

# Martin County Farmland Auction

Dunnell Community Center  
145 West Wenberg Street  
Dunnell, MN 56127



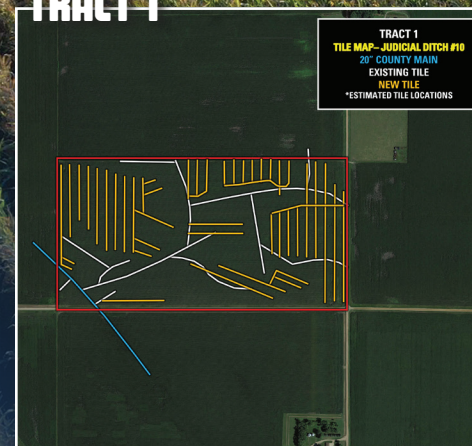
12119 Stratford Dr, Ste B  
Clive, IA 50325

## Auction

November 2nd, 2021, 10:00 am  
Dunnell Community Center  
145 West Wenberg Street  
Dunnell, MN 56127

NOVEMBER 2021						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

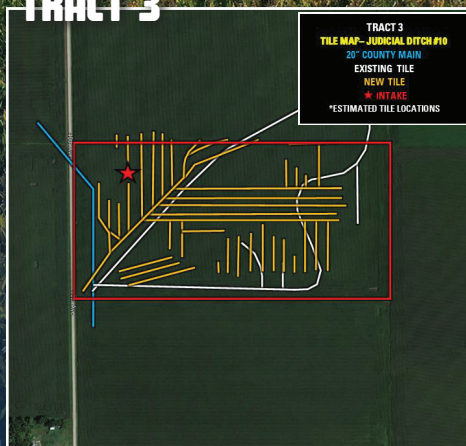
### TRACT 1



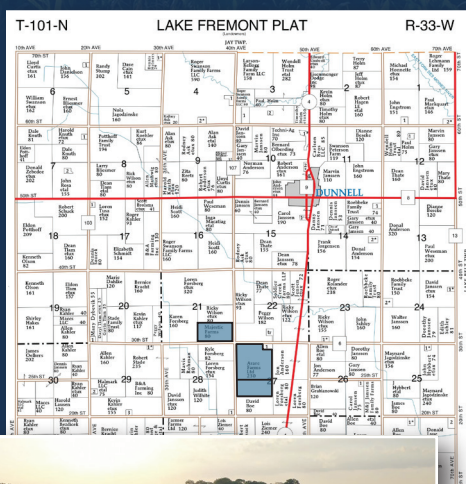
### TRACT 2



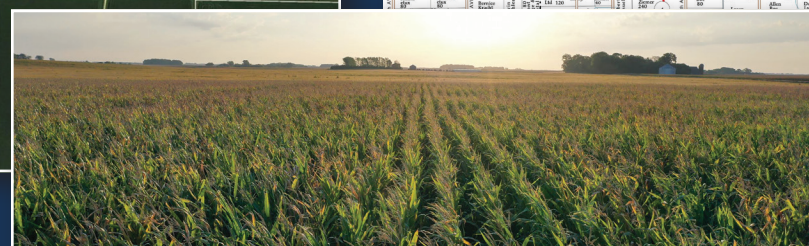
### TRACT 3



#### \* Estimated Tile Locations



ONLINE BIDDING AVAILABLE  
from your computer or smartphone!



## Auction Terms & Conditions

**Auction Method:** All tracts will be sold on a per-acre basis and will be offered through the "Buyer's Choice Auction Method", whereas the winning bidder may elect to take, in any order, any or all tracts for their high bid. The "Buyer's Choice Auction Method" auctioning will continue until all three tracts have been purchased. Tracts will not be offered in their entirety or combined at the conclusion of the auction.

**Bidder Registration:** All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction. Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

**Farm Program Information:** Farm Program Information is provided by the Martin County Farm Service Agency. The figures stated in the marketing material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc. are subject to change when the farm is reconstituted by the Martin County FSA and NRCS offices.

