

# ZOMER COMPANY

**Upcoming Live  
Public Auction Of  
123.15+/- Acres Of Land  
Located In Osborne TWP In  
Pipestone County, MN**



**Auction Date: November 16, 2022 @ 10:30 A.M.**

**Michael & Esther Homandberg —Owner**

**[zomercompany.com](http://zomercompany.com)**

**Auctioneers:**

**Zomer Company**

**1414 Main St., Rock Valley, IA 51247      Office — 712-476-9443**

**Mark Zomer — 712-470-2526—Auction Manager—MN Lic. #40641381**

**MN Lic. #67-81**

**Auctioneers Note: Our company is honored to represent Mike & Esther Ho-  
mandberg in the sale of this excellent multi use property! This property is lo-  
cated in Osborne TWP, Pipestone County, MN! If you are a farmer or investor  
looking for an excellent tract of land with endless opportunities be sure to  
take a look at this property today! Watch [zomercompany.com](http://zomercompany.com) in case of in-  
clement weather!**

**Location: On the West Edge Of Edgerton at the intersection of 160th Ave  
and 21st St go North for 3/4 Mile to the Farm. The Farm is bordered on the  
East side by 160th Ave. and is bordered on the North Side by 31st St. Auc-  
tion to held on site at the farm.**

**Watch [zomercompany.com](http://zomercompany.com) for inclement weather.**



**Abbreviated Legal Description:** Tract 1 in the NE1/4 of Section 20, TWP 105N, Range 44W, Pipestone County, MN. Subject to all easements and roadways of record. Sold Subject to Well Head Protection Area.

**General description:** According to the survey, this property contains 123.15+/- gross acres. According to FSA, this property contains approx. 61.14+/- tillable acres, approx. 5.57 acres of CRP with a annual payment of \$1,121.00 with a contract expiring 9-30-2027, approx. 13.71 acres of CRP with an annual payment of \$2,207.00 with a contract expiring 9-30-2035, and approx. 39.67 acres of pastureland/grassland with the remainder in road and ditch. Seller will retain the 10-1-2022 CRP payment and buyer shall receive the full 10-1-2023 CRP payment and all future CRP payments. This farm has a corn base only which is 66.08 acres with a PLC yield of 148bu. The tillable farmland is classified as NHEL. The predominant soil types of the tillable land include: J85A-Trotsky, J70A-Brandt, J69A-Athelwold, J80A-Lamoure-La Prairie, J23A-Lamoure, J74B-Estelline, J73E-Buse, J74A-Estelline. According to Agri-Data this tillable land has a productivity index rating of 76.7 and a estimated average county CER rating of 70.62! The owner of this property has had a Well Head Protection Agreement with the City Of Edgerton, MN which has expired in April of 2022. The City Of Edgerton, MN would like to continue this agreement and the buyer would receive all future payments from the City Of Edgerton, MN if the buyer agrees to renew the agreement. Contact An Agent for contact information for the City Of Edgerton to discuss the potential renewal of the agreement. This is a great opportunity to purchase an excellent tract of multi use land! It is not often that you have the opportunity to purchase a property with as much potential as this one! If you are a farmer or investor this is a great opportunity! If you are an outdoorsman looking for a hunting retreat this property would make an excellent property for that and would have the added benefit of CRP income, income from the tillable land and grassland/pastureland and income from the water protection agreement!!!! Do not miss the opportunity to purchase this Osborne TWP, Pipestone County, MN Land!

**Method of sale:** Farm will be sold with the final bid x the final gross surveyed acres. Auction will be held on site at the site of the farmland.

**Taxes:** The current Real Estate Taxes according to the Pipestone County Treasurer are approx. \$2,650.00 per year. Seller will pay the 2022 RE taxes when due and payable.

**Possession:** Full possession will be March 1, 2023. This land is available to farm for the 2023 crop year.

**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 Winter Abstract & Title, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day on or before December 16, 2022 when the 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. Abstracts will not be provided. Closing will be conducted by Winter Abstract & Title. 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. All buyers are encouraged to do buyers due diligence. Buyer will be required to assume the CRP contract and will be responsible for any future midterm maintenance if required. 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. Auctioneer and Real Estate broker is representing the sellers. Buyer agrees to accommodate the sellers with a 1031 exchange. If any additional information is requested, please contact auction manager listed below.

