

320 Acres +/- of Farmland, Pasture & Building Site in Galena Twp, Martin Co., MN

FARMLAND AUCTION

Thursday, August 12, 2021 @ 6:30 PM

SALE LOCATION: Auction will be held at the Knights of Columbus Hall 920 E 10th Street, Fairmont, MN. If you are bidding by phone, please contact us 48 hrs. prior to the auction to make arrangements! *Watch website for updates!

PROPERTY LOCATIONS:

Building Site Address: 2188 120th Ave, Trimont, MN 56176

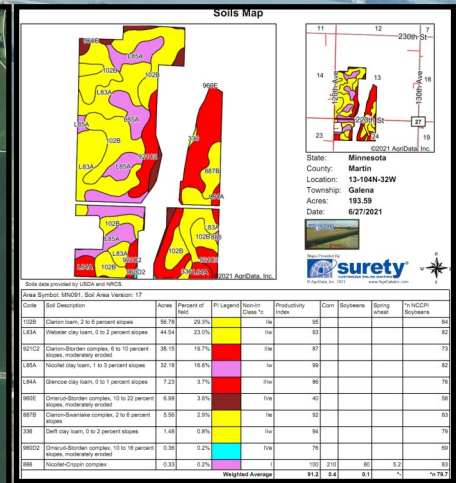
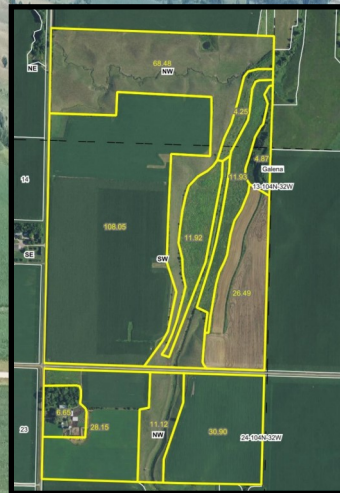
From Trimont, MN 3 miles north on State HWY #4 to 220th St, then east 3 1/2 miles.

From Welcome, MN 9 miles north on County Road #27 to 220th St, then west 1/2 mile.

PROPERTY LEGAL DESCRIPTIONS:

320 Deeded Acres located in the S 1/2 of the NW 1/4 and the SW 1/4 Section 13, Township 104 North, Range 32 W

& the N 1/2 of the NW 1/4 Section 24, Township 104 North, Range 32 W Martin County, Minnesota.



AUCTION SALE TERMS:

The Hatch farm will be offered in multiple parcels with the acreage being one of them and in combinations on our multi parcel board bidding system. Please review farm booklet for specific details. If the farm is sold in separate parcels to separate Buyers, the Sellers will have the dividing boundary line marked. 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 September 12, 2021 when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. There will be a 2% buyers premium added onto the final sales price at the conclusion of the auction. The 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. Seller will pay all of 2021 property taxes. Buyer will be responsible for 2022 real estate taxes and thereafter. Seller will keep all of the 2021 farm rent. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the buyer's. 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. THERE WILL BE AN OPEN HOUSE FOR THE ACREAGE ON JULY 29TH FROM 5PM-7PM OR BY APPT WITH DUSTYN HARTUNG 507-236-7629. Any statements made at the auction may take precedence over any printed information. This sale is subject to the sellers approval. Auctioneer Alley/Land Services Unlimited+ & Sales Staff represent the sellers in this

ONLINE BIDDING OPTION:

For those parties that do not wish to attend the auction in person, you can 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 Auctioneer Alley & Land Services Unlimited at 507-238-4318 at least 24 hours ahead of the auction to register and make arrangements. This property will be offered LIVE 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 a 2% Buyer's Premium charged to those bidding online

AUCTIONEERS NOTE:

We are honored to have the opportunity to work for the Hatch Family as this is a great opportunity to buy good farmland and hard to find pasture in Martin County! 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 open to the public and we look forward to seeing you there! Respectfully, Dustyn Hartung and Sales Staff.

OWNERS: HATCH FAMILY • DARIN G. HAUGEN, LEGAL COUNSEL & CLOSING ATTORNEY

ADDITIONAL PROPERTY INFORMATION:

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

www.auctioneeralley.com 105 S State Street, Fairmont, MN 56031 507-238-4318

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629 KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER, DOUG WEDEL, DAN PIKE & SCOTT CHRISTOPHER



320 Acres +/- of Farmland, Pasture & Building Site in Galena Twp, Martin Co., MN

FARMLAND AUCTION

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

PROPERTY INFORMATION

LEGAL DESCRIPTION: 320 +/- Deeded Acres with Building Site Located in the S 1/2 of the NW 1/4 and the SW 1/4 Section 13 and the N 1/2 of the NW 1/4 Section 24 of Galena Township, Martin County, MN T104N, R32W

TAX PARCEL IDS #: 080130600 & 080130700

BUILDINGS: 9.5+/- Deeded Acre Building Site. The original house was built in the 1920's and added onto around 1958. It has 3 bedrooms with 2 bathrooms. It has approximately 2046 heated square feet. The house has vinyl siding and asphalt shingles. The forced air furnace and A/C were replaced in 2020. The building site has a 24'x24' unfinished garage, 40'x80' machine shed, 48'x60' pole barn and 48'x60' pole barn. There are two small grain bins onsite with approximately 15,000 bushels of storage. The building site has approximately 1.5 acres of fenced cattle pasture, mostly dirt lots with portions of it being concrete. There will be an open house for the acreage on July 29th from 5-7PM.
**See website for acreage pictures*

REAL ESTATE TAXES: 2021 (HSTD) Ag Taxes = \$4,479.80

FSA INFO PARCEL 1 & 2:

Total Acres	=	240.00 +/- acres
FSA Tillable Acres	=	129.38 +/- acres
Corn Base Acres	=	85.26 +/- acres
Corn PLC Yield	=	172 +/- bushels
Soybean Base Acres	=	44.12 +/- acres
Soybean PLC Yield	=	41 +/- bushels
Total Base Acres	=	129.38 +/- acres
Pasture Acres	=	60.90 +/- acres
CREP/RIM Acres	=	41.10 +/- acres

PREDOMINANT SOILS P1: Clarion Loam, Webster Clay Loam, Clarion Storden, Nicollet Clay Loam

CPI PARCEL 1: Crop Productivity Index = 91 *Excellent
** See Soils Map*

TOPOGRAPHY P1 & P2: Level to Rolling
**See Topography Map*

DRAINAGE P1 & P2: Judicial Ditch 390 which outlets to Willow Creek. Do not have any private tile maps.
**See Tile Maps/ Air Photos*

NRCS CLASSIFICATIONS ON TILLABLE ACRES PARCEL 1 & 2: NHEL (Non-Highly Erodible) & HEL (Highly Erodible)

AUCTIONS – REAL ESTATE - APPRAISALS



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DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG MN Broker

#40416719

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FSA INFO PARCEL 3:

Total Acres	=	70.50 +/- acres
FSA Tillable Acres	=	58.59 +/- acres
Corn Base Acres	=	31.73 +/- acres
Corn PLC Yield	=	172 +/- bushels
Soybean Base Acres	=	26.86 +/- acres
Soybean PLC Yield	=	41 +/- bushels
Total Base Acres	=	58.59 +/- acres
Pasture Acres	=	11.12 +/- acres

PREDOMINANT SOILS P3: Clarion Loam, Clarion Storden, Webster Clay Loam, Nicollet Clay Loam

CPI PARCEL 3: Crop Productivity Index = 91.2 *Excellent
* See Soils Map

TOPOGRAPHY PARCEL 3: Level to Rolling
*See Topography Map

DRAINAGE PARCEL 3: 26" county tile part of Judicial Ditch 390 which outlets to Willow Creek. Also has some small county mains. Do not have any private tile maps.
*See Tile Maps/ Air Photos

NRCS CLASSIFICATIONS ON TILLABLE ACRES PARCEL 3: NHEL (Non-Highly Erodible)

WETLAND STATUS: Not Completed

LEASE STATUS: The farm for the 2021 crop year is rented out. The 2021 crop is the property of the current tenant. The new buyer may enter property for 2021 fall tillage when the 2021 crop has been removed. New buyer will have possession of the farm upon closing but subject to the rights of the current tenant. The new acreage buyer will have possession of the acreage upon the successful closing.

SALE METHOD: Parcel 1, 2 and the combination of parcel 1 and 2 will be offered for sale first on our multi parcel board bidding system. After the sale of parcel 1 and 2 has been completed we will offer parcel 3, 4 and the combination of 3 and 4. Once completed that will conclude the auction.
Parcel 1: 138 Acres of bare farmland x the bid
Parcel 2: 102 Acres of pasture/CREP/RIM x the bid
Parcel 3: 70.5 Acres of farmland/pasture x the bid
Parcel 4: Building Site
If there are any questions prior to the sale please call!

