

78 Acres +/- of Bare Farmland in Wisconsin Twp, Jackson Co., MN

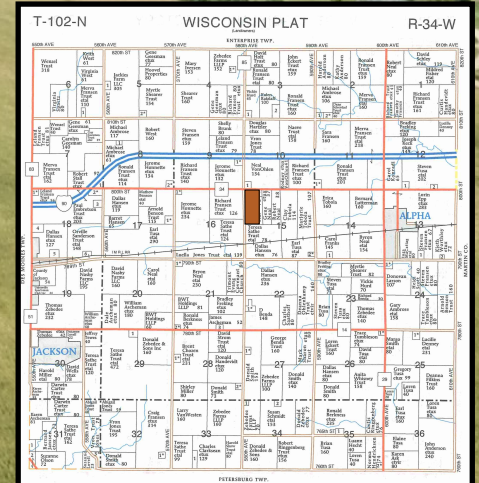
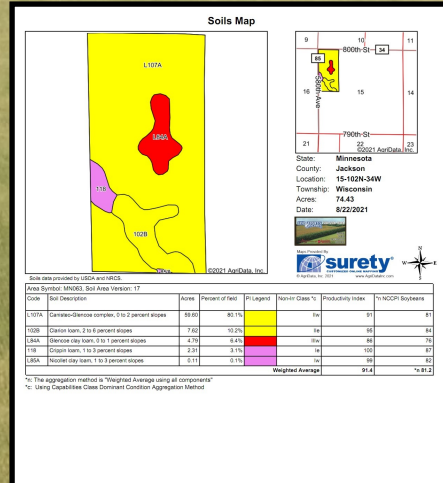
FARMLAND AUCTION

Thursday, October 14, 2021 @ 10:00 AM

SALE LOCATION: Auction will be held at the Jackson American Legion Hall at 411 First Street, Jackson, MN

PROPERTY LOCATION: From Alpha, MN 2 miles West on County Highway 34 or from Jackson, MN 3 miles East on County Highway 34

PROPERTY LEGAL DESCRIPTION: 78 Deeded Acres located in the W 78 RODS of NW 1/4 Section 15, Township 102 North, Range 34 W, Jackson County, Minnesota.



AUCTION SALE TERMS:

The Chaussee farm will be offered for sale as one parcel. Please review farm booklet for specific details. 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 November 30th, 2021 when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. There will be a 2% buyers premium added onto the final sales price at the conclusion of the auction. The property is being sold AS IS-WHERE IS. Property is being sold subject to any and all zoning, environmental, state, federal laws or any easements including road, drainage, utility, or other easements or agreements of record. Seller will pay all of 2021 real estate taxes. Buyer will be responsible for 2022 real estate taxes and thereafter. Seller will keep all of the 2021 farm rent. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the buyer's. Any appraisal or loan fees are buyer's obligation. It is the interested bidder's obligation to inspect the property prior to their purchase of it. For those that can't attend sale day and would like to bid by phone please make arrangements with sales staff 24 hours ahead of the auction. Any statements made at the auction may take precedence over any printed information. This sale is subject to the sellers approval. Auctioneer Alley, Land Services Unlimited+ & Sales Staff represent the sellers in this transaction.

AUCTIONEERS NOTE:

We are honored to have the opportunity to work for the Chaussee Family as this is a great opportunity to buy some excellent farmland in Jackson County! This is a nice bare 78 acres and would make a nice addition to your investment portfolio, whether you are a farmer or an investor! This farm is located only 3 miles East of Jackson, MN and on a hard surface road. 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. This auction is open to the public and we look forward to seeing you there! Respectfully, Dustyn Hartung and Sales Staff.

Owners: Paul Chaussee ETAL

www.auctioneeralley.com



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

E Z ERICKSON, ZIERKE,
K M KUDERER & MADSEN, P.A.

DARIN G. HAUGEN, LEGAL COUNSEL & CLOSING ATTORNEY

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN, ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

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507-238-4318

PROPERTY INFORMATION

SALE METHOD: The farm will be offered as one parcel and 78 x the bid.

