

LAND FOR SALE

Nobles County, MN

160
+/- ACRES

Boundary Lines Are Approximate

Tract 1

Tract 2

Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065



SEAN HABERMAN (507) 360-6575

OFFICE: 375 County Road 5, Worthington MN, 56187
Sean@HighPointLandCompany.com



**HIGH POINT
LAND COMPANY**
HIGHPOINTLANDCOMPANY.COM

RE LIC: 40861747



Summary of Property

160+/- Acres • Nobles County, Minnesota

Tract 1 • 80 Acres M/L (subject to survey)

- Legal Description: N1/2 NW1/4 of Section 17, Township 103N, Range 42W, Nobles County, Minnesota, containing 80 acres, more or less
- Drainage tile on property (See Map)
- Excellent tile outlet
- 94.4 CPI
- Anhydrous has been applied to this property

Asking Price: \$1,240,000 (\$15,500/ Acre)

Tract 2 • 80 Acres M/L (subject to survey)

- Legal Description: S1/2 NW1/4 of Section 17, Township 103N, Range 42W, Nobles County, Minnesota, containing 80 acres, more or less.
- Drainage tile on property (See Map)
- Excellent tile outlet
- 94.3 CPI
- Windmill Income: \$6,900 annually
- Anhydrous has been applied to this property

Asking Price: \$1,272,000 (\$15,900/ Acre)

FSA Information:

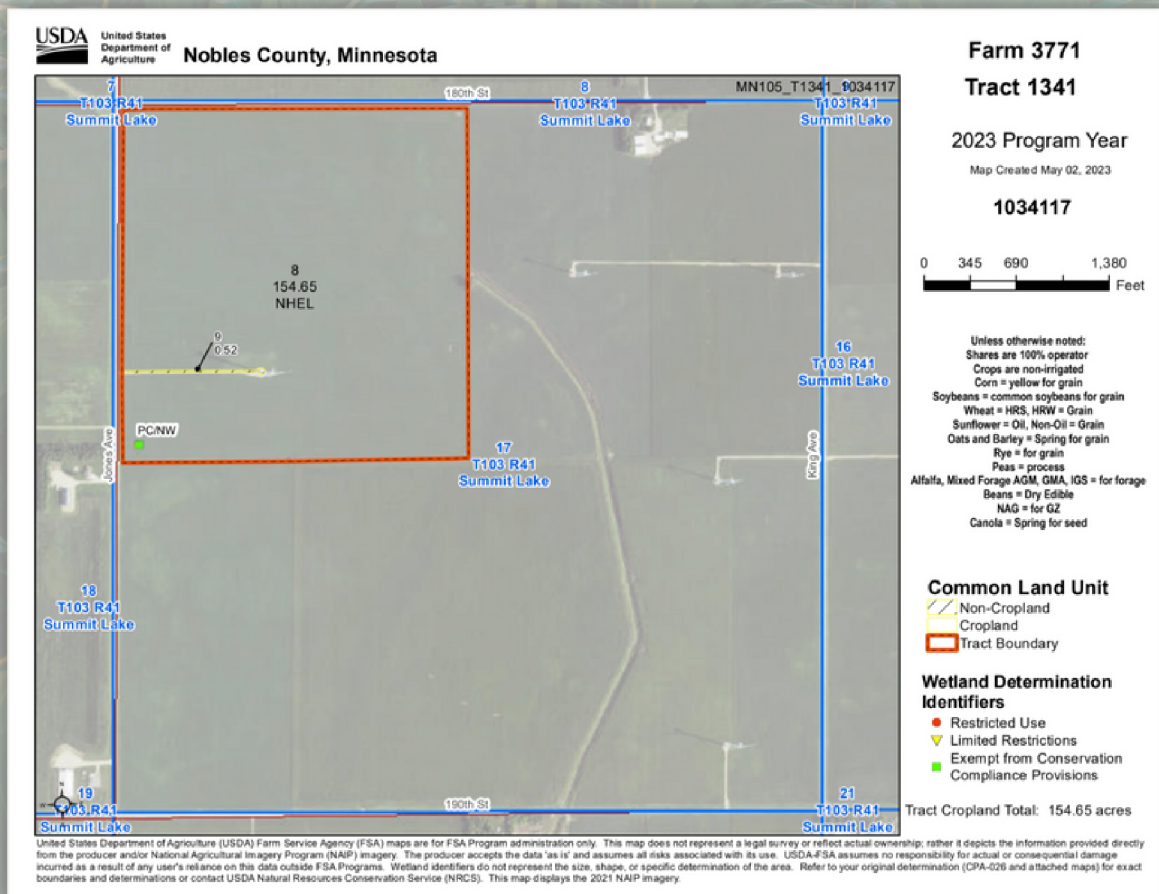
- 154.65 DCP cropland acres
- 101.1 Corn Base Acres
- 53.55 Soybean Base Acres
- 165 Corn PLC Yield
- 40 Soybean PLC Yield
- If property is split a new determination will be made

