

Beautiful Lakeshore, Nice Home & Bare Farmland Auction!

Monday, August 16, 2021 @ 6:30 PM

SALE LOCATION: Auction will be held at the Property: 467 200th Ave, Fairmont, MN.

**Watch website for updates!*

PROPERTY LOCATION:

Building Site Address: 467 200th Ave, Fairmont, MN 56031

From the south edge of Fairmont, MN 4.5 miles South on State Hwy#15 to County Hwy 12, then West 1 mile to County Hwy 41, then South 3/4 mile, or from Interlaken Golf Course 4 miles South on County Hwy 41

PROPERTY LEGAL DESCRIPTION:

40 Deeded Acres located in the North 28.5 Acres of the SE 1/4 of the NE 1/4 & of Lot 2; and the South 11.5 Acres of Lot 1; all in Section 18, Township 101 North, Range 30W, Martin County, Minnesota.



PARCEL INFORMATION:

Parcel 1: 6 acres with approximately 800 feet of lakeshore with towering oaks and black walnut trees nestling a cozy, two bedroom, one bathroom home with a wood burning brick fireplace. Large windows on the home's west side provide stunning views of Wilmert Lake.

Parcel 2: 5 acres with approximately 600 feet of lakeshore and is also filled w/mature hardwood trees. The tranquility and privacy of this lot could be perfect place to build a dream home or simply left natural for recreational & investment purposes.

Parcel 3: 29 acres of good quality farmland with a CPI of 92. This gently rolling land has easy access from the paved road and would provide a nice addition to any farmer's operation.

Parcel 4: The entire 40 deeded acre parcel (Combination of Parcels 1, 2 and 3). The whole property would make a great hobby farm with fishing and hunting activities. *Please review informational booklet online!

OPEN HOUSE:

Tuesday, August 3rd from 5-7PM or by appointment with Dustyn Hartung 507-236-7629 or Leah Hartung 507-236-8786.

Owners: Luedtke & Wood Families

ADDITIONAL PROPERTY INFORMATION:

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

www.auctioneeralley.com

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629, LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060, ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL, DAN PIKE & SCOTT CHRISTOPHER



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

JAMES WILSON- LEGAL COUNSEL & CLOSING ATTORNEY

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AUCTION SALE TERMS:

This property 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 informational booklet for specific details and parcels. If the farm is sold in separate parcels to separate Buyers, the Sellers will have the property surveyed. 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 10% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before September 30, 2021 when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and 10% 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 the interested bidder's obligation to inspect the property prior to their purchase of it. For those that can't attend the evening of the sale and would like to bid by phone please make arrangements with sales staff 24 hours ahead of the auction. 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 transaction.

AUCTIONEERS NOTE:

We are honored to have the opportunity to work for the Luedtke & Wood Families as this is a great opportunity to buy 40 acres on the SE corner of Wilmert Lake just South of Fairmont, MN. If you are considering the purchase of lake front property, farmland or even a hobby farm 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: Luedtke & Wood Families

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PROPERTY INFORMATION

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PROPERTY ADDRESS: 467 200th Ave, Fairmont, MN 56031

TAX PARCEL ID#: 170180200

BUILDINGS: The charming 1196 square foot house was built in 1947 and has 2 bedrooms with 1 bathroom. The house has nice hard wood floors and carpet throughout. It had large windows installed in 2012, which face Wilmet Lake for very nice views of the lake. The house has aluminum siding and the steel roof was put on in 2012. The forced air furnace and central air conditioning were installed in 2011. The barn on the property was also built in 1947 and is very unique in design and character. It has a concrete foundation. The well was drilled in 2010 and the septic will need to be inspected by the new buyer. There will be an open house for the property on August 3rd from 5-7PM or by appointment with Dustyn Hartung 507-236-7629 or Leah Hartung 507-236-8786.