LEGAL DESCRIPTION: 78 Deeded Acres located in the W 78 RODS of the NW ¼ of Section 15 in Wisconsin Township, Jackson County, MN T102N, R34W.

TAX PARCEL ID #: 200150400

BUILDINGS: Bare Farmland

REAL ESTATE TAXES: 2021 Non (HSTD) Ag Taxes = \$2458.75

FSA INFO:

Total Acres	=	78.00 +/- acres
FSA Tillable Acres	=	74.43 +/- acres
Corn Base Acres	=	57.00 +/- acres
Corn PLC Yield	=	159.00 +/- bushels
Soybean Base Acres	=	17.40 +/- acres
Soybean PLC Yield	=	40.00 +/- bushels
Total Base Acres	=	74.40 +/- acres

PREDOMINANT SOILS: Canisteo Glencoe Complex, Clarion Loam, Glencoe Clay Loam

CPI: Crop Productivity Index 91.4 *Excellent
* See Soils Map

TOPOGRAPHY: Level
*See Topography Map

DRAINAGE: The farm is part of JD 71. There is a 20" county tile thru the SW corner of the farm which outlets SE. The farm also has had private tile installed.
*See Tile Maps/ Air Photos

NRCS CLASSIFICATIONS: NHEL (Non-Highly Erodible)

WETLAND STATUS: Determination hasn't been completed.
*See Wetland Determination

LEASE STATUS: The 2021 crop is the property of the current tenant. The new buyer will have possession of the farm upon closing, but subject to the rights of the current tenant.