AUCTIONS – REAL ESTATE - APPRAISALS



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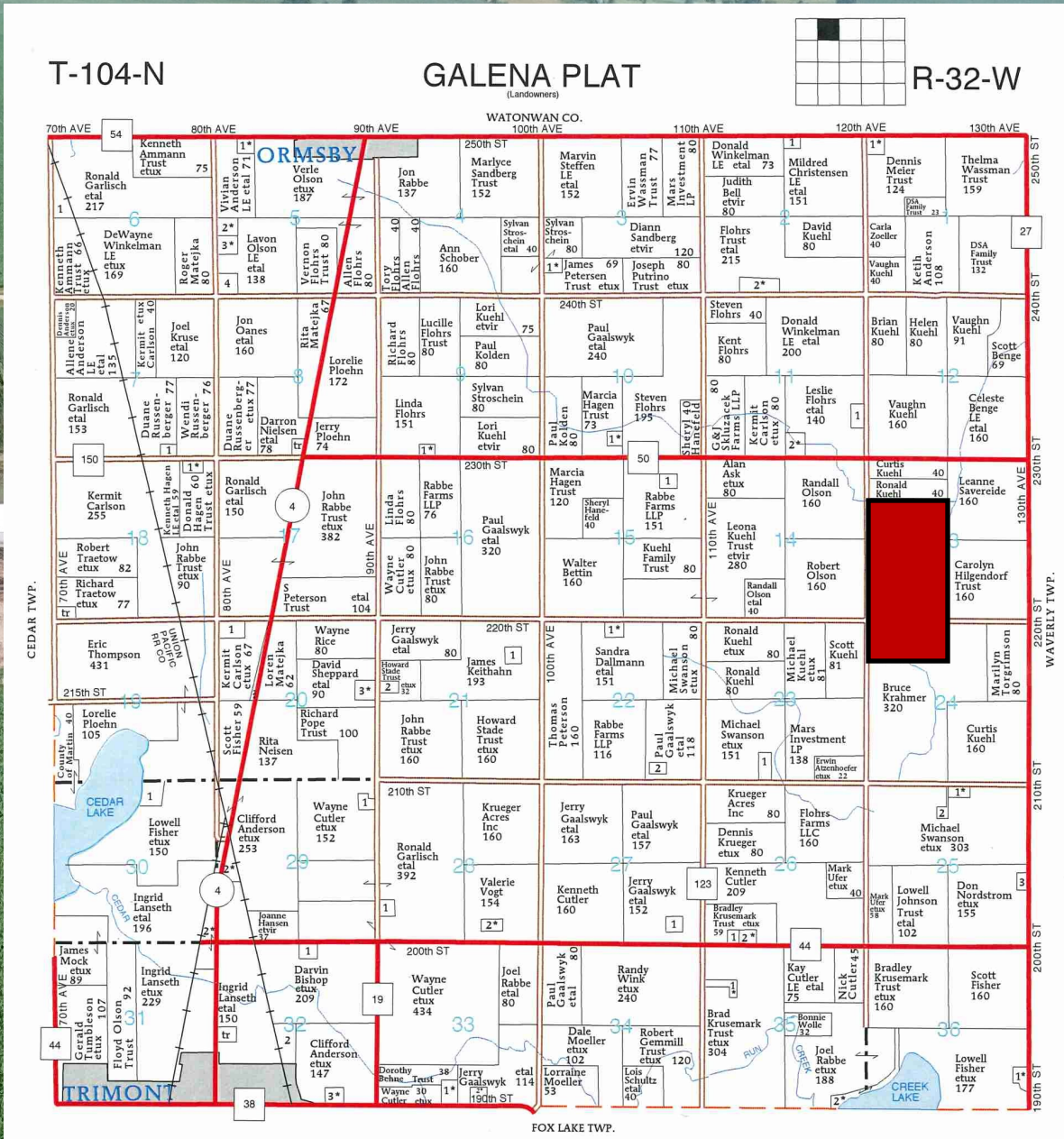
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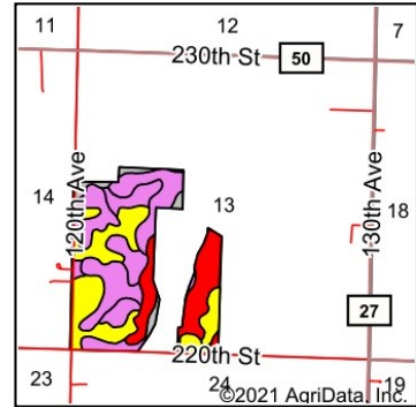
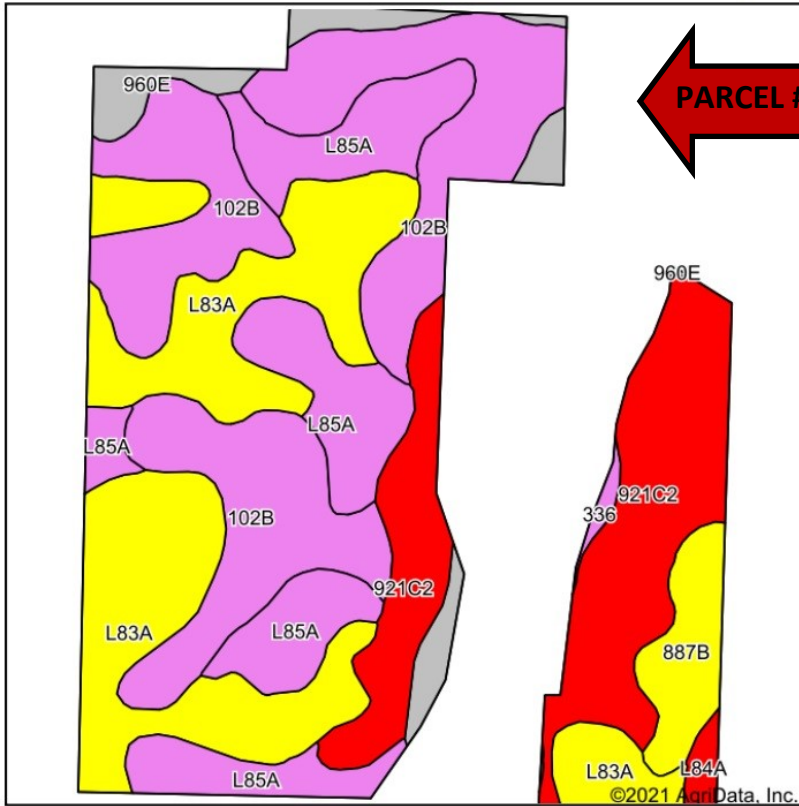
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Soils Map



State: **Minnesota**
 County: **Martin**
 Location: **13-104N-32W**
 Township: **Galena**
 Acres: **138**
 Date: **7/11/2021**



Maps Provided By
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 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN091, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class "c	Productivity Index
102B	Clarion loam, 2 to 6 percent slopes	39.95	28.9%		Moderately well drained	IIe	95
L83A	Webster clay loam, 0 to 2 percent slopes	36.04	26.1%		Poorly drained	IIw	93
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	25.52	18.5%		Well drained	IIIe	87
L85A	Nicollet clay loam, 1 to 3 percent slopes	23.27	16.9%		Somewhat poorly drained	Iw	99
960E	Omsrud-Storden complex, 10 to 22 percent slopes, moderately eroded	6.28	4.6%		Well drained	IVe	40
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	5.42	3.9%		Moderately well drained	IIe	92
L84A	Glencoe clay loam, 0 to 1 percent slopes	0.98	0.7%		Very poorly drained	IIIw	86
336	Delft clay loam, 0 to 2 percent slopes	0.54	0.4%		Poorly drained	IIw	94
Weighted Average							91



