

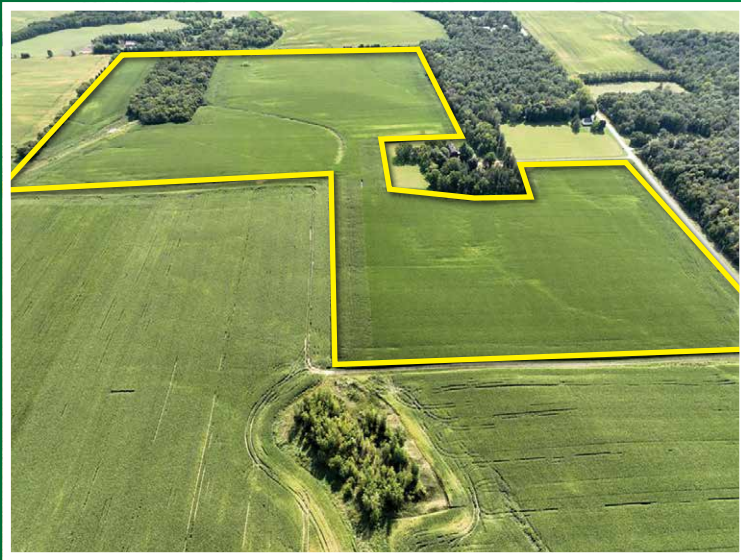
ONLINE ONLY GOODHUE COUNTY FARMLAND REAL ESTATE

AUCTION

BIDDING OPENS: FRIDAY, OCTOBER 18, 2024 • 8:00 A.M.

Bidding Starts Closing: Wednesday, October 30, 2024 • 10:00 a.m.

The David L Bobert Trust Shall Sell Their Good Farmland at Public Auction.
For Complete Details and Online Bidding go to www.hmauction.com



93.33 ACRES

of Farmland in Part of Section 32,
Leon Township, Goodhue County, MN

David L. Bobert

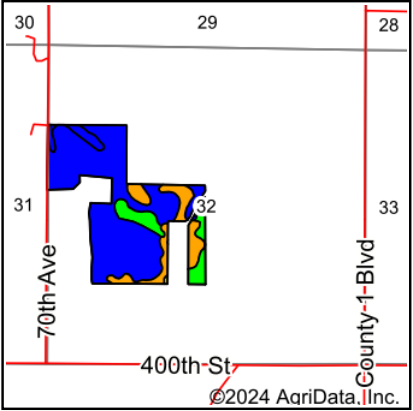
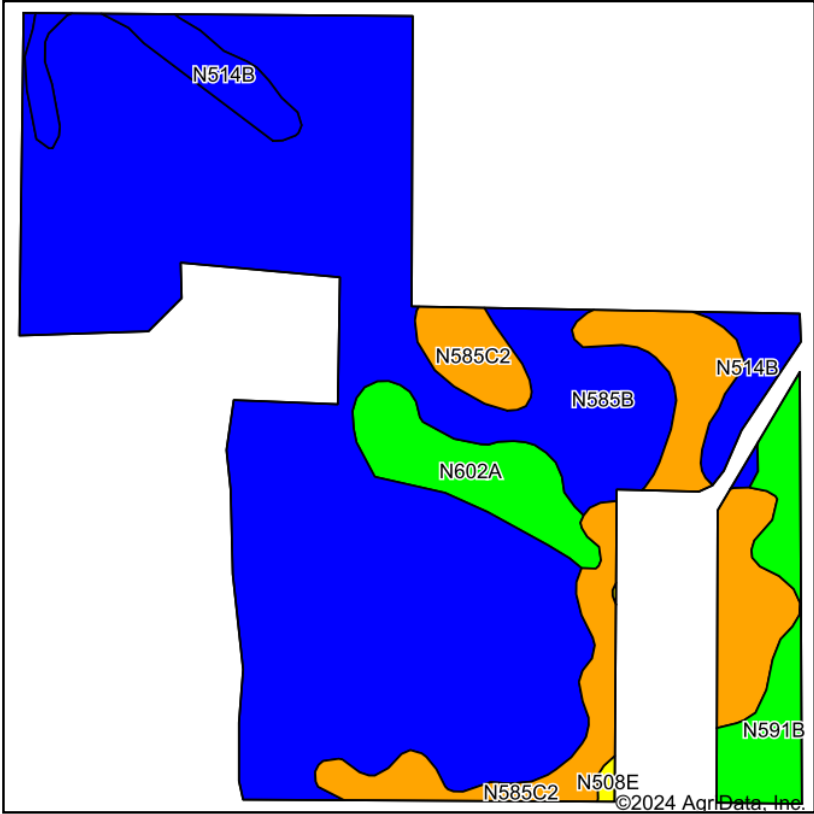
Revocable Living Trust, Sellers