**Earnest Money Payment:** A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of cash or check. All funds will be held in Southwest Minnesota Title, LLC's Trust Account.

**Closing:** Closing will occur on or before Wednesday, December 15th, 2021. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

**Possession:** Possession of the land will be given At Closing, Subject to Tenant's Rights.

**Farm Lease:** The farm is currently leased for the 2021 cropping season. The lease has been terminated and the farm will be open for the 2022 cropping season.

**Contract & Title:** Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Southwest Minnesota Title, LLC the required earnest money payment. The Seller will furnish an updated abstract and recent title insurance commitment for an Owner's Policy in the amount equal to the purchase price prior to closing. The premium costs of the owner's policy of title insurance shall be split 50% to the Seller and 50% to the Buyer of each tract. Sale is not contingent upon Buyer financing.

**Fences:** Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced and if needed, will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

**Other:** This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a per-acre basis. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made auction day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

# Martin County Farmland Auction



**309.9**  
*Acres M/L*  
Selling in 3 Tracts



Listing #15783 • PeoplesCompany.com

*Tuesday*  
**Nov 2nd**  
10:00 am • Dunnell, MN

Andrew Zellmer: 712.898.5913  
AndrewZ@PeoplesCompany.com

Travis Smock: 319.361.8089  
Travis@PeoplesCompany.com

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Martin County

Farmland Auction

Tuesday

Nov 2nd

Dunnell Community Center

145 West Wenberg Street • Dunnell, MN 56127

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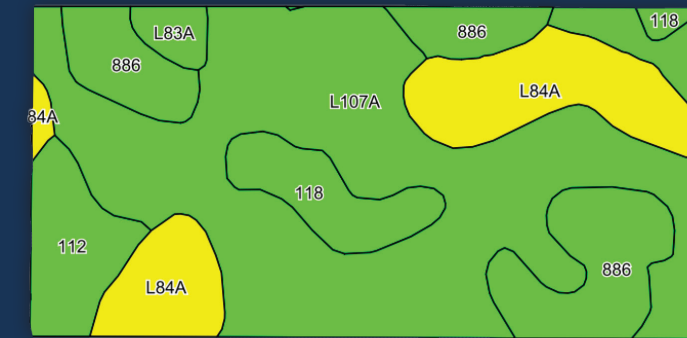
Tract 1: 80 Acres M/L

30TH ST. / 40TH AVE, DUNNELL, MN 56127

Tract 1 consists of 80 acres m/l with 77.11 FSA NHIEL cropland acres carrying a PI of 92.2. Primary soil types include Canisteeo-Glencoe complex and Glencoe clay loam. Over 25,000 feet of tile was installed in 2017 and added to the existing tile. A JD #10 20" main runs through the corner of this tract. See tile map attachment for approximate location(s). The current lease has been terminated and will be open for the 2022 cropping season. Tract 1 is located just south of Dunnell along 30th Street and 40th Avenue in Section 21 of Lake Fremont Township in Martin County, Minnesota.

**FARM DETAILS**  
FSA Cropland Acres: 77.11  
Corn: 38.6 Base Acres with a PLC yield of 154  
Soybeans: 35.3 Base Acres with a PLC yield of 37  
Net Taxes: \$3,376.00  
Productivity Index: 92.2

**DIRECTIONS**  
From Dunnell: Travel south out of town on State Highway 4 for approximately 2 miles to 30th Street. Turn right (west) onto 30th Street and travel for approximately 0.8 miles to 40th Avenue. Tract 1 is located on the northwest corner of the intersection.



