

**392.96 Acres +/- in Butterfield Twp, Watonwan Co., MN**

# ***FARMLAND AUCTION***

**Tuesday, October 26, 2021 @ 10:00 AM**

**SALE LOCATION:** Auction will be held at the American Legion at 620 First Avenue South, St. James, MN.

## **PROPERTY LOCATIONS:**

**From Butterfield, MN 3 miles North on Hwy 5 to 330th St, then east 1/2 mile to Parcel #1, or from Hwy 5 to 330th St west 2 miles to Parcel #2 & #3 or west 1 mile to Parcel #4.**

## **PROPERTY LEGAL DESCRIPTIONS:**

**Parcel #1-80 Deeded Acres located in the E 1/2 of the NW 1/4 Section 10 of Township 106 North, Range 33W, Watonwan County, Minnesota.**

**Parcel #2-80 Deeded Acres located in the N 1/2 of the NE 1/4 Section 8 of Township 106 North, Range 33W, Watonwan County, Minnesota.**

**Parcel #3-112.96 Deeded Acres located in the S 1/2 of the SE 1/4 Excepting 7.04 Acre Building Site & the S 1/2 of the N 1/2 of the SE 1/4 Section 6 of Township 106 North, Range 33W, Watonwan County, Minnesota.**

**Parcel #4-120 Deeded Acres located in the S 1/2 of the NE 1/4 & the N 1/2 of the N 1/2 of the SE 1/4 Section 6 of Township 106 North, Range 33W, Watonwan County, Minnesota.**

## **AUCTION SALE TERMS:**

The Harder farms will be offered for sale in multiple parcels and in combination on our multi parcel board bidding system. 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 December 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 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 Harder Family as this is a great opportunity to buy some excellent farmland in Watonwan County! These farms have good drainage and high CPI's making them an excellent addition to your investment portfolio, whether you are a farmer or an investor! These farms are located approximately 10 miles NW of St. James, MN. 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: Raymond & DeLoris Harder Estate**



## **AUCTIONEERS & SALES STAFF**

**DUSTYN HARTUNG 507-236-7629**

**LEAH HARTUNG 507-236-8786**

**KEVIN, ALLEN, RYAN & CHRIS KAHLER**

**DOUG WEDEL, DAN PIKE & SCOTT CHRISTOPHER**

**EDMAN & EDMAN-PAUL EDMAN, LEGAL COUNSEL & CLOSING ATTORNEY**

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

**[www.auctioneeralley.com](http://www.auctioneeralley.com)**



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

## **HARDER PROPERTY INFORMATION**

**SALE METHOD:** These parcels of bare farmland will be offered for sale on our Multi Parcel Board Bidding system:  
Parcel 1- 80 x the bid  
Parcel 2- 80 x the bid  
Parcel 3- 112.96 x the bid  
Parcel 4- 120 x the bid  
Parcel 5- 232.96 x the bid- The combination of parcels 3 & 4

**LEGAL DESCRIPTION:** 392.96 +/- Deeded Acres located in the E ½ of the NW ¼ Section 10, the N ½ of the NE ¼ Section 8, the S ½ of the NE ¼ & the SE ¼ Excepting 7.04 acre building site Section 6, Butterfield Twp, Watonwan County, MN T106N, R33W

**TAX PARCEL IDS #:** 030100100, 030080100, 030060705, 030060710, 030060800

**BUILDINGS:** None

**REAL ESTATE TAXES P1:** 2021 (NON-HSTD) Ag Taxes = \$4,114.00

**FSA INFO PARCEL 1:**

Total Acres	=	80.00 +/- acres
FSA Tillable Acres	=	79.70 +/- acres
Corn Base Acres	=	78.89 +/- acres
Corn PLC Yield	=	169.00 +/- bushels
Soybean Base Acres	=	0.00 +/- acres
Soybean PLC Yield	=	0.00 +/- bushels
Total Base Acres	=	78.89 +/- acres

**PREDOMINANT SOILS P1:** Canisteo Clay Loam, Clarion Loam, Nicollet Clay Loam

**CPI PARCEL 1:** Crop Productivity Index = 94.2 \*Excellent  
\* See Soils Map

**TOPOGRAPHY PARCEL 1:** Level  
\*See Topography Map

**DRAINAGE PARCEL 1:** Patterned Tiled  
\*See Tile Maps

**NRCS CLASSIFICATIONS ON PARCEL 1:** NHEL (Non-Highly Erodible)

**WETLAND STATUS P 1:** No Wetlands-Completed 6-20-1989

**AUCTIONS – REAL ESTATE - APPRAISALS**



**REAL ESTATE SALES STAFF**

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# **FARMLAND AUCTION**

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**REAL ESTATE TAXES P 2:** 2021 (NON-HSTD) Ag Taxes = \$3,968.00

**FSA INFO PARCEL 2:**

Total Acres	=	80.00 +/- acres
FSA Tillable Acres	=	76.50 +/- acres
Corn Base Acres	=	75.72 +/- acres
Corn PLC Yield	=	169.00 +/- bushels
Soybean Base Acres	=	0.00 +/- acres
Soybean PLC Yield	=	0.00 +/- bushels
Total Base Acres	=	75.72 +/- acres

**PREDOMINANT SOILS P 2:** Webster Clay Loam, Nicollet Clay Loam, Clarion Loam

**CPI PARCEL 2:** Crop Productivity Index = 91.8 \*Excellent  
\* See Soils Map

**TOPOGRAPHY PARCEL 2:** Rolling  
\*See Topography Map

**DRAINAGE PARCEL 2:** Private Tile  
\*See Tile Maps

**NRCS CLASSIFICATIONS ON PARCEL 2:** NHEL (Non-Highly Erodible)

**WETLAND STATUS P 2:** No Wetlands-Completed 6-20-1989

**REAL ESATE TAXES P3&4:** 2021 (NON-HSTD) Ag Taxes = \$12,284.00

**FSA INFO PARCEL 3 & 4:**

Total Acres	=	232.96 +/- acres
FSA Tillable Acres	=	229.97 +/- acres
Corn Base Acres	=	226.72 +/- acres
Corn PLC Yield	=	169.00 +/- bushels
Soybean Base Acres	=	0.00 +/- acres
Soybean PLC Yield	=	0.00 +/- bushels
Total Base Acres	=	226.72 +/- acres

**PREDOMINANT SOILS PARCELS 3 & 4:** Clarion Loam, Webster Clay Loam, Nicollet Clay Loam

**CPI PARCEL 3 & 4:** Crop Productivity Index = 94.6 \*Excellent  
\*See Soils Map

**TOPOGRAPHY P 3 & 4:** Rolling  
\*See Topography Map

**DRAINAGE PARCEL 3 & 4:** Private Tile  
\*See Tile Map

**AUCTIONS – REAL ESTATE - APPRAISALS**



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NRCS CLASSIFICATIONS NHEL (Non-Highly Erodible)  
ON PARCEL 3 & 4:

WETLAND STATUS P 3 & 4: No Wetlands-Completed 6-20-1989

**LEASE STATUS:**

The 2021 crop is the property of the current tenant. The new buyer may enter property for 2021 fall tillage when the 2021 crop has been removed. New buyer will have possession of the farm upon closing, but subject to the rights of the current tenant.

**If there are any questions prior to the sale please call!**

**AUCTIONS – REAL ESTATE - APPRAISALS**



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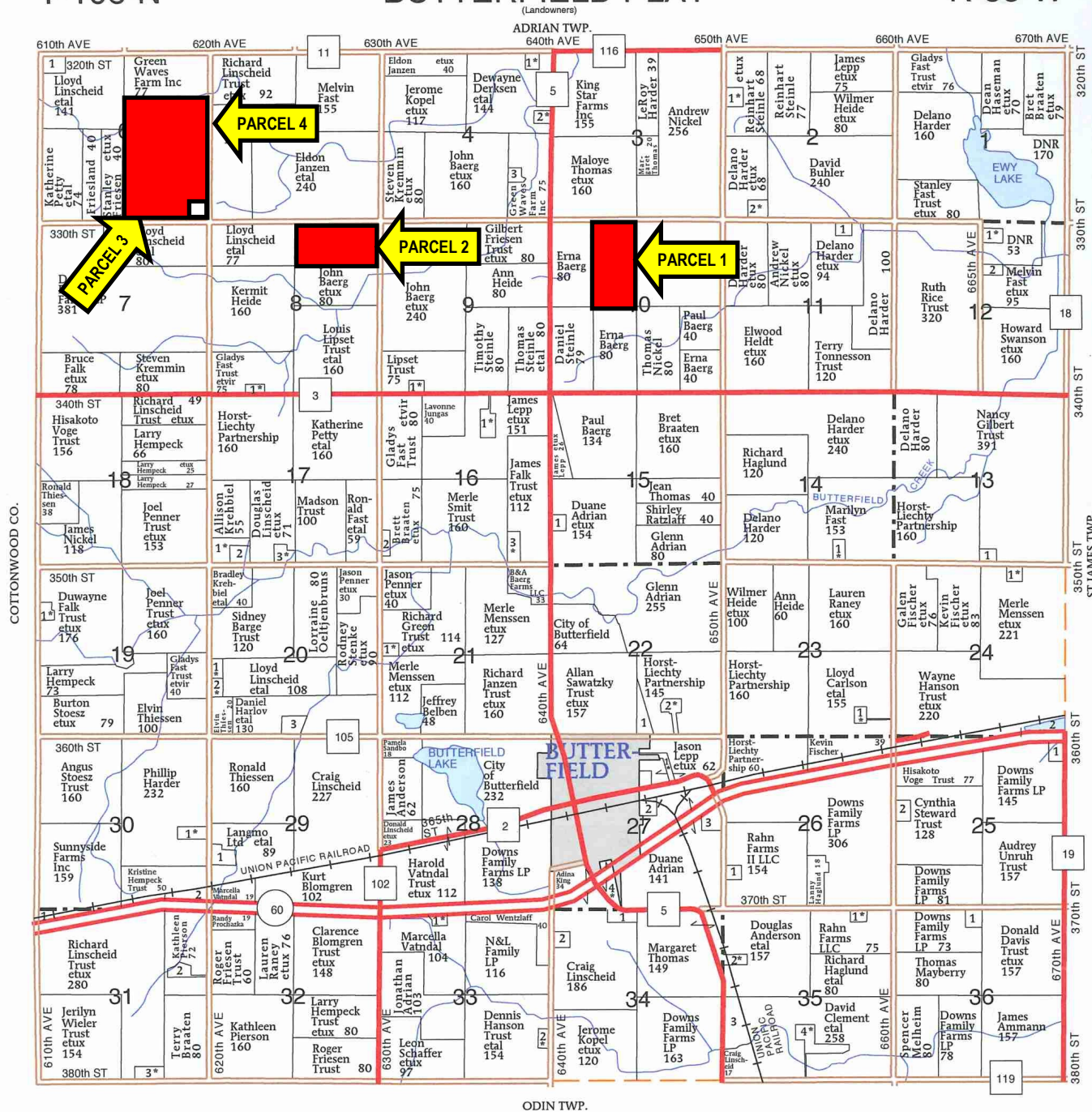
# **FARMLAND AUCTION**