Property Location: *From Rushmore, Minnesota head North 7 miles on Jones Avenue, property is on east side of road.*

Terms: Offeror's will have a chance to place their highest and best offer/offers on the individual 80 acre tracts or the entire 160 acre tract. We will be reviewing offers on this property **until 12:00 PM, Monday November 27th, 2023**. If the tracts are sold individually exact acres will be subject to a survey. Seller will pay for survey if tracts are sold individually. Upon an accepted offer, the buyer shall make a 10% non-refundable earnest money down-payment, which will be held in High Point Land Trust Account. The sale will not be contingent upon buyer financing. Closing will be January 3rd, 2023 or sooner. Possession will be granted immediately after closing. Seller shall pay 2023 tax in full. This property is being sold AS IS/ WHERE IS. All information provided on this property is believed to be correct, but not guaranteed. **The sale of this property is contingent upon the seller successfully purchasing a replacement property to satisfy a 1031 tax-deferred exchange.**

75,000
ACRES SOLD

FSA Map



75,000
ACRES SOLD

Aerial Map



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 43° 43' 42.12, -95° 47' 17.31

0ft 589ft 1178ft



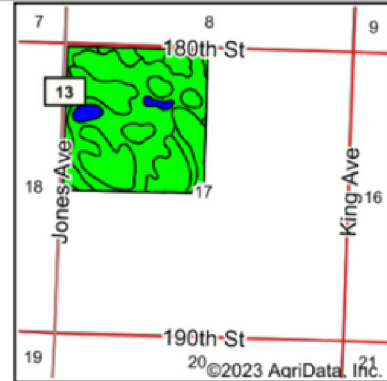
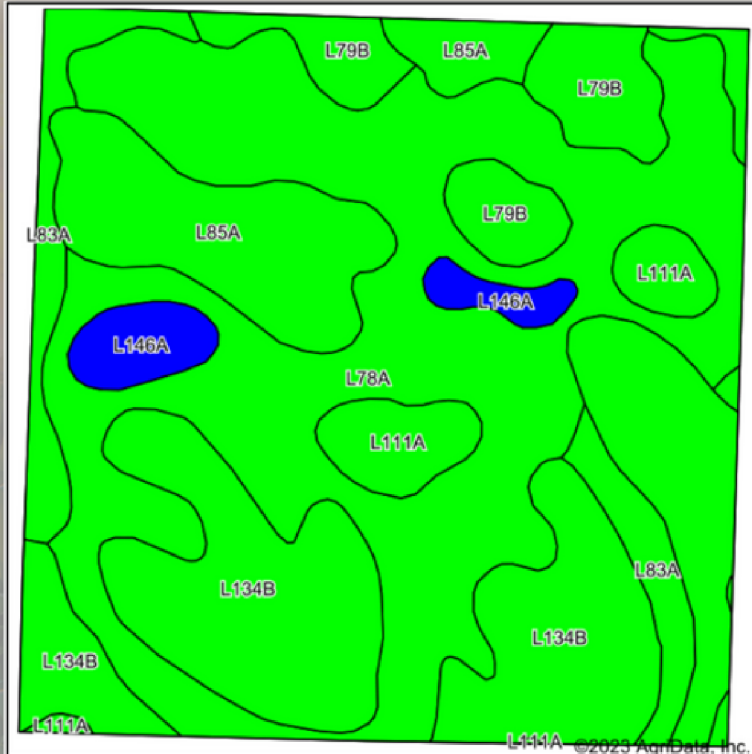
17-103N-41W
Nobles County
Minnesota