TRACT 1 TILLABLE SOILS - PRODUCTIVITY INDEX					
Code	Soil Description	Acres	% of Field	Non-Irr Legend	PI
L107A	Canisteeo-Glencoe complex	40.94	53.1%	<div></div>	91
L84A	Glencoe clay loam	12.44	16.1%	<div></div>	86
886	Nicollet-Crippin complex	12.39	16.1%	<div></div>	100
112	Harpa clay loam	5.08	6.6%	<div></div>	90
118	Crippin loam	4.93	6.4%	<div></div>	100
L83A	Wenster clay loam	1.33	1.7%	<div></div>	93
Weighted Average					92.2

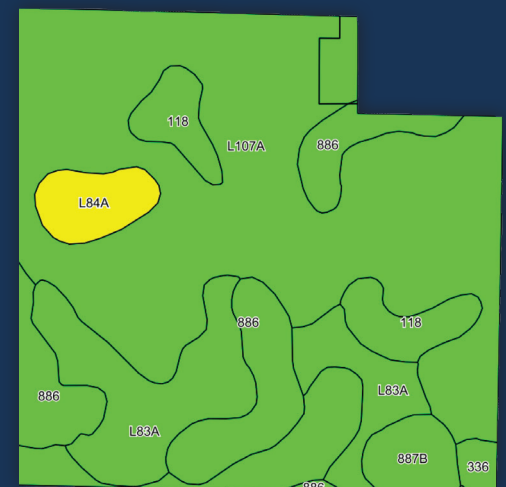
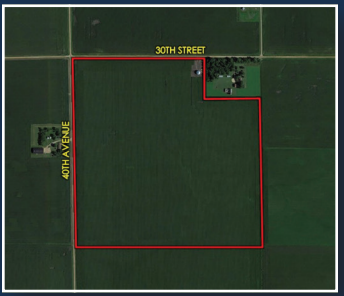
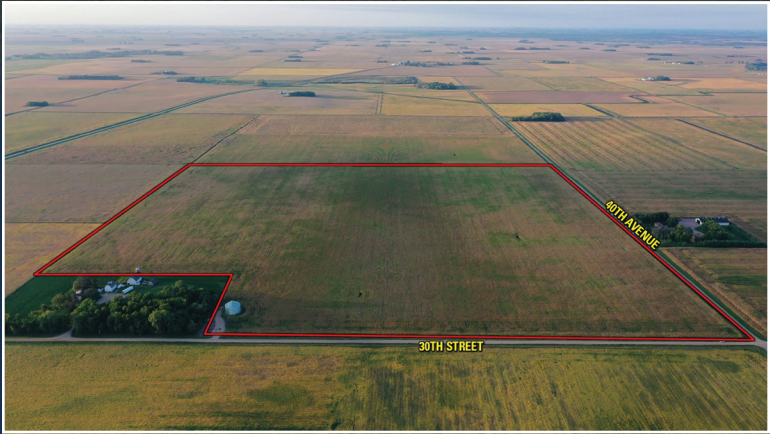
Tract 2: 149.9 Acres M/L

30TH ST. / 40TH AVE, DUNNELL, MN 56127

Tract 2 consists of 149.9 acres m/l with 146.9 NHIEL cropland acres m/l carrying a PI of 92.8. Primary soil types include Canisteeo-Glencoe complex and Webster clay loam. A Sukup grain bin built in 2016 with 3 centrifugal fans and a capacity to hold approximately 56,000 bushel is located on the northern edge of the farm. This tract is located in the JD #10 district and has had extensive new tile installed in 2017 as well as existing tile including a 10" and 12" main. See tile map attachment for approximate location(s). The current lease has been terminated and will be open for the 2022 cropping season. Possession of the grain bin will be given to the Buyer on August 1, 2022. Tract 2 is located south of Dunnell along 30th Street and 40th Avenue in Section 27 of Lake Fremont Township in Martin County, Minnesota.

**FARM DETAILS**  
Estimated FSA Cropland Acres: 146.9  
Corn: 77.85 Estimated Base Acres with a PLC Yield of 154  
Soybeans: 69.05 Estimated Base Acres with a PLC Yield of 37  
Net Taxes: \$6,780.00  
Productivity Index: 92.8

**DIRECTIONS**  
From Dunnell: Travel south out of town on State Highway 4 for approximately 2 miles to 30th Street. Turn right (west) onto 30th Street and travel for approximately 0.8 miles to 40th Avenue. Tract 2 is located on the southeast corner of the intersection.



