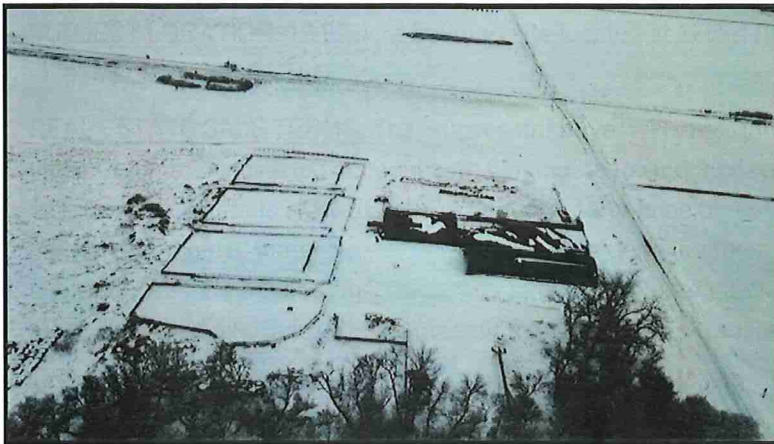


SCHWIEGER PRIVATE LISTING: 12.99 Acre Cattle Feed Lot

SUBJECT LOCATION: 12.99 acre building site located at 1258 170th Avenue, Fairmont, MN 56031 in Section 2 of Rolling Green Township, Martin County, MN

REAL ESTATE SALE TERMS: The successful buyer will enter into a purchase agreement & make a 10% down payment to Land Services Unlimited, Inc. Trust account with closing following 30 days after. This sale is NOT CONTINGENT ON BUYER FINANCING and 10% 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 of record. Any appraisal or loan fees are buyer's obligation. It is interested bidder's obligation to inspect property prior to their purchase of it. Land Services Unlimited and Sales Staff represent the seller in this transaction.

NOTES & COMMENTS: We appreciate the chance to work with Dorie in the selling of her feed lot! This a good opportunity for someone to get started in the cattle business or looking to expand an existing operation. This site includes a 52' x 142' steel Behlen Quonset with cement stem walls and concrete floor, 74' x 248' pole barn, 3 cattle pens approx. 100' x 185', 1 cattle pen approx. 60' x 185' with cement bunks, Big Spring cattle waterers, private well & more. This information provided by the sellers and 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 actual boundary lines of the property. The buyers shall make themselves familiar with the property and verify all information & data for themselves before their purchase of it. All offers and sales are subject to owners approval. Land Services Unlimited, Dustyn Hartung represent the sellers in this transaction and we look forward to hearing from you!



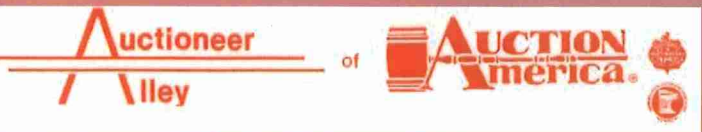
ADDITIONAL PROPERTY INFORMATION:

This site is being marketed and sold by the Private Sale Method. To receive information on price, terms, & other pertinent information, interested parties please contact Dustyn Hartung 507-236-7629 with Land Services Unlimited, Inc. Call us today!

REAL ESTATE SALES STAFF

ALLEN KAHLER-CAI-MN Broker #RA-415792 DUSTYN HARTUNG-507-236-7629

105 SOUTH STATE STREET FAIRMONT, MN 56031 OFFICE # 507-238-4318



www.landservicesunlimited.com



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

PROPERTY INFORMATION

DESCRIPTION: 12.99 Deeded Acres +/- . Property Address: 1258 170th Ave, Fairmont, MN 56031. Section 2, Twp. 102N, R31W, Rolling Green Township, Martin County, MN.
*The property does have a survey.

