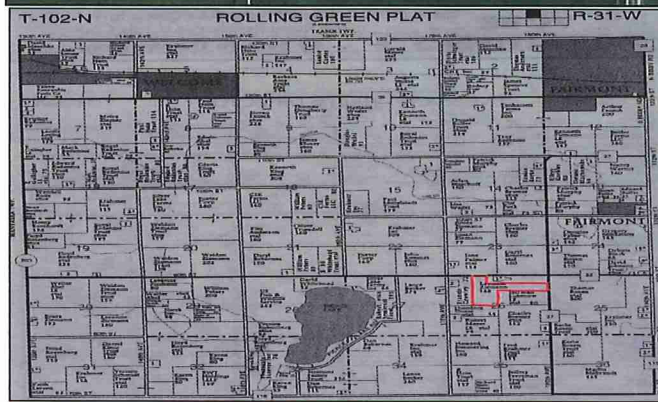


# 94.06 Acres +/- in Rolling Green Twp, Martin Co., MN

# FARMLAND FOR SALE



**ADDITIONAL PROPERTY INFORMATION:**

This farm 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 with Land Services Unlimited, Inc. at 507-236-7629. Call us today!

**NOTES & COMMENTS:**

We are honored to have the opportunity to work for Bruce as this is a nice opportunity to buy some Martin County Farmland that has been in their family for many years. This farmland has been well maintained by the Ziemann family and current tenants. If you are considering the purchase of bare farmland to add to your investment portfolio, please take a look at the Ziemann farm. 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 actual boundary lines of the property. The buyers/bidders 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!

[www.landservicesunlimited.com](http://www.landservicesunlimited.com)

**PROPERTY LOCATION:**

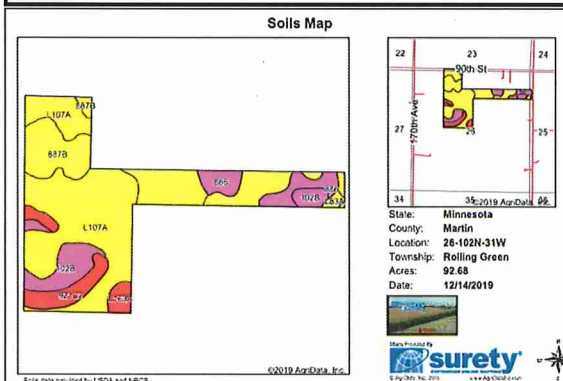
The subject property is located from Fairmont, MN approx. 3 miles South on Bixby Road/190th Avenue & 1 mile West on 90th Street/County Road 22.

**PROPERTY LEGAL DESCRIPTION:**

**SUBJECT PROPERTY:** North 1/2 of the NE 1/4 and the East 1/2 of the NW 1/4 of Section 26, Twp. 102N, R31W, Rolling Green Township, Martin County, MN. (Tract B) on survey, containing 47.24 acres & part of the East 1/2 of the NW 1/4 of Section 26, Twp. 102N, R31W, Rolling Green Township, Martin County, MN. (Tract C) on survey containing 46.82 acres.

**REAL ESTATE SALE TERMS:**

The terms of sale for this farm are based on a cash sale with possession for the 2020 crop year if sold before spring planting. The successful buyer will enter into a purchase agreement & make a 20% down payment which will be made out to Land Services Unlimited, Inc. Trust Account. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. Property is being sold AS IS -WHERE IS. Property is being sold subject to any and all zoning, environmental, state, federal laws or any easements including road, drainage, utility, or other easements 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. For more information regarding the sale terms, please contact Dustyn Hartung 507-236-7629.



Soils data provided by USDA and NRCS

Soil Code	Soil Description	Acres	Percent of field	PL Legend	Number Class No	Productivity Index	Biomegrass Index	Com	Dist	Soybeans	Spring wheat	% HCCP Soybeans
L107A	Carroll-Scarsdale complex, 0 to 2 percent slopes	47.23	51.0%		104	91						70
807B	Carroll-Scarsdale complex, 2 to 8 percent slopes	15.10	20.8%		104	92						83
102B	Carroll-Scarsdale, 2 to 8 percent slopes	9.31	15.0%		104	90						82
605	Neel-Orpin complex	7.23	7.8%		1	100	52	210	91	60	52	81
102C	Carroll-Scarsdale complex, 8 to 19 percent slopes, nodular or webbed	6.89	7.4%		104	87						65
193A	Onondaga silt loam, 0 to 1 percent slopes	2.16	2.4%		104	60						77
183A	Wabasha clay loam, 0 to 2 percent slopes	6.74	0.8%		104	90						86
<b>Weighted Average</b>		<b>91.9</b>				<b>91.9</b>	<b>0.4</b>	<b>18.4</b>	<b>7.3</b>	<b>4.7</b>	<b>6.4</b>	<b>79.1</b>

\*%: The aggregation method is "Weighted Average using major components"  
 %: Using Capabilities Class Dominant Dominance Aggregation Method  
 Soils data provided by USDA and NRCS.

