

ZOMER COMPANY

**Upcoming Live Public Auction Of
81.59 +/- Acres Of Lismore TWP,
Nobles County, MN Farmland!**

**This Farmland Is Located Northwest of Lismore, MN!
This Is A Great Opportunity To Purchase An
Inside Tract Of Farmland In A Great Area!**



Auction Date: May 5, 2022 @10:30 A.M.

Marvin W. Kanengieter Trust- 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 this high caliber farmland for sale at public auction! This is a great opportunity to expand your current operation or investment portfolio! Call an auctioneer listed below today to receive a full informational packet! Auction will be held at the Adrian, MN Country Golf Club parking lot (849 Maine Ave., Adrian, MN) Watch zomercompany.com in case of inclement weather!

Location: From Lismore, MN go West on 170th (16) for approx. 1 mile to Chaney Ave. then go 1 mile North on Chaney Ave to 160th St. then go 1/2 mile West on 160th St. to the farm. Farm is located on the South side of 160th St. Auction will be held at the Adrian, MN Country Golf Club parking lot (849 Maine Ave., Adrian, MN) Watch zomercompany.com for inclement weather.



Abbreviated Legal Description: The W1/2 of the NE1/4 of Section 3, TWP 103N, Range 43W, Nobles County, MN to be described by survey. Subject to all public easements and roadways of record.

General description: According to the Nobles County Assessor, this property contains 81.59+/- gross acres of farmland to be determined by certified survey. According to FSA, this property contains approx. 82.86+/- tillable acres (to be adjusted after survey) with the remainder in road and ditch. This farm has a corn base of 42 acres with a PLC yield of 161bu. And a soybean base of 40.86 acres with a PLC yield of 44bu. The tillable farmland is classified as NHEL. The predominant soil types include: P12B-Everly, P28A-Ransom, P29A-Rushmore, P43A-Wilmonton, P30B-Sac. According to Agri-Data this farm has a productivity index rating of 94.7 and a county CER rating of 74.69! Make plans today to attend this auction! This is an inside tract of land which is all tillable except for the road and ditch. This farm is leased for the 2022 crop year and the buyer shall receive the full rent for 2022 at closing and the seller will also be subsidizing the current rent!! Call for details! Call today for a full informational brochure on this property!

Method of sale: Farm will be sold with the final bid x the final gross surveyed acres. Farm will be surveyed prior to auction. Auction will be held at the Adrian, MN Country Golf Club parking lot (849 Maine Ave., Adrian, MN)

Taxes: The current Real Estate Taxes according to the Nobles County Treasurer are approx. \$2,884.00 per year. Seller will pay the 2021 RE taxes when due and payable.

Possession: Possession of the farm will be on March 1, 2023 due to the current farm lease. Buyer will receive the full rent for the 2022 crop year at closing and will also receive a rent subsidy from the seller. Purchaser will be responsible to terminate the existing lease per MN statutes.

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 2, 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. Abstract will not be provided. Closing will be conducted by Nobles County Abstract & Title. Purchaser will be responsible to terminate the existing lease per MN statutes. 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. 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.

Rent Information:

Buyer of the farm will receive the full rent for 2022 from the seller at closing.