**Tuesday, October 26, 2021 @ 10:00 AM**

T-106-N

BUTTERFIELD PLAT

R-33-W



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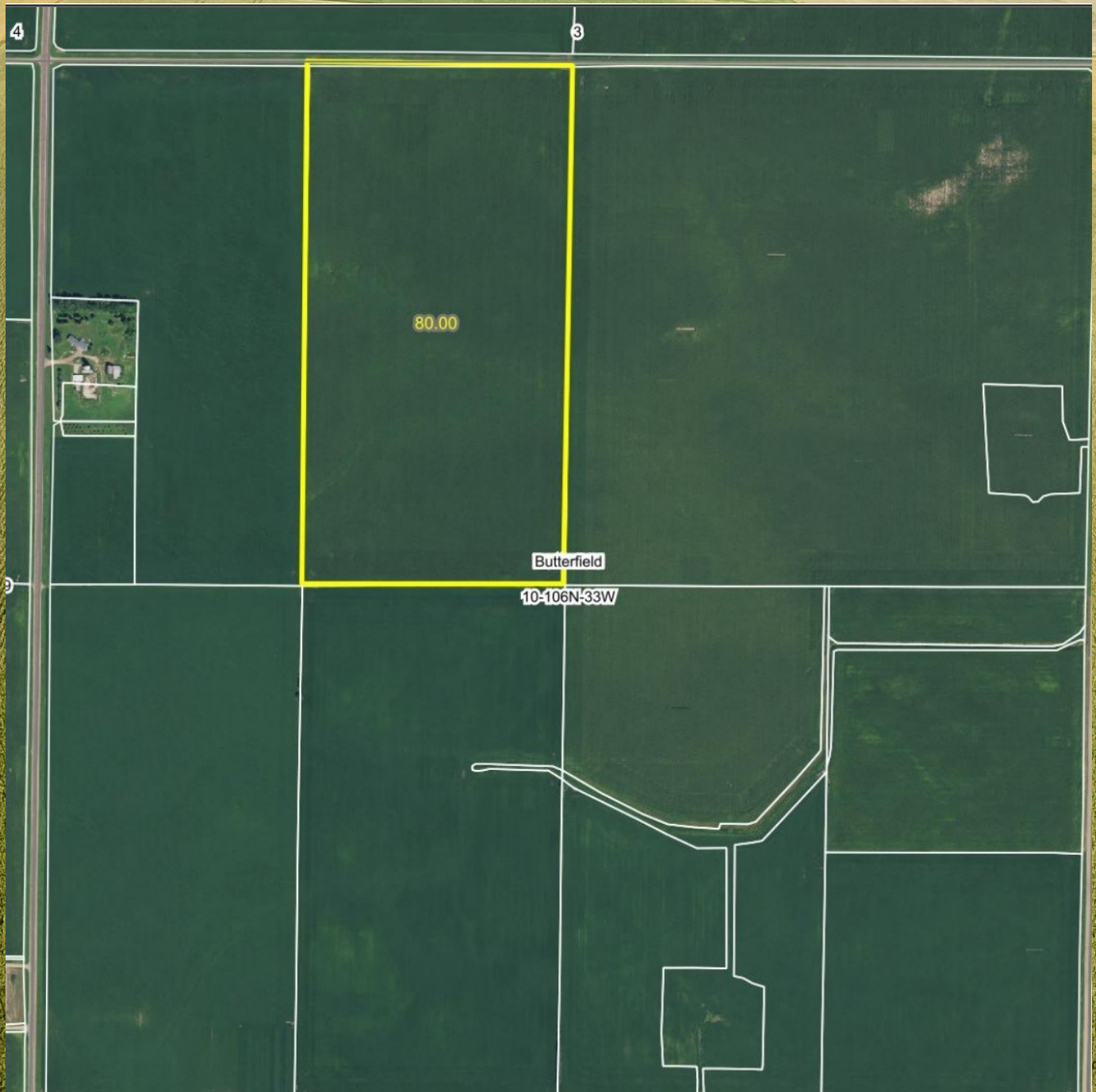


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**PARCEL #1-80 Deeded Acres**



**LAND SERVICES UNLIMITED**  
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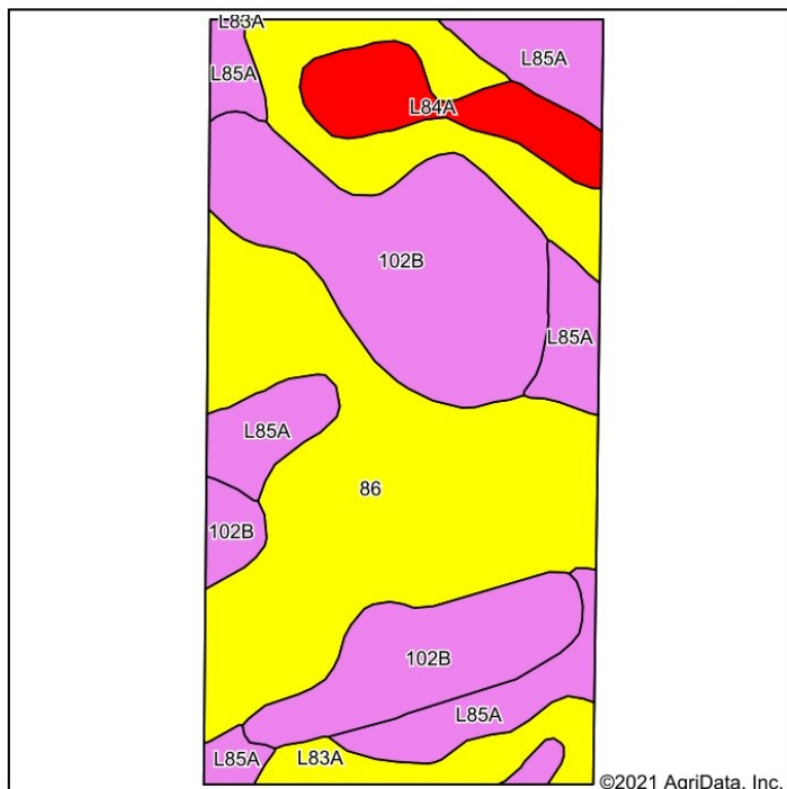


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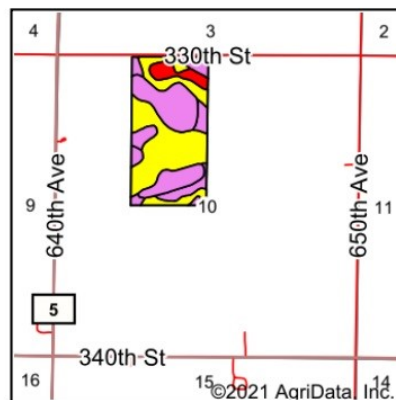
# **FARMLAND AUCTION**

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**Soils Map**



Soils data provided by USDA and NRCS.



State: **Minnesota**  
County: **Watonwan**  
Location: **10-106N-33W**  
Township: **Butterfield**  
Acres: **79.7**  
Date: **9/30/2021**



Maps Provided By



Area Symbol: MN165, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	34.18	42.9%		Poorly drained	IIw	93
102B	Clarion loam, 2 to 6 percent slopes	23.72	29.8%		Moderately well drained	Ile	95
L85A	Nicollet clay loam, 1 to 3 percent slopes	13.29	16.7%		Somewhat poorly drained	Iw	99
L84A	Glencoe clay loam, 0 to 1 percent slopes	4.90	6.1%		Very poorly drained	IIIw	86
L83A	Webster clay loam, 0 to 2 percent slopes	3.61	4.5%		Poorly drained	IIw	93
Weighted Average							94.2

