



HAMILTON-MARING

Auction Group

ORLYNN CALDBECK

Farmland Auction

DECEMBER 9, 2025 | 10 AM | STEWARTVILLE, MN

5 PARCELS

730 +/- ACRES FILLMORE COUNTY

(Sumner Township)

Sellers: ORLYNN CALDBECK IRREVOCABLE TRUST

Trustee: Anna Restovich, Rochester MN

Live/Online

Auction Date: Tuesday, December 9th, 2025

Bidding Opens: Friday, Nov. 28th @ 10:00 a.m.

Live Auction Starts: Tuesday, December 9th @ 10:00 a.m.

Auction Location:

Stewartville American Legion,

1100 2nd Ave. NW, Stewartville, MN 55976

Online Auction

www.HMAuction.com

Phone 507.584.0133



AUCTION INFORMATION



730 +/- ACRES FILLMORE COUNTY FARMLAND AUCTION (Sumner Township)

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Contact us for further details. #507-584-0133

AUCTION LOCATION

Stewartville American Legion,
1100 2nd Ave. NW, Stewartville, MN 55976
Auction will be a live auction held on Tuesday, Dec. 9th at 10:00 a.m. at the Stewartville American Legion, Stewartville, MN with pre-bidding and online bidding available. To register, all bidders, live & online must have a bank letter of credit to receive a bidding number. All letters must be submitted 48 hours before the start of the auction.

NOTE: FURTHER INFORMATION WILL BE AVAILABLE ONCE USDA/FSA REOPENS.

An excellent opportunity to purchase 730+/- acres of highly productive farmland located in Sumner Township, Fillmore County, MN. These parcels boast an impressive average CPI of 91 and will be offered in multiple parcels, providing flexibility for farmers, investors and landowners alike. Don't miss this opportunity to acquire top-quality cropland in a strong farming community. All the Farms are currently operated as Certified Organic and may qualify for future practices pending formal approval. The Auction consists of 5 Separate Parcels with a multi- parcel style auction that will consist of multiple rounds of selling to achieve the selling/ purchase price.



Andrew Hamilton

Lic# 55-051925

Phone 507-438-6693

Go to HMAuction.com for more details!





