

Live & Online

LAND AUCTION

295.72
+/- ACRES



NOBLES COUNTY, MINNESOTA
THURSDAY, NOVEMBER 13 • 1PM
ADRIAN AMERICAN LEGION, 109 MAIN AVE, ADRIAN MN, 56110

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



3 TRACTS • 295.72+/- ACRES NOBLES COUNTY, MN

DESCRIPTION:

Highpoint Land Company is honored to offer the Voss Family Estate. These farms will be sold on a live & online auction on November 13th, 2025 at 1:00PM CST. This is an excellent opportunity to purchase some of the best farmland in Minnesota. Rarely do tracts of this quality come to the open market. Each tract offers highly productive soils, outstanding crop potential, and an excellent tile outlet. Buyers will have the opportunity to bid on individual tracts or any combination.

PROPERTY FEATURES:

- Close proximity to many great grain markets, including the newly expanded New Vision feed mill in Magnolia.
- Top-end soils with CPIs up to 96.5
- Excellent tile outlets on all tracts
- Highly efficient, nearly all-tillable land
- Rare opportunity in a strong farming community

PROPERTY ADDRESS:

TBD Abbott Street, Magnolia, MN 56158
Westside Township - Section 7, Township 102, Range 43

DRIVING DIRECTIONS:

From Magnolia, MN Drive East on County Road 35 for 1 mile, properties are on the North side of road. Signs will be posted.

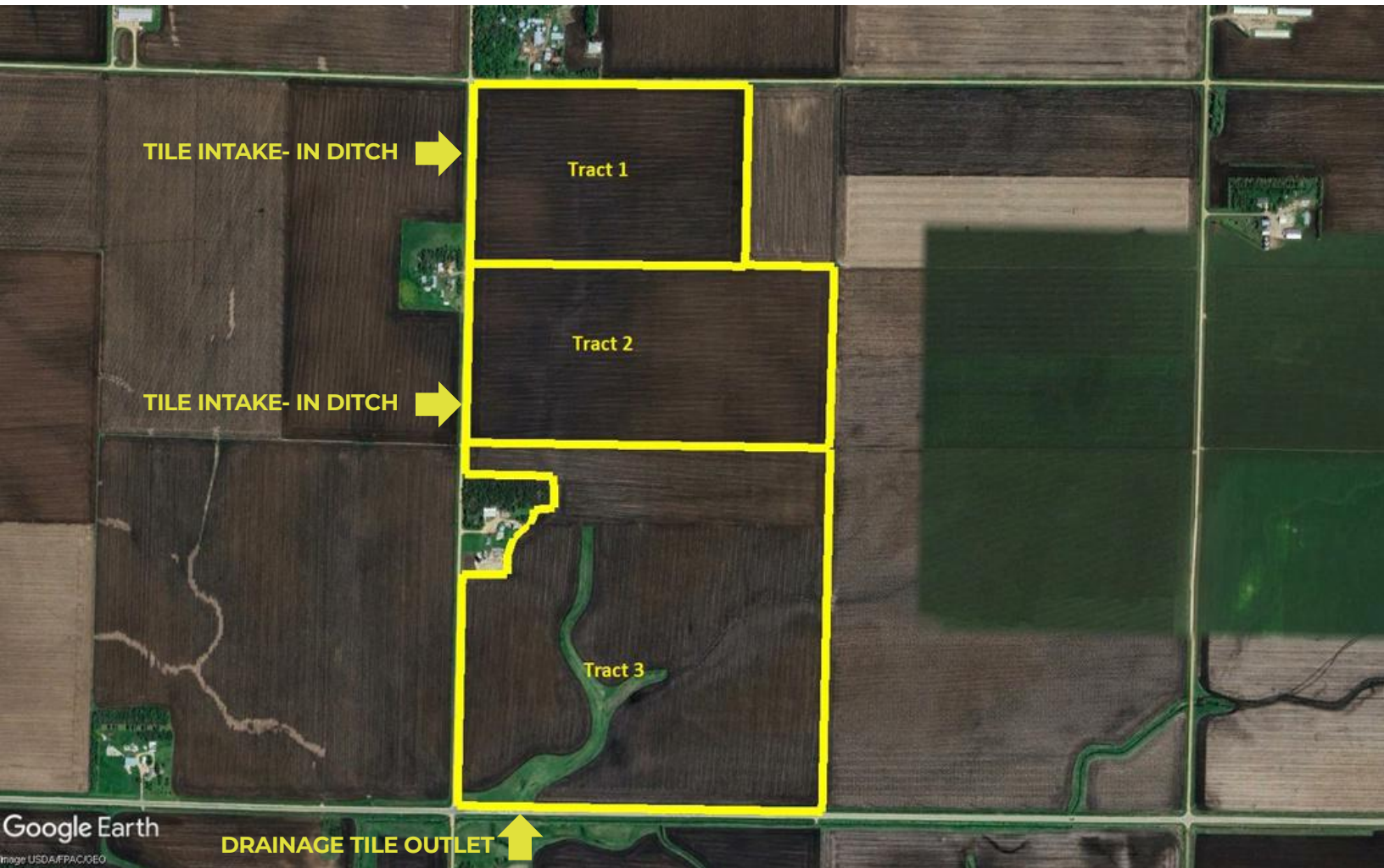


3 TRACTS • 295.72+/- ACRES NOBLES COUNTY, MN





3 TRACTS • 295.72+/- ACRES NOBLES COUNTY, MN





TRACT 1 • 60.84+/- ACRES NOBLES COUNTY, MN



DESCRIPTION:

Legal Description: N $\frac{1}{2}$ NW $\frac{1}{4}$, Section 7, Township 102, Range 43, excluding East 20 acres (exact description to be determined by survey).

Tillable Acres: 58.5 +/-

CPI: 96.2

Predominant Soils: Rushmore Silty Clay Loam, Ransom Silty Clay Loam, and Sac Silty Clay Loam

Tile: Many tile projects complete, Excellent outlet (see tile maps)

This tract features a nearly all-tillable footprint with top-end soils and productivity. It would pair exceptionally well with Tract 2 for a contiguous farming unit.