**See website for property pictures*

REAL ESTATE TAXES: 2021 (HSTD) Ag Taxes & (NON-HSTD) RES ON AG = \$3,174.42

FSA INFO:	Total Acres	=	40.00 +/- acres
	FSA Tillable Acres	=	33.22 +/- acres
	Corn Base Acres	=	22.15 +/- acres
	Corn PLC Yield	=	168.00 +/- bushels
	Soybean Base Acres	=	11.07 +/- acres
	Soybean PLC Yield	=	46.00 +/- bushels
	Total Base Acres	=	33.22 +/- acres

PREDOMINANT SOILS: Lester Loam, Delft Clay Loam, Webster Clay Loam, Nicollet Clay Loam

CPI PARCEL: Crop Productivity Index = 92 *Excellent
** See Soils Map*

TOPOGRAPHY: Level to Gently Rolling
**See Topography Map*

DRAINAGE: Private tile which outlets to the Wilmet Lake. Do not have any tile maps.
**See Tile Maps/ Air Photos*

NRCS CLASSIFICATIONS ON TILLABLE ACRES: NHSL (Non-Highly Erodible)

AUCTIONS – REAL ESTATE - APPRAISALS



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- WETLAND STATUS:** Not Completed
- COUNTY ZONING:** SL-1 Shoreland Special Protection
Lot Size: 5 Acres
Road Setback: 50' from R.O.W. for federal, state, and county roads,
20' from R.O.W. for all other roads (township)
Side Yard Setback: 40'
Rear Yard Setback: 75'
Lake to Structure Setback: 200'
Septic System to Lake: 150'
Lot Width: 500' at shoreline & 500' at building line
- 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. Parcel 1 buyer will have possession of the acreage upon the successful closing.
- SALE METHOD:** Parcel 1, 2 or 3 and the combination of the entire parcel which will be parcel 4 will be offered for sale on our multi parcel board bidding system. Whichever parcels obtain the highest gross dollars between parcels 1, 2, 3 or parcel 4 will be the winner of the auction.
Parcel 1: 6 acres with the house, barn and approx. 800' of shoreline
Parcel 2: 5 acres with approx. 600' of shoreline.
Parcel 3: 29 acres of farmland
Parcel 4: Combination of Parcels 1,2 & 3. Entire 40+/- Acre Parcel
*With the sale of parcel 2 the buyer will have to be either the buyer of parcel 1 or parcel 3. Parcel 2 can also be sold together in the combination unit as a complete parcel. If a buyer wanted parcel 2 as a buildable lot, please contact us for more information.
- The parcels will not be surveyed prior to the auction, but marked out approximately for your information. If property is sold to different buyers, the sellers will have the property surveyed.
- If there are any questions prior to the sale regarding parcels, buildable lots or method of sale, please contact Dustyn Hartung 507-236-7629.
Thank you!

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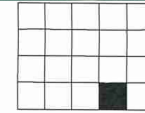
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T-101-N