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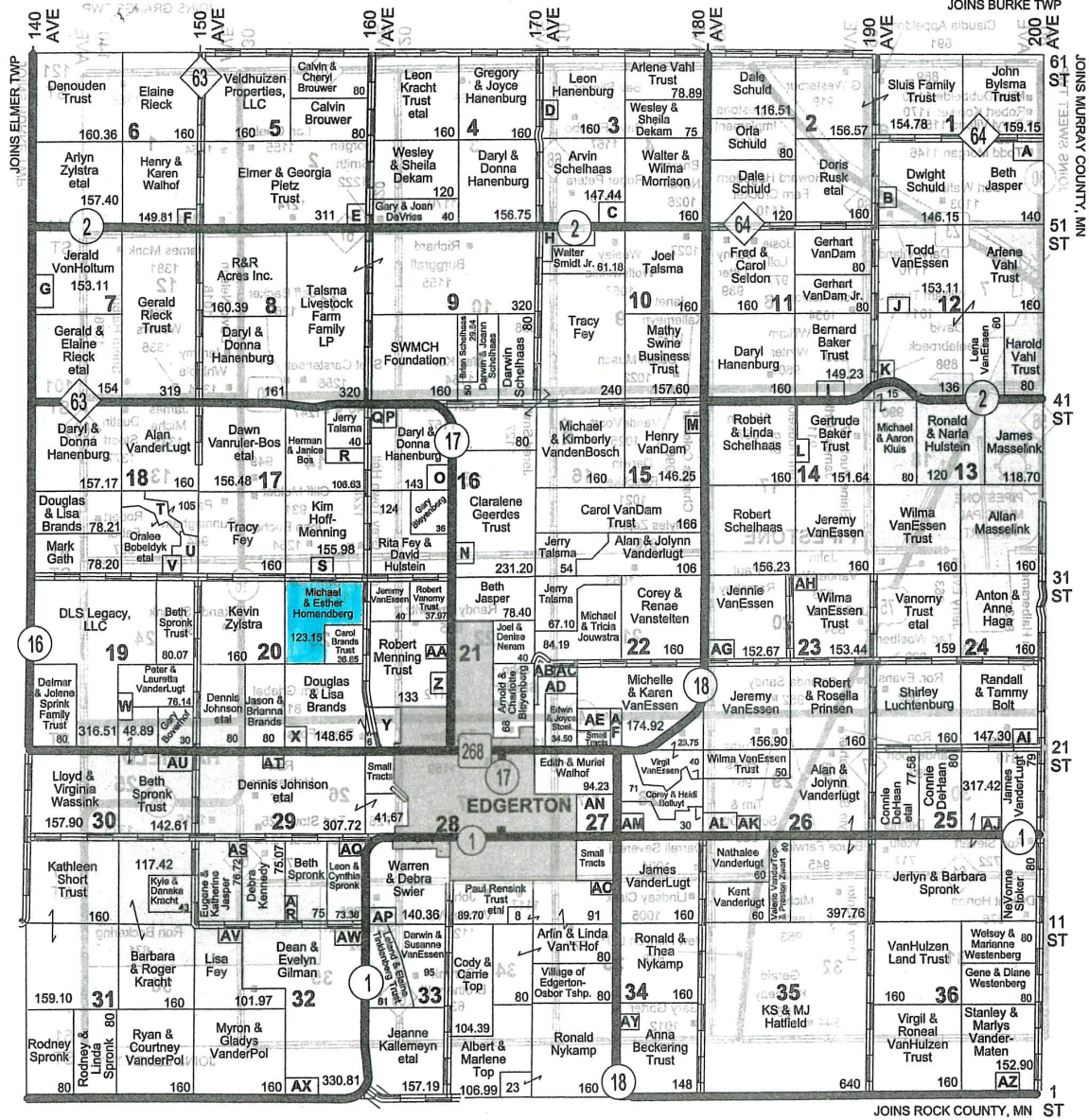


