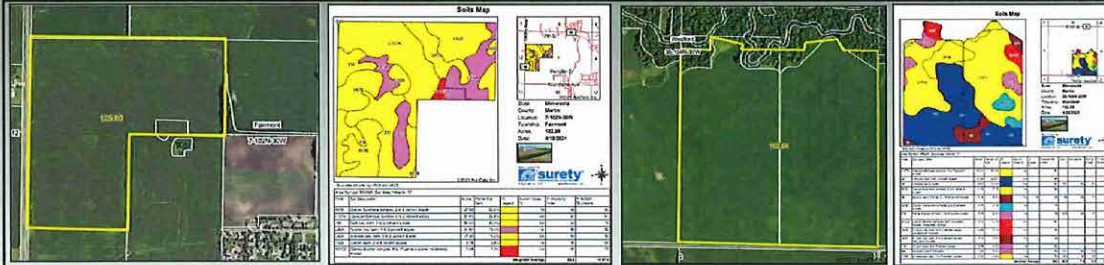


125.60 Acres +/- in Fairmont Twp. & 162.64 Acres +/- in Westford Twp, Martin Co., MN

FARMLAND AUCTION

Thursday, June 10, 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:

PARCEL #1: from Bixby corner on the West edge of Fairmont, MN, go 1/4 mile South on 190th Ave

PARCEL #2: from Fairmont, MN 6 Miles North on Hwy 15 to 190th St, then 1.5 Miles East

PROPERTY LEGAL DESCRIPTIONS:

PARCEL #1: 125.60 Deeded Acres located in the Rural Annex, LOTS 8, 9 & 11 in Section 7 of Fairmont Township, Martin County, MN T102N, R30W

PARCEL #2: 162.64 Deeded Acres located in the SE 1/4 of Section 35 of Westford Township, Martin County MN T104N, R30W.

AUCTION SALE TERMS:

Parcel #1 will be sold as 125.60 acres in one parcel. Parcel #2 at the option of the seller and upon sufficient interest from potential buyers may be sold in 80 acre tracts on our multi parcel board bidding system. 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 July 10, 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 1st half 2021 property taxes and Buyer will pay 2nd half 2021 property taxes. Buyer will be responsible for 2022 real estate taxes and thereafter. Seller will keep 1st half 2021 farm rent and buyer will receive 2nd half farm rent. 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 Alley/Land 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 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 Silker Family as this is a great opportunity to buy some excellent farmland 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

Owner:
Peggy Silker &
the late Jack Silker

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

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



KRAEMER
SHAPIRO &
CONROY

Closing Attorney for Seller

Dustyn Hartung 507-236-7629

Kevin Kahler 507-920-8060

**105 SOUTH STATE ST
FAIRMONT, MN 56031
507-238-4318**

WWW.AUCTIONEERALLEY.COM



PROPERTY INFORMATION



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

PROPERTY INFORMATION

DESCRIPTION PARCEL 1: 125.60 Deeded Acres located in the Rural Annex, LOTS 8, 9 & 11 in Section 7 of Fairmont Township, Martin County, MN T102N, R30W
*Not to be used on legal documents.

TAX PARCEL ID #: 230370360
230370370

BUILDINGS: Bare Farmland

REAL ESTATE TAXES: 2021 AG (NON-HSTD) Taxes = \$7,463.61
*These taxes are AG (NON-HSTD)

FSA INFORMATION:

Total Acres	=	125.60 +/- acres dependent on survey
FSA Tillable Acres	=	122.25 +/- acres
Corn Base Acres	=	104.21 +/- acres
Corn PLC Yield	=	161 +/- bushels
Soybean Base Acres	=	15.67 +/- acres
Soybean PLC Yield	=	54 +/- bushels
Total Base Acres	=	119.88 +/- acres

SOIL DESCRIPTION: Clarion Swanlake, Canisteo-Glencoe, Delft Clay Loam, Nicollet Clay Loam, Webster Clay Loam, Clarion Loam
* See Soils Map

CPI: Crop Productivity Index = 93.5 *Excellent

TOPOGRAPHY: Level to Gently Rolling

DRAINAGE: Farm does have 6" county tile that comes into NW corner and outlets to George Lake.
Private tile added in 2016
*See Tile Maps/ Air Photos

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

WETLAND STATUS: Certified Wetland Determination was completed on 7/16/2014
*See Wetland Determination

LEASE STATUS: 2021 farm lease runs thru February 28, 2022. New buyer may enter property for 2021 fall tillage when 2021 crop has been removed. New buyer will have possession of the farm upon closing.

Acreages - Commercial - Farm Land - Recreational

Dustyn Hartung 507-236-7629
Kevin Kahler 507-920-8060

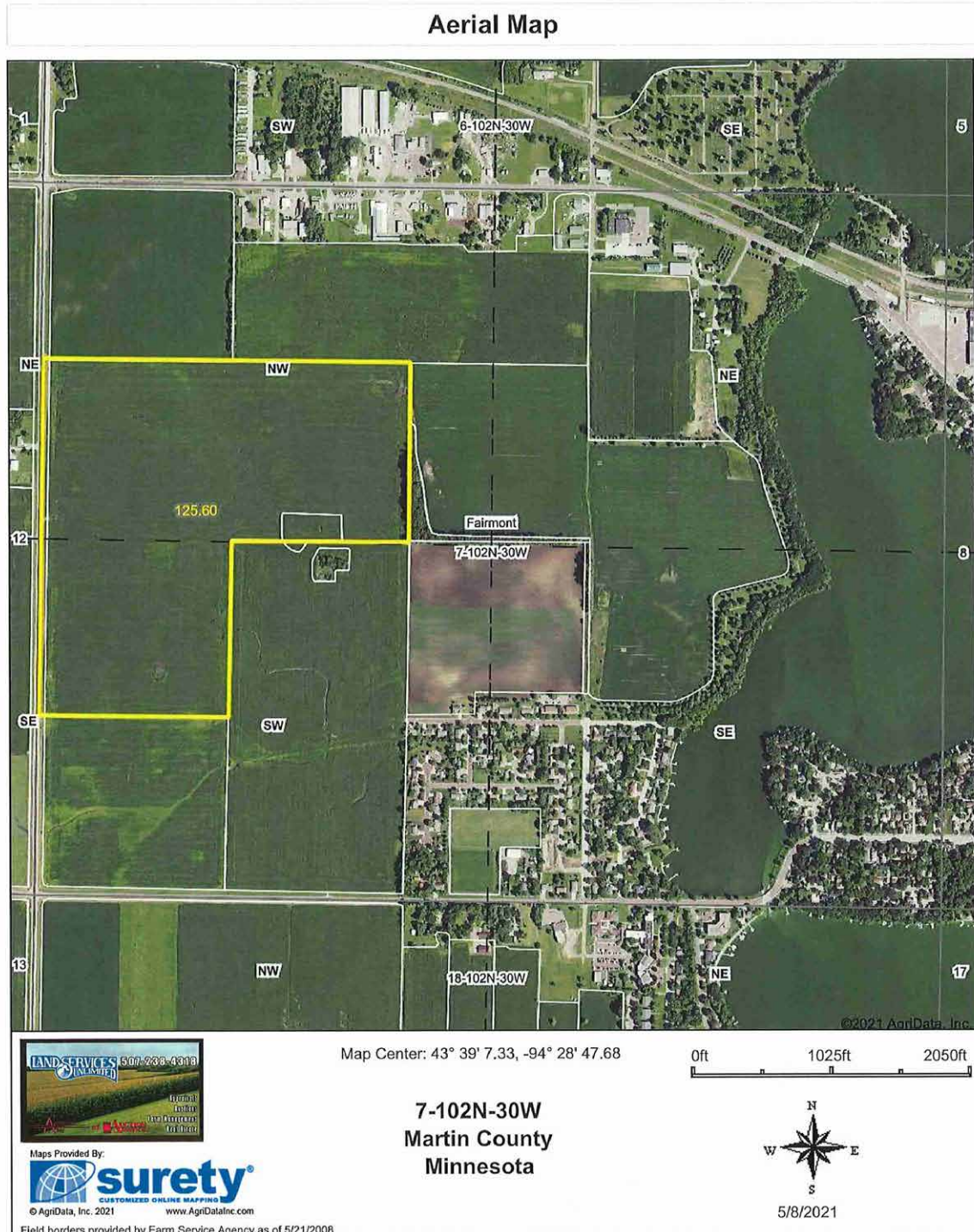
105 SOUTH STATE ST
FAIRMONT, MN 56031
507-238-4318

WWW.AUCTIONEERALLEY.COM

AERIAL MAP

5/8/2021

FSA Map



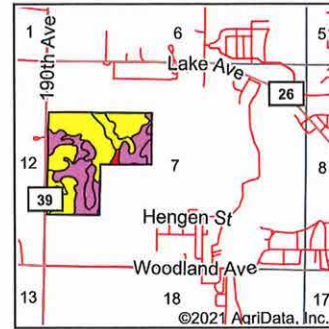
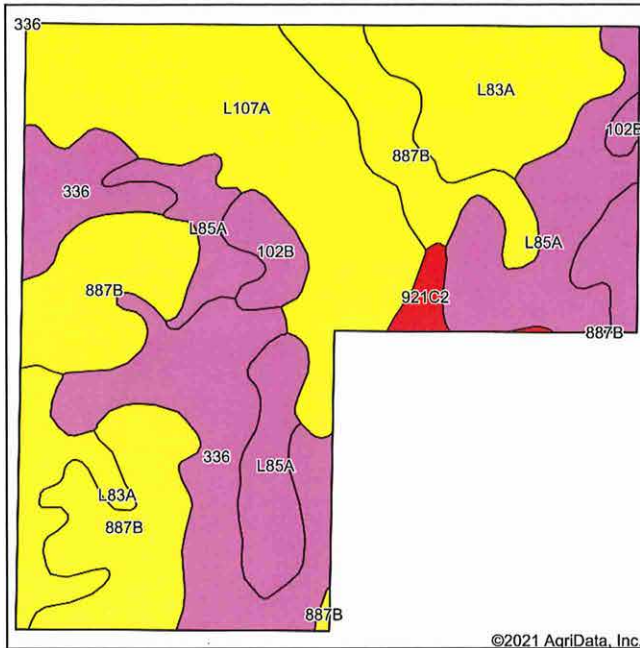
Dustyn Hartung 507-236-7629
Kevin Kahler 507-920-8060

105 SOUTH STATE ST
FAIRMONT, MN 56031
507-238-4318

WWW.AUCTIONEERALLEY.COM

SOIL MAP

Soils Map



State: **Minnesota**
County: **Martin**
Location: **7-102N-30W**
Township: **Fairmont**
Acres: **122.25**
Date: **5/8/2021**



Maps Provided By:



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	*n NCCPI Soybeans
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	27.54	22.5%		Moderately well drained	Ile	92	83
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	27.52	22.5%		Poorly drained	Ilw	91	81
336	Delft clay loam, 0 to 2 percent slopes	24.26	19.8%		Poorly drained	Ilw	94	79
L85A	Nicollet clay loam, 1 to 3 percent slopes	20.72	16.9%		Somewhat poorly drained	Iw	99	82
L83A	Webster clay loam, 0 to 2 percent slopes	17.42	14.2%		Poorly drained	Ilw	93	82
102B	Clarion loam, 2 to 6 percent slopes	3.43	2.8%		Moderately well drained	Ile	95	84
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	1.36	1.1%		Well drained	Ille	87	73
Weighted Average							93.5	*n 81.4

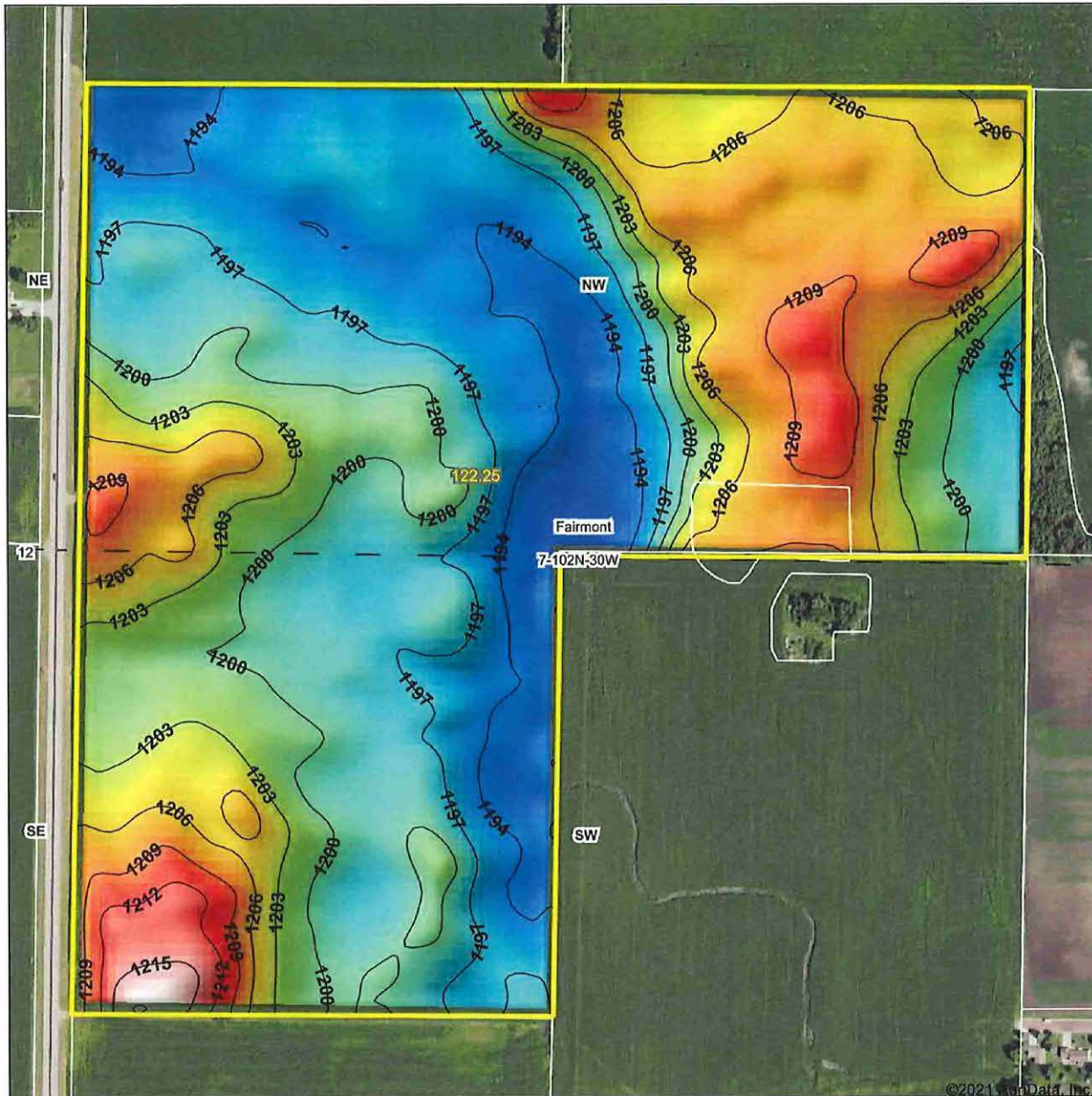
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

