

# Upcoming Live *Public Auction*

Of An Outstanding 71.34+/- Acre Tract Of

Martin TWP, Rock County, MN Farmland

Winerva Hulstein Beneficiaries - Owner



**Auction Date: March 25, 2023 @ 10:30 A.M.**

Approx. Boundary Lines

**ZOMER Z COMPANY**  
REALTY & AUCTION

**zomercompany.com**

**Auctioneers:**

**Zomer Company**

**1414 Main St., Rock Valley, IA 51247**

**Office — 712-476-9443**

**Broker: Mark Zomer - 712-470-2526**

**MN Lic. #67-81**

**Auctioneer's Note: Our company is honored to have been selected by the beneficiaries of Winerva Hulstein to offer for sale at auction this excellent tract of Martin TWP, Rock County, MN farmland! This is a fantastic tract of land in an excellent area where land is not always available!**

**Location: From Hills, MN go 4 miles North on 60th Ave to 71st ST then go East 1 mile on 71st St to 70th Ave the farm is located in the SE corner of the intersection of 70th Ave and 71st St. or from Beaver Creek MN go 2 miles South on 60th Ave then go 1 mile East on 71st to 70th Ave the farm is located in the SE corner of the intersection of 70th Ave. and 71st St. Auction will be held at the farmland. Watch [zomercompany.com](http://zomercompany.com) for inclement weather.**



**Auction Company:  
Zomer Company  
1414 Main St.,  
Rock Valley, IA 51247**

**[www.zomercompany.com](http://www.zomercompany.com) — 712-476-9443**

**Legal Description:** The W1/2 of the NW1/4 of Section 2, Township 101N, Range 46W, of the 5th P.M., Rock County, Minnesota, Except the North 720 feet of the East 605 feet of the West 1325 feet. Sold subject to all public roads, notices, drainage taxes and easements of record.

**General description:** According to the Rock County assessor, this property contains 71.34+/- gross deeded acres. According to FSA this farm consists of 67.90+/- tillable acres with the remainder in approx. 0.68+/- acres of grass waterway and road/ditch. This tillable farmland is classified as NHEL. The predominant soil types include: P24B-Moody, P46-Trent, P25C2-Nora, P47A-Whitewood, P16A-Graceville. According to Agri-Data this farm has a average **productivity rating** of 93.8 and according to the Rock County assessor this farm has a **CER rating** of 86.94. This farm has a corn base of 61.20 acres with a PLC yield of 142bu and a soybean base of 6.20 acres with a PLC yield of 50bu. This farm had fall tillage completed on the farm in the fall of 2022 and fertilizer was also applied to the farm in the fall of 2022. The fertilizer was applied by New Vision Coop and receipts are available from New Vision Coop. No reimbursement will be required from the buyer for the tillage work or fertilizer. This farm will be surveyed and will be sold based on the final gross surveyed acres. If you are looking to add a high quality Rock County, MN farm to your operation or if you are looking for a great investment property then be sure to check this farm out today! This is a fantastic opportunity to purchase a great farm in Martin TWP, Rock County, MN! Make plans today to attend this auction!

**Method of sale:** Farm will be sold with the final bid price x the gross surveyed acres. Auction will be held at the site of the farmland. This farm will be surveyed and will be sold based on the final bid price per acre times the final gross surveyed acres.

**Taxes:** The current Real Estate Taxes according to the Rock County Treasurer are approx. \$2,404.00 per year. Seller has paid the RE taxes due in 2022 which were based on the 2021 assessment. Buyer shall be responsible to pay the RE taxes due in 2023 which will be based on the 2022 assessment and all future RE taxes.

**Possession:** Full possession will be on closing day! Buyer will be allowed to receive early possession on April 1, 2023 upon the successful deposit of the buyers earnest money deposit. This farm 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, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day on or before April 28, 2023, when the buyer shall receive a clear and merchantable 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 IA statutes. Any announcements made day of the auction will supersede any advertisements. Aerial maps, soil maps and auction booklets are available upon request. All buyers are encouraged to do buyers due diligence. This Property is being sold subject to the confirmation of the sellers. Auctioneers and Real Estate brokers are representing the sellers. If any additional information is requested, please contact auctioneers listed below.