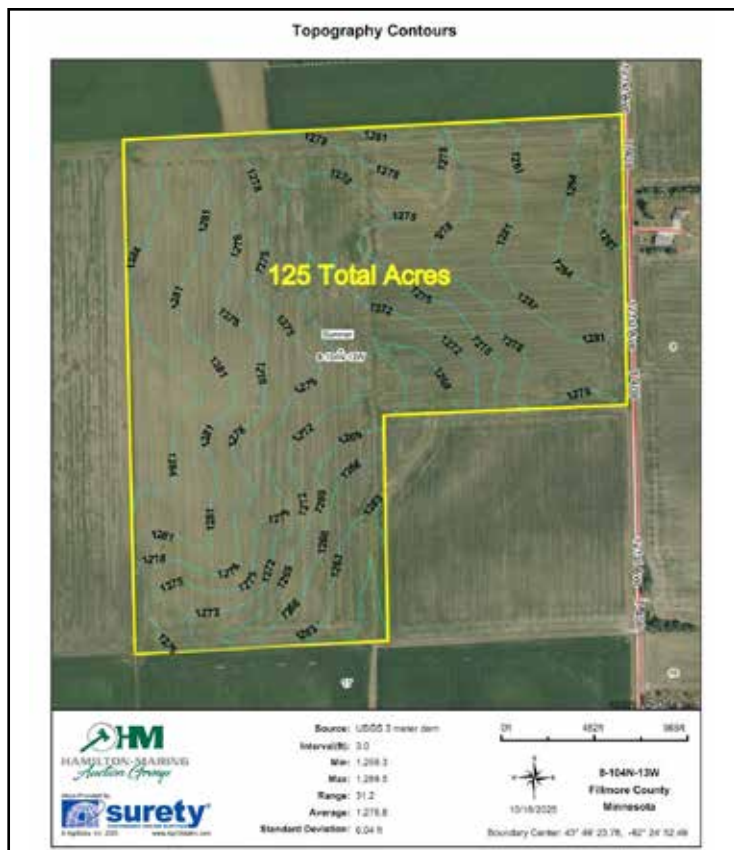
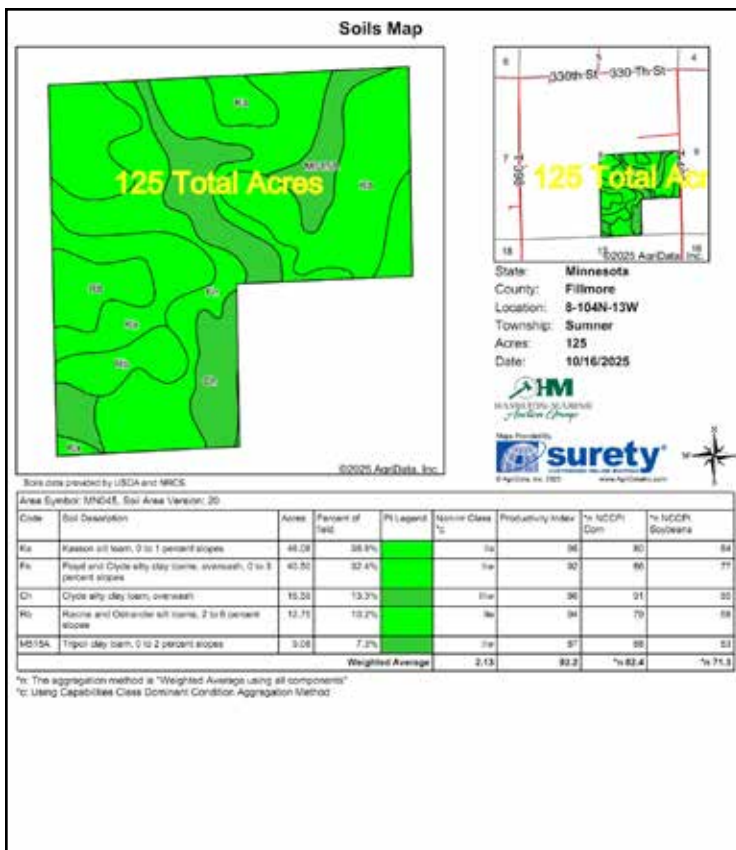
PARCEL #1

Parcel #1

**125 Acres, Location: 08-104-013,
Sumner Township, Fillmore County, MN**

Property has an excellent CPI weighted average of 92.2 including Kasson Silt Loam, Floyd and Clyde Silty Loams, and Clyde Silty Clay Loam with 123.25 +/- Tillable Acres. Property also has great access off 121st Ave.