# OSBORNE TWP

## LAND OWNER

T 105 N

R 44 W



**Small Tracts**

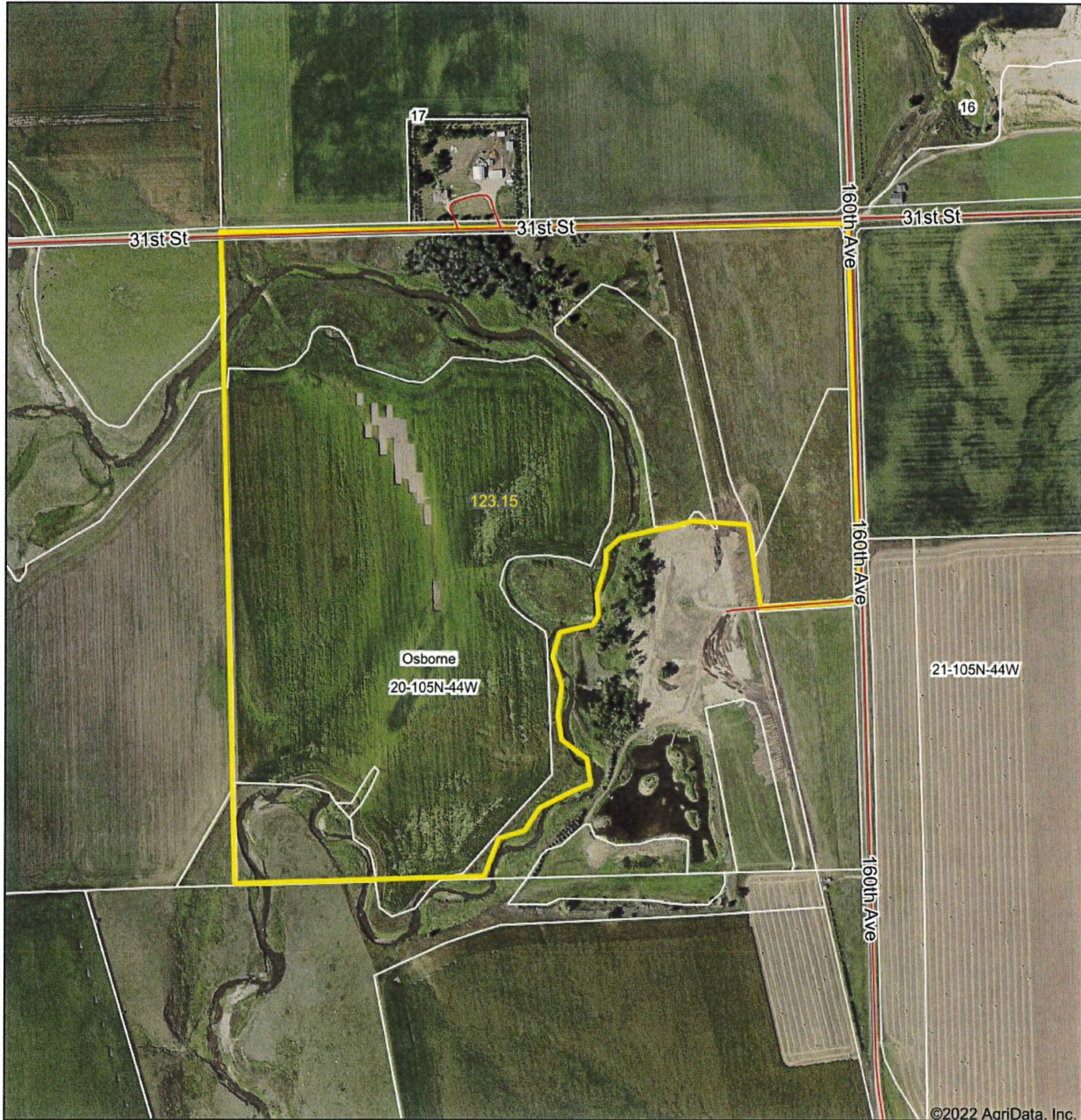
- Section 1 A Howard & Glenda Masselink - 20
- B Timothy & Lois VanDyke - 13.85
- Section 3 C Rolland Schelhaas - 10.06
- D Benjamin & Emily Hanenburg - 9.48
- Section 5 E Terry Zafft - 9
- Section 6 F Karlin & Monica VanOtterloo - 10.19
- Section 7 G Douglas & Lori Mesman - 6
- Section 10 H Randall Schelhaas - 18.82
- Section 11 I Legend Seeds Inc. - 10.77
- Section 12 J T & M VanEssen Farms, LLC - 6.89
- K Todd & Michelle VanEssen - 9.56
- Section 14 L Spronk Bros. III Real Estate LLLP - 8.36
- Section 15 M Jacob & Sarah Bierstedt - 7.75
- Section 16 N Matthew & Maria Tinklenberg - 8.80
- O Travis Hulstein - 5
- P Herman & Janice Bos - 5
- Q Gerald Rieck Trust - 5
- Section 17 R Jamie VanDyke - 15
- S Brian Schelhaas - 5.08
- Section 18 T Larry & Beva Snyder - 28.60
- U Cody Huiskens - 18.18
- V Brett & Tina Bootsma - 5
- Section 19 W Spronk Bros. III Real Estate LLLP - 5
- Section 20 X Larry & Arlene Punt - 6.64
- Section 21 Y Gregory Kooiker - 24.21
- Z Keith & Becky Buckridge - 10
- AA Wesley & Stephanie Johnson - 6
- Section 22 AB Jerry & Joy Langstraat - 5.32
- AC Mary Tinklenberg - 9.34
- AD Todd & Michelle VanEssen - 32.84
- AE Curtis & Kathleen Walhof - 22.85
- AF Rodney & Debbie Christians - 8.35
- Section 23 AG Robert Menning - 5.14
- AH Jeremy & Kimber VanEssen - 7.33
- Section 24 AI Jason Bolt - 8.08
- Section 25 AJ Alex Spronk - 5
- Section 26 AK Kristy & Michael Rolla - 7.66
- AL Barton & Beth Jessen - 24.58
- Section 27 AM R & M Commercial Prop., LLC - 10
- AN Nathalee VanderLught - 43.39
- AO Terry & Paulette Pronk - 9.92
- Section 28 AP Andrew & Melissa Kooiker - 9.72
- Section 29 AQ Jonathan & Darci Pap - 6.62
- AR Spronk Bros. III LLLP - 5
- AS Spronk Bros. III LLLP - 8
- AT Dennis & Sharon Johnson - 7.27
- Section 30 AU Spronk Bros. III LLLP - 17.39
- Section 32 AV Justin & Cassandra Fey - 10
- AW W.J. Post Trust etal - 5.97
- AX Michael Fey - 31.25
- Section 34 AY Mark & Amy VanEssen - 12.04
- Section 36 AZ Jarrod & Heidi Ulk - 7.10



PIPESTONE COUNTY, MN



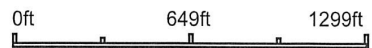
### Aerial Map



©2022 AgriData, Inc.