11/14/2023

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



Soils Map - Entirety



State: **Minnesota**
 County: **Nobles**
 Location: **17-103N-41W**
 Township: **Summit Lake**
 Acres: **155.18**
 Date: **11/14/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

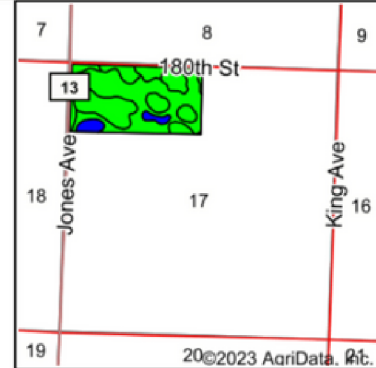
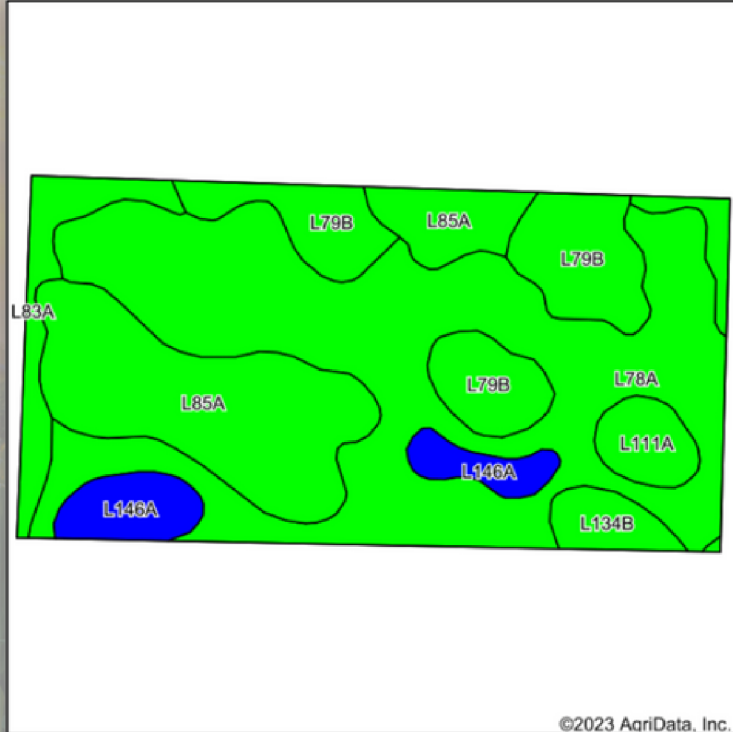
Area Symbol: MN105, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Corn	*n NCCPI Soybeans	
L78A	Canisteo clay loam, 0 to 2 percent slopes	64.89	41.8%		llw	93	71	81	
L134B	Clarion-Crooksford complex, 1 to 5 percent slopes	42.89	27.6%		lle	95	80	75	
L85A	Nicollet clay loam, 1 to 3 percent slopes	15.78	10.2%		lw	99	81	81	
L83A	Webster clay loam, 0 to 2 percent slopes	10.45	6.7%		llw	93	78	82	
L79B	Clarion loam, 2 to 6 percent slopes	10.37	6.7%		lle	95	78	83	
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	6.13	4.0%		le	100	81	82	
L146A	Glencoe silty clay loam, 0 to 1 percent slopes	4.67	3.0%		lllw	86	77	79	
Weighted Average						1.89	94.4	*n 76	*n 79.5

*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.