TOPOGRAPHY MAP

Topography Hillshade



Low Elevation High



Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

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

Source: USGS 10 meter dem

Interval(ft): 3

Min: 1,191.5

Max: 1,217.8

Range: 26.3

Average: 1,200.9

Standard Deviation: 5.41 ft

0ft 441ft 883ft



5/8/2021

7-102N-30W
Martin County
Minnesota

map center: 43° 39' 7.33, -94° 28' 47.68

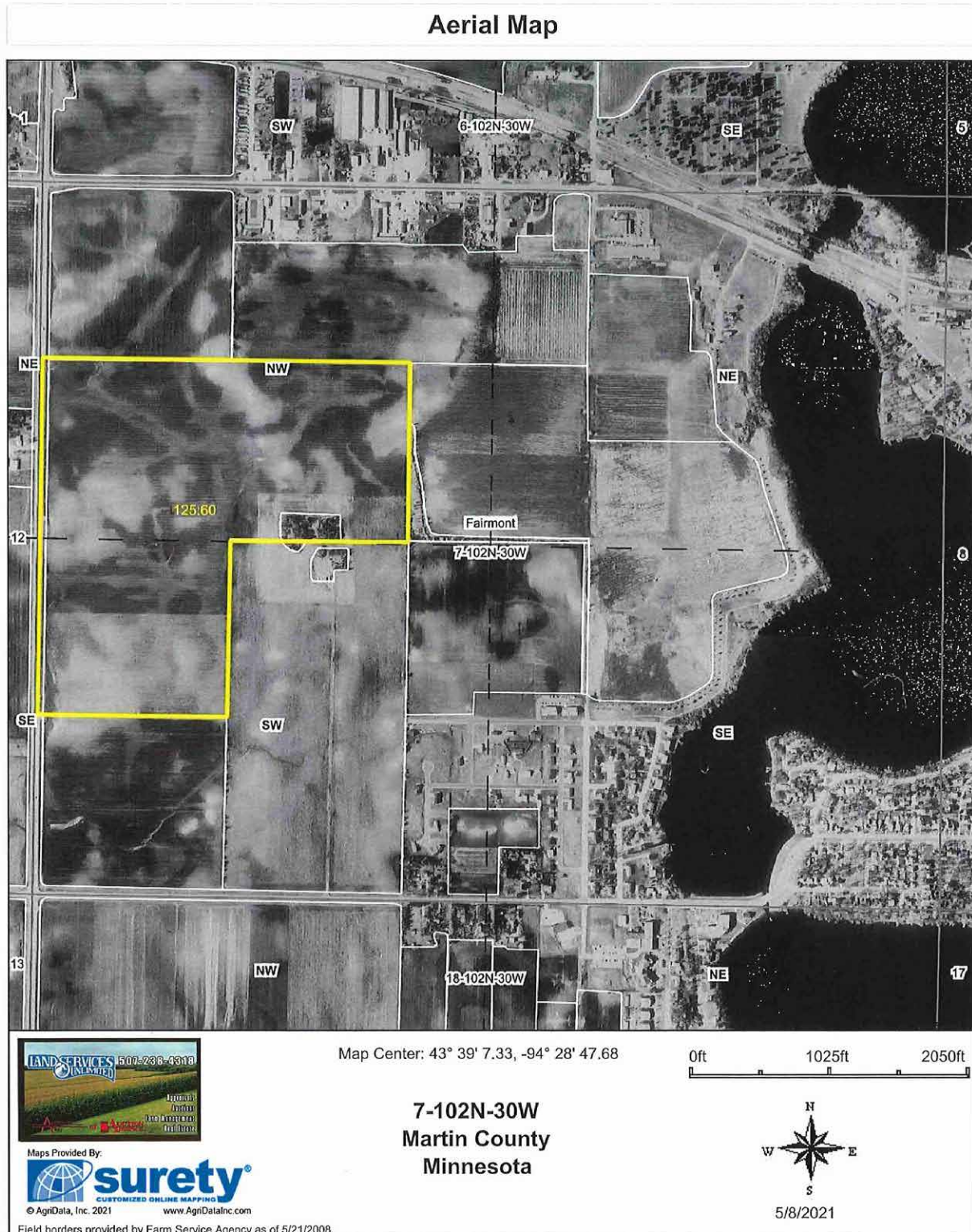
Dustyn Hartung 507-236-7629

Kevin Kahler 507-920-8060

105 SOUTH STATE ST
FAIRMONT, MN 56031
507-238-4318

WWW.AUCTIONEERALLEY.COM

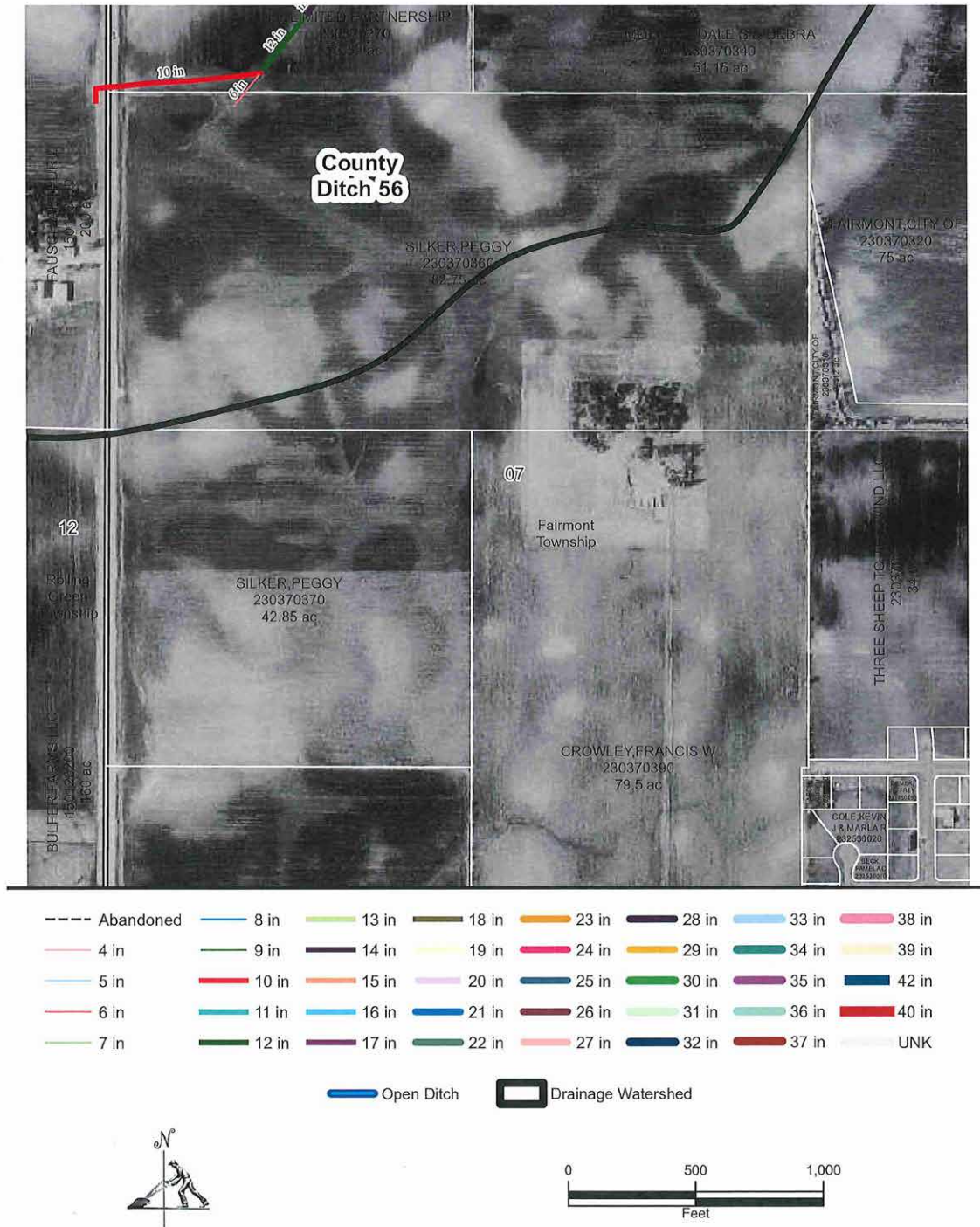
AERIAL MAP



Dustyn Hartung 507-236-7629
Kevin Kahler 507-920-8060

105 SOUTH STATE ST
FAIRMONT, MN 56031
507-238-4318

COUNTY TILE MAP



Dustyn Hartung 507-236-7629
Kevin Kahler 507-920-8060

105 SOUTH STATE ST
FAIRMONT, MN 56031
507-238-4318

PRIVATE TILE MAP



ASSESSOR INFORMATION

Beacon™ Martin County, MN

Summary

Parcel ID 230370360
Property Address 1200 190TH AVE
FAIRMONT
Sec/Twp/Rng 07-102-030
Brief Tax Description Sect-07 Twp-102 Range-030 RURAL ANNEX 82.75 AC LOTS 8 & 9 82.75
(Note: Not to be used on legal documents)
Deeded Acres 82.75
Class 101 - (NON-HSTD) AGRICULTURAL
District (2302) RSD FAIRMONT-454
School District 2752
Neighborhood 2350 - FMT RURAL
Contact Appraiser: [Jessica Laue](#)
Creation Date 07/07/1989



Owner

Primary Taxpayer
[Peggy Silker](#)
12741 Parkwood Dr
Baxter, MN 56425

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILL A1 86-100 CPI	0	0	0	0	79.130	AC
2	CONSERVING ACRES	0	0	0	0	2.120	AC
3	ROAD	0	0	0	0	1.500	AC
Total						82.750	

Sales

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price	eCRV
Y	WD	Q	03/11/1998	SILKER, JOHN B	OELKE, ROBERT J & MURPHY, ROSEMARY & EHLERS, M	\$307,250	\$307,250	.

There are other parcels involved in one or more of the above sales:

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	\$603,300	\$627,000	\$595,400	\$641,000	\$641,000
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$603,300	\$627,000	\$595,400	\$641,000	\$641,000

Taxation

	2021 Payable	2020 Payable	2019 Payable	2018 Payable
Classification	101 - (NON-HSTD) AGRICULTURAL	101 - (NON-HSTD) AGRICULTURAL	101 - (NON-HSTD) AGRICULTURAL	101 - (NON-HSTD) AGRICULTURAL
Estimated Market Value	\$627,000	\$595,400	\$641,000	\$641,000
- Exempt Value	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$627,000	\$595,400	\$641,000	\$641,000
Net Taxes Due	\$4,906.38	\$4,938.51	\$5,238.66	\$5,170.80
+ Special Assessments	\$1,359.62	\$1,403.49	\$1,447.34	\$1,491.20
= Total Taxes Due	\$6,266.00	\$6,342.00	\$6,686.00	\$6,662.00

ASSESSOR INFORMATION

5/8/2021

Beacon - Martin County, MN - Parcel Report: 230370370



Summary

Parcel ID 230370370
Property Address 1140 190TH AVE
FAIRMONT
Sec/Twp/Rng 07-102-030
Brief Tax Description Sect-07 Twp-102 Range-030 RURAL ANNEX 42.85 AC LOT 11 42.85 AC
(Note: Not to be used on legal documents)
Deeded Acres 42.85
Class 101 - (NON-HSTD) AGRICULTURAL
District (2302) RSD FAIRMONT-454
School District 2752
Neighborhood 2350 - FMT RURAL
Contact Appraiser: [Jessica Laue](#)
Creation Date 07/07/1989



Owner

Primary Taxpayer
[Peggy Silker](#)
12741 Parkwood Dr
Baxter, MN 56425

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILL A1 86-100 CPI	0	0	0	0	41.360	AC
2	ROAD	0	0	0	0	1.490	AC
Total						42.850	

Sales

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price	eCRV
Y	WD	Q	03/11/1998	SILKER, JOHN B	OELKE, ROBERT J & MURPHY, ROSEMARY & EHLERS, M	\$307,250	\$307,250	

There are other parcels involved in one or more of the above sales:

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

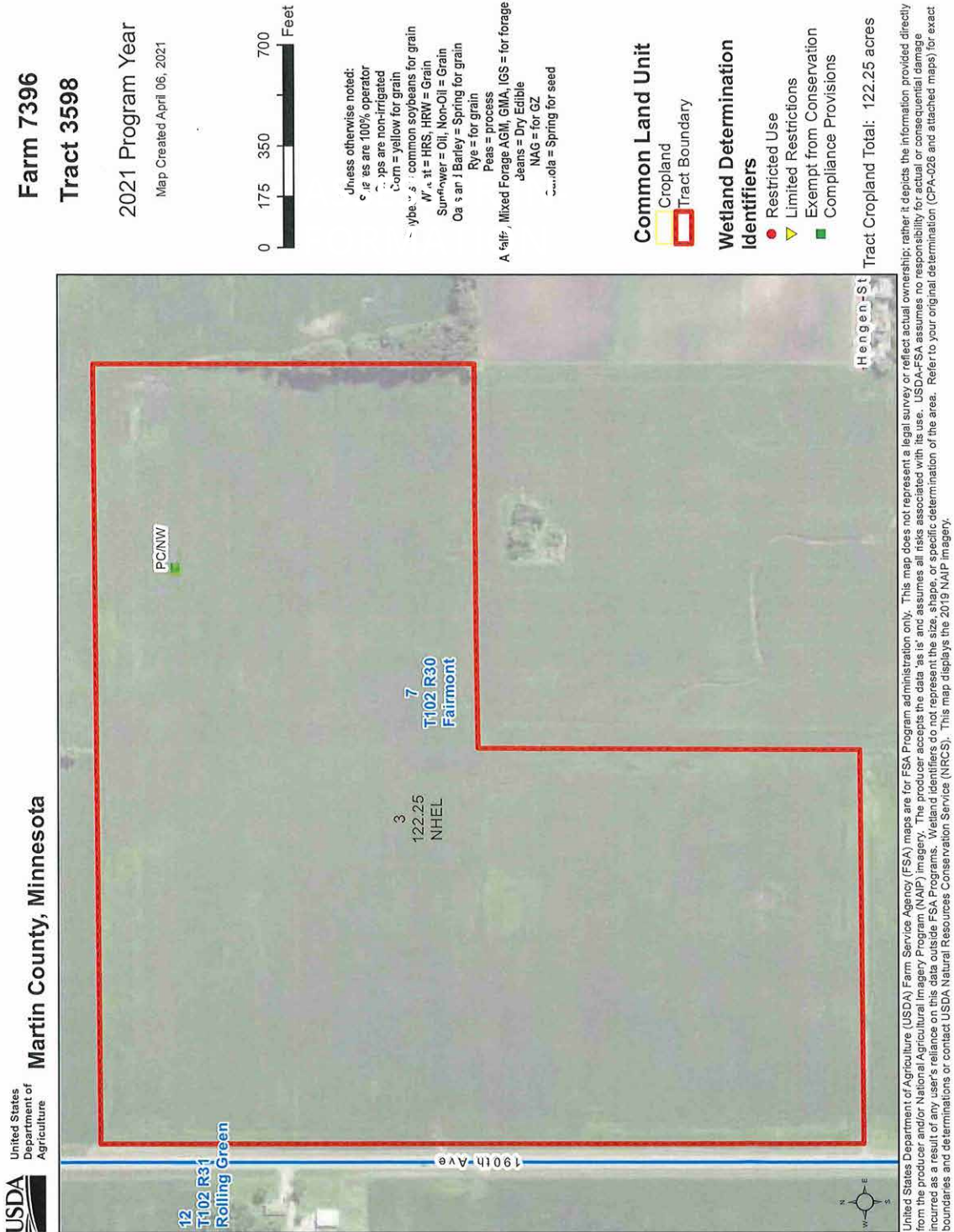
Valuation

	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment
+ Estimated Land Value	\$314,300	\$326,700	\$310,200	\$332,700	\$332,700
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$314,300	\$326,700	\$310,200	\$332,700	\$332,700

Taxation

	2021 Payable	2020 Payable	2019 Payable	2018 Payable
Classification	101 - (NON-HSTD) AGRICULTURAL	101 - (NON-HSTD) AGRICULTURAL	101 - (NON-HSTD) AGRICULTURAL	101 - (NON-HSTD) AGRICULTURAL
Estimated Market Value	\$326,700	\$310,200	\$332,700	\$332,700
- Exempt Value	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$326,700	\$310,200	\$332,700	\$332,700
Net Taxes Due	\$2,557.23	\$2,573.79	\$2,718.35	\$2,684.90
+ Special Assessments	\$478.77	\$494.21	\$509.65	\$525.10
= Total Taxes Due	\$3,036.00	\$3,068.00	\$3,228.00	\$3,210.00

FSA MAP



FSA 156EZ

MINNESOTA
MARTIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 7396
Prepared : 4/12/21 2:21 PM
Crop Year : 2021

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
320.80	275.46	275.46	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	275.46	0.00		0.00		0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	236.62	0.00	161	
Soybeans	35.58	0.00	54	
TOTAL	272.20	0.00		

NOTES

Tract Number : 3598
Description : (10H) S2 NW4, NW4 SW4 (7)FMT
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 : Wetland determinations not complete
WL Violations : None
Owners : PEGGY SILKER, JOHN SILKER ESTATE
Other Producers : None
Recon ID : 27-091-2018-150

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
122.25	122.25	122.25	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	122.25	0.00	0.00	0.00	0.00	0.00

FSA 156EZ

MINNESOTA
MARTIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7396

Prepared : 4/12/21 2:21 PM

Crop Year : 2021

DCP Crop Data

Tract 3598 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	104.21	0.00	161
Soybeans	15.67	0.00	54
TOTAL	119.88	0.00	

NOTES

Tract Number : 16944

Description : SE4 Sec 35 WEST

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 : Wetland determinations not complete

WL Violations : None

Owners : PEGGY SILKER, JOHN SILKER ESTATE

Other Producers : None

Recon ID : 27-091-2018-150

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
198.55	153.21	153.21	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	153.21	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	132.41	0.00	161
Soybeans	19.91	0.00	54
TOTAL	152.32	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.

WETLAND DETERMINATION



United States Department
of Agriculture

Natural Resources
Conservation Service

NRCS-CPA-026E
9/2012

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address	MN 56031	Request Date: 1/27/2014	County: Martin
Agency or Person Requesting Determination:	Operator	Tract No: 3598	FSA Farm No: 7396

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination?	
Are there highly erodible soil map units on this farm?	

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field(s)	HEL(Y/N)	Sodbust (Y/N)	Acres	Determination Date
Refer to the Previous HEL determination available on file from your FSA office				

The Highly Erodible Land determination was completed in the

Section II - Wetlands

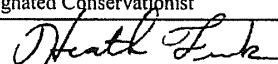
Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Field(s)	Wetland Label	Occurrence Year	Acres	Determination Date	Certification Date
	PC/NW		122.3	6/16/2014	7/16/2014

The wetland determination was completed in the Office It was Mail On: 6/16/2014

Remarks:	A Certified Wetland Determination has been completed for Tract 3598. There are no maintenance/ use restrictions on Prior-Converted/ Non-Wetland (PC/NW) land unless further manipulation would convert an adjacent Wetland.
----------	---

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist	Date
 Heather Funk	6/16/2014

The U.S. Department of Agriculture (USDA) prohibits discrimination in all of its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, political beliefs, genetic information, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Assistant Secretary for Civil Rights, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Stop 9410, Washington, DC 20250-9410, or call tollfree at (866) 632-9992 (English) or (800) 877-8339 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 845-6136 (Spanish Federal-relay). USDA is an equal opportunity provider and employer.

WETLAND MAP

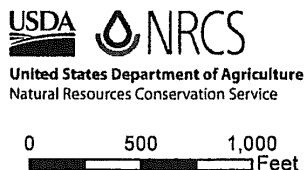
Customer:
Tract: 3598
Date: 6/16/2014
Town&Sec: Fairmont-7

Certified Wetland Determination

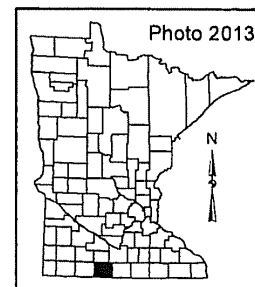
Agency: NRCS
Field Office: Fairmont
District: Martin SWCD



Missing Label	CWTE
PC/NW	MIW
W	MW
FW	MWM
FWP	NW
AW	NW/NAD
CME	PC
CPD	TP
CW	WX



Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, NRCS cannot assume liability for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to function on a particular system. NRCS makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.