AUCTIONS – REAL ESTATE - APPRAISALS



REAL ESTATE SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG MN Broker

#40416719

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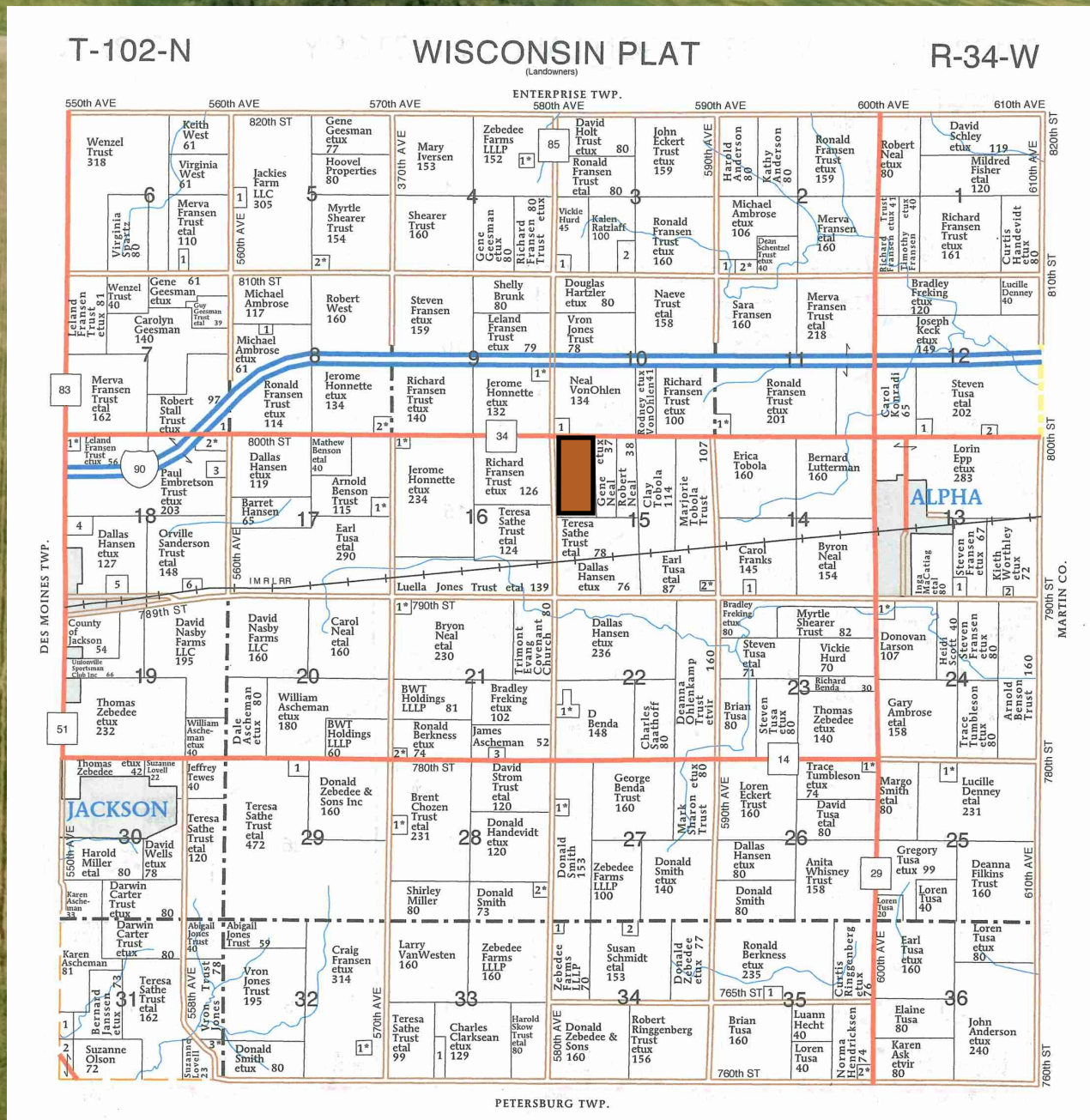
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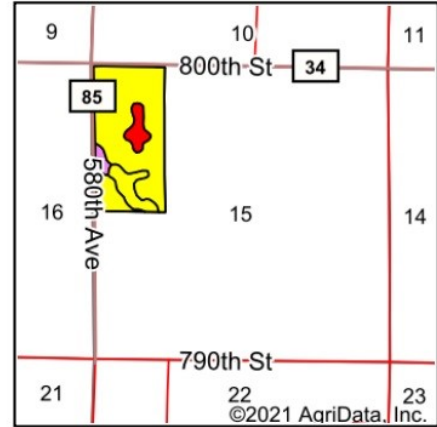
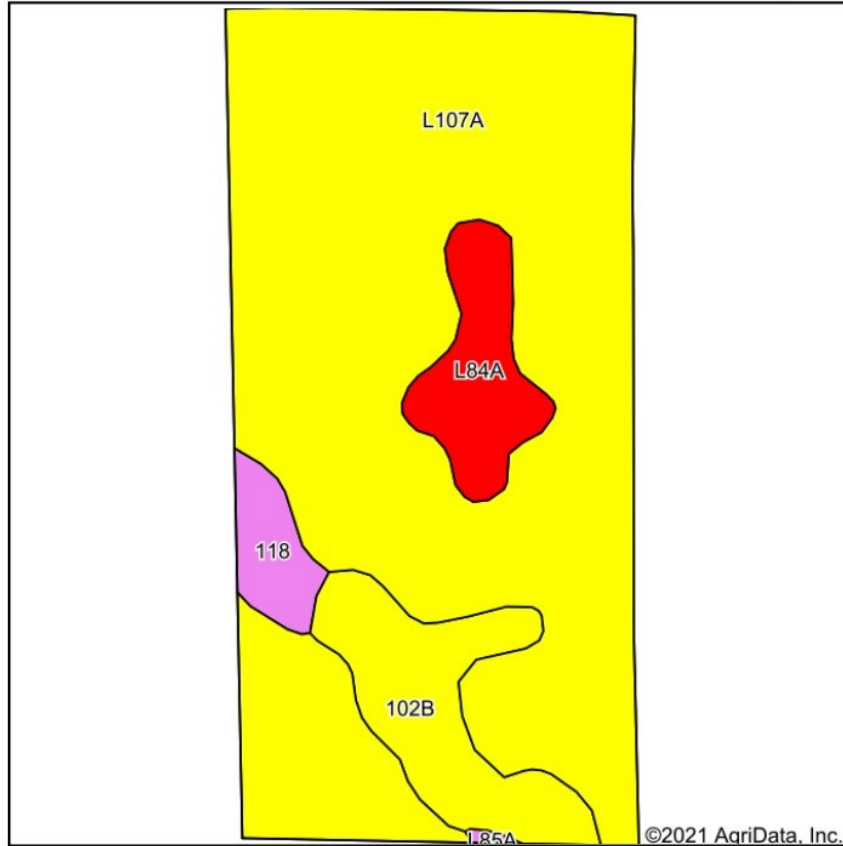
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Soils Map