\*c: Using Capabilities Class Dominant Condition Aggregation Method



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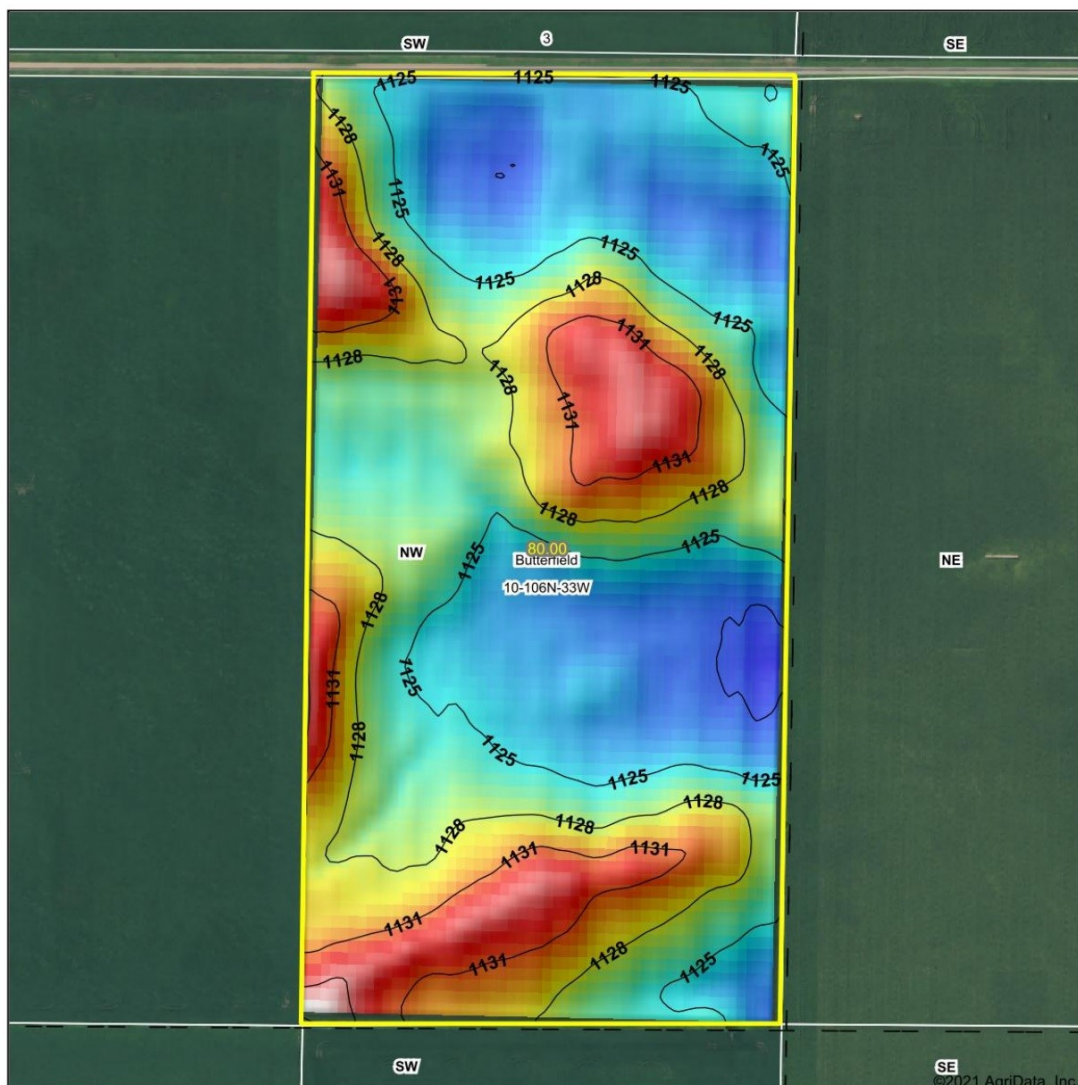


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# **FARMLAND AUCTION**

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Topography Hillshade



Low Elevation High



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Maps Provided By

**surety**  
CUSTOMIZED ONLINE MAPPING

© 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: 1,121.2

Max: 1,135.8

Range: 14.6

Average: 1,126.7

Standard Deviation: 3.12 ft

0ft 426ft 851ft



9/29/2021

10-106N-33W  
Watonwan County  
Minnesota

map center: 44° 0' 0.47", -94° 47' 21.35"

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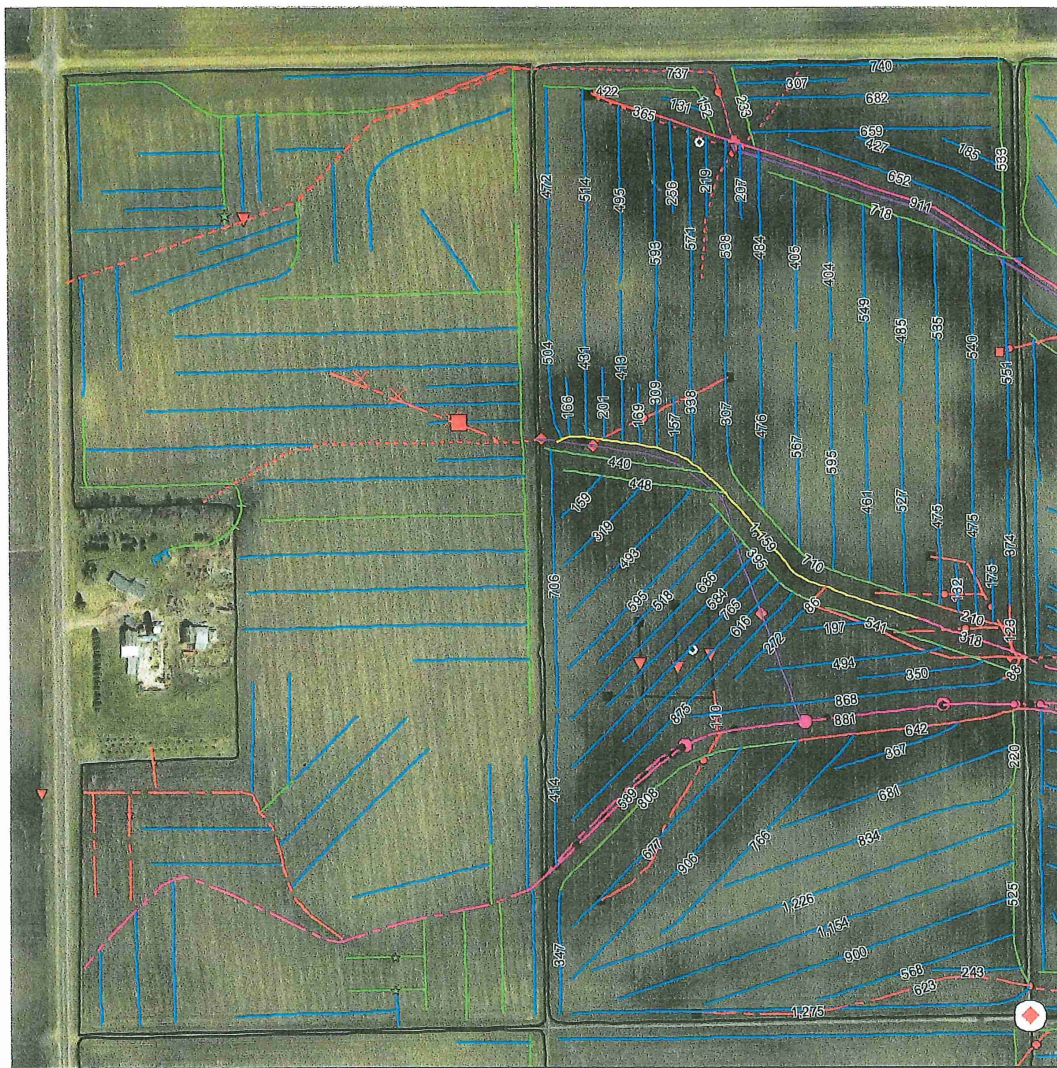
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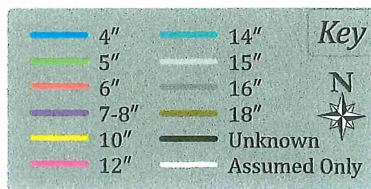
## **NICKEL CONSTRUCTION — Mtn. Lake, MN**

Existing Tile — 2021



### **Map Location**

Customer: Raymond Harder  
State: MN  
County: Watonwan  
Township: Butterfield  
Section: 10Ae



### **Construction Office**

36821 575<sup>th</sup> Avenue  
Mtn. Lake, MN 56159-2202  
Office: (507) 427-2352  
Fax: (507) 427-2357  
nickelconst@frontiernet.net



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# **FARMLAND AUCTION**

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Minnesota

Watonwan

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 6428

Prepared: 9/3/21 2:15 PM

Crop Year: 2021

Page: 1 of 3

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

Recon Number

2016 Division of 5443

2016 - 81

Farms Associated with Operator:

10, 20, 541, 596, 1173, 1723, 4993, 5257, 5404, 6029, 6031, 6032, 6390, 6827, 6903, 6904, 6939

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
386.17	386.17	386.17	0.0	0.0	0.0	0.0	0.0	Active	4

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FRP	Native Sod
0.0	0.0	386.17	0.0	0.0	0.0

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	CORN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	381.33	169	0.00	0
Total Base Acres:	381.33			

Tract Number: 1247 Description E2 NW4 10-106-33 BUTTERFIELD

FSA Physical Location : Watonwan, MN

ANSI Physical Location: Watonwan, MN

BIA Range Unit Number:

HEL Status: NHFL: 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
79.7	79.7	79.7	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FRP	Native Sod		
0.0	0.0	79.7	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	78.89	169	0.00
Total Base Acres:	78.89		

Owners: HERRIG, RENEE  
LUNDSTEN, ROBYN

HARDER, CURTIS

Other Producers:



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United States  
Department of  
Agriculture

Watonwan County, Minnesota



**Farm 6428**

**Tract 1247**

2021 Program Year

Map Created March 30, 2021

**1063310**

0 345 690 1,380  
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

#### Wetland Determination Identifiers

● Restricted Use  
▼ Limited Restrictions  
■ Exempt from Conservation  
Compliance Provisions