R-30-W

(Landowners

FAIRMONT TWP



KOSSUTH CO., IA



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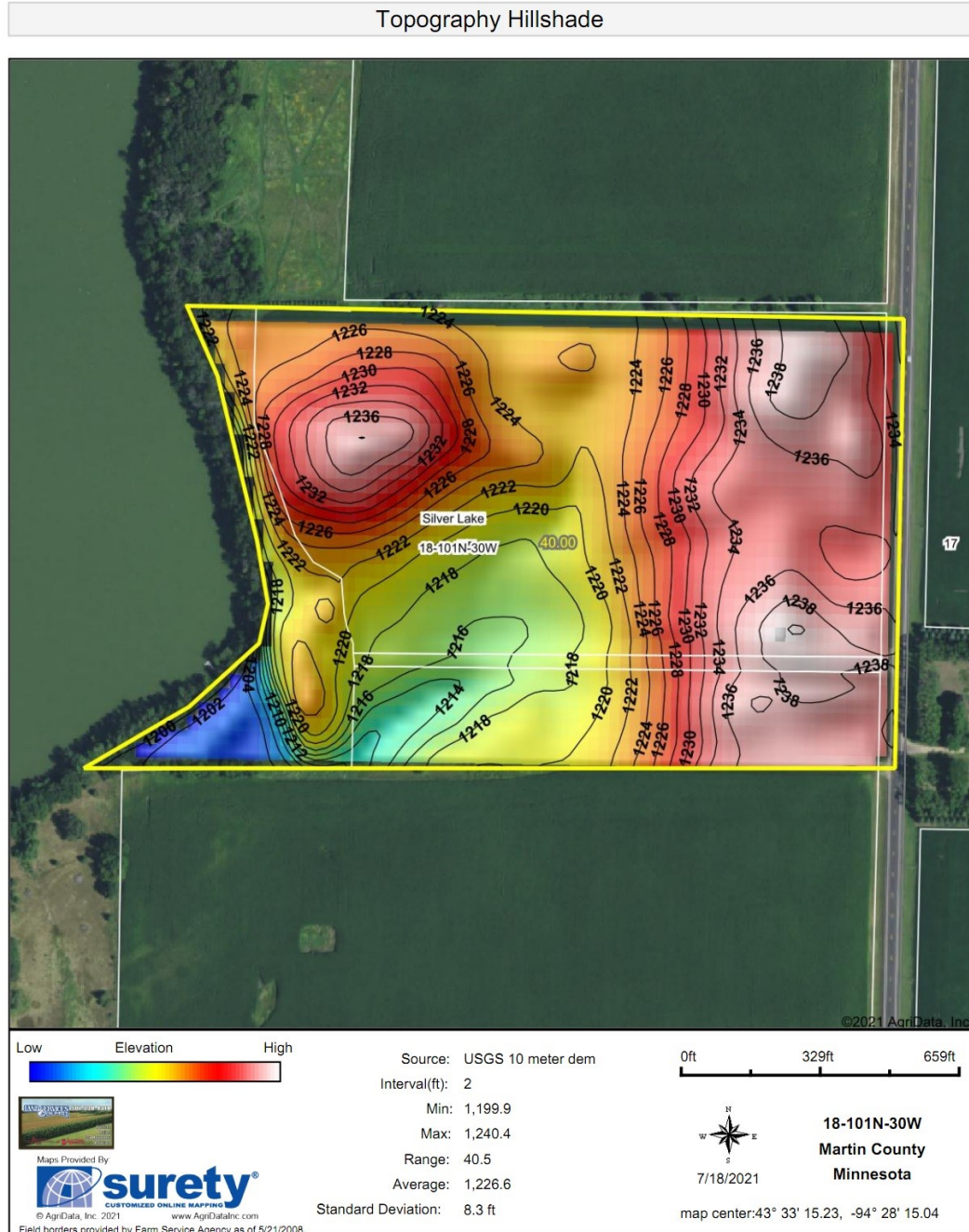
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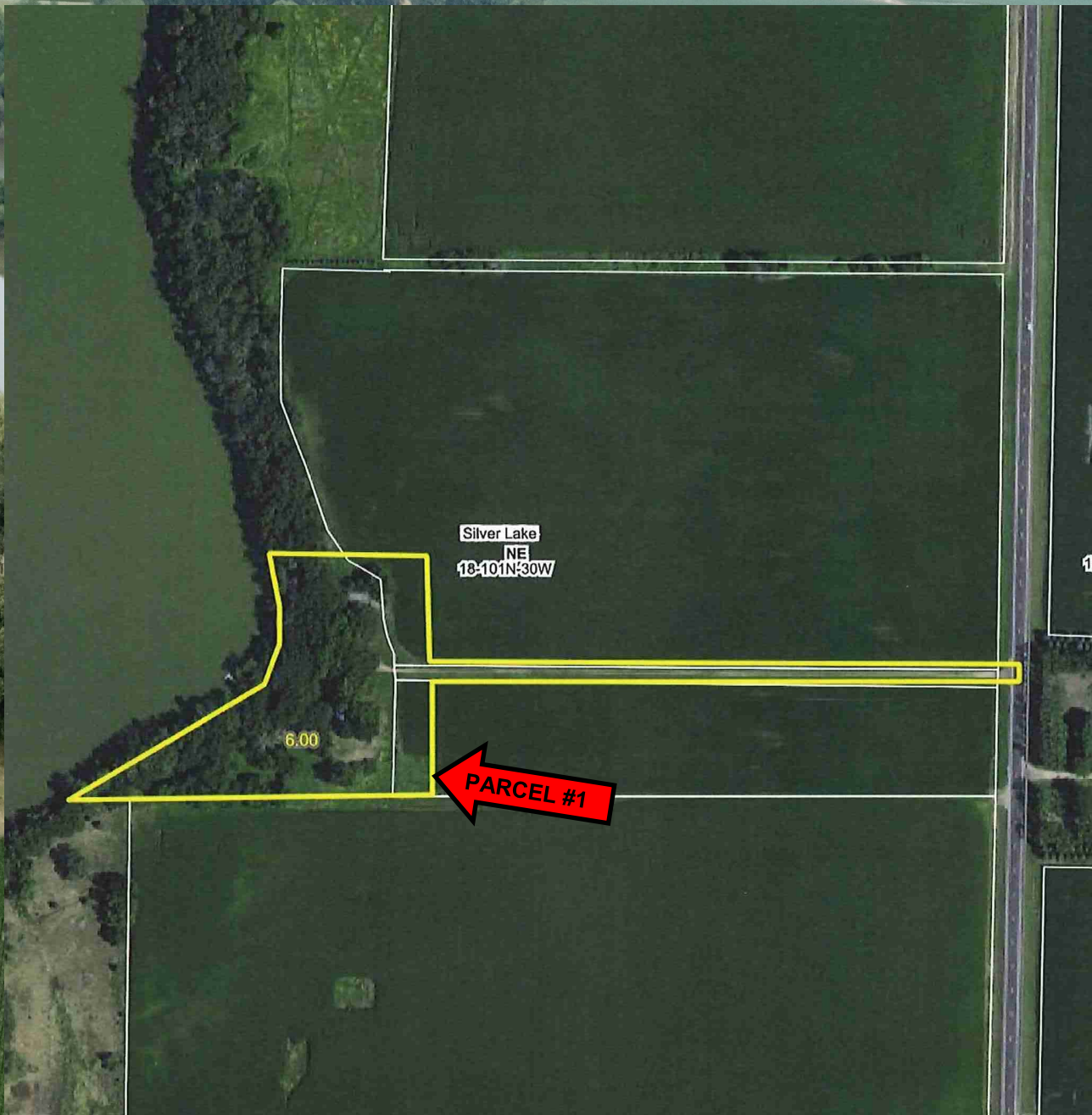
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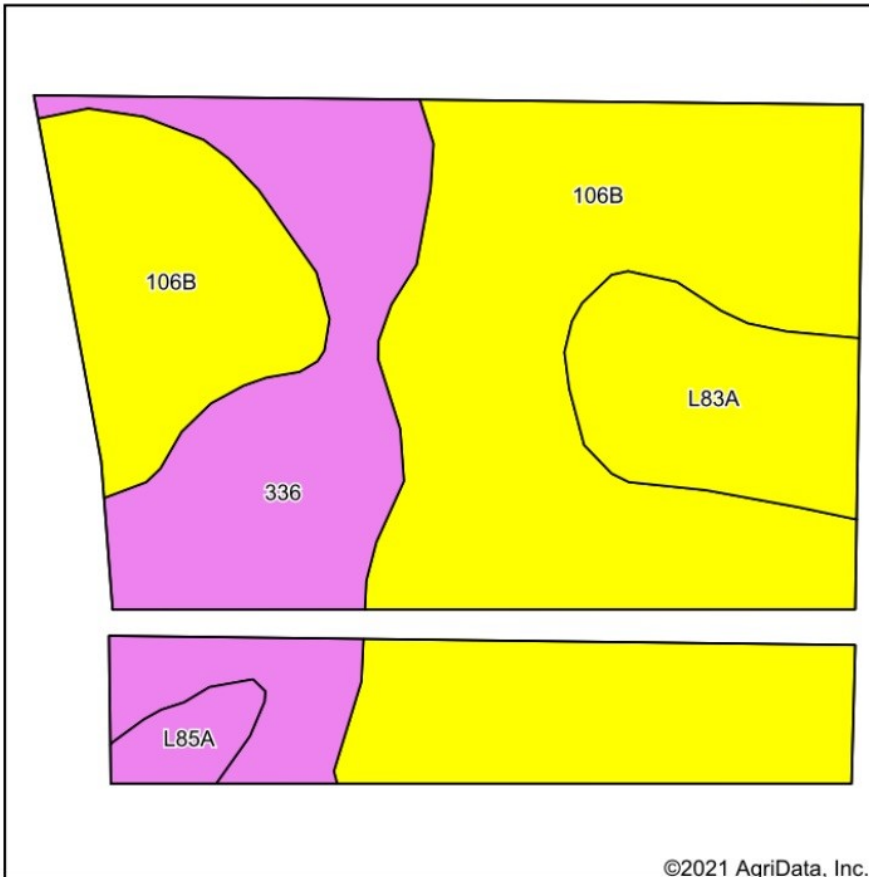
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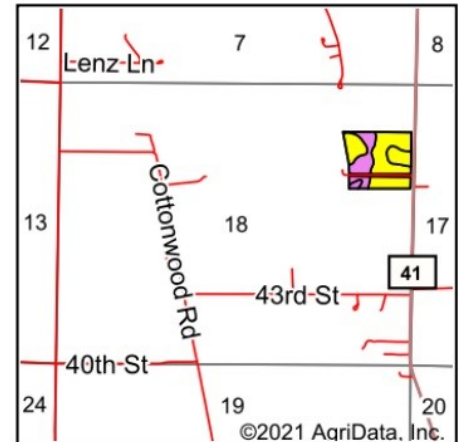
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Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Martin**
Location: **18-101N-30W**
Township: **Silver Lake**
Acres: **27.76**
Date: **7/17/2021**