**OWNER:**

# Bruce Ziemann

**PROPERTY OFFERED EXCLUSIVELY FOR SALE BY:**

**AUCTIONEERS AND SALES STAFF**

ALLEN KAHLER-CAI-MN Broker #RA-415792  
 DUSTYN HARTUNG-507-236-7629  
 KEVIN KAHLER 507-920-8060

**LAND SERVICES UNLIMITED**  
 The People That Make Things Happen

**Auctioneer**  
 Alley

**AUCTION America**

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



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

## PROPERTY INFORMATION

**DESCRIPTION:** 94.06 Deeded Acres +/- North 1/2 of the NE 1/4 and the East 1/2 of the NW 1/4 of Section 26, Twp. 102N, R31W, Rolling Green Township, Martin County, MN. (Tract B) on survey, containing 47.24 acres & part of the East 1/2 of the NW 1/4 of Section 26, Twp. 102N, R31W, Rolling Green Township, Martin County, MN. (Tract C) on survey containing 46.82 acres.  
\*Not to be used on legal documents, see attached survey.

**TAX PARCEL ID #:** 150260600 & 150260200

**BUILDINGS:** None

**REAL ESTATE TAXES:** 2019 Non-Homestead Taxes = Approx. \$51.00 an acre. Parcel has been split & values will be assessed to the parcels being sold.  
\*These taxes are NON- HSTD

**FSA INFORMATION:**

Total Acres	= 94.06	+/- acres
FSA Tillable Acres	=	+/- acres
Corn Base Acres	=	+/- acres
Corn PLC Yield	= 172	+/- bushels
Soybean Base Acres	=	+/- acres
Soybean PLC Yield	= 47	+/- bushels
Total Base Acres	=	

\*FSA tillable & base acres will be redetermined as the farm has been split.

**SOIL DESCRIPTION:** Canisteo-Glencoe, Clarion-Swanlake Complex, Clarion Loam, Nicollet-Crippin, Complex, Clarion Storden Complex  
\* See Soils Map

**CPI:** Crop Productivity Index = 91.9 \*Very Good

**TOPOGRAPHY:** Level to Gently Rolling

**DRAINAGE:** Tile outlet for the North side of the farm is County Ditch 2. Tile outlet for the South side of the farm is County Ditch 28. There is a county 8" & 6" tile located on the South edge of the farm along with some private laterals. \*See Tile Map & Air Photo

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

**LEASE STATUS:** The new Buyer will have possession for the 2020 crop year as long as a purchase agreement is signed before spring planting in 2020. The new Buyer will be responsible for the reimbursement to the current tenant for 2019 fall tillage.

**Acres - Commercial - Farm Land - Recreational**

N

# ROLLING GREEN PLAT

(Landowners)



