SUTTON AUCTION

KUHLMAN ESTATE LAND AUCTION

+/- 80.91 Surveyed Acres of Choice Lismore Township Nobles County, MN Land – Situated in a Pre-eminent Agricultural Area of Southwest Minnesota with the Buyer to have the Opportunity to Cash Rent an Additional Adjacent High Quality 80 Acres of Land

We will offer the following parcel of farmland at public auction which will be held "On Site" at the land – Located from the Luverne, MN Exit #12 on I-90 - 6 miles east on I-90 to the the Magnolia, MN Exit #18, then ½ mile north on 190th Ave., 1 mile east on 111th St. to Magnolia, MN, 3 miles north on Co. Hwy. #3 (200th Ave.) to 141st St., then 2 miles east on Rock Co. 141st St./Nobles Co. 210th St. to the SE Corner of the land at the Jct. of 210th St. & Ahlers Ave.; from Adrian, MN – 3 miles north on Hwy. 91 (Dayton Ave.) and 5 miles west on 210th St.; from Lismore, MN – 4 miles west on 170th St. and 3 ½ miles south on Ahlers Ave. to the NE Corner of the land; or from Kenneth, MN – 4½ miles south on 200th Ave. to 141st St. and 2 miles east on 141st/210th St.

MONDAY DECEMBER 9, 2024
SALE TIME: 10:00 AM

HEIRS OF CAROLINA KUHLMAN,
Owners

WWW.SUTTONAUCTION.COM

1116 N. WEST AVE.
SIOUX FALLS, SD 57103
605-336-6315

SUTTON AUCTIONEERS & LAND BROKERS LLC

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

DEAN STOLTENBERG – RE Salesperson & Auctioneer – MN Lic. #59-38 - Jasper, MN - ph. 507-348-7352

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

AUCTIONEERS NOTE:

This auction awards an opportunity to purchase a Choice Surveyed +/-80.91 Acre Farm which located in Lismore Twp. of Nobles County, MN, that is situated in one of the "Garden Spots of Southwest Minnesota". This auction includes a parcel of land with a very high percentage tillable and superb soils.

This land is located an excellent agricultural area of Southwest MN, where land ownership is tightly held and choice parcels of land seldom become available on the open market, evidenced by the fact that this farm has been in the Kuhlman Family for many decades with ownership being in the same family for over 80 years, thus this auction presents a once in a lifetime opportunity to purchase this excellent parcel of land. AS AN ADDITIONAL BENEFIT, THE BUYER WILL HAVE THE OPPORTUNITY TO LEASE THE ADJACENT 80 ACRE PARCEL OF LAND IN THE W½ SE¼ FROM KENT AND DONNA "KUHLMAN" JOHANSEN (related family members) ON AN INTITIAL 2 YEAR LEASE, AT $325.00 PER ACRE BASED ON 75.4 FSA CROPLAND ACRES (ROUNDED TO $24,500.00) AND PAYABLE ANNUALLY ON MARCH 15th; ALTHOUGH, THIS LEASE COULD POTENTIALLY BECOME A "LONG TERM" RENTAL RELATIONSHIP. If you are in the market for choice cropland 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. *Chuck Sutton*

This choice surveyed +/- 80.91 acre farm will be offered as a unit. The farm consists of a parcel of land which is virtually 100% tillable, with the exception of a +/- 1 acre tree grove located in the SE corner of the farm, a small waterway and roads. According to FSA 156EZ on this property, this +/-80 acre farm has approx. 77.07 acres of cropland, with a 50.03 acre corn base with a 171 bu. PLC yield and a 27.04 acre soybean base with a 46 bu. PLC yield. This farm has some superb soils indicated by information obtained from Surety Agri Data, Inc. I ndicates this land has an extremely high productivity index of 93.5, with predominately Class I & II soils. This farm has terrific eye appeal and a general topography that is level to very gently rolling. There is existing drain tile that was installed in this land by Springman Tiling in the mid 1990's, although actual tile maps are unavailable, although Jerry Kuhlman, the previous operator will provide a hand drawn map indicating the approximate location of the tile to the best of his recollection. The total Agri-Homestead RE taxes payable in 2024 on this property were $1,268.00.