TRACT 1 AERIAL MAP

Aerial Map



Boundary Center: 43° 39' 28.36, -96° 2' 58.07

0ft 655ft 1310ft

7-102N-43W
Nobles County
Minnesota



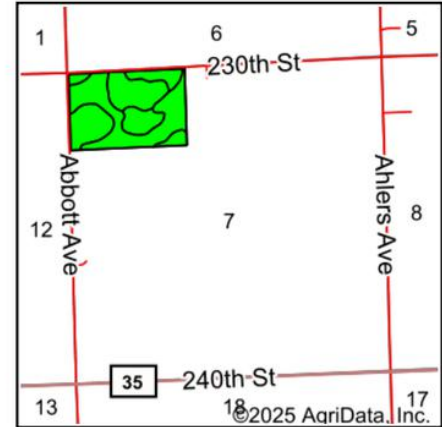
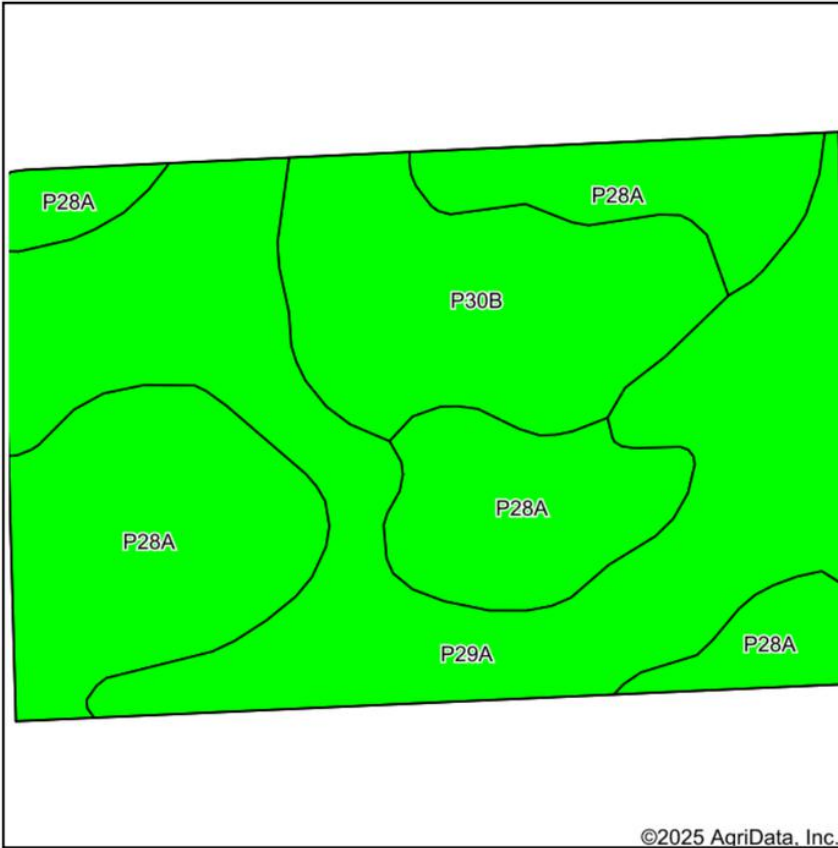
Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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9/16/2025

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

TRACT 1 SOILS MAP

Soils Map



State: **Minnesota**
 County: **Nobles**
 Location: **7-102N-43W**
 Township: **Westside**
 Acres: **58.5**
 Date: **9/16/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN105, Soil Area Version: 23

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	24.33	41.6%		Ilw	94
P28A	Ransom silty clay loam, 1 to 3 percent slopes	22.95	39.2%		Ie	99
P30B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	11.22	19.2%		Ile	95
Weighted Average					1.61	96.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

TRACT 1 TOPOGRAPHY MAP

Topography Contours

FAA Obstructions & Transmission Lines WARNING: Map is dated, incomplete, has limited accuracy and is in no way a substitute for visual confirmation. Use caution!



©2025 AgriData, Inc.

Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 1,515.7

Max: 1,535.9

Range: 20.2

Average: 1,525.3

Standard Deviation: 3.97 ft

0ft 357ft 714ft



9/16/2025

7-102N-43W
Nobles County
Minnesota

Boundary Center: 43° 39' 28.41, -96° 2' 58.03

Maps Provided By:



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



TRACT 2 • 80.72+/- ACRES NOBLES COUNTY, MN



DESCRIPTION:

Legal Description: S $\frac{1}{2}$ NW $\frac{1}{4}$, Section 7, Township 102, Range 43 (exact description to be determined by survey).

Tillable Acres: 79.9 +/-

CPI: 96.5

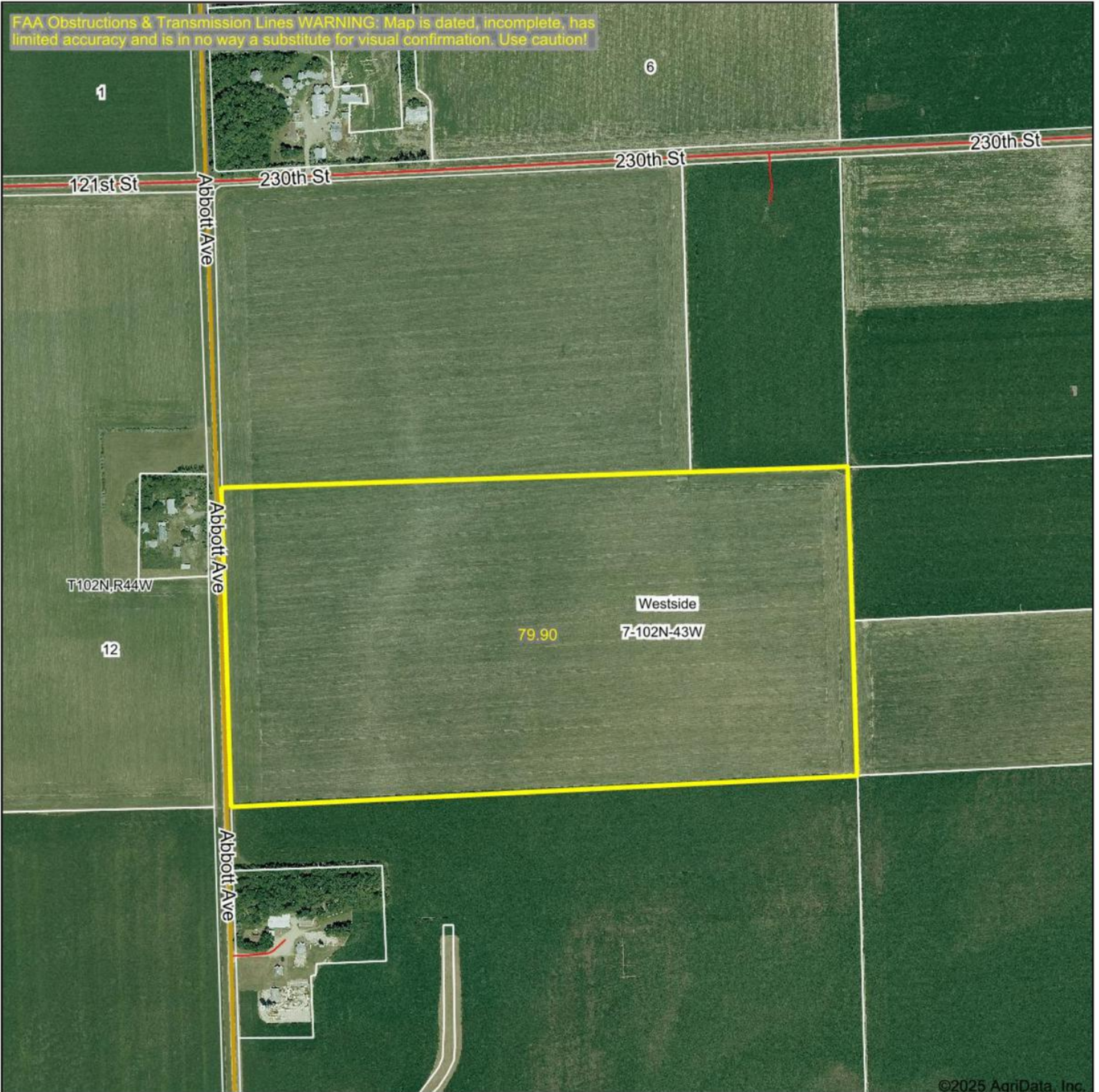
Predominant Soils: Ransom Silty Clay Loam, Rushmore Silty Clay Loam, and Sac Silty Clay Loam

Tile: Many tile projects complete, Excellent outlet (see tile maps)

A premier tract of farmland boasting nearly all tillable acres with some of the highest-rated soils in the county. Tracts 1 and 2 would pair nicely together, creating a 141.56 +/- acre continuous farm.