Maps Provided By:



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www.AgriDataInc.com



Area Symbol: MN091, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index
106B	Lester loam, 2 to 6 percent slopes	17.58	63.3%		Well drained	Ile	91
336	Delft clay loam, 0 to 2 percent slopes	6.69	24.1%		Poorly drained	IIw	94
L83A	Webster clay loam, 0 to 2 percent slopes	2.90	10.4%		Poorly drained	IIw	93
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.59	2.1%		Somewhat poorly drained	Iw	99
Weighted Average							92.1



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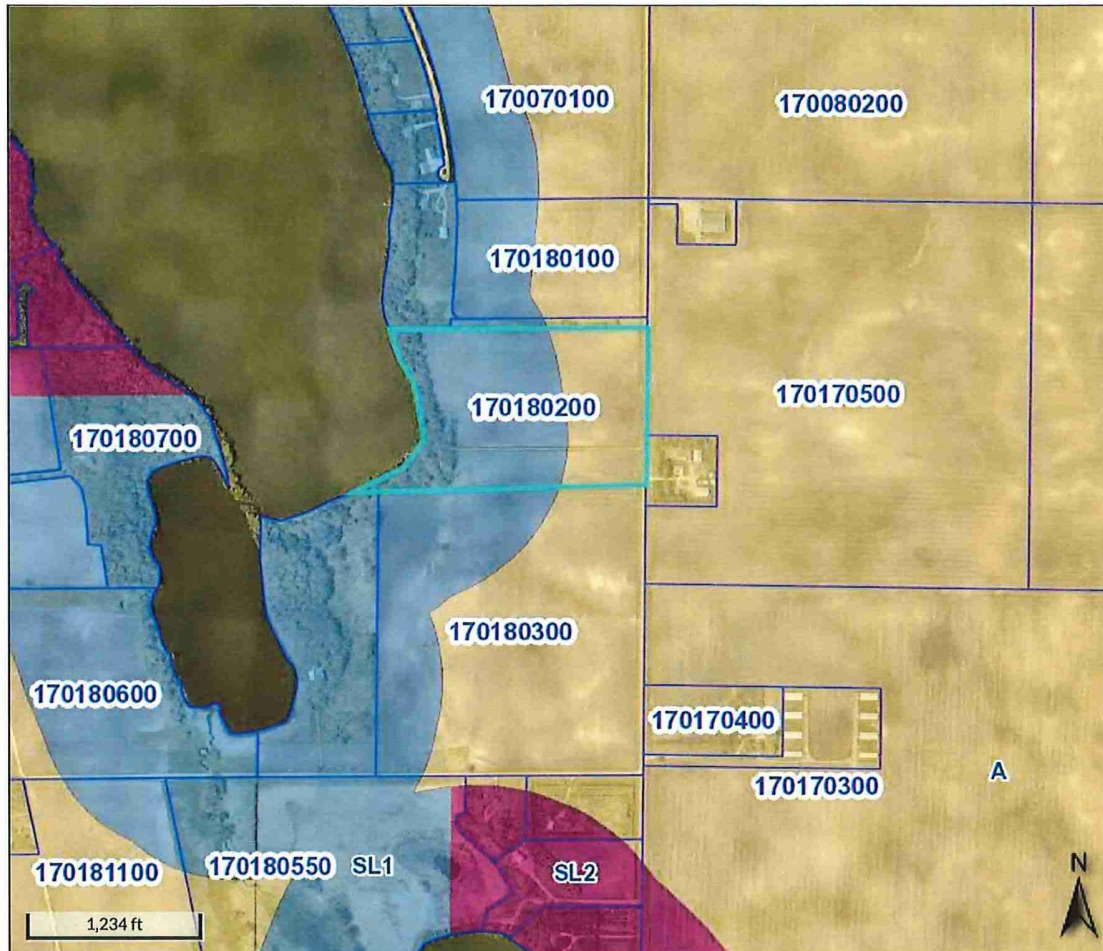
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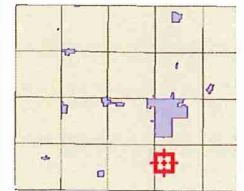
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Overview