LEGAL DESC.:

E½ SE¼ of Sec. 30, T. 103N., R. 43W., (Lismore Twp.),
Nobles County, MN.

TERMS:

Cash - A 10% nonrefundable earnest money payment on the day of the sale and the balance on or before January 24, 2025, with full possession to the buyer to farm or lease as they desire for the 2025 crop year. Marketable Title will be conveyed and an abstract of title continued to date will be provided to the buyer for examina-tion prior to closing. The acres being sold will be based on the acres as determined by a recent survey as completed by Stockwell Engineering, Inc., with the acres understood to be "more or less" NOTE – Final Acres being Sold will be Adjusted in Accordance with the Survey Once Finalized. The closing agent's fee (Klosterbuer & Haubrich LLP – Attorneys for the Sellers, will serve as the closing agent for this transaction with the Sellers to pay the cost of the closing fee. Sellers will pay for the transfer documents and deed tax; buyers will pay for the recording of the deed and title examination. If the sellers should elect to utilize title insurance, the cost of the Owner's Title Policy will be divided 50-50 between the buyer and seller. All of the RE taxes payable in 2024 will be paid by the sellers with the buyer(s) to be responsible for payment of all of the RE taxes due & payable in 2025. 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 Owners.

This superb farm has the potential to fulfill the needs of a variety of buyers including those looking for extremely high quality productive cropland to add to their row crop farming operation and/or their investment portfolio. This is an extremely desirable parcel of high caliber land that truly must be seen to be appreciated! To view Additional Information pertaining to this property see the Sutton Auction Website at www.suttonauction.com or with other questions or to make arrangements for absentee bidding, contact the auctioneers.

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HEIRS OF CAROLINA KUHLMAN, Owners

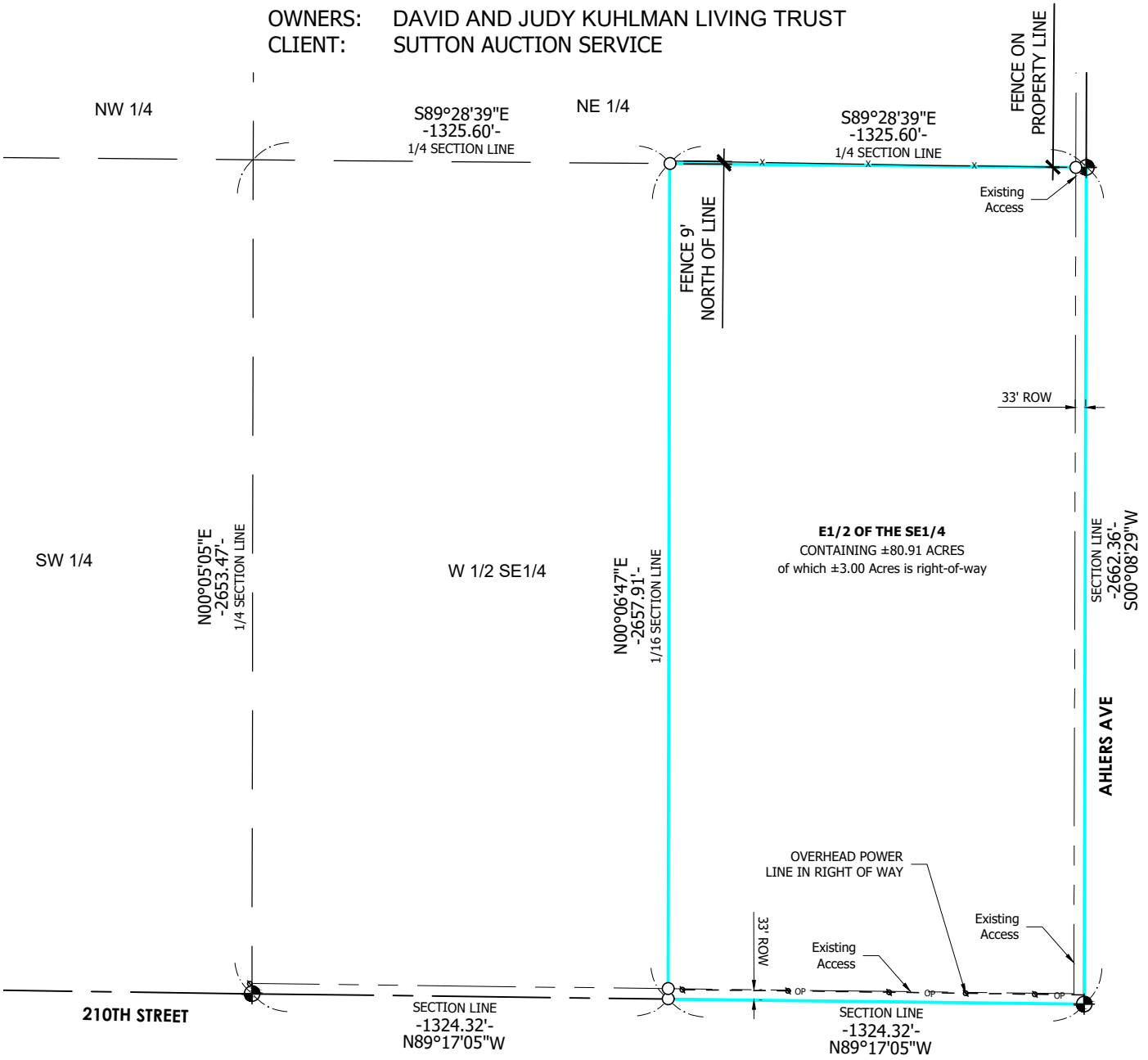
Donald R. Klosterbuer – Klosterbuer & Haubrich LLP Attorneys & Closing Agent for the Sellers - Luverne, MN – ph. 507-283-9111

