

ATTENTION FARMERS-INVESTORS!

131.28 ACRES OF HIGHLY PRODUCTIVE FARMLAND AT AUCTION

SPRINGWATER TOWNSHIP-ROCK COUNTY, MINNESOTA

THURSDAY, OCTOBER 24TH, 2024 10AM

THE EDMUNDSON HEIRS - OWNERS

LIVE ONSITE/IN THE FIELD!

DIRECTIONS TO THE FARM:

I-90 Exit 1 (Pipestone/Jasper Exit) North to 151st Approx. 5 miles. From Garretson, SD: East out of town on 253rd St. or Cnty Rd 20 to Hwy 23, South on Hwy 23, Approx. 1 mile to 151st St. The Farm is Located at the Intersection of 151st St. & Hwy 23. Watch For Signs. Auction to be held in the field. Be on time.

If you are looking to add land to your farming operation or LAND as an investment, you do not want to miss this auction of 131.28 acres of amazing, highly productive farmland. VanDerBrink Auctions, LLC is pleased to bring you The Edmundson Heirs Farm. This farm has been in the Edmundson family for many years and the heirs have decided to sell this amazing farm. The Farm is 131.28 acres of Rock County, Minnesota highly productive farmland, located in sought after Springwater Township. The farm has been farmed and maintained by Edmundson family for many years. The Farm is well situated and easily accessible at the intersection of Hwy 23 and 151st St. The Acreage has been surveyed as 28.72 acres and is Excluded and NOT part of the auction, but used in the determination of the new farming acres of 131.28 acres that is being offered. The Farm Tract is 131.28 acres of farmland with waterway and ditch. The FSA Maps will reflect the farm data prior to survey. Please see All Maps on website for more information. According to FSA Data currently on record, there was noted 153.66 acres of farmland with 126.30 acres of cropland. The DCP Crop Data Shows 63.20 base acres for Corn with PLC Yield of 151 bushels/acre. The DCP Crop Data shows 62.40 Base acres for soybeans with PLC Yield of 45 bushels/acre. DCP Total base acres of 125.60. The FSA map and data will update with new owner/farmer.

This farm is highly productive with an Avg. CER 93.9, with nearly 34 acres rated at 100, approx. 48 acres at 95, and Approx. 30 acres Rated at 93. According to the Soil maps, the tract Soils are Silty Clay Loams primarily Moody, Trent, and Marcus. The Farm lay well, mostly level with some areas of slight slope. It is a beautiful field and farming nearly edge to edge. According to Surety, there are a couple of areas of less drained soils in the SW corner, see map. The field does have older tile, but no maps were noted. The farm is currently farmed for the 2024 season and the farmer has the right to harvest. The Buyer will be the farmer/Landlord and determine all farming and leasing contracts from 2025 and there-after. The land is being sold as 131.28 acres in one tract. 2025 Property taxes for 131.28 acres will be re-evaluated by Rock County and updated acres of 131.28 recorded upon sale. The farm is selling as 1 tract of 131.28 acres of farmland. This is a wonderful and highly productive farm and you will not want to miss this amazing opportunity to expand your farming operation or add highly productive farmland to your investment portfolio. Plan now to attend this auction. This is a Live Onsite auction with available online bidding.

LEGAL DESCRIPTION: The SW1/4 of S24, T103N, R47W of the 5th PM., Rock County, MN Except the following described tract: That part of the SW 1/4 of S24, T103N, R47W of the 5th PM, Rock County, MN, described as follows: Beginning at the South 1/4 corner of Section 24; thence North 90 degrees 00 sec. West (assumed bearing) along the South line of the SW1/4 of Section 24 distance of 1382.14ft; thence North 00 degrees 03 minutes 08 seconds East a distance of 34.19ft to iron stake; thence continuing North 00 degrees 03 minutes 08 sec. East distance of 868.10ft. to an iron stake; then North 89 degrees 37 minutes 45 sec. East a distance of 1377.06 ft. to an iron stake on the East line of said quarter; thence South 00 degrees 16 minutes 12 seconds East along said East line a distance of 911.22 ft. to said point of beginning.

TERMS: Buyer will pay 10% down, day of sale, Non-Refundable, with balance due at closing on or before Nov. 30th, 2024. 2024 Taxes Paid by the Seller. Buyer will pay 2025 property taxes and there-after. Cash Rents for 2024 will be retained by the sellers. The buyer will determine all 2025 farming contracts. Current Farmer has right to remove crop and stubble for 2024. Possession at Closing. Closing by Klosterbuer & Haubrich, LLP in Luverne, MN. Closing fee split 50-50 between buyer and seller. Title insurance will be issued for this transaction for each party. The Seller will give the buyer a warranty deed. The farm is being sold AS IS and ALL Sales final and 1 tract of 131.28 acres. The farm is being sold subject to confirmation of sellers. This is a LIVE ONSITE auction with ONLINE bidding available. Online bidders must contact auctioneers to be approved and apply with terms. It is best to be Onsite for Bidding. The auction will be held in the field onsite. VanDerBrink Auctions, LLC is the agent for the seller. Buyers, please review all pictures, Maps, documents, and please drive by the farm for your review on your schedule. Plan Now to attend this auction and this amazing opportunity on Highly productive Rock County, MN farmland in sought after Springwater Township.



The Edmundson Heirs, Owners

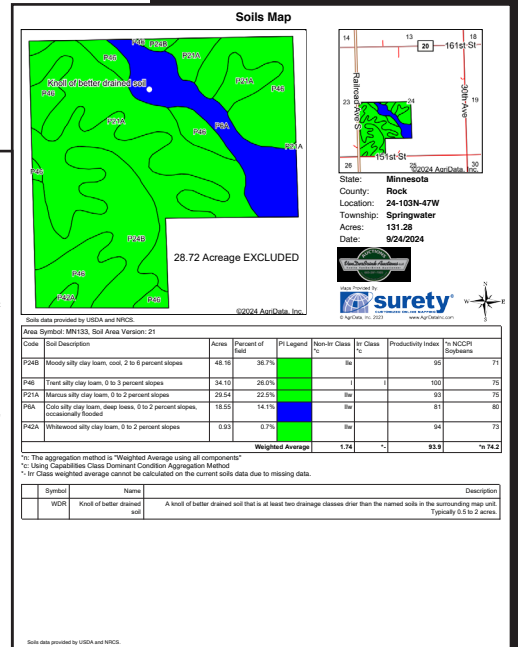
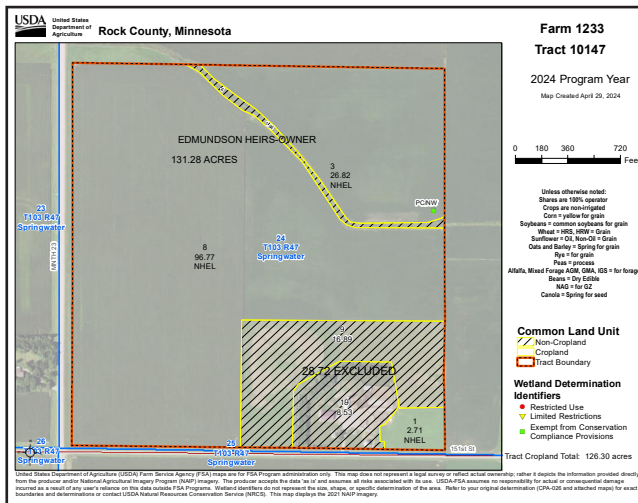
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Klosterbuer & Haubrich, LLP - Closing Attorneys



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For info, pictures, maps, & more auctions
www.vanderbrinkauctions.com

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