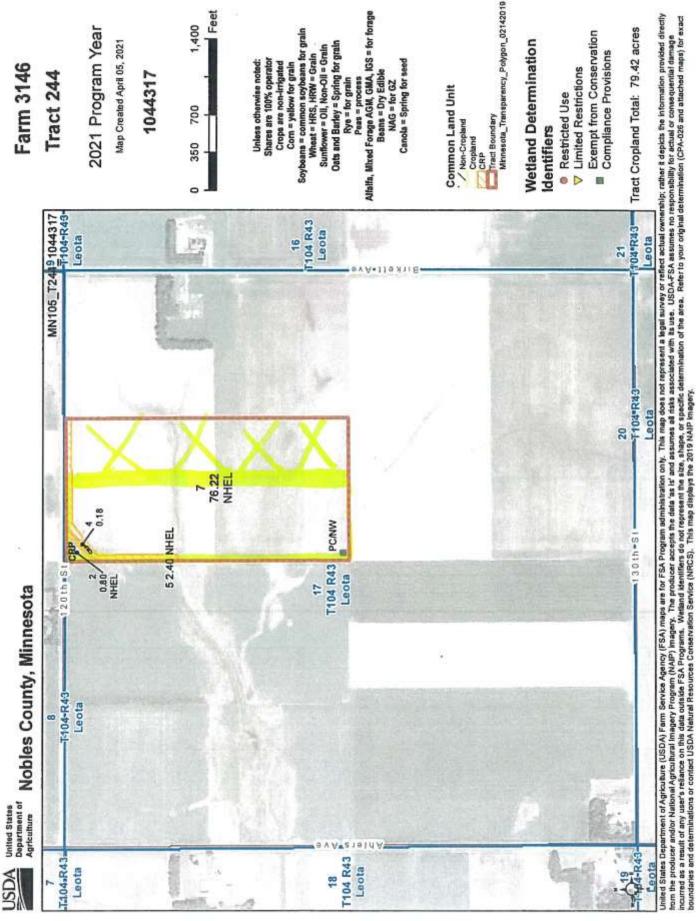
**Aerial Map** 





\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





USDA United States Department of Agriculture Farm Service Agency

#### **Conservation Contract Maintenance System**

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Welcome SHELLY ONKEN, County User

Logout of eAuth

CCMS (Jenu)

#### **View Contract**

About CCMS

Search Contract **County Reports** 

Contract Status:	Approved		Activity Type:	No Ac	tivity
Admin State:	Minnesota (2	27)	Admin County:	Noble	s (105)
Physical State:	Minnesota (2	27)	Physical County:	Noble	s (105)
Contract Number:	11587		Signup Number:	51	
Program Type:	CRP		Signup Name:	Contir	nuous SU51
Program Year:	2019		Signup Type:	Contir	nuous
Contract Description:			Subcategory Type:	REGU	LAR
Approval Date:		09/20/2018	Original Contract Start Date:		10/01/2018
Revised Contract Start Date:		N/A	Contract End Date:		09/30/2028
Contract Acres:		3.20	Re-enrolled Acres:		0.00
Cropland Acres:		3.20	Marginal Pastureland Acres:		0.00
Non-Cropland Acres:		0.00	HUC Code:		
Extended:		No	Approved For Early Terminatio	m:	No
Termination Criteria:		N/A	Contract Validity:		Valid
Payable Acres:		3.20	Cover Maintenance Performed	By:	N/A
Does a C/S Agreement Exemp	tion apply?	No			

#### **Rate Information and PL Rule**

10/01/2018	09/30/2028	\$189.00	\$605	5-PL	\$900,000

#### Farm/Tract and CLU Information

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#### **Producer Information**

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#### **Practice Information**

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1	N/A	2.40	\$0
1	N/A N/A	0.80	\$0

Predecessor-Successor Division(s) of Payment agreement None

#### View less detail

Select a form to view:

#### CRP-1

Select a letter to generate:

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NOBLES COUNTY, MN

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#### **Aerial Map**



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Soil Map

					Soils						
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Are		NRCS.	sion: 20 Percent of field	Non-Irr Class *c	Productivity Index	riData, Inc. Bromegrass alfalfa hay Tons	e Age Corn Bu	Oats Bu	Soybeans Bu	Spring	*n NCCPI Soybeans
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Are Code P28A P29A	data provided by USDA and a Symbol: MN105, Soil A Soil Description Ransom silty clay loam, 1 to 3 percent slopes Rushmore silty clay loam, 0 to 2 percent	NRCS. Vrea Ver Acres 38.42	Percent of field 48.0%	Class *c le	Productivity Index 99	Bromegrass alfalfa hay Tons 5.2	Corn Bu 178	Oats Bu 89	Soybeans Bu 54	Spring wheat Bu 63	*n NCCPI Soybeans 82
Are Code P28A P29A	data provided by USDA and a Symbol: MN105, Soil A Soil Description Ransom silty clay loam, 1 to 3 percent slopes Rushmore silty clay loam, 0 to 2 percent slopes Sac silty clay loam, loam substratum, 2 to 5 percent slopes Allendorf silty clay	NRCS. vrea Ver Acres 38.42 32.88	Percent of field 48.0% 41.1%	Class *c le	Productivity Index 99 94	Bromegrass alfalfa hay Tons 5.2	Corn Bu 178	Oats Bu 89	Soybeans Bu 54	Spring wheat Bu 63	*n NCCPI Soybeans 82 85

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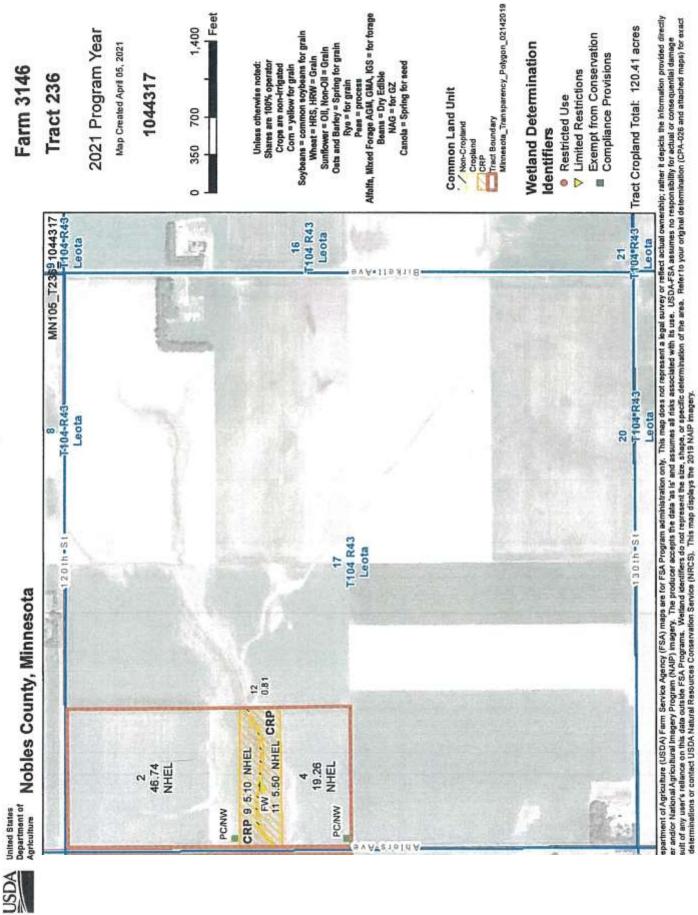
\*n: The aggregation method is "Weighted Average using all components" \*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

					Soils	Мар					
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	loam, 0 to 2 percent	4.85		lle	95						77
>30B	loam, 0 to 2 percent slopes Sac silty clay loam, loam substratum, 2 to					3.6	133	67	41	50	77

\*n: The aggregation method is "Weighted Average using all components" \*c: Using Capabilities Class Dominant Condition Aggregation Method

Solls data provided by USDA and NRCS.



