

NE¹/₄ less tract SECTION 34-102-43

WESTSIDE TOWNSHIP

NOBLES COUNTY, MINNESOTA



Listing By

JENSEN MANAGEMENT SERVICE, INC.

P.O. Box 836 - 111 North Cedar Street

Luverne, Minnesota 56156-0836

TERMS AND CONDITIONS

The Terms and Conditions of Sale are set forth in this Buyer's Information book. The information set forth is believed to be accurate. However, the owner of the property makes no warranties or guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Broker, Salesperson and owner will not be held responsible for advertising discrepancies or inaccuracies.

ALL ANNOUNCEMENTS DURING SALE DURATION TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.

Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.

- The successful bidder will be required to sign a *Purchase Agreement* at the close of the real estate sale.
- A non-refundable deposit of 10% of the purchase price will be required. Those funds will be placed in the Jensen Management Service, Inc. Trust Account as good faith money until closing.
- Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited.
- Seller will provide up-to-date abstracts at their expense and will convey property by Warranty Deed.
- Our goal is to realize the highest return to the seller, and to satisfy all interested parties by allowing bidders who are interested to have the same opportunity. All bidding will be on a per acre basis.
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- The property will be sold subject to owner confirmation and seller reserves right to reject any and all bids.

PROPERTY SOLD WITHOUT WARRANTY

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and also review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Salesperson, their Employees or Agents.

The property will be sold AS IS and without any warranties or representations, express or implied.

BIDDER REGISTRATION

Offers are open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin, or handicap.

SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding between those who qualify for the second round of bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision to either determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

CLOSING

The successful bidder will be required, at the close of the bidding process, to complete the *Purchase Agreement*. Balance of the purchase price is due and payable at closing, on or before March 1, 2025.

SELLER'S PERFORMANCE

The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guaranties as to the Seller's performance.

AGENCY DISCLOSURE

Jensen Management Service, Inc. is representing the Seller and will be paid by the seller.

POSSESSION

Possession will be at closing unless otherwise agreed to in writing and agreeable by buyer and seller.

MINERAL RIGHTS

All mineral rights, if any, held by the Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

ENVIRONMENTAL DISCLAIMER

The Seller, Broker, and Salesperson do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state, or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. If there are wells present and a septic system the proper disclosures will be filled out.

EASEMENTS AND SURVEY

The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show. **SURVEYS, IF ANY, WILL BE AT BUYER'S EXPENSE.**

JENSEN MANAGEMENT SERVICE, INC.

Real Estate - Appraisals - Management - Consultations

111 North Cedar Street - P. O. Box 836 - Luverne, MN 56156-0836

Telephone (507) 283-2391 - Fax (507) 283-2392 – E-mail jensenm@iw.net

www.jmsi.net

December 4, 2024

To Potential Buyer:

Jensen Management Service, Inc. together with Korth Auction Service is pleased to announce the sale of 150.12 acres more or less in the Mabel Balster Rev. Trust located in the NE $\frac{1}{4}$ Section 34-102-43 of Westside Township Nobles County, MN.

The method of sale of this property is sealed bid followed by a private auction. Potential buyers need to submit a written offer with a 10% earnest money check no later than January 3, 2025. The top 10 offerors will be notified January 6, 2025 and will be invited to a private auction on January 7, 2025. The auction sale of this property will be January 7, 2025 at 10:00 A.M. at the American Legion located in Adrian, MN. Seller reserves right to reject any and all bids.

This parcel is a 150.12-acre farm that according to FSA records consists of 148 acres tillable land with the balance in road right-of-way. This is a productive tract of land as evident by the 63.54 CER. The farm is enrolled in the farm program through the local FSA office. The government payments for the 2024 crop year will go to the current tenant. Payments for the 2025 crop year and beyond will go to the buyer. This farm has been managed well and is capable of producing very good yields.

Taxes for 2024 have been paid by seller. Taxes for 2025 and beyond to be paid by the buyer.

The buyer of the farm will be able operate it for the 2025 crop year.

This farm has some drainage tile but maps are not available for this booklet.

A tract of land like this would be an excellent addition to one's operation.