Soils Map - Tract 1



State: **Minnesota**
 County: **Nobles**
 Location: **17-103N-41W**
 Township: **Summit Lake**
 Acres: **77.23**
 Date: **11/15/2023**



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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	*n NCCPI Corn	*n NCCPI Soybeans
L78A	Canisteo clay loam, 0 to 2 percent slopes	37.46	48.5%		llw	93	71	81
L85A	Nicollet clay loam, 1 to 3 percent slopes	15.97	20.7%		lw	99	81	81
L79B	Clarion loam, 2 to 6 percent slopes	10.69	13.8%		lle	95	78	83
L83A	Webster clay loam, 0 to 2 percent slopes	4.77	6.2%		llw	93	78	82
L146A	Glencoe silty clay loam, 0 to 1 percent slopes	4.22	5.5%		lllw	86	77	79
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	2.20	2.8%		le	100	81	82
L134B	Clarion-Crooksford complex, 1 to 5 percent slopes	1.92	2.5%		lle	95	80	75
Weighted Average					1.82	94.4	*n 75.3	*n 81.1

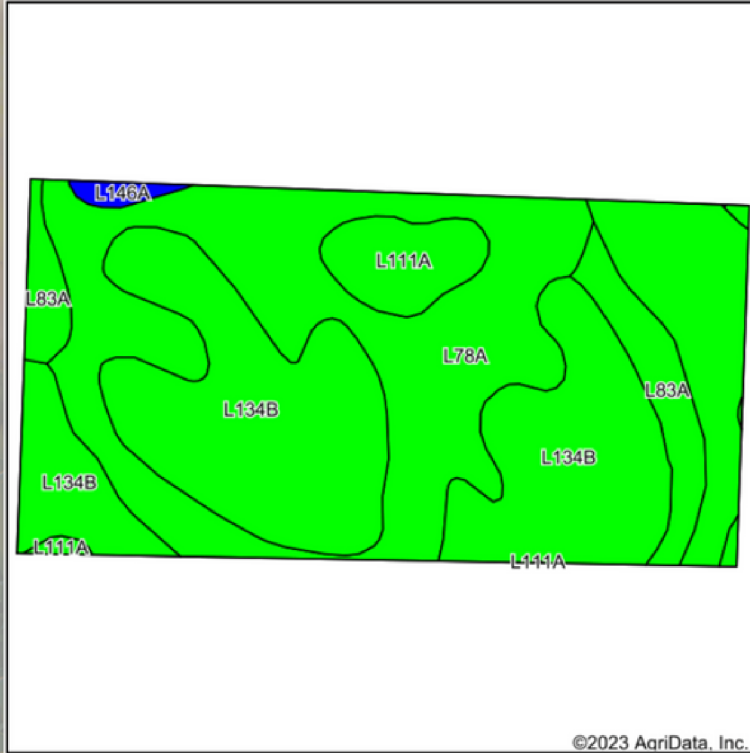
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Soils Map - Tract 2



State: **Minnesota**
 County: **Nobles**
 Location: **17-103N-41W**
 Township: **Summit Lake**
 Acres: **77.81**
 Date: **11/15/2023**



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	*n NCCPI Corn	*n NCCPI Soybeans
L134B	Clarion-Crooksford complex, 1 to 5 percent slopes	40.39	51.9%		Ille	95	80	75
L78A	Canisteo clay loam, 0 to 2 percent slopes	27.20	35.0%		Ilw	93	71	81
L83A	Webster clay loam, 0 to 2 percent slopes	5.74	7.4%		Ilw	93	78	82
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	3.88	5.0%		le	100	81	82
L146A	Glencoe silty clay loam, 0 to 1 percent slopes	0.60	0.8%		Ilw	86	77	79
Weighted Average						1.96	*n 76.7	*n 78