Map Center: 43° 53' 18.27, -96° 8' 58.93



**20-105N-44W**  
**Pipestone County**  
**Minnesota**

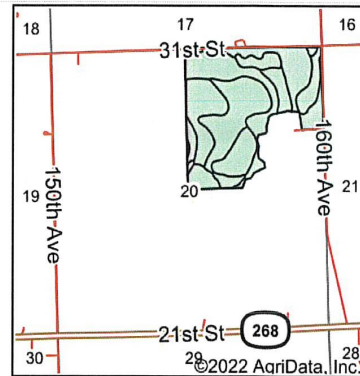
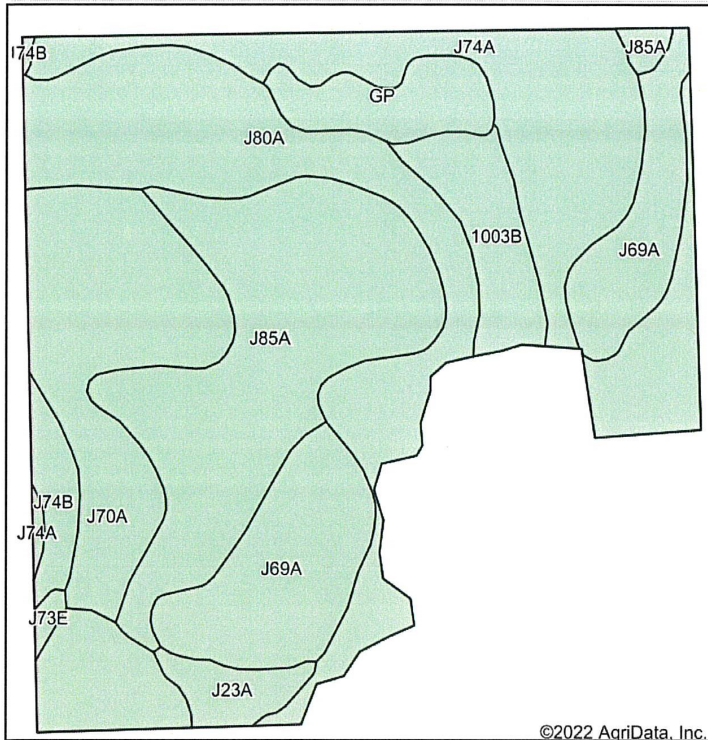


9/15/2022

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



### Soils Map



State: **Minnesota**  
 County: **Pipestone**  
 Location: **20-105N-44W**  
 Township: **Osborne**  
 Acres: **123.15**  
 Date: **9/15/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

©2022 AgriData, Inc.

Area Symbol: MN117, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Brome-grass alfalfa hay Tons	Corn Bu	Oats Bu	Soybeans Bu	Spring wheat Bu	*n NCCPI Soybeans
J80A	Lamoure-La Prairie complex, channeled, 0 to 2 percent slopes, frequently flooded	26.79	21.8%	Vw	20						2
J85A	Trosky silty clay loam, 0 to 2 percent slopes	25.44	20.7%	Ilw	83	3.3	144	70	46	48	65
J74A	Estelline silt loam, coteau, 0 to 2 percent slopes	21.35	17.3%	IlS	75						60
J69A	Athelwold silty clay loam, 0 to 2 percent slopes	16.94	13.8%	Is	80	3.4	139	72	44	50	64
J70A	Brandt silty clay loam, 0 to 2 percent slopes	16.88	13.7%	Is	80						72
1003B	Udorthents (cut and fill land), 0 to 6 percent slopes	5.52	4.5%		0						
GP	Pits, gravel-Udipsamments complex	4.68	3.8%		0						
J74B	Estelline silt loam, coteau, 2 to 6 percent slopes	2.63	2.1%	Ile	70						58
J23A	Lamoure silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.48	2.0%	Ilw	78	3.6	136	71	43	49	68
J73E	Buse clay loam, 18 to 25 percent slopes	0.44	0.4%	Vle	29						46
<b>Weighted Average</b>				<b>*-</b>	<b>59.6</b>	<b>1.2</b>	<b>51.6</b>	<b>25.8</b>	<b>16.4</b>	<b>17.8</b>	<b>*n 45.7</b>

\*n: The aggregation method is "Weighted Average using all components"