Dustyn Hartung 507-236-7629
Kevin Kahler 507-920-8060

105 SOUTH STATE ST
FAIRMONT, MN 56031
507-238-4318

FSA MAP

Farm 7396

Tract 3598



2017 Program Year

Map Created October 13, 2016



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 CZ

Canola = Spring for seed

Common Land Unit

Non-Cropland

Cropland

Tract Boundary

PLSS

Wetland Determination

Identifiers

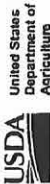
Restricted Use

Limited Restrictions

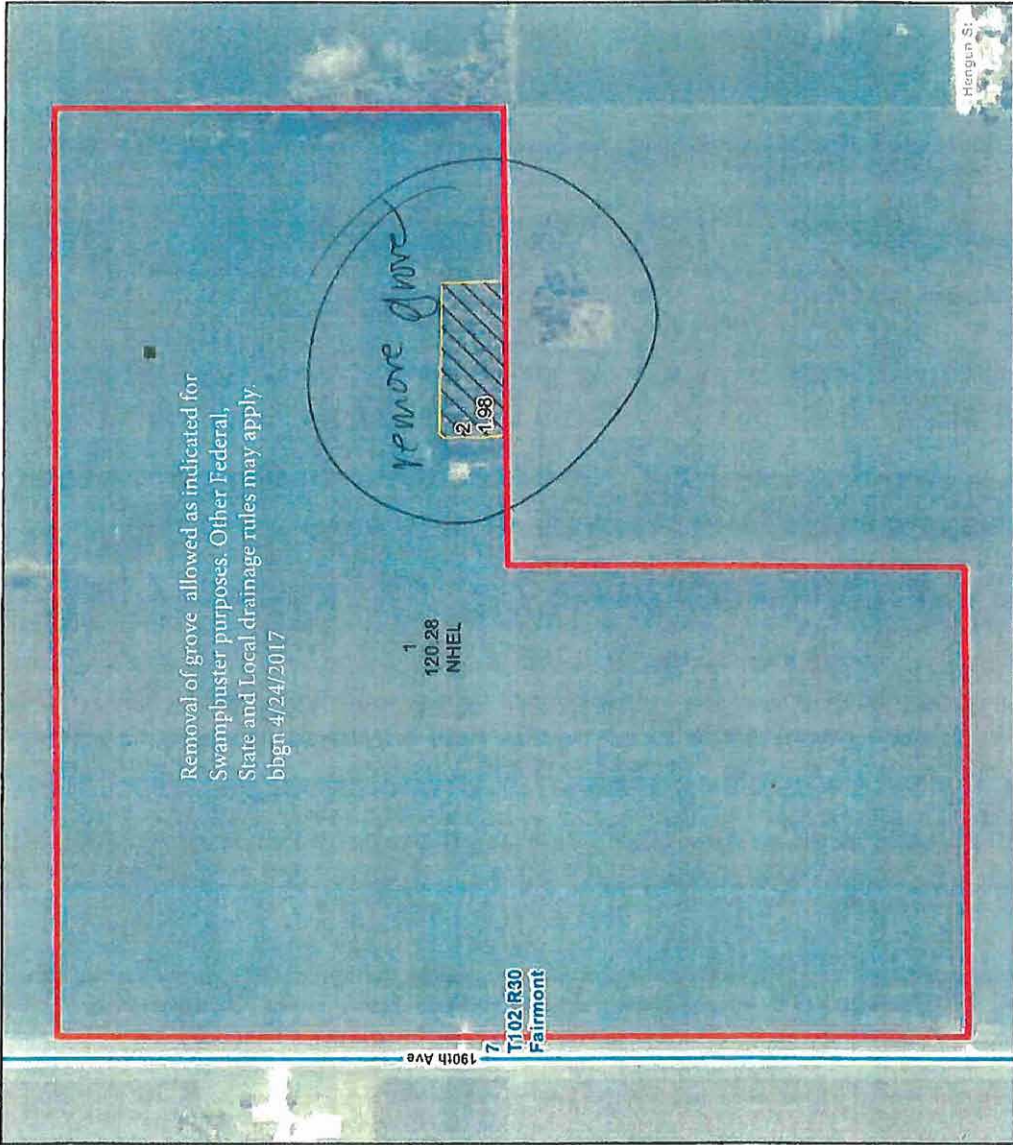
Exempt from Conservation

Compliance Provisions

Tract Cropland Total: 120.28 acres



Martin County, Minnesota



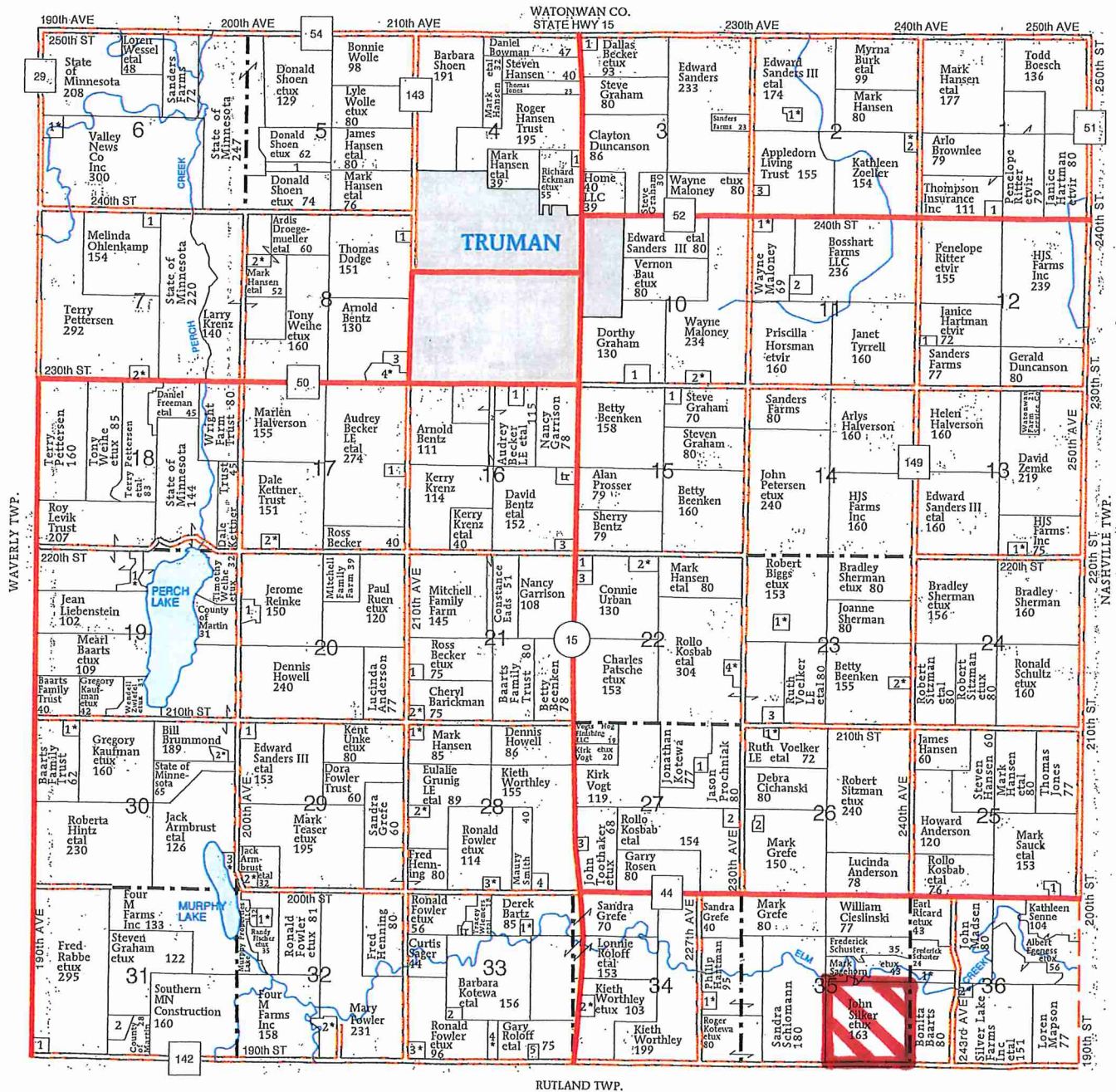
USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the 2015 NADP imagery. The producer accepts the data "as is" and assumes all risks associated with its use. The USDA Farm Service Agency 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 NRCS.

PLAT MAP

T-104-N

WESTFORD PLAT

R-30-W





PROPERTY INFORMATION



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

PROPERTY INFORMATION

DESCRIPTION PARCEL 2: 162.64 Deeded Acres located in the SE ¼ of Section 35 of Westford Township, Martin County, MN T104N,R30W.

*Not to be used on legal documents.

TAX PARCEL ID #:
200350350
200350300
200350400

BUILDINGS: Bare Farmland

REAL ESTATE TAXES: 2021 AG (NON-HSTD) Taxes = \$5,632.74
*These taxes are AG (NON-HSTD)

FSA INFORMATION:

Total Acres	=	162.64 +/- acres dependent on survey
FSA Tillable Acres	=	153.21 +/- acres
Corn Base Acres	=	132.41 +/- acres
Corn PLC Yield	=	161 +/- bushels
Soybean Base Acres	=	19.91 +/- acres
Soybean PLC Yield	=	54 +/- bushels
Total Base Acres	=	152.32 +/- acres

SOIL DESCRIPTION: Canisteo-Glencoe, Lemond Loam, Litchfield Sandy Loam, Clarion Swanlake
* See Soils Map

CPI: Crop Productivity Index = 80.1

TOPOGRAPHY: Level to Gently Rolling

DRAINAGE: Farm does have 26" county tile that comes into NW corner and outlets to Elm Creek.
*See Tile Maps/ Air Photos

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

WETLAND STATUS: Certified Wetland Determination was completed on 7/16/2014 on East 80. No determination has been completed on West 80. FSA map does show Farmed Wetland and Wetlands on West 80. If farm is sold in 2 parcels, cross tile easements will be given.
*See Wetland Determination

LEASE STATUS: 2021 farm lease runs thru February 28, 2022. New buyer may enter property for 2021 fall tillage when 2021 crop has been removed. New buyer will have possession of the farm upon closing.

Acres - Commercial - Farm Land - Recreational

Dustyn Hartung 507-236-7629
Kevin Kahler 507-920-8060

105 SOUTH STATE ST
FAIRMONT, MN 56031
507-238-4318

WWW.AUCTIONEERALLEY.COM

AERIAL MAP

5/8/2021

FSA Map



<https://www.suretymaps.com/reports/customreport.aspx?sid=5E75BE25C14210E270958F88DB06E01C433548E73C505624B2594EC544631C858BE> 1/1

Dustyn Hartung 507-236-7629
Kevin Kahler 507-920-8060

105 SOUTH STATE ST
FAIRMONT, MN 56031
507-238-4318

WWW.AUCTIONEERALLEY.COM

AERIAL MAP

5/8/2021

FSA Map



Dustyn Hartung 507-236-7629
Kevin Kahler 507-920-8060

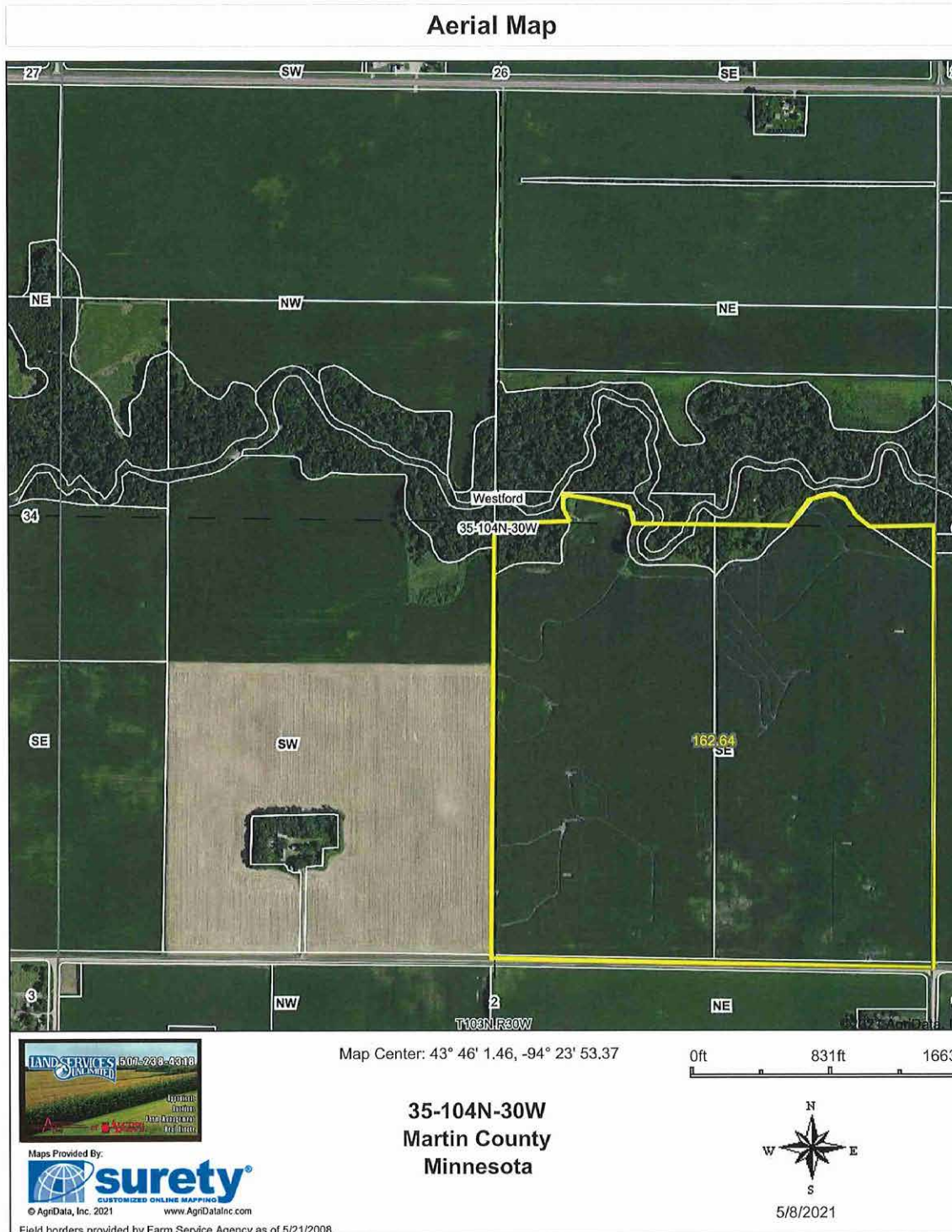
105 SOUTH STATE ST
FAIRMONT, MN 56031
507-238-4318

WWW.AUCTIONEERALLEY.COM

AERIAL MAP

5/8/2021

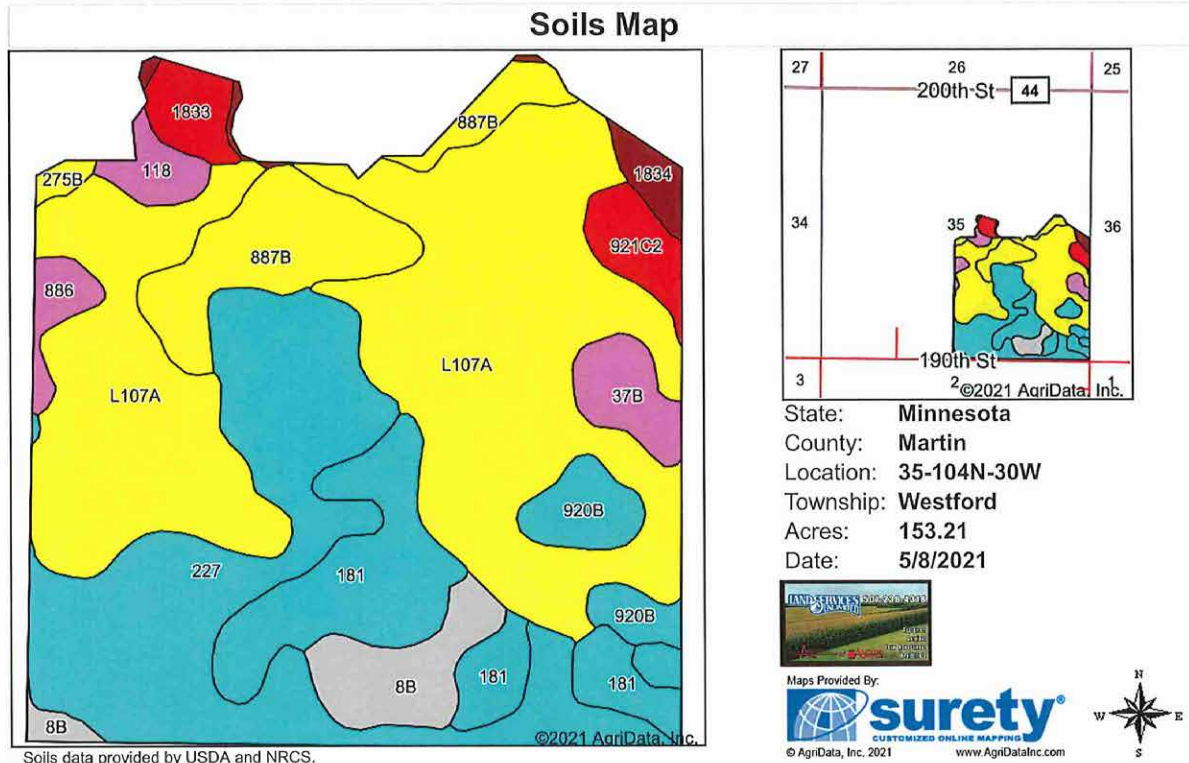
FSA Map



SOIL MAP

5/8/2021

Soil Map



Area Symbol: MN091, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Irr Class *c	Productivity Index	Brome grass alfalfa hay	Corn	Corn Irrigated	Oats	Soybeans	Spring wheat	*n NCCPI Soybeans
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	63.28	41.3%		Poorly drained	IIw		91							81
227	Lemond loam, 0 to 2 percent slopes	35.25	23.0%		Poorly drained	IIw		69							52
181	Litchfield sandy loam	15.94	10.4%		Moderately well drained	IIIs		67	3.9	141		85	40	51	51
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	11.74	7.7%		Moderately well drained	IIe		92							83
8B	Sparta loamy fine sand, 1 to 6 percent slopes	6.57	4.3%		Excessively drained	IVs	IIe	39	2.7	82	150	68	23	41	31
920B	Clarion-Estherville complex, 2 to 6 percent slopes	4.74	3.1%		Moderately well drained	IIe		76							65
37B	Farrar fine sandy loam, 1 to 6 percent slopes	3.43	2.2%		Well drained	IIe		99	4.8	208		76	59	46	65