R-

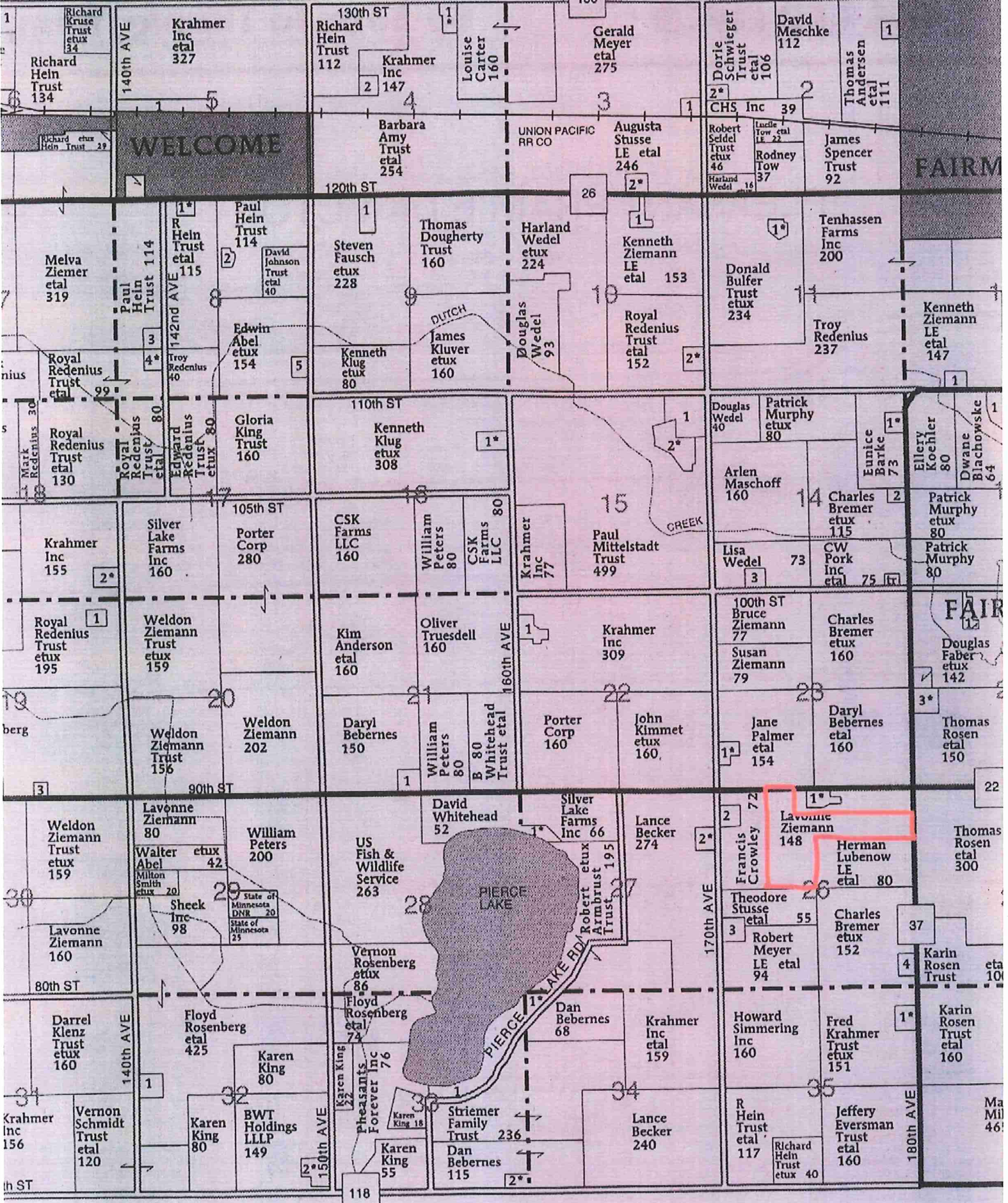
140th AVE

150th AVE

FRASER TWP.  
160th AVE

170th AVE

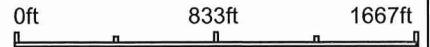
180th AVE



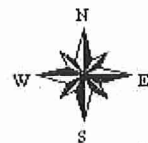
# Aerial Map



Map Center: 43° 36' 31.01, -94° 31' 21.87



**26-102N-31W**  
**Martin County**  
**Minnesota**



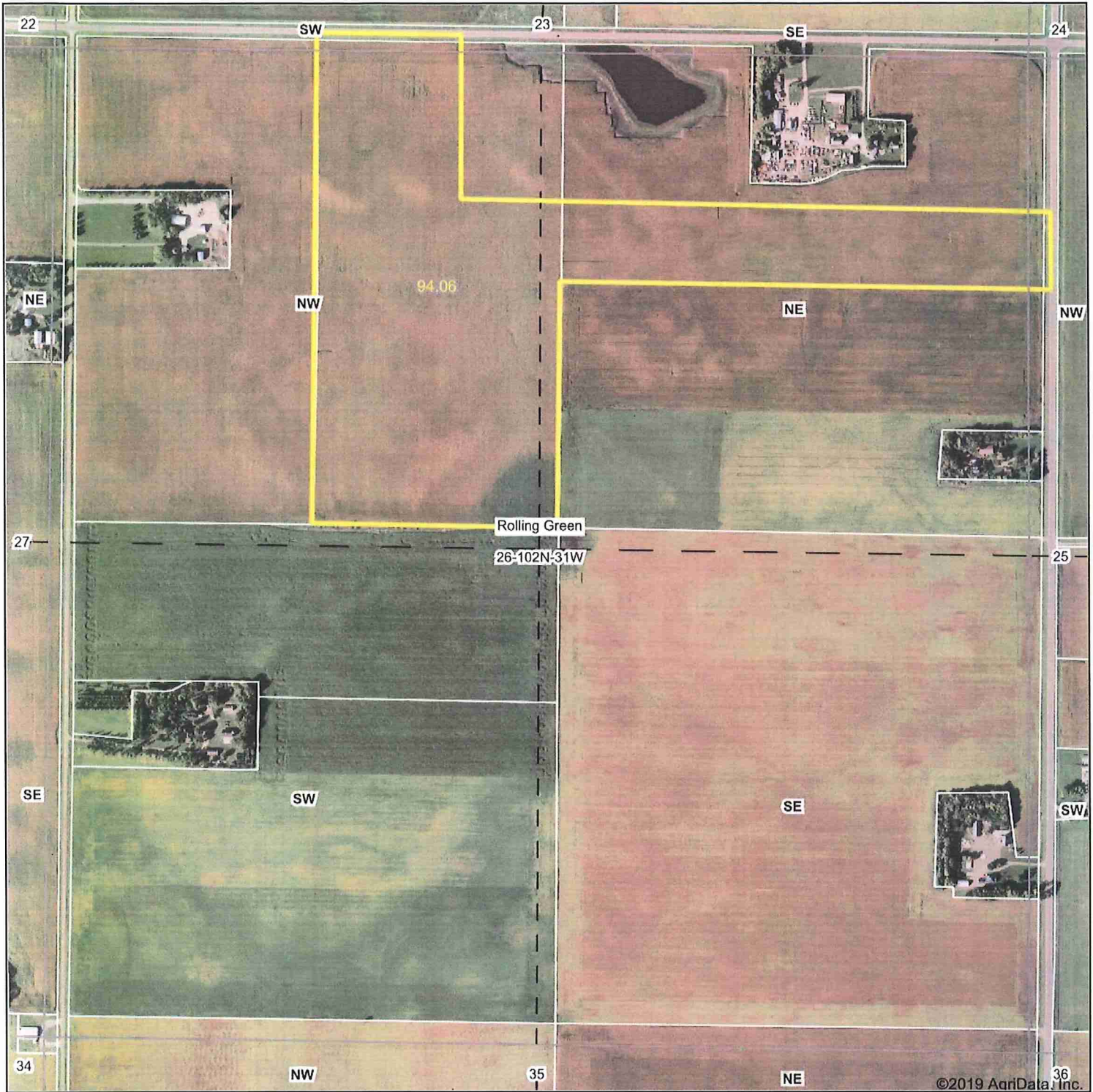
12/14/2019



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

# Aerial Map

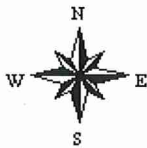


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Map Center: 43° 36' 31.01, -94° 31' 21.94