TRACT 2 AERIAL MAP

Aerial Map



Boundary Center: 43° 39' 15.48, -96° 2' 53.69

0ft 655ft 1310ft



9/16/2025

Maps Provided By:



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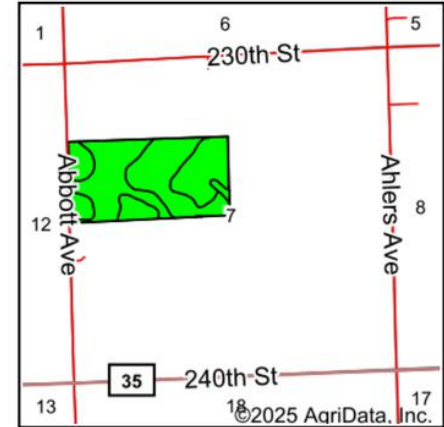
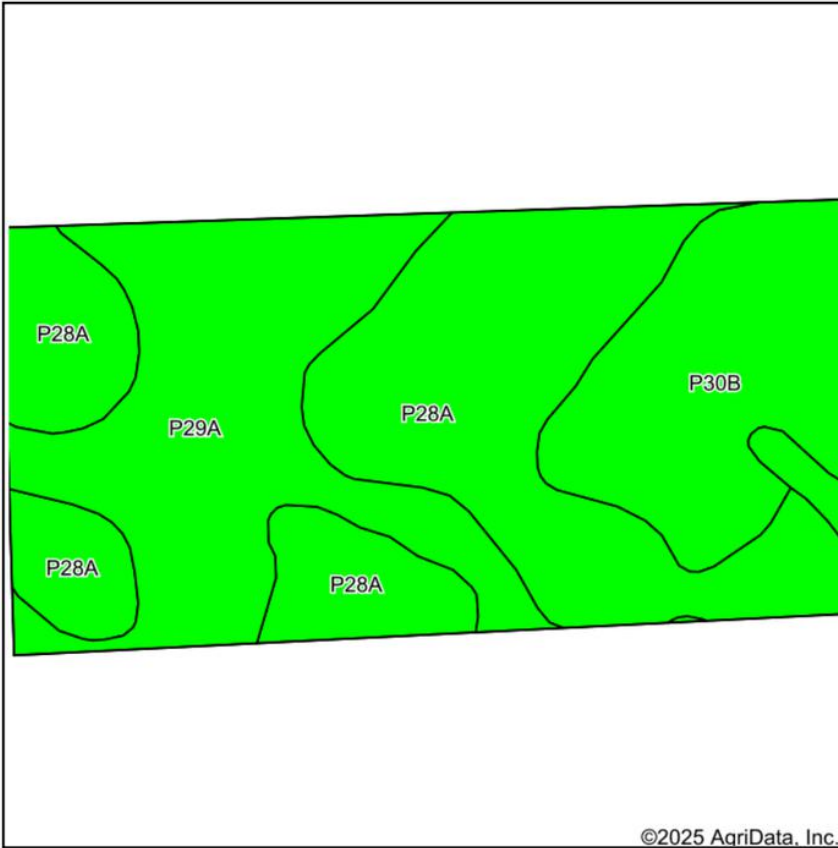
www.AgriDataInc.com

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

7-102N-43W
Nobles County
Minnesota

TRACT 2 SOILS MAP

Soils Map



State: **Minnesota**
 County: **Nobles**
 Location: **7-102N-43W**
 Township: **Westside**
 Acres: **79.9**
 Date: **9/16/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN105, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
P28A	Ransom silty clay loam, 1 to 3 percent slopes	37.25	46.6%		Ie	99
P29A	Rushmore silty clay loam, 0 to 2 percent slopes	26.07	32.6%		IIw	94
P30B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	16.58	20.8%		Ile	95
Weighted Average					1.53	96.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

TRACT 2 TOPOGRAPHY MAP

Topography Contours

FAA Obstructions & Transmission Lines WARNING: Map is dated, incomplete, has limited accuracy and is in no way a substitute for visual confirmation. Use caution!



Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 1,508.4

Max: 1,533.7

Range: 25.3

Average: 1,520.5

Standard Deviation: 5.97 ft

0ft 451ft 903ft



9/16/2025

7-102N-43W
Nobles County
Minnesota

Boundary Center: 43° 39' 15.48, -96° 2' 53.69

Maps Provided By:



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



TRACT 3 • 154.16+/- ACRES NOBLES COUNTY, MN



DESCRIPTION:

Legal Description: SW $\frac{1}{4}$, Section 7, Township 102, Range 43, excluding building site in NW corner (exact description to be determined by survey).

Tillable Acres: 141.15 +/-

CPI: 79.3

Predominant Soils: Rushmore Silty Clay Loam, Allendorf Silty Clay Loam, Ransom Silty Clay Loam, Biscay Silty Clay Loam, and Havelock Clay Loam

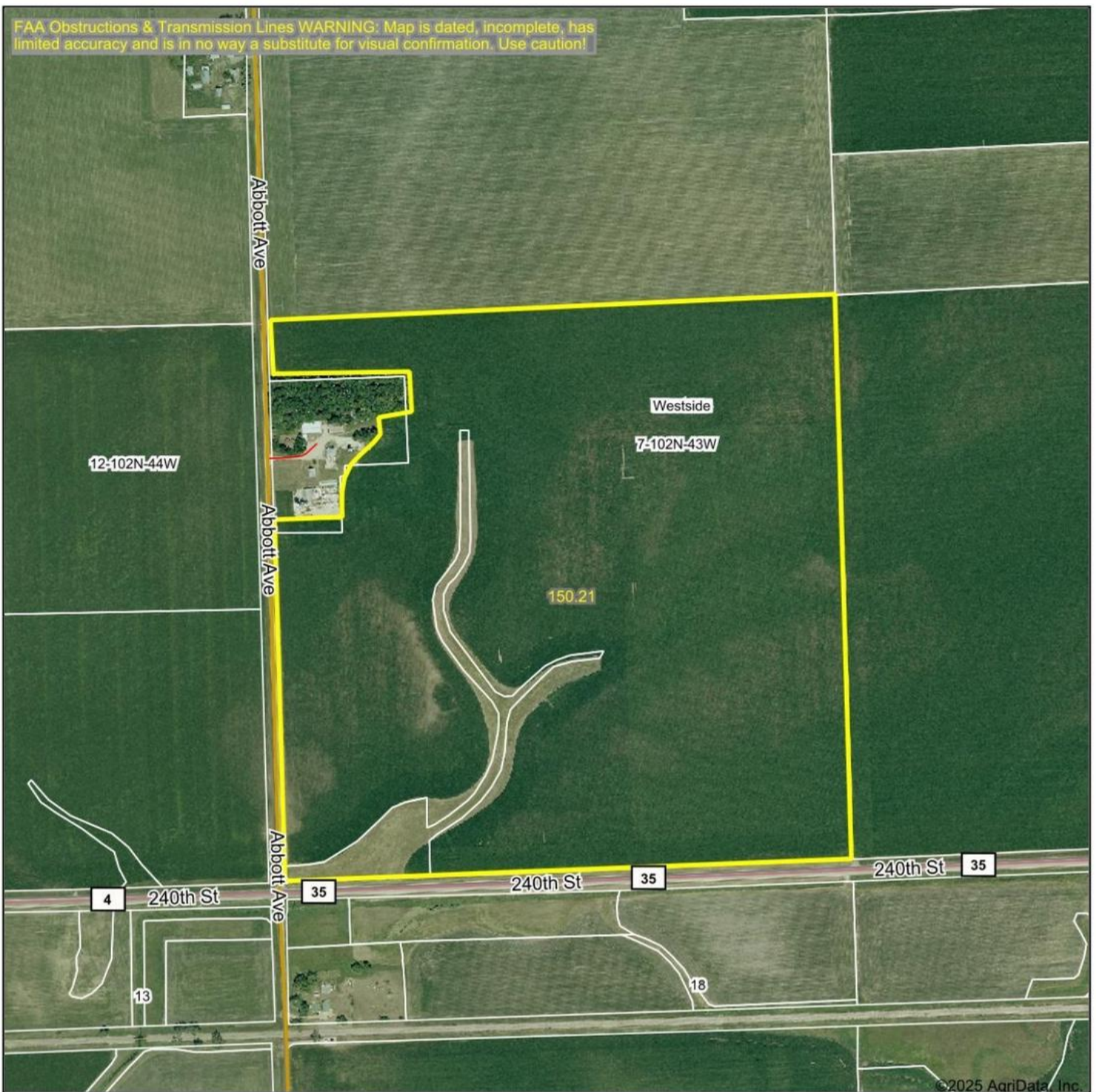
Tile: Excellent outlet. Tile outlet on South side of this tract (See Maps)