WWW.HMAUCTION.COM



Soils Map



State: Minnesota
County: Goodhue
Location: 32-111N-17W
Township: Leon
Acres: 89.55
Date: 8/22/2024



Soils data provided by USDA and NRCS.

Area Symbol: MN049, Soil Area Version: 19							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
N585B	Mt. Carroll-Hersey complex, 2 to 6 percent slopes	62.55	69.9%		Ile	90	83
N585C2	Mt. Carroll-Hersey complex, 6 to 12 percent slopes, moderately eroded	12.85	14.3%		Ile	80	81
N514B	Joy-Ossian, occasionally flooded, complex, 1 to 5 percent slopes	4.97	5.5%		Iw	89	81
N602A	Joy silt loam, 1 to 3 percent slopes	4.63	5.2%		Ie	98	83
N591B	Port Byron silt loam, 2 to 6 percent slopes	4.37	4.9%		Ile	98	88
N508E	Seaton silt loam, driftless ridge, 12 to 20 percent slopes, moderately eroded	0.18	0.2%		IVe	62	70
Weighted Average					1.90	89.3	*n 82.8

*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.



GOODHUE COUNTY
FINANCE AND TAXPAYER SERVICES
509 W. 5th Street
Red Wing, MN 55066
651-385-3040

Property ID Number: RP 37.032.0401

Taxpayer(s):
DAVID L BOBERT REV TRUST
36999 COUNTY 14 BLVD
DENNISON MN 55018-7524

Property Description:
SECT-32 TWP-111 RANGE-017 99.33 AC DOC#591213 SW1/4 OF NW1/4 & NW1/4 OF SW1/4 SEC 32-111-17 EX 1AC CHURCH PROP; & ALSO

Property Address:

TAX STATEMENT 2024

2023 Values for Taxes Payable in

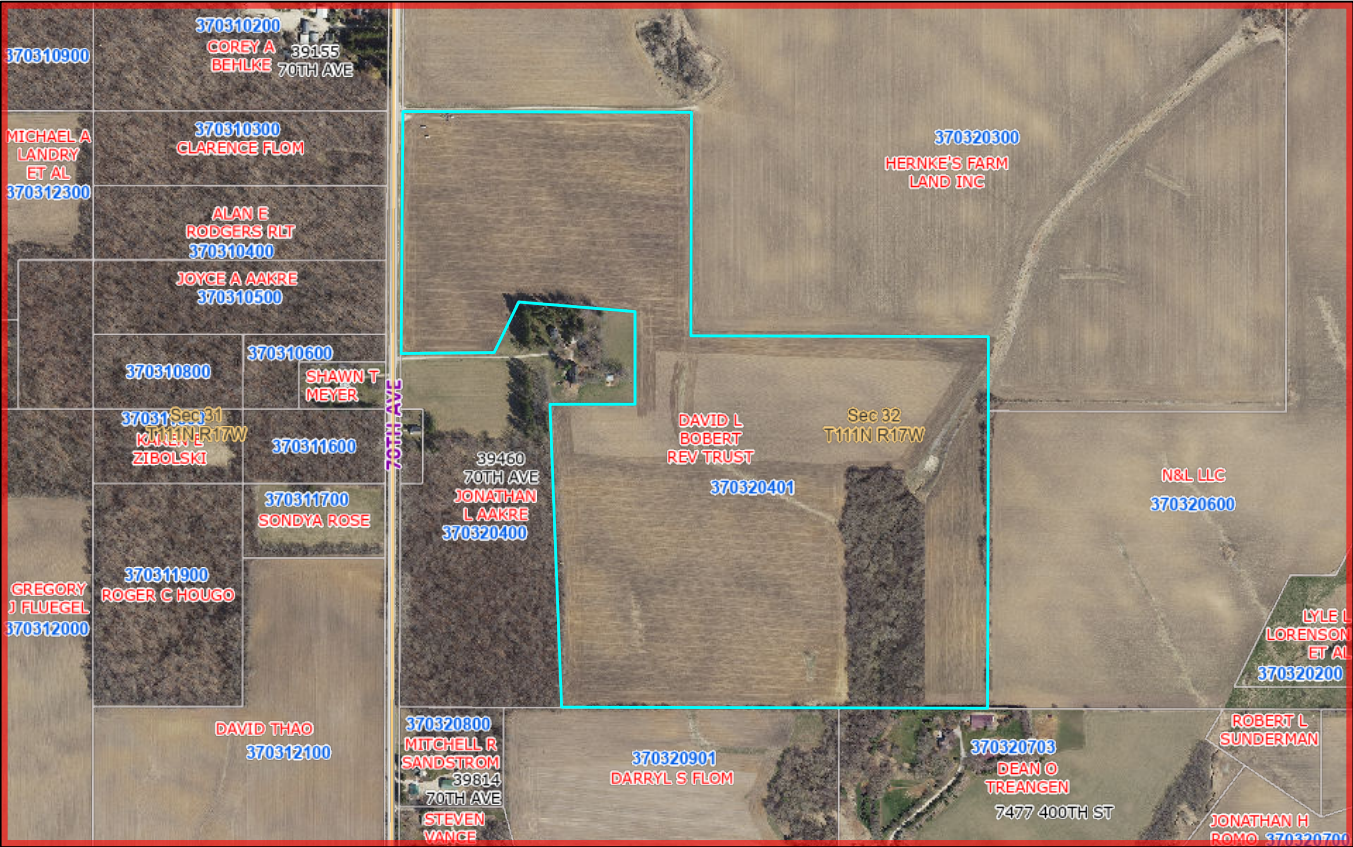
Step	VALUES & CLASSIFICATIONS		
	Taxes Payable Year:	2023	2024
1	Estimated Market Value:	740,700	885,400
	Homestead Exclusion:	0	0
	Taxable Market Value:	740,700	885,400
	New Improvements:		
	Property Classification:	AG NON HSTD RVL NHSTD	AG NON HSTD RVL NHSTD
Sent in March 2023			
2	PROPOSED TAX		
	Proposed Tax:		0.00
Sent in November 2023			
3	PROPERTY TAX STATEMENT		
	First half Taxes:		2,825.00
	Second half Taxes:		2,825.00
	Total Taxes Due in 2024 :		5,650.00

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REFUNDS?

You may be eligible for one or even two
refunds to reduce your property tax.
Read the back of this statement to
find out how to apply.