TAX PARCEL ID #: 150020550

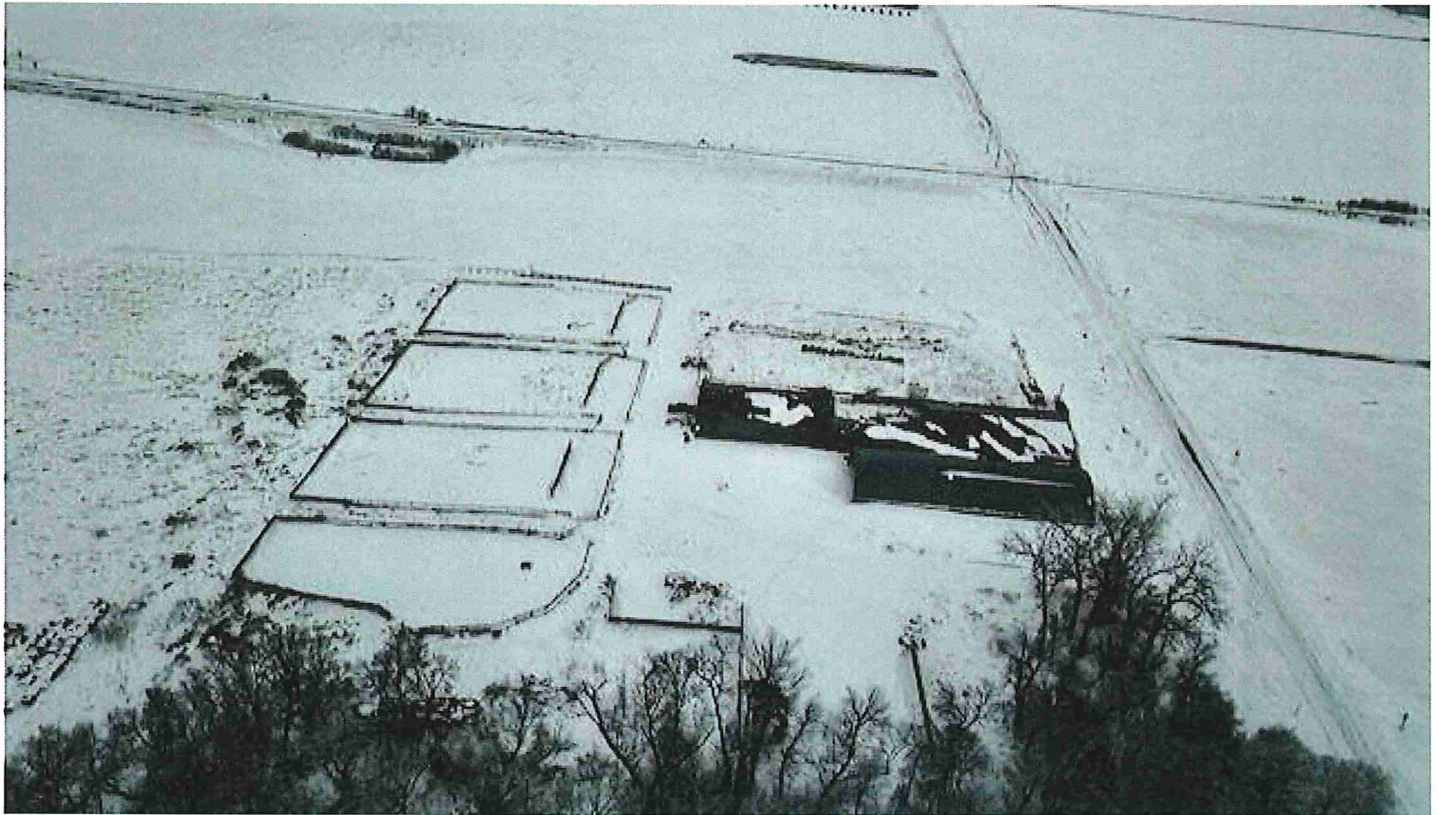
BUILDINGS & IMPROVEMENTS: This site includes a 52' x 142' steel Behlen quonset with cement stem walls and concrete floor, 74' x 248' pole barn, 3 cattle pens approx. 100' x 185', 1 cattle pen approx. 60' x 185' with cement bunks, Big Spring cattle waterers, private well, Dodge Livestock squeeze chute, single alley tub, loading chute & misc. cattle gates.