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

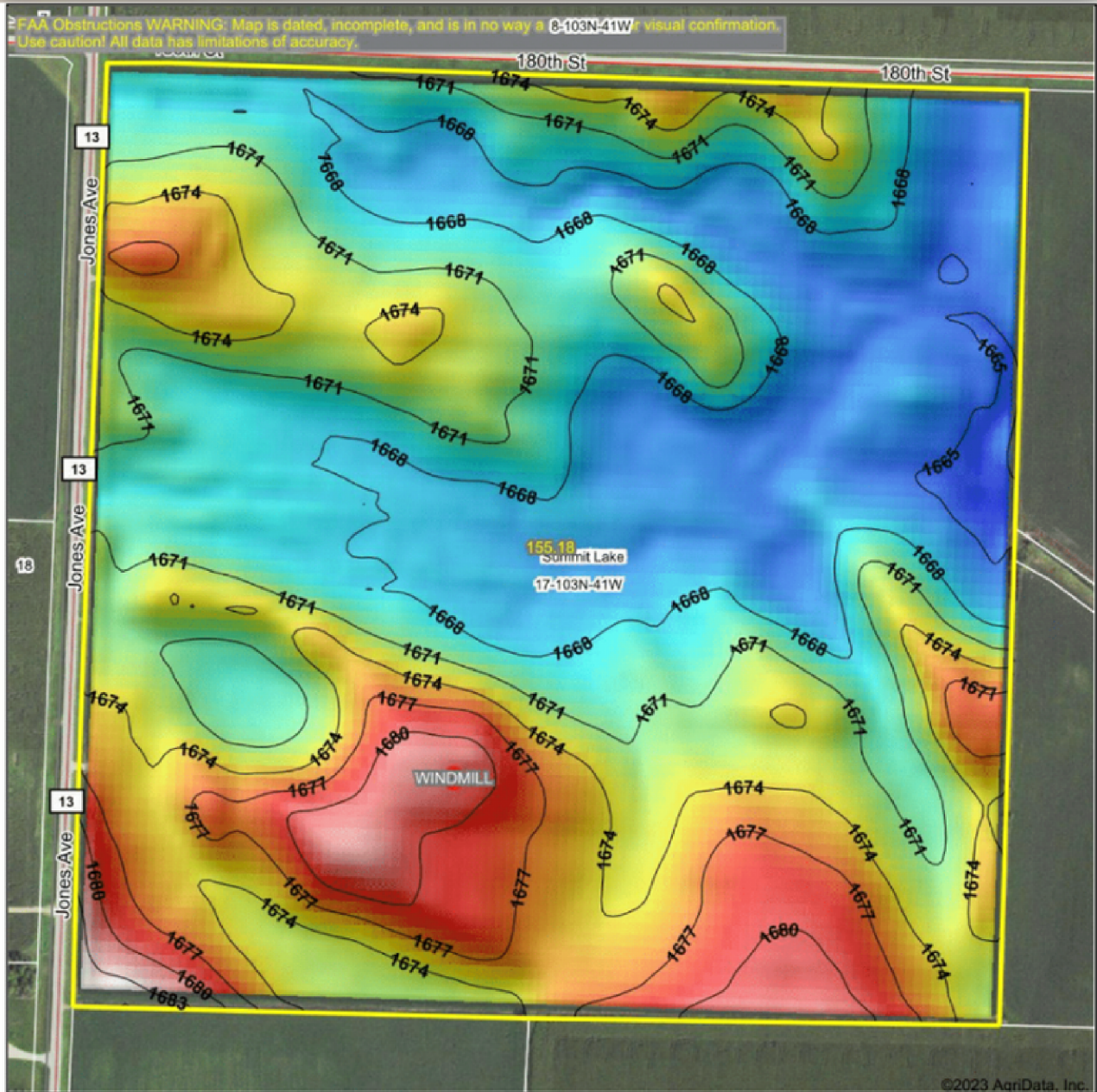
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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75,000
ACRES SOLD

Topo Map



©2023 AgriData, Inc.



