

ONLINE TIMED

LAND AUCTION



NOBLES COUNTY, MINNESOTA
TUESDAY, DECEMBER 16 • ENDS 1PM

507-360-6575 • 375 COUNTY ROAD 5, WORTHINGTON, MN 56187

TERMS: 10% down upon signing purchase agreement with balance due at closing. Full terms & conditions can be found on our website.
Listing Agent: Sean Haberman RE LIC #408617470 Registered MN Auctioneer/Broker Jacob Hart RE LIC #55-11001/55-7 Phone # 319-559-2345



160+/- ACRES NOBLES COUNTY, MN



DESCRIPTION:

High Point Land Company is honored to present the Kalmus Family Farm, a premier tract of farmland located in Summit Lake Township, Nobles County, Minnesota. This exceptional 160+/- acre property represents a rare opportunity to purchase some of the most productive and sought-after farmland in the region. With highly rated soils, gentle rolling topography, and excellent drainage outlet, this is an opportunity you will not want to miss.

Legal Description: SW $\frac{1}{4}$, Section 2, Township 103N, Range 41W

Total Acres: 160+/-

DCP Cropland Acres (per FSA): 152.36+/-

2025 Actual Farmed Acres: 141.18+/- (A portion of this farm was recently taken out of CRP and could be returned to cropland if desired.)

CPI: 94.7

Predominant Soil Types: Clarion Loam, Webster Clay Loam, Nicollet Clay Loam

Topography: Gentle rolling, allowing for excellent natural drainage

Tile: Tile is present, though maps are unavailable

Taxes (2025): \$6,912

Parcel ID: 17-0009-000

Property Class: Agricultural Non-Homestead

The Kalmus Family Farm is a highly productive and well-maintained tract offering a strong agronomic potential and exceptional soil profile. The land is open for the 2026 growing season, giving the new owner flexibility to lease or operate.



160+/- ACRES NOBLES COUNTY, MN

PROPERTY FEATURES:

- 94.7 CPI
- Highly productive soil types
- Natural drainage
- Rare opportunity in a strong farming community

PROPERTY ADDRESS:

TBD 170th St, Reading, MN 56165

DRIVING DIRECTIONS:

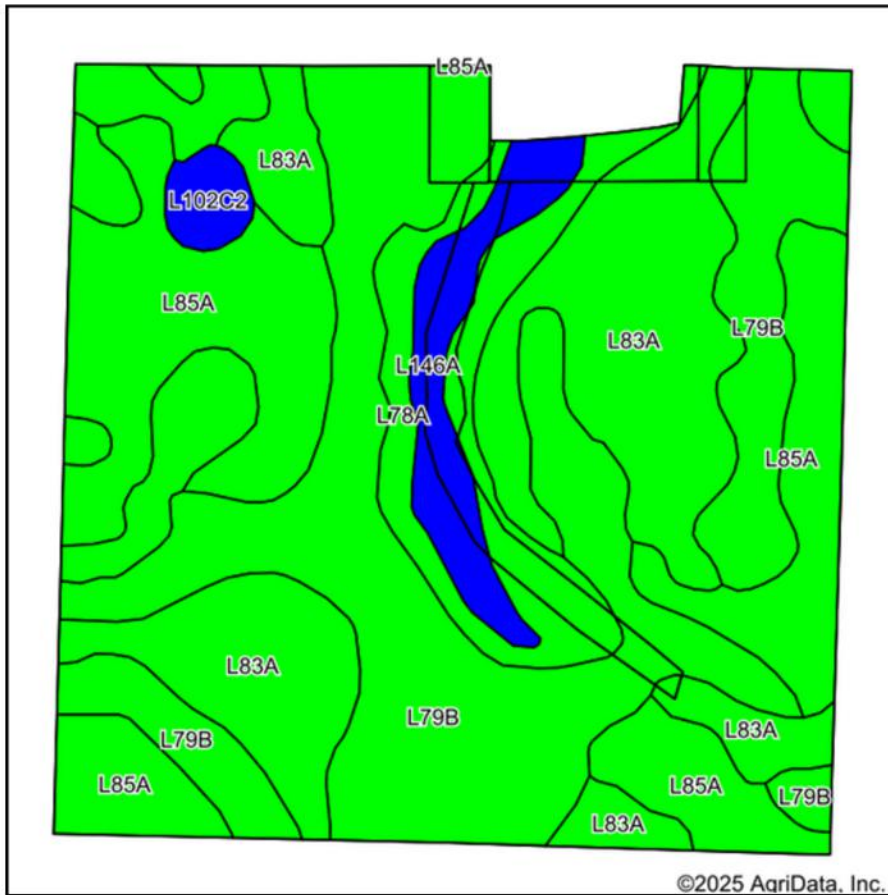
From Reading, MN drive 1 Mile NW on HWY 266, Turn right on Lais Ave, Drive North 2 miles, property is on the East side of road. Signs will be posted.



