

153.54 Acres +/- in South Branch Twp, Watonwan Co., MN

FARMLAND AUCTION

Friday, December 18, 2020 @ 2:00 PM

SALE LOCATION: Auction will be held at Martin Luther High School Gymnasium at 315 Martin Luther Dr, Northrop, MN or **ONLINE** via Zoom-IF you are bidding online or by phone please contact us 48 hrs. prior to the auction to make arrangements! *Watch website for updates!

Since we will be inside the Martin Luther HS, Covid-19 rules will apply! Social distancing rules will apply. Those attending are asked to wear masks.



PROPERTY LOCATION:

153.54 Acres +/- located in Section 34 of South Branch Township, Watonwan Co., MN approximately 6 miles Northwest of Truman, MN.

PROPERTY LEGAL DESCRIPTION:

W 1/2 of E 1/2 of SE 1/4 ; W 1/2 of SE 1/4 Less 6.46 AC; NE 1/4 of SW 1/4 in Section 34 of South Branch Township, Watonwan County, MN T105N, R31W.

AUCTION SALE TERMS:

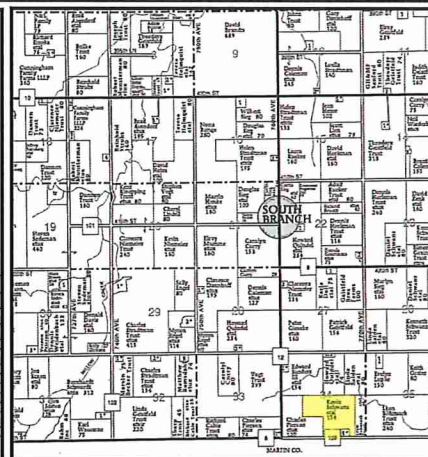
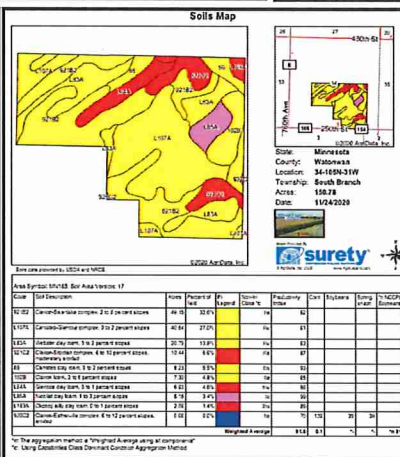
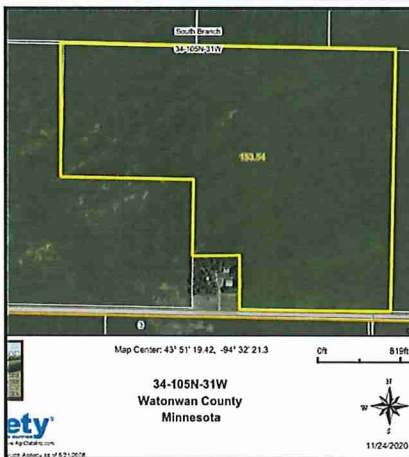
All bidders must register for a bidding number prior to bidding. The successful buyer at the conclusion of the auction will enter into a purchase agreement & make a 20% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before January 29, 2021 when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. Property is being sold AS IS-WHERE IS. Property is being sold subject to any and all zoning, environmental, state, federal laws or any easements including road, drainage, utility, or other easements or agreements of record. Buyer will be responsible for 2021 real estate taxes and thereafter. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the buyer. Any appraisal or loan fees are buyer's obligation. It is interested bidder's obligation to inspect the property prior to their purchase of it. Any statements made at the auction may take precedence over any printed information. This sale is subject to the sellers approval. Auctioneer AlleyLand Services Unlimited+ and Sales Staff represent the sellers in this transaction.

ONLINE BIDDING OPTION:

Due to the current Covid-19 regulations and rules regarding public gatherings, it is encouraged that those interested parties that do not wish to attend the auction in person use our online bidding option via Zoom. Please contact us to register for the online option AT LEAST 48 hours ahead of the auction. For those that wish to participate, but do not have access to an internet connection and would rather bid by phone, that can be arranged as well by calling 507-238-4318 at least 48 hours ahead of the auction to register and make arrangements. This property will be offered via both LIVE & ONLINE by public auction. Those parties bidding online or by phone will be required to wire transfer the earnest money and sign the purchase agreement the day of the auction. There will be NO Buyer's Premium charged to those bidding online or in person!

AUCTIONEERS NOTE:

We are honored to have the opportunity to work for the Schwanz Family as this is a great opportunity to buy an excellent farm! If you are considering the purchase of farmland to add to your investment portfolio, this is an auction you will want to attend! This information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of the property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. Auctioneers & sales staff are representing the sellers. This auction is only open to registered bidders and we look forward to seeing you there! Respectfully, Dustyn Hartung and Sales Staff



ADDITIONAL PROPERTY INFORMATION:

GO TO OUR WEBSITE AT WWW.LANDSERVICESUNLIMITED.COM OR CALL DUSTYN HARTUNG 507-236-7629

www.landservicesunlimited.com

Owners:

Gilbert & Lucille Schwanz Estate

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL, DAN PIKE & SCOTT CHRISTOPHER



105 South State Street Fairmont, MN 56031-507-238-4318



Real Estate and Appraisals
105 S State Street
Fairmont, MN 56031
Office: (507) 238-4318
Dustyn Hartung
Cell: (507) 236-7629

PROPERTY INFORMATION

DESCRIPTION: 153.54 Deeded Acres +/- Farm will be sold by deeded acres and by legal description. W ½ of the E ½ of the SE ¼; W ½ of the SE ¼ Less 6.46 Acre Building Site; NE ¼ of the SW ¼ Sec 34-105-31 South Branch Township Watonwan County, MN.
*Not to be used on legal documents.

TAX PARCEL ID #: 120340410

BUILDINGS: Bare Farmland

REAL ESTATE TAXES: 2020 AG (NON-HSTD) Taxes = \$7,244.00
*These taxes are NON AG HSTD

FSA INFORMATION:

Total Acres	= 153.54 +/- acres
FSA Tillable Acres	= 150.80 +/- acres
Corn Base Acres	= 150.80 +/- acres
Corn PLC Yield	= 175 +/- bushels
Soybean Base Acres	= 0.00 +/- acres
Soybean PLC Yield	= 0 +/- bushels
Total Base Acres	= 150.80 +/- acres

SOIL DESCRIPTION: Clarion Swanlake, Canisteo Glencoe, Webster Clay Loam, Clarion Storden, Canisteo Clay Loam, Clarion Loam, Glencoe Clay Loam, Nicollet Clay Loam, Okoboji Silty Clay Loam, Clarion Estherville
* See Soils Map

CPI: Crop Productivity Index = 91.6

TOPOGRAPHY: Level to Gently Rolling

DRAINAGE: Private Tile/Private Drainage Agreement
*See Tile Maps/ Air Photos

NRCS CLASSIFICATIONS

ON TILLABLE ACRES: NHEL – Non-Highly Erodible Land.

WETLAND STATUS: Certified Wetland Determination was completed on 10-27-1989
*See Wetland Determination

LEASE STATUS: 2020 farm lease is terminated as 2020 crop has been removed. New buyer will be responsible for the reimbursement of fall tillage in the amount of \$2,706.86 to the previous tenant at the conclusion of the auction.

Acres - Commercial - Farm Land - Recreational



Real Estate & Appraisals
105 S State Street
Fairmont, MN 56031
Office: 507-238-4318

Farm View: South looking North



Farm View: Looking Northwest



Acreages - Commercial - Farm Land - Recreational



Real Estate & Appraisals
105 S State Street
Fairmont, MN 56031
Office: 507-238-4318

Farm View: Looking Northeast



Farm View: Looking South



Acreages - Commercial - Farm Land - Recreational



Real Estate & Appraisals
105 S State Street
Fairmont, MN 56031
Office: 507-238-4318