Topography: Gently rolling with good drainage

This larger tract offers a strong balance of highly productive acres with good drainage outlets and long rows. A versatile farm well-suited for row crop production with potential to combine with the other tracts for scale and efficiency.

TRACT 3 AERIAL MAP

Aerial Map



Boundary Center: 43° 38' 56.29, -96° 2' 53.81

0ft 719ft 1439ft

7-102N-43W
Nobles County
Minnesota



10/13/2025

Maps Provided By:

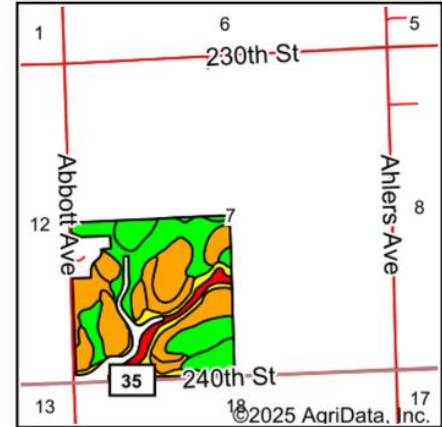
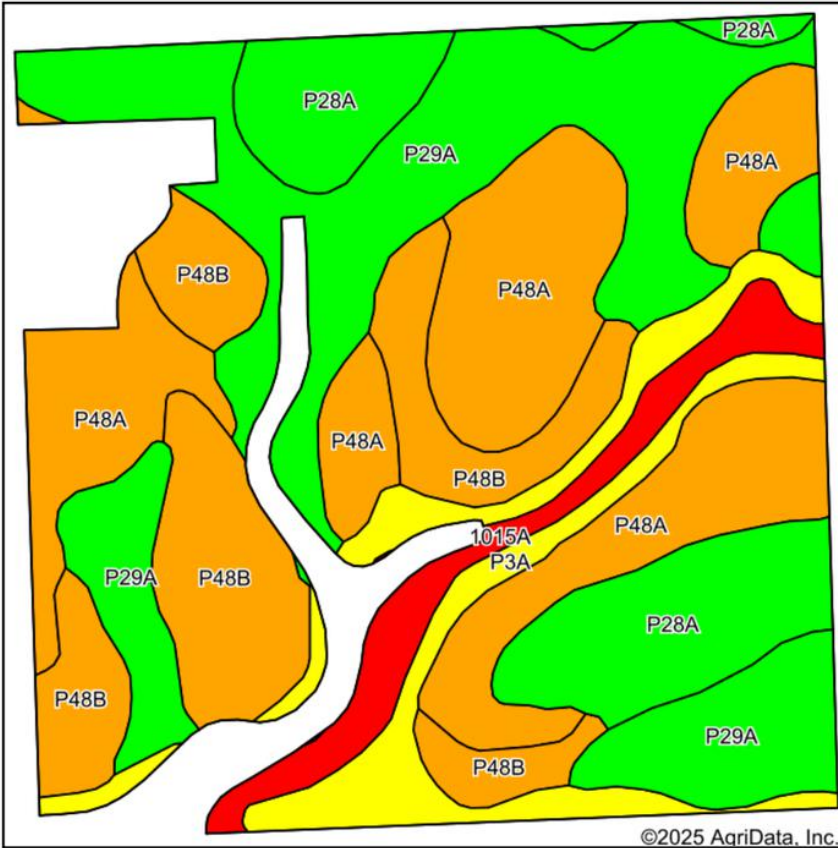


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Field borders provided by Farm Service Agency as of 5/21/2008.

TRACT 3 SOILS MAP

Soils Map



State: **Minnesota**
 County: **Nobles**
 Location: **7-102N-43W**
 Township: **Westside**
 Acres: **141.15**
 Date: **9/16/2025**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN105, Soil Area Version: 23

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	40.36	28.6%		IIw	94
P48A	Allendorf silty clay loam, 0 to 2 percent slopes	37.84	26.8%		IIs	75
P48B	Allendorf silty clay loam, 2 to 6 percent slopes	24.48	17.3%		Ile	74
P28A	Ransom silty clay loam, 1 to 3 percent slopes	17.49	12.4%		Ie	99
P3A	Biscay silty clay loam, 0 to 2 percent slopes, occasionally flooded	13.71	9.7%		IIw	64
1015A	Havelock clay loam, 0 to 2 percent slopes, frequently flooded	7.27	5.2%		Vw	20
Weighted Average					2.03	79.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

TRACT 3 TOPOGRAPHY MAP

Topography Contours

FAA Obstructions & Transmission Lines WARNING: Map is dated, incomplete, has limited accuracy and is in no way a substitute for visual confirmation. Use caution!



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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 1,493.5

Max: 1,519.4

Range: 25.9

Average: 1,508.7

Standard Deviation: 5.02 ft

0ft 470ft 940ft



10/13/2025

7-102N-43W
Nobles County
Minnesota

Boundary Center: 43° 38' 56.29, -96° 2' 53.81

Maps Provided By:



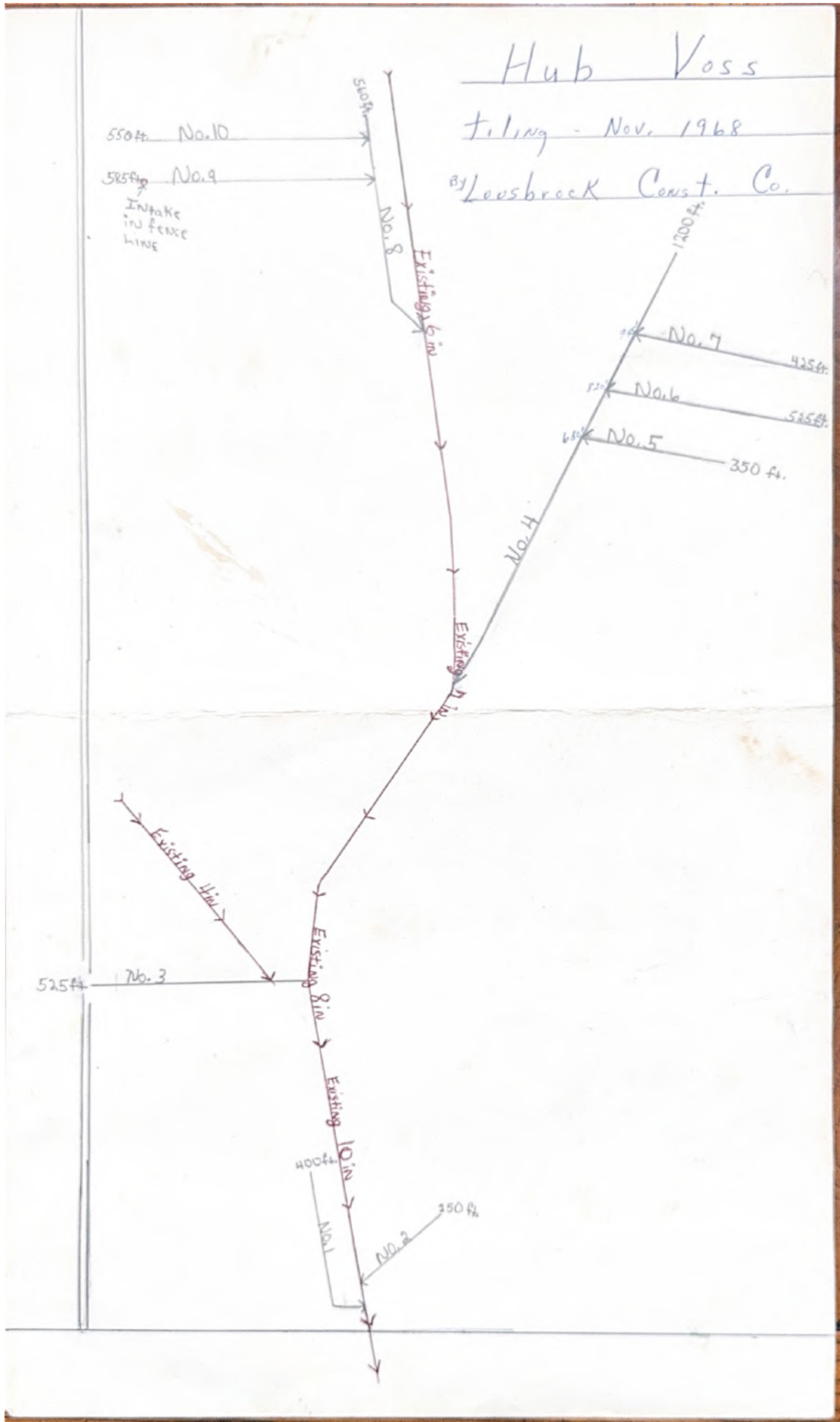
Field borders provided by Farm Service Agency as of 5/21/2008.

TILE MAP

Hub Voss

Filing - Nov. 1968

By Leusbroek Const. Co.