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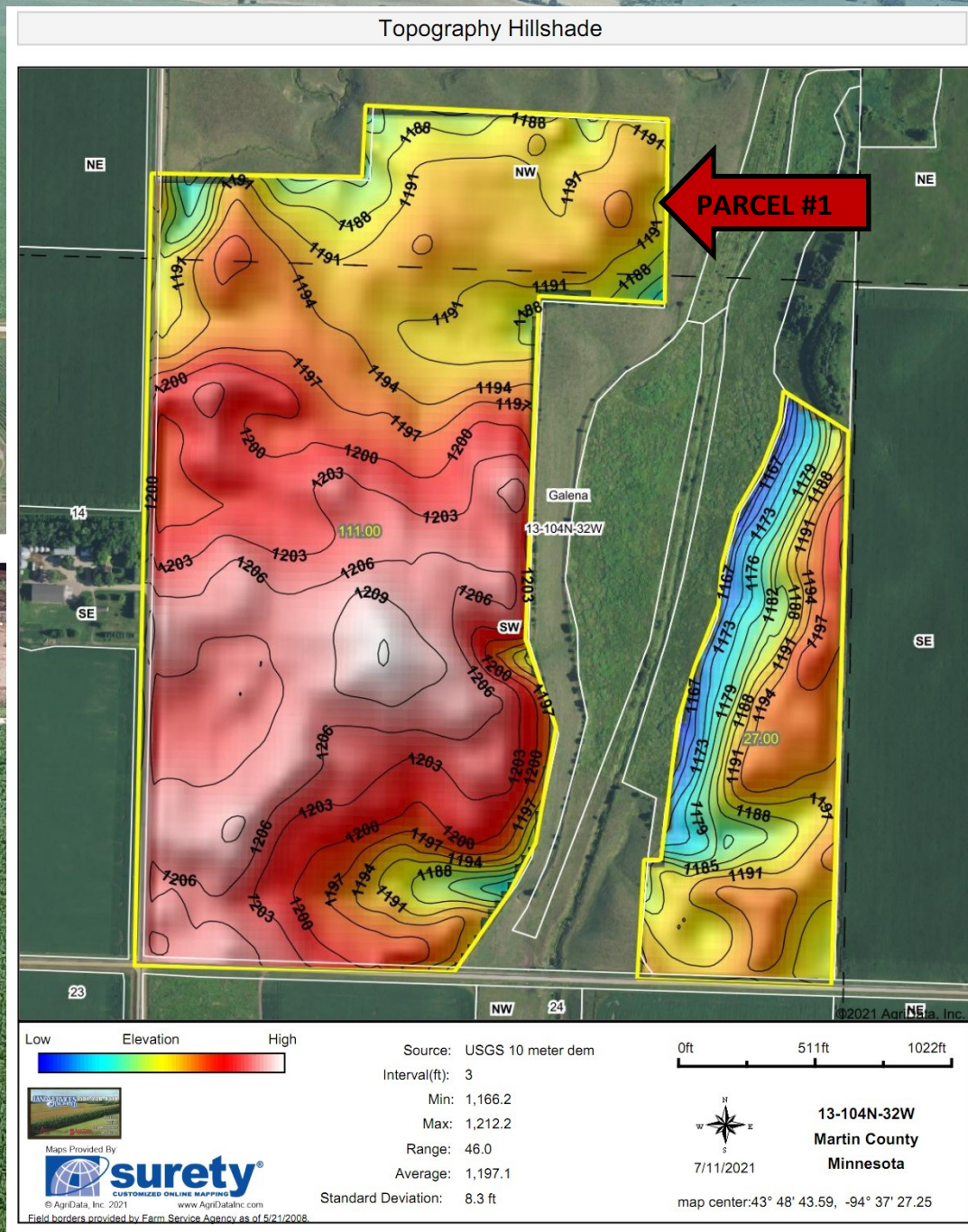
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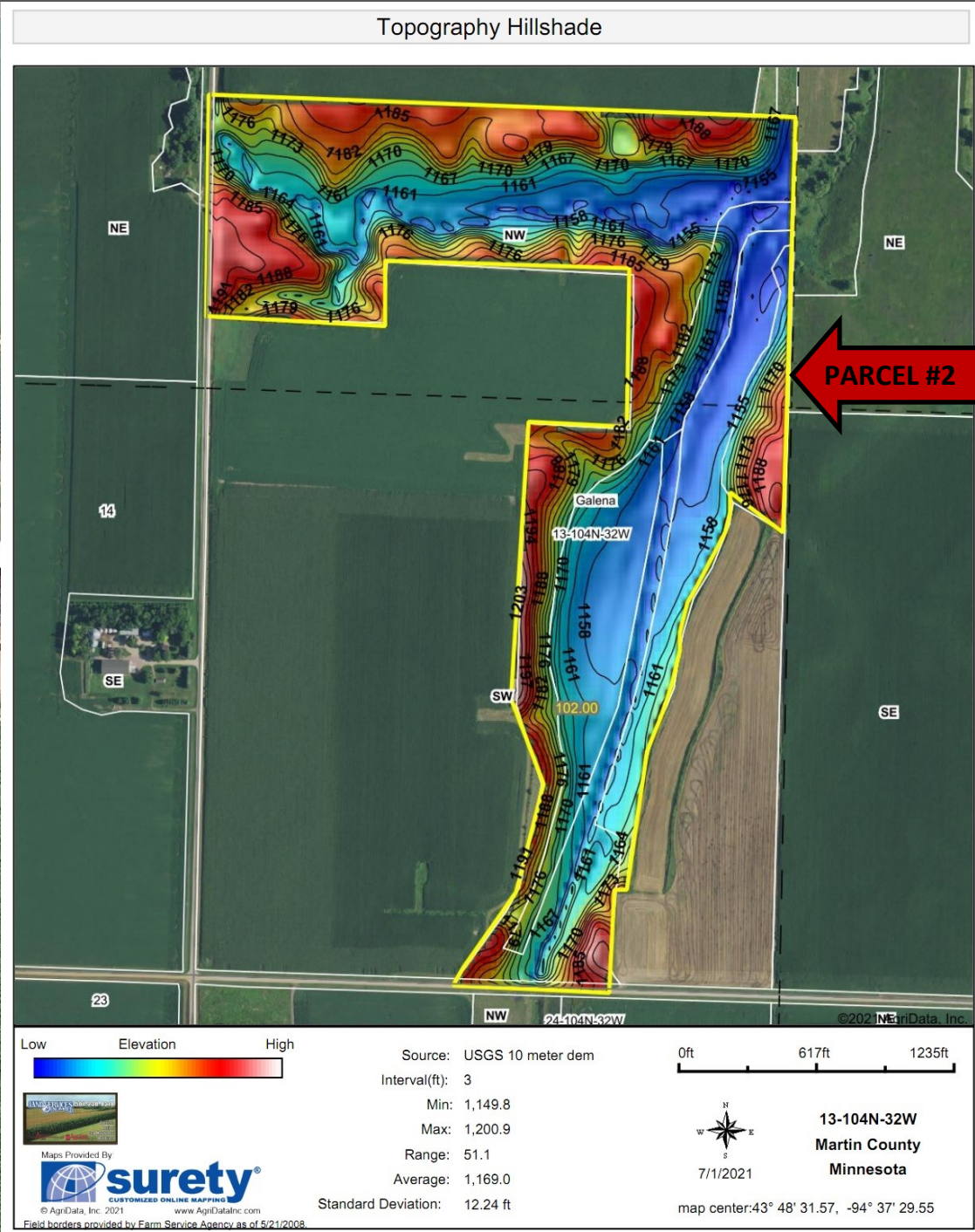
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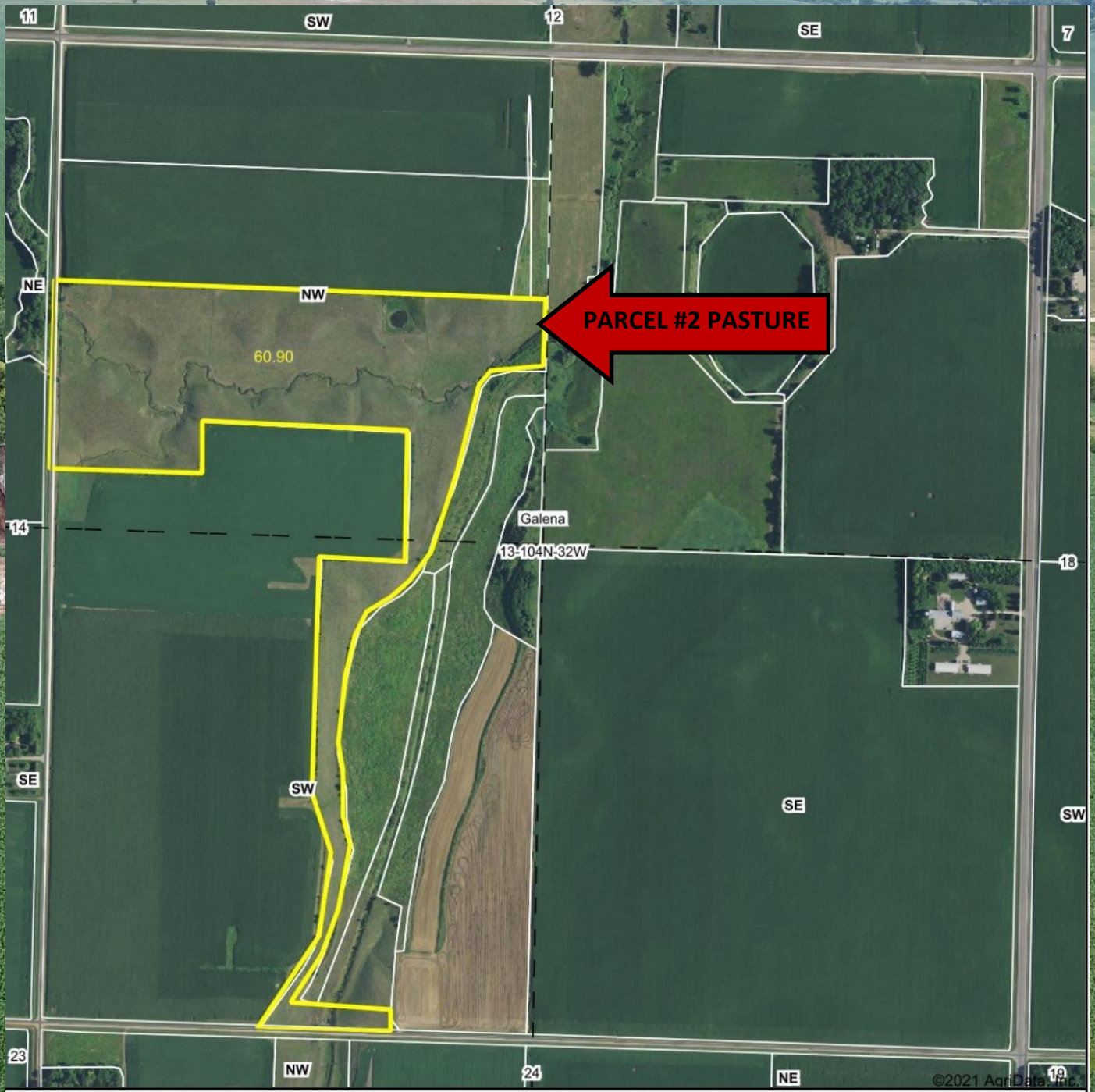
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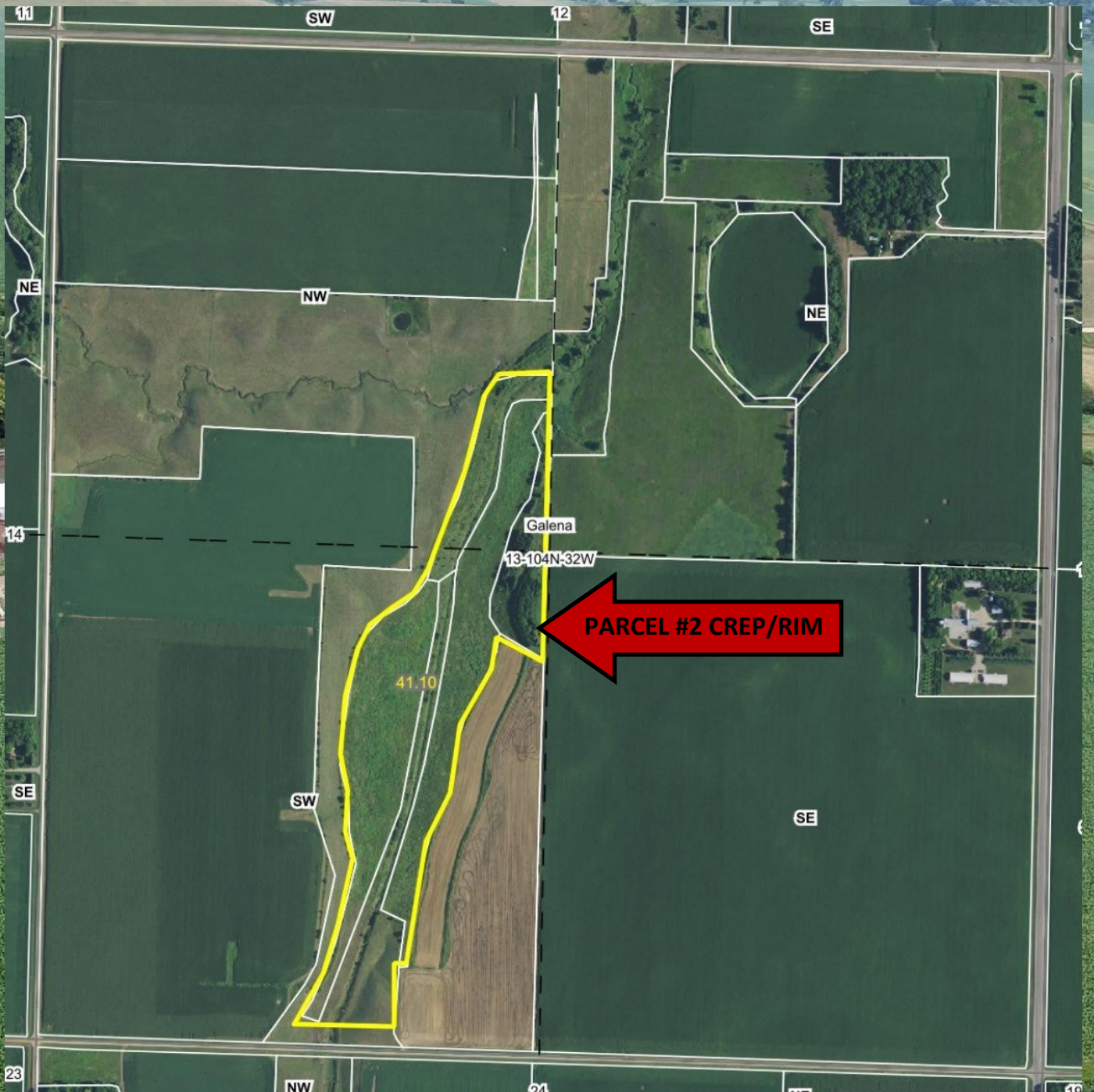
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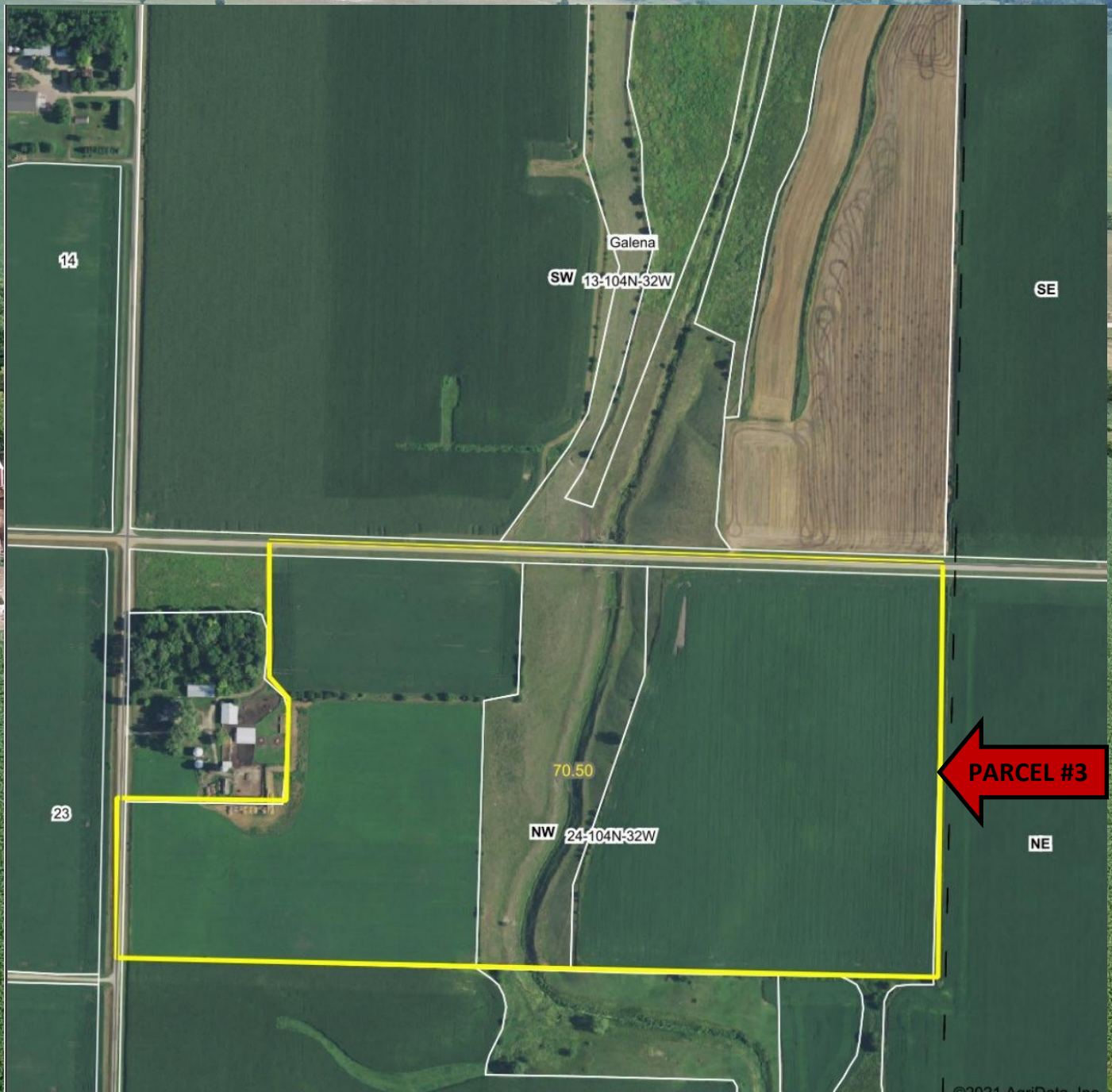
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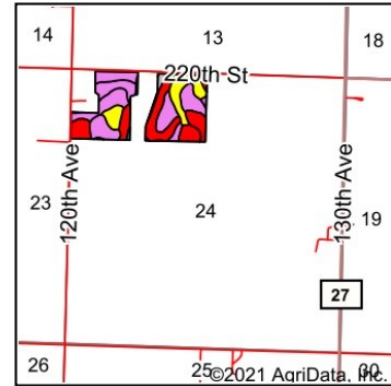
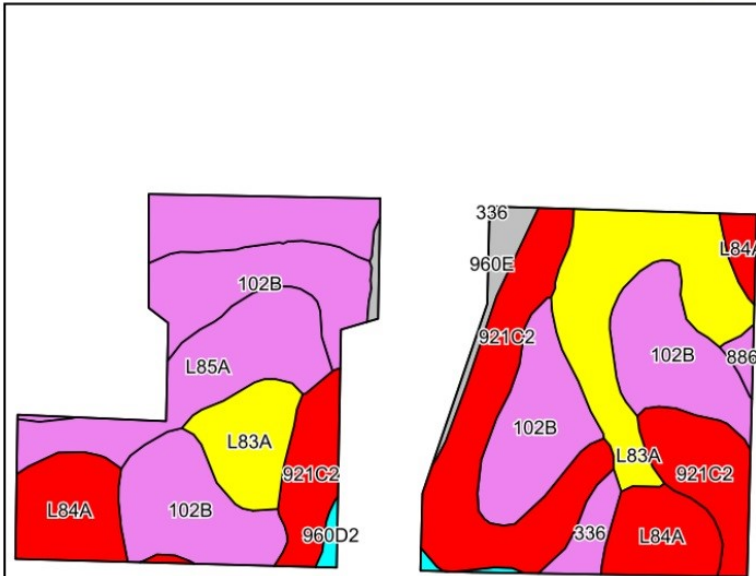
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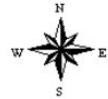
Soils Map