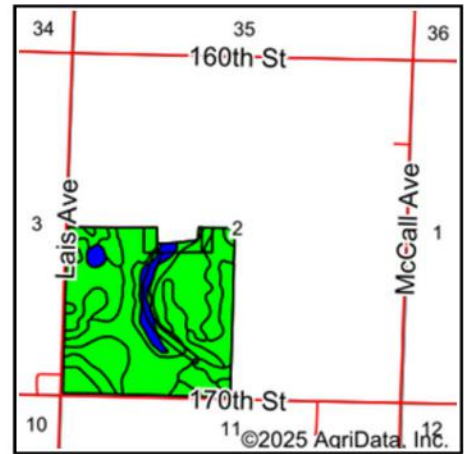
AERIAL MAP



Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Nobles**
 Location: **2-103N-41W**
 Township: **Summit Lake**
 Acres: **152.36**
 Date: **11/4/2025**

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



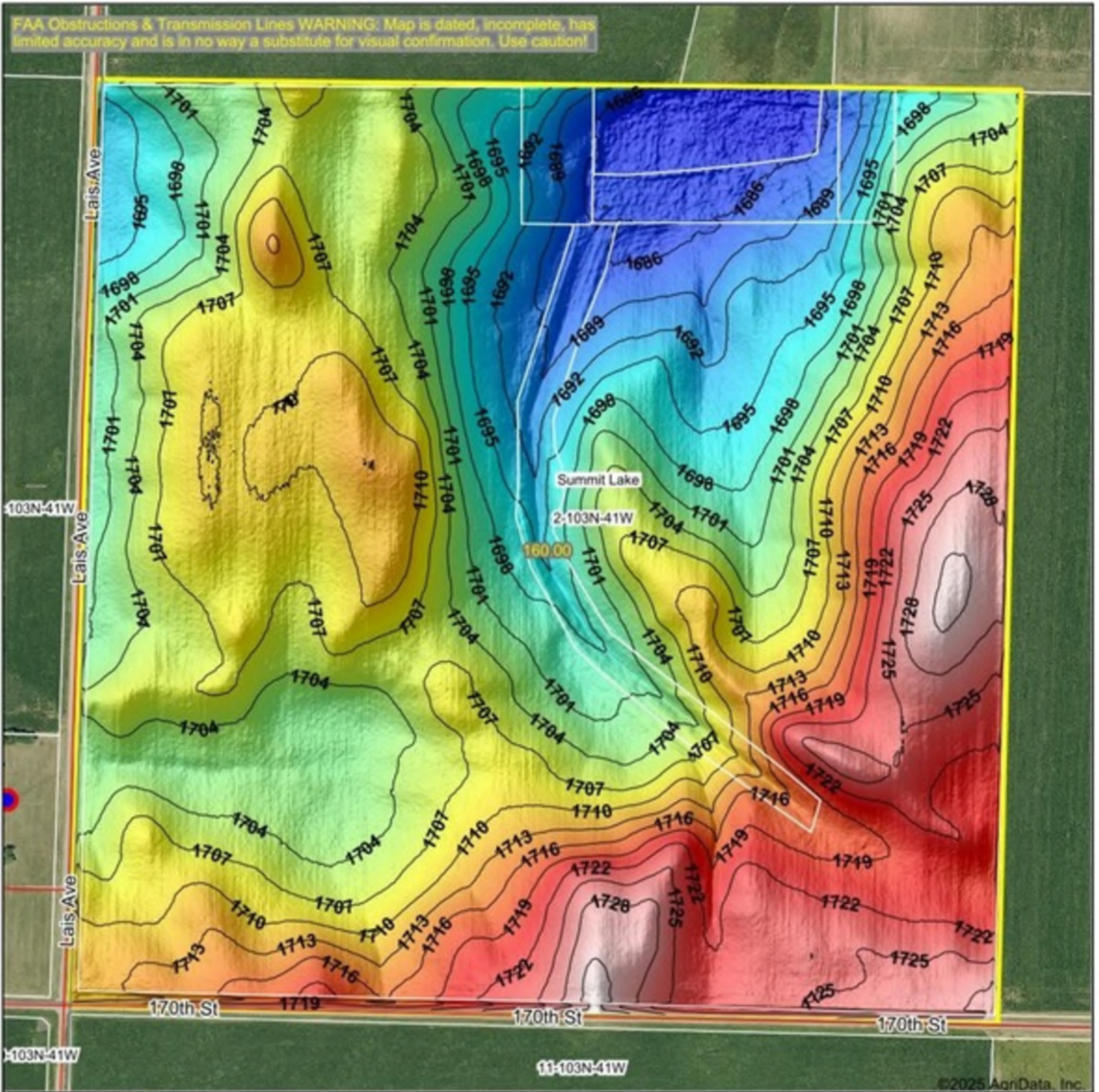
Archived Soils Ending 10/20/2025 Area Symbol: MN105, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index
L79B	Clarion loam, 2 to 6 percent slopes	56.25	37.0%		Ile	95
L83A	Webster clay loam, 0 to 2 percent slopes	41.45	27.2%		IIw	93
L85A	Nicollet clay loam, 1 to 3 percent slopes	34.90	22.9%		Iw	99
L78A	Canisteo clay loam, 0 to 2 percent slopes	11.12	7.3%		IIw	93
L146A	Glencoe silty clay loam, 0 to 1 percent slopes	6.76	4.4%		IIw	86
L102C2	ClarionStorden complex, 6 to 10 percent slopes, moderately eroded	1.88	1.2%		IIIe	87
Weighted Average					1.83	94.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