Farm View: Looking Southwest



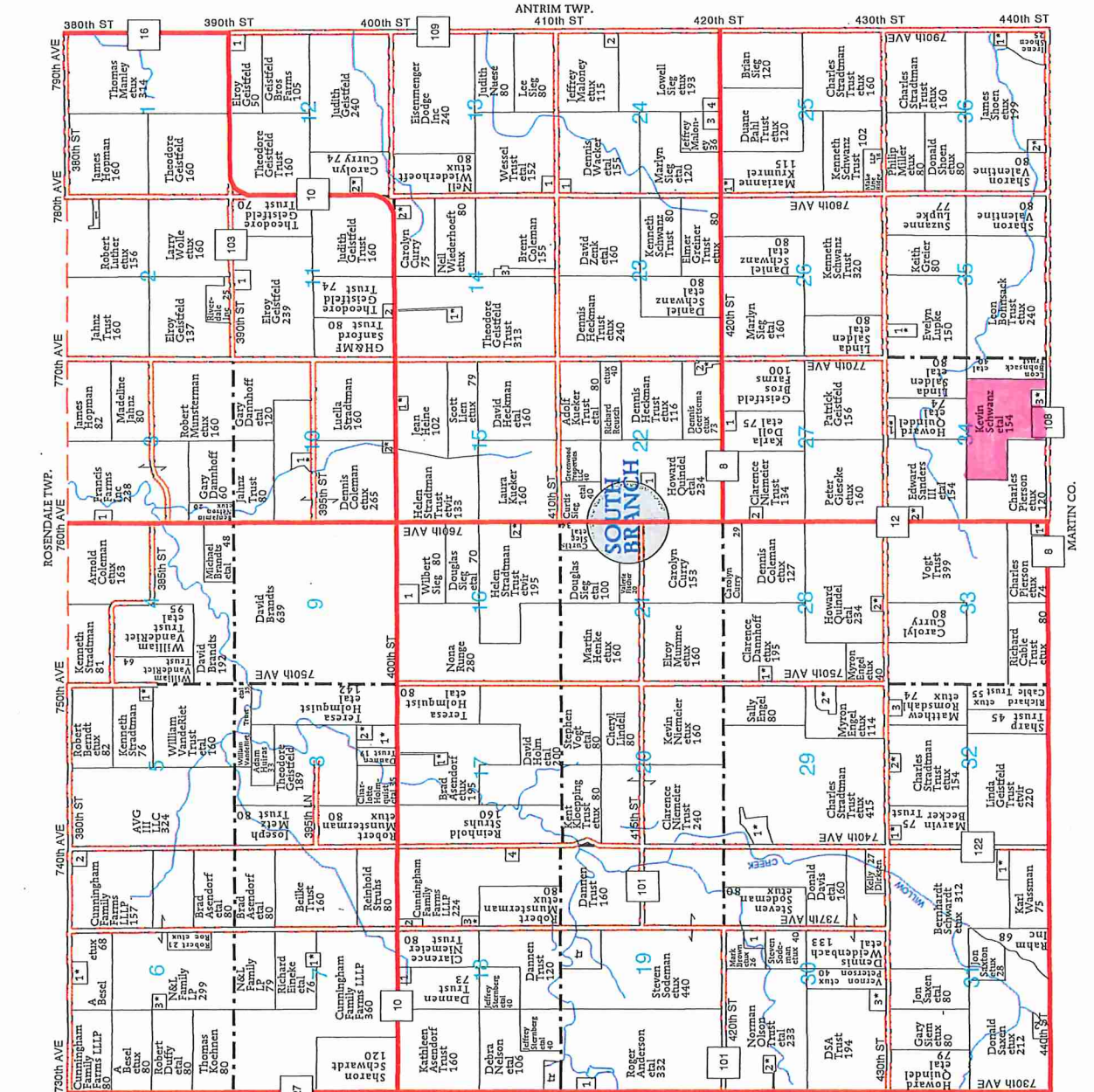
Acreages - Commercial - Farm Land - Recreational

T-105-N

SOUTH BRANCH PLAT

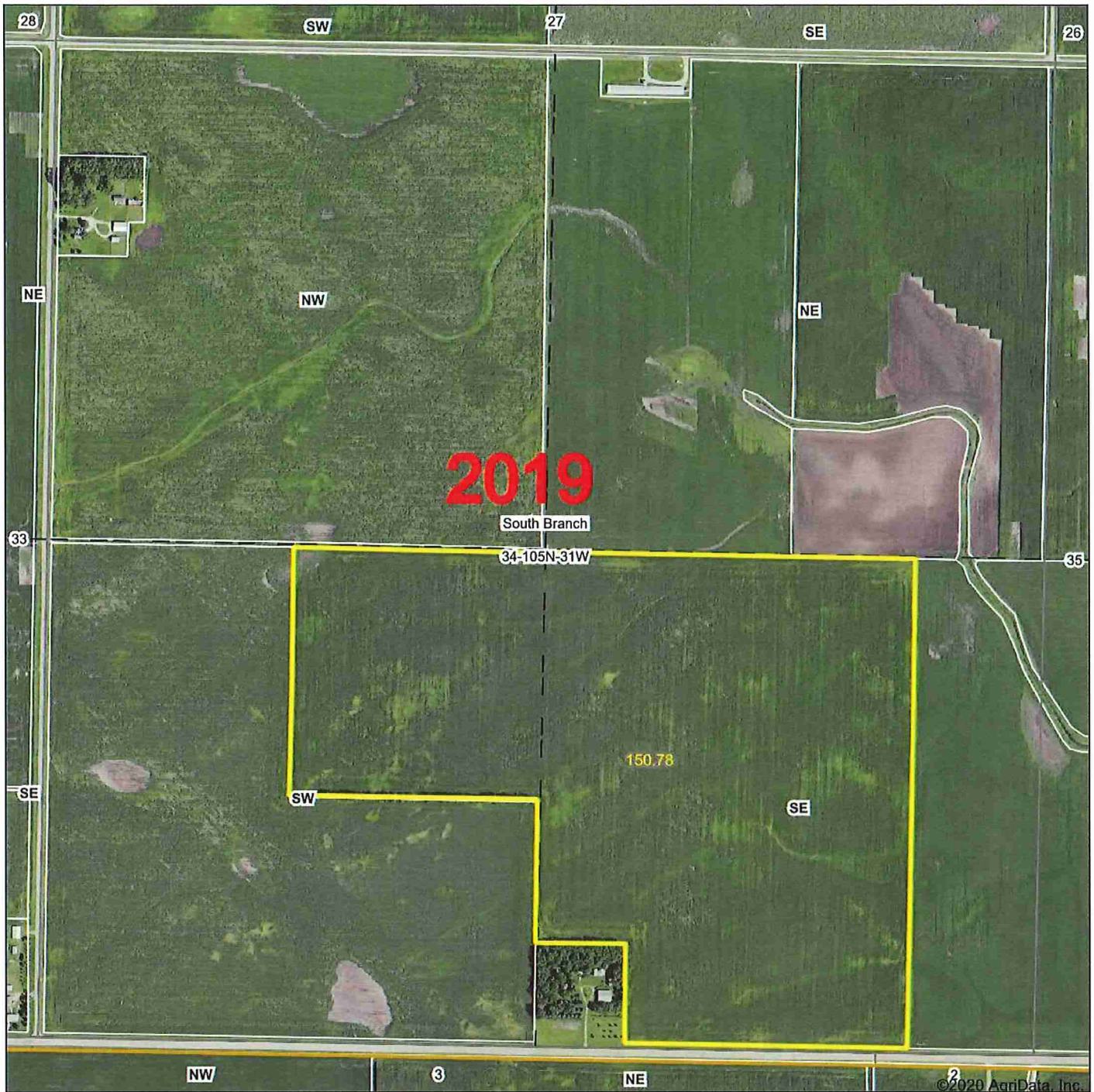
(Landowners)

R-31-W



- SECTION 19**
1. Anderson, Thomas 8
- SECTION 22**
1. Jandi, Robert 5
2. Geertsema Sr Trust, Dennis etux 7
- SECTION 24**
1. Sandmeyer, Steven etux 5
2. Malbro Pork LLC 5
3. Besel, Kenneth etux 13
4. Schwartz Farms, Inc 5
- SECTION 25**
1. Mortwedt, Robert etux 6
2. Fransen, Paul etux 5
- SECTION 27**
1. Hestness, Robert etux 5
2. Gieseke, Peter 6
- SECTION 28**
1. Hudson, Curtis etux 5
2. Gleiter, Mitchell etux 5
- SECTION 29**
1. Nelson, Barry etux 17
2. Mohwinkel, Larry etux 14
- SECTION 30**
1. Geisfeld Bros Farms 11
2. Ted Geisfeld LLP 6
- SECTION 31**
1. Geisfeld, Rhonda etux 5
2. Coleman, Dennis etux 6
- SECTION 32**
1. Johnson, John etux 13
2. Thate, Danielle 11
- SECTION 33**
1. Stradman Trust, Charles etux 5
2. Schwichtenberg, James etux 6
3. Heinrichs, Rosalie etux 6
- SECTION 34**
1. Lind, Kevin etux 6
2. Hogs LLP 10
- SECTION 35**
1. Maloney, Jeffrey etux 6
2. Geisfeld, Bruce etux 6
3. Rainforth, Jon etux 6
- SECTION 36**
1. Lindell, Cheryl 6
2. Ekstrom, Andrew etux 10
3. Cunningham, Robert etux 5
4. Schwartz Farms, Inc 5
- SECTION 37**
1. Becker Trust, Jerome etux 6
2. Shell, Ryan etux 6

Aerial Map



Maps Provided By:

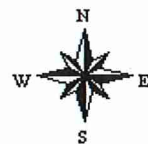


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Map Center: 43° 51' 19.42, -94° 32' 21.3