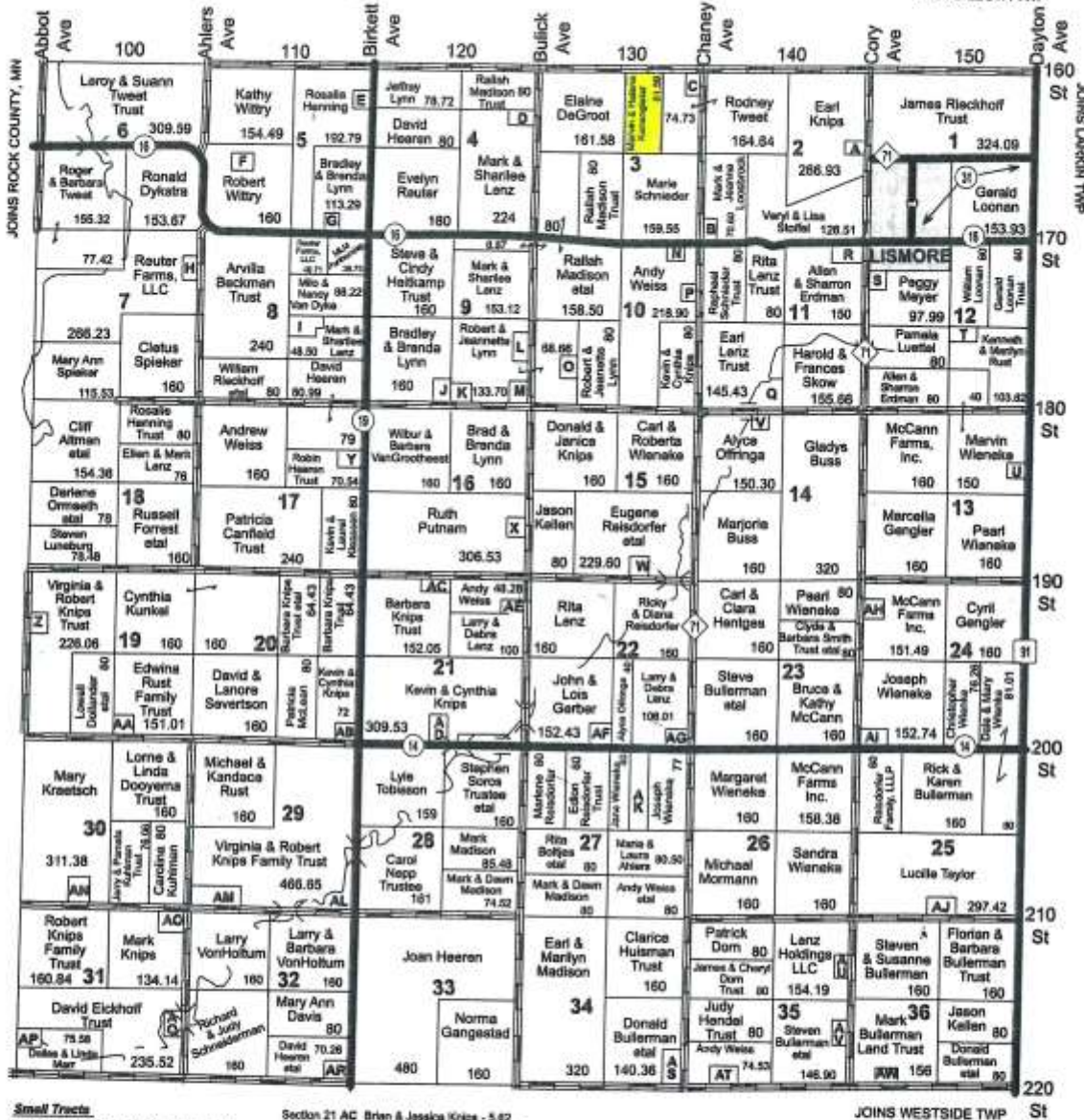
Buyer shall receive a total rent of \$27,125.00 at closing which includes the current rent and the rent subsidy.

LISMORE TWP

T 103 N

LAND OWNER

R 43 W



- Small Tracts**
- Section 1 A Richard & Karri Knips - 12.51
 - Section 2 B Matthew Loosbrock - 9.40
 - Section 3 C Rodney Tweed et al - 8.21
 - Section 4 D Duane Pick - 16
 - Section 5 E Paul Ackerman - 5.18
 - Section 6 F Douglas Brake - 0
 - Section 7 G Jeffrey Lynn - 8.71
 - Section 8 H Thomas Knips - 10.68
 - Section 9 I William & JB Spekar - 17.60
 - Section 10 J Nathan Lynn - 7.56
 - Section 11 K Mitchell Lynn - 6.31
 - Section 12 L Bradley & Brenda Lynn et al - 8.42
 - Section 13 M Jeffrey Lynn - 5.70
 - Section 14 N Robert & Catherine Koehne - 7
 - Section 15 O Bradley & Brenda Lynn - 20.21
 - Section 16 P Kenneth & Wynn Decker - 12.52
 - Section 17 Q Joseph & Sheila Ewin - 14.57
 - Section 18 R Bruce & Brenda Loosbrock - 7.50
 - Section 19 T Robert Hoffman - 7.01
 - Section 20 U City of Lismore - 18.38
 - Section 21 V Bradley Schmiesing - 10
 - Section 22 W Keith Blasen - 9.70
 - Section 23 X Cory & Amber Davis - 10.40
 - Section 24 Y Mark & Sharlee Lenz - 13.47
 - Section 25 Z Gary Knips - 10.46
 - Section 26 AA Chad Cavetts - 6.99
 - Section 27 AB Calvin & Tamara Staebus - 8
 - Section 28 AC Brian & Jessica Knips - 5.82
 - Section 29 AD Brian & Jessica Knips - 10.47
 - Section 30 AE Kevin Altman - 11.72
 - Section 31 AF Larry & Debra Lenz - 7.57
 - Section 32 AG Joseph Wienke - 33.99
 - Section 33 AH Joey Buleman - 8.51
 - Section 34 AI Wade & Jocelyn Garms - 7.28
 - Section 35 AJ SB Farms, LLC - 22.58
 - Section 36 AK Joseph & Christopher Wienke - 40
 - Section 37 AL Kevin & Cynthia Knips Trust et al - 5.30
 - Section 38 AM Kevin & Cynthia Knips Trust et al - 16.87
 - Section 39 AN Jeremy Kopp - 7.05
 - Section 40 AO Kevin Knips et al - 23.13
 - Section 41 AP Bailey Stratton - 8.07
 - Section 42 AQ Dallas & Linda Marr - 5.83
 - Section 43 AR Robin Heenan Trust - 6.78
 - Section 44 AS Dallas Buleman - 19.54
 - Section 45 AT Leo & Joan Handel - 5.47
 - Section 46 AU Joan Altman - 5.81
 - Section 47 AV Gary Reiser - 13.10
 - Section 48 AW Randal & Renee Buleman - 6.50