USDA United States Department of Agriculture Farm Service Agency

#### **Conservation Contract Maintenance System**

Welcome SHELLY ONKEN, County User

CCMS Home	About CCMS	leip	Contact	Us	Exit COMS	Logout of eAuth	
CCMS Menu	View Contract						
earch Contract	Contract Status:	Approved		Activity Ty	pe:	No Activity	
ounty Reports	Admin State:	Minnesota (2			9743A	Nobles (105)	
	Physical State:	Minnesota (2	(27) Physical County:			Nobles (105)	
	Contract Number: 11462			Signup Number:		50	
	Program Type: CRP			Signup Nar	me:	Continuous SU50	
	Program Year:	2018		Signup Typ	e:	Continuous	
	Contract Description:		Subcatego	ry Type:	REGULAR		
	Approval Date:		07/06/2017	Original Contra	act Start Date:	10/01/2017	
	<b>Revised Contract Start Date:</b>		N/A	Contract End D	Date:	09/30/2027	
	Contract Acres:		10.60	Re-enrolled Ac	res:	10.60	
	Cropland Acres:		10.60	Marginal Pasti	reland Acres:	0.00	
	Non-Cropland Acres:		0.00	HUC Code:			
	Extended:		No	Approved For I	Early Termination	n: No	
	Termination Criteria:		N/A	Contract Valid	Valid		
	Payable Acres:		10.60	Cover Mainten	ance Performed	By: N/A	
	Does a C/S Agreement Exemp	tion apply?	No				

#### Rate Information and PL Rule

10/01/2017	09/30/2027	\$249.15	\$2,641	5-PL	\$900,000	
Effective Start Date	Effective End Date	Rental Rate p	or Acco Annual Contract 7	Payment Pi, Ruis	a AGI Threshold	

#### Farm/Tract and CLU Information

Farm Number	Tract Number	CLU	CLU Acres	Runtal Reductio= Code
3146 3146	236	0011	5.50	Non
3146	236	0009	5.10	Non

#### **Producer Information**

Producer Name	Address	CRY	Statu Zip	Share	Document Producer Date
				1.44	N/A
					N/A N/A N/A
					N/A
					N/A

#### **Practice Information**

Printical	Colle CLU SAN	Ellines Frantine Stati	Fractice Acres Esti	mated Cost Share per Practice
CP21 CP21	0011	N/A	5.50	\$0
CP21	0009	N/A	5.10	\$0

Predecessor-Successor Division(s) of Payment agreement None

#### View less detail



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CRP-1
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Select a letter to generate:

Select an action to perform: ----SELECT----- v

#### MINNESOTA

NOBLES

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.

Operator Name	:	
Farms Associated with Operator	:	
CRP Contract Number(s)	:	
Recon ID	:	None
Transferred From	$\mathbb{R}^{2}$	None
ARCPLC G/I/F Eligibility	10	Eliaib