TILE MAP

VERNE A. KROHN

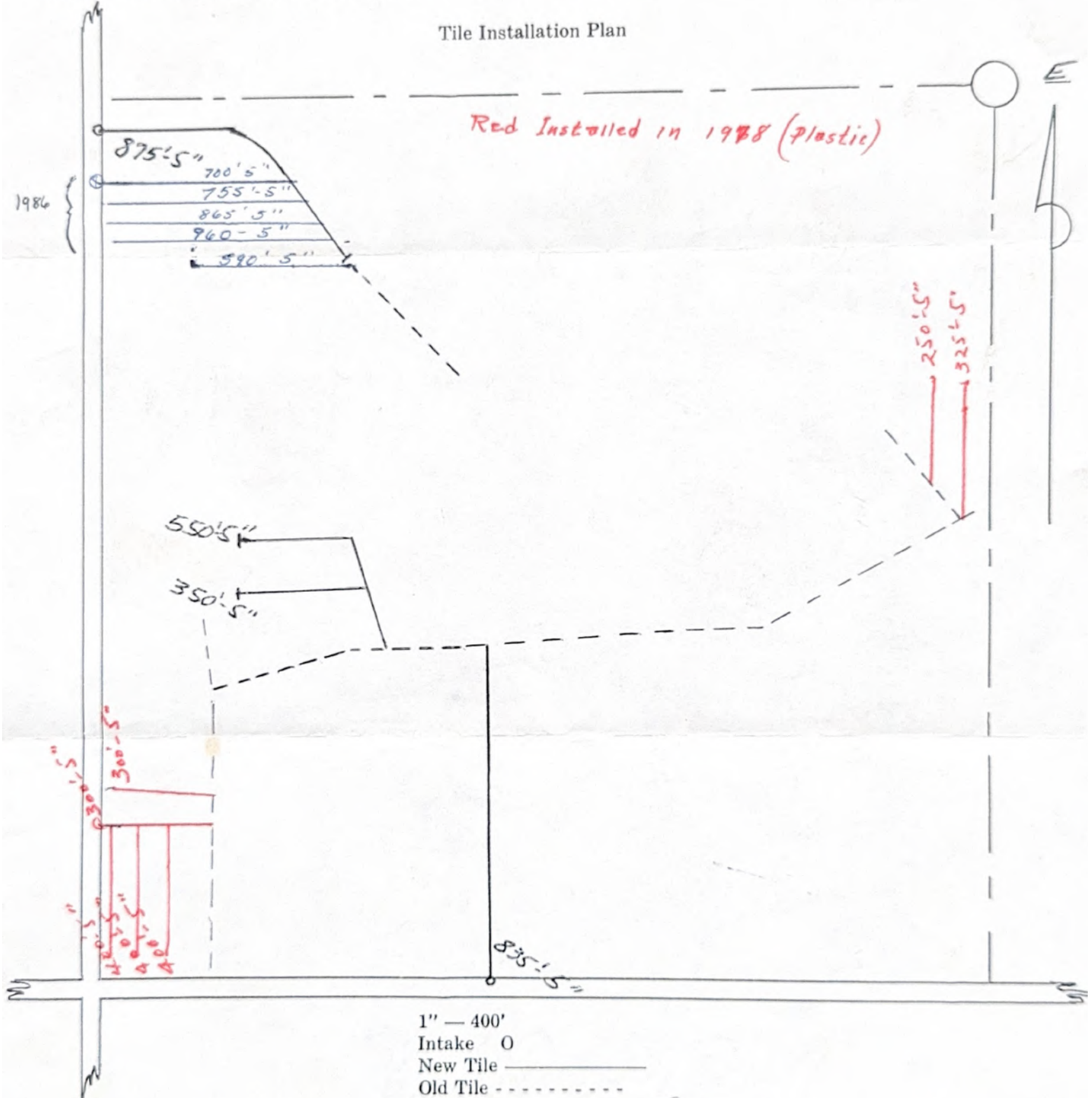
Tiling & Drainage

Box 454 — Worthington, Minnesota — Tel. 37 6-5089

Name HUB VOSS Address MAGNELIA Date 10-30-72

County ROCK Township _____ Section _____

Tile Installation Plan



Surveyor V. KROHN Tiler Verne A. Krohn

TILE MAP

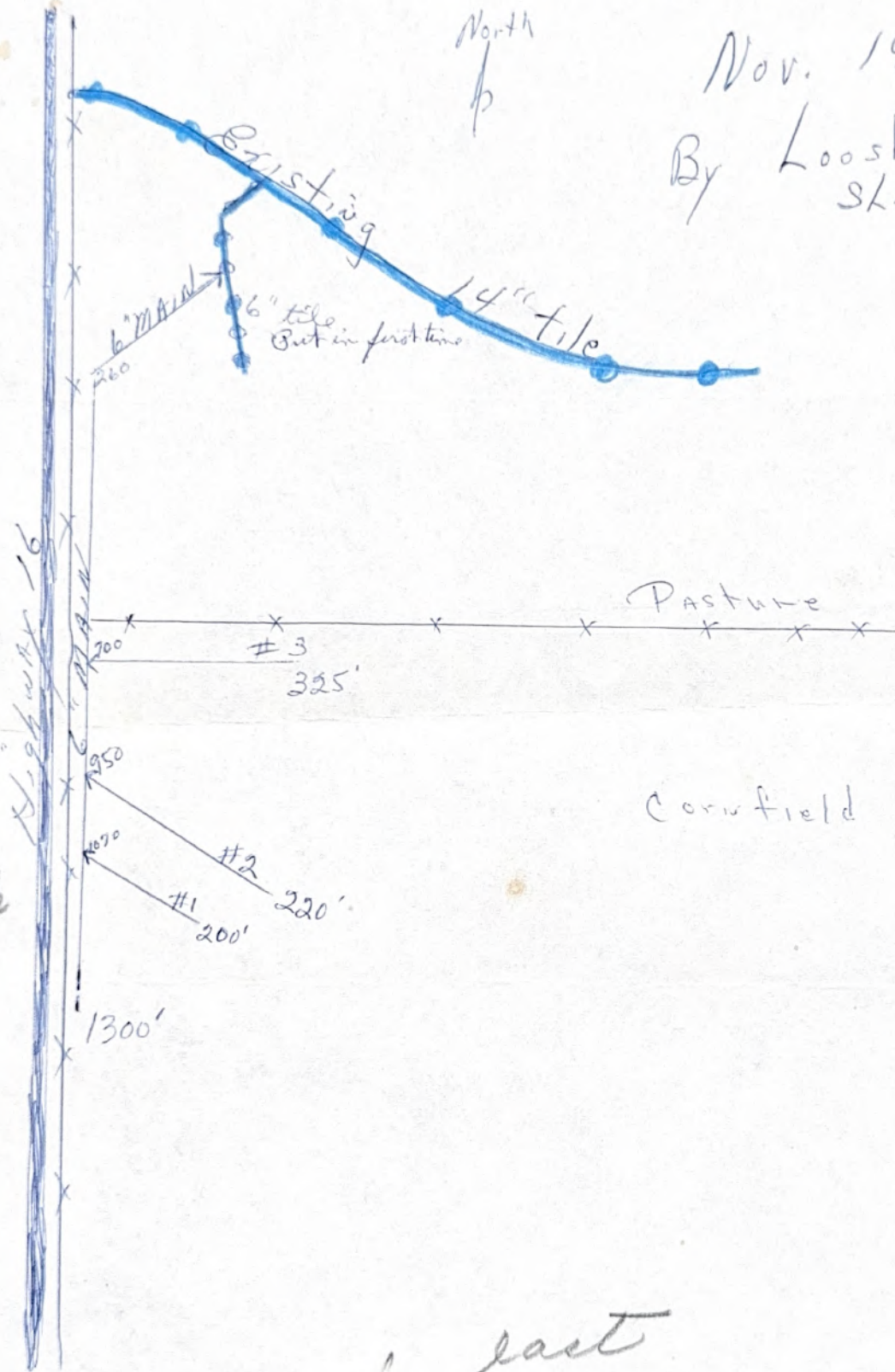
west

Hub Voss

Nov. 1968

By Loosbrock Const.
Shelton, Minn.

North
p



North

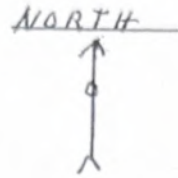
Corr field

South

South east corner of farm

TILE MAP

HUB VOSS AUG 27 1969



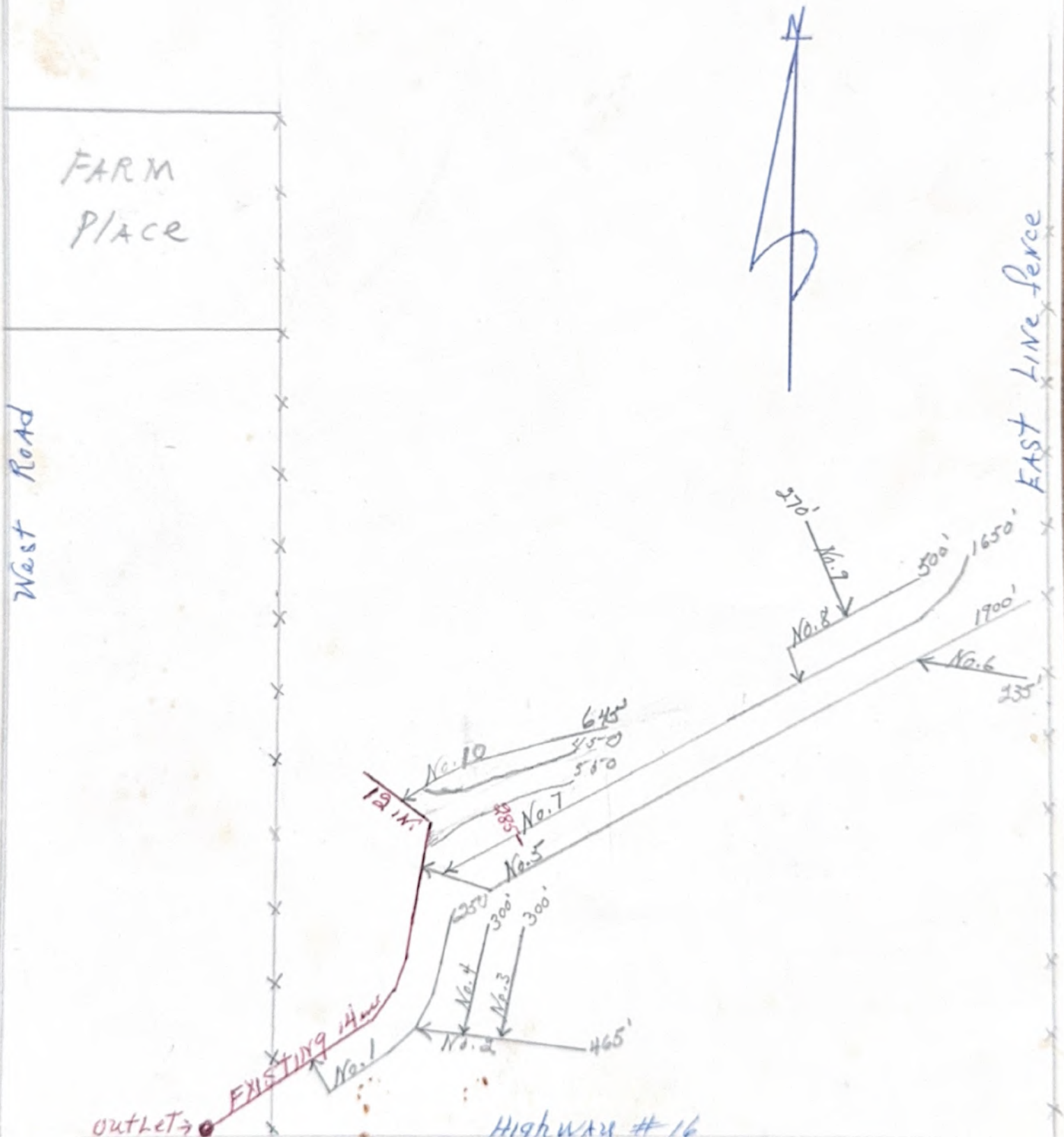
LOOSBROCK CONSTRUCTION CO.