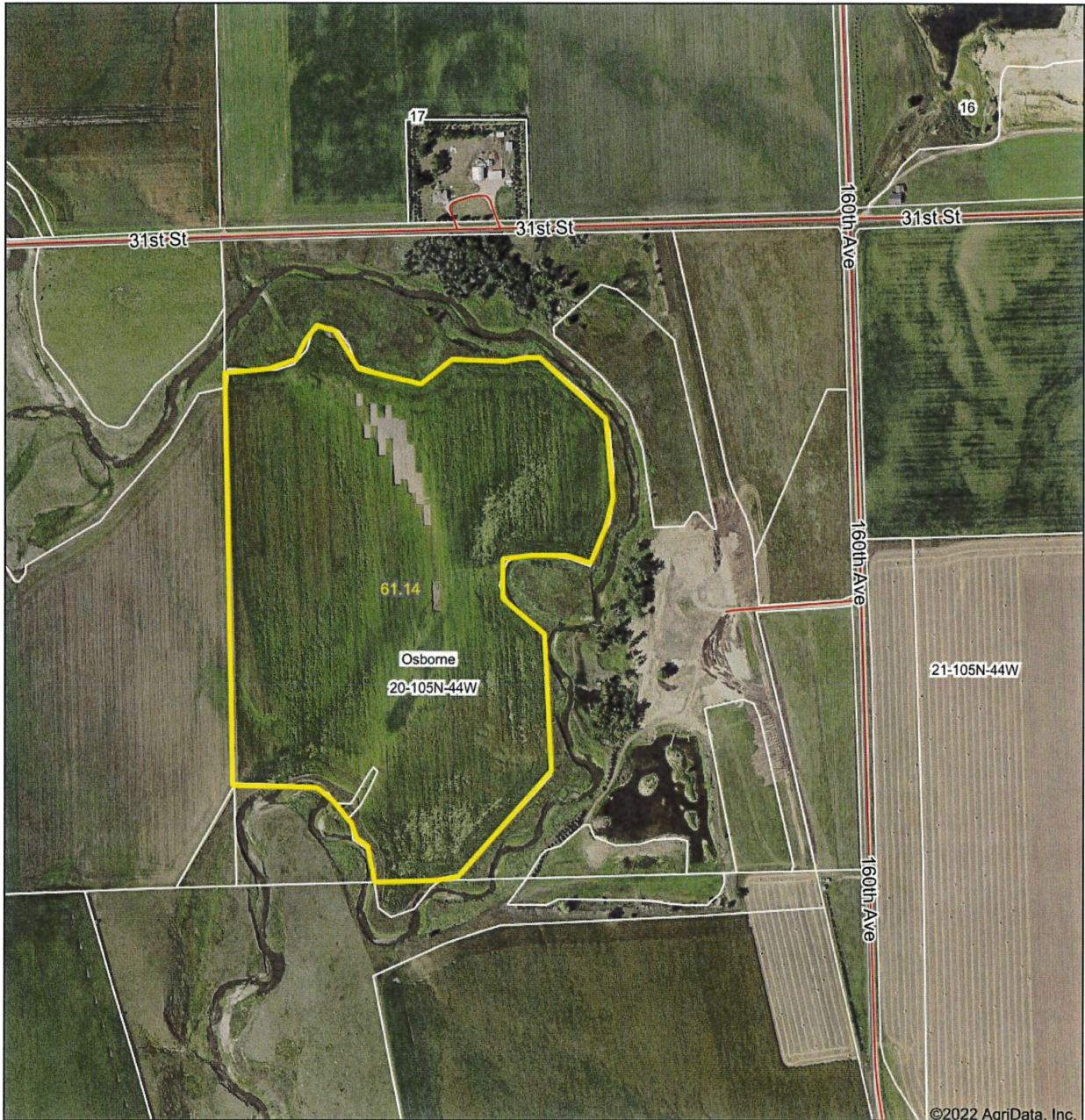
\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

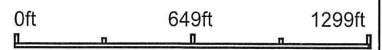
Soils data provided by USDA and NRCS.



### Aerial Map



Map Center: 43° 53' 18.27, -96° 8' 58.93



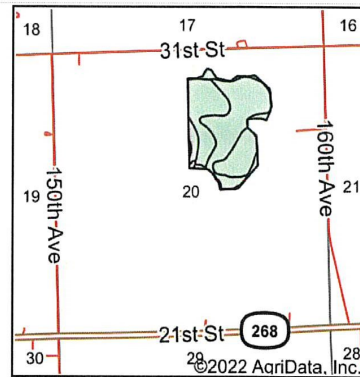
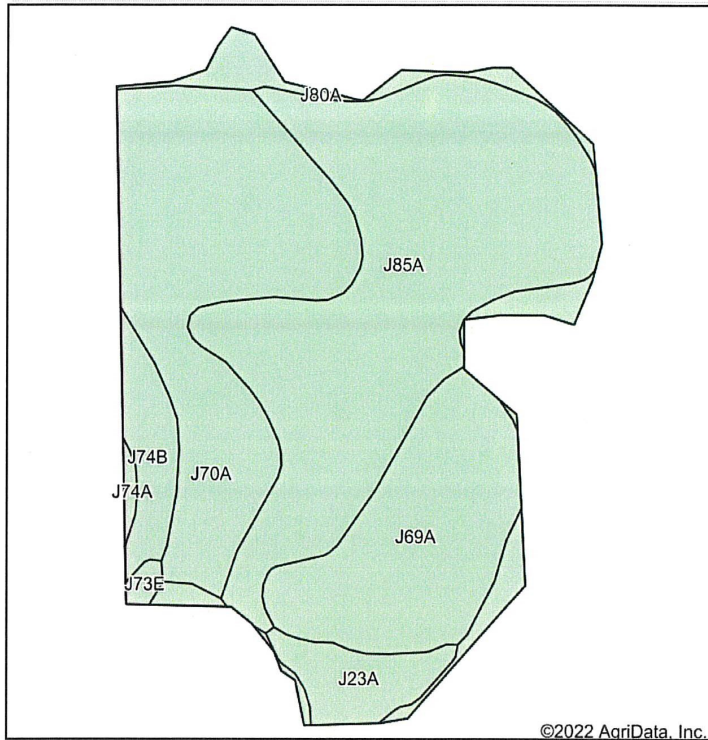
Field borders provided by Farm Service Agency as of 5/21/2008.