USDA

United States Department of Agriculture Farm Service Agency

#### FARM: 3146

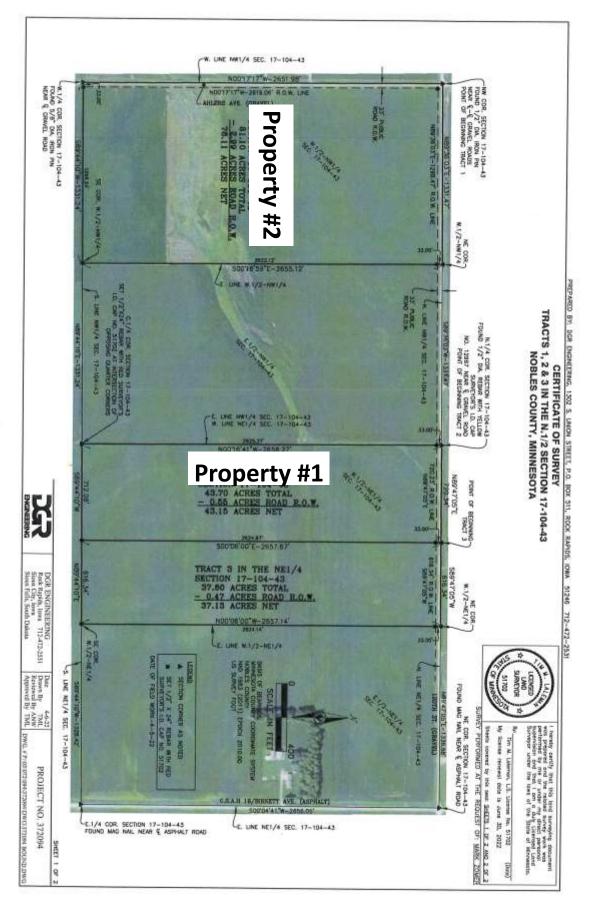
Prepared : 3/31/22 2:54 PM Crop Year: 2022