Tract Cropland Total: 79.70 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-325 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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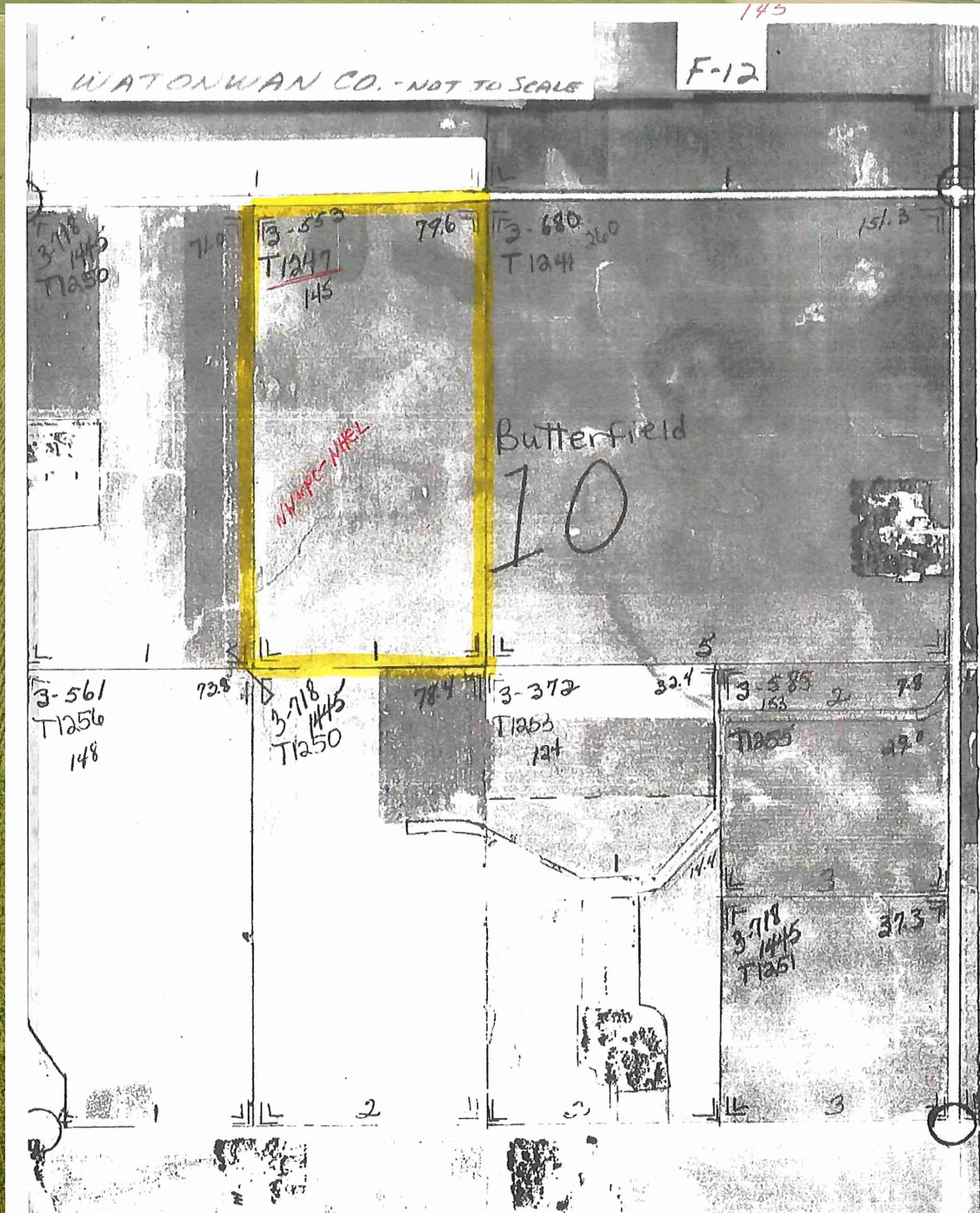
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**Beacon™** Watonwan County, MN

## Summary

Parcel ID 030100100  
Property Address  
Sec/Twp/Rng 10-106-033  
Brief Tax Description Sect-10 Twp-106 Range-033 80.00 AC E1/2 OF NW1/4  
(Note: Not to be used on legal documents)  
Deeded Acres 80.00  
Class 101 - (NON-HSTD) AGRICULTURAL  
District (301) BUTTERFIELD SD#0836  
School District 0836  
Creation Date 07/10/1989

## Owners

Primary Taxpayer  
Curtis A Harder Etal  
1024 Estate Dr  
Mountain Lake, MN 56159

## Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	77.8	0	0	0	79,000	AC
2	ROADS 2A	0	0	0	0	1,000	AC
Total						80,000	

## Valuation

	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$577,700	\$613,100	\$613,100	\$508,900	\$508,900
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$577,700	\$613,100	\$613,100	\$508,900	\$508,900

## Taxation

	2021 Payable	2020 Payable	2019 Payable	2018 Payable
Estimated Market Value	\$613,100	\$613,100	\$508,900	\$508,900
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$613,100	\$613,100	\$508,900	\$508,900
Net Taxes Due	\$4,114.00	\$3,968.00	\$3,532.00	\$3,300.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$4,114.00	\$3,968.00	\$3,532.00	\$3,300.00



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**PARCEL #2-80 Deeded Acres**



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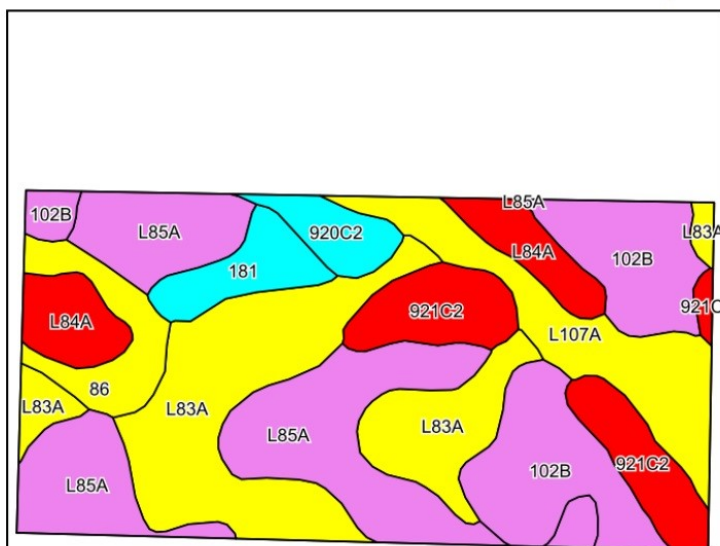


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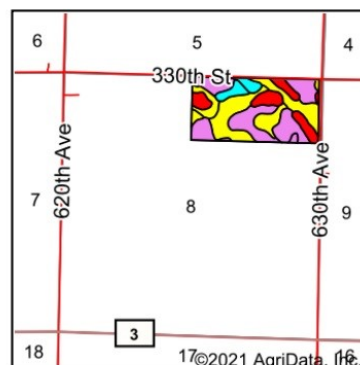
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**Soils Map**



©2021 AgriData, Inc.



State: **Minnesota**  
County: **Watonwan**  
Location: **8-106N-33W**  
Township: **Butterfield**  
Acres: **76.5**  
Date: **9/30/2021**



Maps Provided By



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Soils data provided by USDA and NRCS.

Area Symbol: MN165, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index
L83A	Webster clay loam, 0 to 2 percent slopes	18.10	23.7%		Poorly drained	IIw	93
L85A	Nicollet clay loam, 1 to 3 percent slopes	17.89	23.4%		Somewhat poorly drained	Iw	99
102B	Clarion loam, 2 to 6 percent slopes	12.40	16.2%		Moderately well drained	Ile	95
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	7.41	9.7%		Poorly drained	IIw	91
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	7.14	9.3%		Well drained	IIle	87
L84A	Glencoe clay loam, 0 to 1 percent slopes	4.89	6.4%		Very poorly drained	IIlw	86
86	Canisteo clay loam, 0 to 2 percent slopes	3.57	4.7%		Poorly drained	IIw	93
181	Litchfield loamy fine sand	2.94	3.8%		Moderately well drained	IIIs	67
920C2	Clarion-Esterville complex, 6 to 12 percent slopes, eroded	2.16	2.8%		Well drained	Ile	70
Weighted Average							91.9

\*c: Using Capabilities Class Dominant Condition Aggregation Method



**REAL ESTATE SALES STAFF**

**DUSTYN HARTUNG 507-236-7629**

**LEAH HARTUNG 507-236-8786**

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

**www.auctioneeralley.com**

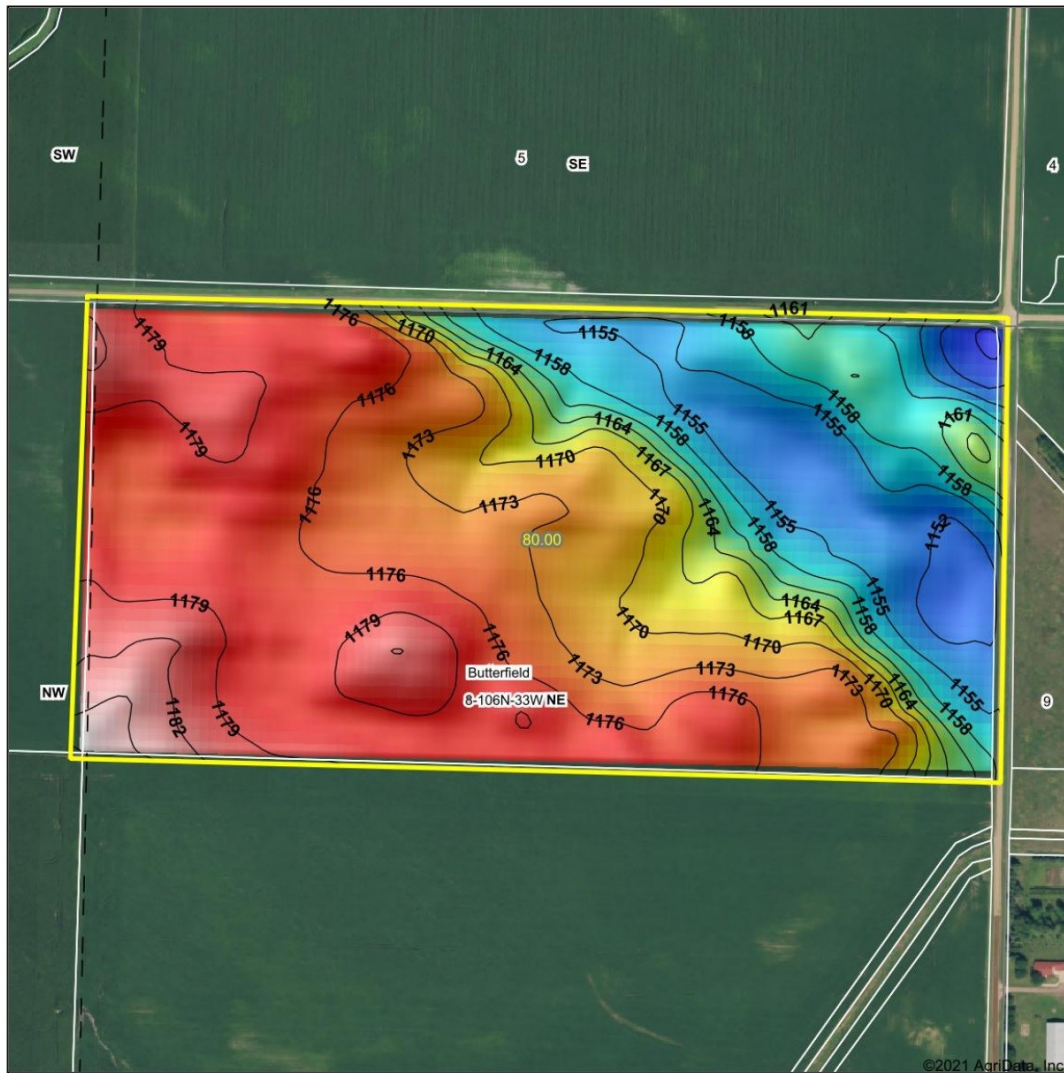


**392.96 Acres +/- in Butterfield Twp, Watonwan Co., MN**

# **FARMLAND AUCTION**

**Tuesday, October 26, 2021 @ 10:00 AM**

Topography Hillshade



Low Elevation High

LAND SERVICES UNLIMITED Auctioneer Alley

Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING

© 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: 1,148.0

Max: 1,188.2

Range: 40.2

Average: 1,170.1

Standard Deviation: 9.68 ft

0ft 434ft 868ft



9/29/2021

map center: 43° 59' 58.47", -94° 49' 45.01

8-106N-33W  
Watonwan County  
Minnesota

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**Auctioneer Alley**

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**DUSTYN HARTUNG 507-236-7629**