For more information contact JMSI at 507-283-2391 or visit us at www.jensenkorth.com.

William Weber
507-220-4803

William Korth
507-227-4958

FARM LAND FOR SALE

WESTSIDE TOWNSHIP, NOBLES COUNTY, MN

Sealed Bid Offer Process

The heirs of Mabel Balster are seeking bids for the sale of real estate located in the Northeast Quarter less tract (NE¹/₄) of Section 34 Township 102 Range 43 West of the Fifth P.M. and located in Westside Township, Nobles County. The tract contains 150.12 acres.

TERMS:

The real estate will be sold subject to all easements, right of way and reservations, if any, of record. Jensen Management Service, Inc. will accept bids until 5:00 P.M. on Friday January 3, 2025. **Bids shall be in writing and accompanied by a 10% earnest money check.** The top 10 offerors will be notified by Monday January 6, 2025. Qualified bidders shall be eligible to orally raise their bid at 10:00 A.M. on Tuesday January 7, 2025 until the highest bid is reached at the American Legion in Adrian, Minnesota. Only qualified bidders allowed to attend the sale.

Upon the acceptance of a bid and the signing of an earnest money contract, the highest bidder shall pay ten percent (10%) of the accepted bid. The balance of the purchase price shall be paid in cash on or before March 1, 2025. Real estate taxes due and payable in 2025 and subsequent years shall be paid by the Purchaser. The farm is available to be farmed by the buyer for the crop year 2025. The Government payment for the 2024 crop year will go to the current tenant. Payments for the 2025 crop year and beyond will go to the buyer. Possession will be at closing.

INFORMATION:

Further information regarding this sale or the property itself will be provided upon request by contacting Jensen Management Service, Inc. at the following address or by telephone at (507) 283-2391 or you may check our website at www.jensenkorth.com

THE SELLER RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS AND TO WAIVE ANY TECHNICALITIES THAT MAY OCCUR IN THE BIDDING.

MABEL BALSTER HEIRS

Sale arranged and conducted by Jensen Management Service, Inc. & Korth Auction Service

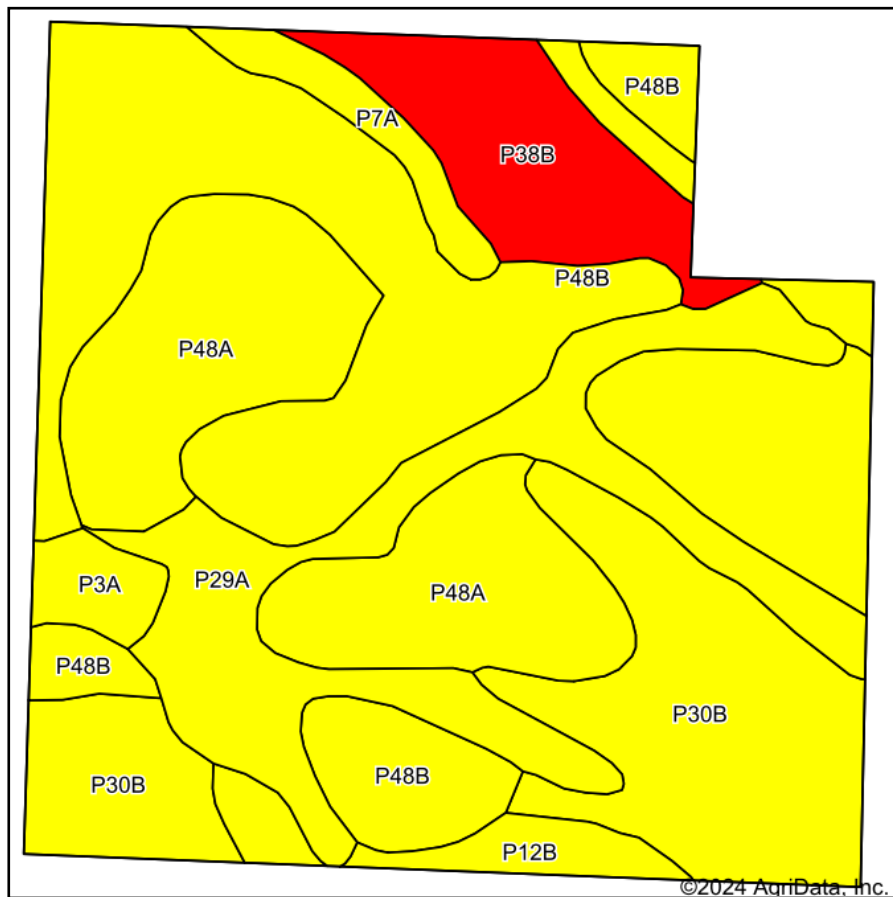
KORTH AUCTION SERVICE AND JENSEN MANAGEMENT SERVICE, INC.