**20-105N-44W**  
**Pipestone County**  
**Minnesota**





### Soils Map



State: **Minnesota**  
 County: **Pipestone**  
 Location: **20-105N-44W**  
 Township: **Osborne**  
 Acres: **61.14**  
 Date: **9/15/2022**



Maps Provided By:



Area Symbol: MN117, Soil Area Version: 21

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
J85A	Trosky silty clay loam, 0 to 2 percent slopes	24.65	40.3%	llw	83	3.3	144	70	46	48	65
J70A	Brandt silty clay loam, 0 to 2 percent slopes	16.77	27.4%	ls	80						72
J69A	Athelwold silty clay loam, 0 to 2 percent slopes	10.39	17.0%	ls	80	3.4	139	72	44	50	64
J80A	Lamoure-La Prairie complex, channeled, 0 to 2 percent slopes, frequently flooded	3.79	6.2%	Vw	20						2
J23A	Lamoure silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.54	4.2%	llw	78	3.6	136	71	43	49	68
J74B	Estelline silt loam, coteau, 2 to 6 percent slopes	2.45	4.0%	lle	70						58
J73E	Buse clay loam, 18 to 25 percent slopes	0.31	0.5%	Vle	29						46
J74A	Estelline silt loam, coteau, 0 to 2 percent slopes	0.24	0.4%	lls	75						60
<b>Weighted Average</b>				<b>1.76</b>	<b>76.7</b>	<b>2.1</b>	<b>87.3</b>	<b>43.4</b>	<b>27.8</b>	<b>29.9</b>	<b>*n 62.6</b>

\*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.