SOIL MAP







5/8/2021

Soil Map

Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Irr Class *c	Productivity Index	Brome grass alfalfa hay	Corn	Corn Irrigated	Oats	Soybeans	Spring wheat	*n NCCPI Soybeans
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.00	2.0%		Well drained	IIIe		87							73
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	2.64	1.7%		Poorly drained	IIw		83							83
118	Crippin loam, 1 to 3 percent slopes	2.10	1.4%		Somewhat poorly drained	Ie		100							87
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	2.01	1.3%		Poorly drained	Vw		20							17
886	Nicollet-Crippin complex	1.89	1.2%		Somewhat poorly drained	I		100	5.2	210		94	60	5.2	83
275B	Ocheyedan loam, 1 to 5 percent slopes	0.62	0.4%		Well drained	Ile		93	5.1	195		92	56	53	75
Weighted Average								80.1	0.7	26.2	6.4	15	7.4	8.4	*n 67.5

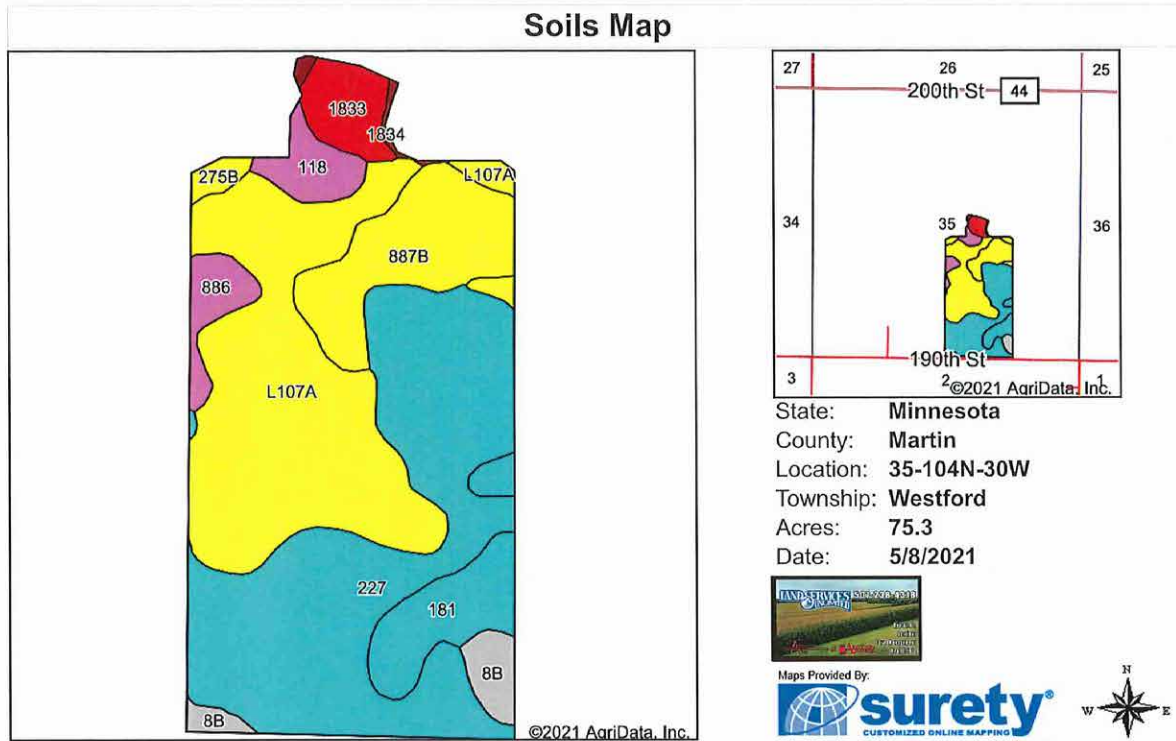
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method








WEST 80 SOIL MAP

5/8/2021

Soil Map



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	Irr Class *c	Productivity Index	Brome-grass alfalfa hay	Corn	Corn Irrigated	Oats	Soybeans	Spring wheat	*n NCCPI Soybeans
227	Lemond loam, 0 to 2 percent slopes	28.23	37.5%		Poorly drained	IIw		69							52
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	23.99	31.9%		Poorly drained	IIw		91							81
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	8.21	10.9%		Moderately well drained	Ile		92							83
181	Litchfield sandy loam	5.14	6.8%		Moderately well drained	IIIs		67	3.9	141		85	40	51	51
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	2.67	3.5%		Poorly drained	IIw		83							83
118	Crippin loam, 1 to 3 percent slopes	2.13	2.8%		Somewhat poorly drained	Ie		100							87
8B	Sparta loamy fine sand, 1 to 6 percent slopes	2.01	2.7%		Excessively drained	IVs	Ile	39	2.7	82	150	68	23	41	31

Soils data provided by USDA and NRCS.

Dustyn Hartung 507-236-7629
Kevin Kahler 507-920-8060

105 SOUTH STATE ST
FAIRMONT, MN 56031
507-238-4318

WWW.AUCTIONEERALLEY.COM

WEST 80 SOIL MAP




5/8/2021

Soil Map

Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Irr Class *c	Productivity Index	Brome grass alfalfa hay	Corn	Corn Irrigated	Oats	Soybeans	Spring wheat	*n NCCPI Soybeans
886	Nicollet-Crippin complex	1.91	2.5%		Somewhat poorly drained	I		100	5.2	210		94	60	5.2	83
275B	Ocheyedan loam, 1 to 5 percent slopes	0.65	0.9%		Well drained	Ile		93	5.1	195		92	56	53	75
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	0.36	0.5%		Poorly drained	Vw		20							17
Weighted Average									79.7	0.5	18.8	4	10.8	5.3	*n 66.9

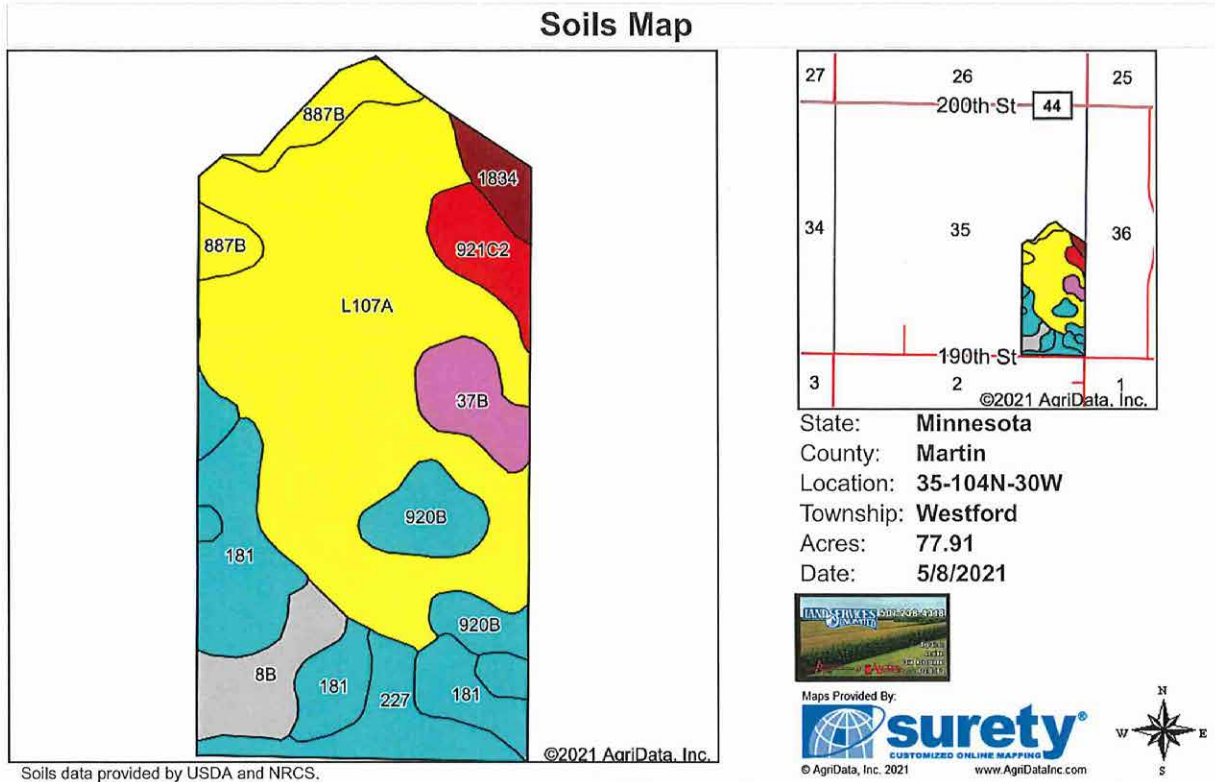
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

EAST 80 SOIL MAP

5/8/2021

Soil Map



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	Irr Class *c	Productivity Index	Brome-grass alfalfa hay	Corn	Corn Irrigated	Oats	Soybeans	Spring wheat	*n NCCPI Soybeans
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	39.50	50.7%	<div></div>	Poorly drained	IIw		91							81
181	Litchfield sandy loam	10.82	13.9%	<div></div>	Moderately well drained	IIIs		67	3.9	141		85	40	51	51
227	Lemond loam, 0 to 2 percent slopes	6.51	8.4%	<div></div>	Poorly drained	IIw		69							52
920B	Clarion-Estherville complex, 2 to 6 percent slopes	4.79	6.1%	<div></div>	Moderately well drained	Ile		76							65
8B	Sparta loamy fine sand, 1 to 6 percent slopes	4.35	5.6%	<div></div>	Excessively drained	IVs	Ile	39	2.7	82	150	68	23	41	31
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	3.55	4.6%	<div></div>	Moderately well drained	Ile		92							83

EAST 80 SOIL MAP




5/8/2021

Soil Map

Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Irr Class *c	Productivity Index	Brome grass alfalfa hay	Corn	Corn Irrigated	Oats	Soybeans	Spring wheat	*n NCCPI Soybeans
37B	Farrar fine sandy loam, 1 to 6 percent slopes	3.50	4.5%		Well drained	Ile		99	4.8	208		76	59	46	65
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.14	4.0%		Well drained	IIle		87							73
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	1.75	2.2%		Poorly drained	Vw		20							17
Weighted Average								80.7	0.9	33.5	8.4	19	9.5	11.4	*n 68.2

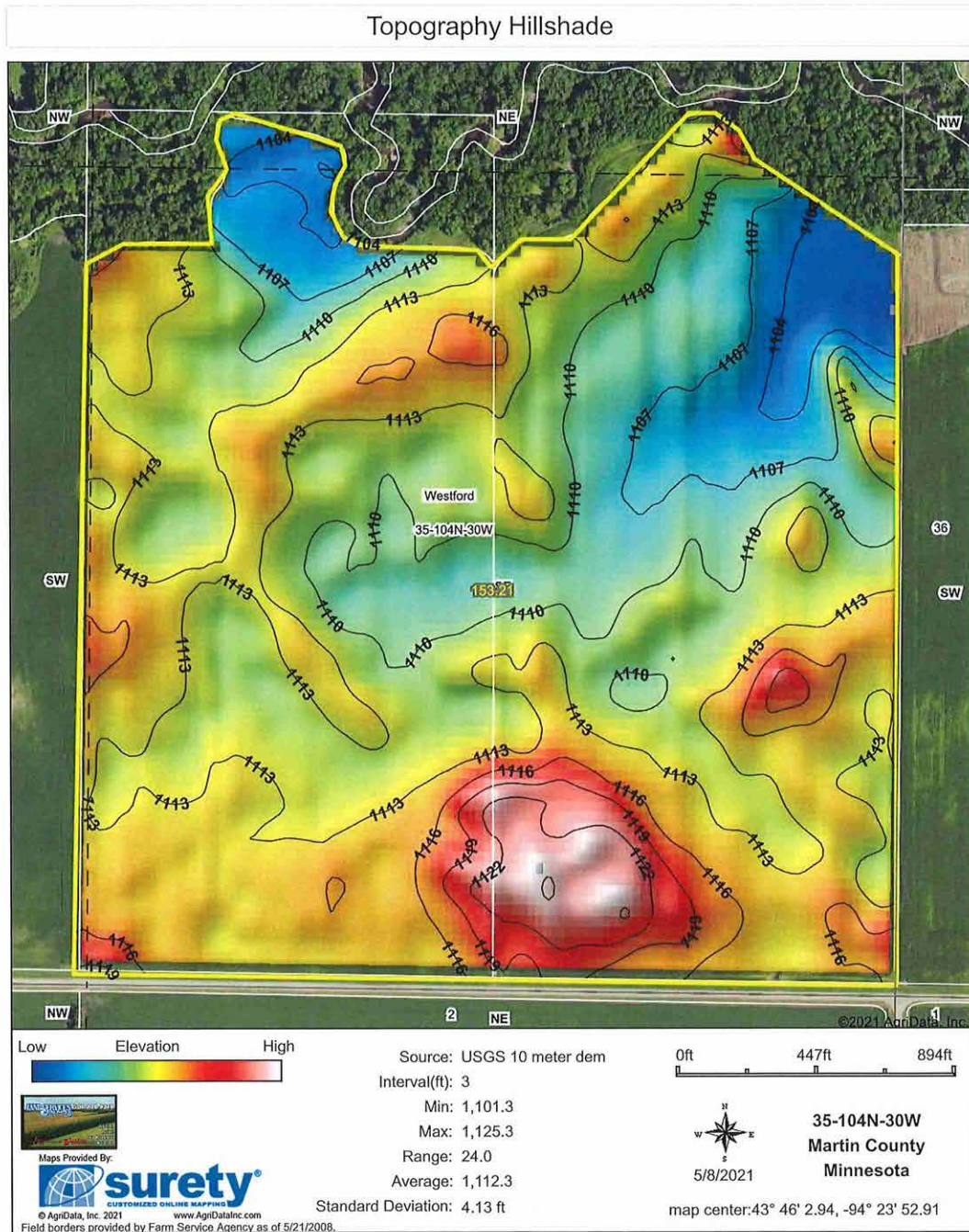
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