PO Box 836
111 N. Cedar
Luverne, MN 56156

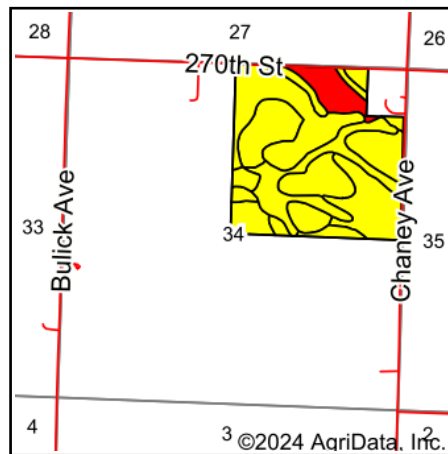
William V. (Bill) Weber, Broker
William J. (Bill) Korth Auctioneer
Benjamin Nath Salesperson

507-220-4803
507-227-4958
507-227-0064

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Nobles**
 Location: **34-102N-43W**
 Township: **Westside**
 Acres: **150.12**
 Date: **11/18/2024**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



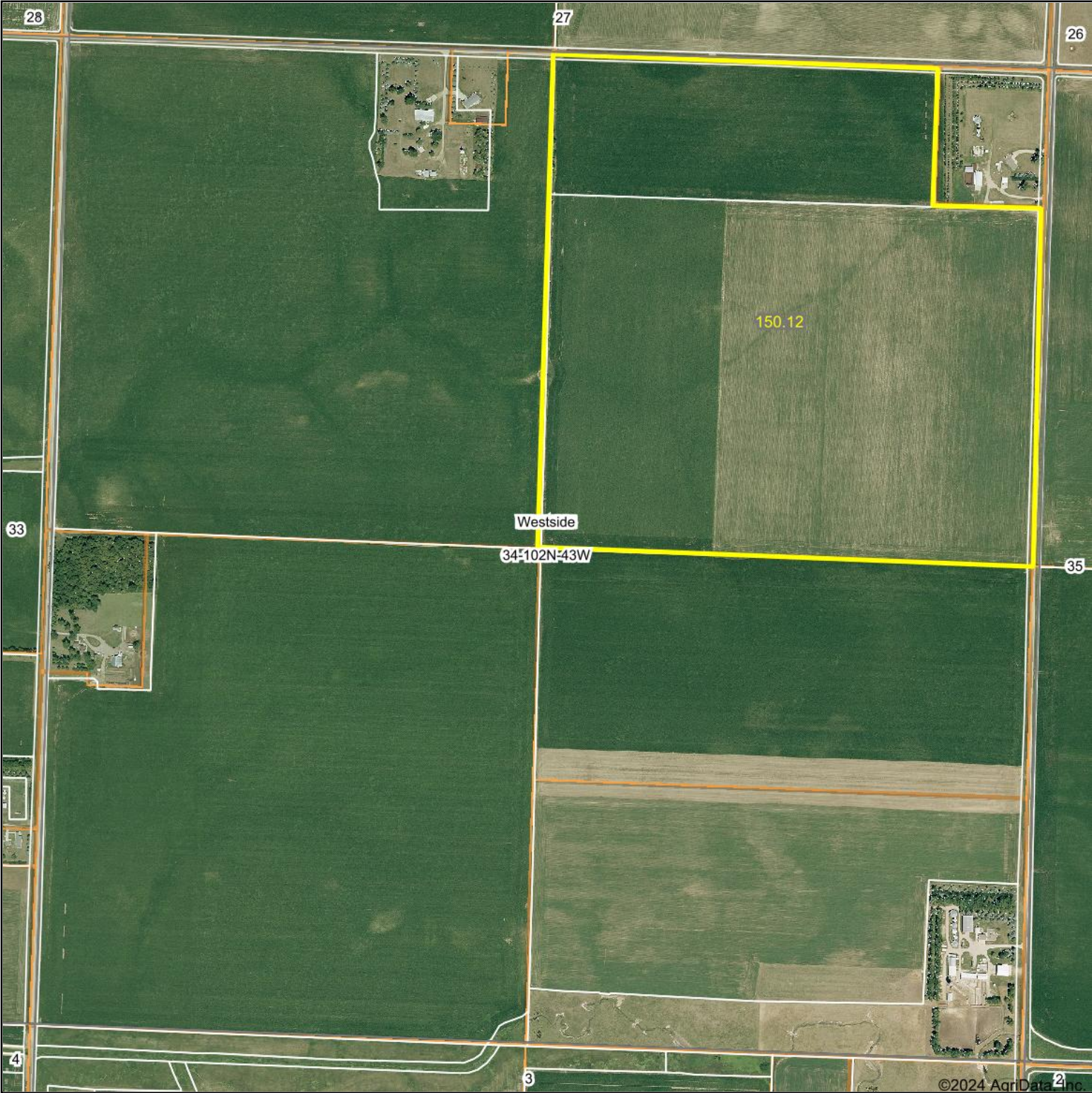
Area Symbol: MN105, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Foundation Limits	Non-Irr Class	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
P48B	Allendorf silty clay loam, 2 to 6 percent slopes	41.15	27.4%		not limited	Ile	74	69	69	55
P30B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	37.32	24.9%		somewhat limited	Ile	95	77	73	77
P48A	Allendorf silty clay loam, 0 to 2 percent slopes	26.61	17.7%		not limited	Ils	75	79	79	74
P29A	Rushmore silty clay loam, 0 to 2 percent slopes	21.90	14.6%		very limited	Ilw	94	85	80	85
P38B	Thurman sandy loam, 2 to 6 percent slopes	11.43	7.6%		not limited	Ille	47	50	50	34
P12B	Everly silty clay loam, 2 to 6 percent slopes	4.36	2.9%		somewhat limited	Ile	93	72	67	72
P3A	Biscay silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.98	2.7%		very limited	Ilw	64	68	66	67