Abbreviated 156 Farm Record

Farms Associated		2								
	and a state of the second s	:								
CRP Contract Nun	nber(s)	£								
Recon ID		: None								
Transferred From		: None								
ARCPLC G/I/F Elig	lbility	: Eligible								
and the second second	is a set	924		Farm Lar	nd Data	St. Harris		S MAR		
Farmland	Cropland	DCP Croplan	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts	
293.60	273.42	273.42	0.00	0.00	16.60	0.00	0.00	Active	3	
State Conservation	Other Conservation	Effective DCF Cropland				Acre Election	EWP	DCP Ag.Rel Activity	Broken From Native Sod	
0.00	0.00	256.82		0.00	0.00		0.00	0.00	0.00	
				Crop Electio	on Choice		four ser-	-	ALC LUMBER	
A	RC Individual	and the second	1	ARC Co	and a subscription of the		Driest	oss Coverage	and the second	
	None			CORN, S				None None		
	10 2 10 2			00101,0	orbit			NONE		
1000	Sec. 14	No.	10.35	DCP Cro	3.0 . 0 . 0 . 0	1000	(1) (計画)		TR MARTIN	
Crop Name		1	lase Acres	CCC-50	05 CRP Reduction Acres	PL	C Yleid	1	HIP	
Com			207.80		0.00		138			
Soybeans			47.23		3.57		40	-		
	37.548		255.03	NOTI	3.57 ES	*kile-2-		1. inc.	1972-191	
Fract Number Description FSA Physical Loca ANSI Physical Loca	tion : MINN ation : MINN	P NE4 S18; W	OF NW4 S17							
Fract Number Description FSA Physical Loca ANSI Physical Loca BIA Unit Range Num	: E3 O tion : MINM ation : MINM mber :	F NE4 S18; W NESOTA/NOBLI NESOTA/NOBLI	2 OF NW4 S17 ES ES	7/LE	ES					
Fract Number Description FSA Physical Loca ANSI Physical Loca BIA Unit Range Num HEL Status	; E3 C tion : MINM ation : MINM mber : : NHE	F NE4 S18; W/ NESOTA/NOBLI NESOTA/NOBLI	2 OF NW4 S17 ES ES	7/LE	ES			Alege v		
Fract Number Description FSA Physical Loca ANSI Physical Loca BIA Unit Range Num IEL Status Vetland Status	: E3 O tion : MINN ation : MINN mber : : NHE : Tract	F NE4 S18; W NESOTA/NOBLI NESOTA/NOBLI L: No agricultura contains a web	2 OF NW4 S17 ES ES	7/LE	ES					
Fract Number Description FSA Physical Loca ANSI Physical Loca BIA Unit Range Num IEL Status Vetland Status Vetland Status	: E3 C tion : MINN ation : MINN mber : : NHE : Tract : None	F NE4 S18; W NESOTA/NOBLI NESOTA/NOBLI L: No agricultura contains a web	OF NW4 S17 S S I commodity p and or farmed	7/LE lanted on undet wetland	ES termined fields					
TOTAL Tract Number Description FSA Physical Loca ANSI Physical Loca BIA Unit Range Num HEL Status Netland Status VL Violations Dwners Dther Producers	: E3 O tion : MINN ation : MINN mber : : NHE : Tract : None : JAY 1	F NE4 S18; W: NESOTA/NOBLI L: No agricultura contains a web BOLKEMA, HEI	OF NW4 S17 S S I commodity p and or farmed	7/LE lanted on undet wetland	ES	ANETTA KAY	' FEIKEMA	Alegary.		
Fract Number Description FSA Physical Loca ANSI Physical Loca BIA Unit Range Num IEL Status Vetland Status Vetland Status VL Violations Dwners Dther Producers	: E3 O tion : MINM ation : MINM mber : : NHE : Tract : None : JAY I : None	F NE4 S18; W NESOTA/NOBLI NESOTA/NOBLI L: No agricultura contains a web BOLKEMA, HEI	OF NW4 S17 S S I commodity p and or farmed	7/LE lanted on undet wetland	ES termined fields	ANETTA KAY	Ý FEIKEMA			
Fract Number Description FSA Physical Loca ANSI Physical Loca BIA Unit Range Num IEL Status Vetland Status Vetland Status VL Violations Dwners Dther Producers	: E3 O tion : MINN ation : MINN mber : : NHE : Tract : None : JAY 1	F NE4 S18; W NESOTA/NOBLI NESOTA/NOBLI L: No agricultura contains a web BOLKEMA, HEI	OF NW4 S17 S S I commodity p and or farmed	Nanted on undet wetland	ES lermined fields	ANETTA KAY	' FEIKEMA			
Fract Number Description FSA Physical Loca ANSI Physical Loca BIA Unit Range Num FEL Status Vetland Status Vetland Status VL Violations Dwners Other Producers Recon ID	: E3 O tion : MINM ation : MINM mber : : NHE : Tract : None : JAY I : None : None	F NE4 S18; W: NESOTA/NOBLI NESOTA/NOBLI L: No agricultura contains a web BOLKEMA, HEI	COF NW4 S17	VILE Nanted on undet wetland OUWER, ROBE	ermined fields RT E BOLKEMA, W.	1				