**LEAH HARTUNG 507-236-8786**

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

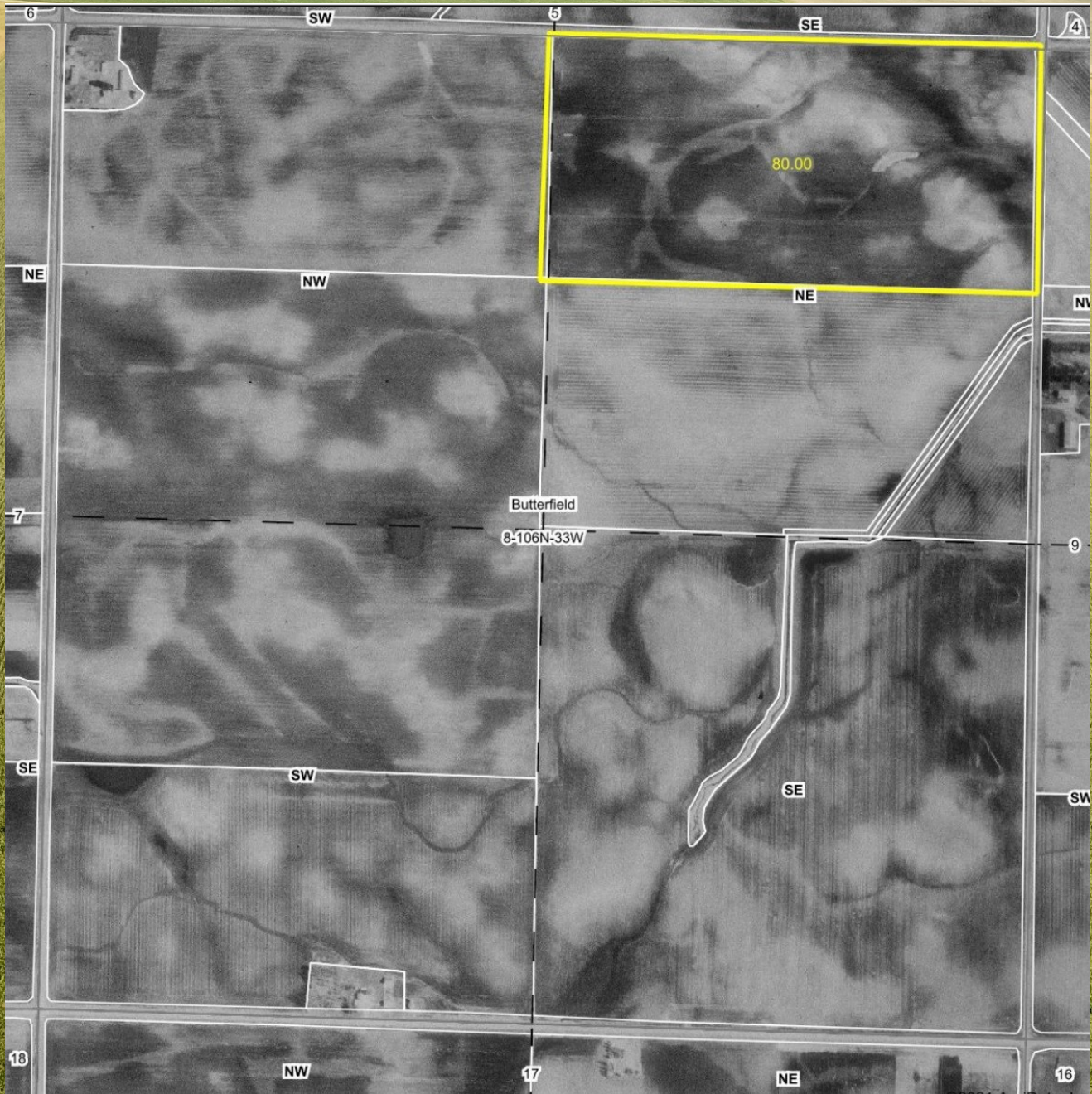
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**392.96 Acres +/- in Butterfield Twp, Watonwan Co., MN**

# ***FARMLAND AUCTION***

**Tuesday, October 26, 2021 @ 10:00 AM**



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**Tuesday, October 26, 2021 @ 10:00 AM**



### Existing Tile — 2021



Customer: Raymond Harder  
State: MN  
County: Watonwan  
Township: Butterfield  
Section: 8Bn



36821 575<sup>th</sup> Avenue  
Mtn. Lake, MN 56159-2202  
Office: (507) 427-2352  
Fax: (507) 427-2357  
nickelconst@frontiernet.net



**LEAH HARTUNG 507-236-8786**

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

**www.auctioneeralley.com**



**392.96 Acres +/- in Butterfield Twp, Watonwan Co., MN**

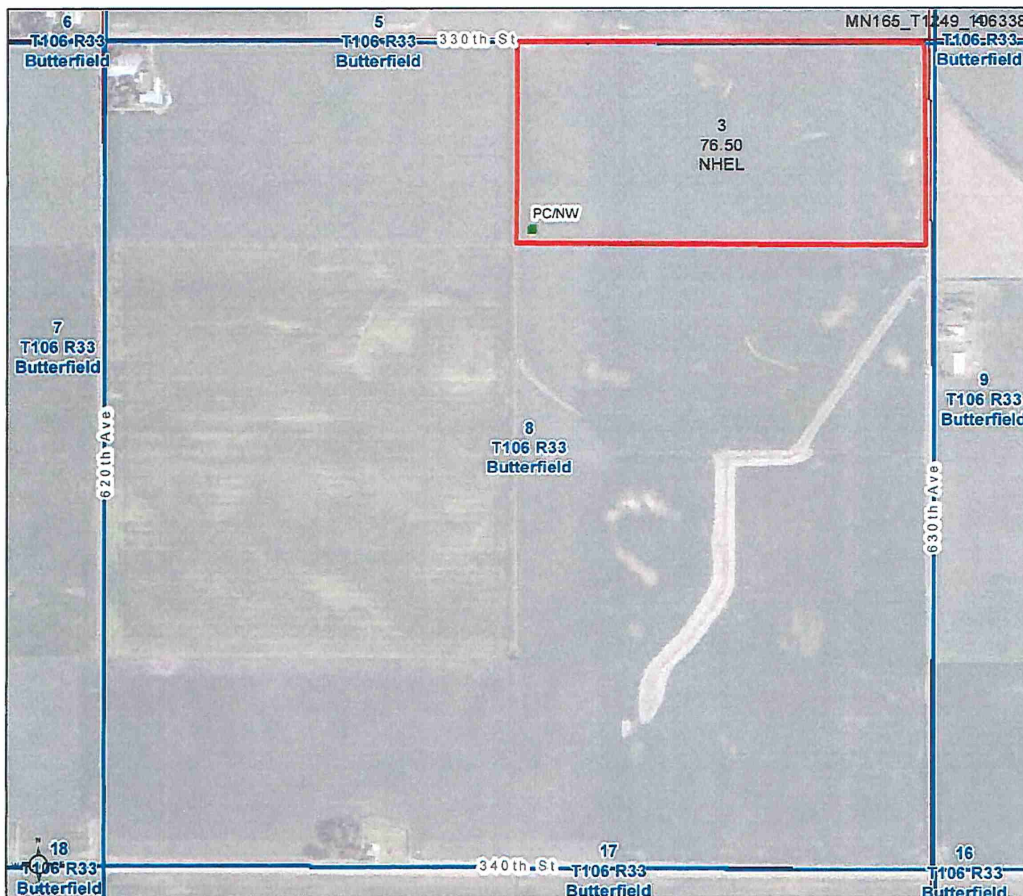
# **FARMLAND AUCTION**

**Tuesday, October 26, 2021 @ 10:00 AM**



United States  
Department of  
Agriculture

**Watonwan County, Minnesota**



**Farm 6428**

**Tract 1249**

**2021 Program Year**

Map Created March 30, 2021

**106338**



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: 76.50 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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**LEAH HARTUNG 507-236-8786**

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**392.96 Acres +/- in Butterfield Twp, Watonwan Co., MN**

# **FARMLAND AUCTION**

**Tuesday, October 26, 2021 @ 10:00 AM**

Minnesota

Watonwan

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 6428

Prepared: 9/3/21 2:15 PM

Crop Year: 2021

Page: 2 of 3

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.