SUTTON AUCTIONEERS & LAND BROKERS LLC

SALE DRAWING

E1/2 SE1/4 SECTION 30, T 103 N, R 43 W OF THE 5TH P.M.,
NOBLES COUNTY, MINNESOTA

OWNERS: DAVID AND JUDY KUHLMAN LIVING TRUST
CLIENT: SUTTON AUCTION SERVICE



PROPERTY DESCRIPTION

THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2 SE1/4) OF SECTION THIRTY (30), TOWNSHIP ONE HUNDRED THREE (103) NORTH, RANGE FORTY-THREE (43) WEST OF THE 5TH P.M., NOBLES COUNTY, MINNESOTA.

BASIS OF BEARING
UTM 14

0 250 500
SCALE 1" = 500'

LEGEND

- Sectional Corner
- Set Property Corner
- Found Property Corner
- (100.00') Recorded Distance

SEI 24349

PREPARED BY:

STOCKWELL ENGINEERS, INC.
801 N. PHILLIPS AVENUE
SIOUX FALLS, SD 57104
PHONE: 605-338-6668
WWW.STOCKWELLENGINEERS.COM

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USDA United States Department of Agriculture

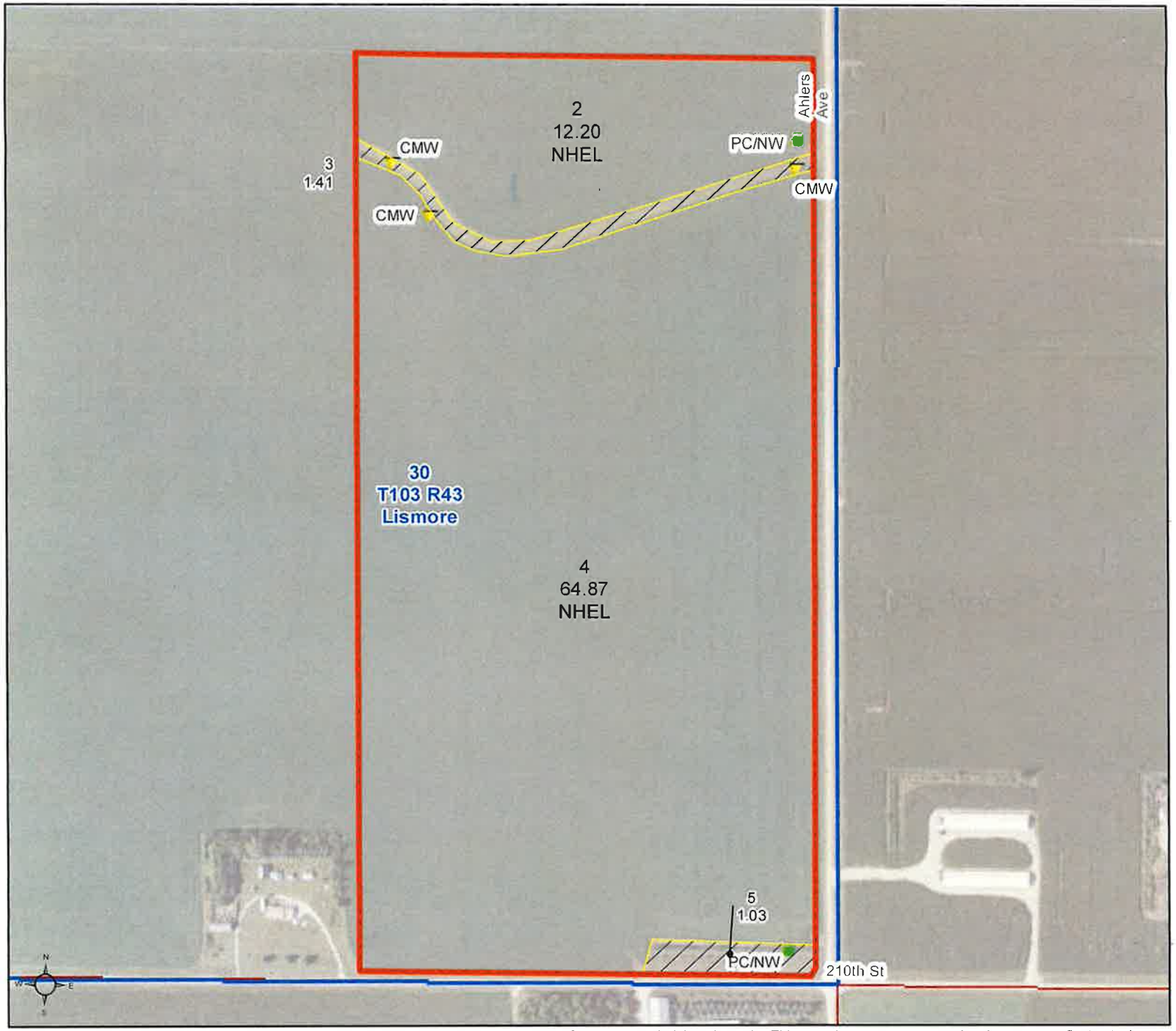
Rock County, Minnesota

Farm 4353

Tract 8884

2024 Program Year

Map Created April 29, 2024



0 180 360 720 Fee

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 forag
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