Legend

- Parcels
- Martin County Zoning
 - A
 - HB
 - I
 - R1
 - SL1
 - SL2
 - SLC
- Corporate Limits

Parcel ID	170180200	Alternate ID	n/a	Owner Address	WOOD, ANN
Sec/Twp/Rng	18-101-030	Class	101 - AGRICULTURAL		23675 XANADU AVE
Property Address	467 200TH AVE	Acreage	40		JORDAN, MN 55352
	FAIRMONT			Note	n/a
District	SILVER LAKE-454				
Brief Tax Description	Sect-18 Twp-101 Range-030 40.00 AC N 28.5AC OF SE1/4 NE1/4 & LOT 2 & S 11 1/2AC LOT 1 40.00 AC				
	(Note: Not to be used on legal documents)				



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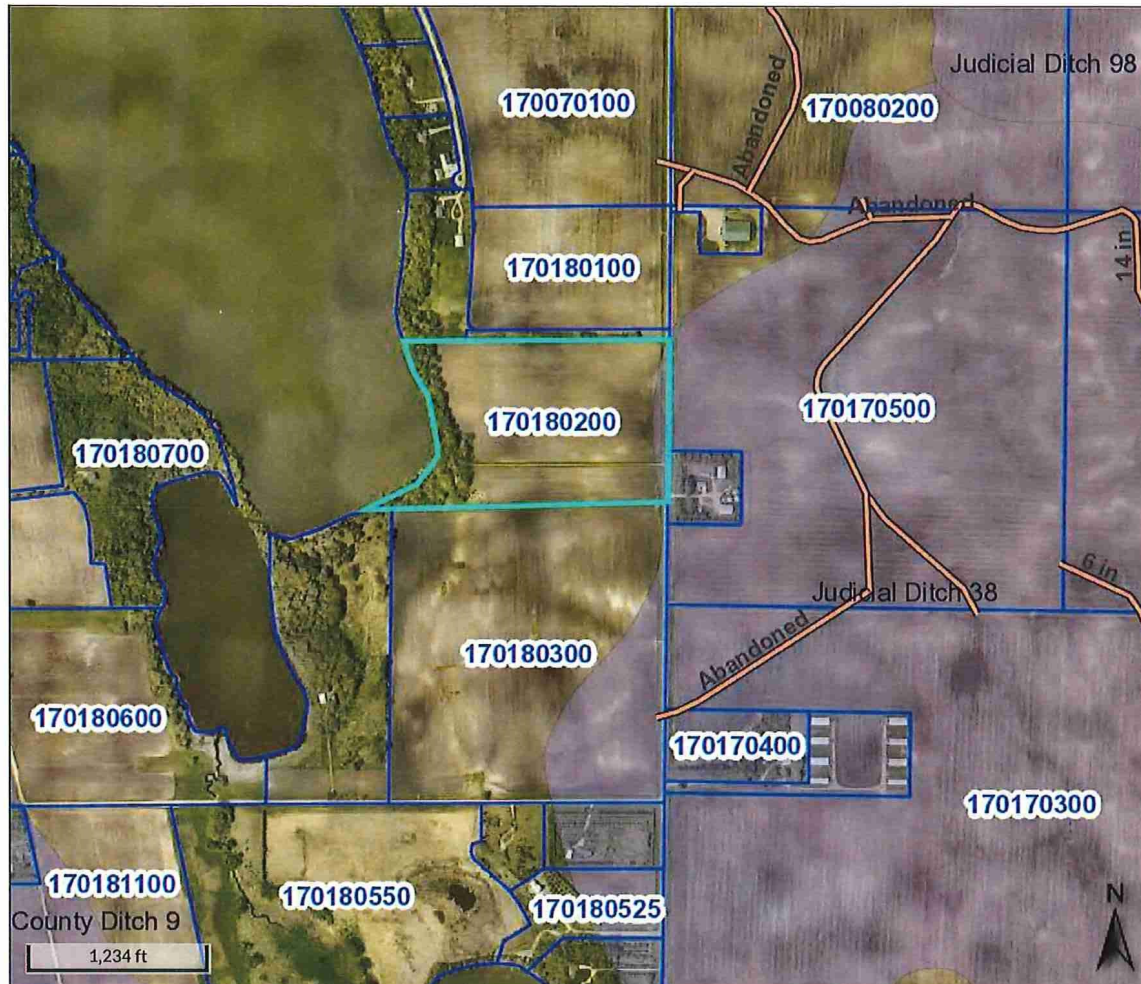
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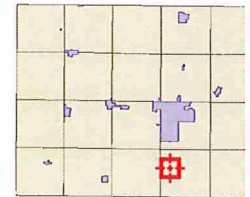
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Overview