0ft 819ft 1639ft

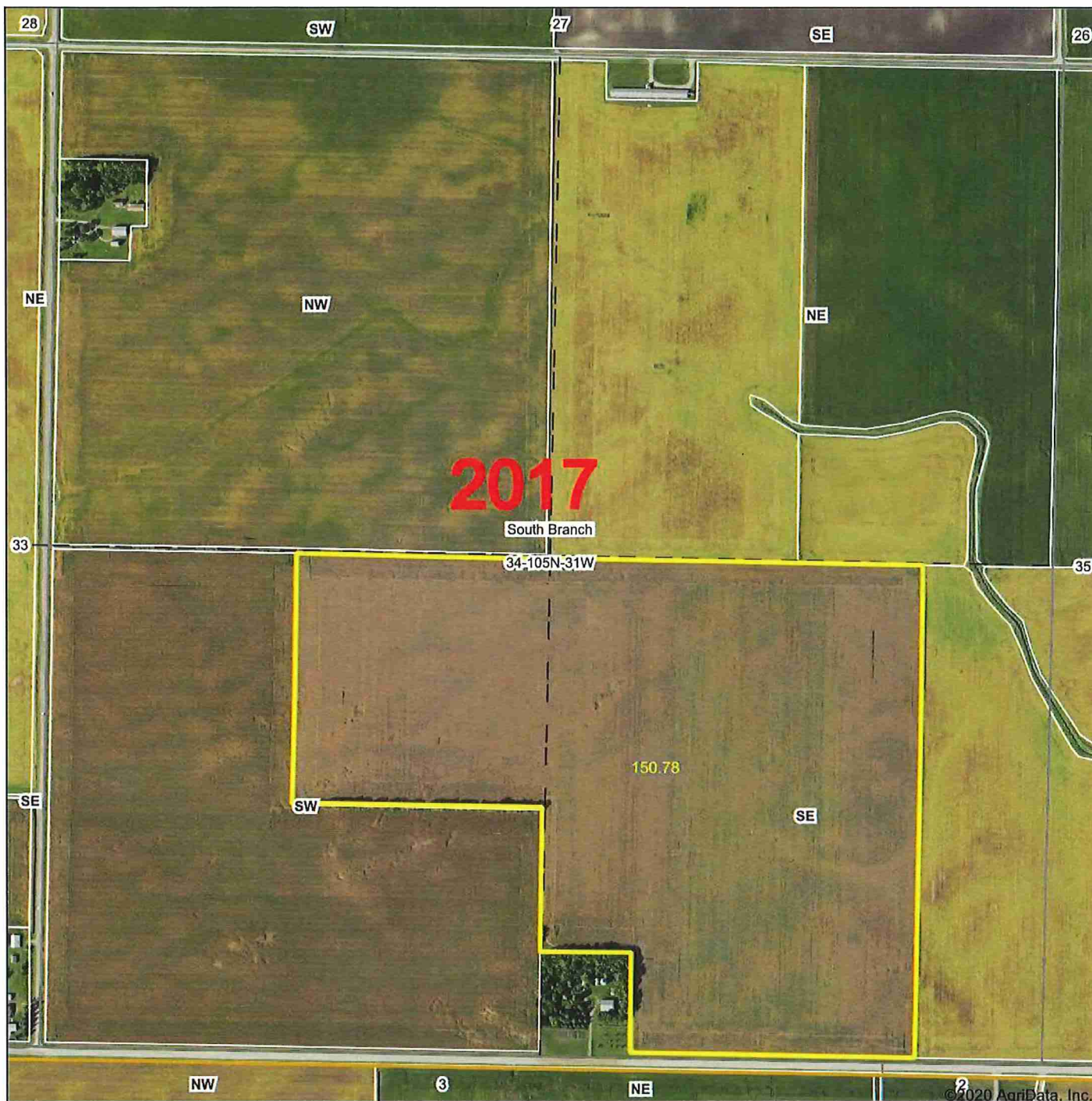
34-105N-31W
Watonwan County
Minnesota



11/24/2020

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

Aerial Map



Maps Provided By:

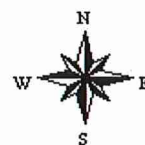


Field borders provided by Farm Service Agency as of 5/21/2008.

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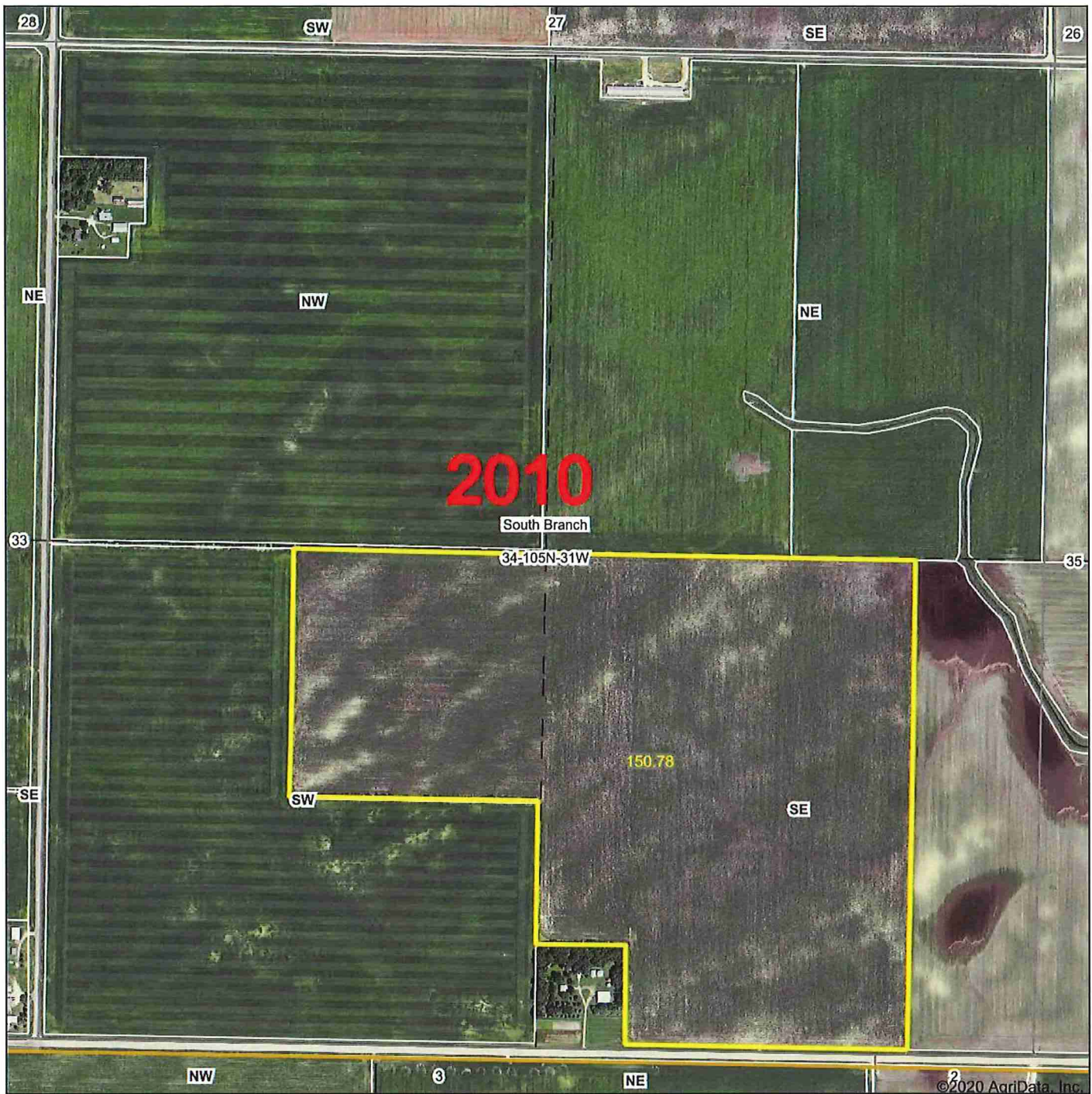
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34-105N-31W
Watonwan County
Minnesota



11/24/2020

Aerial Map



Maps Provided By:



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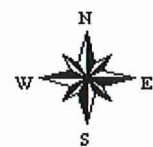
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34-105N-31W
Watonwan County
Minnesota