State: **Minnesota**
 County: **Martin**
 Location: **13-104N-32W**
 Township: **Galena**
 Acres: **57.38**
 Date: **7/11/2021**



Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: MN091, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	
102B	Clarion loam, 2 to 6 percent slopes	16.94	29.5%		Moderately well drained	IIe	95	
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	12.67	22.1%		Well drained	IIIe	87	
L83A	Webster clay loam, 0 to 2 percent slopes	9.56	16.7%		Poorly drained	IIw	93	
L85A	Nicollet clay loam, 1 to 3 percent slopes	8.96	15.6%		Somewhat poorly drained	Iw	99	
L84A	Glencoe clay loam, 0 to 1 percent slopes	6.25	10.9%		Very poorly drained	IIIw	86	
960E	Omsrud-Storden complex, 10 to 22 percent slopes, moderately eroded	1.25	2.2%		Well drained	IVe	40	
336	Delft clay loam, 0 to 2 percent slopes	1.05	1.8%		Poorly drained	IIw	94	
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	0.37	0.6%		Well drained	IVe	76	
886	Nicollet-Crippin complex	0.33	0.6%		Somewhat poorly drained	I	100	
Weighted Average								91.2



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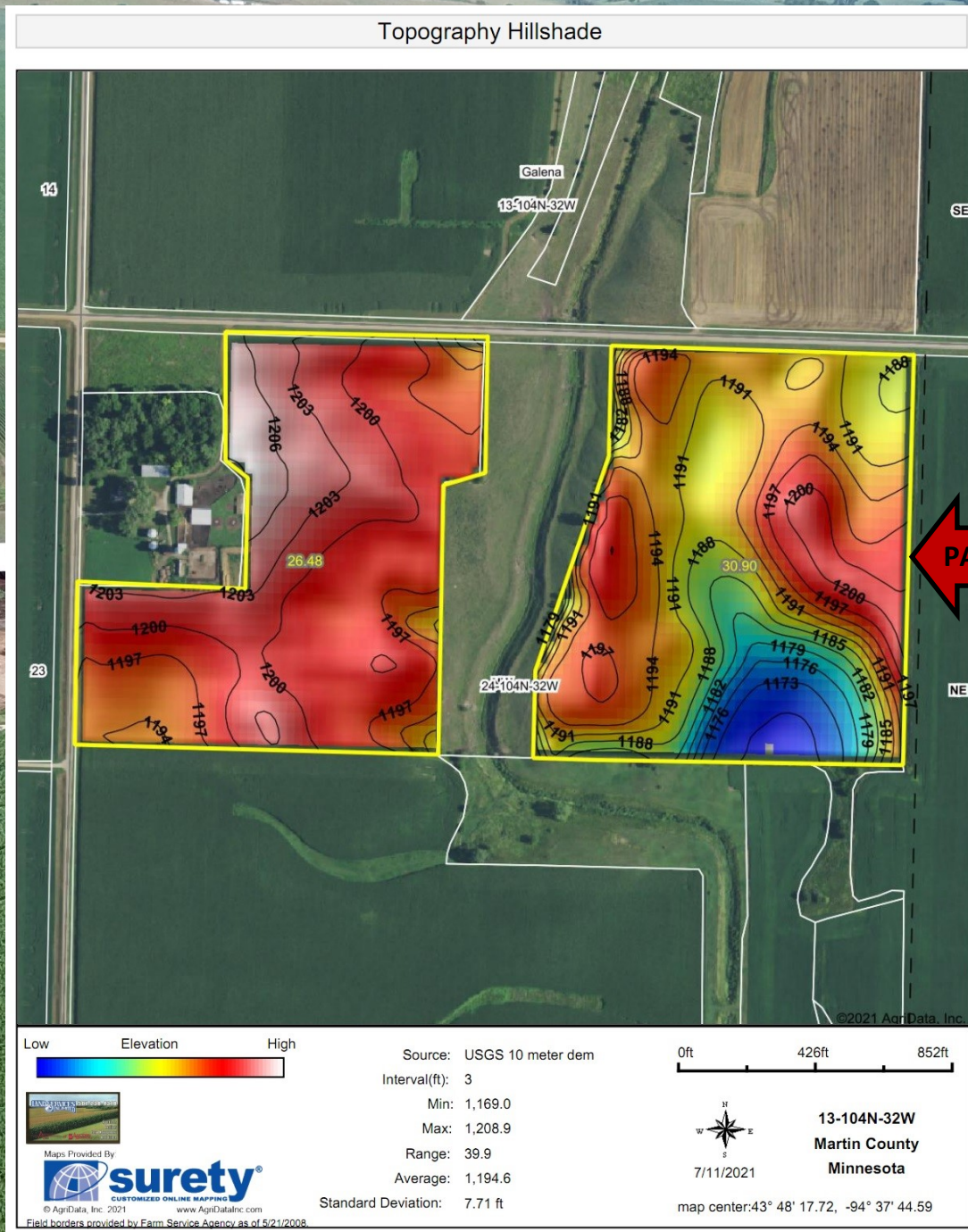
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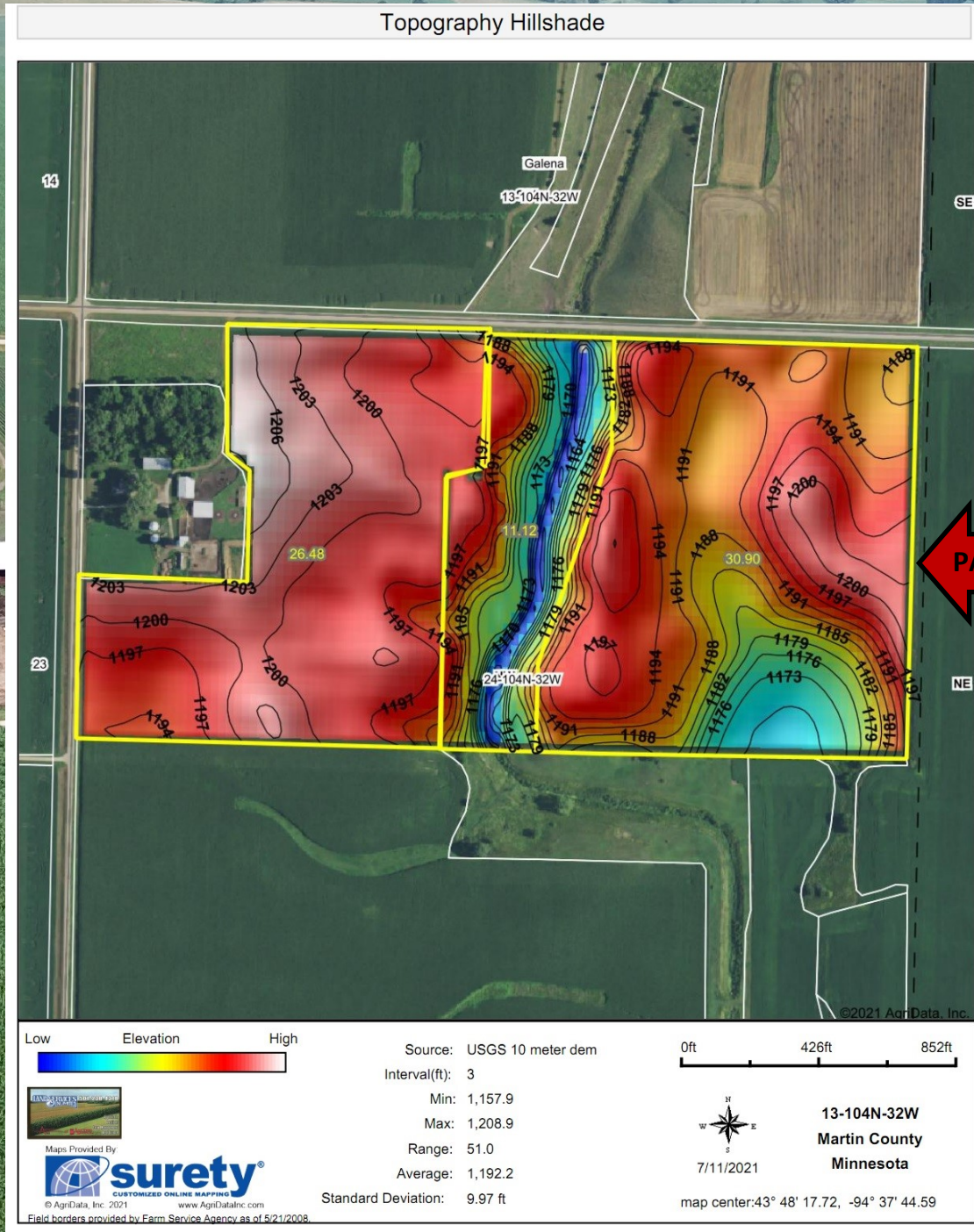
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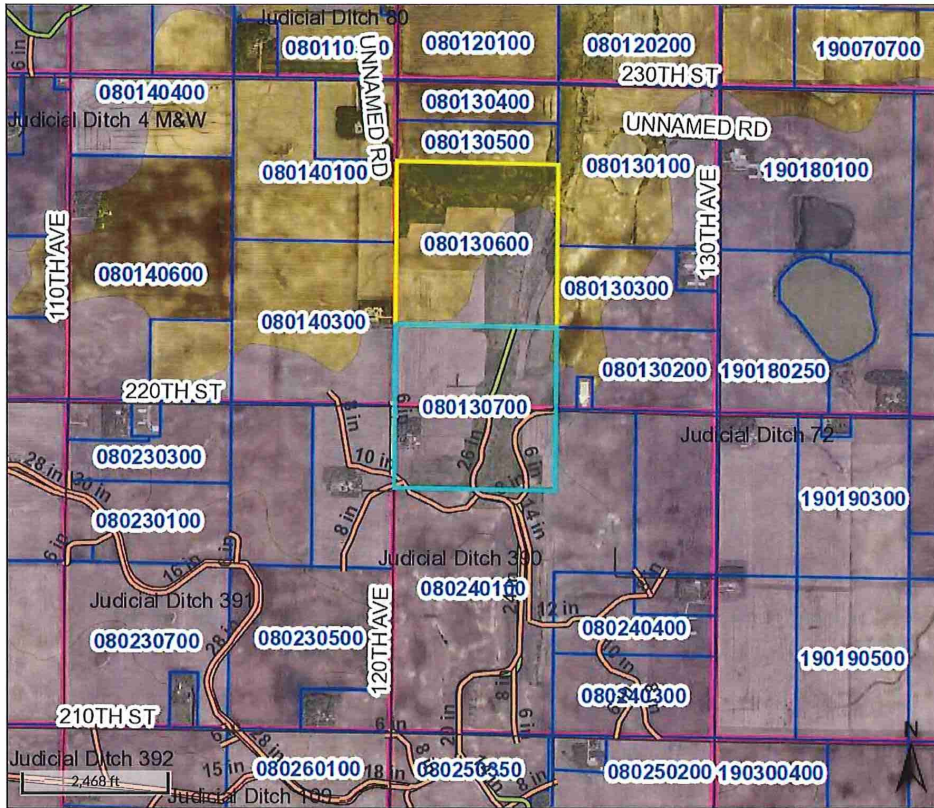
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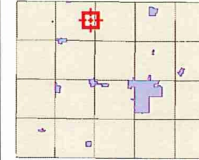
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 **Beacon**™ Martin County, MN