**Farm 5796**  
**Tract 4983**

2022 Program Year

Map Created March 28, 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

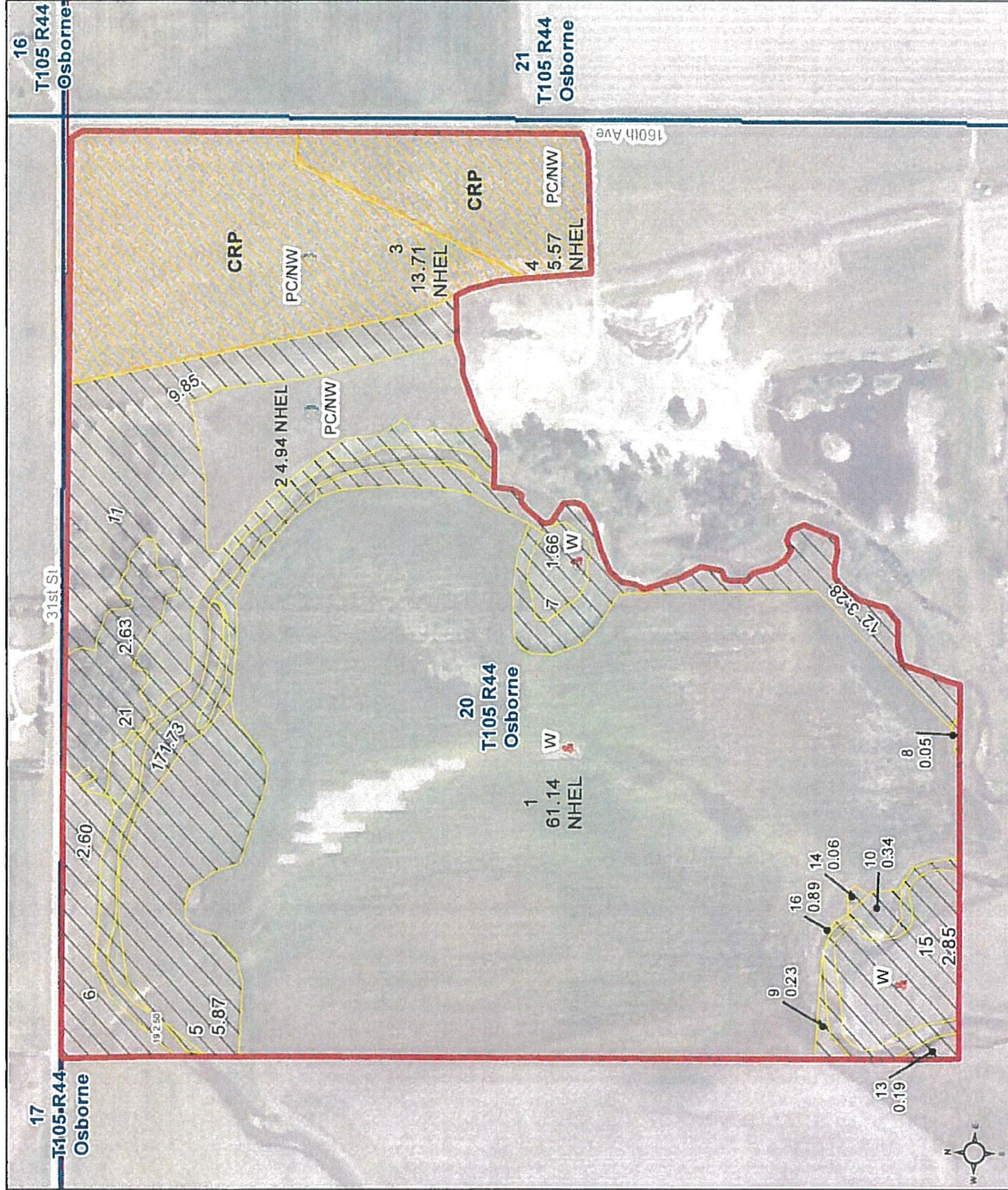
**Common Land Unit**

- Non-Cropland
- Cropland
- CRP
- Tract Boundary

**Wetland Determination Identifiers**

- & Restricted Use
- \* Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 85.36 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.

MINNESOTA  
PIPESTONE  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 5796  
Prepared : 8/31/22 2:19 PM  
Crop Year : 2022

Abbreviated 156 Farm Record

Tract 4982 Continued ...

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TOTAL

NOTES

Tract Number : 4983  
 Description : T4983 NE4 - 37.07A in SE4NE4 20 Osb  
 FSA Physical Location : MINNESOTA/PIPESTONE  
 ANSI Physical Location : MINNESOTA/PIPESTONE  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Tract contains a wetland or farmed wetland  
 WL Violations : None  
 Owners : ESTHER HOMANDBERG, MICHAEL G HOMANDBERG  
 Other Producers :  
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
120.09	85.36	85.36	0.00	0.00	19.28	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	66.08	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	0.00	1.70	0
Corn	66.08	9.39	148
<b>TOTAL</b>	<b>66.08</b>	<b>11.09</b>	

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.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_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. 20250-9410; (2) fax (202) 690-7442; or (3) e-mail [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*

Administrative State: Minnesota  
 Administrative County: Pipestone

INDIVIDUAL CONTRACT

Contract Number: 11196 Contract Status: Active Signup Name: General CRP Signup 54

Physical State: MN Physical County: Pipestone

Original CRP-1 Start Date: 10/01/2020 Original CRP-1 End Date: 09/30/2035 Effective Start Date: 10/01/2020 Effective End Date: 09/30/2035

Farm Number	Tract Number	CLU Number	CLU Acres	Program Year	Rental Rate	Acres Approved	Annual Payment	Approval Date	Cropland Acres	Marginal Pastureland Acres	Non-Cropland Acres	Wellhead Acres
5796	4883	0003	13.71	2021	\$ 161.00	13.71	\$ 2207	09/08/2020	13.71	0.00	0.00	0.00

Practice Code	CLU Number	Practice Acres	Estimated Cost Share	Producer Name	Producer Share %	Producer Involvement	Primary	Extension Description	Extension Type	Extension Rate	Effective Start Date	Effective End Date
CP38E-25	0003	13.71	\$ 1,769	ESTHER HOMANDBERG	0.00	OWNER	No					

MICHAEL G HOMANDBERG 100.00 OWNER Yes



Administrative State: Minnesota  
 Administrative County: Pipestone

INDIVIDUAL CONTRACT

Contract Number: 11140 Contract Status: Active Signup Name: Continuous SU50

Physical State: MN Physical County: Pipestone

Original CRP-1 Start Date: 10/01/2017 Original CRP-1 End Date: 09/30/2027 Effective Start Date: 10/01/2017 Effective End Date: 09/30/2027