	E 43 W	E 42 W	E 41 W	E 40 W	E 39 W
LISMORE	LISMORE	LISMORE	LISMORE	LISMORE	LISMORE
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NOBLES COUNTY, MN

Aerial Map



Map Center: 43° 45' 27.34, -95° 58' 52.69

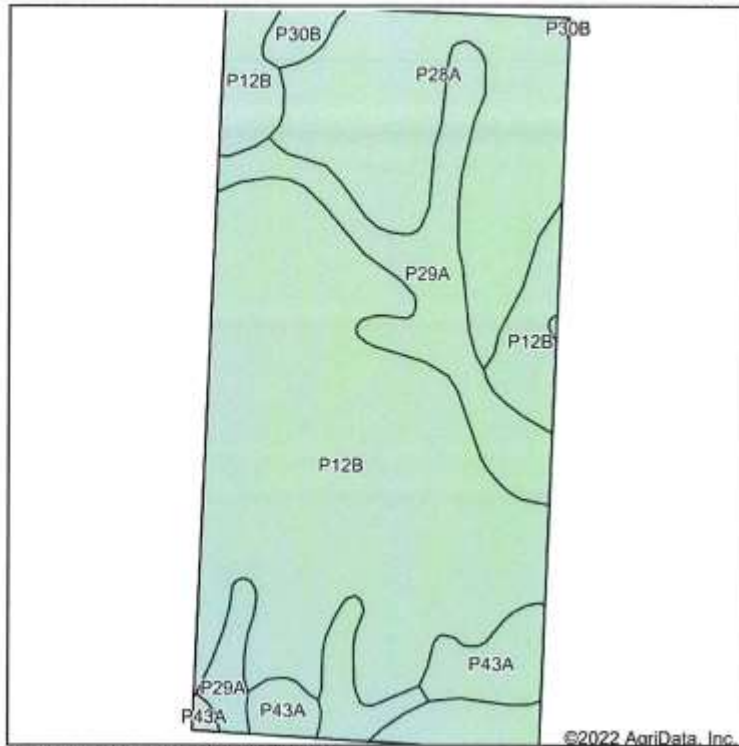


3-103N-43W
Nobles County
Minnesota



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

Soils Map



State: **Minnesota**
 County: **Nobles**
 Location: **3-103N-43W**
 Township: **Lismore**
 Acres: **81.59**
 Date: **3/30/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN105, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay Tons	Corn Bu	Oats Bu	Soybeans Bu	Spring wheat Bu	*n NCCPI Soybeans
P12B	Everly silty clay loam, 2 to 6 percent slopes	45.48	55.7%	lle	93	5.1	167	87	51	62	74
P28A	Ransom silty clay loam, 1 to 3 percent slopes	17.69	21.7%	le	99	5.2	178	89	54	63	82
P29A	Rushmore silty clay loam, 0 to 2 percent slopes	13.19	16.2%	llw	94	4.4	169	82	52	58	85
P43A	Wilmington silty clay loam, 1 to 3 percent slopes	4.16	5.1%	le	98	5.2	176	89	54	64	88
P30B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	1.07	1.3%	lle	95						77
Weighted Average				1.73	94.7	4.9	168	85.6	51.3	60.9	*n 78.3

*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.

MINNESOTA
NOBLES
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 592
Prepared : 3/31/22 1:36 PM
Crop Year : 2022

Abbreviated 156 Farm Record

Tract 723 Continued ...