Legend

- Parcels
- Corporate Limits
- Drainage Districts
- Legal Drains
- <all other values>
- Open
- Tile

Parcel ID	170180200	Alternate ID	n/a	Owner Address	WOOD, ANN
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Property Address	467 200TH AVE	Acreage	40		JORDAN, MN 55352
	FAIRMONT			Note	n/a
District	SILVER LAKE-454				
Brief Tax Description	Sect-18 Twp-101 Range-030 40.00 AC N 28.5AC OF SE1/4 NE1/4 & LOT 2 & S 11 1/2AC LOT 1 40.00 AC				
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Summary

Parcel ID 170180200
 Property 467 200TH AVE
 Address FAIRMONT
 Sec/Twp/Rng 18-101-030
 Brief Sect-18 Twp-101 Range-030 40.00 AC N 28.5AC OF SE1/4 NE1/4 & LOT 2 & S 11
 Tax Description 1/2AC LOT 1 40.00 AC
 (Note: Not to be used on legal documents)
 Deeded Acres 40.00
 Class 101 - (HSTD) AGRICULTURAL; 204 - (NON-HSTD) RES ON AG
 District (1703) SILVER LAKE-454
 School District 2752
 Neighborhood 17.2 - WILLMERT EAST
 Contact Appraiser: [Jessica Laue](#)
 Creation Date 07/07/1989



Owner

Primary Taxpayer
 Andrea Luedtke Le Et AL
 23675 Xanadu Ave
 Jordan, MN 55352
 ETAL Owners
 Charles Wood Jr &
 Gregory Wood
 7165 Tarten Curve
 Eden Prairie, MN 55346

Christine Montesano

Karen Fisher
 155 Bear Gulch Drive
 Portola Valley, CA 94028

Lael Luedtke
 15010 20th Ave
 Saint Charles, IA 50240

Robert Luedtke Jr

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILL A1 86-100 CPI	0	0	0	0	31.900	AC
2	BUILDING SITE 1	0	0	0	0	1.000	AC
3	ADDN SITE ACRES	0	0	0	0	5.910	AC
4	ROAD	0	0	0	0	1.190	AC
Total						40.000	

Buildings



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Building 1
Year Built 1947
Architecture CONVENTION
Heated Sq Ft 1196
Finished Basement Sq Ft 0
Construction Quality AVERAGE
Condition AC J, AVG
Foundation Type POURED CON
Frame Type WOOD FRAME
Size/Shape 1.00 IRR
Exterior Walls WOOD SDNG
Windows DH/WOOD
Roof Structure GABLE/HIP
Roof Cover METAL ROOF
Interior Walls PLASTER
Floor Cover CARPET; VINYL
Heat FORCED AIR
Air Conditioning CENTRAL
Bedrooms 2
Bathrooms 1
Kitchen HW/MANUF.
1st Floor Area Sq Ft 1196
Ceiling N/A
Stories 1