11/24/2020

This aerial map shows a farmstead with a yellow boundary. The map includes a grid with section numbers 3 and 2, and corner labels NW, NE, SW, and SE. A yellow boundary encloses a large area of the farmstead. Inside this boundary, there are several elevation contours labeled with numbers such as 1122, 1125, 1128, 1131, 1134, 1137, 1140, 1142, 1145, 1148, 1151, 1154, 1157, 1160, 1163, 1166, 1169, 1172, 1175, 1178, 1181, 1184, 1187, 1190, 1193, 1196, 1199, 1202, 1205, 1208, 1211, 1214, 1217, 1220, 1223, 1226, 1229, 1232, 1235, 1238, 1241, 1244, 1247, 1250, 1253, 1256, 1259, 1262, 1265, 1268, 1271, 1274, 1277, 1280, 1283, 1286, 1289, 1292, 1295, 1298, 1301, 1304, 1307, 1310, 1313, 1316, 1319, 1322, 1325, 1328, 1331, 1334, 1337, 1340, 1343, 1346, 1349, 1352, 1355, 1358, 1361, 1364, 1367, 1370, 1373, 1376, 1379, 1382, 1385, 1388, 1391, 1394, 1397, 1400, 1403, 1406, 1409, 1412, 1415, 1418, 1421, 1424, 1427, 1430, 1433, 1436, 1439, 1442, 1445, 1448, 1451, 1454, 1457, 1460, 1463, 1466, 1469, 1472, 1475, 1478, 1481, 1484, 1487, 1490, 1493, 1496, 1499, 1502, 1505, 1508, 1511, 1514, 1517, 1520, 1523, 1526, 1529, 1532, 1535, 1538, 1541, 1544, 1547, 1550, 1553, 1556, 1559, 1562, 1565, 1568, 1571, 1574, 1577, 1580, 1583, 1586, 1589, 1592, 1595, 1598, 1601, 1604, 1607, 1610, 1613, 1616, 1619, 1622, 1625, 1628, 1631, 1634, 1637, 1640, 1643, 1646, 1649, 1652, 1655, 1658, 1661, 1664, 1667, 1670, 1673, 1676, 1679, 1682, 1685, 1688, 1691, 1694, 1697, 1700, 1703, 1706, 1709, 1712, 1715, 1718, 1721, 1724, 1727, 1730, 1733, 1736, 1739, 1742, 1745, 1748, 1751, 1754, 1757, 1760, 1763, 1766, 1769, 1772, 1775, 1778, 1781, 1784, 1787, 1790, 1793, 1796, 1799, 1802, 1805, 1808, 1811, 1814, 1817, 1820, 1823, 1826, 1829, 1832, 1835, 1838, 1841, 1844, 1847, 1850, 1853, 1856, 1859, 1862, 1865, 1868, 1871, 1874, 1877, 1880, 1883, 1886, 1889, 1892, 1895, 1898, 1901, 1904, 1907, 1910, 1913, 1916, 1919, 1922, 1925, 1928, 1931, 1934, 1937, 1940, 1943, 1946, 1949, 1952, 1955, 1958, 1961, 1964, 1967, 1970, 1973, 1976, 1979, 1982, 1985, 1988, 1991, 1994, 1997, 2000. A yellow boundary encloses a large area of the farmstead. Inside this boundary, there are several elevation contours labeled with numbers such as 1122, 1125, 1128, 1131, 1134, 1137, 1140, 1142, 1145, 1148, 1151, 1154, 1157, 1160, 1163, 1166, 1169, 1172, 1175, 1178, 1181, 1184, 1187, 1190, 1193, 1196, 1199, 1202, 1205, 1208, 1211, 1214, 1217, 1220, 1223, 1226, 1229, 1232, 1235, 1238, 1241, 1244, 1247, 1250, 1253, 1256, 1259, 1262, 1265, 1268, 1271, 1274, 1277, 1280, 1283, 1286, 1289, 1292, 1295, 1298, 1301, 1304, 1307, 1310, 1313, 1316, 1319, 1322, 1325, 1328, 1331, 1334, 1337, 1340, 1343, 1346, 1349, 1352, 1355, 1358, 1361, 1364, 1367, 1370, 1373, 1376, 1379, 1382, 1385, 1388, 1391, 1394, 1397, 1400, 1403, 1406, 1409, 1412, 1415, 1418, 1421, 1424, 1427, 1430, 1433, 1436, 1439, 1442, 1445, 1448, 1451, 1454, 1457, 1460, 1463, 1466, 1469, 1472, 1475, 1478, 1481, 1484, 1487, 1490, 1493, 1496, 1499, 1502, 1505, 1508, 1511, 1514, 1517, 1520, 1523, 1526, 1529, 1532, 1535, 1538, 1541, 1544, 1547, 1550, 1553, 1556, 1559, 1562, 1565, 1568, 1571, 1574, 1577, 1580, 1583, 1586, 1589, 1592, 1595, 1598, 1601, 1604, 1607, 1610, 1613, 1616, 1619, 1622, 1625, 1628, 1631, 1634, 1637, 1640, 1643, 1646, 1649, 1652, 1655, 1658, 1661, 1664, 1667, 1670, 1673, 1676, 1679, 1682, 1685, 1688, 1691, 1694, 1697, 1700, 1703, 1706, 1709, 1712, 1715, 1718, 1721, 1724, 1727, 1730, 1733, 1736, 1739, 1742, 1745, 1748, 1751, 1754, 1757, 1760, 1763, 1766, 1769, 1772, 1775, 1778, 1781, 1784, 1787, 1790, 1793, 1796, 1799, 1802, 1805, 1808, 1811, 1814, 1817, 1820, 1823, 1826, 1829, 1832, 1835, 1838, 1841, 1844, 1847, 1850, 1853, 1856, 1859, 1862, 1865, 1868, 1871, 1874, 1877, 1880, 1883, 1886, 1889, 1892, 1895, 1898, 1901, 1904, 1907, 1910, 1913, 1916, 1919, 1922, 1925, 1928, 1931, 1934, 1937, 1940, 1943, 1946, 1949, 1952, 1955, 1958, 1961, 1964, 1967, 1970, 1973, 1976, 1979, 1982, 1985, 1988, 1991, 1994, 1997, 2000. A yellow boundary encloses a large area of the farmstead. Inside this boundary, there are several elevation contours labeled with numbers such as 1122, 1125, 1128, 1131, 1134, 1137, 1140, 1142, 1145, 1148, 1151, 1154, 1157, 1160, 1163, 1166, 1169, 1172, 1175, 1178, 1181, 1184, 1187, 1190, 1193, 1196, 1199, 1202, 1205, 1208, 1211, 1214, 1217, 1220, 1223, 1226, 1229, 1232, 1235, 1238, 1241, 1244, 1247, 1250, 1253, 1256, 1259, 1262, 1265, 1268, 1271, 1274, 1277, 1280, 1283, 1286, 1289, 1292, 1295, 1298, 1301, 1304, 1307, 1310, 1313, 1316, 1319, 1322, 1325, 1328, 1331, 1

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CUSTOMIZED ONLINE MAPPING

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

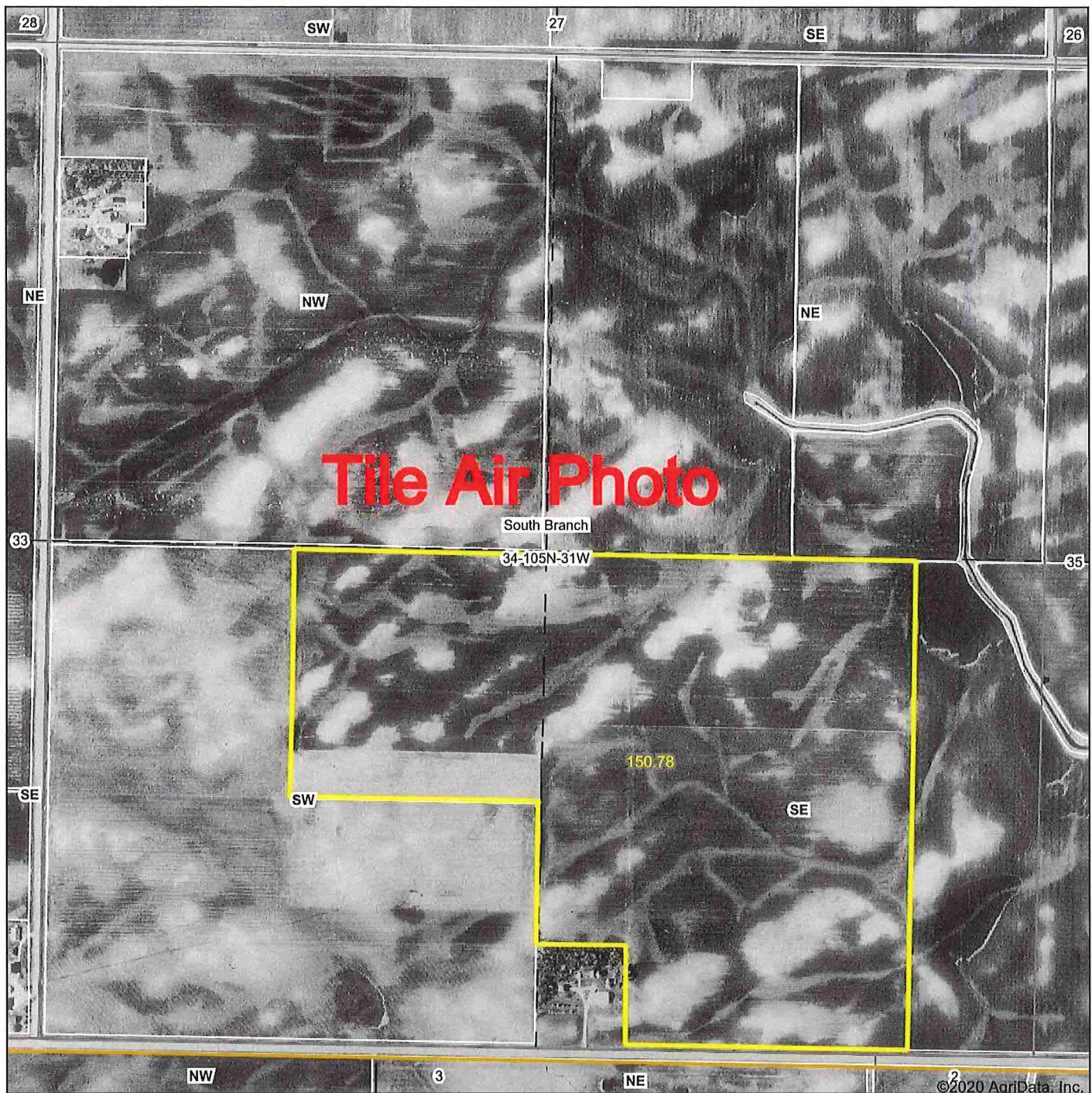


34-105N-31W
Watsonwan County
Minnesota

11/24/2020

Map Center: 43° 51' 19.42, -94° 32' 21.3

Aerial Map



Maps Provided By:



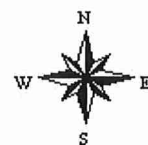
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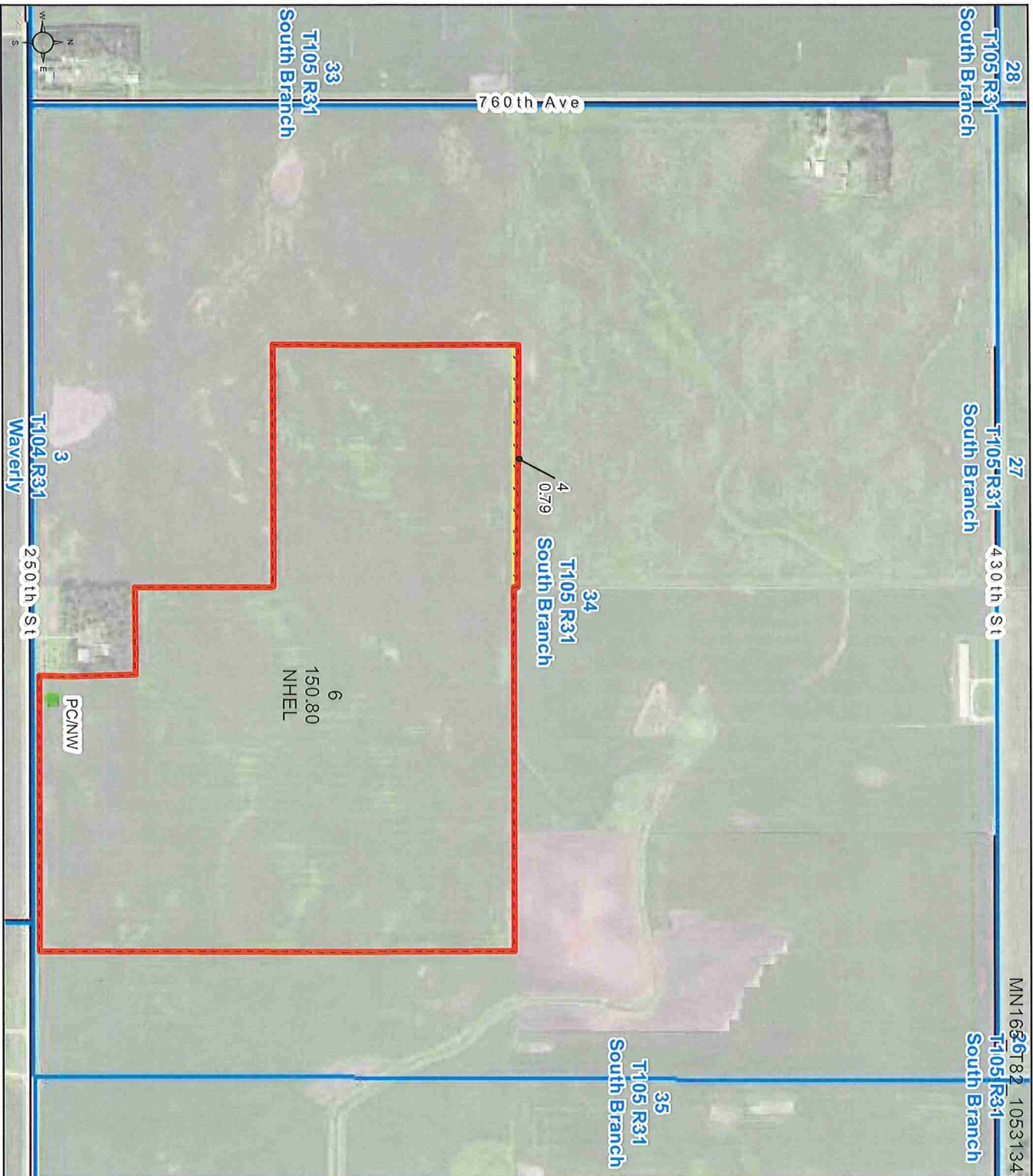
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34-105N-31W
Watsonwan County
Minnesota



11/24/2020



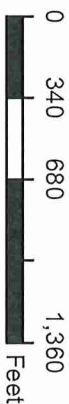
Farm 1127

Tract 82

2020 Program Year

Map Created April 17, 2020

1053134







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
- MAG = for GZ
- Canola = Spring for seed

Common Land Unit

-  Non-Cropland
 -  Cropland
 -  Tract Boundary
- Minnesota_Transparency_Polygon_02142019

Wetland Determination Identifiers

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

Tract Cropland Total: 150.80 acres

Minnesota

Watonwan

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 1127

Prepared: 11/9/20 2:53 PM

Crop Year: 2020

Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name

Farm Identifier

Farms Associated with Operator:

1018

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
151.59	150.8	150.8	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	150.8	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
CORN	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	150.8	175	0.00
Total Base Acres:	150.8		

Tract Number: 82 Description NE4 SW4;W3/4 SE4 34-105-31 SOUTH BRANCH

FSA Physical Location : Watonwan, MN

ANSI Physical Location: Watonwan, MN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
151.59	150.8	150.8	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	150.8	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	150.8	175	0.00				
Total Base Acres:	150.8						

Owners: SCHWANZ, LUCILLE

Other Producers:

OWNER: GILBERT SCHWANZ

OPER.: PATRICK L. GEISTFELD

2. Date of Request

7-14-89

3. County

Wetland

HIGHLY ERODIBLE LAND AND WET CONSERVATION DETERMINATION

4. Name of USDA Agency or Person Requesting Determination

ASCS

5. Farm No. and Tract No.

1127 T 2

SECTION I - HIGHLY ERODIBLE LAND

6. Is soil survey now available for making a highly erodible land determination?	Yes	No	Field No.(s)	Total Acres
	X			
7. Are there highly erodible soil map units on this farm?		X		
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.				
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.				
10. This Highly Erodible Land determination was completed in the: Office <input checked="" type="checkbox"/> Field <input type="checkbox"/>				

NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields. For further information, contact the local office of the Soil Conservation Service.

SECTION II - WETLAND

11. Are there hydric soils on this farm?	Yes	No	Field No.(s)	Total Wetland Acres
	X			
List field numbers and acres, where appropriate, for the following EXEMPTED WETLANDS:				
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.				
13. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to FSA unless the area reverts to wetland as a result of abandonment. You should inform SCS of any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for 5 years or more.				
14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.				
15. Minimal Effect Wetlands (MW) - These wetlands are to be farmed according to the minimal effect agreement signed at the time the minimal effect determination was made.				

NON-EXEMPTED WETLANDS:

16. Converted Wetlands (CW) - In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits. If you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.				
--	--	--	--	--

17. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.

18. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 16 for information on CW.

19. This wetland determination was completed in the: Office ☒ Field ☐

20. This determination was: Delivered ☐ Mailed ☒ To the Person on Date: 7-14-89

NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below. The reconsideration is a prerequisite for any further appeal. The request for the reconsideration must be in writing and must state your reasons for the request. The request must be mailed or delivered within 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of the producer's copy of this form for more information on appeals procedure.

NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.

21. Remarks: There is no Wetland, or H₂O in this Tract.

22. Signature of SCS District Conservationist

[Signature]

23. Date

7-14-89

Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, handicap, etc.

WATONWAN CO. NOT TO SCALE

SO. BRANCH

A5

197.37

72.67

63.47

NW 1/4
NHEL

South Branch

34

FW

44.8

U.S.