REAL ESTATE TAXES: 2019 AG Homestead Taxes: \$662.00
*These taxes are AG- HSTD
The 2020 real estate taxes will be prorated at the time of closing between the seller and buyer.

COMMENTS: The cattle lot is currently empty and could be filled as soon as closing takes place giving the new buyer possession. There is a current Martin County Feed Permit in place which will have to be transferred from the seller to the new buyer.



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



Acreages - Commercial - Farm Land - Recreational



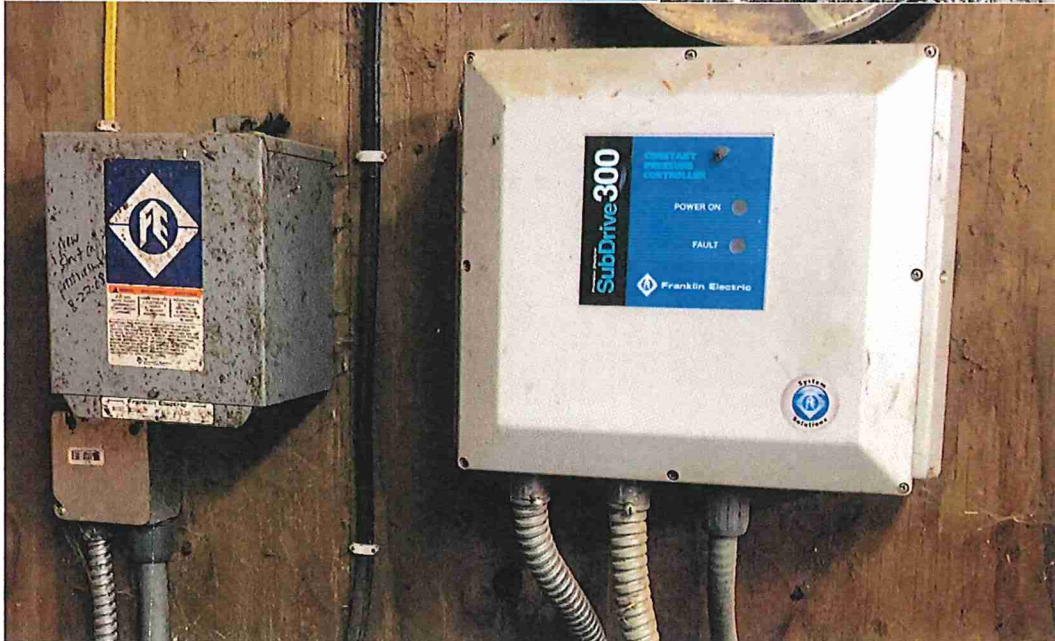
Real Estate and Appraisals
105 S State Street
Fairmont, MN 56031
Office: (507) 238-4318
Dustyn Hartung
Cell: (507) 236-7629



Acreages - Commercial - Farm Land - Recreational



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

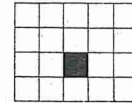


Acresages - Commercial - Farm Land - Recreational



ROLLING GREEN PLAT

R-31-W



2. Murphy, Jesse et al 13
SECTION 3
1. Stusse, Theodore 6
2. Lenz, Lester et ux 6
SECTION 4
1. Hatfield, Barbara 8
2. Hawkeye Three LLP 16
SECTION 5
1. Tenhassen Farms Inc
17
SECTION 6
1. Rosenberg, Scott 8
2. Watonwan Farm
Service Co 13
SECTION 7
1. Odegard, Jesse et ux

