

## ESTATE LAND AUCTION



# 80 Acres of Productive Lismore Twp., Nobles Co., MN Land— Located in an Excellent Agricultural Area near Lismore, MN

We will offer the following real property at auction “On Site” at the land – Located from Lismore, MN (Jct. of Westside Ave & 170<sup>th</sup> St./Hwy. #16) – approx. 1 mile west to the NW Corner of the land at the Jct. of 170<sup>th</sup> St. & Chaney Ave.; or from the Adrian, MN Exit #26 on I-90 – approx. 7 miles north on Hwy #91, then 2 miles west on 170<sup>th</sup> St.

**TUESDAY NOVEMBER 28, 2023**

**Sale Time: 10:00 am**

**AUCTIONEERS NOTE:** *In order to settle the Raphael Schneider Estate, we will offer this well located parcel of Nobles County, MN land at public auction. This auction awards an opportunity to purchase a productive well located +/- 80 acre parcel of land with a high percentage tillable located near Lismore, MN. This land has been owned by the Schneider Family for many decades, thus this auction presents a once in a lifetime opportunity to purchase this land. If you are in the market for a parcel of land to utilize as an addition to a row crop farming operation or as an investment, you will want to inspect this property and make plans to be in attendance at this auction.*

**RAPHAEL SCHNEIDER TRUST—Owner**

Robert Koehne, Trustee – ph. 507-360-9857

**JARED SUTTON, CAI –  
RE Salesperson &  
Auctioneer –  
MN Lic. #59-72  
Flandreau, SD –  
605-864-8527**

**CHUCK SUTTON -  
Auctioneer & Land Broker -  
MN Auct. Lic. #59-26 -  
Sioux Falls, SD -  
605-336-6315 &  
Pipestone Realty –  
Pipestone, MN –  
507-825-3389**

**DEAN STOLTENBERG  
RE Salesperson &  
Auctioneer –  
MN Lic. #59-38  
Jasper, MN -  
507-829-6856**

This choice +/-80 acre farm will be offered as a unit. The land consists of a parcel of land which is has a relatively high percentage tillable and a superb location lying adjacent to a County hard surfaced highway and within 1 mile of Lismore, MN. According to FSA 156EZ on this property, this +/-80 acre farm has approx. 73.39 acres of cropland, with a 45.65 acre corn base with a 124 bu. PLC yield and a 26.48 acre soybean base with a 39 bu. PLC yield. The non-tillable acres of this farm are comprised of a drainage ditch/waterway and roads. This farm has some very good soils on the cropland acres indicated by information obtained from the Nobles County Assessor which indicates this land has a CER of 61.97, comparatively information obtained from Surety Agri Data, Inc. indicates this land has productivity index of 87.1, with predominately Class I & II soils. This farm has very good eye appeal and a general topography that is gently rolling to rolling. There is evidence of drain tile in areas of the farm, although the trustee does not have any actual tile maps in his possession. The total Non-Homestead RE taxes payable in 2023 on this property were \$2,402.00.

**Legal Desc.: The W ½ NW ¼ of Sec. 11, T. 103N., R. 43W., (Lismore Twp.), Nobles Co., MN**

**TERMS: Cash** - A 10% nonrefundable earnest money payment sale day and the balance on or before Jan. 17, 2024, with full possession for the 2024 crop year. Marketable Title will be conveyed and at the option of the seller either an abstract of title continued to date or an owner's title insurance policy will be provided to the buyer for examination prior to closing, if title ins. is utilized the cost of the owner's policy will be divided 50-50 between the buyer and seller. The acres sold are based on the acres as stated on the county tax records, with the acres understood to be "more or less". The closing agent's fee will be divided 50-50 between the buyers and seller. All of the RE taxes payable in 2023 will be paid by the sellers with the buyer(s) to be responsible for payment of all of the RE taxes due & payable in 2024. The 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. FSA cropland acres, yields, bases & other information are estimated and subject to County Committee approval. This property is sold in "AS IS" Condition and subject to existing easements, restrictions, reservations or highways of record, if any, as well as any or all applicable county zoning ordinances. Information contained herein is deemed to be correct, but is not guaranteed. The RE licensees/auctioneers in this transaction stipulate that they are acting as agents for the sellers. Sold subject to confirmation of the Trustee.