Topography Hillshade



Source: USGS 1 meter dem

Interval(ft): 3

Min: 1,683.4

Max: 1,732.8

Range: 49.4

Average: 1,707.0

Standard Deviation: 11.02 ft

0ft 442ft 884ft



2-103N-41W
Nobles County
Minnesota

Boundary Center: 43° 45' 1.93, -95° 43' 40.82

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

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



Abbreviated 156 Farm Record

Operator Name : XXXXXXXXXX
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
155.78	152.36	152.36	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	152.36	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	76.70	0.00	168	
Soybeans	64.50	0.00	43	
TOTAL	141.20	0.00		

NOTES

Tract Number : 20747

Description : SW4 S2/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 contains a wetland or farmed wetland
WL Violations : None
Owners : DONNA KALMUS & JOHN KALMUS TR
Other Producers : XXXXXXXXXX
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.78	152.36	152.36	0.00	0.00	0.00	0.00	0.0

MINNESOTA

NOBLES

Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

FARM : 5097

Prepared : 10/27/25 2:14 PM CST

Crop Year : 2026

Abbreviated 156 Farm Record

Tract 20747 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	152.36	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	76.70	0.00	168
Soybeans	64.50	0.00	43

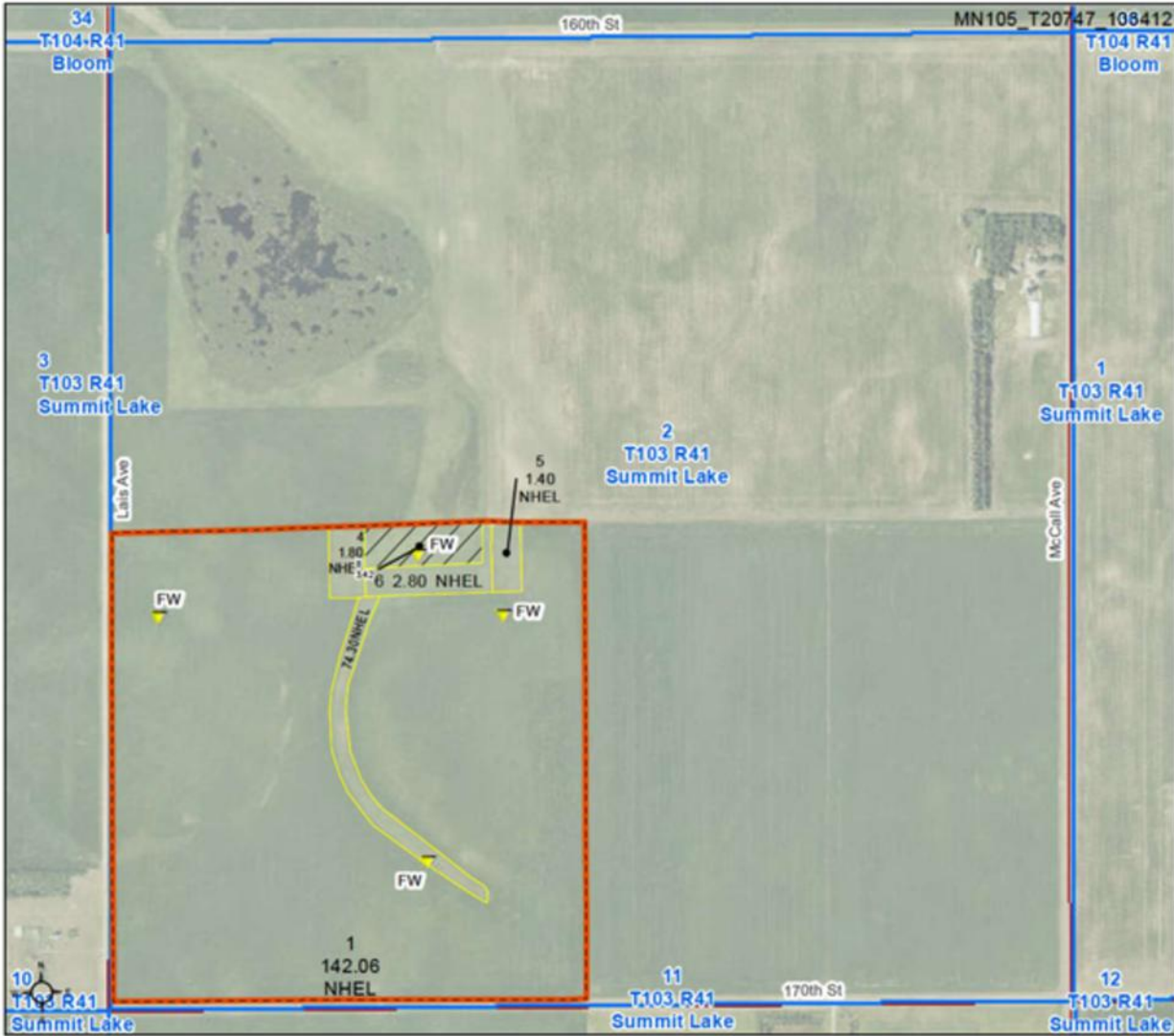
TOTAL	141.20	0.00
--------------	---------------	-------------

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, 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 [How to File a Program Discrimination Complaint](#) 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) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



2025 Program Year

Map Created April 20, 2025

0 345 690 1,380 Feet