Source: USGS 10 meter dem



Interval(ft): 3

Min: 1,663.5

Max: 1,684.4

Range: 20.9

Average: 1,671.5

Standard Deviation: 4.33 ft



11/14/2023

17-103N-41W
Nobles County
Minnesota



Maps Provided By:



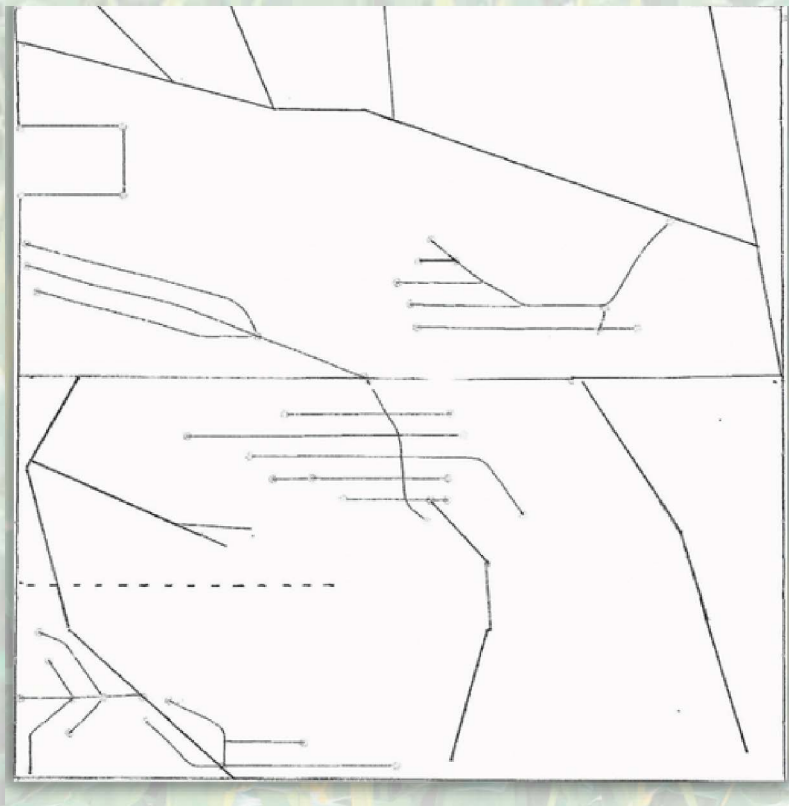
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 43° 43' 42.12, -95° 47' 17.31

75,000
ACRES SOLD

Tile Map





Fertilizer Reciept

Crop: BEAN,STOBLESGROUND

Ship Via: Company Vehicle County: NOBLES

Product #	Product Description	Quantity	Unit Price	Sales Tax	Gross Ext'd Price
1000175798	82-0-0 NH3 - AG BULK	16.2300 TN	610.0000		25,156.50
		32460.0000 LB			
1000189836	TONNAGE TAX	1.0000 EA	20.6121		20.61
1001037125	NITRAIN BULLET 1GA BLK	81.1500 GA	25.0000		2,028.75
	84886-4-34704				
1000000507	NH3 APPLICATION/CHISEL	153.0000 AC	18.0000		2,754.00

Applicator Lic#: 20218028 Applicator Expiration Date: 12/31/2023
 Site ID: Summit lake 17 NW 1/4
 Rig Selected: 8720 KEVIN

Safety Data Sheets are available upon request for applicable products. Contact your local branch for details. For a medical emergency involving this product, call 1-866-944-8565. For help with any spill, leak, fire or exposure, call Chemtrec at 1-800-424-9300.

***** Blend Analysis *****

Product:	82-0-0 NH3 - AG BULK (1000175798)				
Percent	82.000	0.000	0.000	1.000	
Guaranteed Analysis By	N	P	K	Humic	
LBS/Acre	160.00	0.00	0.00	1.95	

Agricultural Pesticides sold in MN include a gross sales fee 0.55% and ACCRA surcharge 0.17% for total 0.72% has NOT changed. Please immediately call (833) 684-9293 and speak to a member of our Credit Department if you are asked to change bank information. Again, DO NOT CHANGE OUR BANK REMITTANCE INFORMATION.