FARM TILING & DRAINAGE

PHONES: SLAYTON 836-6419
LISMORE 472-5230

TILE MAP

Tile Installation Record - Hub Voss - July 1968
Survey & Design - Wilfred Loosbroek Slayton M.N.N.



TILE MAP

VERNE A. KROHN

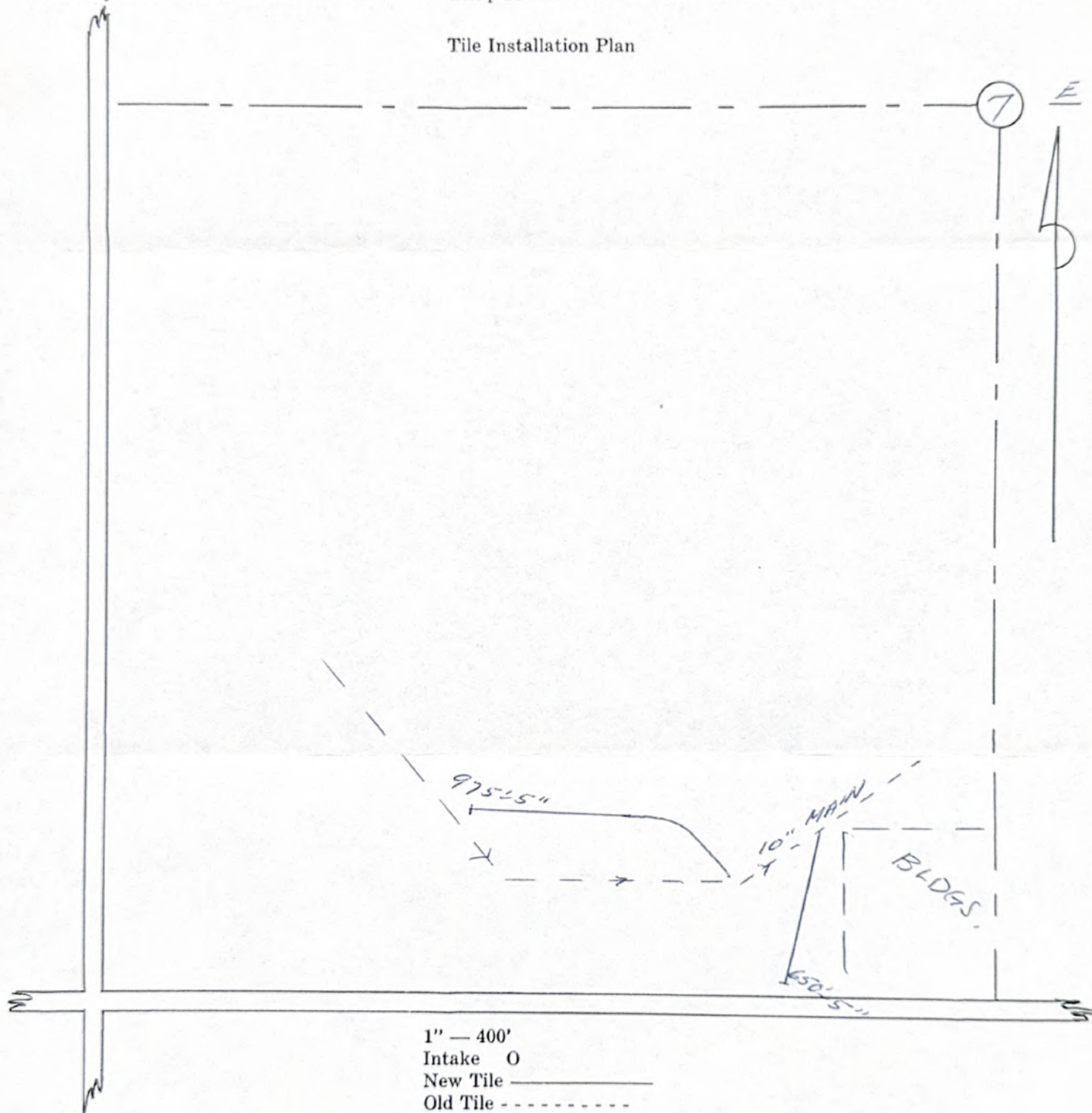
Tiling & Drainage

Box 454 — Worthington, Minnesota — Tel. 37 6-5089

Name HUB VOSS Address MAGNOLIA Date 10-27-79

County NOBLES Township WESTSIDE Section 7

Tile Installation Plan



Surveyor _____ Tiler _____

Nobles County, Minnesota

Farm 957

Tract 1045

2025 Program Year

Map Created April 20, 2025

102437



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

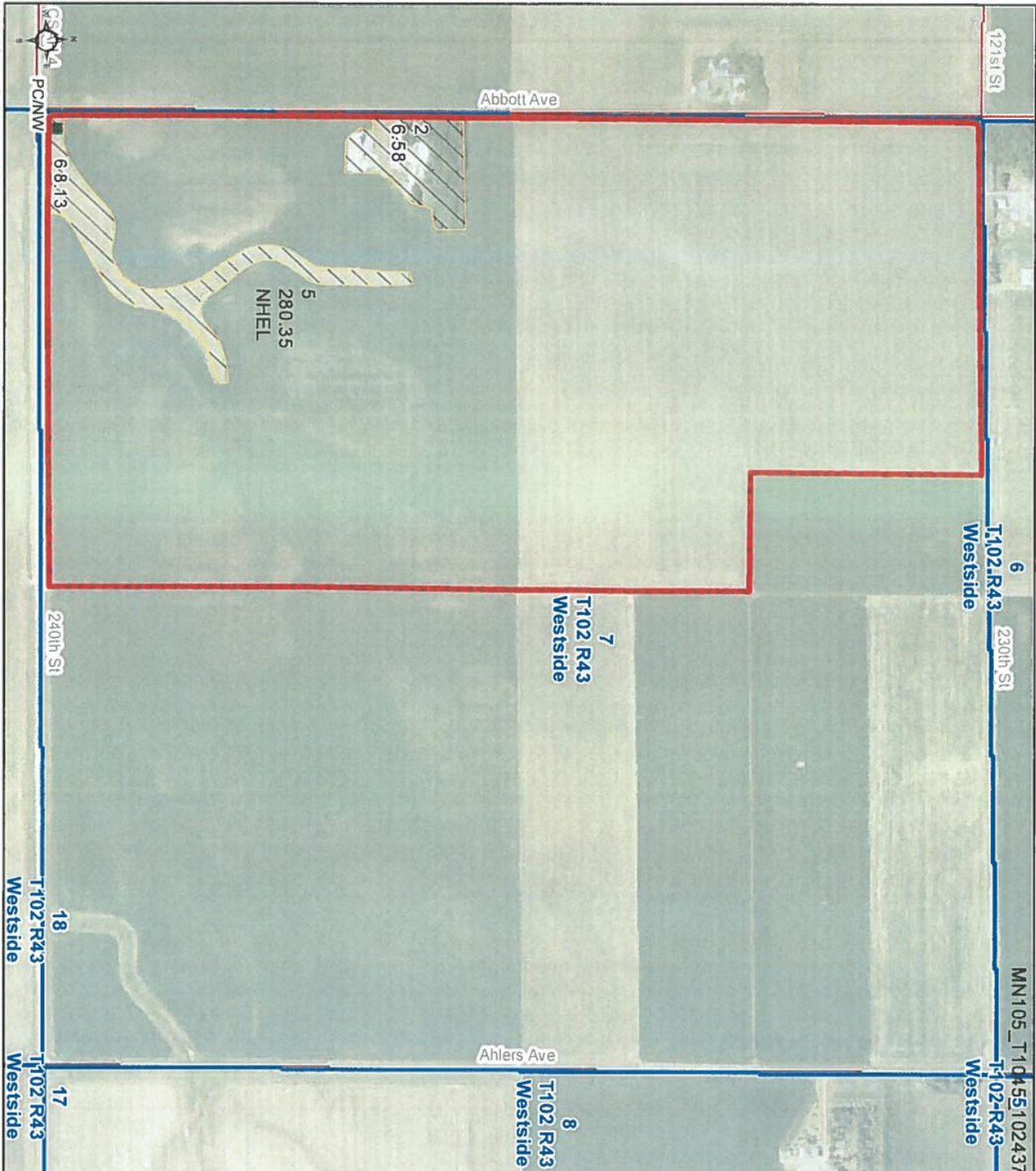
Restricted Use

Limited Restrictions

Exempt from Conservation

Compliance Provisions

Tract Cropland Total: 280.35 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.

156EZ

MINNESOTA

NOBLES

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 957

Prepared : 9/4/25 11:31 AM CST

Crop Year : 2025

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
295.06	280.35	280.35	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	280.35		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	140.70	0.00	183	
Soybeans	139.65	0.00	50	
TOTAL	280.35	0.00		

NOTES

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Tract Number : 1045

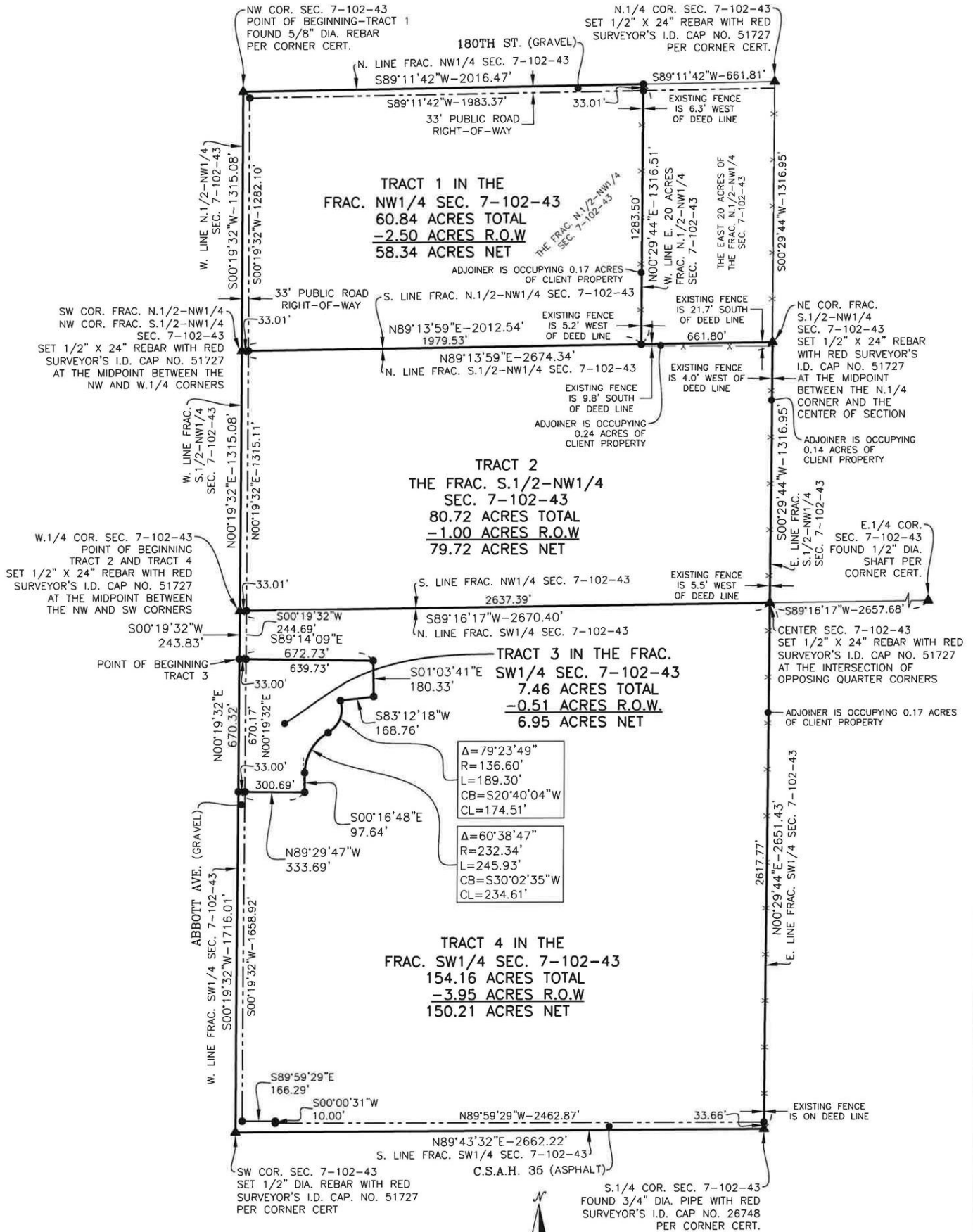
Description : W3/4 OF N2 OF NW4, S2 OF NW4, SW4 S7/WE
FSA Physical Location : MINNESOTA/NOBLES
ANSI Physical Location : MINNESOTA/NOBLES
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : SUZANNE MARIE VOSS,