Com	42.00	0.00	161
Soybeans	40.86	0.00	44
TOTAL	82.86	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.eeoc.usda.gov/complaint_fwpd_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-0410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



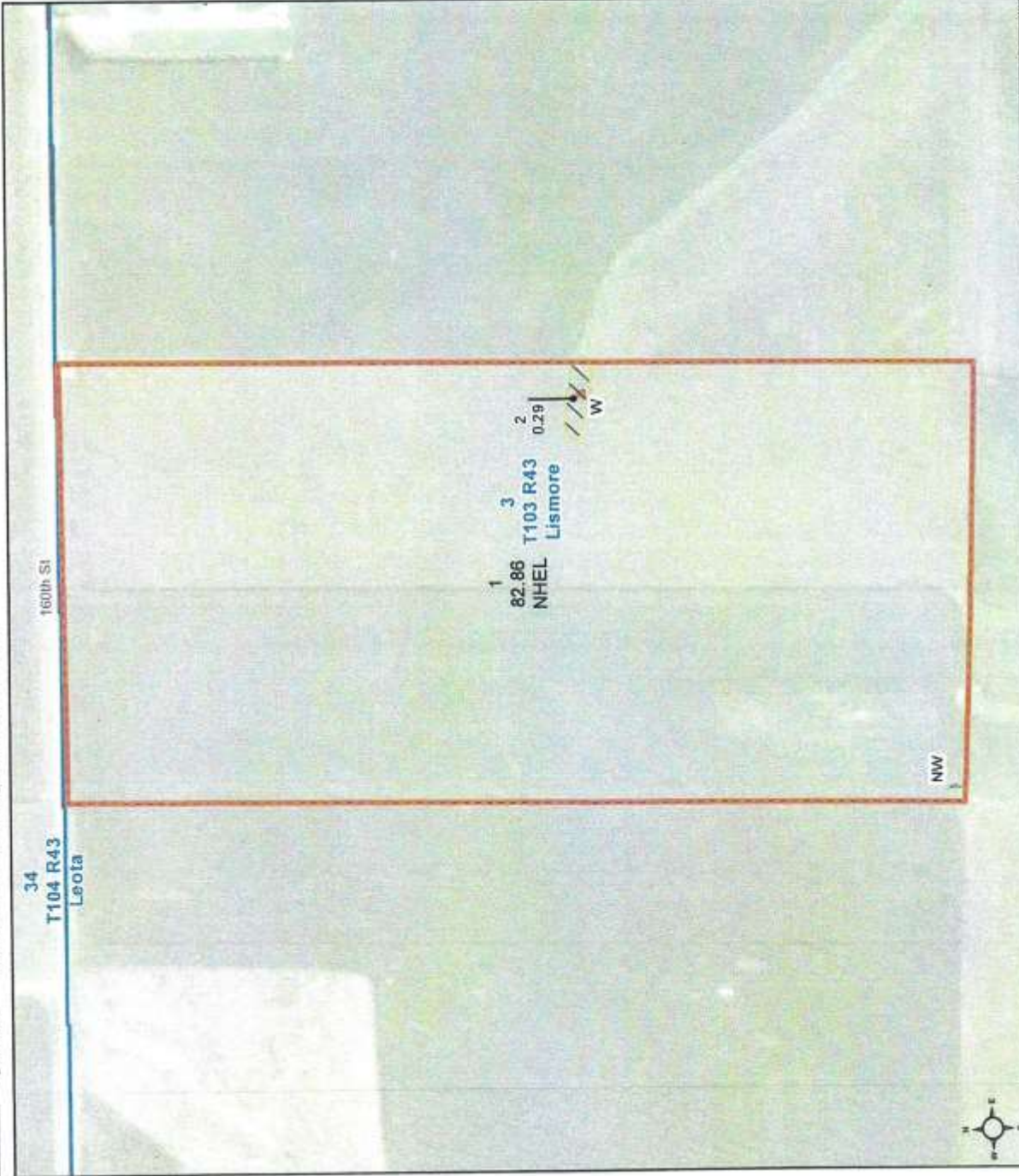
United States
Department of
Agriculture

Nobles County, Minnesota

Farm 592 Tract 723

2022 Program Year

Map Created March 29, 2022



- Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = 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
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 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: 82.86 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership, rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.

PROPERTY NOTES

Presented by

ZOMER COMPANY

Mark Zomer — Broker - 712-470-2526

Darrell Vande Vegte — Sales-712-470-1125

Gary Van Den Berg — Sales - 712-470-2068

Ryan Zomer — Sales - 712-441-3970

Blake Zomer — Sales - 712-460-2552

Licensed in Iowa, South Dakota and Minnesota

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Call today and let us explain our services and marketing strategies.
We understand that selling your Acreage, Farmland, Equipment,
Personal Property etc. is one of the most important things you will
do in your lifetime and we Thank You in advance for your trust
and confidence in our firm.

See our website

www.zomercompany.com

for our past successful results