

ATTENTION FARMERS-INVESTORS

APPROX. 156.3 ACRES HIGHLY PRODUCTIVE FARMLAND AT AUCTION!

MOUND TOWNSHIP-ROCK COUNTY, MINNESOTA

THURSDAY, AUGUST 25, 2022 • 10:00 AM

AUCTION TO BE HELD AT BARBER ACREAGE BY LAND - 1046 161ST STREET • LUVERNE, MN 56156

VANDEBRINK AUCTIONS, LLC is pleased to bring you approx. 156.3 acres of surveyed, highly productive Mound Township- Rock County, MN Farmland with some RIM acres. The land will be sold according to surveyed acres and in 1 tract. This is an excellent opportunity to purchase a highly productive farm to expand your farming operation or as great investment addition to your portfolio. This farm has been highly productive and well maintained by the Burmeister family for years. The farm has some tile and good crop history. According to Farm Service, this approx. 157.83-acre farm has 131 acres of cropland. The farm has 91.84 acres corn base with PLC Yield of 169 bushels/acre. There is 30.26 base soybean acres with 50 PLC Yield bushels/acre. The farmland has CER's according to Surety, the farm is a variety of silty, clay loams. The CER rating on this farming aspect of the field varies from 91 to approx. 38 acres rated at 100 out of possible 100! The farm lays well and suited well for farming. The farm is leased for 2022 and the buyer will have possession for 2023 farming season. The current farmer will have the right to harvest and bale the stubble for 2022 growing season. 2022 Cash Rents will stay with the family.

In December 1993, Mr. Burmeister put approx. 20.3 acres of grass with a waterway and beautiful Pink Quartzite outcrops in the RIM program. This land is located along the west edge and adjoining the Beaver Creek Wildlife Management Land. There is some cement on the edge of the RIM ground and this will be removed and reclaimed



by the Seller according to Land Management before closing. It is quite beautiful in this RIM acres with the Rock and smaller waterway and grass.

According to Rock County Treasurer, there are approx. 152 deeded acres. The property Taxes are \$1,410.00/year. The property has been surveyed and there is 156.3 Acres of Farmland, 5.3 acres Right of Way/Ditch, 20.3 acres of RIM, and 131 Acres of farmland. We will be selling surveyed acres as 1 tract. This is a wonderful and highly productive farm that would be a great addition to expand your farming operation or as an investment farm to add to your portfolio. Plan now to attend this auction.

LEGAL DESCRIPTION: NE ¼ of Section 20, T103N, 45W, Except Cenowa Acreage. Taxes are \$1410/year.

TERMS: Buyer will pay 10% down day of sale Non-Refundable. Balance due at Closing on or before November 30th,

2022. 2022 Taxes will be paid by the Seller. 2023 Taxes are responsibility of the buyer thereafter. Seller to keep Cash Rents for 2022. Farmer will have right to harvest and remove crop and stubble baling for 2022 season and right to remove. Buyer to be Farmer or make determinations for 2023 season. Buyer has Possession at closing. Seller to remove cement from RIM acres at Seller Expense before closing. Closing transaction fee split 50-50 between buyer and seller. Title insurance optional each party. Survey seller expense and verified acres sold. VanDerBrink Auctions is agent for the Seller. Don Klostebuer- Attorney/Closing Agent .

The farm is being sold AS IS and all sales are final. Buyers, please review all documents and bid accordingly on this fabulous farming/investment opportunity. Sold subject to seller confirmation.

THE RICHARD E. BURMEISTER TRUST- OWNERS • GLENN & KURT BURMEISTER- TRUSTEES

For Maps, Pictures, and more info
www.vanderbrinkauctions.com

On-Line Bidding Available at
www.proxibid.com



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