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
295.06	280.35	280.35	0.00	0.00	0.00	0.00	0.0

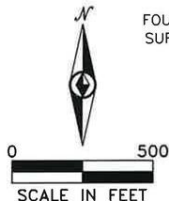
FSA INFORMATION IS SUBJECT TO REDETERMINATION ONCE PROPERTY IS SPLIT

SURVEY



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

By: *Adam N. Wiersma* 10-07-25
 Adam N. Wiersma, L.S. License No. 51727 (Date)
 My license renewal date is June 30, 2026



BASIS OF BEARINGS:
 NAD 1983 (2011) EPOCH 2010.00
 MINNESOTA COUNTY COORDINATES
 NOBLES COUNTY ZONE

LEGEND
 ▲ SECTION CORNER AS NOTED
 ● SET 1/2" X 24" REBAR WITH RED SURVEYOR'S I.D. CAP NO. 51727

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.

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.

Drainage Tile Easement Agreement: Buyers will be required to sign a drainage easement agreement, granting all tracts access to the existing drainage tile outlet.

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 December 18th 2025 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 Escrow 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- Current farm lease will be terminated upon completion of the 2025 crop harvest. The farm is open to lease or operate for the 2026 crop year.

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. Buyer shall be granted access to the property to perform fall farming activities upon completion of the 2025 crop harvest.

SURVEY- Survey will be provided by the seller.

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.

AUCTION BOARD & NOTES



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