Overview



Legend

-  Parcels
-  Road Centerlines
-  Road Right of Way
-  Corporate Limits
-  Drainage Districts
- Legal Drains
-  <all other values>
-  Open
-  Tile

Parcel ID	080130700	Alternate ID	n/a	Owner Address	HATCH,JOHN
Sec/Twp/Rng	24-104-032	Class	106 - AG SON/DAU-MOTH/FATH		804 WASHINGTON ST
Property Address	2188 120TH AVE	Acreage	160		NORTHFIELD, MN 55057
	TRIMONT			Note	n/a
District	GALENA TWP-2448				
Brief Tax Description	Sect-13 Twp-104 Range-032 160.00 AC S1/2 SW1/4 OF SEC 13 & N1/2 NW 1/4 SEC 24 160.00AC				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 7/1/2021
Last Data Uploaded: 7/1/2021 9:07:34 AM

Developed by  Schneider
GEOSPATIAL



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 **Beacon**™ Martin County, MN

Summary

Parcel ID 080130700
 Property Address 2188 120TH AVE
 TRIMONT
 Sec/Twp/Rng 24-104-032
 Brief Sect-13 Twp-104 Range-032 160.00 AC S1/2 SW1/4 OF SEC 13 & N1/2 NW 1/4 SEC
 Tax Description 24 160.00AC
 (Note: Not to be used on legal documents)
 Deeded Acres 160.00
 Class 106 - (HSTD) AG SON/DAU-MOTH/FATH; 106 - (HSTD) AG SON/DAU-MOTH/FATH
 District (801) GALENA TWP-2448
 School District 2448
 Neighborhood 8 - GALENA
 Contact Appraiser: [Jessica Laue](#)
 Creation Date 07/07/1989



Owner

Primary Taxpayer
 John Hatch Etal
 804 Washington St
 Northfield, MN 55057
 ETAL Owners
 James Hatch
 2188 120th Ave
 Trimont, MN 56176

Joel Hatch

Stuart Hatch

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILL A1 86-100 CPI	0	0	0	0	87.080	AC
2	TILL A2 75-85 CPI	0	0	0	0	27.050	AC
3	TILL C2 0-49 CPI	0	0	0	0	2.090	AC
4	CREP-PERPETUAL	0	0	0	0	25.800	AC
5	WASTE/DITCH/BUFFER	0	0	0	0	5.110	AC
6	BUILDING SITE 1	0	0	0	0	1.000	AC
7	ADDN SITE ACRES	0	0	0	0	5.920	AC
8	ROAD	0	0	0	0	5.950	AC
Total						160.000	

Buildings

Building 1
 Year Built 1920
 Architecture CONVENTION
 Heated Sq Ft 2046
 Finished Basement Sq Ft 0
 Construction Quality AVERAGE
 Condition AC E, AVG
 Foundation Type POURED CON
 Frame Type WOOD FRAME
 Size/Shape 1.50 IRR
 Exterior Walls VINYL SDNG
 Windows DH/VINYL
 Roof Structure GABLE/HIP
 Roof Cover COMP SHNGL
 Interior Walls PLASTER; DRYWALL
 Floor Cover CARPET; VINYL
 Heat AIR DUCTED
 Air Conditioning CENTRAL
 Bedrooms 3
 Bathrooms 1.75
 Kitchen SOFT/STAIN
 1st Floor Area Sq Ft 1464
 Ceiling N/A
 Stories 1.5



REAL ESTATE SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG MN Broker

#40416719

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

www.auctioneeralley.com

320 Acres +/- of Farmland, Pasture & Building Site in Galena Twp, Martin Co., MN

FARMLAND AUCTION

Thursday, August 12, 2021 @ 6:30 PM

Sub Area Square Footage

SubArea	Act Area	%	Adj Area	Heated	Prime	RCNLD
OQB 1920 1.25 STY/B	576	165	950	720	576	19,970
OHB 1920 1.55TY/BMT	876	190	1,664	1,314	876	34,979
ROC 1920 ROOF/CONCR	192	0	0	0	0	0
ONE 1920 1 STORY	12	115	14	12	12	293
Total for Bldg 1	1,656		2,628	2,046	1,464	55,242

[Click here to view a list of sub area descriptions.](#)

Extra Features

Seq	Code	Actual Year Built	Description	Dim 1	Dim 2	Units	UT	Unit Price	Adj 1	Adj 2	Adj 3	Adj 4	% Good	RCNLD	Div%	Value
1	002600		OLDER POLE BARN	60	48	2,880.000	SF	1.000	1.00	1.00	1.00	1.00	29.00	835	1.000	835
2	001165		CONC	60	48	2,880.000	SF	0.500	1.00	1.00	1.00	1.00	20.00	288	1.000	288
3	002600		OLDER POLE BARN	63	48	3,024.000	SF	1.000	1.00	1.00	1.00	1.00	59.00	1784	1.000	1784
4	001165		CONC	63	48	3,024.000	SF	0.500	1.00	1.00	1.00	1.00	59.00	892	1.000	892
5	002600		OLDER POLE BARN	82	40	3,280.000	SF	1.000	1.00	1.00	1.00	1.00	49.00	1607	1.000	1607
6	001165		CONC	24	40	960.000	SF	0.500	1.00	1.00	1.00	1.00	64.00	307	1.000	307
7	004205		SM DRYR BIN <15K BU	0	24	5,800.000	BU	1.250	1.00	1.00	1.00	1.00	10.00	725	1.000	725
8	004201		SM BIN <15K BU	0	27	8,550.000	BU	1.050	1.00	1.00	1.00	1.00	11.00	988	1.000	988
9	004898		SIL0 IN USE	20	60	1.000	UT	1,500.000	1.00	1.00	1.00	1.00	100.00	1500	1.000	1500
10	002500		RURAL OUTBUILDINGS	20	48	960.000	SF	0.550	1.00	1.00	1.00	1.00	0.00	0	1.000	0
11	001165		CONC	20	48	960.000	SF	0.500	1.00	1.00	1.00	1.00	20.00	96	1.000	96
12	002500		RURAL OUTBUILDINGS	12	18	216.000	SF	0.550	1.00	1.00	1.00	1.00	0.00	0	1.000	0
13	001102		GARAGE UNFINISHED	25	25	625.000	SF	12.000	1.00	1.00	1.00	1.00	20.00	1500	1.000	1500

Valuation

	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment
+ Estimated Land Value	\$950,600	\$985,100	\$936,200	\$998,200	\$804,100
+ Estimated Building Value	\$65,700	\$65,800	\$62,900	\$62,400	\$62,700
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$1,016,300	\$1,050,900	\$999,100	\$1,060,600	\$866,800

Taxation

Classification	2021 Payable	2020 Payable	2019 Payable	2018 Payable
	106 - (HSTD) AG SON/DAU-MOTH/FATH	106 - (HSTD) AG SON/DAU-MOTH/FATH	101 - (HSTD) AGRICULTURAL	101 - (HSTD) AGRICULTURAL
Estimated Market Value	\$1,050,900	\$999,100	\$1,060,600	\$866,800
- Exempt Value	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	(\$29,800)	(\$30,300)	(\$30,300)	(\$30,300)
= Taxable Market Value	\$1,021,100	\$968,800	\$1,030,300	\$836,500
Net Taxes Due	\$2,744.24	\$2,775.18	\$2,881.00	\$2,233.09
+ Special Assessments	\$407.76	\$240.82	\$53.00	\$226.91
= Total Taxes Due	\$3,152.00	\$3,016.00	\$2,934.00	\$2,460.00

IF YOU OWE BACK TAXES PLEASE CALL THE AUDITOR/TREASURER OFFICE

Unpaid Taxes

No taxes are due at this time



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LEAH HARTUNG MN Broker

#40416719

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320 Acres +/- of Farmland, Pasture & Building Site in Galena Twp, Martin Co., MN

FARMLAND AUCTION

Thursday, August 12, 2021 @ 6:30 PM



Summary

Parcel ID 080130600
 Property Address
 Sec/Twp/Rng 13-104-032
 Brief Tax Description Sect-13 Twp-104 Range-032 160.00 AC N1/2 SW1/4 & S1/2 NW1/4 160.00AC
 (Note: Not to be used on legal documents)
 Deeded Acres 160.00
 Class 106 - (HSTD) AG SON/DAU-MOTH/FATH
 District (801) GALENA TWP-2448
 School District 2448
 Neighborhood 8 - GALENA
 Contact Appraiser: [Jessica Laue](#)
 Creation Date 07/07/1989

Owner

Primary Taxpayer
 John Hatch Etal
 804 Washington St
 Northfield, MN 55057
 ETAL Owners
 James Hatch
 2188 120th Ave
 Trimont, MN 56176

Joel Hatch

Stuart Hatch

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILL A1.86-100 CPI	0	0	0	0	67.300	AC
2	TILL C1.50-59 CPI	0	0	0	0	2.920	AC
3	MEADOW/PASTURE 2	0	0	0	0	65.150	AC
4	CREP-PERPETUAL	0	0	0	0	15.300	AC
5	WASTE/DITCH/BUFFER	0	0	0	0	7.330	AC
6	ROAD	0	0	0	0	2.000	AC
Total						160.000	

Valuation

	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment
+ Estimated Land Value	\$599,200	\$614,300	\$587,100	\$626,100	\$515,400
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$599,200	\$614,300	\$587,100	\$626,100	\$515,400

Taxation

Classification	2021 Payable	2020 Payable	2019 Payable	2018 Payable
	106 - (HSTD) AG SON/DAU-MOTH/FATH	106 - (HSTD) AG SON/DAU-MOTH/FATH	101 - (HSTD) AGRICULTURAL	101 - (HSTD) AGRICULTURAL
Estimated Market Value	\$614,300	\$587,100	\$626,100	\$515,400
- Exempt Value	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$614,300	\$587,100	\$626,100	\$515,400
Net Taxes Due	\$1,735.56	\$1,772.12	\$2,742.00	\$2,193.00
+ Special Assessments	\$22.44	\$11.88	\$0.00	\$11.00
= Total Taxes Due	\$1,758.00	\$1,784.00	\$2,742.00	\$2,204.00

IF YOU OWE BACK TAXES PLEASE CALL THE AUDITOR/TREASURER OFFICE

Unpaid Taxes

No taxes are due at this time



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320 Acres +/- of Farmland, Pasture & Building Site in Galena Twp, Martin Co., MN

FARMLAND AUCTION

Thursday, August 12, 2021 @ 6:30 PM

MINNESOTA
MARTIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM :
Prepared : 3/22/21 1:54 PM
Crop Year : 2021

Tract Continued ...