Property Taxes for 2025 \$5910





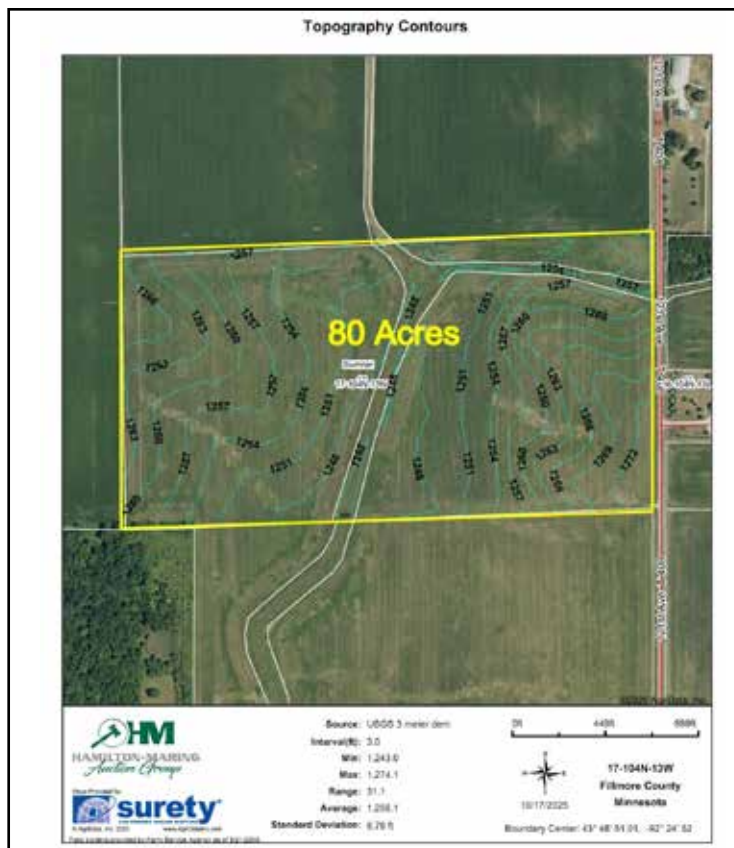
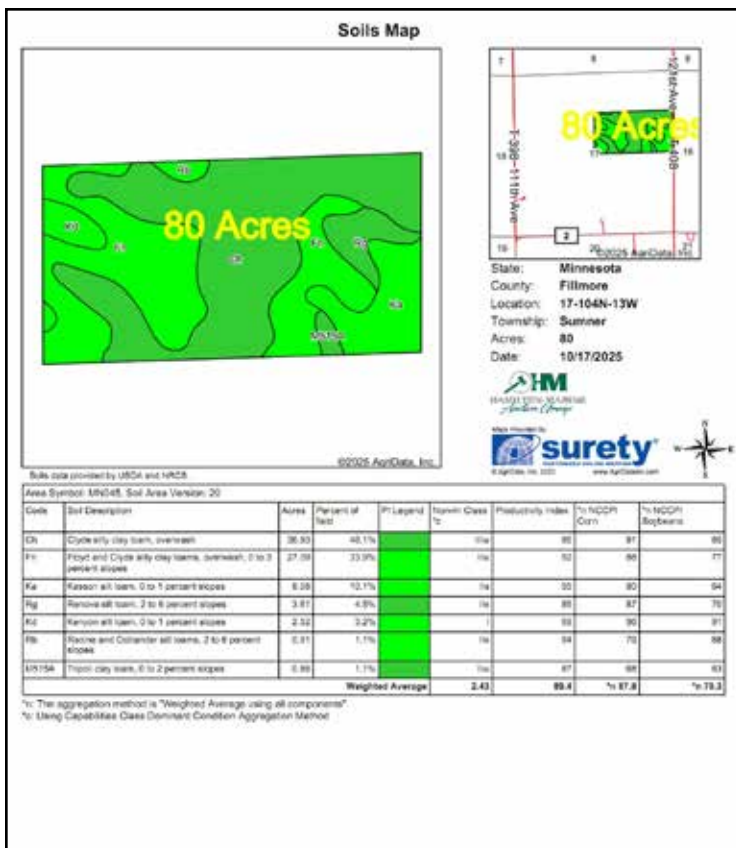
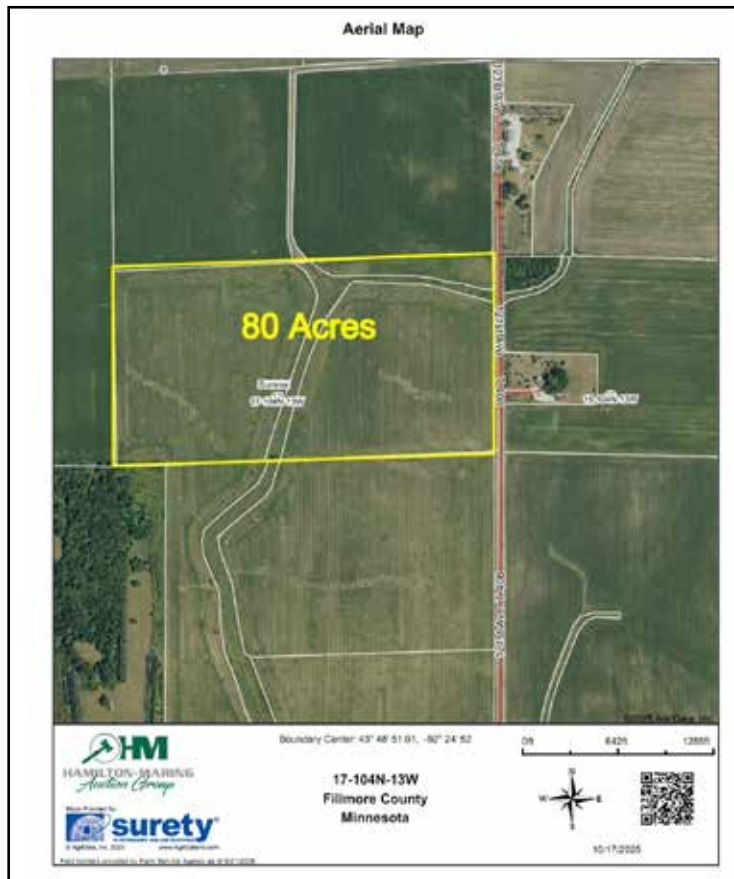
PARCEL #2