- 2. Odegaard Investments LLC 5
- 3. Hall Lake Cabins & Rentals LLC 6
- SECTION 8**
- 1. Wollé, Wayne et ux 5
- 2. Stauffer, Jeremy 6
- 3. Trainor, Clifford 6
- 4. Bloomgren, Roger et ux 6
- 5. Eisenmenger, Trevor 6
- SECTION 9**
- 1. Christensen Family Farms Inc 11
- SECTION 10**
- 1. Bachenberg, Janeen 7
- 2. Landsteiner, Steven et ux 8
- SECTION 11**
- 1. Bulfer, David et ux 6

1. Speckm

- SECTION 12**
1. Wannarka, Brian 13
- SECTION 13**
1. Waste Management of
MN Inc 16
2. Bulfer, Charles 5
3. Bulfer Jr, Louis etux 17
4. Borowski, Greg etux 5
5. Brooks, Linda 5
6. McGranahan, David 10
7. Bulfer LE, Louis etal 5
- SECTION 14**
1. Thate, James etux 7
2. Spitzer, Roger 5
3. Twelvdal, Ethan 7
- SECTION 15**
1. Crowley, Kathleen etal
25
- SECTION 16**
1. Speckman LE, Aldean
etal 12

3. Rosenb

- SECTION 18**
1. Latzke LE, Myron et al 8
2. Maplewood Residence
Inc 5
SECTION 19
1. Stover Jr, Floyd 5
2. Riverdale Inc 12
3. Thate, Dean 5
SECTION 21
1. Bebernes, Dan 11
SECTION 22
1. Rosenberg, Todd 11
SECTION 23
1. Wannarka, Darrell et ux
6
SECTION 24
1. Fairmont Artif Breeders
LP 18
2. Andersen, Dwight 12
3. Rosenberg, Dennis
et ux 10

T. Tudebert, Brian et al. 6

4. Haeckel, Rodney etux 8
5. Woodland Acres
Hatchery & Game 7
6. Opheim, Elizabeth 6
SECTION 25
1. Maakestad, Jon etux 5
2. Erickson, Jon etux 5
SECTION 26
1. Olson, Lowell etux 12
2. Olson, Spencer 8
3. Rosburg, James 11
4. Bremer, Tracy 8
SECTION 27
1. Krahmer, Fred etux 10
2. Kollofski, Oliver etux 6
SECTION 30
1. Ziemann, Bruce etux 8
SECTION 31
1. Huebert, Brian etux 6

- SECTION 32**
1. Rosenberg, Travis 10
2. Willers, Dustin etux 7
SECTION 33
1. Striemer, Chad 20
2. Schmidtke, Danny etux 5
SECTION 34
1. Shane, Steven etux 6
SECTION 35
1. Simmering, Eugene etux 9
SECTION 36
1. Milbrandt LE, Marlin etal 5
2. Grotte, Dean etux 10
3. Roloff LE, Eugene etal 10



Summary

Parcel ID 150020550
 Property Address 1258 170TH AVE
 FAIRMONT
 Sec/Twp/Rng 02-102-031
 Brief Sect-02 Twp-102 Range-031 12.99 AC 12.99 AC TRACT SW COR NW1/4
 Tax Description 12.99AC
 (Note: Not to be used on legal documents)
 Deeded Acres 12.99
 Class 101 - (HSTD) AGRICULTURAL
 District (1502) ROLLING GREEN454
 School District 2752
 Neighborhood 15 - ROLLING GREEN
 Contact Appraiser: [Angie DeBoer](#)
 Creation Date 01/05/2007



Owner

Primary Taxpayer
 D Schwieger & D Smith CO Tts
 Trust B & Dorie J Schwieger
 1629 190th Ave
 Fairmont, MN 56031

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	ADDN SITE ACRES	0	0	0	0	11.470	AC
2	ROAD	0	0	0	0	0.520	AC
3	PARTIAL SITE IMPR.	0	0	0	0	1.000	AC
Total						12.990	

Extra Features

Seq	Code	Description	Dim 1	Dim 2	Units	UT
1	002500	RURAL OUTBUILDINGS	248	74	18,352.000	SF
2	002600	OLDER POLE BARN	142	52	7,384.000	SF
3	001165	CONC	142	52	7,384.000	SF