46.07

114.07

NW 1/4
NHEL

44.2

21



Summary

Parcel ID 120340410
 Property Address
 Sec/Twp/Rng 34-105-031
 Brief Tax Description Sect-34 Twp-105 Range-031 153.54 AC W1/2 OF E1/2 OF SE1/4; W1/2 OF SE1/4 LESS 6.46AC; NE1/4 OF SW1/4
 (Note: Not to be used on legal documents)
 Deeded Acres 153.54
 Class 101 - (NON-HSTD) AGRICULTURAL; 111 - (NON-HSTD) RURAL VACANT LAND
 District (1201) SOUTH BRANCH SD#0458
 School District 0458
 Creation Date 07/31/2006

Owners

Primary Taxpayer
 Kevin Schwanz Etal
 C/O Sandra Schwanz
 4724 Zenith Ave S
 Minneapolis, MN 55410

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	72.9	0	0	0	147.980	AC
2	ROADS 2A	0	0	0	0	1.250	AC
3	LIVING SNOW FENCE	0	0	0	0	4.310	AC
Total						153.540	

Valuation

	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$1,077,000	\$1,077,000	\$969,400	\$969,400	\$1,077,000
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$1,077,000	\$1,077,000	\$969,400	\$969,400	\$1,077,000

Taxation

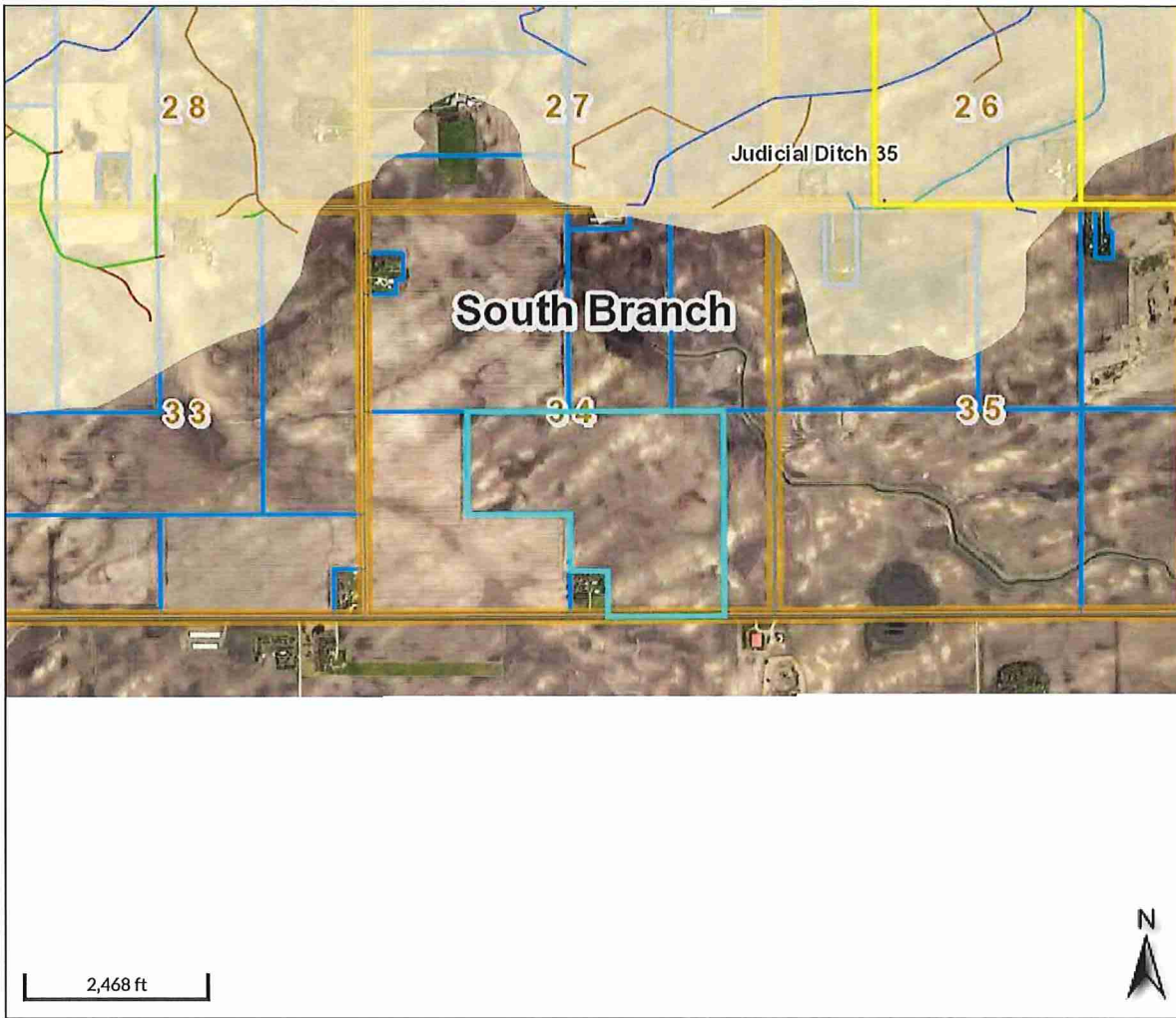
	2020 Payable	2019 Payable	2018 Payable	2017 Payable
Estimated Market Value	\$1,077,000	\$969,400	\$969,400	\$1,077,000
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$1,077,000	\$969,400	\$969,400	\$1,077,000
Net Taxes Due	\$7,244.00	\$6,824.00	\$6,452.00	\$6,646.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$7,244.00	\$6,824.00	\$6,452.00	\$6,646.00

Taxes Paid

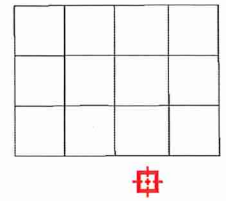
Receipt #	Receipt Print Date	Bill Pay Year	Amt Charge	Amt Payment
234590	11/6/2020	2020	\$0.00	(\$3,622.00)
226345	5/11/2020	2020	\$0.00	(\$3,622.00)
220595	11/7/2019	2019	\$0.00	(\$3,412.00)
211750	5/8/2019	2019	\$0.00	(\$3,412.00)
206508	11/5/2018	2018	\$0.00	(\$3,226.00)
199257	5/10/2018	2018	\$0.00	(\$3,226.00)
195015	12/13/2017	2017	\$398.76	(\$3,721.76)
183911	5/8/2017	2017	\$0.00	(\$3,323.00)
179293	11/10/2016	2016	\$0.00	(\$3,280.00)
170062	5/9/2016	2016	\$0.00	(\$3,280.00)
165146	11/6/2015	2015	\$0.00	(\$3,193.00)
157968	5/13/2015	2015	\$0.00	(\$3,193.00)

Tax Payments

Pay taxes online



Overview



Legend

- RR_Rights_of_Way
- Political Township
- Parcels
- USPLS Sections
- Corporation Limits
- Subdivisions
- Blocks
- Lots
- Ditches**
- <Null>
- <blank>
- Branch
- Branch
- Branch 1 - Lateral :
- Branch 5 Open Ditch
- Branch 7 Open Ditch
- Branch 8 Open Ditch
- Inlet Bulkhead
- Lateral
- Lateral 1
- Main
- Main
- Main 1
- Main 2
- New Main
- Old Main
- Open Ditch
- Orig. Main
- Original Main
- PVT. TILE
- PVT. Tile
- S.E. Main
- Sub Branch
- Sub Lateral
- Sub Sub Branch
- T3
- T4
- T5

MISCELLANEOUS RECORD NO. 30, WATONWAN COUNTY, MINN.

Instrument #115714 Fred Heckman et al
and
Kenneth Coleman et al

AGREEMENT

THIS AGREEMENT, Made and entered into this 31st day of December, 1967, by and between, Fred Heckman and Louise Heckman, his wife and Gilbert Schwanz and Lucille Schwanz, his wife, parties of the first part; Kenneth Coleman and Mildred Coleman, his wife, parties of the second part; Fred M. Quindel and Esther Quindel, his wife, parties of the third part; Karl F. Wentzel and Magdalena Wentzel, his wife, and Edgar C. Mumme and Myrna E. Mumme, his wife, and Amanda Gieseke and Arthur H. Gieseke, her husband, parties of the fourth part; Carl H. Vogt and Marjorie Vogt, his wife, and David Vogt and Marilyn Vogt, his wife, and Winfred Vogt and Carol Vogt, his wife, and Hulda Vogt, a single person, parties of the fifth part; Lester Pierson and Susan Pierson, his wife, parties of the sixth part; Clell Sharp and Earline Sharp, his wife, parties of the seventh part; Martin J. Geistfeld and Christina Geistfeld, his wife, parties of the eighth part; Ernest Selsvold and Malinda Selsvold, his wife, and Reuel Ebert and Clara Ebert, his wife, parties of the ninth part; Waverly Township, Martin County, Minnesota, party of the tenth part; County of Watonwan, a Municipal Corporation, party of the eleventh part;

WITNESSETH, Whereas the parties to this agreement have already constructed an open ditch and a tile drain system and are desirous of entering into an agreement for the purpose of perpetuating their agreements in reference to said drainage system, and provide for the permanent maintenance and repair thereof, and

WHEREAS, The parties hereto are the owners of the following lands, viz:

- First parties: West 120 acres of Southeast Quarter of Section 34; Northeast Quarter of Southwest Quarter of Section 34, all in Township 105, Range 31, Watonwan County, Minnesota
- Second parties: East Half of Northeast Quarter of Section 34, Township 105, Range 31 Watonwan County, Minnesota.
- Third parties: West Half of Northeast Quarter of Section 34, Township 105, Range 31, Watonwan County, Minnesota.
- Fourth parties: Northwest Quarter of Section 34, Township 105, Range 31, Watonwan County, and South Half of Southwest Quarter of Section 27, Township 105, Range 31, Watonwan County, Minnesota.
- Fifth parties: Northeast Quarter of Section 33; North Half of Southeast Quarter of Section 33; North Half of Southwest Quarter of Section 33, all in Township 105, Range 31 Watonwan County, Minnesota.
- Sixth parties: South Half of Southwest Quarter of Section 34; Northwest Quarter of Southwest Quarter of Section 34, South Half of Southeast Quarter of Section 33, all in Township 105, Range 31, Watonwan County, Minnesota.
- Seventh parties: South Half of Southwest Quarter of Section 33; East 100 acres of Southeast Quarter of Section 32 All in Township 105, Range 31, Watonwan County, Minnesota.
- Eighth parties: West 30 acres of the Southwest Quarter of Southeast Quarter of Section 32; East 10 acres of Southeast Quarter of Southwest Quarter of Section 32, all in Township 105, Range 31, Watonwan County, Minnesota.
- Ninth parties: Northwest Quarter of Section 4, Township 104, Range 31, Martin County, Minnesota.
- Tenth parties: Highway between Sections 4 and 5 in Township 104, Range 31, Martin County, Minnesota
- Eleventh parties: (a) Highway between Sections 33 and 34 in Township 105, Range 31, Watonwan County, and Sections 4 and 5 in Township 104, Range 31, Martin County, Minnesota.
(b) Highway No. 8 between Sections 33 and 34 in Township 105, Range 31, Watonwan County, Minnesota.

and

WHEREAS, The following parties to this agreement have contributed to the laying and construction of said drainage system as follows:

First parties	\$900.00	Seventh parties	\$4460.00
Second parties	400.00	Eighth parties	540.00
Third parties	1500.00	Ninth parties	800.00
Fourth parties	4300.00	Tenth parties	139.00
Fifth parties	5360.00	Eleventh parties	447.56
Sixth parties	980.00		

NOW THEREFORE, For a good and valuable consideration, and in consideration of the promises and agreements herein contained, the receipt of which is hereby acknowledged by each of the parties hereto.

IT IS MUTUALLY AGREED AS FOLLOWS:

1.
That the main drainage system has been laid and established approximately along the following course, to-wit:

Open Ditch - Commencing at a point 2200 feet west and 340 feet north of the Southeast corner of Section 35, Township 105, Range 31; thence west approximately 300 feet; thence northwest 200 feet; thence north 1000 feet; thence west 400 feet; thence north 600 feet; thence west 500 feet; thence north 400 feet; thence west 600 feet; thence northwest 1000 feet; thence west to the east line of Section 34 at a point 2640 feet south of the northeast corner of Section 34; thence west 200 feet; thence north 700 feet; thence west 1000 feet to a point which is 1320 feet west and 1840 feet south of the northeast corner of Section 34; thence northwest 800 feet which is the end of the open ditch.

Tile - Commencing at the end of the open ditch; thence west 600 feet to a point 2640 feet west and 1420 feet south of the northeast corner of Section 34; thence west and southerly a distance of approximately 3000 feet; thence crossing County State Highway No. 8 at a point 2520 feet south of the northeast corner of Section 33; thence in a west and southerly direction a distance of 3000 feet; thence south 600 feet; thence west and southerly a distance of 1400 feet; thence southwesterly a distance of 500 feet to a point 1320 feet north and 250 feet east of the southeast corner of Section 32; thence in a southwest direction a distance of 1600 feet; thence crossing County Highway between Watonwan and Martin Counties at a point 660 feet east of the Northwest corner of the northwest quarter of Section 4, Township 104, Range 31; thence in a southwest direction a distance of 785 feet crossing Waverly Township road between Section 4 and Section 5 in Township 104, Range 31 at a point 600 feet south of the northwest corner of Section 4, Township 104, Range 31 there connecting with an 18 inch tile previously laid.

MISCELLANEOUS RECORD NO. 30, WATONWAN COUNTY, MINN.

The tile at the point of commencement thereof and for 4700 feet is a 20 inch tile and the balance thereof is an 18 inch tile.

2.

The cost of the maintenance of the foregoing described drainage system shall be paid for from time to time by the respective parties hereto on the following basis, including maintenance and repairs and interests incurred since the completion of said ditch prior to entering into this agreement:

1. Fred Heckman, et al	13%	7. Clell Sharp, et al, Watonwan Co.	15%
2. Kenneth Coleman, et al	4%	Clell Sharp, et al, Martin Co.	none
3. Fred M. Quindel, et al	6%	8. Martin J. Geistfeld, et al	4%
4. Karl F. Wentzel, et al	20%	9. Ernest Selsvold, et al	6%
5. Carl H. Vogt, et al	18%	10. Waverly Township	none
6. Lester Pierson, et al	14%	11. County of Watonwan	none
			100%

3.

No property owner may agree to let any other land drain into this system without the written consent of all other parties to this agreement.

4.

Each of the parties to this agreement does hereby grant to the other parties the perpetual right to use said open ditch and tile drain described in paragraph No. 1 of this agreement for the purpose of draining their respective lands.

5.

Each of the parties to this agreement shall at all times have the right to construct at their own cost on their own lands such additional branches and laterals and connect the same with the main drainage system above described as located on their said respective lands as they may deem necessary or expedient for the drainage of their respective tracts of land. The cost of construction and maintenance of such additional branches and laterals shall at all times be borne by the party or parties so constructing the same.

6.

In event the main drainage system shall require maintenance or rebuilding at anytime, then any one or more of the parties to this agreement may demand in writing that the others join in causing said work to be done, and if thirty days elapse after written demand is made on the owners of the land and they or any of them do not join in doing said work and furnishing material, then one or more of the then owners may cause said main tile drain to be repaired or reconstructed. Such person or persons making said repairs or reconstruction shall keep an account of the cost and expense thereof, and after demanding payment of the shares which the other respective land owners should pay may bring suit and recover from the others the proportionate cost thereof in an action at law or otherwise, and if judgment is entered the same shall become a specific lien on the property of the person or persons not paying.

The right to the foregoing action shall not be construed as barring any right or remedy which such person forcing collection may have or be permitted at law or equity.

7.

Each of the parties to this agreement does hereby grant to the other the right to go upon the lands of the other for the purpose of making inspection, repairs or reconstruction of any part of said tile drain system herein described, and may do all necessary acts and things on the lands of the others for the purpose of transporting material and laborers, and

to do any and all things necessary in the digging, laying, construction, repair and maintenance of said main tile drain system except unnecessary damage to the crops that may be growing on said lands.

8.

In event of a sale or transfer of any of the lands owned by the respective parties to this agreement, their respective successor or successors in interest shall be liable for the proportionate part of the cost of repair, maintenance or reconstruction of said main drainage system herein described on the basis of the percentage which each is to pay for the maintenance as hereinbefore provided.

9.

The approximate number of acres draining into the system and the basis upon which the assessments and percentages are agreed upon is as follows:

First parties	140 acres	Sixth parties	180 acres
Second parties	80 acres	Seventh parties	160 "
Third parties	80 acres	Eighth parties	40 "
Fourth parties	200 acres	Ninth parties	90 "
Fifth parties	190 acres		

10.

This agreement shall bind the heirs, executors, administrators and assigns of the respective parties hereto, and shall be considered as a covenant running with the land.

IN TESTIMONY WHEREOF, the parties hereto have caused this instrument to be executed the day and year first above written.

IN PRESENCE OF:

Russ Utermarck
JoAnn Hanson
As to Nos. 1 and 2
Russ Utermarck
Winifred Hussey
As to Nos. 3 and 4
Russ Utermarck
JoAnn Hanson
As to Nos. 5 and 6
Russ Utermarck
Winifred Hussey
As to Nos. 7 and 8
Russ Utermarck
Winifred Hussey
As to Nos. 9 and 10
Russ Utermarck
Winifred Hussey
As to Nos. 11 and 12
Russ Utermarck
Winifred Hussey
As to Nos. 13 and 14
Russ Utermarck
JoAnn Hanson
As to Nos. 15 and 16



1. Fred Heckman	Fred Heckman
2. Louise Heckman	Louise Heckman
3. Gilbert Schwanz	Gilbert Schwanz
4. Lucille Schwanz	Lucille Schwanz
5. Kenneth Coleman	Kenneth Coleman
6. Mildred Coleman	Mildred Coleman
7. Fred M. Quindel	Fred M. Quindel
8. Esther Quindel	Esther Quindel
9. Karl F. Wentzel	Karl F. Wentzel
10. Magdalena Wentzel	Magdalena Wentzel
11. Edgar C. Mumme	Edgar C. Mumme
12. Myrna E. Mumme	Myrna E. Mumme
13. Amanda Gieseke	Amanda Gieseke
14. Arthur H. Gieseke	Arthur H. Gieseke
15. Carl H. Vogt	Carl H. Vogt
16. Marjorie Vogt	Marjorie Vogt

MISCELLANEOUS RECORD NO. 30, WATONWAN COUNTY, MINN.