Parcel #2

**80 Acres, Location: 17-104-013,
Sumner Township, Fillmore County MN**

Property has a high CPI rating average of 89.4 including Clyde Silty Loam, Floyd, Kasson Silt Loam with 73.93 +/- Tillable Acres. Property has great access off 121st Ave.

Property Taxes for 2025 \$3622





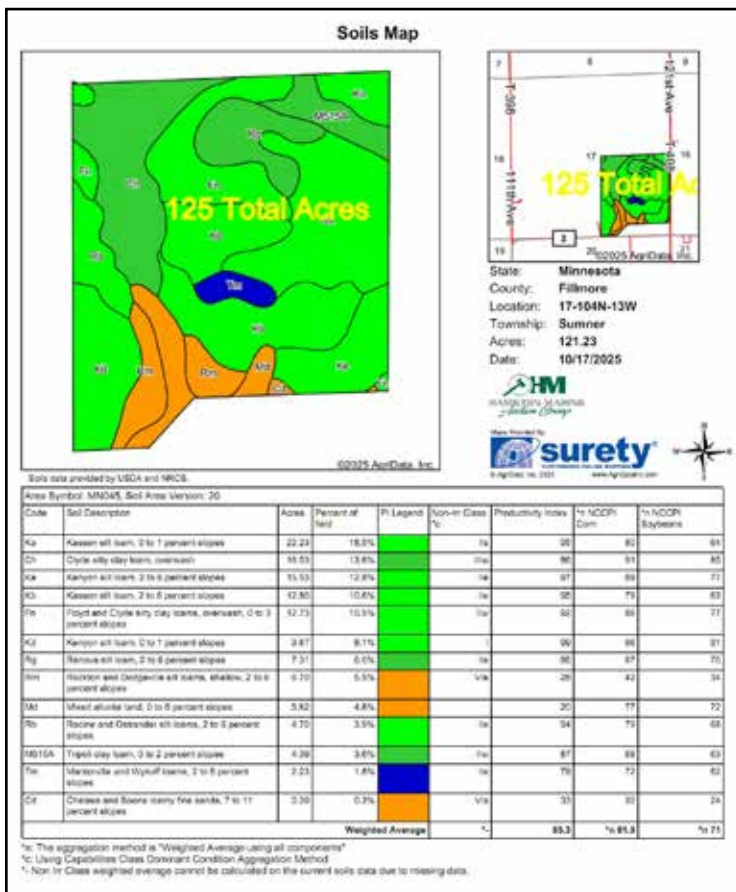
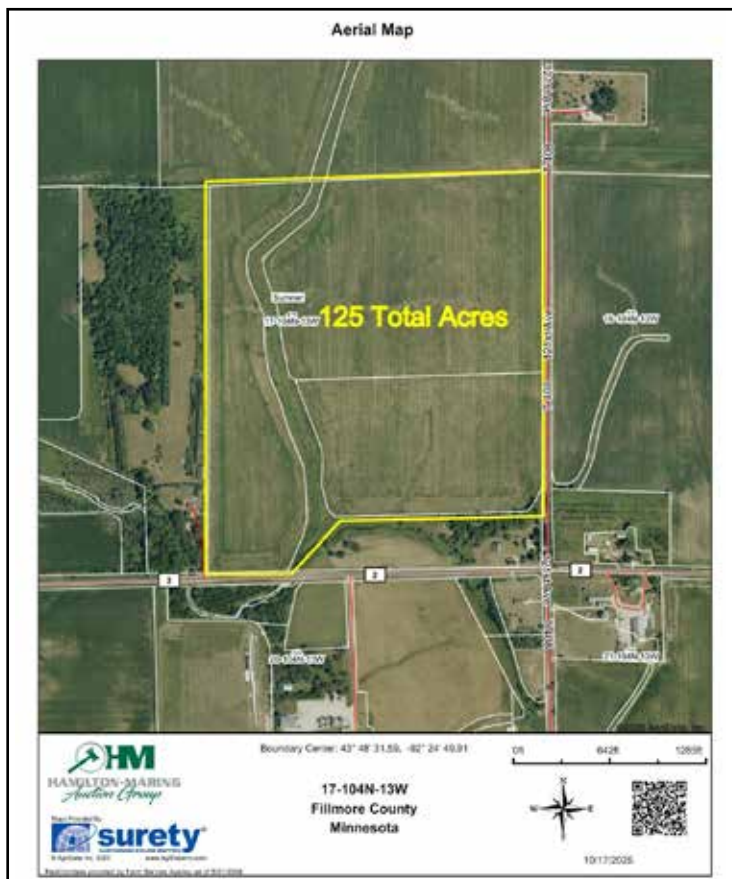
PARCEL #3