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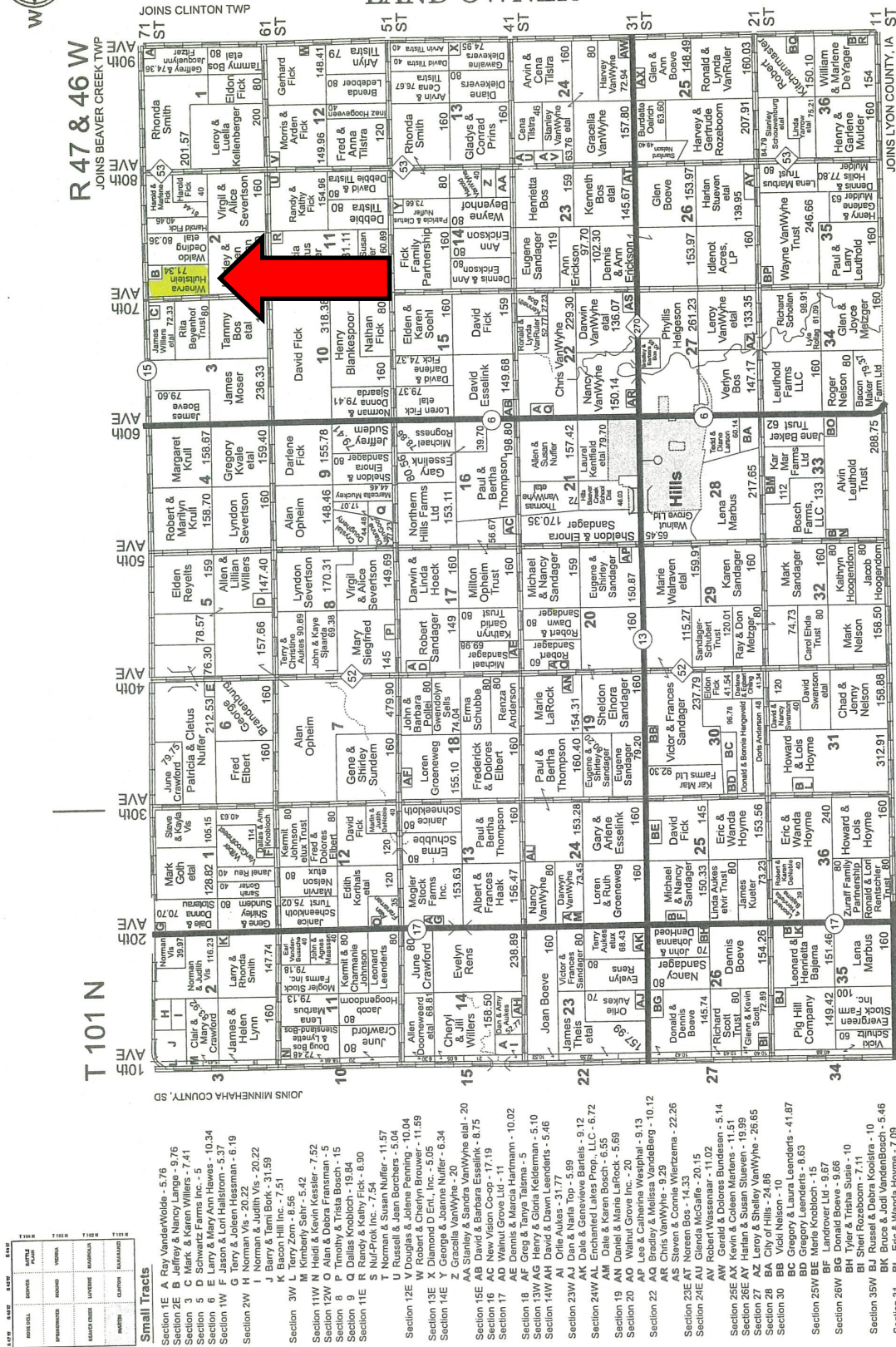




# MARTIN TWP

## LAND OWNER

LAND OWNER & RURAL RESIDENT MAPS





## Aerial Map



©2023 AgriData, Inc.