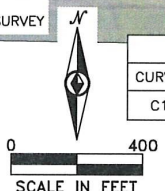
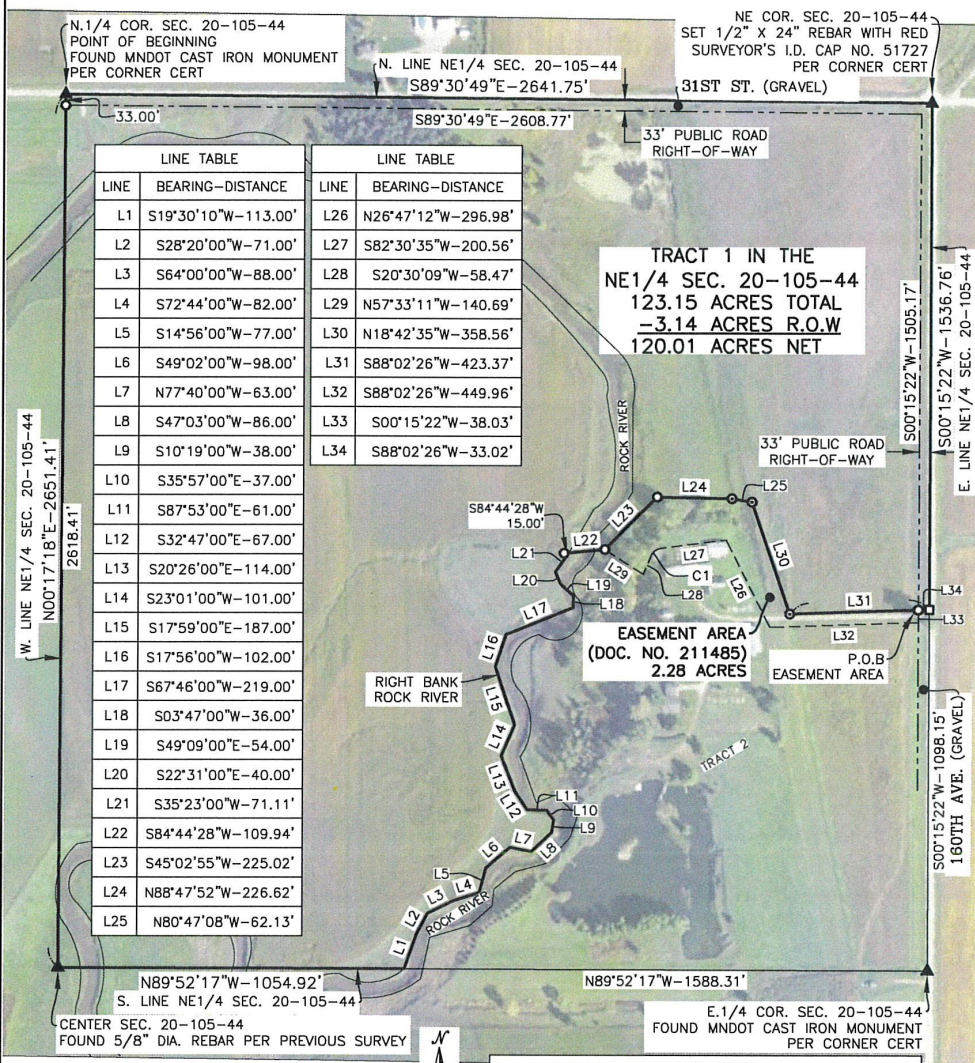
Farm Number	Tract Number	CLU Number	CLU Acres	Program Year	Rental Rate	Acres Approved	Annual Payment	Approval Date	Cropland Acres	Marginal Pastureland Acres	Non-Cropland Acres	Wellhead Acres
5796	4983	0004	5.57	2018	\$ 201.30	5.57	\$ 1121	12/28/2017	5.57	0.00	0.00	5.57

Practice Code	CLU Number	Practice Acres	Estimated Cost Share	Producer Name	Producer Share %	Producer Involvement	Primary	Extension Type Description	Extension Rate	Effective Start Date	Effective End Date
CP2	0004	5.57	\$ 0	ESTHER HOMANDBERG	0.00	OWNER	No				

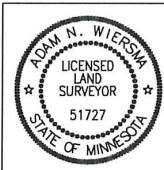
MICHAEL G HOMANDBERG 100.00 OWNER Yes

**CERTIFICATE OF SURVEY**  
 (RETRACEMENT SURVEY)  
**TRACT 1 IN THE NE1/4 SECTION 20-105-44**  
**PIPESTONE COUNTY, MINNESOTA**

**REVIEW DRAFT**  
**9-23-22**



**BASIS OF BEARINGS:**  
 NAD 1983 (2011) EPOCH 2010.00  
 MINNESOTA COUNTY COORDINATES  
 PIPESTONE COUNTY  
 US SURVEY FOOT



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

By: \_\_\_\_\_  
 Adam N. Wiersma, L.S. License No. 51727 (Date)  
 My license renewal date is June 30, 2024

Sheets covered by this seal: SHEET 1 OF 2 AND SHEET 2 OF 2

**LEGEND**

- ▲ SECTION CORNER AS NOTED
- FOUND 5/8" DIA. REBAR WITH YELLOW SURVEYOR'S I.D. CAP NO. 14329
- ⊙ FOUND 5/8" DIA. REBAR
- FOUND MAG-NAIL

DATE OF FIELD WORK-9-21-22  
 SURVEY REQUESTED BY: MARK ZOMER

	DGR ENGINEERING Rock Rapids, Iowa 712-472-2531 Sioux City, Iowa Sioux Falls, South Dakota	Date 9-22-22 Drawn By ANW Reviewed TML Approved ANW	SHEET 1 OF 2 PROJECT NO. 372295 DWG. # P:\03\072\295\372295\DWG\372295\LOCAL.DWG
	SHEET 1 OF 2		

# PRESENTED BY

# ZOMER COMPANY

**Mark Zomer — Broker - 712-470-2526**  
**Darrell Vande Vegte — Sales-712-470-1125**  
**Ryan Zomer — Sales - 712-441-3970**  
**Blake Zomer — Sales - 712-460-2552**  
**Gary Van Den Berg — Sales - 712-470-2068**  
**Ivan Huenink — Sales - 712-470-2003**  
**Gerad Gradert — Sales - 712-539-8794**  
**Bryce Zomer — Sales - 712-451-9444**

Licensed in Iowa, South Dakota and Minnesota

If you are thinking about selling your property—  
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](http://www.zomercompany.com)

or [www.zomerauctions.com](http://www.zomerauctions.com)

for our past successful results





*"Your Farmland Specialists"*

1414 Main St.

Rock Valley, IA 51247

Zomercompany.com

(712) 476-9443

123.15+/- Acres  
Of Land In Osborne TWP In  
Pipestone County, MN



**Michael & Esther Homandberg—Seller**