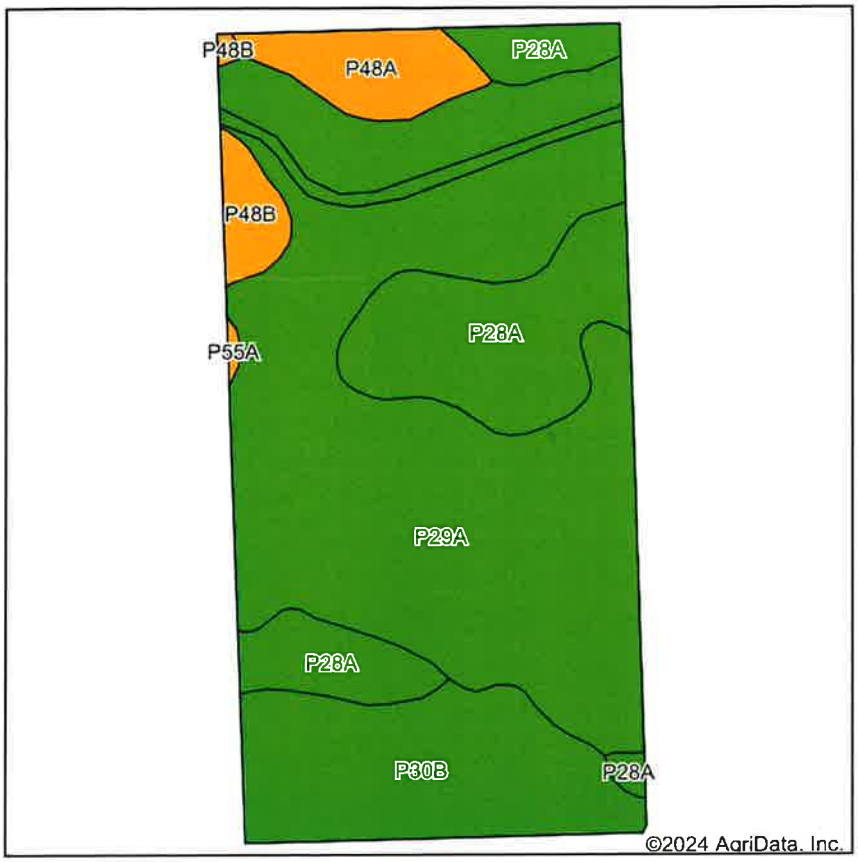
Wetland Determination Identifiers

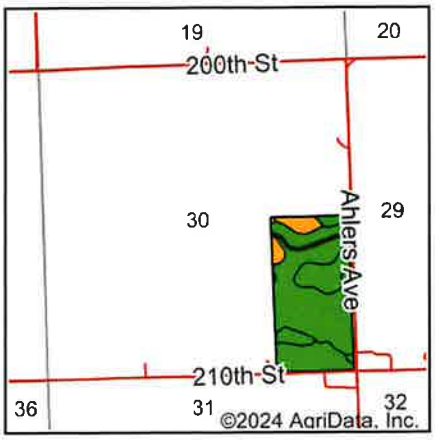
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 77.07 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.

Soils Map





State: **Minnesota**
County: **Nobles**
Location: **30-103N-43W**
Township: **Lismore**
Acres: **79.51**
Date: **10/7/2024**

SUTTON AUCTIONEERS & LAND BROKERS LLC

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING

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Soils data provided by USDA and NRCS.

Area Symbol: MN105, Soil Area Version: 22						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
P29A	Rushmore silty clay loam, 0 to 2 percent slopes	46.36	58.4%		IIw	94
P28A	Ransom silty clay loam, 1 to 3 percent slopes	14.65	18.4%		Ie	99
P30B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	12.60	15.8%		IIe	95
P48A	Allendorf silty clay loam, 0 to 2 percent slopes	3.82	4.8%		IIs	75
P48B	Allendorf silty clay loam, 2 to 6 percent slopes	1.94	2.4%		IIe	74
P55A	Kato silty clay loam, 0 to 2 percent slopes	0.14	0.2%		IIw	75
			Weighted Average		**1.82**	**93.6**

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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Rock County, Minnesota