Maps Provided By:

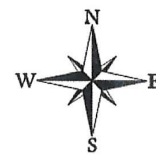
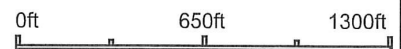


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Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 43° 35' 1.32, -96° 19' 43.28

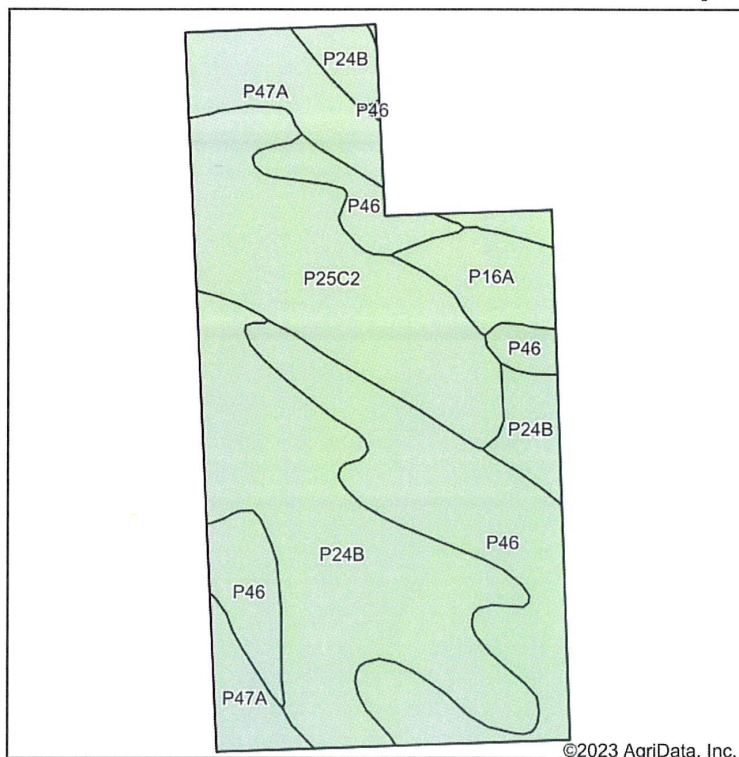
**2-101N-46W**  
**Rock County**  
**Minnesota**



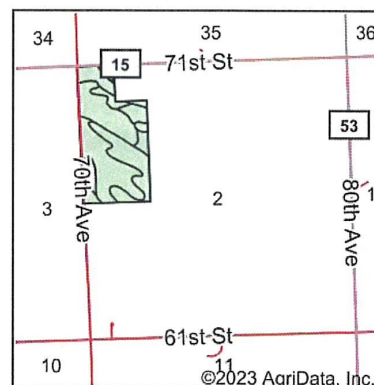
2/17/2023



## Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Rock**  
 Location: **2-101N-46W**  
 Township: **Martin**  
 Acres: **71.34**  
 Date: **2/17/2023**



Maps Provided By:



Area Symbol: MN133, Soil Area Version: 20							
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index	*n NCCPI Soybeans
P24B	Moody silty clay loam, cool, 2 to 6 percent slopes	24.24	34.0%	Ile		95	71
P46	Trent silty clay loam, 0 to 3 percent slopes	20.78	29.1%	I	I	100	73
P25C2	Nora silt loam, 4 to 10 percent slopes, eroded	15.06	21.1%	IIle		80	66
P47A	Whitewood silty clay loam, overwash, 0 to 2 percent slopes	7.85	11.0%	IIlw		98	84
P16A	Graceville silty clay loam, 0 to 2 percent slopes	3.41	4.8%	Is		98	68
<b>Weighted Average</b>				<b>1.87</b>	<b>*-</b>	<b>93.8</b>	<b>*n 71.8</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Soils data provided by USDA and NRCS.