Corn		0.00	
Soybeans		0.00	41
TOTAL		0.00	

NOTES

Tract Number : 13019

Description : (6C) N2 NW4 (24)GAL
 FSA Physical Location : MINNESOTA/MARTIN
 ANSI Physical Location : MINNESOTA/MARTIN
 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 : JEAN R HATCH
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
76.98	58.59	58.59	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	58.59	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	31.73	0.00	172
Soybeans	26.86	0.00	41
TOTAL	58.59	0.00	

NOTES

Tract Number : 14570

Description : (6C) S2 NW4, SW4 (13)GAL
 FSA Physical Location : MINNESOTA/MARTIN
 ANSI Physical Location : MINNESOTA/MARTIN
 BIA Unit Range Number :
 HEL Status : HEL determinations not completed for all fields on the tract
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : JEAN R HATCH
 Other Producers : None
 Recon ID : None



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FARMLAND AUCTION

Thursday, August 12, 2021 @ 6:30 PM

MINNESOTA
MARTIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM :
Prepared : 3/22/21 1:54 PM
Crop Year : 2021

Tract 14570 Continued ...

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
235.99	129.38	129.38	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	129.38	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	85.26	0.00	172
Soybeans	44.12	0.00	41
TOTAL	129.38	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, gender identity (including gender expression), sexual orientation, 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 http://www.ascr.usda.gov/complaint_filing_cust.html 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) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



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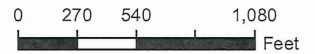
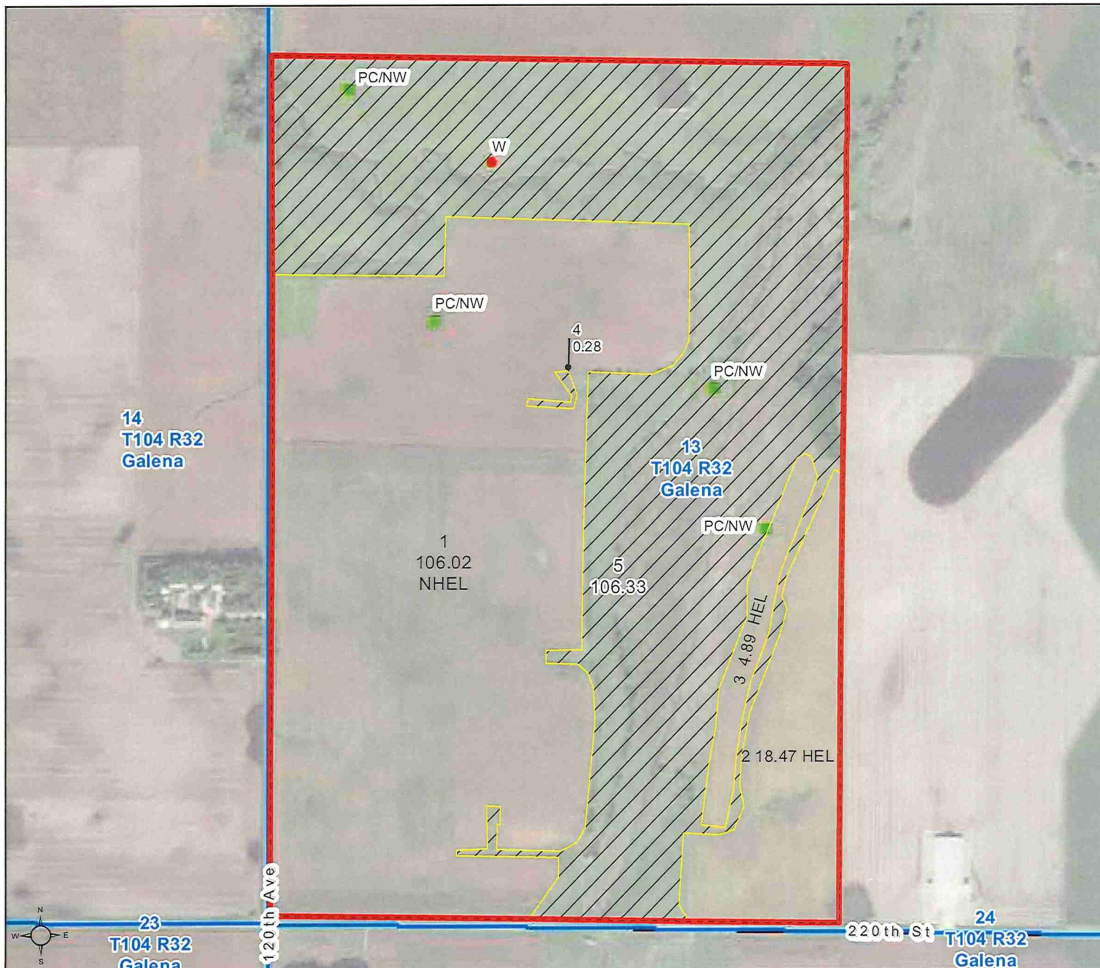
Martin County, Minnesota

Farm 6651

Tract 14570

2020 Program Year

Map Created April 29, 2020



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
- Minnesota_Transparency_Polygon_02142019

Wetland Determination Identifiers

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

Tract Cropland Total: 129.38 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 2019 NAIP imagery.



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FARMLAND AUCTION

Thursday, August 12, 2021 @ 6:30 PM



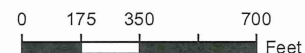
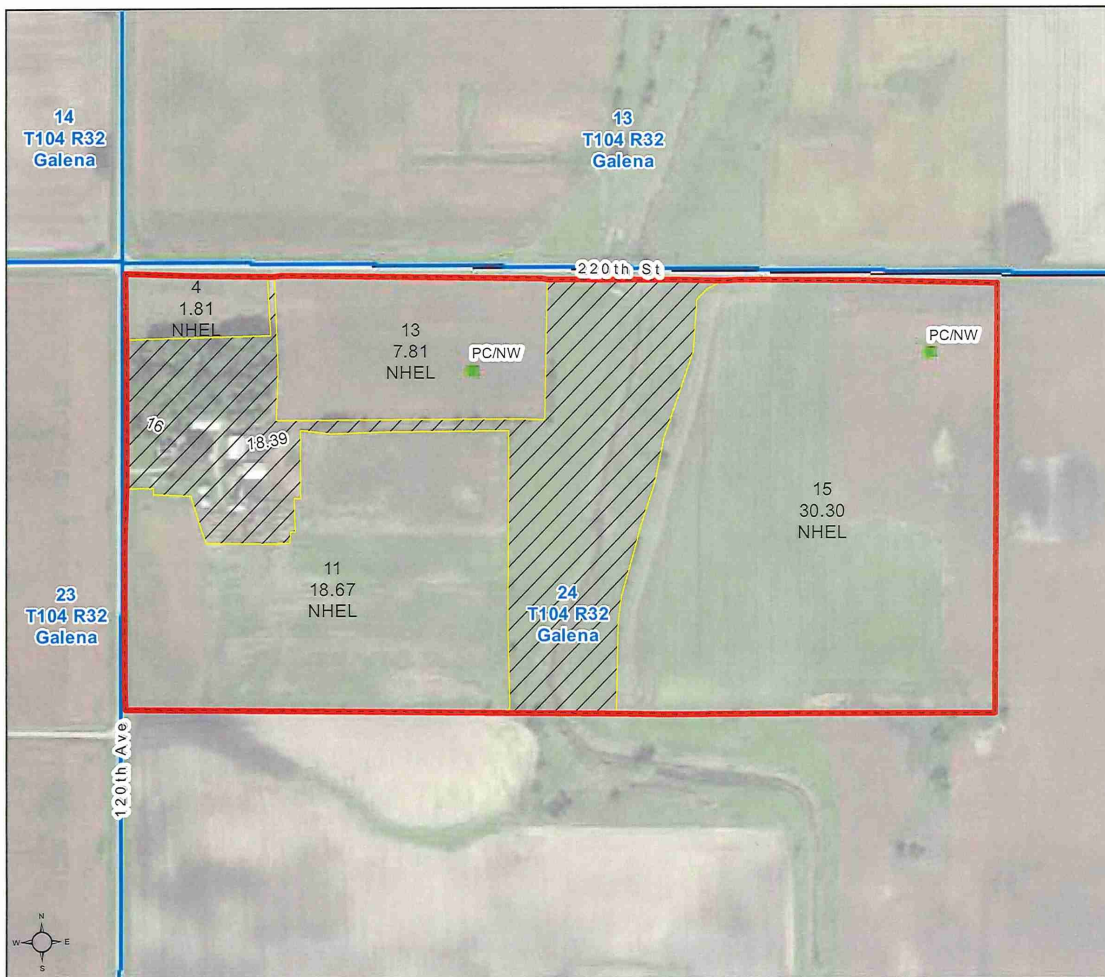
Martin County, Minnesota

Farm 6651

Tract 13019

2020 Program Year

Map Created April 29, 2020



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
- Minnesota_Transparency_Polygon_02142019

Wetland Determination Identifiers

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

Tract Cropland Total: 58.59 acres

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FARMLAND AUCTION

Thursday, August 12, 2021 @ 6:30 PM

Office of County Recorder
County of Martin, Minnesota
I hereby certify that the within
instrument was filed in this office
for recording on 03/14/2003 at 02:57PM
and was duly recorded as Document No.

2003R-363896

Kay Wrucke, Martin County Recorder
By Mary Lindell Deputy

REC FEE: \$20.00
PAGES: 5

CREP Easement (12/98)

EASEMENT I.D. # 46-12-02-01

PERPETUAL RIM CONSERVATION EASEMENT STATE OF MINNESOTA, BOARD OF WATER AND SOIL RESOURCES

This conservation easement, hereinafter referred to as "Easement", is made this 14th day of March, 2003, between Jean R. Hatch, single; Jean R. Hatch and John Hatch, Co-Trustees of Trust B created under the Last Will and Testament of Lynn W. Hatch. hereinafter collectively referred to as "Grantors", and the State of Minnesota, by and through the Board of Water and Soil Resources, hereinafter referred to as the "State".