Farm 4353

Tract 8884

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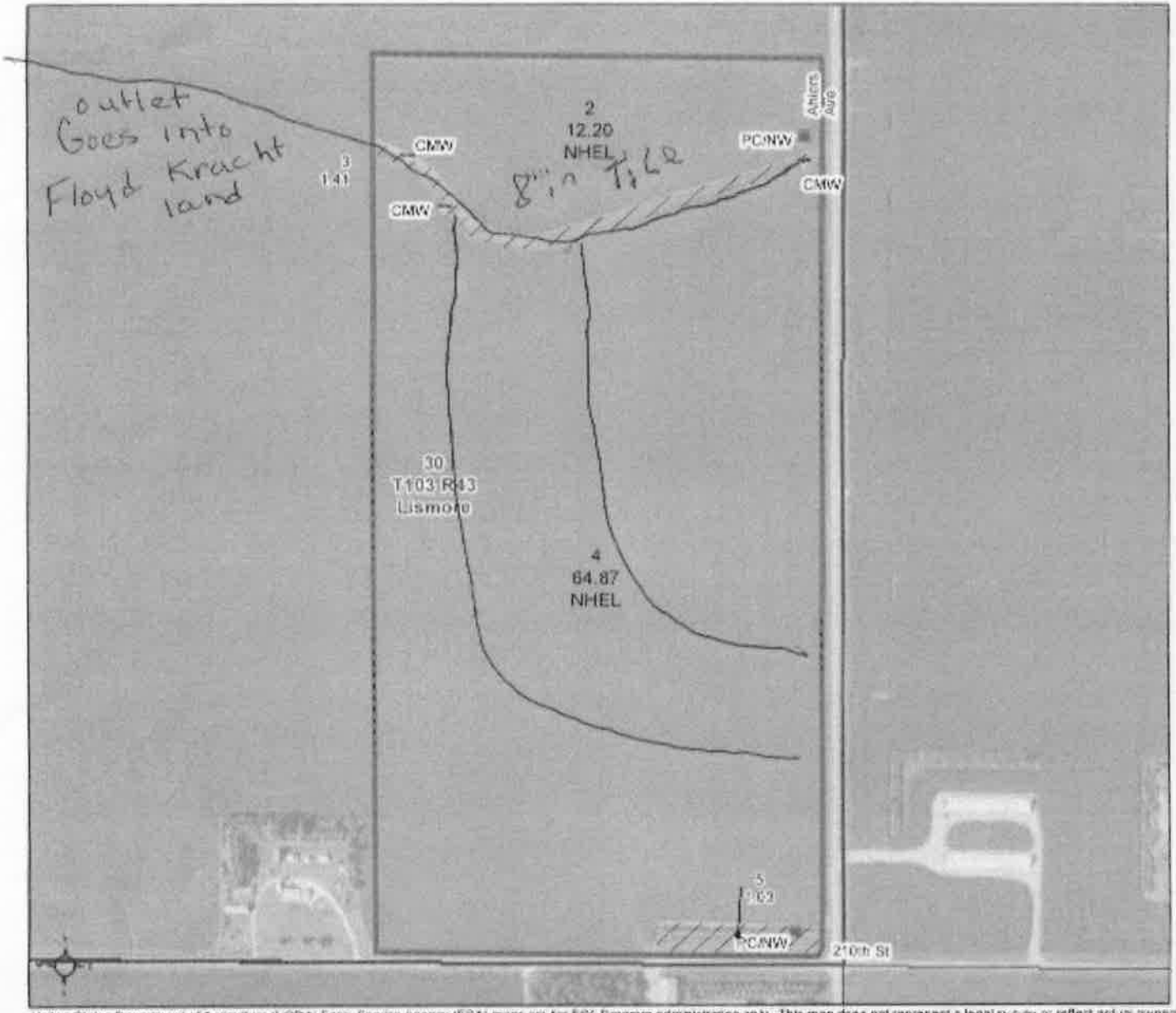

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PRCL# 11-0187-000 RCPT# 3660

TC 6.203 4.652

2024

PROPERTY TAX STATEMENT

NOBLES COUNTY
JOYCE JACOBS AUDITOR-TREASURER
P.O. BOX 757
WORTHINGTON, MN 56187
507-295-5258
www.co.nobles.mn.us