State: **Minnesota**
 County: **Jackson**
 Location: **15-102N-34W**
 Township: **Wisconsin**
 Acres: **74.43**
 Date: **8/22/2021**



Maps Provided By



Soils data provided by USDA and NRCS.

Area Symbol: MN063, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	59.60	80.1%		IIw	91	81
102B	Clarion loam, 2 to 6 percent slopes	7.62	10.2%		IIe	95	84
L84A	Glencoe clay loam, 0 to 1 percent slopes	4.79	6.4%		IIIw	86	76
118	Crippin loam, 1 to 3 percent slopes	2.31	3.1%		Ie	100	87
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.11	0.1%		Iw	99	82
Weighted Average						91.4	*n 81.2



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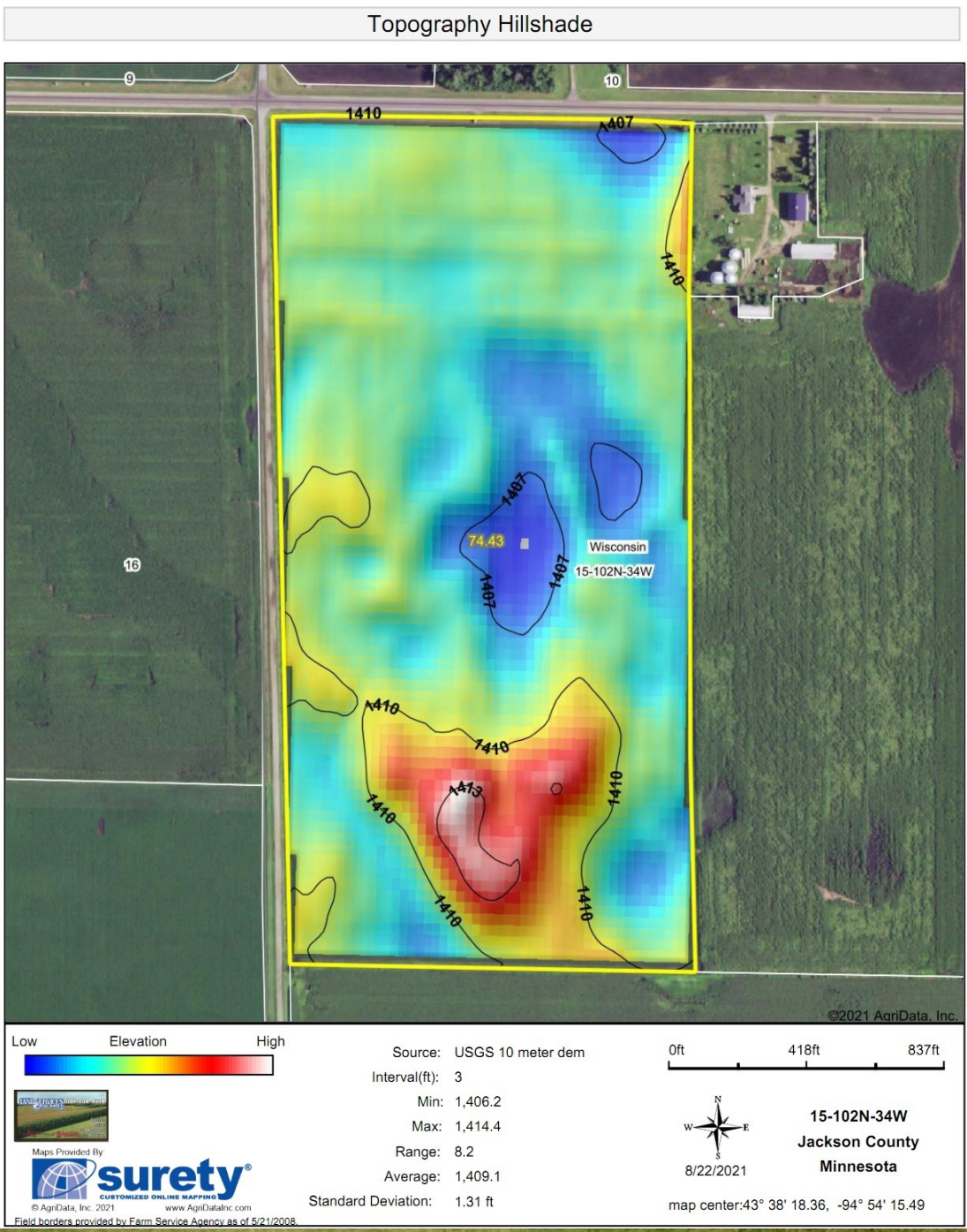
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Aerial Map