Parcel #3

**125 Acres, Location: 17-104-013,
Sumner Township Fillmore County, MN**

Property has a good average CPI Rating of 84.8 including Kasson Silt Loam, Clyde Silty Loam, Kenyon silt loam, Floyd and Clyde Silty Loam with a 113.10 +/- Tillable Acres. This Property has great access off County Road #2 and off 121st Ave.

Property Taxes for 2025 \$5322





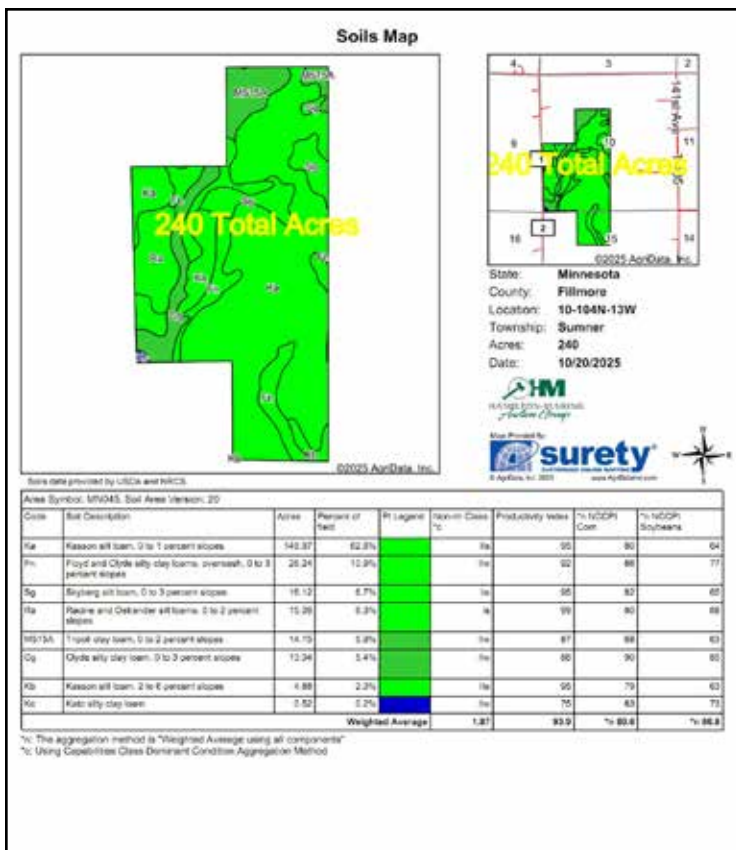
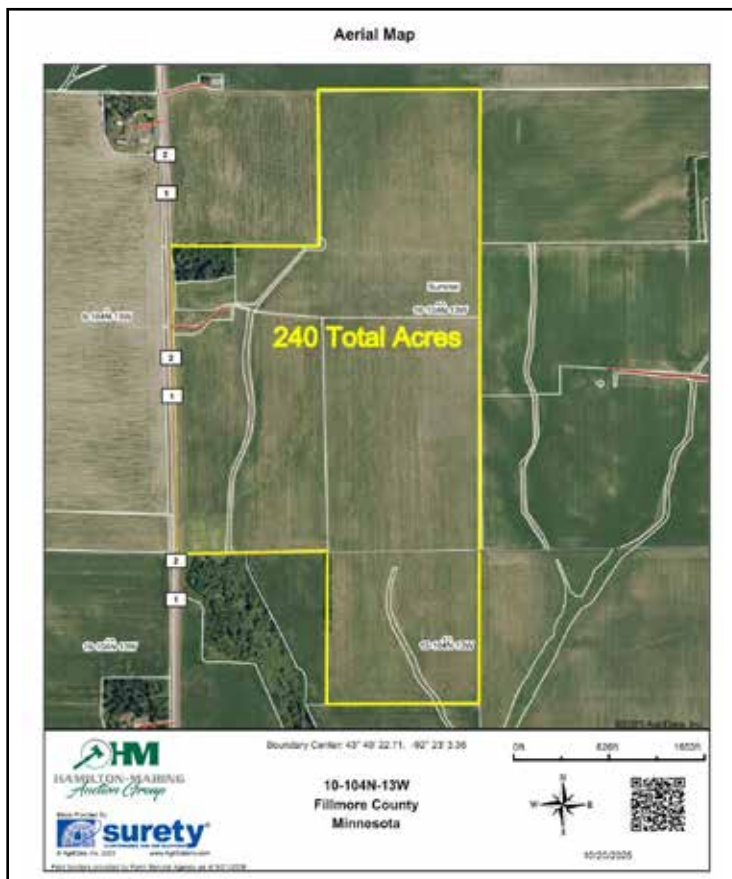
PARCEL #4