TOWN OF LISMORE

Property ID Number: 11-0187-000
Property Description: SECT-30 TWP-103 RANG-43

E1/2 OF SE1/4 ACRES 80.00

DAVID KUHLMAN ET AL
CAROLINA KUHLMAN
208 OAK DR
LUVERNE MN 56156-1787

L.E. 15216-O 2045-T

ACRES 80.00

	Values and Classification		
	Taxable Payable Year	2023	2024
Step 1	**Estimated Market Value:**	620,300	930,400
	Homestead Exclusion:		
	Taxable Market Value:	620,300	930,400
	New Improve/Expired Excls:		
	Property Class:	AGRI NON-HS	AGRI HSTD
	Sent in March 2023		
Step 2	**Proposed Tax** *(Not including specials)*		
	Sent in November 2023		
Step 3	**Property Tax Statement**		
	First half Taxes:		634.00
	Second half Taxes:		634.00
	Total Taxes Due in 2024		1,268.00

$$$ 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.

		Taxable Payable Year	2023	2024
	1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund			.00
	File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE	☐		
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund		.00	
Property Tax and Credits	3. Property taxes before credits		3,476.66	2,043.91
	4. A. Agricultural and rural land tax credits		.00	490.00
	B. Other credits to reduce your property tax		486.66	285.91
	5. **Property taxes after credits**		2,990.00	1,268.00
Property Tax by Jurisdiction	6. County		2,076.46	861.16
	7. City or Town		356.92	189.42
	8. State General Tax		.00	.00
	9. School District 2184 A. Voter approved levies		145.35	44.48
	B. Other local levies		402.59	169.44
	10. Special Taxing Districts: A. SWRDC		8.68	3.50
	B.			
	C.			
	D.			
	11. Non-school voter approved referenda levies			
	12. Total property tax before special assessments		2,990.00	1,268.00
Special Assessments on Your Property	13. A.			
	B.			
	C.			
	D.			
	E.			
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		2,990.00	1,268.00

4-5-24 VT

2 2ND HALF PAY STUB 2024 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: NOBLES COUNTY AUDITOR-TREASURER

IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 11-0187-000 RCPT# 3660
AGRI HSTD

AMOUNT DUE
NOVEMBER 15, 2024 634.00

YOUR CANCELED CHECK IS YOUR RECEIPT.

CAROLINA KUHLMAN 2045-T
208 OAK DR
LUVERNE MN 56156-1787

MAIL TO: NOBLES COUNTY AUDITOR-TREAS.
P.O. BOX 757
WORTHINGTON, MN 56187

1 1ST HALF PAY STUB 2024 DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
MAKE CHECKS PAYABLE TO: NOBLES COUNTY AUDITOR-TREASURER

IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 11-0187-000 RCPT# 3660
AGRI HSTD

AMOUNT DUE 1,268.00
MAY 15, 2024 634.00

TAXES OF $100.00 OR LESS MUST BE PAID IN FULL.

CAROLINA KUHLMAN 2045-T
208 OAK DR
LUVERNE MN 56156-1787

MAIL TO: NOBLES COUNTY AUDITOR-TREAS.
P.O. BOX 757
WORTHINGTON, MN 56187

The sale of your land may be a once in a lifetime event . . .

Sutton Auction has been a trusted name in the auction industry, proudly serving clients since 1932. With decades of experience, we provide top-quality auction services, handling everything from real estate to farm equipment with professionalism and integrity. Whether buying or selling, our knowledgeable team ensures a seamless and successful auction experience every time. Let Sutton Auction's long-standing reputation work for you!

Our firm has a proven track record of success, having sold over 250,000 acres and over $1.2 billion dollars of land over the past 10 years. In addition, we've conducted numerous auctions for farm equipment, construction equipment, and various personal property. With our extensive experience and trusted service, we deliver results that maximize value for our clients every time.

Great auctions don't just happen - they're carefully planned. When it comes to selling your property, choosing an experienced auctioneer with marketing skills is vital. Our auction company, a leader since 1932, serves clients in South Dakota, Minnesota, Iowa, and Nebraska. Auctions are the preferred method for farmland sales, attracting more buyers and creating a fair marketplace. Let our expertise work for you!

www.suttonauction.com

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Pipestone Realty, LLC
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pipestonerealty.com