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: 152.36 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 2023 NAIP imagery.

TERMS AND CONDITIONS



The Terms & Conditions of Sale are set forth up on the following pages in this Property Information Packet. The information set forth and contained herein is deemed to be accurate and reliable but is not warranted or guaranteed by the Broker, its agents, farm managers, staff, appraisers, or the seller. The owner of the properties and High Point Land Company 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. High Point Land Company, Auctioneers, Subcontractors and/or property owners or tenants are not responsible for advertising, maps, tile system, photos, property lines or any other discrepancies, inaccuracies, or errors in marketing material. Access to property, utilities, water drainage/ditches or any measurements including but not limited to acreage, square footage, road frontage and/or mappings boundary lines shared herein has not been independently verified and is for purposes of marketing only. If access to property, exact measurement or access to utilities or ditches is a concern the property should be independently measured, investigated, tested or surveyed by prospective buyer. **All ANNOUNCEMENTS ON AUCTION DAY or UPDATED AUCTION DAY TERMS ONLINE TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.** High Point Land Company LLC and its employees act as agents 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" Only the top bidder will be contacted as to the status of her/his bid. Information provided by the seller and or obtained by High Point Land Company LLC is deemed reliable and correct however all property is sold as is, where is and all buyer or sellers agree to hold harmless High Point Land Company 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 below.