**This property has the potential to fulfill the needs of a variety of buyers including those looking for high quality productive cropland to add to their row crop farming operation and/or their investment portfolio. To view Additional Information pertaining to this property see the Sutton Auction Website at [www.suttonauction.com](http://www.suttonauction.com) or with other questions or to make arrangements for absentee bidding, contact the auctioneers.**

## **RAPHAEL SCHNEIDER TRUST**

Robert Koehne, Trustee – ph. 507-360-9857



**CHUCK SUTTON - Auctioneer & Land Broker - MN Auct. Lic. #59-26 -  
Sioux Falls, SD - ph. 605-336-6315 & Pipestone Realty –  
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- Jasper, MN - ph. 507-829-6856**



United States  
Department of  
Agriculture

# Nobles County, Minnesota

## Farm 5567

## Tract 20212

### 2023 Program Year

Map Created May 01, 2023



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

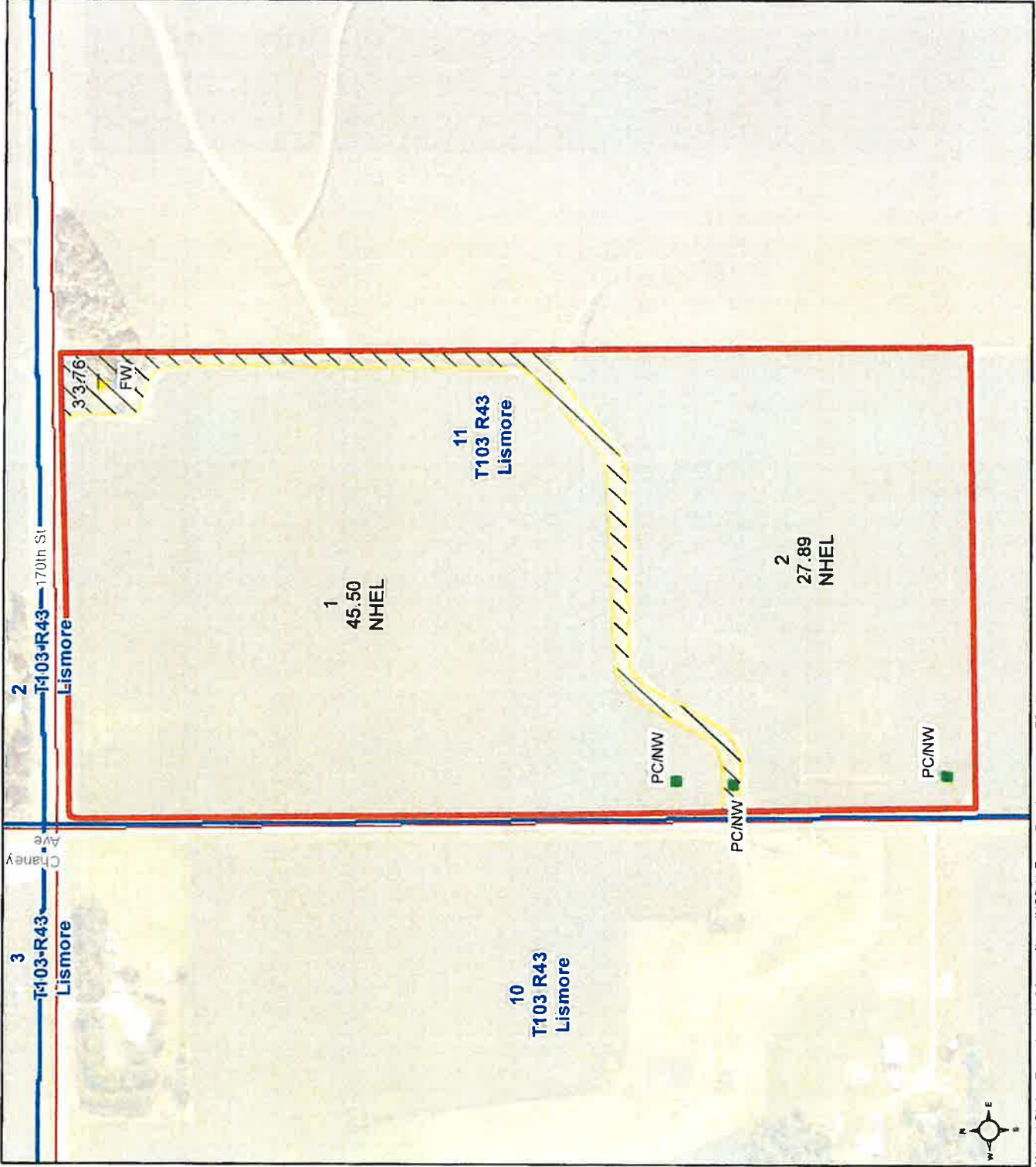
### Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