TOPOGRAPHY MAP

5/8/2021

Topography Hillshade

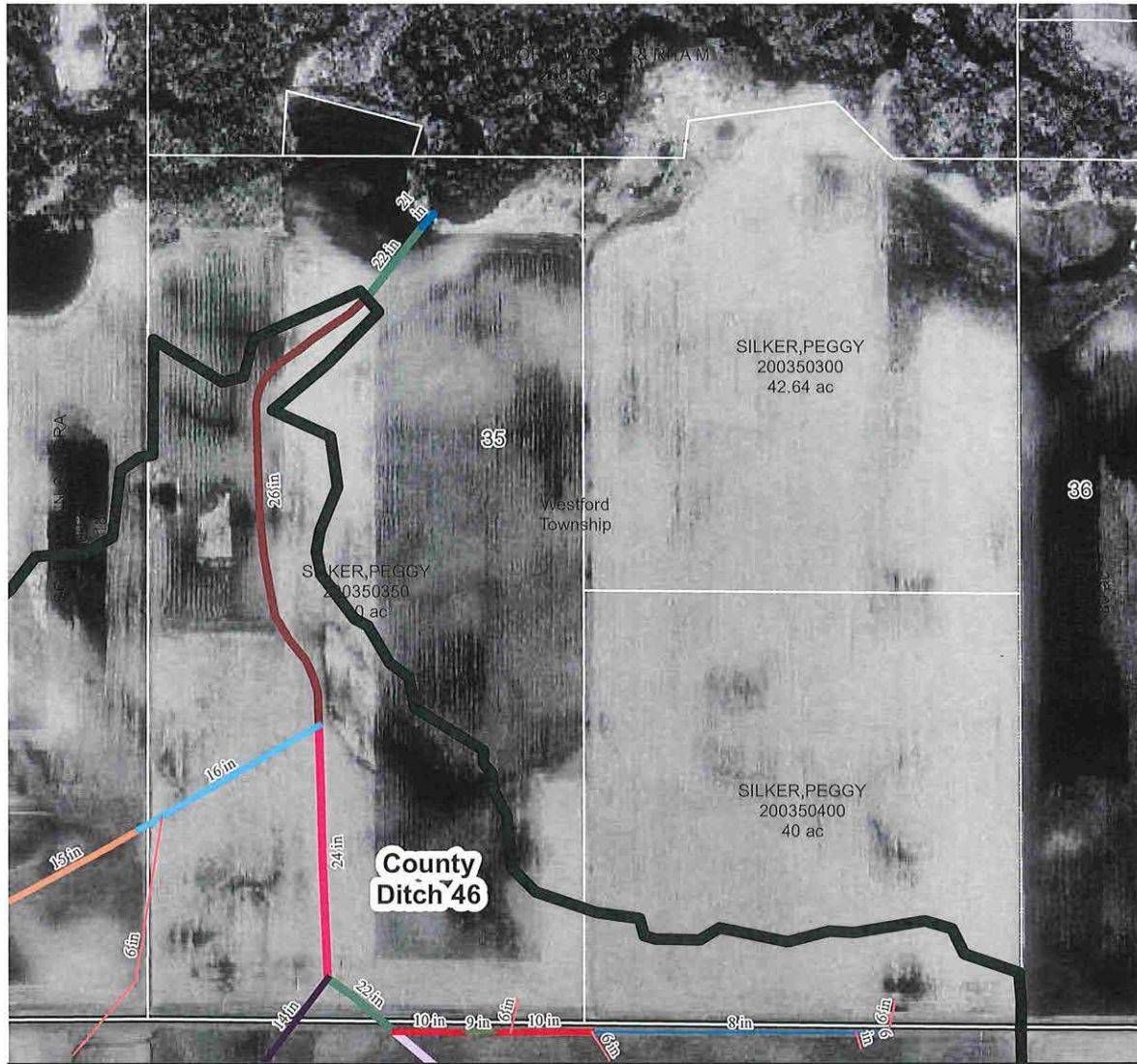


Dustyn Hartung 507-236-7629
Kevin Kahler 507-920-8060

105 SOUTH STATE ST
FAIRMONT, MN 56031
507-238-4318

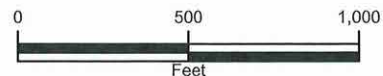
WWW.AUCTIONEERALLEY.COM

COUNTY TILE MAP



--- Abandoned	8 in	13 in	18 in	23 in	28 in	33 in	38 in
4 in	9 in	14 in	19 in	24 in	29 in	34 in	39 in
5 in	10 in	15 in	20 in	25 in	30 in	35 in	42 in
6 in	11 in	16 in	21 in	26 in	31 in	36 in	40 in
7 in	12 in	17 in	22 in	27 in	32 in	37 in	UNK

Open Ditch Drainage Watershed



ASSESSOR INFORMATION

5/8/2021

Beacon - Martin County, MN - Parcel Report: 200350350



Summary

Parcel ID 200350350
 Property Address
 Sec/Twp/Rng 35-104-030
 Brief Tax Description Sect-35 Twp-104 Range-030 80.00 AC W1/2 SE1/4 80.00 AC
 (Note: Not to be used on legal documents)
 Deeded Acres 80.00
 Class 101 - (NON-HSTD) AGRICULTURAL
 District (2001) WESTFORD TWP-458
 School District 0458
 Neighborhood 20 - WESTFORD
 Contact Appraiser: [Jeremiah Fitzgerald](#)
 Creation Date 07/07/1989

Owner

Primary Taxpayer
[Peggy Silker](#)
 12741 Parkwood Dr
 Baxter, MN 56425

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILL A1 86-100 CPI	0	0	0	0	35.810	AC
2	TILL B2 60-69 CPI	0	0	0	0	33.640	AC
3	TILL C2 0-49 CPI	0	0	0	0	2.030	AC
4	WASTE/DITCH/BUFFER	0	0	0	0	5.890	AC
5	WASTE/DITCH/BUFFER	0	0	0	0	1.620	AC
6	ROAD	0	0	0	0	1.010	AC
Total						80.000	

Sales

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price	eCRV
N	WD	Q	04/01/1992	SILKER	DRAYFAHL	\$80,000	\$80,000	.

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	\$452,400	\$492,100	\$468,600	\$500,000	\$467,800
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$452,400	\$492,100	\$468,600	\$500,000	\$467,800

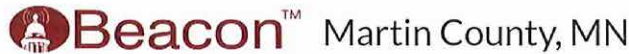
Taxation

	2021 Payable	2020 Payable	2019 Payable	2018 Payable
Classification	101 - (NON-HSTD) AGRICULTURAL	101 - (NON-HSTD) AGRICULTURAL	101 - (NON-HSTD) AGRICULTURAL	101 - (NON-HSTD) AGRICULTURAL
Estimated Market Value	\$492,100	\$468,600	\$500,000	\$467,800
- Exempt Value	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$492,100	\$468,600	\$500,000	\$467,800
Net Taxes Due	\$2,729.39	\$2,648.65	\$2,743.73	\$2,560.81
+ Special Assessments	\$1,560.61	\$1,245.35	\$1,562.27	\$745.19
= Total Taxes Due	\$4,290.00	\$3,894.00	\$4,306.00	\$3,306.00

ASSESSOR INFORMATION

5/8/2021

Beacon - Martin County, MN - Parcel Report: 200350300



Summary

Parcel ID 200350300
 Property Address
 Sec/Twp/Rng 35-104-030
 Brief Tax Description Sect-35 Twp-104 Range-030 42.64 AC A 3.17 TRACT S1/2 NE1/4 & NE1/4 SE1/4 42.64AC
 (Note: Not to be used on legal documents)
 Deeded Acres 42.64
 Class 101 - (NON-HSTD) AGRICULTURAL
 District (2001) WESTFORD TWP-458
 School District 0458
 Neighborhood 20 - WESTFORD
 Contact Appraiser: [Jeremiah Fitzgerald](#)
 Creation Date 07/07/1989

Owner

Primary Taxpayer
[Peggy Silker](#)
 12741 Parkwood Dr
 Baxter, MN 56425

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILL A1 86-100 CPI	0	0	0	0	35.880	AC
2	TILL B2 60-69 CPI	0	0	0	0	0.750	AC
3	TILL C2 0-49 CPI	0	0	0	0	1.560	AC
4	WASTE/DITCH/BUFFER	0	0	0	0	4.450	AC
Total						42.640	

Sales

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price	eCRV
Y	PD	Q	04/01/1992	SILKER	TRUE	\$146,800	\$146,800	.

⊕ There are other parcels involved in one or more of the above sales:

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	\$284,500	\$277,800	\$264,300	\$281,800	\$267,500
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$284,500	\$277,800	\$264,300	\$281,800	\$267,500

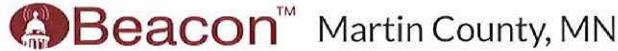
Taxation

	2021 Payable	2020 Payable	2019 Payable	2018 Payable
Classification	101 - (NON-HSTD) AGRICULTURAL	101 - (NON-HSTD) AGRICULTURAL	101 - (NON-HSTD) AGRICULTURAL	101 - (NON-HSTD) AGRICULTURAL
Estimated Market Value	\$277,800	\$264,300	\$281,800	\$267,500
- Exempt Value	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$277,800	\$264,300	\$281,800	\$267,500
Net Taxes Due	\$1,540.00	\$1,494.00	\$1,546.00	\$1,464.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$1,540.00	\$1,494.00	\$1,546.00	\$1,464.00

ASSESSOR INFORMATION

5/8/2021

Beacon - Martin County, MN - Parcel Report: 200350400



Summary

Parcel ID 200350400
 Property Address 35-104-030
 Sec/Twp/Rng 35-104-030
 Brief Tax Description Sect-35 Twp-104 Range-030 40.00 AC SE1/4 SE1/4 40.00 AC
 (Note: Not to be used on legal documents)
 Deeded Acres 40.00
 Class 101 - (NON-HSTD) AGRICULTURAL
 District (2001) WESTFORD TWP-458
 School District 0458
 Neighborhood 20 - WESTFORD
 Contact Appraiser: [Jeremiah Fitzgerald](#)
 Creation Date 07/07/1989

Owner

Primary Taxpayer
[Peggy Silker](#)
 12741 Parkwood Dr
 Baxter, MN 56425

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILL A1 86-100 CPI	0	0	0	0	13.050	AC
2	TILL A2 75-85 CPI	0	0	0	0	4.790	AC
3	TILL B2 60-69 CPI	0	0	0	0	16.760	AC
4	TILL C2 0-49 CPI	0	0	0	0	4.400	AC
5	ROAD	0	0	0	0	1.000	AC
Total						40.000	

Sales

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price	eCRV
Y	PD	Q	04/01/1992	SILKER	TRUE	\$146,800	\$146,800	

There are other parcels involved in one or more of the above sales:

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	\$228,400	\$245,700	\$234,000	\$249,600	\$228,200
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$228,400	\$245,700	\$234,000	\$249,600	\$228,200

Taxation

	2021 Payable	2020 Payable	2019 Payable	2018 Payable
Classification	101 - (NON-HSTD) AGRICULTURAL	101 - (NON-HSTD) AGRICULTURAL	101 - (NON-HSTD) AGRICULTURAL	101 - (NON-HSTD) AGRICULTURAL
Estimated Market Value	\$245,700	\$234,000	\$249,600	\$228,200
- Exempt Value	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$245,700	\$234,000	\$249,600	\$228,200
Net Taxes Due	\$1,363.35	\$1,323.09	\$1,369.62	\$1,249.38
+ Special Assessments	\$202.65	\$160.91	\$198.38	\$94.62
= Total Taxes Due	\$1,566.00	\$1,484.00	\$1,568.00	\$1,344.00