Parcel #4

**240 Acres Location: 10-104-013,
Sumner Township, Fillmore County MN**

This Parcel has an Excellent Average Soil Rating of 93.9. This Rating is one of the highest in the area with great soil including Kasson Silt Loam, Floyd and Clyde Silty Loam, Skyberg Silt loam and Racine and Ostrander Silt Loam with 233.4 +/- Tillable Acres. Access for this Property off Fillmore County #1 which would make a great future building site.

**Property Taxes for 2025 with the Combined
two parcels of \$10,906**





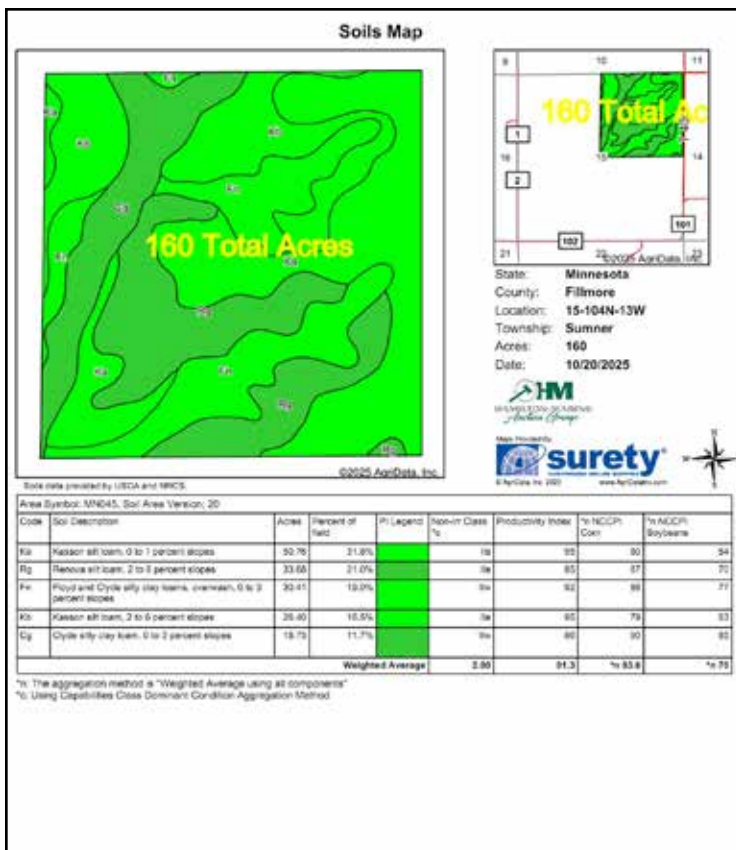
PARCEL #5

Parcel #5

**160 Acres Location: 15-104-013,
Sumner Township, Fillmore County, MN**

Property has an Average CPI Rating of 91.3 with great soil types including Kasson Silt Loam, Renova Silt Loam, Floyd and Clyde Silty Clay Loam with 147.72 +/- Tillable Acres. Access for this Property is off 141 St Ave and would make a Great future Building Site.