### Wetland Determination Identifiers

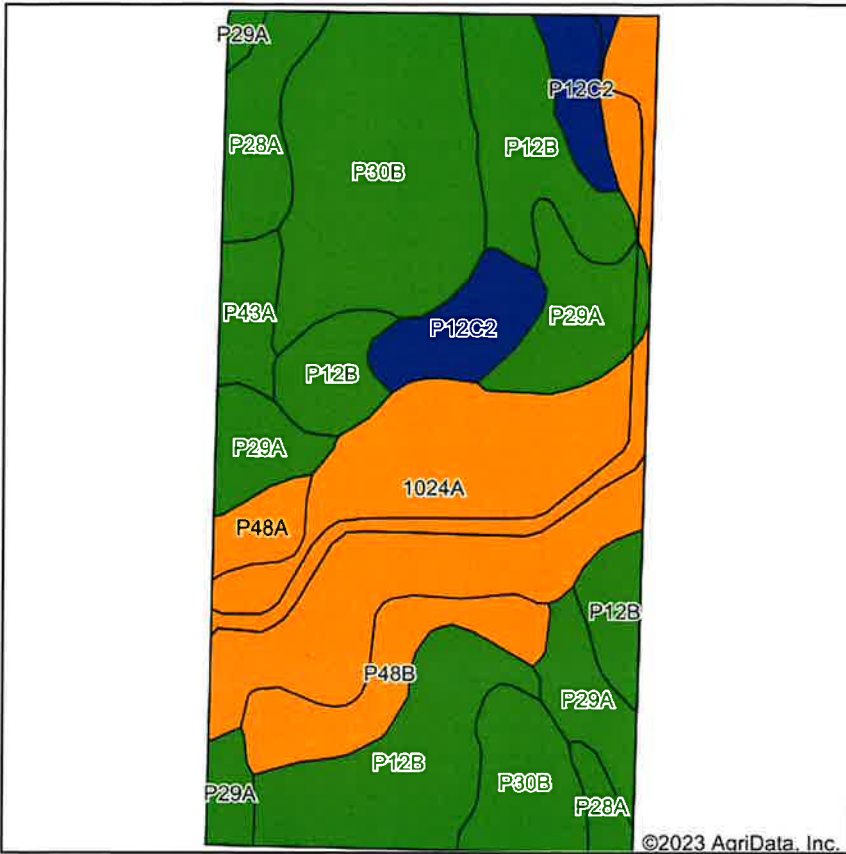
- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 73.39 acres



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# Soils Map



State: **Minnesota**  
 County: **Nobles**  
 Location: **11-103N-43W**  
 Township: **Lismore**  
 Acres: **77.15**  
 Date: **9/15/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MN105, Soil Area Version: 21