**26-102N-31W**  
**Martin County**  
**Minnesota**



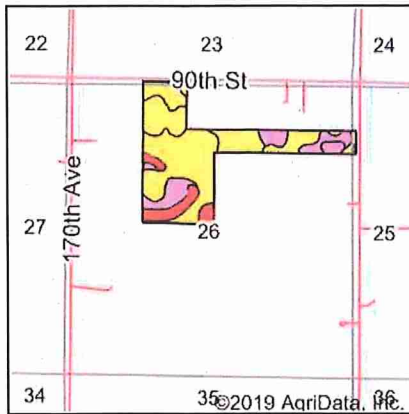
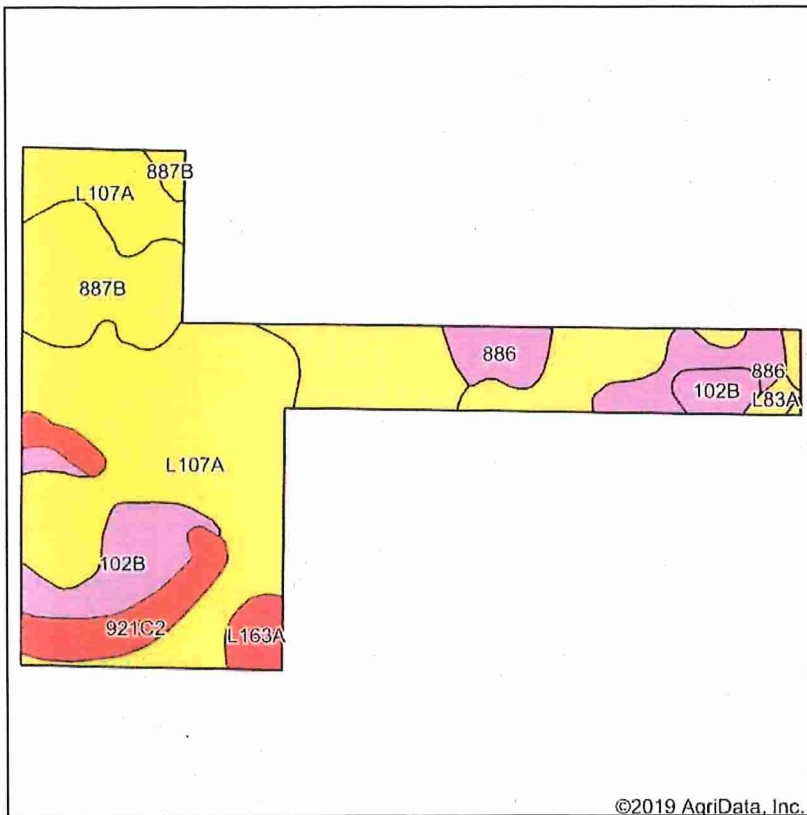
12/14/2019



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

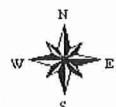
# Soils Map



State: **Minnesota**  
 County: **Martin**  
 Location: **26-102N-31W**  
 Township: **Rolling Green**  
 Acres: **92.68**  
 Date: **12/14/2019**



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

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Area Symbol: MN091, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Soybeans
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	47.23	51.0%	Yellow	IIw	91						79
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	19.10	20.6%	Yellow	Ile	92						82
102B	Clarion loam, 2 to 6 percent slopes	9.31	10.0%	Pink	Ile	95						83
886	Nicollet-Crippin complex	7.23	7.8%	Pink	I	100	5.2	210	94	60	5.2	81
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	6.89	7.4%	Red	IIIe	87						65
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	2.18	2.4%	Red	IIIw	86						77
L83A	Webster clay loam, 0 to 2 percent slopes	0.74	0.8%	Yellow	IIw	93						80
<b>Weighted Average</b>						<b>91.9</b>	<b>0.4</b>	<b>16.4</b>	<b>7.3</b>	<b>4.7</b>	<b>0.4</b>	<b>*n 79.1</b>

\*n: The aggregation method is "Weighted Average using major components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



**Summary**

Parcel ID 150260600  
 Property Address  
 Sec/Twp/Rng 26-102-031  
 Brief Tax Description Sect-26 Twp-102 Range-031 47.84 AC W780.10' E1/2 NW1/4 (TRACT C) 47.84AC  
 (Note: Not to be used on legal documents)  
 Deeded Acres 47.84  
 Class 101 - (NON-HSTD) AGRICULTURAL  
 District (1502) ROLLING GREEN454  
 School District 2752  
 Neighborhood 15 - ROLLING GREEN  
 Contact Appraiser: [Angie DeBoer](#)  
 Creation Date 07/07/1989