P7A	Comfrey clay loam, 0 to 2 percent slopes, occasionally flooded	3.37	2.2%		very limited	Ilw	82	80	57	79
Weighted Average						2.08	80.7	*n 74	*n 71.5	*n 68

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

Soils data provided by USDA and NRCS.

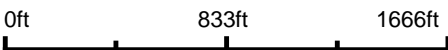
Aerial Map



©2024 AgriData Inc.



Boundary Center: 43° 35' 52.89, -95° 58' 43.9



34-102N-43W
Nobles County
Minnesota



Maps Provided By:
 **surety**[®]
CUSTOMIZED ONLINE MAPPING
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11/18/2024

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

FSA & COURTHOUSE INFORMATION

The Northeast Quarter less tract (NE¼) of Section Four (34) in Township One Hundred-Two (102) North of Range Forty-Three (43) West of the 5th PM Westside Township, Nobles County, MN.

PROPERTY INFORMATION:

Acres on Tax Records	-	150.12 Acres
2024 RE Taxes	-	\$6,756.00 Non-Homestead
2024 Tillable Acres per FSA office	-	148.0 Acres
CORN base acres	-	68.85 Acres
CORN PLC Yield	-	149 Bushels
SOYBEAN base acres	-	60.96 Acres
SOYBEAN PLC Yield	-	44 Bushels
OATS base acres	-	7.89 Acres
OATS PLC Yield	-	75 Bushels
CER Rating per county assessor's records	-	63.54
CPI according to Surety maps	-	80.7

MINNESOTA

NOBLES

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 984

Prepared : 12/2/24 8:43 AM CST

Crop Year : 2025

Operator Name : [REDACTED]