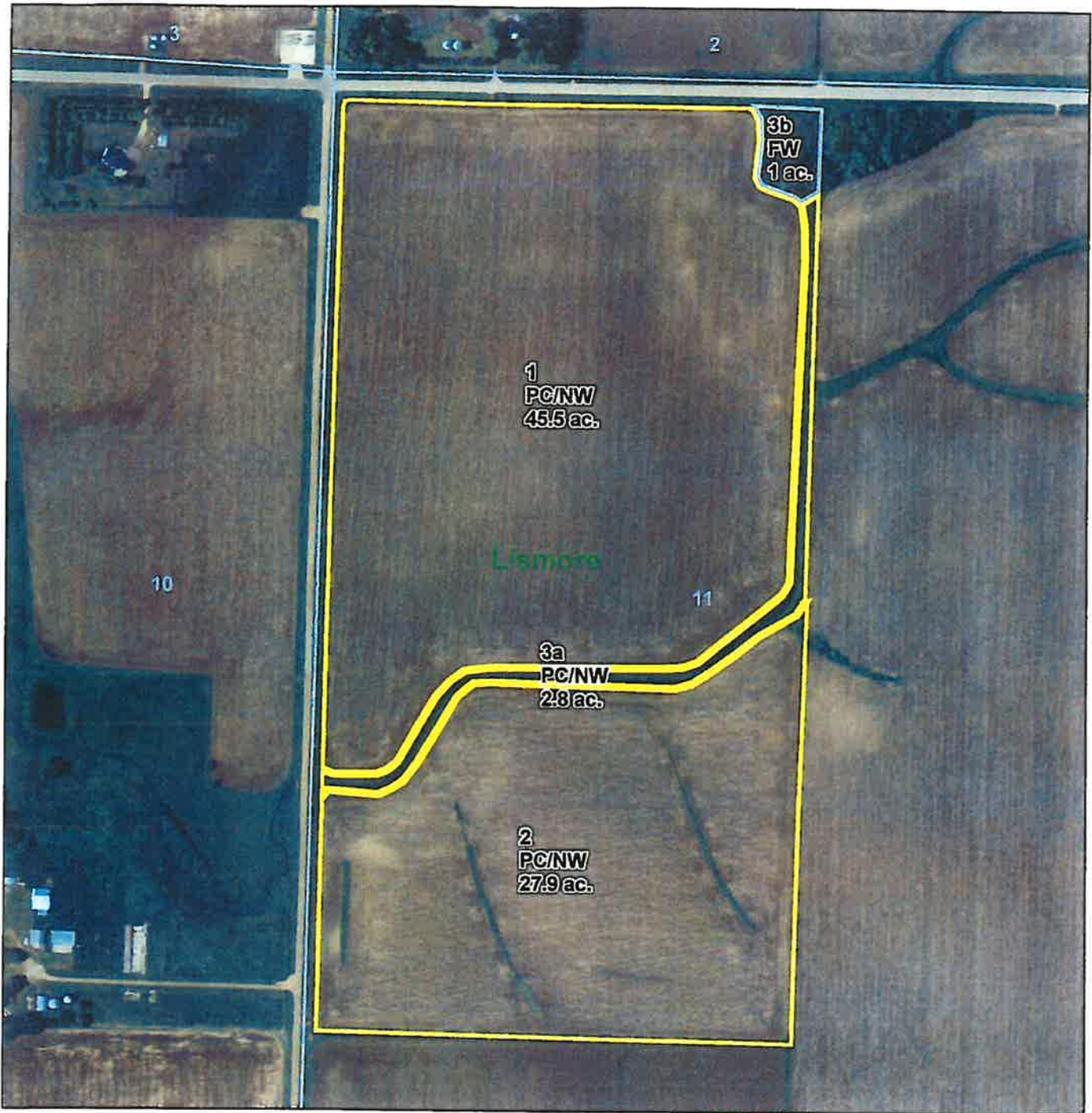
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1024A	Havelock clay loam, 0 to 2 percent slopes, occasionally flooded	20.49	26.6%		IIw	75
P12B	Everly silty clay loam, 2 to 6 percent slopes	15.84	20.5%		Ile	93
P30B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	15.42	20.0%		Ile	95
P29A	Rushmore silty clay loam, 0 to 2 percent slopes	9.31	12.1%		IIw	94
P12C2	Everly silty clay loam, 6 to 12 percent slopes, moderately eroded	4.78	6.2%		IIIe	82
P48B	Allendorf silty clay loam, 2 to 6 percent slopes	4.19	5.4%		Ile	74
P28A	Ransom silty clay loam, 1 to 3 percent slopes	3.86	5.0%		Ie	99
P43A	Wilmington silty clay loam, 1 to 3 percent slopes	1.87	2.4%		Ie	98
P48A	Allendorf silty clay loam, 0 to 2 percent slopes	1.39	1.8%		IIIs	75
<b>Weighted Average</b>					<b>1.99</b>	<b>87.1</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.

Customer: Raphael Schnieder/Matt Loosbrock  
 Tract: 20212 Farm 5567  
 Date: 8/23/2011  
 Lismore Section 11-103-43

## Certified Wetland Determination

Agency: NRCS  
 Field Office: Nobles  
 District: Nobles SWCD



Missing Label	CME	MWM
PC/NW	CPD	NW
W	CW	NW/NAD
FW	CWTE	PC
FWP	MIW	TP
AW	MW	WX
	Townships	Sections



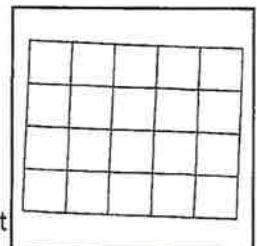
1:4,742



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FROM NRCS



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# NOTES

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