

ATTENTION FARMERS-INVESTORS!

APPROX. 142.75 ACRES PRODUCTIVE NOBLES' COUNTY FARMLAND ADRIAN, MINNESOTA, 56110 AT AUCTION!

FRIDAY, OCTOBER 25TH, 2024 10AM

SCHEIDT FAMILY - OWNERS AUCTION TO BE HELD LIVE ONSITE THE FARM/FIELD!

DIRECTIONS TO THE FARM:

From Adrian, MN- I-90 Exit 23- Adrian, MN exit. South on Main St. or Hwy 91 to West on 6th St. or 250th St. Approx. 3 miles to Farm/Field. Turn West at Adrian Catholic Church and West on 250th St. From Magnolia, MN- East on 240th St. or County Rd. 35 to South on Birkett Ave. to East on 250th St. Approx. 3 miles to Farm /Field. We will be selling in the field. Watch or Signs.

Are you looking to expand your farming operation or add LAND as an investment to your Portfolio? VanDerBrink Auctions will bring you this auction of 142.75 Productive Nobles County Farmland. The Farm is in Westside Township and is bordered by I-90 on the North and 250th St. on the Southern edge. The farm will be sold in 1 tract of 142.75 deeded acres. This farm has been in the Scheidt Family for over 100 years and the family has decided it is time for a new owner. The farm is currently rented for the 2024 season and will be sold with the buyer being the farmer/landlord for the 2025 growing season and thereafter. 2024 Cash Rents will be retained by the seller. The farm for 2024 is planted in beans and looks and lays well with road access to the farm.

According to Nobles County FSA, there is 139.58 acres of farmland and 126.40 recorded cropland. The farm has a base acre for corn of 60.75 with PLC yields of 157/acre bushels. The farm has a base acre for Soybeans of 60.75 acres with PLC Yield of 42 bushels/acre. The farm has a variety of soil types including Primarily Biscay Silty Clay Loam and Allendorf Silty Clay Loam. There are a variety of other Silty Clay loams. According to the Agri-Data Soils Map the Average CER is 68.3. There is a Wetland and Erodible land report. There is some wetland areas noted. Tile was placed on the East boundary by Springman Tiling with 2045ft. of 8-inch tile and 3830 ft. of 5-inch tile. There is also Tile on the West side in the NW portion. There were boring samples in the past taken in areas of the field and did yield some aggregate possibility. There was a farm on the property and since has been cleared and sealed. There is an easement along the North field for Excel Energy. The Topography of the farm lays well with some areas on the NW that have slope.

According to Nobles County, there are 142.75 deeded acres. The Property Taxes for 2024 are \$5,458.00/year. This field would be a good addition to your farming operation or land as an investment. Plan now to attend this auction. The auction will be held in the field and will be held Live Onsite. Online bidding is available with pre-approval.

LEGAL DESCRIPTION: S15, T102, R43, SW1/4 South of I-90. 142.75 Acres, Adrian, MN, Nobles County, MN.

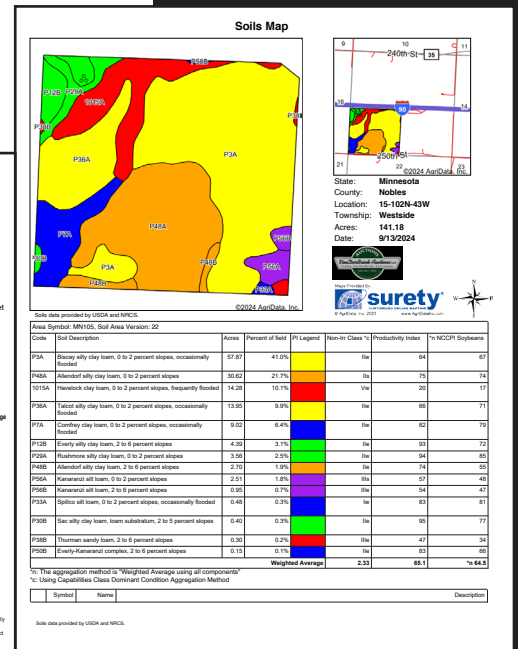
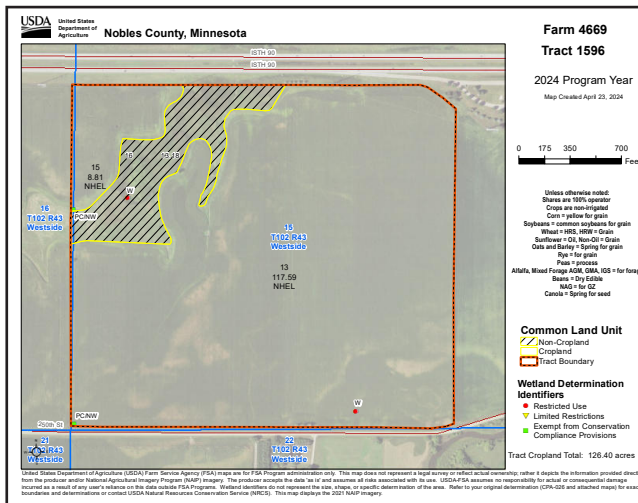
TERMS: This farm is being sold as 1 tract of 142.75 acres. This will be times the bid/acre. 10% down day of sale, nonrefundable, with balance due at closing within 30 days. Seller will Pay the 2024 Taxes and Buyer will assume/Pay all taxes for 2025 and there-after. The 2024 Cash Rents will be retained by the Seller. The Farmer for 2023 has the right to harvest and remove crop/stubble for 2023 season. The Buyer will be the farmer/landlord and make all determinations for 2025 season and there-after. Buyer will have possession at closing within 30 days of signed purchase agreement. The Seller will provide to the Buyer/Abstract/Deed. Title Insurance optional each party. Closing will be conducted by Klosterbuer & Haubrich, LLP in Luverne, MN. Closing/Transaction fee split 50-50 between buyer and seller. VanDerBrink Auctions, LLC are agents of the Seller. This farm is being sold AS IS according to Nobles County Deeded acres and does not guarantee placement of fences/gates. This farm is being sold AS IS and ALL sales are final. Bidders/Buyers Please review all maps, inspect the farm, records, and bid accordingly. This auction will be held onsite with online bidding with pre-approval. This farm has been offered at auction in past years. It is the intent of the family that now it's time to have a new owner. So plan to attend this auction and your chance to bid/buy this farm to add to your farming operation or land as an investment.

THE SCHEIDT FAMILY, Owners

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