2025 property taxes \$6366





TERMS OF SALE

After hitting Register For Auction, please contact the auction company with your banks Pre-Approval letter or available funds letter. This will be needed to obtain your bidding number to bid on this property. If you are the successful bidder you will be contacted for signing a purchase agreement, which will need to be completed within 24 hours after the close of the auction. Please email questions to info@hmauction.com or call 507-584-0133

Broker: HM Auction Group

Terms: \$25,000.00 Earnest money down per parcel on day of auction, which is non-refundable earnest money if the buyer(s) fail to close on said property. The balance is due and payable in full to the sellers on or before January 13th, 2026, at which that time the buyer(s) shall receive a clear and marketable title. Possession will be at the time of closing unless the 2025 land tenant has not removed all crops. All real estate is selling in AS-IS condition with no warranties or guarantees expressed or implied by the sellers or any of their agents. All real estate sells with no contingencies whatsoever. All real estate taxes due in the year 2025 shall be paid in full by the sellers, the buyer(s) first tax obligation will be in the year of 2026. All bidders and buyers must have their finances in order prior to bidding on auction day.

Property is open to thorough public inspection. It is the Bidder's responsibility to determine condition, age, genuineness, value or any other determinative factor. Hamilton-Maring Auction Group, may attempt to describe the merchandise in advertising on the internet and at the auction but makes no representations. In no event shall Hamilton-Maring Auction Group, be held responsible for having made or implied any warranty of merchantability or fitness for a particular purpose. Bidder shall be the sole judge of value. Bidder agrees that everything is sold AS-IS where is and that they may not return any item(s) they purchase. Hamilton-Maring Auction Group, is providing Internet pre-auction and live bidding as a service to bidder. Bidder acknowledges and understands that this service may or may not function correctly the day of auction. Under no circumstances shall bidder have any kind of claim against Hamilton-Maring Auction Group, or anyone else if the Internet service fails to work correctly before or during the live auction. Hamilton-Maring Auction Group, will not be responsible for any missed bids from any source. Internet bidders who desire to make certain their bid is acknowledged should use the proxy-bidding feature and leave their maximum bid 24 hours before the auction begins. Hamilton-Maring Auction Group reserves the right to withdraw or re-catalog items in this auction.

The information set forth is believed to be accurate. However, the seller(s) of the properties and HM (Hamilton-Maring) Auction Group make no warranties or guaranties 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. Auctioneers and seller(s) will not be held responsible for advertising discrepancies or inaccuracies. ALL ANNOUNCEMENTS ON AUCTION DAY OR UPDATED AUCTION DAY TERMS ONLINE TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION. HM Auction Group is the agent 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." Information provided by the seller(s) and or obtained by HM Auction Group is deemed reliable and correct however all property is sold as is, where is

and all buyer(s) or seller(s) agree to hold harmless HM Auction Group 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.

AGENCY DISCLOSURE: HM Auction Group is representing the seller in this transaction.

LEASES: The property is free of all rental agreements for the 2026 growing season and beyond.

POSSESSION: Possession of the tillable land will be at closing or after 2025 land tenant has removed all crops, unless otherwise agreed to in writing and agreeable by buyer(s) and seller(s).

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

WELL/SEPTIC INFORMATION: To the best knowledge of the seller(s) and any of their agents there is no Wells or Septic Systems on said property. However it is up to the buyer(s) to use their own due diligence.

ENVIRONMENTAL DISCLAIMER: The seller(s), auctioneer(s), and broker 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(s) 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.

ONLINE BIDDING: You acknowledge that the internet or data connection may be unreliable and subject to network error. HM Auction Group will not guarantee that bids placed online will be transmitted to or received by auctioneer in a timely fashion. You agree to hold HM Auction Group 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 cancelled if the internet service is unstable or interrupts any live or online auction. The auctioneer has the sole discretion to add, delete or change some of our online auctions or services and the terms or conditions governing our online auctions at any time without notice.

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.