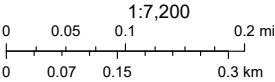
ArcGIS WebMap



August 22, 2024

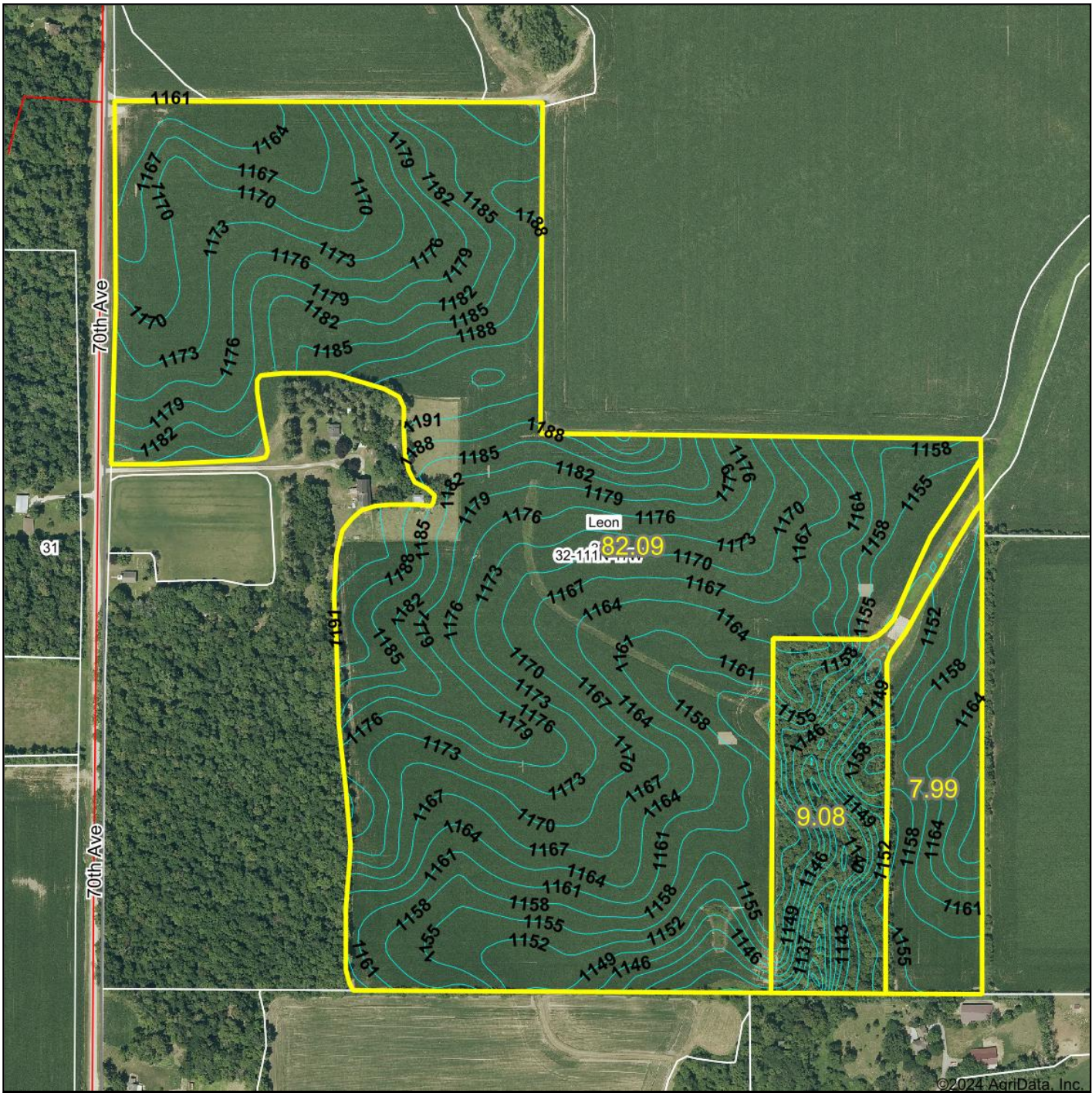
GoodhueCo_PLSS Goodhue County Roads
Municipal Boundary CEM; ; OCTY; OCRLN; CTRLN
Full Address

PIN
Full Name
Parcels



ArcGIS WebApp Builder

Topography Contours





Maps Provided By:

© AgriData, Inc. 2023 www.AgriDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.