Russ Utermarck
Winifred Hussey
As to Nos. 17 and 18
Charles B. Billman
Jack DeZort
As to Nos. 19 and 20
Russ Utermarck
Winifred Hussey
As to No. 21
Russ Utermarck
JoAnn Hanson
As to Nos. 22 and 23
Louise M. Palat
Lloyd E. Evans
As to Nos. 24 and 25
Russ Utermarck
Winifred Hussey
As to Nos. 26 and 27
Russ Utermarck
Winifred Hussey
As to Nos. 28 and 29
Russ Utermarck
Winifred Hussey
As to Nos. 30 and 31
Russ Utermarck
Winifred Hussey
As to No. 32
Judy Knudson
Diane Smith
As to No. 33

17. David Vogt	David Vogt
18. Marilyn Vogt	Marilyn Vogt
19. WWinfred Vogt	Winfred Vogt
20. Carol Vogt	Carol Vogt
21. Hulda E. Vogt	Hulda Vogt
22. Lester Pierson	Lester Pierson
23. Susan Pierson	Susan Pierson
24. Clell Sharp	Clell Sharp
25. Earline Sharp	Earline Sharp
26. Martin J. Geistfeld	Martin J. Geistfeld
27. Christina Geistfeld	Christina Geistfeld
28. Ernest Selsvold	Ernest Selsvold
29. Malinda Selsvold	Malinda Selsvold
30. Reuel Ebert	Reuel Ebert
31. Clara Ebert	Clara Ebert
32. WAVERLY TOWNSHIP, MARTIN COUNTY, MINNESOTA	
By Kenneth Flohrs	Kenneth Flohrs
By Elmer Barge	Elmer Barge
By Harold Lueth	Harold Lueth
33. COUNTY OF WATONWAN, A MUNICIPAL CORPORATION	
By Arnold Hennis, Chairman	
By Donald J. Bottem, County Auditor	

STATE OF MINNESOTA SS
COUNTY OF MARTIN

On this 31st day of December, 1967, before me a Notary Public within and for said County and State, personally appeared Fred Heckman and Louise Heckman, husband and wife, Gilbert Schwanz and Lucille Schwanz, husband and wife, Kenneth Coleman and Mildred Coleman, his wife, Fred M. Quindel and Esther Quindel, his wife, Karl F. Wentzel and Magdalena Wentzel, his wife, Edgar C. Mumme and Myrna E. Mumme, his wife, Amanda Gieseke and Arthur H. Gieseke, her husband, Carl H. Vogt and Marjorie Vogt, his wife, David Vogt and Marilyn Vogt, his wife, Hulda Vogt, a single person, Lester Pierson and Susan Pierson, his wife, Martin J. Geistfeld and Christina Geistfeld, his wife, Ernest Selsvold and Malinda Selsvold, his wife, Reuel Ebert and Clara Ebert his wife, to me known to be the same persons described in and who executed the foregoing instrument and acknowledged the same to be their free act and deed.

(Notarial Seal)

(Martin County, Minn.)

Russell E. Utermarck Russell E. Utermarck
Notary Public, Martin County, Minn.
My Commission Expires Oct. 17, 1971

STATE OF ARIZONA) SS
COUNTY OF MARICOPA

On this 20th day of February, 1968, before me a Notary Public within and for said County and State, personally appeared Clell Sharp and Earline Sharp, his wife, to me known to be the same persons described in and who executed the foregoing instrument and acknowledged the same to be their free act and deed.

(Louise M. Palat)

(Notarial Seal)

(Maricopa Co. Arizona)

Louise M. Palat
Notary Public, Maricopa County, Arizona
My Commission Expires Nov. 21, 1969

STATE OF MONTANA) SS
COUNTY OF)

On this 20 day of March, 1968, before me a Notary Public within and for said County and State, personally appeared Winfred Vogt and Carol Vogt, his wife, to me known to be the same persons described in and who executed the foregoing instrument and acknowledged the same to be their free act and deed.

(Ione M. Logan)

(Notarial Seal)

(State of Montana)

Ione M. Logan
Notary Public for the State of Mont.
My Commission expires Aug. 5, 1969

STATE OF MINNESOTA) SS
COUNTY OF MARTIN

On this 3 day of April, 1968, before me a Notary Public within and for said County, personally appeared Kenneth Flohrs, Elmer Barge and Harold Lueth, to me personally known, who being each by me duly sworn they did say that they are respectively the Clerk, and the Supervisors of Waverly Township, the corporation named in the foregoing instrument, and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Supervisors and said Kenneth Flohrs, Elmer Barge and Harold Lueth, acknowledged said instrument to be the free act and deed of said corporation.

(Notarial Seal)

(Martin Co. Minn.)

Russell E. Utermarck
Notary Public, Martin County, Minn.
My Commission expires Oct. 17, 1971

STATE OF MINNESOTA) SS
COUNTY OF WATONWAN

On this 26th day of April, 1968, before me, a Notary Public within and for said County, personally appeared Arnold Hennis and Donald J. Bottem to me personally known, who, being each by me duly sworn did say that they are respectively the Chairman and the Auditor of the corporation named in the foregoing instrument, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of _____ and said Arnold Hennis and Donald J. Bottem acknowledged said instrument to be the free act and deed of said corporation.

(Notarial Seal)

(Martin Co. Minn.)

Russell E. Utermarck Russell E. Utermarck
Notary Public, Watonwan County, Minn.
My Commission expires Oct. 17, 1971

Filed for record May 15, 1968 at 2:00 o'clock P. M. Arwin Klaras, Register of Deeds

Right-of-Way Easement

SOUTH CENTRAL ELECTRIC ASSOCIATION

St. James, Minnesota 56081

Location No. 31-34-84KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Gilbert Schwanz and Lucille Schwanz,his wife

for good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, convey, and confirm unto SOUTH CENTRAL ELECTRIC ASSOCIATION, a corporation whose post office address is St. James, Minnesota, and to its successors or assigns, a perpetual right-of-way over and across and underneath the surface in the County of Watonwan, State of Minnesota, more particularly described and located as follows: A 25 foot easement of each side of the following described line; said line commencing 1690 feet west of the southeast corner of Section 34, Township 105N, Range 31W, thence continuing north parallel with the east section line of Section 34 a distance of 350 feet to a point of termination.

reserving, however, unto the grantors, their executors, administrators, heirs, successors, and assigns the right and privilege of entering into and upon said premises for cultivation or other purposes and the right to use said surface of said premises without in any manner interfering with the use of said premises by the grantee in the maintenance and operation of these electric lines which may be placed either above or under ground. The grantor will, however, request the SOUTH CENTRAL ELECTRIC ASSOCIATION to locate buried cable prior to any planned work in order to prevent damage to buried lines. The Cooperative agrees to provide this service at no cost to the grantor.

The above and foregoing premises are hereby conveyed to the SOUTH CENTRAL ELECTRIC ASSOCIATION, its successors and assigns, for the purpose of construction, maintenance and operation thereon, either above ground or under ground, distribution lines, conduits, pedestals, or other appurtenances desirable in connection therewith.

The Cooperative shall at all times have the right to keep the easement clear of all buildings, structures or other obstructions, trees, shrubbery, undergrowth and roots, and to cut or trim trees or shrubbery to the extent necessary to keep them clear of said electric lines or system, and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling.

When the underground installation is complete, the ground shall be put in a smooth condition as far as is practicable. The Cooperative shall pay to the grantor for any crop damage resulting from any underground installation or maintenance thereof and agrees to repair any damage to existing tile lines or tile systems resulting from the installation of underground lines.

The undersigned covenants that he is the owner of the described lands and that all facilities erected hereunder shall remain the property of the Cooperative. Cooperative shall have the right to inspect, rebuild, remove, repair, improve and make such changes, alterations, substitutions and additions in and to its facilities as Cooperative may from time to time deem advisable, including the right to increase or decrease the number of conduits, wires, cables, handholes, manholes, connection boxes, transformers and transformer enclosures.

IN TESTIMONY WHEREOF, the undersigned have executed this instrument this 4th day of

June, 1985

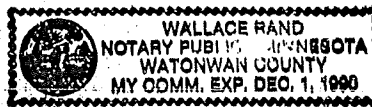
THIS INSTRUMENT WAS DRAFTED BY
WALLACE RAND
ST. JAMES, MN 56081

In the presence of:

X Gilbert Schwanz

X Lucille Schwanz
(Signature of Owner)

STATE OF Minnesota
County of Watonwan ss.



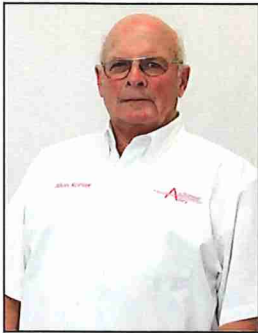
On this 8th day of May, 1985 before me, a Notary Public within and for said County personally appeared Gilbert Schwanz Lucille Schwanz his wife

known to be the same person(s) described in, and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Wallace Rand



105 South State Street, Fairmont, MN 56031 • 507-238-4318 • www.landservicesunlimited.com



ALLEN KAHLER

MN/IA REAL ESTATE BROKER &
MN/IA CERTIFIED GENERAL APPRAISER
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KEVIN KAHLER

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RYAN KAHLER

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