WITNESSETH

WHEREAS, the REINVEST IN MINNESOTA RESOURCES LAW (RIM) and the Minn. Stat. Sec. 103F.501 et. seq., along with Section 84.95, authorize the State to acquire conservation easements on eligible lands; AND

WHEREAS the State is authorized to establish conservation practices to protect soil and water quality and to enhance fish and wildlife habitat on conservation easements; AND

WHEREAS, the Grantors are the owners of eligible marginal lands, and/or drained wetlands and/or cropland adjacent to these lands, and desire to convey such lands as a perpetual RIM conservation easement to the State of Minnesota.

NOW, THEREFORE, the Grantors, for themselves, their heirs, successors and assigns, in consideration of the sum of _____ Twenty Nine Thousand Two Hundred Fifty Seven and 94/100 DOLLARS (\$ 29,257.94), do hereby grant, convey and warrant to the State, its successors and assigns, forever, a perpetual easement in accordance with the terms and conditions as hereafter set forth in Minn. Stat. Sec. 103F.501 et. seq. and all rules adopted thereto, over and upon the following described land situated in the County of Martin State of Minnesota, to-wit:

THE LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED HEREIN.

The Easement covers only that portion of the parcel delineated as the "EASEMENT AREA" identified on Exhibit(s), which is attached hereto and incorporated herein. The easement area consists of a total of 36.8 acres, of which 2.5 acres are not monetarily compensated by the State but are subject to the terms of the Easement. The easement area is subject to all prior easements, roadways, and mineral rights of record including the 15-year CRP contract dated October 1, 2002. No rights are granted to the general public for access to or entry upon the lands described herein.

FURTHER, the Grantors represent and warrant that there are no hazardous substances pollutants or contaminants in or on the easement area, and that the Grantors, their heirs, successors or assigns shall not place any toxic or hazardous substances, pollutants or contaminants in or on the easement area.

FURTHER, the Grantors, their heirs, successors and assigns warrant the perpetual right to access and an ingress and egress route to the easement area from a public road to allow authorized agents of the State to enter upon the easement area for the purpose of inspection and enforcement of this Easement. Access route can utilize existing driveways, field roads, etc.

FURTHER, the Grantors, for themselves, their heirs, successors and assigns warrant that they:

1. Shall establish and maintain vegetative cover and structural practices in accordance with the Conservation Plan on file at the local Soil and Water Conservation District (SWCD) or at the State. Conservation Plan maintenance includes any necessary replanting of vegetative cover and repair of structures. Any amendment to the Conservation Plan shall be mutually agreed to by the landowner, the SWCD and the State.
2. Shall perpetually allow for the legal manipulation of existing drainage systems and other land alterations on the easement area that are associated with establishing and managing wetland practices identified in the Conservation Plan. Water levels will be managed and controlled only by the State or its agents, which may include the SWCD or Department of Natural Resources.



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3. Shall not appropriate water from any existing or restored wetlands within the easement area unless obtaining the prior written consent of the State and all necessary governmental permits.
4. Shall not produce agricultural crops on the easement area, except as provided in the state approved Conservation Plan for wildlife management purposes. Interim land uses established prior to the recording of this Conservation Easement and in accordance with the Conservation Easement Agreement, may be continued without violating this Easement.
5. Shall not remove or harvest any trees on the easement area, except as provided in the state approved Conservation Plan for forest management and wildlife habitat improvement purposes.
6. Shall not graze livestock on the easement area. Interim grazing land use established in accordance with the agreement for Conservation Easement will not be a violation of this Easement.
7. Shall not place any materials, substances or objects, nor erect or construct any type of structure, temporary or permanent, on the easement area, except as provided in the Conservation Plan.
8. Shall be responsible for weed control by complying with noxious weed control laws and emergency control of pests necessary to protect the public health on the easement area.
9. Shall not alter wildlife habitat, natural features, the vegetative cover, or other conservation practices on the easement area as described in the Conservation Plan, without the prior written approval of the State.
10. Shall restore the easement area to the condition described in the Conservation Plan after any lawful repair or improvement necessary to maintain a public drainage system or public utility system.
11. Shall not use any wetlands restored under the RIM Reserve program to mitigate other wetland losses.
12. Shall notify the State in writing of the names and addresses of the new owners within 30 days after the conveyance of all or part of the title or interest in the land described herein.
13. Shall pay when due all taxes and assessments, if any, that may be levied against the easement area.
14. Shall undertake the protection and management of the easement area in accordance with the conditions set forth in this Easement.
15. Other provisions: The State expressly recognizes the federal CRP 15-year contract # 461 dated October 1, 2002 encumbering some or all of this RIM easement. To the extent that any inconsistencies exist between the CRP contract and the RIM easement, the later is subordinated to the former and the provisions in the CRP contract shall control over the RIM easement for the duration of the 15-year CRP contract.

FURTHER, this Easement shall be enforceable by the State as provided in Minn. Stat. Sec. 103F.515, Subd. 9, and/or by such other relief as may be authorized by law. Any ambiguities in this Easement shall be construed in a manner which best effectuates the purposes of protecting soil, improving water quality, and enhancing fish and wildlife habitat.

FURTHER, THE GRANTORS OF THIS CONSERVATION EASEMENT, FOR THEMSELVES, COVENANT that they shall not convert to agricultural crop production or pasture any other land, owned or leased as part of the same farm operation at the time of application, if said land supports natural vegetation or has not been used in agricultural crop production.

IN WITNESS WHEREOF, the Grantors have caused this Easement to be duly executed.

GRANTOR(S) SIGNATURE(S) AND ACKNOWLEDGMENT

See attached Exhibit "B" for additional grantor signatures and acknowledgments.

Jean R. Hatch
Jean R. Hatch

STATE OF Minnesota)
COUNTY OF Martin)

The foregoing instrument was acknowledged before me this 14th day of March, 2003

by Jean R. Hatch, single.
(Notary Stamp or Seal)



Notary Signature Kathy A. Smith
Commission expires on 1/31/05

Instrument Drafted By: Board of Water and Soil Resources
One West Water Street, Suite 200
St. Paul, Minnesota 55107



REAL ESTATE SALES STAFF

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LEAH HARTUNG MN Broker

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FARMLAND AUCTION

Thursday, August 12, 2021 @ 6:30 PM

WR-01080-01 (10/92)

EASEMENT ID NO. 46-12-02-01

STATE OF MINNESOTA
BOARD OF WATER AND SOIL RESOURCES
CONSERVATION EASEMENT PROGRAM
Exhibit "B"

ADDITIONAL GRANTORS

Jean R. Hatch
Jean R. Hatch, Co-Trustee of Trust B created under the Last Will and Testament of Lynn W. Hatch.

John Hatch
John Hatch, Co-Trustee of Trust B created under the Last Will and Testament of Lynn W. Hatch.

ACKNOWLEDGMENT FOR INDIVIDUALS

STATE OF Minnesota)
COUNTY OF Martin)SS

The attached Board of Water and Soil Resources Conservation Easement Program document was acknowledged before me this 14th Day of March, 2023.

by Jean R. Hatch, Co-Trustee of Trust B created under the Last Will and Testament of Lynn W. Hatch.

(Notary Seal)

KATHY A. SMITH
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2005

Notary Signature Kathy A. Smith
Commission expires on 1/31/05

ACKNOWLEDGMENT FOR INDIVIDUALS

STATE OF Minnesota)
COUNTY OF Martin)SS

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ACKNOWLEDGMENT FOR INDIVIDUALS

STATE OF _____)
COUNTY OF _____)SS

The attached Board of Water and Soil Resources Conservation Easement Program document was acknowledged before me this _____ Day of _____, 20____.

by _____
(Notary Stamp or Seal)

Notary Signature _____
Commission expires on _____

INSTRUMENT DRAFTED BY:
Board of Water and Soil Resources
One West Water Street, Suite 200
St. Paul, MN 55107



REAL ESTATE SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG MN Broker

#40416719

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

www.auctioneeralley.com

320 Acres +/- of Farmland, Pasture & Building Site in Galena Twp, Martin Co., MN

FARMLAND AUCTION

Thursday, August 12, 2021 @ 6:30 PM

Easement Number 46-12-02-01

**STATE OF MINNESOTA
BOARD OF WATER AND SOIL RESOURCES
CONSERVATION EASEMENT
LEGAL DESCRIPTION**

That part of the north 2475 feet of the east 1145 feet of the E1/2 of the SW1/4 and that part of the SE1/4 of the NW1/4 lying southeasterly of Willow Creek, all in Section 13, T. 104 N., R. 32 W. and shown as the "Easement Area" on Exhibit "A" attached to and made a part of this Conservation Easement.



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FARMLAND AUCTION

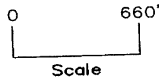
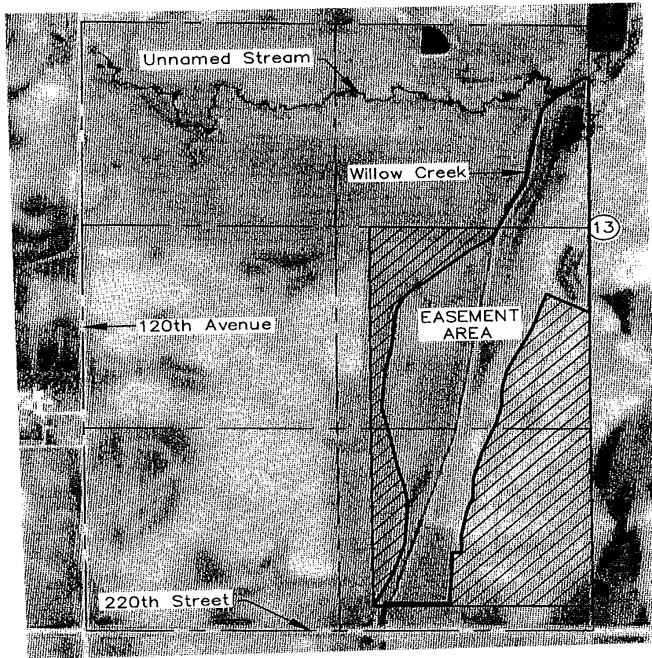
Thursday, August 12, 2021 @ 6:30 PM

Easement I.D. No: 46-12-02-01
Map 1 of 1

STATE OF MINNESOTA
BOARD OF WATER AND SOIL RESOURCES
CONSERVATION EASEMENT
EXHIBIT 'A'

This map delineates the easement area(s) referred to in the attached easement conveyance.

Section 13 T. 104 N., R. 32 W., Martin County



RECORDED AS IS


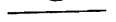

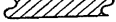

Prepared By:

Board of Water and Soil Resources

Dated:

July 30, 2002

LEGEND

-  Center of Section
-  Boundary of Described Lands
-  Lands Included in Easement
-  Lands Not Included in Easement
-  Section/Quarter/Sixteenth Line



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320 Acres +/- of Farmland, Pasture & Building Site in Galena Twp, Martin Co., MN

FARMLAND AUCTION

Thursday, August 12, 2021 @ 6:30 PM

Office of County Recorder
County of Martin, Minnesota
I hereby certify that the within
instrument was filed in this office
for recording on 03/14/2003 at 02:57PM
and was duly recorded as Document No.