FSA MAP

Farm 7396
Tract 16944

2021 Program Year
Map Created April 06, 2021

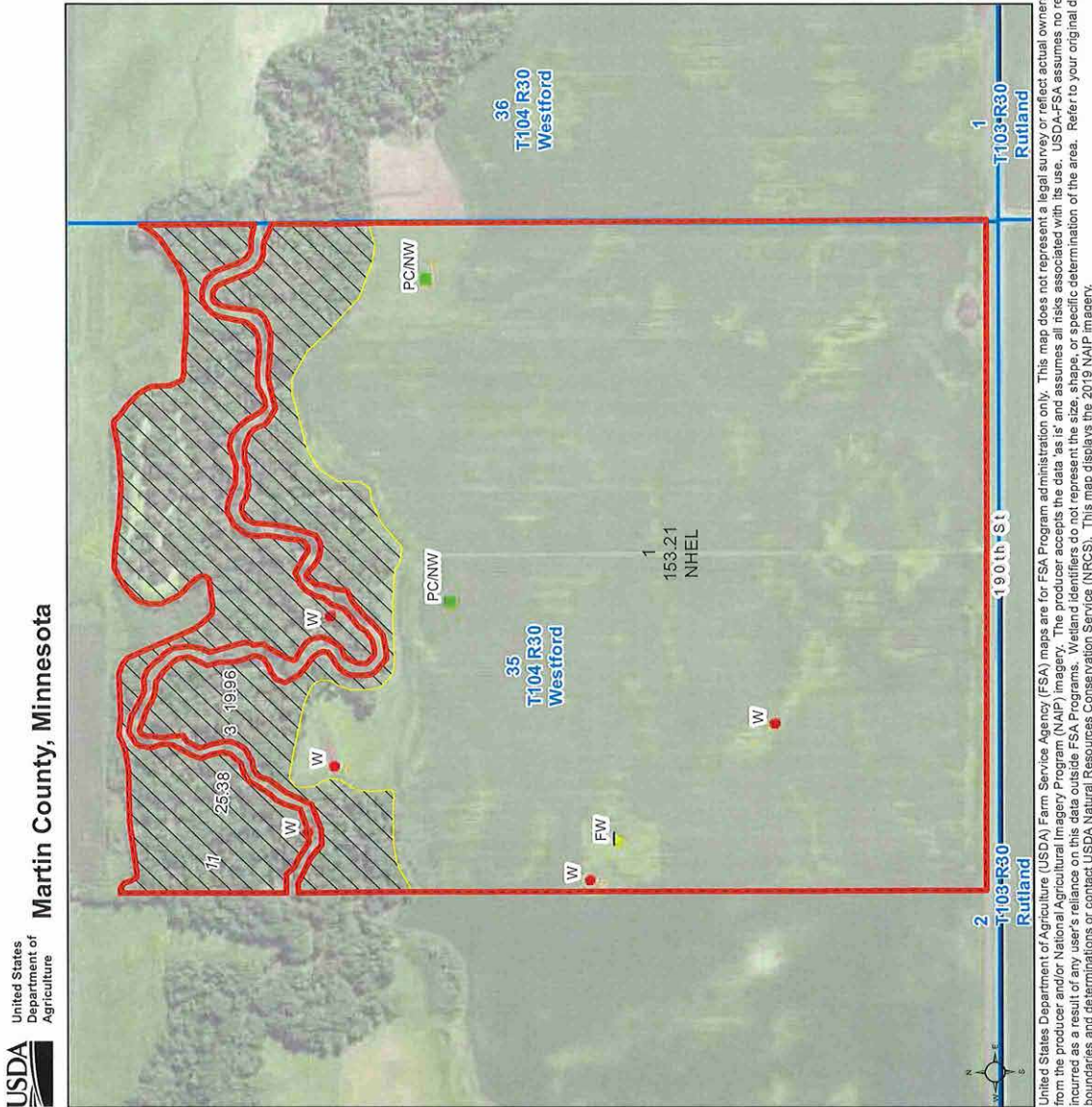


Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = process
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage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



United States
Department of
Agriculture

Martin County, Minnesota

Dustyn Hartung 507-236-7629
Kevin Kahler 507-920-8060

105 SOUTH STATE ST
FAIRMONT, MN 56031
507-238-4318

WWW.AUCTIONEERALLEY.COM

FSA 156EZ

MINNESOTA

MARTIN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7396

Prepared : 4/12/21 2:21 PM

Crop Year : 2021

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
320.80	275.46	275.46	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	275.46	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	236.62	0.00	161	
Soybeans	35.58	0.00	54	
TOTAL	272.20	0.00		

NOTES

Tract Number : 3598

Description : (10H) S2 NW4, NW4 SW4 (7)FMT
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 : Wetland determinations not complete
WL Violations : None
Owners : PEGGY SILKER, JOHN SILKER ESTATE
Other Producers : None
Recon ID : 27-091-2018-150

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
122.25	122.25	122.25	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	122.25	0.00	0.00	0.00	0.00	0.00

FSA 156EZ

MINNESOTA
MARTIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7396
Prepared : 4/12/21 2:21 PM
Crop Year : 2021

DCP Crop Data

Tract 3598 Continued ...

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	104.21	0.00	161
Soybeans	15.67	0.00	54
TOTAL	119.88	0.00	

NOTES

Tract Number : 16944

Description : SE4 Sec 35 WEST
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 : Wetland determinations not complete
WL Violations : None
Owners : PEGGY SILKER, JOHN SILKER ESTATE
Other Producers : None
Recon ID : 27-091-2018-150

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
198.55	153.21	153.21	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	153.21	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	132.41	0.00	161
Soybeans	19.91	0.00	54
TOTAL	152.32	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. 20260-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

WETLAND DETERMINATION

Westford 35

RECEIVED

OCT 20 2014

NRCS-CPA 0026E

MARTIN CO. FSA



United States Department
of Agriculture

Natural Resources
Conservation Service

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name	Request Date:	1/27/2014	County:	Martin
Address				
	MN	56031		
Agency or Person Requesting Determination:	Operator	Tract No:	14561	FSA Farm No: 7396

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination?	
Are there highly erodible soil map units on this farm?	

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field(s)	HEL(Y/N)	Sodbust (Y/N)	Acres	Determination Date
Refer to the Previous HEL determination available on file from your FSA office				

The Highly Erodible Land determination was completed in the

Section II - Wetlands

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Field(s)	Wetland Label	Occurrence Year	Acres	Determination Date	Certification Date
1	PC/NW		77.4	6/16/2014	7/16/2014

The wetland determination was completed in the Office It was Mail On: 6/16/2014

Remarks:	A Certified Wetland Determination has been completed for Field 1 of Tract 14561. There are no maintenance/ use restrictions on Prior-Converted/ Non-Wetland (PC/NW) land unless further manipulation would convert an adjacent Wetland.
----------	---

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist	Date
Heather Funk	6/16/2014

The U.S. Department of Agriculture (USDA) prohibits discrimination in all of its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, political beliefs, genetic information, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Assistant Secretary for Civil Rights, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Stop 9410, Washington, DC 20250-9410, or call tollfree at (866) 632-9992 (English) or (800) 877-8339 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 845-6136 (Spanish Federal-relay). USDA is an equal opportunity provider and employer.

WETLAND MAP

Customer:
Tract: 14561
Date: 6/16/2014
Town&Sec: Westford-35

Certified Wetland Determination

Agency: NRCS
Field Office: Fairmont
District: Martin SWCD

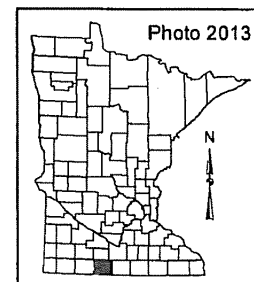


Missing Label	CWTE
PC/NW	MIW
W	MW
FW	MWM
FWP	NW
AW	NW/NAD
CME	PC
CPD	TP
CW	WX

USDA NRCS
United States Department of Agriculture
Natural Resources Conservation Service

0 500 1,000
Feet

Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, NRCS cannot assume liability for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to function on a particular system. NRCS makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.



Dustyn Hartung 507-236-7629
Kevin Kahler 507-920-8060

105 SOUTH STATE ST
FAIRMONT, MN 56031
507-238-4318

WETLAND DETERMINATION



United States Department of Agriculture

June 20, 2014

RE: USDA Form AD-1026

The Natural Resources Conservation Service (NRCS) received USDA form AD-1026 regarding **Tract 11204 (Westford-35) in Martin County**. You have indicated your intention to create a new or modify an existing drainage system that has not been previously evaluated by NRCS by checking yes to either question 10a or question 10b.

Based on the Certified Wetland Determination we have on file and your intended actions that are documented on maps, plans or drainage worksheets you submitted, I have concluded that the activity being proposed will convert a wetland and could cause a potential wetland compliance violation.

Please review the attached map. The areas where potential wetland conversion could occur have been highlighted on the map using the Certified Wetland Determination on file for this tract. It may be possible to avoid a potential conversion by limiting the extent of the proposed drainage or using non-perforated tile in or near the identified wetland areas. An estimated setback distance where this situation exists has been indicated on the map and on the enclosed Setback Distance Worksheet.

It is your responsibility to document and retain records of all drainage activities. This information can be documented on the Drainage Worksheets available at your USDA Service Center. It is your responsibility to restrict all drainage activity to only that allowable under the wetland compliance provisions.

This information applies to the 1985 Food Security Act (FSA) as amended. Other federal, state or local permits or restrictions may apply to activities impacting wetlands. It is the responsibility of the participant to obtain other necessary permits. Contact the US Fish and Wildlife Service for information concerning conservation easements. Contact the Army Corps of Engineers for Clean Water Act permits. Contact the Local Government Unit (LGU) for State Wetland Conservation Act permits and the Minnesota Department of Natural Resources for protected water permits prior to initiating wetland activities. You can contact these agencies using the "Minnesota Combined Project Application Form" available from the LGU.

If you have any questions concerning this information or require additional assistance, please contact Reginald Liddell, District Conservationist, at (507) 235-6670 Ext. 107. A copy of this response will be provided to the Martin County Farm Service Agency (FSA).

Sincerely,

Heather Funk, Wetland Specialist
USDA-NRCS

cc: Martin County Executive Director, Farm Service Agency (FSA)

Natural Resources Conservation Service
800 E Main St., Suite 400 - Marshall, MN 56258
(507) 537-0541 - (507) 537-0734
An Equal Opportunity Provider and Employer

FSA WETLAND MAP

USDA
United States
Department of
Agriculture

Martin County, Minnesota

Farm 7396

Tract 11204



2014 Program Year
Map Created December 15, 2013

Common Land Unit

Cropland

Non-cropland

Conservation Reserve Program

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation

Compliance Provisions

Tract Boundary

Section Line

1:5,262

0 15 25 35 Feet

Unless otherwise noted: crops are non-irrigated

Corn = yellow for grain

Soybeans = common soybeans for grain

Wheat = HRS for grain or HRW for grain

Oats and Barley = Spring for grain

Rye = for grain

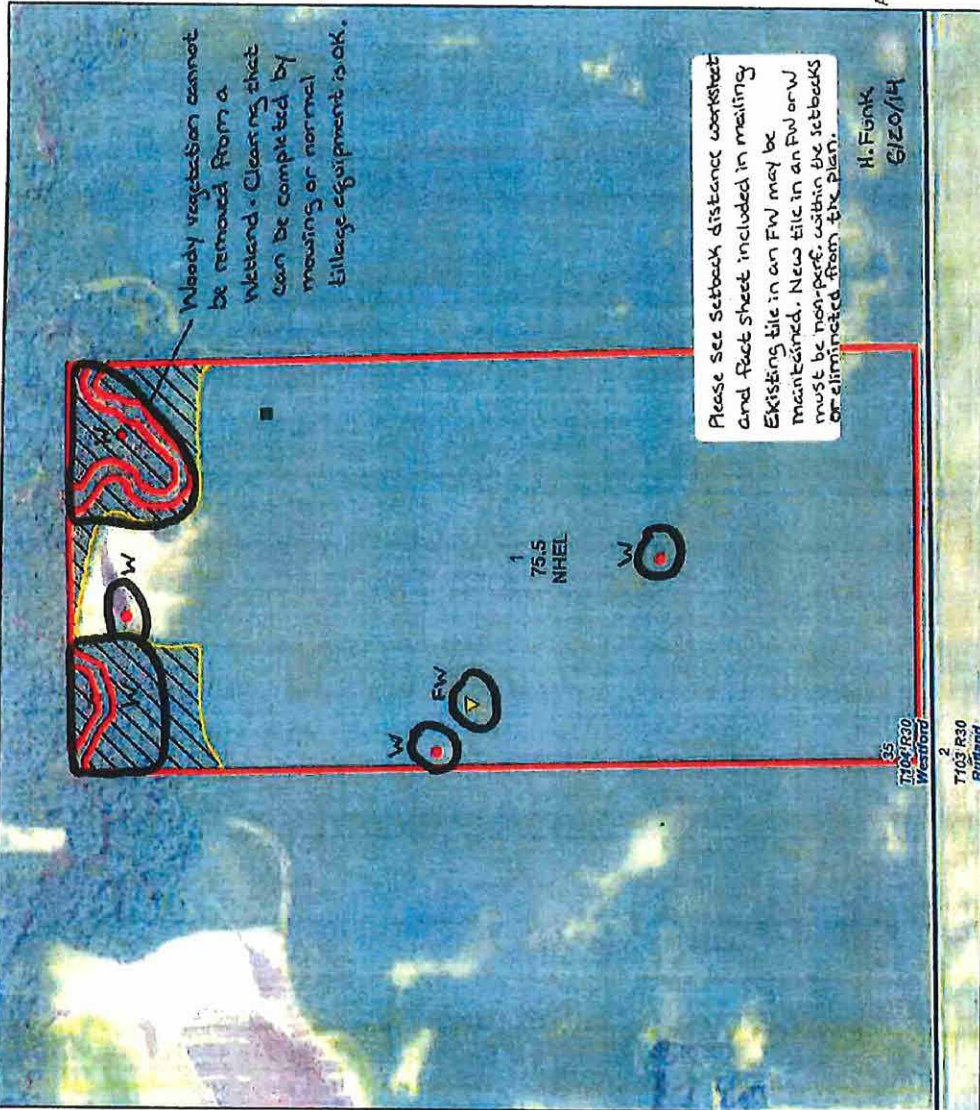
Peas = process

Alfalfa, Mixed Forage AGM, GMA, IGS = for forage

Beans = Dry Edible

Canola = Spring for seed

Sunflower = oil or non-oil for grain



USDA 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 the 2013 NAIP imagery. The producer accepts the data as is and assumes all risk associated with its use. The USDA Farm Service Agency 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 NRCS.