Tract Number: 1249 Description N2 NE4 8-106-33 BUTTERFIELD

FSA Physical Location : Watonwan, MN

ANSI Physical Location: Watonwan, 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
76.5	76.5	76.5	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	76.5	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	75.72	169	0.00
Total Base Acres:	75.72		

Owners: HERRIG, RENEE  
LUNDSTEN, ROBYN

HARDER, CURTIS

Other Producers:



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**Tuesday, October 26, 2021 @ 10:00 AM**





**392.96 Acres +/- in Butterfield Twp, Watonwan Co., MN**

# **FARMLAND AUCTION**

**Tuesday, October 26, 2021 @ 10:00 AM**



## Summary

Parcel ID 030080100  
Property Address  
Sec/Twp/Rng 08-106-033  
Brief Tax Description Sect-08 Twp-106 Range-033 80.00 AC N1/2 OF NE1/4  
(Note: Not to be used on legal documents)  
Deeded Acres 80.00  
Class 101 - (NON-HSTD) AGRICULTURAL  
District (301) BUTTERFIELD SD#0836  
School District 0836  
Creation Date 07/10/1989

## Owners

Primary Taxpayer  
Curtis A Harder Etal  
1024 Estate Dr  
Mountain Lake, MN 56159

## Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	77	0	0	0	77.000	AC
2	ROADS 2A	0	0	0	0	3.000	AC
Total						80.000	

## Valuation

	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$557,300	\$591,500	\$591,500	\$490,900	\$490,900
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$557,300	\$591,500	\$591,500	\$490,900	\$490,900

## Taxation

	2021 Payable	2020 Payable	2019 Payable	2018 Payable
Estimated Market Value	\$591,500	\$591,500	\$490,900	\$490,900
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$591,500	\$591,500	\$490,900	\$490,900
Net Taxes Due	\$3,968.00	\$3,830.00	\$3,408.00	\$3,182.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$3,968.00	\$3,830.00	\$3,408.00	\$3,182.00



**REAL ESTATE SALES STAFF**

**DUSTYN HARTUNG 507-236-7629**

**LEAH HARTUNG 507-236-8786**

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**392.96 Acres +/- in Butterfield Twp, Watonwan Co., MN**

# ***FARMLAND AUCTION***

**Tuesday, October 26, 2021 @ 10:00 AM**

**PARCEL #3-112.96 Deeded Acres**



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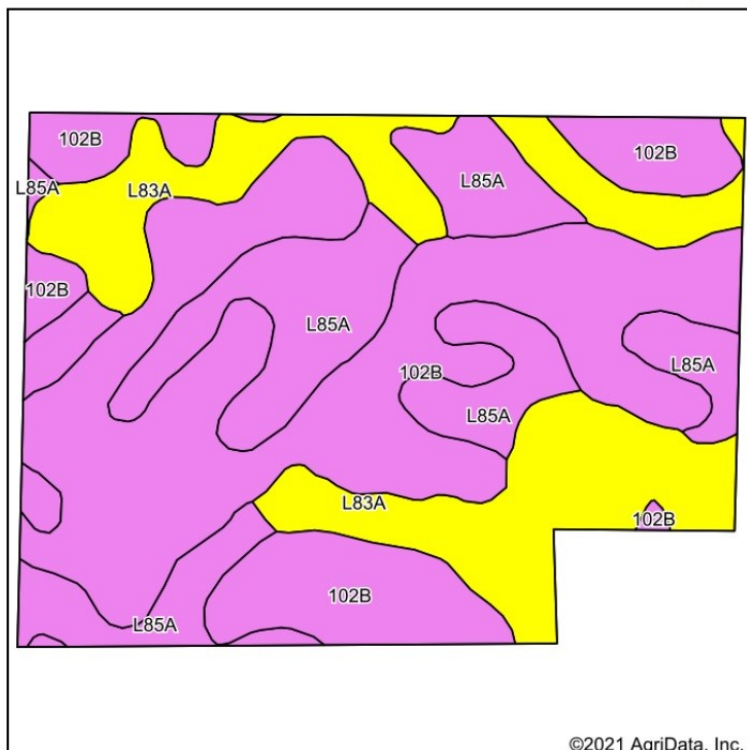


**392.96 Acres +/- in Butterfield Twp, Watonwan Co., MN**

# **FARMLAND AUCTION**

**Tuesday, October 26, 2021 @ 10:00 AM**

**Soils Map**

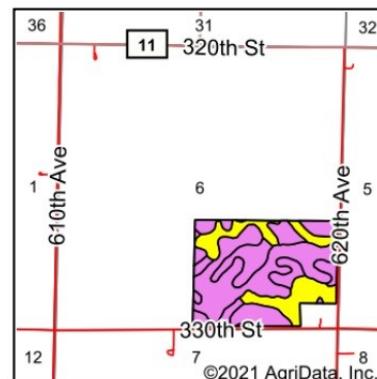


Soils data provided by USDA and NRCS.

Area Symbol: MN165, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index
102B	Clarion loam, 2 to 6 percent slopes	56.39	50.6%		Moderately well drained	Ile	95
L83A	Webster clay loam, 0 to 2 percent slopes	27.80	24.9%		Poorly drained	IIw	93
L85A	Nicollet clay loam, 1 to 3 percent slopes	27.28	24.5%		Somewhat poorly drained	Iw	99
Weighted Average							95.5

\*c: Using Capabilities Class Dominant Condition Aggregation Method



State: **Minnesota**  
County: **Watonwan**  
Location: **6-106N-33W**  
Township: **Butterfield**  
Acres: **111.47**  
Date: **9/30/2021**



Maps Provided By



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www.AgriDataInc.com



**REAL ESTATE SALES STAFF**

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**LEAH HARTUNG 507-236-8786**

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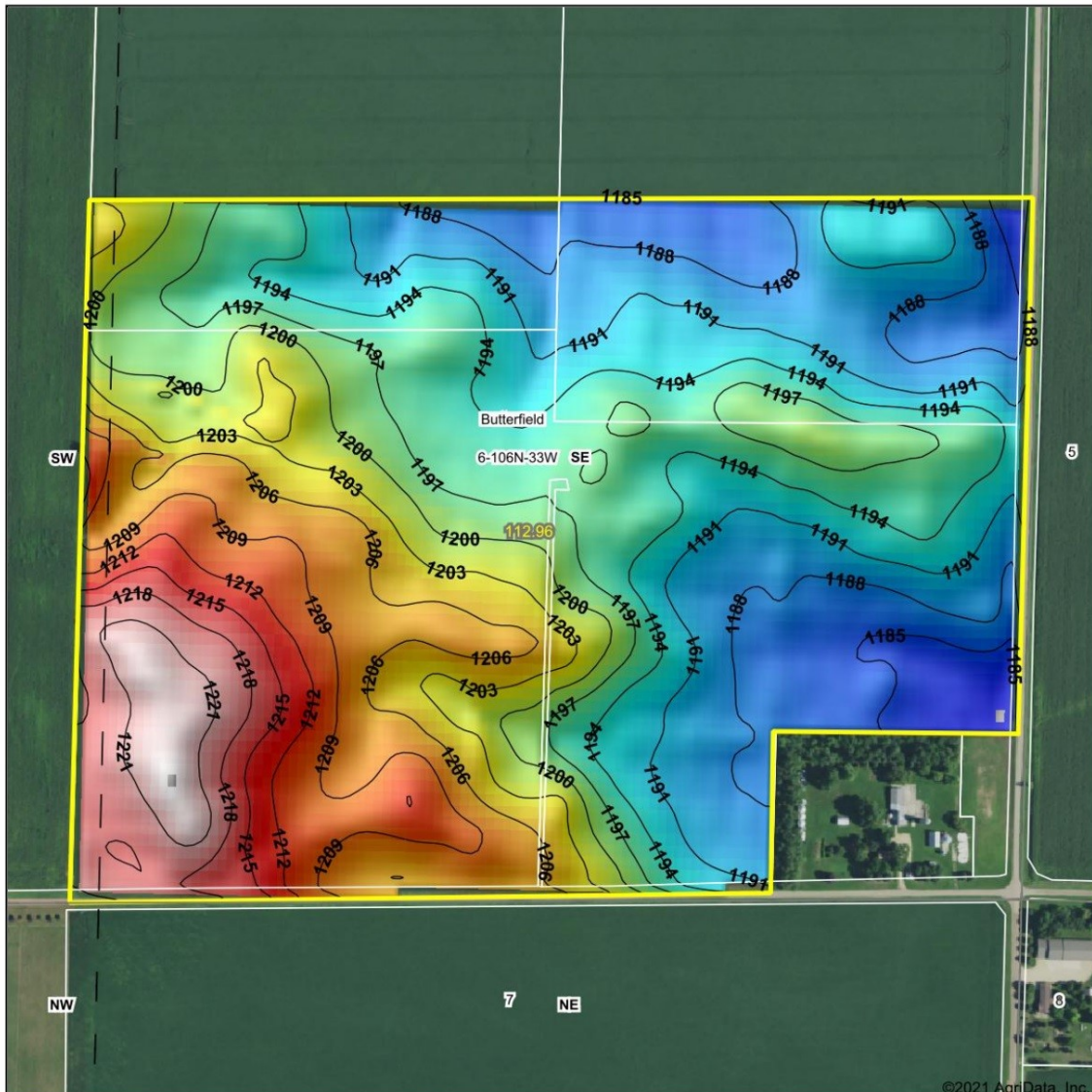


**392.96 Acres +/- in Butterfield Twp, Watonwan Co., MN**

# **FARMLAND AUCTION**

**Tuesday, October 26, 2021 @ 10:00 AM**

Topography Hillshade



Low Elevation High



**LAND SERVICES UNLIMITED**

**Auctioneer Alley**

Maps Provided By



**surety**

CUSTOMIZED ONLINE MAPPING

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

Source: USGS 10 meter dem

Interval(ft): 3

Min: 1,182.3

Max: 1,223.9

Range: 41.6

Average: 1,198.7

Standard Deviation: 9.88 ft

0ft 439ft 878ft



9/30/2021

map center: 44° 0' 50.09, -94° 50' 58.05

6-106N-33W

Watonwan County

Minnesota

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**392.96 Acres +/- in Butterfield Twp, Watonwan Co., MN**

# ***FARMLAND AUCTION***

**Tuesday, October 26, 2021 @ 10:00 AM**



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**392.96 Acres +/- in Butterfield Twp, Watonwan Co., MN**

# **FARMLAND AUCTION**

**Tuesday, October 26, 2021 @ 10:00 AM**

Minnesota

Watonwan

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM: 6428**

Prepared: 9/3/21 2:15 PM

Crop Year: 2021

Page: 3 of 3

**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.

Tract Number: 6025 Description S2SE4 Less 7AC bldg site 6-106-33 BUTTERFIELD

FSA Physical Location : Watonwan, MN

ANSI Physical Location: Watonwan, MN

BIA Range Unit Number:

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

Recon Number

Wetland Status: Tract does not contain a wetland

2016 - 80

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
72.87	72.87	72.87	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	72.87	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	71.2	169	0.00				
Total Base Acres:	71.2						

Owners: RAYMOND F HARDER REVOCABLE LIVING TRUST

Other Producers:



**REAL ESTATE SALES STAFF**

**DUSTYN HARTUNG 507-236-7629**

**LEAH HARTUNG 507-236-8786**

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**392.96 Acres +/- in Butterfield Twp, Watonwan Co., MN**