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
156.62	148.00	148.00	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	148.00		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	OATS, CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	7.89	0.00	75	
Corn	68.85	0.00	149	
Soybeans	60.96	0.00	44	
TOTAL	137.70	0.00		

NOTES

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Tract Number : 2092

Description : SW4 S34/WE

FSA Physical Location : MINNESOTA/NOBLES

ANSI Physical Location : MINNESOTA/NOBLES

BIA Unit Range Number :

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

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : MABEL BALSTER

Other Producers : [REDACTED]

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.62	148.00	148.00	0.00	0.00	0.00	0.00	0.0

MINNESOTA
NOBLES
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 984
Prepared : 12/2/24 8:43 AM CST
Crop Year : 2025

Tract 2092 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	148.00	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	7.89	0.00	75
Corn	68.85	0.00	149
Soybeans	60.96	0.00	44

TOTAL 137.70 0.00

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 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. USDA is an equal opportunity provider, employer, and lender.



County of Nobles
Government Center
PO BOX 757
Worthington MN 56187

Taxpayer(s):

8482*20**G50**0.382**1/2*****AUTO**ALL FOR AADC 570
MABEL BALSTER REV TRUST
PO BOX 84
LITTLE ROCK IA 51243-0084



Legal Desc:

SECT-34 TWP-102 RANG-43
NE1/4 EXC. TRACT 583' X 738' IN NE CORNER
OF NE1/4
ACRES 150.12
150.12 ACRES

Property Address:

PROPOSED TAXES 2025

THIS IS NOT A BILL. DO NOT PAY.

Property ID: 18-0190-000

Taxpayer #: 23683

VALUES AND CLASSIFICATION

Step 1	Taxes Payable Year		2024	2025
	Estimated Market Value		1,777,400	1,990,700
	Homestead Exclusion			
	Other Exclusions/Deferrals			
	Taxable Market Value		1,777,400	1,990,700
	Property Class		AGRI NON-HSTD	AGRI NON-HSTD

PROPOSED TAX

Step 2	Property Taxes Before Credits		\$9,146.32
	School Building Bond Credit		\$810.32
	Agricultural Market Value Credit		\$0.00
	Other Credits		\$0.00
	Property Taxes After Credits		\$8,336.00

Step
3

PROPERTY TAX STATEMENT Coming in 2025

**The time to provide feedback on
PROPOSED LEVIES is NOW**

It is too late to appeal your value without going to Tax Court.

Proposed Property Taxes and Meetings by Jurisdiction for Your Property

Contact Information

COUNTY OF NOBLES
BRUCE HEITKAMP, ADMINISTRATOR
P O BOX 757, 315 TENTH STREET
WORTHINGTON MN 56187
WWW.CO.NOBLES.MN.US

Meeting Information

DECEMBER 5, 2024 AT 6:00 PM
315 10TH ST-BOARD RM-3RD FLOOR
PHONE #507-295-5201

Actual 2024

Proposed 2025

TOWN OF WESTSIDE
WESTSIDE TOWNSHIP CLERK
PHONE #507-920-2147
13774 230 ST ADRIAN

BUDGET SET AT YOUR
ANNUAL MEETING IN MARCH

907.54

943.99

STATE GENERAL TAX

ADRIAN 511
MOLLY SCHILLING, ISD 511 SUPT.
415 KENTUCKY AVE
ADRIAN MN 56110
WWW.ISD511.NET

NO MEETING REQUIRED
DEC 16 2024 AT 6:00 PM
ADRIAN BOARD RM, 415 KENTUCKY
PHONE #507-483-2266

.00

.00

SCHOOL VOTER APPROVED LEVIES
SCHOOL OTHER LOCAL LEVIES

556.82
562.40

809.26
689.03

SPECIAL TAXING DISTRICTS

NO MEETING REQUIRED

164.40

182.94

TAX INCREMENT

NO MEETING REQUIRED

.00

.00

TOTAL
Excluding any Special Assessments

Percent
Change

23.3 %

\$6,756.00

\$8,336.00

IMPORTANT INFORMATION ON THE BACK.





Korth Auction Service



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