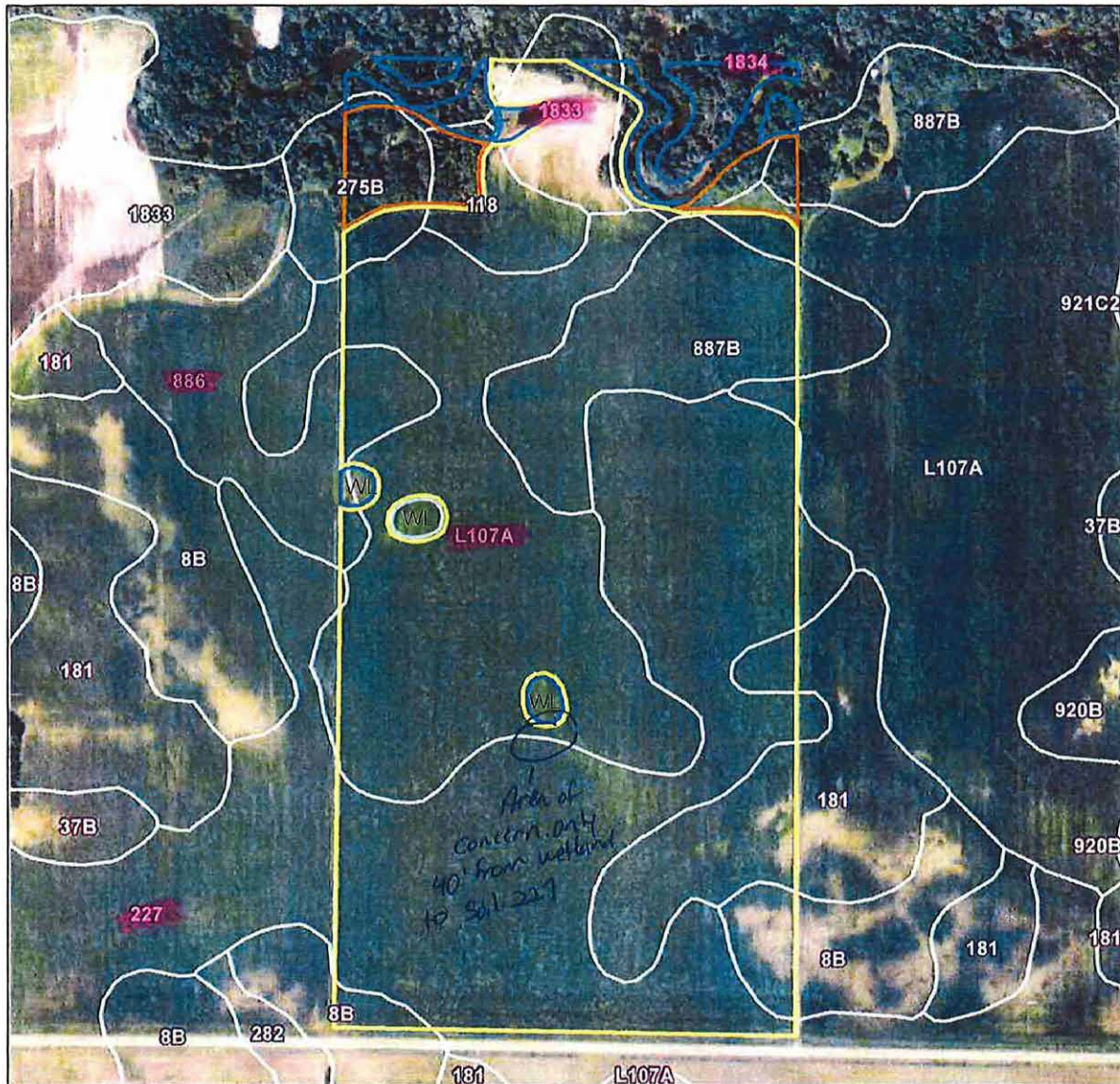
- COPY -


NRCS WETLAND MAP

Customer:
Tract: 11204
Date: 6/19/2014
Town&Sec: Westford-35

Soils

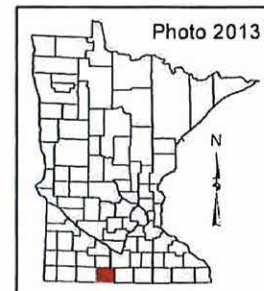
Agency: NRCS
Field Office: Fairmont
District: Martin SWCD



	Missing Label		CWTE
	PC/NW		MIW
	W		MW
	FW		MWM
	FWP		NW
	AW		NWNAD
	CME		PC
	CPD		TP
	CW		WX



Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, NRCS cannot assume liability for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to function on a particular system. NRCS makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.



Dustyn Hartung 507-236-7629
Kevin Kahler 507-920-8060

**105 SOUTH STATE ST
FAIRMONT, MN 56031
507-238-4318**

WWW.AUCTIONEERALLEY.COM

WETLAND SETBACKS

Setback Distance Worksheet

July 14, 2011

Landowner : _____ Prepared by: H. Funk

County: MARTIN, Westford-35 Location: Tract 11204 Date: 6/20/14

The setback distances (also called minimum offset distances) have been determined for the site requested. The distances depend on the soil type and the effective depth of the drain (tile or ditch). See the Setback Distances Fact Sheet (Eng-20) for further information on setback distances.

Soil Name	Soil Symbol	Setback Distances, feet		
		3' depth	4' depth	5' depth
Canisteo-Glencoe complex	L107A	70	90	100
Nicollet-Crippin complex	886	70	90	110
Coland loam, occ. flooded	1833	50	70	80
Coland loam, freq. flooded	1834	50	60	70

227 200 270 350

The setback distances listed above should be the minimum distance from the outer edge of any wetland to the centerline of the tile line or to the toe of the ditch bank for open drainage ditches. Use the soil the drain is actually installed in or the primary soil between the drainage feature and the wetland. Multiple soils may be given in the table if they are present on the tract. The outer edge of the wetland is not usually the waterline observed but a boundary of the saturated fringe around any open water area.



WETLAND FACT SHEET



Natural Resources Conservation Service

375 Jackson Street, Suite 600
St. Paul, MN 55101-1854

Phone: (612) 602-7900
FAX: (612) 602-7914

FACT SHEET

Eng – 20

Setback Distances

What is a setback distance?

A setback distance is the distance from a wetland in which no drainage may occur without causing a conversion for Swampbuster purposes.

How close to the wetlands can I get with my drainage system?

When installing or repairing drainage in an area that may have wetlands, or has identified wetlands, it is advised to contact the Natural Resources Conservation Service (NRCS) office in your county. If a wetland is altered by a drainage system, a landowner or operator or both may become ineligible for USDA program benefits. How close to the wetland(s) the drain system can be installed without altering the wetland(s) is dependent on the effective depth of the drain and the soil type(s) between the drain and the wetland. The setback distances for your site will be given to you by the NRCS field office on a worksheet or in a letter.

What are these “setback distances” and where should I measure them?

The setback distances listed on the worksheet or letter for your site should be the minimum distances from the outer edge of any wetland to the centerline of the tile line or to the toe of the ditch bank for open drainage ditches. See the figure on the back of this page. The effective depth of your drainage system near the wetland (s) will determine which distance from the setback distance worksheet you should use. The location of the edge of the wetland may not be clear. It is recommended that you contact your local NRCS District Conservationist for assistance in locating the edge of the wetland. Completion of Form AD-1026 Highly Erodible Land Conservation (HELC) and Wetland Conservation (WC) Certification authorizes NRCS to evaluate a specific tract of land for the presence of wetlands.

Why do I have to stay so far from the wetland?

Food Security Act (FSA) rules require that the hydrology of wetlands cannot be altered by new drainage systems or by improvements to an existing drainage system. Under current FSA rules, an area is considered to be a wetland if it has sufficient wetness in normal circumstances to support hydrophytic vegetation. New drainage systems (or improvements to existing systems) must be located so that the natural period of saturation or inundation is not shortened. When drainage systems are installed to improve crop production, the ditch or tile is sized and spaced to remove water from the root zone quickly enough so that crop damage does not occur, often in 2 to 3 days.

Example: Using a silty clay loam soil as an example, when tiling for crop production, a 5” tile installed at a 4’ depth would be spaced at 90 foot intervals. When tiling in the vicinity of a wetland, a 5” tile at a 4’ depth (or a ditch with a 4’ effective depth) would need to be kept a minimum of 130 feet from the edge of the wetland. This setback distance varies by soil type. Specific information for a given tract needs to be requested from the NRCS local office.

The Natural Resources Conservation Service works hand-in-hand with the American people to conserve natural resources on private lands.

AN EQUAL OPPORTUNITY EMPLOYER

Dustyn Hartung 507-236-7629
Kevin Kahler 507-920-8060

105 SOUTH STATE ST
FAIRMONT, MN 56031
507-238-4318

WWW.AUCTIONEERALLEY.COM

DEFINITION OF WETLAND LABELS

*DEFINITIONS OF WETLAND LABELS

AW	<u>Artificial Wetland</u> : An area that was formerly a non-wetland area under natural conditions but now exhibits wetland characteristics because of the influence of human activities. These areas are exempt from the Food Security Act of 1985, as amended. This label includes irrigation induced wetlands.
CC	<u>Commenced Conversion</u> : A wetland, farmed wetland, farmed wetland pasture, or converted wetland on which the conversion began but was not completed before December 23, 1985, was approved by FSA to continue, and the conversion was completed by January 1, 1995.
CPD	<u>COE Permit with Mitigation</u> : A converted wetland authorized by a permit issued under Section 404 of the Clean Water Act. Production of agricultural commodities is allowed subject to conditions of the permit.
CMW	<u>Categorical Minimal Effect</u> : A wetland that meets specific categories of conversion activities that have been determined by NRCS to have minimal effect, individually and cumulatively, on the functions and values of the wetland and the wetlands in the watershed.
CW	<u>Converted Wetland</u> : A wetland converted between December 23, 1985, and November 28, 1990. Production of an agricultural commodity or additional manipulation of these areas will yield USDA benefit ineligibility. Also, these areas are wetlands converted after December 23, 1985, by a county, drainage district, or similar entity. For these instances, production of an agricultural commodity or forage for mechanical harvest or additional manipulation will cause ineligibility for USDA program benefits.
CW+year	<u>Converted Wetland + (year the conversion occurred)</u> : A wetland converted after November 28, 1990, where the USDA program participant is ineligible for benefits until the wetland is restored or mitigated unless an exemption applies.
CWNA	<u>Converted Wetland Non-Agricultural Use</u> : A wetland converted after November 28, 1990, to a use other than agricultural commodity production. Label not used for certified wetland determinations completed after 2/2008.
CWTE	<u>Converted Wetland Technical Error</u> : A wetland converted or commenced after December 23, 1985, based on an incorrect NRCS determination. This label does not apply to obvious wetlands as defined in the National Food Security Act Manual.
FW	<u>Farmed Wetland</u> : A wetland that was manipulated and planted before December 23, 1985, but still meets inundation or saturation criteria. These areas may be farmed and maintained as documented before December 23, 1985, as long as they are not abandoned (i.e., management or maintenance for commodity production ceased for 5 consecutive years).
FWP	<u>Farmed Wetland Pasture or Hayland</u> : A wetland that is used for pasture or haying, was manipulated and planted before December 23, 1985, but still meets the inundation or saturation criteria. These areas may be farmed and maintained as documented before December 23, 1985, as long as they are not abandoned (i.e., management or maintenance for commodity production ceased for 5 consecutive years).
MIW	<u>Mitigation Exemption</u> : A converted wetland, farmed wetland or farmed wetland pasture of which the acreage, functions and values lost have been compensated for through an NRCS-approved mitigation plan.
MIW	<u>Minimal Effect Exemption</u> : A converted wetland that is exempt from the wetland conservation provisions of the Food Security Act of 1985, as amended, based on an NRCS determination that the conversion has or will have a minimal effect, individually and cumulatively, on the functions and values of the wetland and the wetlands in the watershed.
MWM	<u>Mitigation Site</u> : The site of wetland restoration, enhancement, or creation serving as mitigation for the mitigation exemption (MIW) site.
NI	<u>Not Inventoried</u> : An area where no wetland determination has been conducted. Label not used for certified wetland determinations completed after 2/2008.
NW	<u>Non-Wetland</u> : An area that does not contain a wetland. Also includes wetlands converted before December 23, 1985, but a commodity crop was not produced and the area does not meet wetland criteria (not been abandoned).
PC	<u>Prior-Converted Cropland</u> : A wetland converted to cropland before December 23, 1985, and as of December 23, 1985, was capable of being cropped and did not meet farmed wetland hydrology criteria. These areas are not subject to the wetland conservation provisions of the Food Security Act of 1985, as amended, unless further drainage manipulation affects adjacent wetlands.
PC/NW	<u>Prior Converted Cropland/Non-Wetland</u> : An area that contains both PC and NW.
TP	<u>Third-Party Exemption</u> : A wetland converted after December 23, 1985, by a third party who is not associated with the participant, and the conversion is not the result of a scheme or device. A third party does not include predecessors in interest on the tract, drainage districts, or other local government entities.
W	<u>Wetland</u> : An area meeting wetland criteria that was not converted after December 23, 1985. These areas include farmed wetlands and farmed wetland pasture that have been abandoned.
WX	<u>Manipulated Wetlands</u> : A wetland manipulated after December 23, 1985, but the manipulation was not for the purpose of making production possible and production was not made possible. These areas include wetlands manipulated by drainage maintenance agreements.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at 202-720-2600 (voice and TDD). To file a complaint of discrimination, write USDA, Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Stop 9410, Washington, DC 20250-9410, or call toll-free at (866) 632-9992 (English) or (800) 877-8339 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 845-6136 (Spanish Federal-relay). USDA is an equal opportunity provider and employer.



Auctioneer
Valley



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