# **FARMLAND AUCTION**

**Tuesday, October 26, 2021 @ 10:00 AM**

Tract Number: 5506      Description S2 NE4, N2 SE4 6-106-33 BUTTERFIELD

FSA Physical Location :    Watonwan, MN

ANSI Physical Location: Watonwan, MN

BIA Range Unit Number:

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

Recon Number

Wetland Status:    Tract does not contain a wetland

2013- 6

WL Violations:    None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
157.1	157.1	157.1	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		Native Sod	
0.0	0.0	157.1	0.0	0.0		0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	155.52	169	0.00
Total Base Acres:	155.52		

Owners: HERRIG, RENEE  
LUNDSTEN, ROBYN

HARDER, CURTIS

Other Producers:



**REAL ESTATE SALES STAFF**

**DUSTYN HARTUNG 507-236-7629**

**LEAH HARTUNG 507-236-8786**

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**392.96 Acres +/- in Butterfield Twp, Watonwan Co., MN**

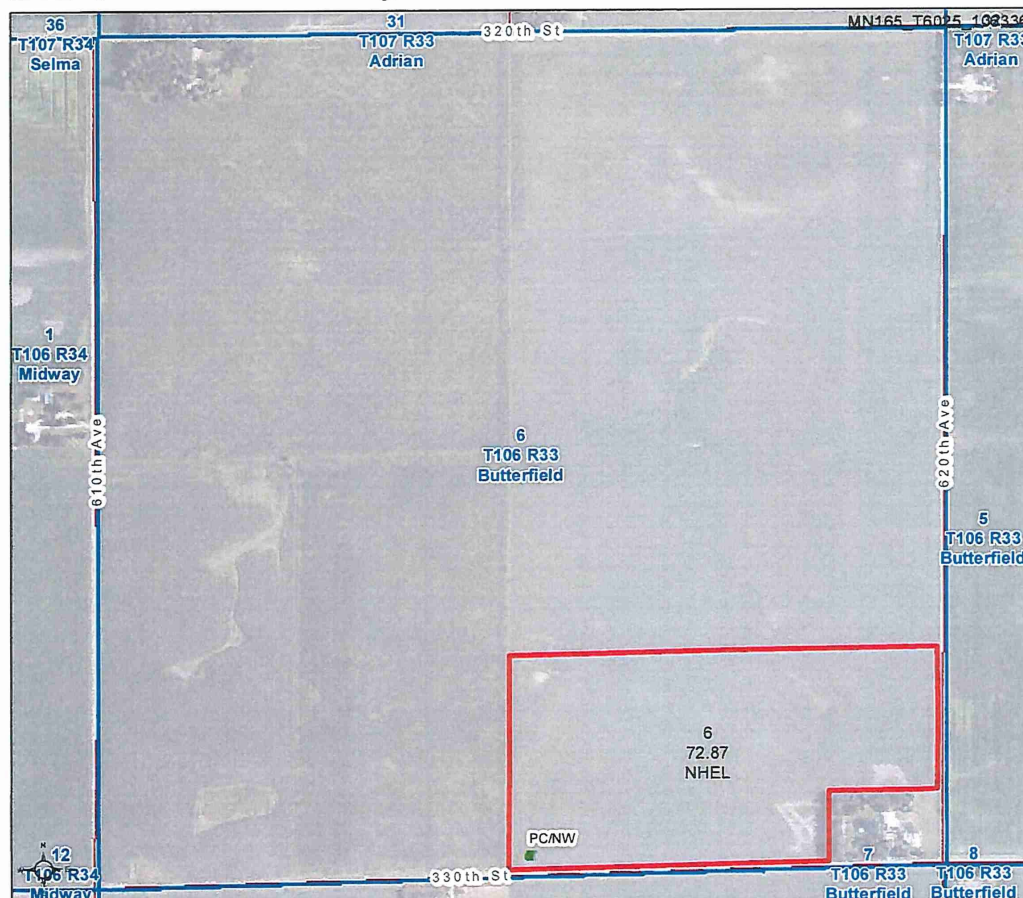
# **FARMLAND AUCTION**

**Tuesday, October 26, 2021 @ 10:00 AM**



United States  
Department of  
Agriculture

**Watonwan County, Minnesota**



**Farm 6428**

**Tract 6025**

**2020 Program Year**

Map Created April 17, 2020

**106336**

0 337.5 675 1,350  
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: 72.87 acres

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**LEAH HARTUNG 507-236-8786**

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**392.96 Acres +/- in Butterfield Twp, Watonwan Co., MN**

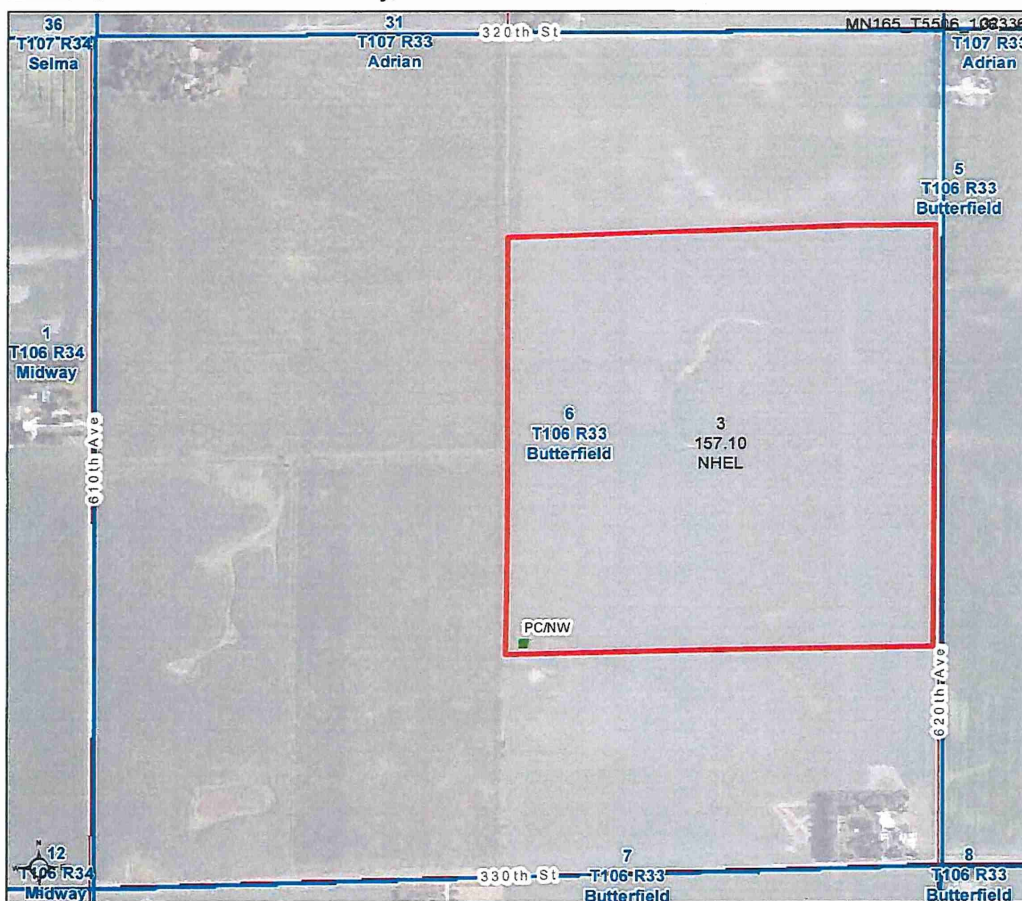
# **FARMLAND AUCTION**

**Tuesday, October 26, 2021 @ 10:00 AM**



United States  
Department of  
Agriculture

**Watonwan County, Minnesota**



**Farm 6428**

**Tract 5506**

**2021 Program Year**

Map Created March 30, 2021

**106336**

0 337.5 675 1,350  
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

#### **Wetland Determination Identifiers**

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

Tract Cropland Total: 157.10 acres

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**LEAH HARTUNG 507-236-8786**

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**392.96 Acres +/- in Butterfield Twp, Watonwan Co., MN**

# **FARMLAND AUCTION**

**Tuesday, October 26, 2021 @ 10:00 AM**



## Summary

Parcel ID 030060705  
Property Address  
Sec/Twp/Rng 06-106-033  
Brief Tax Description Sect-06 Twp-106 Range-033 72.96 AC S1/2 OF SE1/4 LESS 7.04AC  
(Note: Not to be used on legal documents)  
Deeded Acres 72.96  
Class 101 - (NON-HSTD) AGRICULTURAL  
District (301) BUTTERFIELD SD#0836  
School District 0836  
Creation Date 08/09/2013

## Owners

Primary Taxpayer  
Curtis A Harder Etal  
1024 Estate Dr  
Mountain Lake, MN 56159  
Alternate Taxpayer  
Curtis A Harder Etal  
C/O Renee A Herrig  
1510 Second Ave  
Mountain Lake, MN 56159

## Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	85.94	0	0	0	70.820	AC
2	ROADS 2A	0	0	0	0	2.140	AC
Total						72.960	

## Valuation

	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$572,100	\$607,100	\$607,100	\$503,700	\$503,700
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$572,100	\$607,100	\$607,100	\$503,700	\$503,700

## Taxation

	2021 Payable	2020 Payable	2019 Payable	2018 Payable
Estimated Market Value	\$607,100	\$607,100	\$503,700	\$503,700
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$607,100	\$607,100	\$503,700	\$503,700
Net Taxes Due	\$4,074.00	\$3,930.00	\$3,496.00	\$3,266.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$4,074.00	\$3,930.00	\$3,496.00	\$3,266.00



**REAL ESTATE SALES STAFF**

**DUSTYN HARTUNG 507-236-7629**

**LEAH HARTUNG 507-236-8786**

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**392.96 Acres +/- in Butterfield Twp, Watonwan Co., MN**

# **FARMLAND AUCTION**

**Tuesday, October 26, 2021 @ 10:00 AM**



**Beacon™** Watonwan County, MN

## Summary

Parcel ID 030060710  
Property Address  
Sec/Twp/Rng 06-106-033  
Brief Tax Description Sect-06 Twp-106 Range-033 120.00 AC S 80.00AC OF NE1/4; NW1/4 OF SE1/4  
(Note: Not to be used on legal documents)  
Deeded Acres 120.00  
Class 101 - (NON-HSTD) AGRICULTURAL  
District (301) BUTTERFIELD SD#0836  
School District 0836  
Creation Date 08/09/2013