TRACT 2 TILLABLE SOILS - PRODUCTIVITY INDEX					
Code	Soil Description	Acres	% of Field	Non-Irr Legend	PI
L107A	Canisteeo-Glencoe complex	88.33	60.1%	<div></div>	91
L83A	Webster clay loam	21.54	14.7%	<div></div>	93
886	Nicollet-Crippini complex	18.03	12.3%	<div></div>	100
118	Crippin loam	8.25	5.6%	<div></div>	100
L84A	Glencoe clay loam	4.91	3.3%	<div></div>	86
887B	Clarion-Swanlake complex	4.42	3.0%	<div></div>	92
336	Delft clay loam	1.42	1.0%	<div></div>	94
Weighted Average					92.8

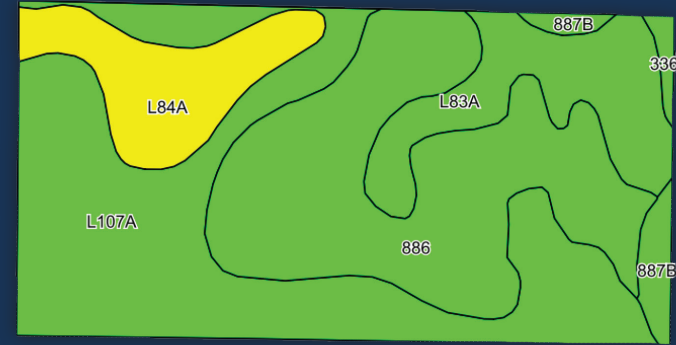
Tract 3: 80 Acres M/L

40TH AVE, DUNNELL, MN 56127

Tract 3 consists of 80 acres m/l with 79.81 NHIEL cropland acres m/l carrying a PI of 93.8. Primary soil types include Canisteeo-Glencoe complex and Nicollet-Crippin complex. A JD #10 20" main runs through the corner of this tract. The farm has had extensive new tile installed in 2017 as well as existing tile. See tile map attachment for approximate location(s). The current lease has been terminated and will be open for the 2022 cropping season. Tract 3 is located south of Dunnell along 40th Avenue in Section 27 of Lake Fremont Township in Martin County, Minnesota.

**FARM DETAILS**  
Estimated FSA Cropland Acres: 79.81  
Corn: 42.29 Estimated Base Acres with a PLC yield of 154  
Soybeans: 37.52 Estimated Base Acres with a PLC yield of 37  
Net Taxes: \$3,458.00  
Productivity Index: 93.8

**DIRECTIONS**  
From Dunnell: Travel south out of town on State Highway 4 for approximately 2 miles to 30th Street. Turn right (west) onto 30th Street and travel for approximately 0.8 miles to 40th Avenue. Tract 3 is located a half mile south of the intersection on the east side of the road.



*\*Farm Program Information is estimated and subject to change since it is currently combined with additional tracts. Base Acres will be adjusted per the default method when the Farm is reconstituted by the Martin County FSA office.*

TRACT 3 TILLABLE SOILS - PRODUCTIVITY INDEX					
Code	Soil Description	Acres	% of Field	Non-Irr Legend	PI
L107A	Canisteeo-Glencoe complex	31.68	39.7%	<div></div>	91
886	Nicollet-Crippini complex	26.80	33.6%	<div></div>	100
L83A	Webster clay loam	10.06	12.6%	<div></div>	93
L84A	Glencoe clay loam	8.52	10.7%	<div></div>	86
887B	Clarion-Swanlake complex	2.13	2.7%	<div></div>	92
336	Delft clay loam	0.62	0.8%	<div></div>	94
Weighted Average					93.8

For More Information Visit PeoplesCompany.com



Visit our website for aerial drone video of this property.