Sales

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price	eCRV
N	CD	U	06/14/2016	MURPHY, JESSE J & KELSEY	SCHWIEGER, DORIE JEAN	\$40,000	\$40,000	523344
N	WD	U	11/30/2006	SCHWIEGER, ROBERT A ESTATE (UNDV 1/2 INT)	SCHWIEGER, ROGER L & MICHELE A	\$75,500	\$75,500	

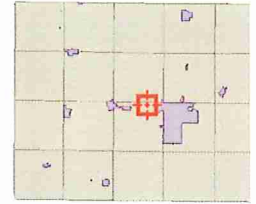
Please contact Assessor's Office for CRV's prior to October 2014

Valuation

	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment	2015 Assessment
+ Estimated Land Value	\$80,200	\$80,200	\$80,200	\$93,900	\$104,100
+ Estimated Building Value	\$11,200	\$12,000	\$12,200	\$10,600	\$10,700
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$91,400	\$92,200	\$92,400	\$104,500	\$114,800



Overview



Legend

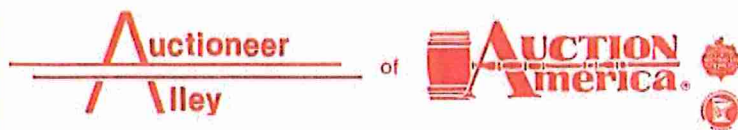
- Parcels
- Corporate Limits

Parcel ID	150020550	Alternate ID	n/a	Owner Address	SCHWIEGER,D & D SMITH CO
Sec/Twp/Rng	02-102-031	Class	101 - AGRICULTURAL		TRUST B & DORIE J SCHWIEGER
Property Address	1258 170TH AVE FAIRMONT	Acreage	12.99		1629 190TH AVE FAIRMONT, MN 56031
				Note	n/a

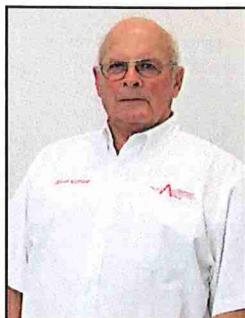
District	ROLLING GREEN454
Brief Tax Description	Sect-02 Twp-102 Range-031 12.99 AC 12.99 AC TRACT SW COR NW1/4 12.99AC (Note: Not to be used on legal documents)

Date created: 1/30/2020
Last Data Uploaded: 1/30/2020 1:37:24 AM

Developed by Schneider
GEOSPATIAL



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
507-841-1564
AUCTIONEERALLEY@GMAIL.COM



KEVIN KAHLER

MN/IA REAL ESTATE SALESMAN &
LICENSED AUCTIONEER
507-920-8060
K.KAHLER@HOTMAIL.COM
AUCTIONEERALLEY@GMAIL.COM



LEAH HARTUNG

MN/IA REAL ESTATE BROKER &
MN/IA CERTIFIED GENERAL APPRAISER
507-236-8786
LHARTUNG87@GMAIL.COM
AUCTIONEERALLEY@GMAIL.COM



DUSTYN HARTUNG

MN/IA REAL ESTATE SALESMAN &
LICENSED AUCTIONEER
507-236-7629
DUSTYN2316@HOTMAIL.COM
AUCTIONEERALLEY@GMAIL.COM



DOUG WEDEL

MN REAL ESTATE SALESMAN &
MN APPRAISER &
LICENSED AUCTIONEER
507-236-4255
WEDELAUCTION@GMAIL.COM
AUCTIONEERALLEY@GMAIL.COM



RYAN KAHLER

LICENSED AUCTIONEER
507-227-8528
RKAHL_3@HOTMAIL.COM
AUCTIONEERALLEY@GMAIL.COM

WWW.LANDSERVICESUNLIMITED.COM

Acreages - Commercial - Farm Land - Recreational