**Owner**

Primary Taxpayer  
[Bruce Ziemann](#)  
 932 140th Ave  
 Fairmont, MN 56031  
 ETAL Owners  
 Bruce Ziemann  
 932 140th Ave  
 Fairmont, MN 56031

Pamela K Ziemann  
 1400 W Washington St  
 #104-299  
 Sequim, WA 98382

**Land**

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILL A1 86-100 CPI	0	0	0	0	29.200	AC
2	TILL B2 60-69 CPI	0	0	0	0	13.000	AC
3	TILL C1 50-59 CPI	0	6	0	0	4.410	AC
4	ROAD	0	0	0	0	0.940	AC
<b>Total</b>						<b>47.550</b>	

**Sales**

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price	eCRV
Y	WD	U	12/22/2009	ZIEMANN, WELDON & LAVONNE J	ZIEMANN, DENNIS H & EUNICE L	\$323,630	\$323,630	
Y	CD	U	06/15/2002	ZIEMANN, WELDON & LAVONNE J	ZIEMANN, DENNIS H & EUNICE L	\$323,630	\$323,630	

+ 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**

	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment	2015 Assessment
+ Estimated Land Value	\$297,200	\$590,900	\$589,000	\$607,300	\$662,300
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$297,200	\$590,900	\$589,000	\$607,300	\$662,300

**Taxation**

	2019 Payable	2018 Payable	2017 Payable	2016 Payable
Estimated Market Value	\$590,900	\$589,000	\$607,300	\$662,300
- Exempt Value	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$590,900	\$589,000	\$607,300	\$662,300
Net Taxes Due	\$4,110.35	\$4,051.32	\$4,509.74	\$4,654.18
+ Special Assessments	\$55.65	\$144.68	\$150.26	\$155.82
= Total Taxes Due	\$4,166.00	\$4,196.00	\$4,660.00	\$4,810.00

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



**Summary**

Parcel ID 150260200  
 Property Address  
 Sec/Twp/Rng 26-102-031  
 Brief Tax Description Sect-26 Twp-102 Range-031 46.82 AC S 418.5' N1/2 NE1/4 & S1737.30 E 538.54' NW1/4 (TRACT B) 46.823AC  
 (Note: Not to be used on legal documents)  
 Deeded Acres 46.82  
 Class 101 - (NON-HSTD) AGRICULTURAL  
 District (1502) ROLLING GREEN454  
 School District 2752  
 Neighborhood 15 - ROLLING GREEN  
 Contact Appraiser: [Angie DeBoer](#)  
 Creation Date 07/07/1989

**Owner**

Primary Taxpayer  
[Bruce Ziemann](#)  
 932 140th Ave  
 Fairmont, MN 56031  
 ETAL Owners  
 Bruce Ziemann  
 932 140th Ave  
 Fairmont, MN 56031

Pamela K Ziemann  
 1400 W Washington St  
 #104-299  
 Sequim, WA 98382

**Land**

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILL A1 86-100 CPI	0	0	0	0	46.340	AC
2	ROAD	0	0	0	0	0.480	AC
<b>Total</b>						<b>46.820</b>	

**Sales**

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price	eCRV
N	WD	U	09/14/2019	ZIEMANN,BRUCE	SCHUMAKER,JACQUELYN & DENNIS	\$290,000	\$290,000	1012277
Y	WD	U	12/22/2009	ZIEMANN, WELDON & LAVONNE J	ZIEMANN, DENNIS H & EUNICE L	\$323,630	\$323,630	
Y	CD	U	06/15/2002	ZIEMANN, WELDON & LAVONNE J	ZIEMANN, DENNIS H & EUNICE L	\$323,630	\$323,630	