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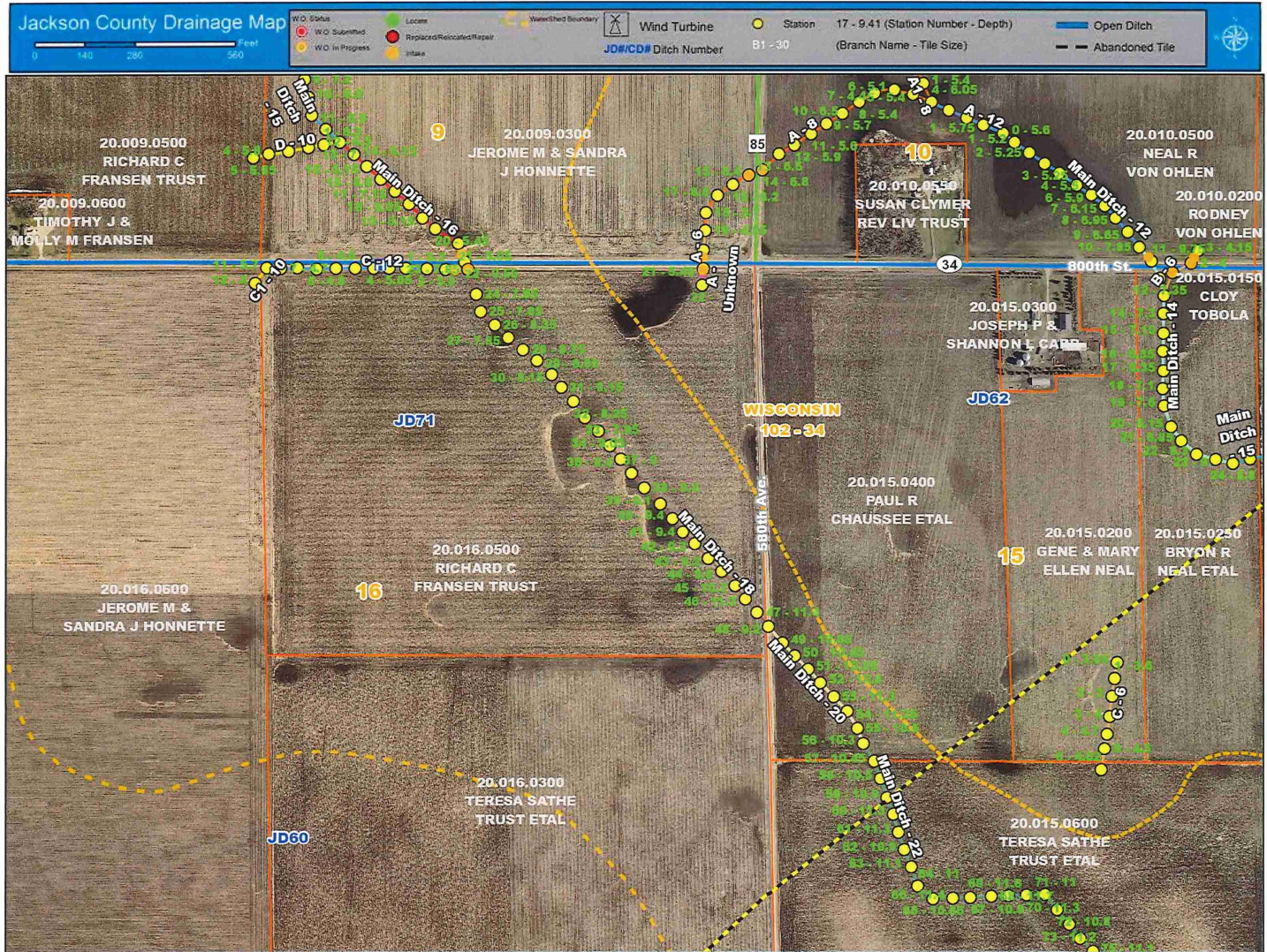
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