TERMS AND CONDITIONS

- Seller may reject any or all bids.
- Seller will provide a clear and marketable title free of any liens and encumbrances and convey property by Warranty Deed.
- The auction sale is for registered bidders & their guests. All bidding is open to the public & the property is offered for sale to qualified purchasers without regard to race, sex, color, natural origin, religion, familial status, or disability.

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 based auctioneer's discretion of the multi parcel auction method.

2025 taxes will be paid by Seller. Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner.

TILLAGE PAYMENT- At closing, Buyer shall be responsible for paying \$30.00 per acre for fall tillage completed on the property.

EASEMENTS- The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

CLOSING- The successful bidder(s) will be required to sign a purchase agreement at the close of the real estate auction or within 24 hours with auction agent or electronically. Closing will be on or before January 20th, 2026 after a signed purchase agreement. A total deposit of non-refundable 10% of the purchase price will be required. Those funds will be placed in the Winter Title & Abstract Trust Account as earnest money until closing. Balance of the purchase price must be paid in full with cashier's check at closing on or before date listed on purchase agreement signed by all parties. Closing will be under the supervision of Winter Title & Abstract.

ONLINE BIDDING- You acknowledge that the internet or data connection may be unreliable and subject to network error. High Point Land Company LLC will not guarantee that bids placed online will be transmitted to or received by auctioneer in a timely fashion. You agree to hold High Point Land Company 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 canceled if the internet service is unstable and interrupts any live or online auction. The auctioneer has the sole discretion to accept or reject any bid. High Point Land Company LLC retains the right at our sole discretion to add, delete or change some or all of our online auctions or services and the terms or conditions governing our online auctions at any time without notice.

ENVIRONMENTAL DISCLAIMER- The seller, broker & auctioneers 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. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any wells.

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. Bidders shall rely solely on their own judgment, research, legal counsel, and tax advisors when purchasing this real estate.

LEASE- Farm shall be open to farm or rent for the 2026 growing season. 2025 rents will be retained by the seller.

CRP and/or USDA Programs- Buyer and seller agree that buyer shall succeed any and all USDA contracts. Agrees to Sign USDA documents and accept responsibility and payments for the future term of the contract. Buyer agrees to hold seller harmless and succeed all USDA contracts unless otherwise agreed upon.

Preferential Tax treatment, Green Acres or Forest Reserve Programs- Buyer agrees to accept property tax class or treatments and understands and agrees that property taxes may change due to buyer not being applicable to receive property tax benefits.

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

SURVEY- Survey will not be provided but can be requested at buyer's expense.

SELLER'S PERFORMANCE- The seller has agreed to the terms of the sale as published. However, the broker and auctioneer make no warranties or guarantees as to the seller's performance.

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



SEAN HABERMAN

507-360-6575

SEAN@HIGHPOINTLANDCOMPANY.COM



Bonita Damm- Talafous: "Selling our family farm was emotional to say the least. High Point was great walking us through the process and Sean Haberman, as our land agent, was amazing. He was attentive to our needs, answered every question we had, listened to our expectations, took feedback and got us top dollar. Sean was professional yet personal. He represented our interests and marketed our parents' acreage wonderfully. He honored them well. We would recommend High Point and especially Sean Haberman to anyone."



Rhonda Priem: "Sean Haberman did an excellent job representing my family in the sale of our family farm. He listened to our concerns and included us in every step of the process. Sean worked hard to promote our property and created a competitive bidding process. We would highly recommend Sean to anyone seeking an agent."



LIC: #40861747

SCAN TO SEE
MY LISTINGS



**HIGH
POINT**
LAND COMPANY

507-360-6575 • 375 COUNTY ROAD 5, WORTHINGTON, MN 56187
HIGHPOINTLANDCOMPANY.COM