+ 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**

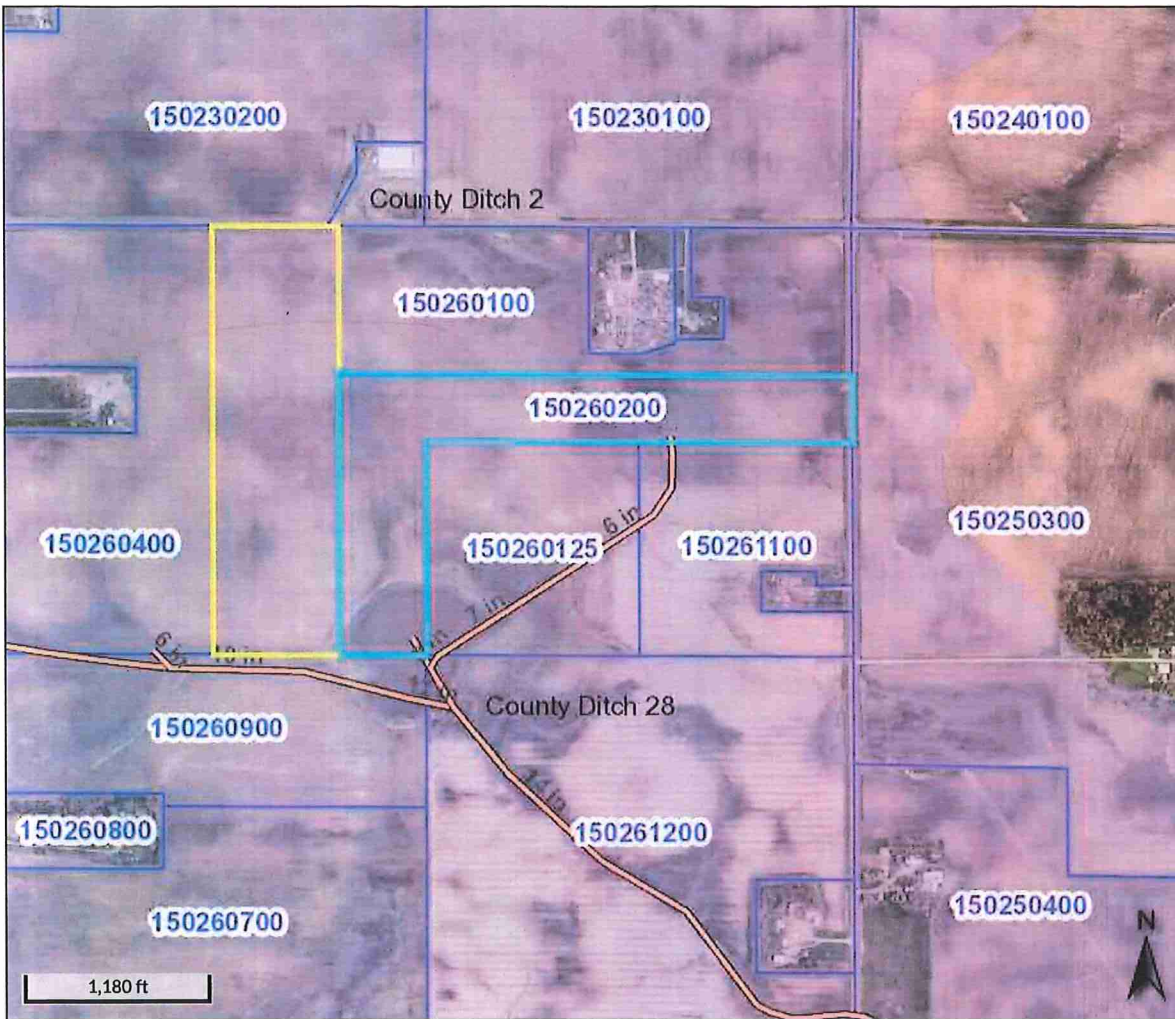
	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment	2015 Assessment
+ Estimated Land Value	\$347,600	\$245,200	\$245,200	\$252,900	\$276,000
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$347,600	\$245,200	\$245,200	\$252,900	\$276,000

**Taxation**

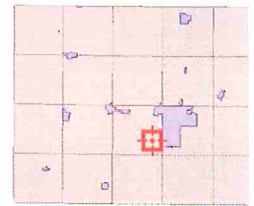
	2019 Payable	2018 Payable	2017 Payable	2016 Payable
Estimated Market Value	\$245,200	\$245,200	\$252,900	\$276,000
- Exempt Value	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$245,200	\$245,200	\$252,900	\$276,000
Net Taxes Due	\$1,705.88	\$1,687.29	\$1,876.87	\$1,938.45
+ Special Assessments	\$4.12	\$10.71	\$11.13	\$11.55
= Total Taxes Due	\$1,710.00	\$1,698.00	\$1,888.00	\$1,950.00