2003R-363897

Kay Wrucke, Martin County Recorder
By Mary Lindell Deputy

REC FEE: \$20.00
PAGES: 5

Limited CREP Easement (1/00)

EASEMENT I.D. # 46-11-02-01

LIMITED RIM CONSERVATION EASEMENT STATE OF MINNESOTA, BOARD OF WATER AND SOIL RESOURCES

This conservation easement, hereinafter referred to as "Easement", is made this 14th day of March, 2003, between Jean R. Hatch, single; Jean R. Hatch and John Hatch, Co-Trustees of Trust B created under the Last Will and Testament of Lynn W. Hatch. hereinafter collectively referred to as "Grantors", and the State of Minnesota, by and through the Board of Water and Soil Resources, hereinafter referred to as the "State".

WITNESSETH

WHEREAS, the REINVEST IN MINNESOTA RESOURCES LAW (RIM) and the Minn. Stat. Sec. 103F.501 et. seq., along with Section 84.95, authorize the State to acquire conservation easements on eligible lands; AND

WHEREAS the State is authorized to establish conservation practices to protect soil and water quality and to enhance fish and wildlife habitat on conservation easements; AND

WHEREAS, the Grantors are the owners of eligible marginal lands, and/or drained wetlands and/or cropland adjacent to these lands, and desire to convey such lands as a limited conservation easement to the State of Minnesota. Said easement expires 50 years from the date this easement is signed.

NOW, THEREFORE, the Grantors, for themselves, their heirs, successors and assigns, in consideration of the sum of _____ Four Hundred Twenty Five and 70/100 DOLLARS (\$ 425.70), do hereby grant, convey and warrant to the State, its successors and assigns, forever, a limited easement in accordance with the terms and conditions as hereafter set forth in Minn. Stat. Sec. 103F.501 et. seq. and all rules adopted thereto, over and upon the following described land situated in the County of Martin State of Minnesota, to-wit:

THE LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED HEREIN.

The Easement covers only that portion of the parcel delineated as the "EASEMENT AREA" identified on Exhibit(s), which is attached hereto and incorporated herein. The easement area consists of a total of 4.3 acres, of which 0.0 acres are not monetarily compensated by the State but are subject to the terms of the Easement. The easement area is subject to all prior easements, roadways, and mineral rights of record including the 15-year CRP contract dated October 1, 2002.

No rights are granted to the general public for access to or entry upon the lands described herein.

FURTHER, the Grantors represent and warrant that there are no hazardous substances pollutants or contaminants in or on the easement area, and that the Grantors, their heirs, successors or assigns shall not place any toxic or hazardous substances, pollutants or contaminants in or on the easement area.

FURTHER, the Grantors, their heirs, successors and assigns warrant the perpetual right to access and an ingress and egress route to the easement area from a public road to allow authorized agents of the State to enter upon the easement area for the purpose of inspection and enforcement of this Easement. Access route can utilize existing driveways, field roads, etc.

FURTHER, the Grantors, for themselves, their heirs, successors and assigns warrant that they:

1. Shall establish and maintain vegetative cover and structural practices in accordance with the Conservation Plan on file at the local Soil and Water Conservation District (SWCD) or at the State. Conservation Plan maintenance includes any necessary replanting of vegetative cover and repair of structures. Any amendment to the Conservation Plan shall be mutually agreed to by the landowner, the SWCD and the State.
2. Shall perpetually allow for the legal manipulation of existing drainage systems and other land alterations on the easement area that are associated with establishing and managing wetland practices identified in the Conservation Plan. Water levels will be managed and controlled only by the State or its agents, which may include the SWCD or Department of Natural Resources.



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320 Acres +/- of Farmland, Pasture & Building Site in Galena Twp, Martin Co., MN

FARMLAND AUCTION

Thursday, August 12, 2021 @ 6:30 PM

3. Shall not appropriate water from any existing or restored wetlands within the easement area unless obtaining the prior written consent of the State and all necessary governmental permits.
4. Shall not produce agricultural crops on the easement area, except as provided in the state approved Conservation Plan for wildlife management purposes. Interim land uses established prior to the recording of this Conservation Easement and in accordance with the Conservation Easement Agreement, may be continued without violating this Easement.
5. Shall not remove or harvest any trees on the easement area, except as provided in the state approved Conservation Plan for forest management and wildlife habitat improvement purposes.
6. Shall not graze livestock on the easement area. Interim grazing land use established in accordance with the agreement for Conservation Easement will not be a violation of this Easement.
7. Shall not place any materials, substances or objects, nor erect or construct any type of structure, temporary or permanent, on the easement area, except as provided in the Conservation Plan.
8. Shall be responsible for weed control by complying with noxious weed control laws and emergency control of pests necessary to protect the public health on the easement area.
9. Shall not alter wildlife habitat, natural features, the vegetative cover, or other conservation practices on the easement area as described in the Conservation Plan, without the prior written approval of the State.
10. Shall restore the easement area to the condition described in the Conservation Plan after any lawful repair or improvement necessary to maintain a public drainage system or public utility system.
11. Shall not use any wetlands restored under the RIM Reserve program to mitigate other wetland losses.
12. Shall notify the State in writing of the names and addresses of the new owners within 30 days after the conveyance of all or part of the title or interest in the land described herein.
13. Shall pay when due all taxes and assessments, if any, that may be levied against the easement area.
14. Shall undertake the protection and management of the easement area in accordance with the conditions set forth in this Easement.
15. Other provisions: The State expressly recognizes the federal CRP 15-year contract # 460 dated October 1, 2002 encumbering some or all of this RIM easement. To the extent that any inconsistencies exist between the CRP contract and the RIM easement, the later is subordinated to the former and the provisions in the CRP contract shall control over the RIM easement for the duration of the 15-year CRP contract.

FURTHER, this Easement shall be enforceable by the State as provided in Minn. Stat. Sec. 103F.515, Subd. 9, and/or by such other relief as may be authorized by law. Any ambiguities in this Easement shall be construed in a manner which best effectuates the purposes of protecting soil, improving water quality, and enhancing fish and wildlife habitat.

FURTHER, THE GRANTORS OF THIS CONSERVATION EASEMENT, FOR THEMSELVES, COVENANT that they shall not convert to agricultural crop production or pasture any other land, owned or leased as part of the same farm operation at the time of application, if said land supports natural vegetation or has not been used in agricultural crop production.

IN WITNESS WHEREOF, the Grantors have caused this Easement to be duly executed.

GRANTOR(S) SIGNATURE(S) AND ACKNOWLEDGMENT
See attached Exhibit "B" for additional grantor signatures and acknowledgments.

Jean R. Hatch
Jean R. Hatch

STATE OF Minnesota)
COUNTY OF Martin)

The foregoing instrument was acknowledged before me this 14th day of March, 2003

by Jean R. Hatch, single.
(Notary Stamp or Seal)



Notary Signature Kathy A. Smith
Commission expires on 1/31/05

Instrument Drafted By: Board of Water and Soil Resources
One West Water Street, Suite 200
St. Paul, Minnesota 55107



REAL ESTATE SALES STAFF
DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG MN Broker
#40416719

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320 Acres +/- of Farmland, Pasture & Building Site in Galena Twp, Martin Co., MN

FARMLAND AUCTION

Thursday, August 12, 2021 @ 6:30 PM

WR-01080-01 (10/92)

EASEMENT ID NO. 46-11-02-01

STATE OF MINNESOTA
BOARD OF WATER AND SOIL RESOURCES
CONSERVATION EASEMENT PROGRAM
Exhibit "B"

ADDITIONAL GRANTORS

Jean R. Hatch
Jean R. Hatch, Co-Trustee of Trust B
created under the Last Will and
Testament of Lynn W. Hatch.

John Hatch
John Hatch, Co-Trustee of Trust B created under
the Last Will and Testament of Lynn W. Hatch.

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STATE OF Minnesota)
COUNTY OF Martin)ss The attached Board of Water and Soil Resources Conservation
Easement Program document was acknowledged before me this
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COUNTY OF _____)ss The attached Board of Water and Soil Resources Conservation
Easement Program document was acknowledged before me this
_____ Day of _____, 20 _____.

by _____

(Notary Stamp or Seal)

Notary Signature _____
Commission expires on _____

INSTRUMENT DRAFTED BY:
Board of Water and Soil Resources
One West Water Street, Suite 200
St. Paul, MN 55107



REAL ESTATE SALES STAFF

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FARMLAND AUCTION

Thursday, August 12, 2021 @ 6:30 PM

Easement Number 46-11-02-01

**STATE OF MINNESOTA
BOARD OF WATER AND SOIL RESOURCES
CONSERVATION EASEMENT
LEGAL DESCRIPTION**

That part of the east 620 feet of the south 1205 feet of the SE1/4 of the NW1/4 and that part of the east 620 feet of the north 130 feet of the NE1/4 of the SW1/4, lying westerly of Willow Creek, both in Section 13, T. 104 N., R. 32 W., and shown as the "Easement Area" on Exhibit "A" attached to and made a part of this Conservation Easement.



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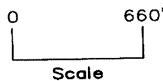
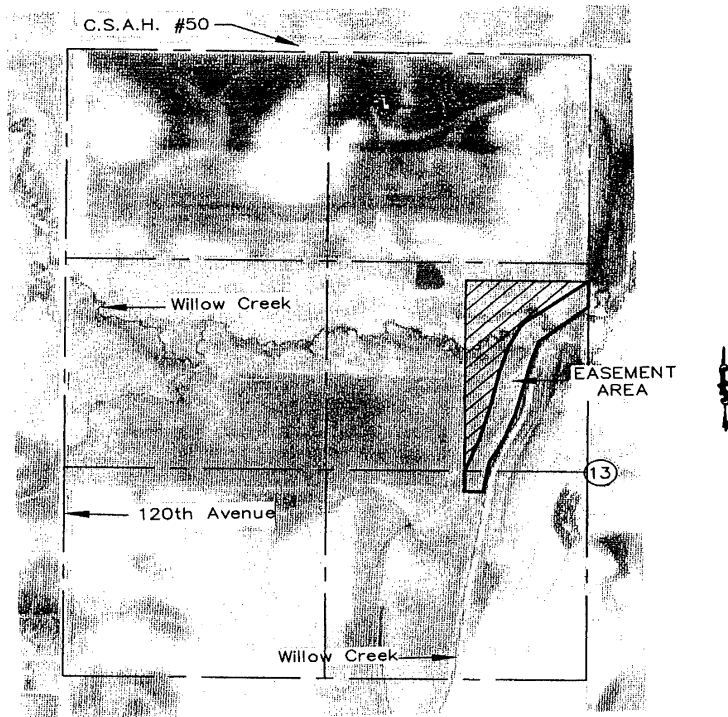
Thursday, August 12, 2021 @ 6:30 PM

Easement I.D. No: 46-11-02-01
Map 1 of 1

STATE OF MINNESOTA
BOARD OF WATER AND SOIL RESOURCES
CONSERVATION EASEMENT
EXHIBIT 'A'

This map delineates the easement area(s) referred to in the attached easement conveyance.

Section 13 T. 104 N., R. 32 W., Martin County



RECORDED AS IS

Prepared By:

Board of Water and Soil Resources

Dated:

June 5, 2002

LEGEND

- Center of Section
- Boundary of Described Lands
- Lands Included in Easement
- Lands Not Included in Easement
- Section/Quarter/Sixteenth Line



REAL ESTATE SALES STAFF

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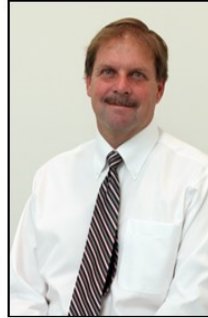
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FARMLAND AUCTION

Thursday, August 12, 2021 @ 6:30 PM



ALLEN KAHLER
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MN/IA CERTIFIED GENERAL APPRAISER
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