FRAUD ALERT - Our bank information

Additional Information

Payment Terms: 2PYRCA 5% 1/20 6/20 51520 SEP FOA

Invoice Sub Total:	14,703.66
Sales Tax:	0.00
Invoice Total:	14,703.66
Less Prepay Used:	0.00
Less Prepay Discount:	0.00
Gross Invoice Total:	14,703.66
Amount Due:	14,703.66

Remit To:

Nutrien Ag Solutions, Inc.
 44107 OKABENA RD
 LAKEFIELD, MN 56150



156-EZ

Tract Number	: 1341
Description	: NW4 S17/SL
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	: DAVID HOKENESS, CINDY HOKENESS
Other Producers	: None
Recon ID	: None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.17	154.65	154.65	0.00	0.00	0.00	0.00	0.0

Tract 1341 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	154.65	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	101.10	0.00	165
Soybeans	53.55	0.00	40
TOTAL	154.65	0.00	



Property Tax



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

TOWN OF SUMMIT LAKE

Property ID Number: 17-0089-000
 Property Description: SECT-17 TWP-103 RANG-41

NW1/4 ACRES 160.00

11629-T

ACRES 160.00

2023

PROPERTY TAX STATEMENT

PRCL# 17-0089-000 RCPT# 5453
 TAXES PAID BY ACH 11,525 12,102
 TC

Values and Classification		
Taxable Payable Year	2022	2023
Step 1	Estimated Market Value:	1,152,500 1,210,200
	Homestead Exclusion:	
	Taxable Market Value:	1,152,500 1,210,200
	New Improve/Expired Excls:	
	Property Class:	AGRI NON-HS AGRI MID HSTD
	Sent in March 2022	
Step 2	Proposed Tax	6,415.00
	* Does Not Include Special Assessments	
	Sent in November 2022	
Property Tax Statement		
Step 3	First half Taxes:	3,464.00
	Second half Taxes:	3,464.00
	Total Taxes Due in 2023	6,928.00

\$\$\$
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.

- Use this amount on Form M1PR to see if you are eligible for a homestead credit refund
 File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**
- Use these amounts on Form M1PR to see if you are eligible for a special refund
- Property taxes before credits
- A. Agricultural and rural land tax credits
 B. Other credits to reduce your property tax
- Property taxes after credits
- County
- City or Town
- State General Tax
- School District 518
 A. Voter approved levies
 B. Other local levies
- Special Taxing Districts:
 A. SWRDC
 B. KANARANZI-LITTLE ROCK
 C.
 D.
- Non-school voter approved referendum levies
- Total property tax before special assessments

Taxable Payable Year	2022	2023
		.00
	.00	
	7,765.02	7,419.76
	.00	.00
	1,242.42	1,275.20
	6,522.60	6,144.56
	4,191.93	4,049.60
	294.46	294.08
	.00	.00
	786.37	518.12
	1,108.66	1,136.09
	17.86	16.94
	123.32	129.73
	6,522.60	6,144.56
	313.40	783.44
	6,836.00	6,928.00

- Special Assessments on Your Property
 13. A. 20110 JUDICIAL DITCH #11-B
 B.
 C.
 D.
- YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2 2ND HALF PAY STUB **2023** 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# 17-0089-000 RCPT# 5453
 AGRI MID HSTD

TAXES PAID BY ACH
 AMOUNT DUE
 NOVEMBER 15, 2023 3,464.00

YOUR CANCELED CHECK IS YOUR RECEIPT.

11629-T

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

1 1ST HALF PAY STUB **2023** 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# 17-0089-000 RCPT# 5453
 AGRI MID HSTD

TAXES PAID BY ACH
 AMOUNT DUE 6,928.00
 MAY 15, 2023 3,464.00

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

11629-T

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

and where we belong

160
+/- ACRES

NOBLES COUNTY, MN

Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SEAN HABERMAN (507) 360-6575

OFFICE: 520 S Main St, Stewartville, MN 55976

Sean@HighPointLandCompany.com



**HIGH POINT
LAND COMPANY**

HIGHPOINTLANDCOMPANY.COM

RE LIC: 40861747