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





**Overview**



**Legend**

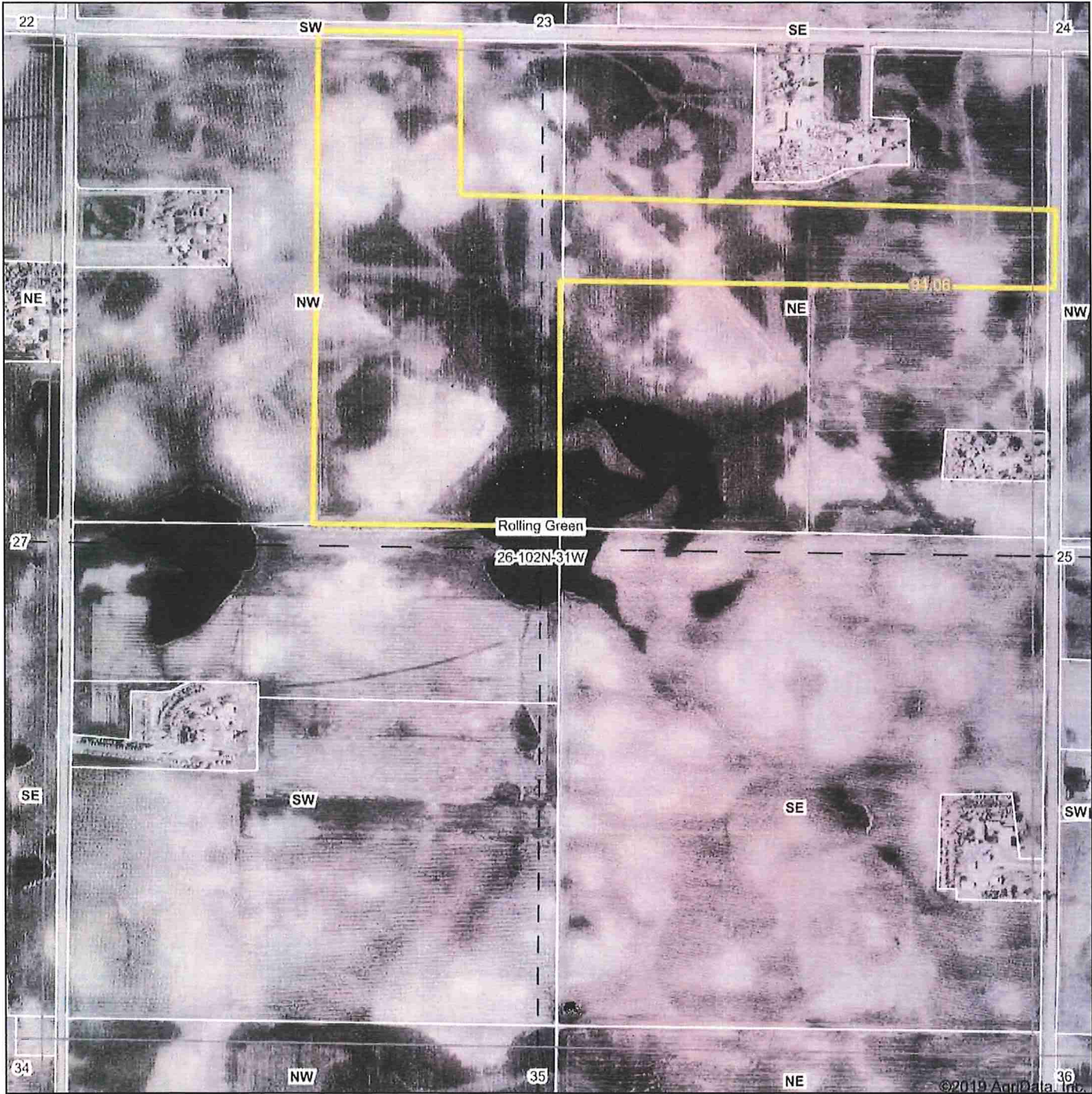
-  Parcels
-  Corporate Limits
-  Drainage Districts
- Legal Drains**
-  <all other values>
-  Open
-  Tile

<b>Parcel ID</b>	150260200	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	ZIEMANN,BRUCE
<b>Sec/Twp/Rng</b>	26-102-031	<b>Class</b>	101 - AGRICULTURAL		932 140TH AVE
<b>Property Address</b>		<b>Acreage</b>	46.82		FAIRMONT, MN 56031
<b>District</b>	ROLLING GREEN454	<b>Note</b>			n/a
<b>Brief Tax Description</b>	Sect-26 Twp-102 Range-031 46.82 AC S 418.5' N1/2 NE1/4 & S1737.30 E 538.54' NW1/4 (TRACT B) 46.823AC (Note: Not to be used on legal documents)				

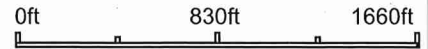
Date created: 12/14/2019  
 Last Data Uploaded: 12/14/2019 1:49:13 AM