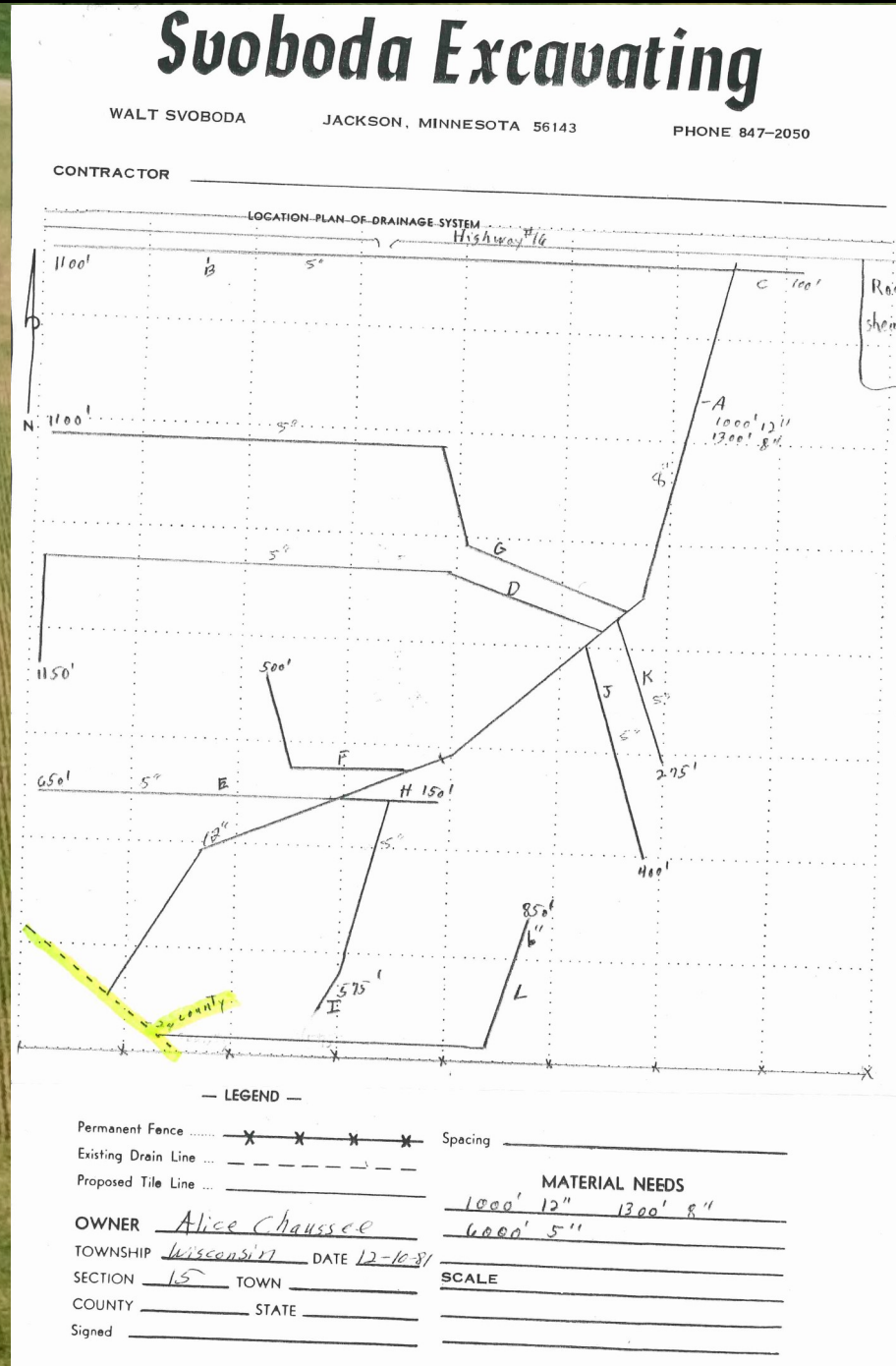
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BeaconTM Jackson County, MN