Fract Number Description FSA Physical Loca ANSI Physical Loca BIA Unit Range Num IEL Status Vetland Status Vetland Status VL Violations Dwners Dyners Dyners Dyners Dyners Dyners Dyners Dyners Dyners Dyners Dyners Dyners Dyners	: E3 O tion : MINM ation : MINM mber : : NHE : Tract : None : JAY 1 : None : None : None	F NE4 S18; W NESOTA/NOBLI ESOTA/NOBLI L: No agricultura contains a web BOLKEMA, HEL	COF NW4 S17	VILE Nanted on undet wetland OUWER, ROBE Tract Lan WBP	ES lermined fields ERT E BOLKEMA, W. d Data WRP	CR	P	GRP	Sugarcane	
Fract Number Description FSA Physical Loca ANSI Physical Loca BIA Unit Range Num HEL Status Wetland Status Wetland Status Wetland Status Wu Violations Dwners Dother Producers Recon ID Farm Land 135.81	: E3 O tion : MINM mber : : NHE : Tract : None : JAY 1 : None : None : None : None : None : None	F NE4 S18; W NESOTA/NOBLI SESOTA/NOBLI Contains a web BOLKEMA, HEL DCP ( 12	2 OF NW4 S17 ES ES I commodity p and or farmed EN FAYE BRO Cropland 0.41	VILE Nanted on undet wetland OUWER, ROBE	ES termined fields ERT E BOLKEMA, W. d Data 0.00	1	P 00 P DC	GRP 0.00 P Ag. Rel 1	Sugarcane 0.00 Broken From	
Fract Number Description FSA Physical Loca ANSI Physical Loca BIA Unit Range Nur HEL Status Vetland Status VL Violations Dwners Dother Producers Recon ID Farm Land	: E3 O tion : MINM ation : MINM mber : : NHE : Tract : None : JAY I : None : None : None : None	E NE4 S18; W. NESOTA/NOBLI SOTA/NOBLI Contains a web BOLKEMA, HEL DCP 0 12 n Effective D	2 OF NW4 S17 ES ES I commodity p and or farmed EN FAYE BRO Cropland 0.41	Alanted on undet wetland OUWER, ROBE Tract Lan WBP 0.00	ES termined fields ERT E BOLKEMA, W. d Data 0.00	CRI 12.8 EW	P 00 P DC	GRP 0.00 P Ag. Rel Activity	Sugarcane 0.00 Broken From Native Sod	
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NOBLES Form: FSA-156EZ			nited States Depa arm Service Agene	rtment of Agriculture cy		FARM : Prepared :	3/31/22	2:54 PM
-orm: FSA-156EZ		Abbrev	Abbreviated 156 Farm Record				2022	
Tract 236 Continue	ed						1.	_
Com		10	6.10	0.00		138		
TOTAL		10	6.10	0.00	1			
			HOTEO					
			NOTES					-
Tract Number	: 244	)		ere contrare a	and a second	1000		
Description	: W2 OF	NE4 S17/LE			Contraction of the	A STATE OF STREET, STREET, ST.	10 . 2460	
FSA Physical Locati		SOTANOBLES						
ANSI Physical Locat	tion : MINNES	SOTANOBLES						
BIA Unit Range Num								
HEL Status	: NHEL: /	No agricultural commodity p	anted on undeterm	nined fields				
Wetland Status		es not contain a wetland	~~~~~					
WL Violations	: None							
Owners	: JAY BO	LKEMA, HELEN FAYE BR	OUWER, ROBERT	E BOLKEMA, WANETT	A KAY FEIK	EMA		
Other Producers	: None			8				
Recon ID	; None							
			Tract Land D	leta	3 R 1 2			
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Suga	
		a or or opposite			SINP.	GRP	Suga	rcan
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79.60 State Conservation 0.00 Crop Name	Other Conservation	Effective DCP Cropland 76.22	Double Cropped 0.00 Crop Data	0.00 MPL	EWP 0.00	0.00 DCP Ag. Rel Activity	0. Broker Nativ	n Fro e So
79.60 State Conservation 0.00 Crop Name Corn	Other Conservation	Effective DCP Cropland 76.22 DCP Base A	Double Cropped 0.00 Crop Data	0.00 MPL 0.00 C-505 CRP Reduction	EWP 0.00	0.00 DCP Ag. Rel Activity 0.00	0. Broker Nativ	n Fro e So
79.60 State Conservation 0.00 Crop Name Corn Soybeans	Other Conservation	Effective DCP Cropland 76.22 DCP Base A 53	Crop Data	0.00 MPL 0.00 C-505 CRP Reduction Acres	EWP 0.00	0.00 DCP Ag. Rel Activity 0.00	0. Broker Nativ	n Fro e So
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79.60 State Conservation	Other Conservation	Effective DCP Cropland 76.22 DCP Base A 53 22	Double Cropped 0.00 Crop Data cres CC 30 2.91 6.21	0.00 MPL 0.00 C-505 CRP Reduction Acres 0.00 3.09	EWP 0.00	0.00 DCP Ag. Rel Activity 0.00	0, Broker Nativ	n Fro e Soc 00
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Page: 2 of 3



# **PROPERTY NOTES**

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