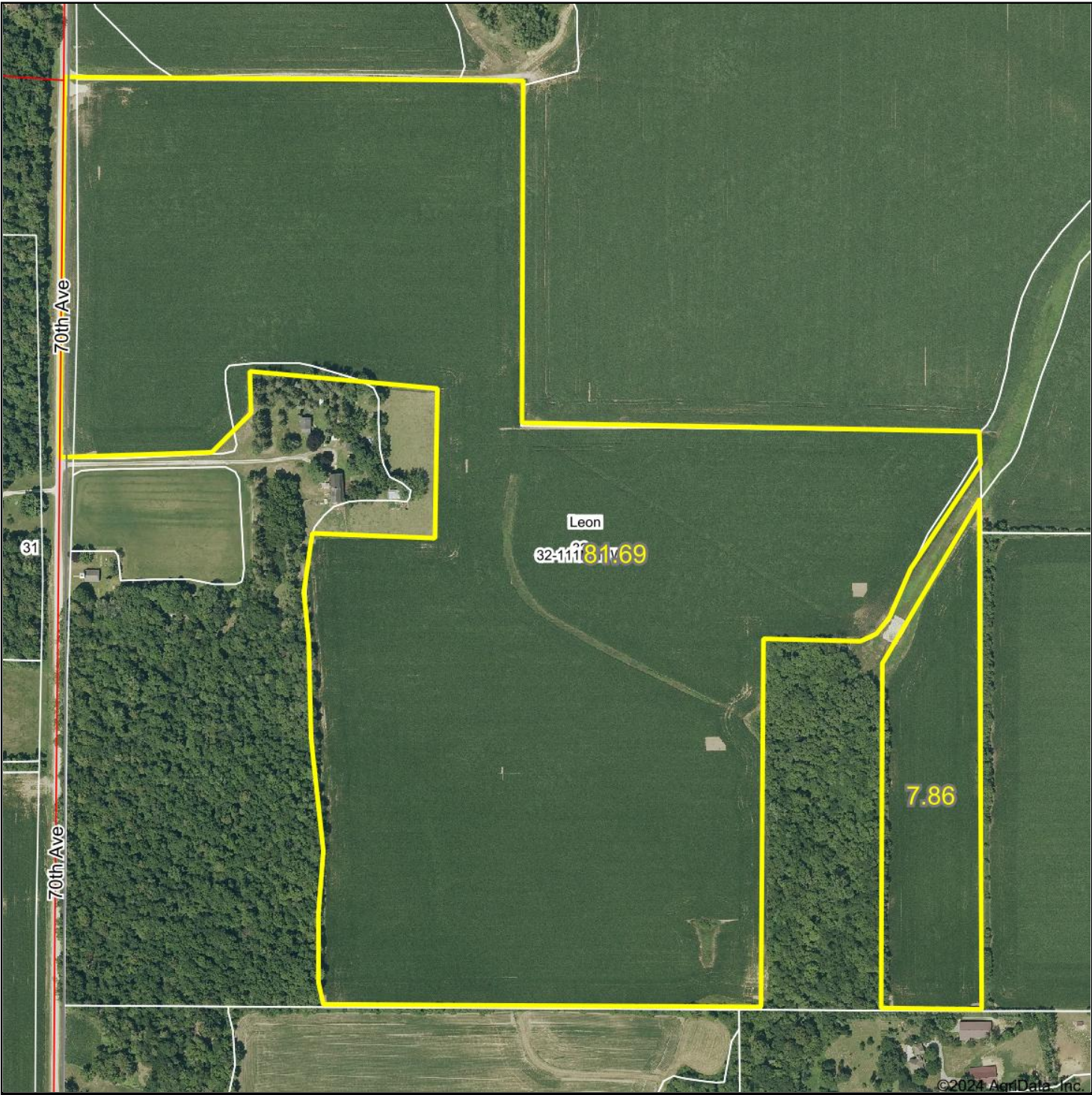
Source: USGS 10 meter dem
Interval(ft): 3.0
Min: 1,127.1
Max: 1,194.6
Range: 67.5
Average: 1,167.9
Standard Deviation: 12.53 ft

0ft 462ft 923ft



32-111N-17W
Goodhue County
Minnesota
8/22/2024
Boundary Center: 44° 22' 39.4, -92° 53' 10

Aerial Map





Maps Provided By:

© AgriData, Inc. 2023 www.AgriDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 44° 22' 39.46, -92° 53' 10.27

32-111N-17W
Goodhue County
Minnesota
8/22/2024

0ft 444ft 887ft



Terms: \$30,000.00 Down the day the auction closes, which is non-refundable if the buyer(s) fails to close on said property. The balance is due and payable in full to the sellers on or before December 10th, 2024; at this time the buyer(s) shall receive a clear and marketable title. Possession will be once 2024 land tenant has removed all crops and/or January 1, 2025 whichever comes first. All real estate is selling in AS-IS condition with no warranties or guarantees expressed or implied by the sellers or any of their agents. All real estate sells with no contingencies whatsoever. All real estate taxes due in 2024 shall be paid for by the sellers, buyer(s) tax obligations will start in 2025. All 2024 rents will be retained by the seller(s). There is a 5% buyer's premium on the sale of this real estate. This 5% shall be added to the final bid price to equal full purchase contract price.