Minnesota

Rock

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

## Abbreviated 156 Farm Record

FARM: 843

Prepared: 2/15/23 9:11 AM

Crop Year: 2023

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name

Farm Identifier

Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
68.58	67.9	67.9	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	67.9	0.0	0.0	0.0				

## ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	CORN , SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	61.2	142	0.00	0
SOYBEANS	6.2	50	0.00	
<b>Total Base Acres:</b>	67.4			

Tract Number: 1182 Description W NW minus bldg site 2 MARTIN

FSA Physical Location : Rock, MN

ANSI Physical Location: Rock, MN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
68.58	67.9	67.9	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	67.9	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	61.2	142	0.00
SOYBEANS	6.2	50	0.00
<b>Total Base Acres:</b>	67.4		

Owners: HULSTEIN, WINERVA





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

 Tract Boundary

## Wetland Determination Identifiers

 Restricted Use

 Limited Restrictions

 Exempt from Conservation

 Compliance Provisions

Tract Cropland Total: 67.90 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.



38438 210th St  
Brewster, MN 56119  
507-842-2001

**Invoice Number:** 000822  
**Invoice Date:** 11/21/2022  
**Due Date:** 1/20/2023  
**Amount** \$0.00

Page: 1 of 1

BEAVER CREEK MN 56116

BEAVER CREEK MN 56116

Account No		Sold By		Terms		Loc	
61280				Due January 20		Hills	
Item	Description	U/M	Quantity	Price	Total		
ZDBI	AgSync - 3231014	LBS	7,270.200	\$0.00			\$0.00
MAP	MAP (11-52-0)	TONS	1.333	\$990.00			\$1,319.57
POTASH	POTASH (0-0-60)	TONS	2.302	\$880.00			\$2,026.02
CUSTOMDRYS	CUSTOM DRY SPREADING	ACRE	34.620	\$9.50			\$328.89
	Billing Relationship						

Farm: Martin 2

Field: Holstien

Acres: 69.24

Invoice Amount: \$3,674.48  
plus Sales Tax: \$0.00  
plus Tonnage Tax: \$3.96  
plus Pesticide Tax: \$0.00

Invoice Total: \$3,678.44  
less Prepayments: \$0.00  
less Payments: \$3,678.44  
less Discount: \$0.00

**Due By: 1/20/2023 \$0.00**



38438 210th St  
Brewster, MN 56119  
507-842-2001

**Invoice Number:** 000823  
**Invoice Date:** 11/21/2022  
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**Amount** \$0.00

Page: 1 of 1

BEAVER CREEK MN 56116

BEAVER CREEK MN 56116

Account No		Sold By		Terms		Loc	
13698				Due January 20		Hills	
Item	Description	U/M	Quantity	Price	Total		
ZDBI	AgSync - 3231014	LBS	7,270.200	\$0.00	\$0.00		
MAP	MAP (11-52-0)	TONS	1.333	\$990.00	\$1,319.47		
POTASH	POTASH (0-0-60)	TONS	2.302	\$880.00	\$2,025.94		
CUSTOMDRYS	CUSTOM DRY SPREADING	ACRE	34.620	\$9.50	\$328.89		
	Billing Relationship						

Farm: Martin 2

Field: Holstien

Acres: 69.24

Invoice Amount:	\$3,674.30
plus Sales Tax:	\$0.00
plus Tonnage Tax:	\$3.96
plus Pesticide Tax:	\$0.00
Invoice Total:	\$3,678.26
less Prepayments:	\$0.00
less Payments:	\$3,678.26
less Discount:	\$0.00

**Due By: 1/20/2023 \$0.00**



# **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**

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and confidence in our firm.

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for our past successful results