Summary

Parcel ID 200150400
 Property Address
 Sec/Twp/Rng 15-102-034
 Brief Tax Description Sect-15 Twp-102 Range-034 78.00 AC W 78 RDS OF NW 1/4
 (Note: Not to be used on legal documents)
 Deeded Acres 78.00
 Class 101 - (NON-HSTD) AGRICULTURAL
 District (2001) WISCONSIN/2895
 School District 2895
 Creation Date 07/10/1989

Owners

Primary Taxpayer
 Paul R Chaussee Etal
 1916 75th Ave N
 Brooklyn Park, MN 55444

Valuation

	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$463,400	\$463,400	\$463,400	\$493,600	\$533,100
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$463,400	\$463,400	\$463,400	\$493,600	\$533,100

Value Notice

[2021 Valuation Notice \(PDF\)](#)
[2020 Valuation Notice \(PDF\)](#)
[2019 Valuation Notice \(PDF\)](#)

Taxation

	2021 Payable	2020 Payable	2019 Payable	2018 Payable	2017 Payable
Estimated Market Value	\$463,400	\$463,400	\$493,600	\$533,100	\$574,100
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$463,400	\$463,400	\$493,600	\$533,100	\$574,100
Net Taxes Due	\$2,458.75	\$2,486.75	\$2,430.75	\$2,494.75	\$2,838.75
+ Special Assessments	\$203.25	\$203.25	\$203.25	\$203.25	\$203.25
= Total Taxes Due	\$2,662.00	\$2,690.00	\$2,634.00	\$2,698.00	\$3,042.00

IF YOU OWE BACK TAXES, PENALTIES, OR INTEREST, PLEASE CALL THE AUDITOR/TREASURERS OFFICE FOR A PAYMENT AMOUNT.

Tax Statements

[2021 Tax Statement \(PDF\)](#)
[2020 Tax Statement \(PDF\)](#)
[2019 Tax Statement \(PDF\)](#)

Taxes Unpaid

	2021 Payable
Unpaid Tax	\$1,229.37
+ Unpaid Spec Asmt	\$101.63
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$1,331.00



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Minnesota U.S. Department of Agriculture FARM: 5203
 Jackson Farm Service Agency Prepared: 9/17/21 10:36 AM
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2021
 Page: 1 of 2
 DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name Farm Identifier
 S 148/5203,5204,5205

Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
74.43	74.43	74.43	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FP	Native Sod				
0.0	0.0	74.43	0.0	0.0	0.0				

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	CORN, SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	57.0	159	0.00
SOYBEANS	17.4	40	0.00
Total Base Acres:	74.4		

Tract Number: 1067 Description W2NW/15/WISC
 FSA Physical Location: Jackson, MN ANSI Physical Location: Jackson, MN
 BIA Range Unit Number:
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields
 Wetland Status: Tract does not contain a wetland
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
74.43	74.43	74.43	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FP	Native Sod		
0.0	0.0	74.43	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	57.0	159	0.00
SOYBEANS	17.4	40	0.00
Total Base Acres:	74.4		

Owners: CHAUSSEE, PAUL SETTERBERG, RENEE
 JAMES K & JANET M FUSSELMAN REVOCABLE LIVING TRUST



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United States
Department of
Agriculture

Jackson County, Minnesota



Farm 5203

Tract 1067

2021 Program Year

Map Created April 19, 2021

0 175 350 700
Feet

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
Minnesota_Transparency_Polygon_02142019

Wetland Determination Identifiers

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

Tract Cropland Total: 74.43 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.



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