Property is open to thorough public inspection. It is the Bidder's responsibility to determine condition, age, genuineness, value or any other determinative factor. Hamilton-Maring Auction Group, Hamilton Auction Company or Maring Auction Co. LLC, may attempt to describe the merchandise in advertising on the internet and at the auction but makes no representations. In no event shall Hamilton-Maring Auction Group, Hamilton Auction Company or Maring Auction Co. LLC, be held responsible for having made or implied any warranty of merchantability or fitness for a particular purpose. Bidder shall be the sole judge of value. Bidder agrees that everything is sold AS-IS where is and that they may not return any item(s) they purchase. Hamilton-Maring Auction Group, Hamilton Auction Company or Maring Auction Co. LLC, is providing Internet pre-auction and live bidding as a service to bidder. Bidder acknowledges and understands that this service may or may not function correctly the day of auction. Under no circumstances shall bidder have any kind of claim against Hamilton-Maring Auction Group, Hamilton Auction Company or Maring Auction Co. LLC, or anyone else if the Internet service fails to work correctly before or during the live auction. Hamilton-Maring Auction Group, Hamilton Auction Company or Maring Auction Co. LLC, will not be responsible for any missed bids from any source. Internet bidders who desire to make certain their bid is acknowledged should use the proxy-bidding feature and leave their maximum bid 24 hours before the auction begins. Hamilton-Maring Auction Group, Hamilton Auction Company or Maring Auction Co. LLC, reserves the right to withdraw or re-catalog items in this auction.

The information set forth is believed to be accurate. However, the seller(s) of the properties and Hamilton-Maring Auction Group or Maring Auction Co. LLC make no warranties or guarantees 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. Auctioneers and seller(s) will not be held responsible for advertising discrepancies or inaccuracies. ALL ANNOUNCEMENTS ON AUCTION DAY OR UPDATED AUCTION DAY TERMS ONLINE TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION. HM Auction Group & Maring Auction Co. LLC is the agent for the sellers. Auctions are with reserves, minimum bids, or subject to seller acceptance or rejections unless otherwise advertised as "Absolute Auction selling without Reserve." Information provided by the seller(s) and or obtained by Hamilton-Maring Auction Group or Maring Auction Co. LLC is deemed reliable and correct however all property is sold as is, where is and all buyer(s) or seller(s) agree to hold harmless Hamilton-Maring Auction Group or Maring Auction Co. LLC and our employees for any errors or omissions regarding anything being sold. 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.

AGENCY DISCLOSURE: HM Auction Group & Maring Auction Co. LLC is representing the seller in this transaction.

LEASES: There is a current lease on said property. All rents from the growing year of 2024 will be retained by the seller(s). The property is free of all rental agreements for the 2025 growing season and beyond.

POSSESSION: Possession will be at closing or after 2024 land tenant has removed all crops, unless otherwise agreed to in writing and agreeable by buyer(s) and seller(s).

MINERAL RIGHTS: All mineral rights, if any, held by seller will be transferred upon closing. However, the Seller(s) does not warrant the amount or adequacy of the mineral rights.

WELL/SEPTIC INFORMATION: The buyer(s) is responsible for complying with any county requirements for transfer on the well or septic. Well and septic is being sold "as is, where is." The buyer shall be responsible for this expense prior to or at closing in order to successfully close if there is a county requirement to comply with.

ENVIRONMENTAL DISCLAIMER: The seller(s), auctioneer(s), and broker 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(s) 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. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any wells.

ONLINE BIDDING: You acknowledge that the internet or data connection may be unreliable and subject to network error. Hamilton-Maring Auction Group or Maring Auction Co. LLC will not guarantee that bids placed online will be transmitted to or received by auctioneer in a timely fashion. You agree to hold Hamilton-Maring Auction Group or Maring Auction Co. LLC and its employees harmless for any interruptions in online bidding. At the sole discretion of the company or auctioneer the auction may be suspended, postponed, or cancelled if the internet service is unstable or interrupts any live or online auction. The auctioneer has the sole discretion to add, delete or change some of our online auctions or services and the terms or conditions governing our online auctions at any time without notice.

PROPERTY SOLD WITHOUT WARRANTY: All dimensions & descriptions are approximations only based upon the best information available & 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 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 auctioneer, their employees, or agents. The property will be sold AS IS & without any warranties or representations, express or implied.



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