

160.2 +/- ACRES | ROCK COUNTY, MN

ONLINE BIDDING AVAILABLE

LAND AUCTION

THURSDAY, OCTOBER 14, 2021 • 11AM



ADVANTAGE
Land Co.

EXPOSE
YOUR DIRT®

605.692.2525
ADVANTAGELANDCO.COM



snapshot

Auction Date: Oct. 14, 2021 @ 11am

On-Site (follow directions below)

Online Bidding Starts: October 12th

Total Acres: 160.2 +/- **Total Taxes:** \$5,936

Legal: SW4 Sec.18-T103N-R46W, Springwater Twp, Rock Co., MN

Location from Luverne, MN: Head North out of Luverne on Hwy 75 for 3 miles. Turn left (West) onto Rock County Hwy 20. Follow Hwy. 20 for 9.5 miles. Property starts on the .5 mile line on the North (right) side of the road and continues West to 30th Ave.

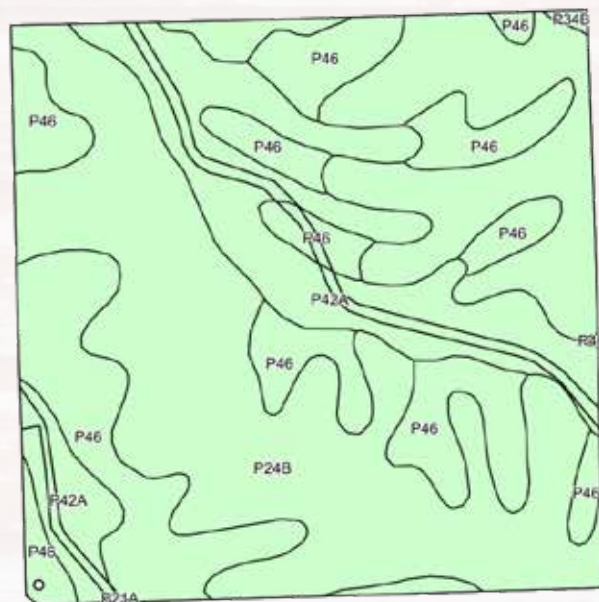
Location from I90-229 Sioux Falls, SD: Head East on I90 out of Sioux Falls for 13 miles. Take Exit 1 for MN-23/County Road 17 toward Jasper/Pipestone. Turn North (left) onto MN-23. Follow MN-23 for 7.5 miles. Turn East (right) onto Rock County Hwy 20. Follow Hwy 20 for 1 mile. Property starts on the North (left) side of the road after 30th Ave.

- 96.2% Overall Soil PI
- Comprised of Only Class I & II Soils
- 151 FSA Cropland Acres
- Excellent Drainage
- 11,000 bu. Grain Bin on SW Corner
- Easy Access off County Hwy. 20

aerial map



soil map



Area Symbol: MN133, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
P24B	Moody silty clay loam, cool, 2 to 6 percent slopes	80.63	51.9%	IIe		95
P46	Trent silty clay loam, 0 to 3 percent slopes	44.85	28.9%	I	I	100
P42A	Whitewood silty clay loam, 0 to 2 percent slopes	29.58	19.0%	IIw		94
P34B	Splitrock silty clay loam, 2 to 5 percent slopes	0.28	0.2%	IIe		91
Weighted Average						96.2



broker notes

Located just Northwest of Luverne, MN on the North side of County Hwy. 20, Advantage Land Co. proudly presents 160.2+/- acres of well-stewarded dirt with excellent cropland soil ratings, gentle slopes, grass waterways and few obstacles. The overall Soil Productivity Index of this property reports at an astounding 96.2% and is completely comprised of Class I & II soils! FSA reports 151 Cropland Acres, a 135.1 acre Corn Base with a 186 bu. PLC Yield, a 15.9 acre Soybean Base with a 46 bu. PLC Yield, with total base acres at 151. One could improve this property even further with a potential drainage tile project to increase the tillable acres currently in grass. There is an old clay tile located on the East side of the Southwest grass waterway. An 11,000 bu. grain bin is located on the Southwest corner of the property. Convenience, accessibility and farmability don't get any better! This property will be ready for tires to turn for the new owner in the coming Spring. Investors, if you are looking for prime MN cropland to perform in your portfolio, we strongly encourage that this be a part of your wealth management program. All buyers, make a point to attend this sale! Quality Grade-A dirt like this is not seen on the open market often, so take Advantage of this opportunity and bid to buy on Sale Day!

Owners: Zimmerman-Williams, LLC

terms

Closing & landlord possession to take place day of closing on or before November 23rd, 2021, as this property is under lease for the 2021 year expiring December 31, 2021. This property is free and clear to farm or rent in 2022. Upon acceptance of the sale by the seller, a non-refundable earnest money deposit equal to 10% will be due at the conclusion of the sale. If buyer is not immediately available at the conclusion of the auction, the purchase agreement and non-refundable earnest money deposit must be complete within 24 hours from the close of the auction. The balance will be due at closing. Merchantable title will be conveyed, and title insurance cost will be divided 50-50 between the buyer and seller. Closing costs are to be split 50-50 buyer and seller. The 2020 RE Taxes due and payable in 2021 will be paid by the seller. The 2021 RE Taxes due and payable in 2022 will be paid by the seller as a credit to the buyer at closing based on the most current tax information. The seller does not warranty or guarantee that existing fences lie on the true boundary, and any new fencing will be the responsibility of the purchaser pursuant to MN statutes. FSA yields, bases, payments, and other information are estimated and not guaranteed, and are subject to County Committee Approval. Information contained herein is deemed to be correct but is not guaranteed. Sold subject to existing easements, restrictions, reservations, or highways of record, if any, as well as any or all Rock County Zoning Ordinances. A survey/plat will not be provided and will be the purchasers responsibility if needed or requested. The RE licensees in this transaction stipulate that they are acting as agents for the seller. Announcements made day of sale take precedence over any written materials. This is a cash sale. Property is sold as is. This sale is subject to seller confirmation. Purchaser shall cooperate with Seller on signing documents and coordination of facilitating an IRS 1031 Exchange for Seller. Said cooperation shall not encumber the title to the real property purchased or entitle Purchaser to any compensation. Not responsible for accidents.



SOUTH DAKOTA & MINNESOTA
LAND BROKERS

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