Developed by  **Schneider**  
 GEOSPATIAL

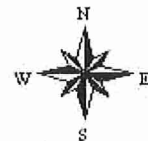
# Aerial Map



Map Center: 43° 36' 31.01, -94° 31' 21.96



**26-102N-31W**  
**Martin County**  
**Minnesota**



12/14/2019



Maps Provided By



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



# Farm 11266

## Tract 16818

2019 Program Year

Map Created May 02, 2019  
 1023126

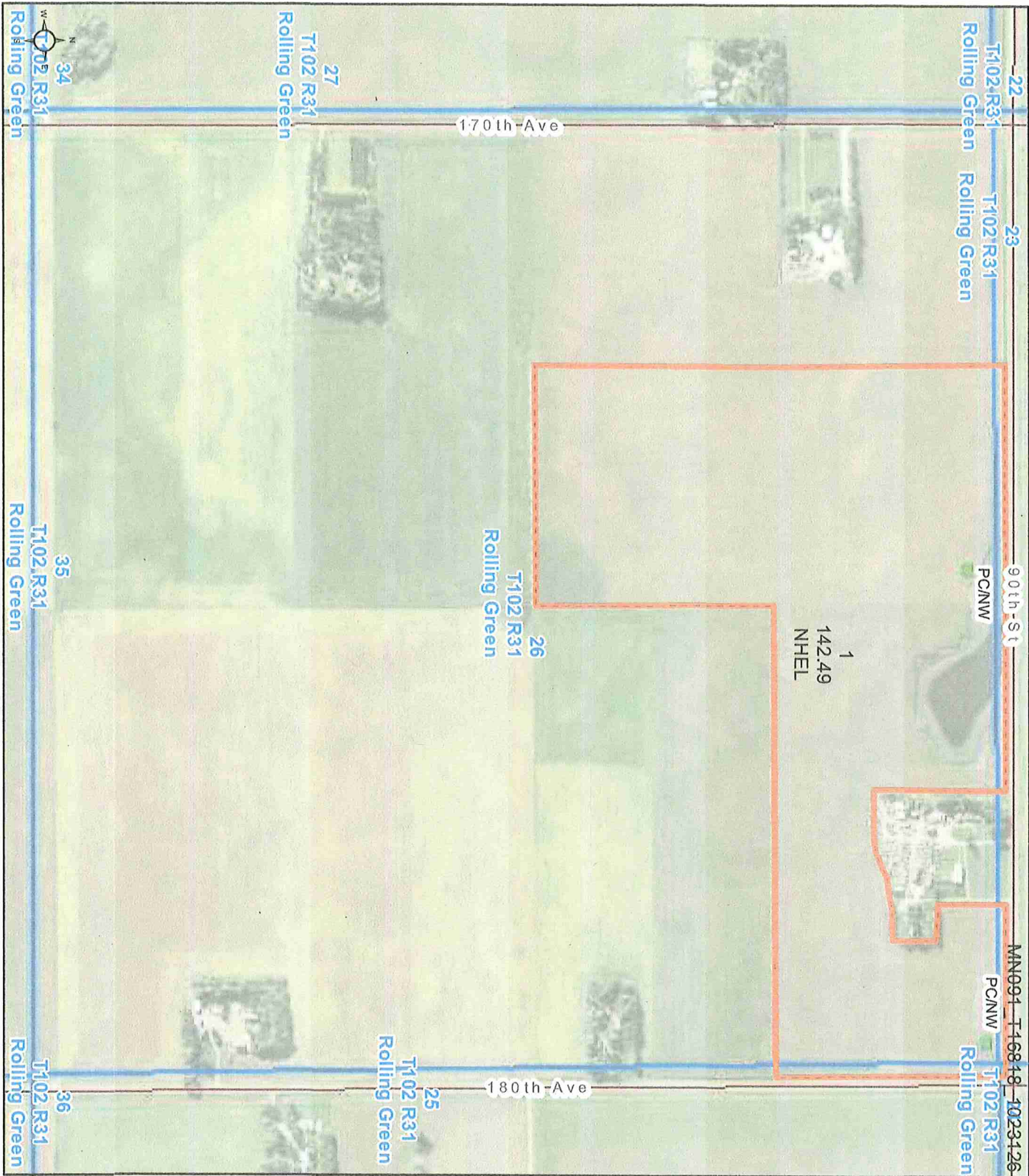


- Unless otherwise noted:  
 Shares are 100% operator  
 Crops are non-irrigated  
 Corn = yellow for grain  
 Soybeans = common soybeans for grain  
 Wheat = HRS, HRW = Grain  
 Sunflower = Oil, Non-Oil = Grain  
 Oats and Barley = Spring for grain  
 Rye = for grain  
 Peas = process  
 Alfalfa, Mixed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

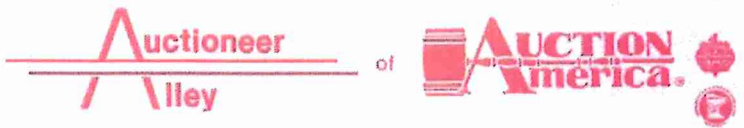
- Common Land Unit**
-  Cropland
  -  Tract Boundary

- Wetland Determination Identifiers**
-  Restricted Use
  -  Limited Restrictions
  -  Exempt from Conservation Compliance Provisions

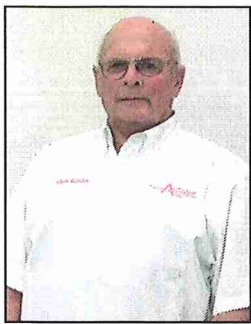
Tract Cropland Total: 142.49 acres



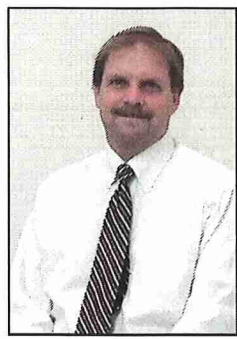
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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-4026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2017 NAIP Imagery.



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



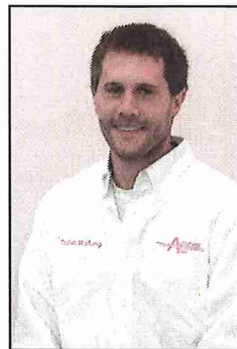
**ALLEN KAHLER**  
MN/IA REAL ESTATE BROKER &  
MN/IA CERTIFIED GENERAL APPRAISER  
507-841-1564  
AUCTIONEERALLEY@GMAIL.COM



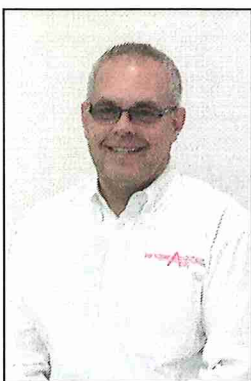
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WEDELAUCTION@GMAIL.COM  
AUCTIONEERALLEY@GMAIL.COM



**RYAN KAHLER**  
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507-227-8528  
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AUCTIONEERALLEY@GMAIL.COM

**WWW.LANDSERVICESUNLIMITED.COM**

**Acreages - Commercial - Farm Land - Recreational**