Sub Area Square Footage

SubArea	Act Area	%	Adj Area	Heated	Prime	RCNLD
ONE 1947 1 STORY	1,196	115	1,375	1,196	1,196	58,333
UOP 1947 UNF OP PRH	304	20	61	0	0	2,587
PTO 1990 PATIO	156	10	16	0	0	678
BMT 1947 BASEMENT	100	40	40	0	0	1,696
Total for Bldg 1	1,756		1,492	1,196	1,196	63,294

[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	001102		GARAGE UNFINISHED	18	20	360.000	SF	12.000	0.50	1.00	1.00	1.00	20.00	648	1.000	648
2	002600		OLDER POLE BARN	0	0	1,692.000	SF	1.000	0.10	1.00	1.00	1.00	39.00	99	1.000	99

Sales

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price	eCRV
N	WD	U	09/10/2010	WOOD, ANN M (1/3 INT)	CRISSINGER, LORRAINE ESTATE	\$70,000	\$70,000	

Please contact Assessor's Office for CRV's prior to October 2014

Valuation

	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment
+ Estimated Land Value	\$394,600	\$404,100	\$388,400	\$292,700	\$289,400
+ Estimated Building Value	\$64,000	\$63,900	\$63,900	\$65,200	\$65,200
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$458,600	\$468,000	\$452,300	\$357,900	\$354,600

Taxation

	2021 Payable	2020 Payable	2019 Payable	2018 Payable
Classification	101 - (HSTD) AGRICULTURAL / 204 - (NON-HSTD) RES ON AG	101 - (HSTD) AGRICULTURAL / 204 - (NON-HSTD) RES ON AG	101 - (HSTD) AGRICULTURAL / 201 - (NON-HSTD) RESIDENTIAL	101 - (HSTD) AGRICULTURAL / 201 - (NON-HSTD) RESIDENTIAL
Estimated Market Value	\$468,000	\$452,300	\$357,900	\$354,600
- Exempt Value	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$468,000	\$452,300	\$357,900	\$354,600
Net Taxes Due	\$3,174.42	\$3,298.23	\$2,663.00	\$2,660.30
+ Special Assessments	\$53.58	\$53.77	\$53.00	\$61.70
= Total Taxes Due	\$3,228.00	\$3,352.00	\$2,716.00	\$2,722.00



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LEAH HARTUNG MN Broker #40416719

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www.auctioneeralley.com

Beautiful Lakeshore, Nice Home & Bare Farmland Auction!

Monday, August 16, 2021 @ 6:30 PM

SALE LOCATION: Auction will be held at the Property: 467 200th Ave, Fairmont, MN.

**Watch website for updates!*



United States
Department of
Agriculture

Martin County, Minnesota

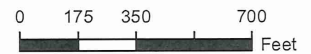


Farm 10469

Tract 2254

2021 Program Year

Map Created April 06, 2021



Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = process
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 33.22 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.



REAL ESTATE SALES STAFF

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Tract Number: 2254 Description (10L) NE4 NE4 SEC 18/SL

FSA Physical Location : Martin, MN

ANSI Physical Location: Martin, MN

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
34.2	33.22	33.22	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	33.22	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	22.15	168	0.00
SOYBEANS	11.07	46	0.00
Total Base Acres:	33.22		

Owners: WOOD, ANN

LUEDTKE, ANDREA



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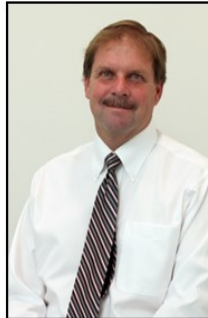
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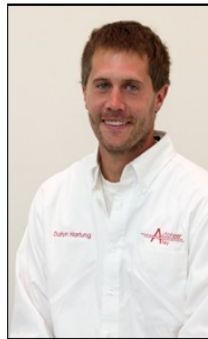
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