## Owners

Primary Taxpayer  
Curtis A Harder Etal  
1024 Estate Dr  
Mountain Lake, MN 56159

## Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	82.13	0	0	0	119.000	AC
2	ROADS 2A	0	0	0	0	1.000	AC
Total						120.000	

## Valuation

	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$918,700	\$975,000	\$975,000	\$809,200	\$809,200
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$918,700	\$975,000	\$975,000	\$809,200	\$809,200

## Taxation

	2021 Payable	2020 Payable	2019 Payable	2018 Payable
Estimated Market Value	\$975,000	\$975,000	\$809,200	\$809,200
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$975,000	\$975,000	\$809,200	\$809,200
Net Taxes Due	\$6,542.00	\$6,312.00	\$5,616.00	\$5,246.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$6,542.00	\$6,312.00	\$5,616.00	\$5,246.00



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**DUSTYN HARTUNG 507-236-7629**

**LEAH HARTUNG 507-236-8786**

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**392.96 Acres +/- in Butterfield Twp, Watonwan Co., MN**

# **FARMLAND AUCTION**

**Tuesday, October 26, 2021 @ 10:00 AM**



## Summary

Parcel ID 030060800  
Property Address  
Sec/Twp/Rng 06-106-033  
Brief Tax Description Sect-06 Twp-106 Range-033 40.00 AC NE1/4 OF SE1/4  
(Note: Not to be used on legal documents)  
Deeded Acres 40.00  
Class 101 - (NON-HSTD) AGRICULTURAL  
District (301) BUTTERFIELD SD#0836  
School District 0836  
Creation Date 07/10/1989

## Owners

Primary Taxpayer  
Curtis A Harder Etal  
1024 Estate Dr  
Mountain Lake, MN 56159

## Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	84.6	0	0	0	39,000	AC
2	ROADS 2A	0	0	0	0	1,000	AC
Total						40,000	

## Valuation

	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$310,100	\$329,100	\$329,100	\$273,200	\$273,200
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$310,100	\$329,100	\$329,100	\$273,200	\$273,200

## Taxation

	2021 Payable	2020 Payable	2019 Payable	2018 Payable
Estimated Market Value	\$329,100	\$329,100	\$273,200	\$273,200
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$329,100	\$329,100	\$273,200	\$273,200
Net Taxes Due	\$2,208.00	\$2,130.00	\$1,896.00	\$1,772.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$2,208.00	\$2,130.00	\$1,896.00	\$1,772.00



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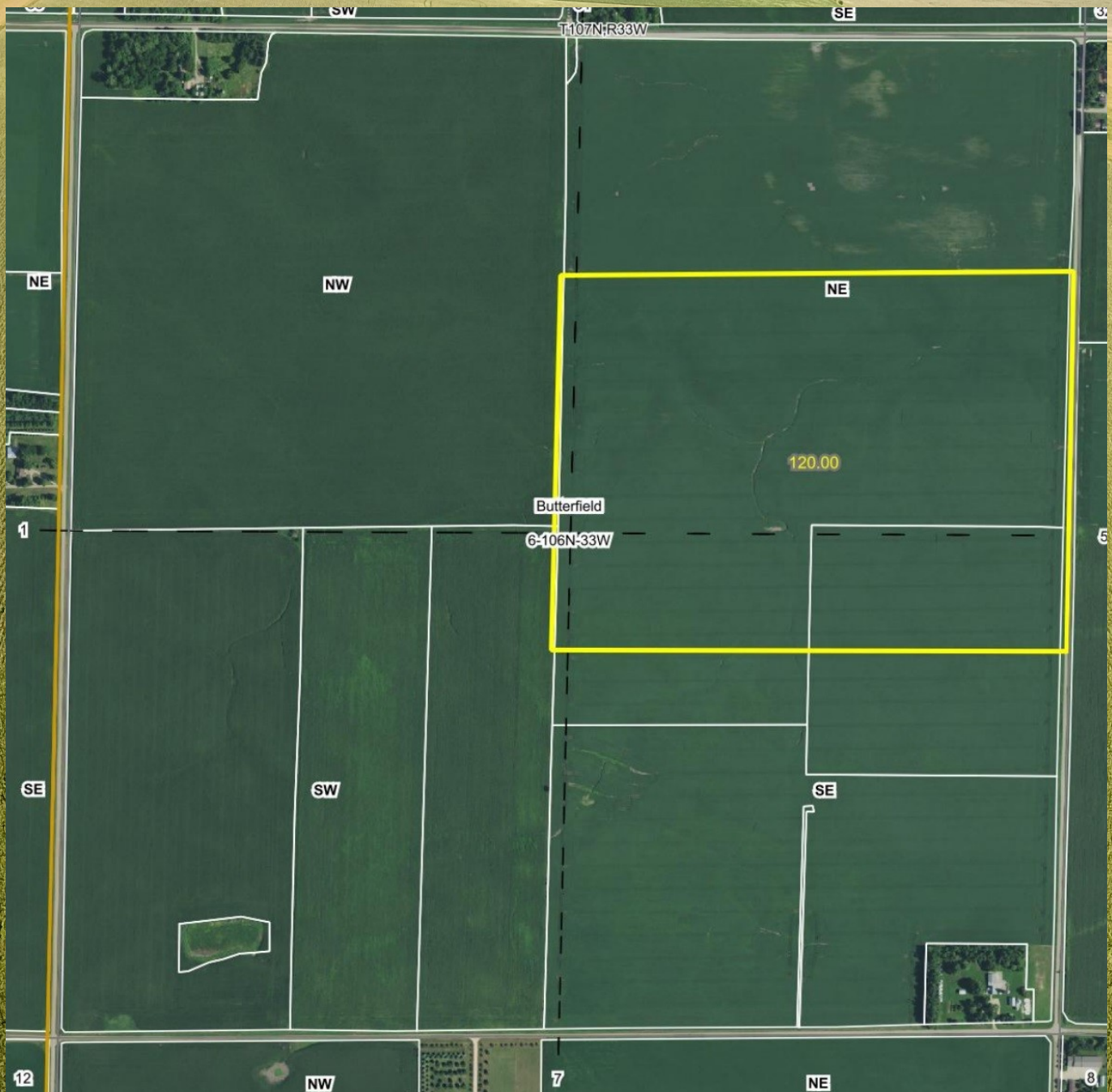


**392.96 Acres +/- in Butterfield Twp, Watonwan Co., MN**

# ***FARMLAND AUCTION***

**Tuesday, October 26, 2021 @ 10:00 AM**

**PARCEL #4-120 Deeded Acres**



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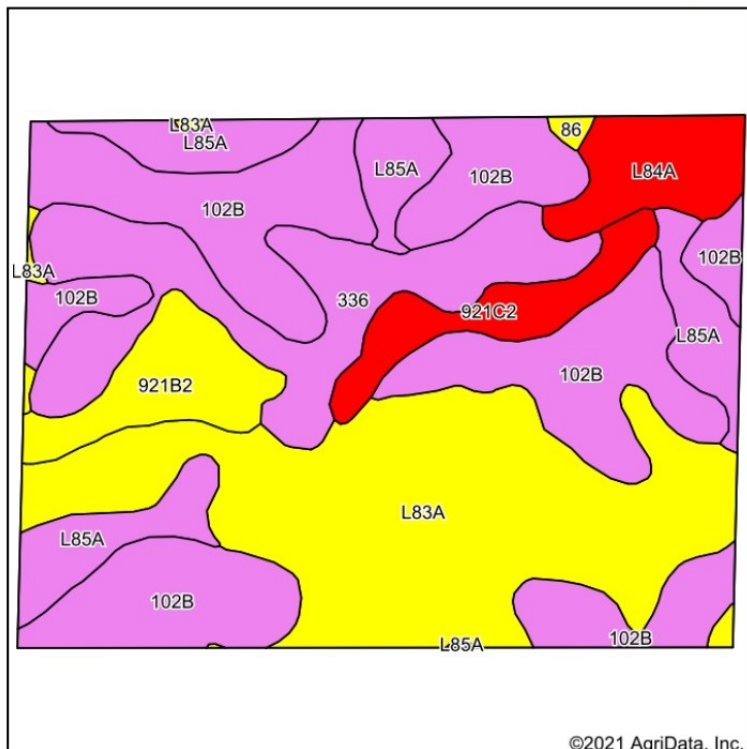


**392.96 Acres +/- in Butterfield Twp, Watonwan Co., MN**

# **FARMLAND AUCTION**

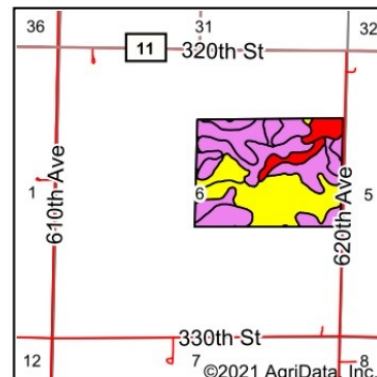
**Tuesday, October 26, 2021 @ 10:00 AM**

**Soils Map**



Soils data provided by USDA and NRCS.

©2021 AgriData, Inc.



State: **Minnesota**  
County: **Watonwan**  
Location: **6-106N-33W**  
Township: **Butterfield**  
Acres: **118.5**  
Date: **9/30/2021**



Maps Provided By



Area Symbol: MN165, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index
102B	Clarion loam, 2 to 6 percent slopes	39.10	33.0%		Moderately well drained	Ile	95
L83A	Webster clay loam, 0 to 2 percent slopes	34.61	29.2%		Poorly drained	IIw	93
336	Delft clay loam, 0 to 2 percent slopes	15.65	13.2%		Poorly drained	IIw	94
L85A	Nicollet clay loam, 1 to 3 percent slopes	12.24	10.3%		Somewhat poorly drained	Iw	99
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	6.08	5.1%		Moderately well drained	Ile	92
L84A	Glencoe clay loam, 0 to 1 percent slopes	5.42	4.6%		Very poorly drained	IIIw	86
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	5.08	4.3%		Well drained	IIle	87
86	Canisteo clay loam, 0 to 2 percent slopes	0.32	0.3%		Poorly drained	IIw	93
Weighted Average							93.8

\*c: Using Capabilities Class Dominant Condition Aggregation Method



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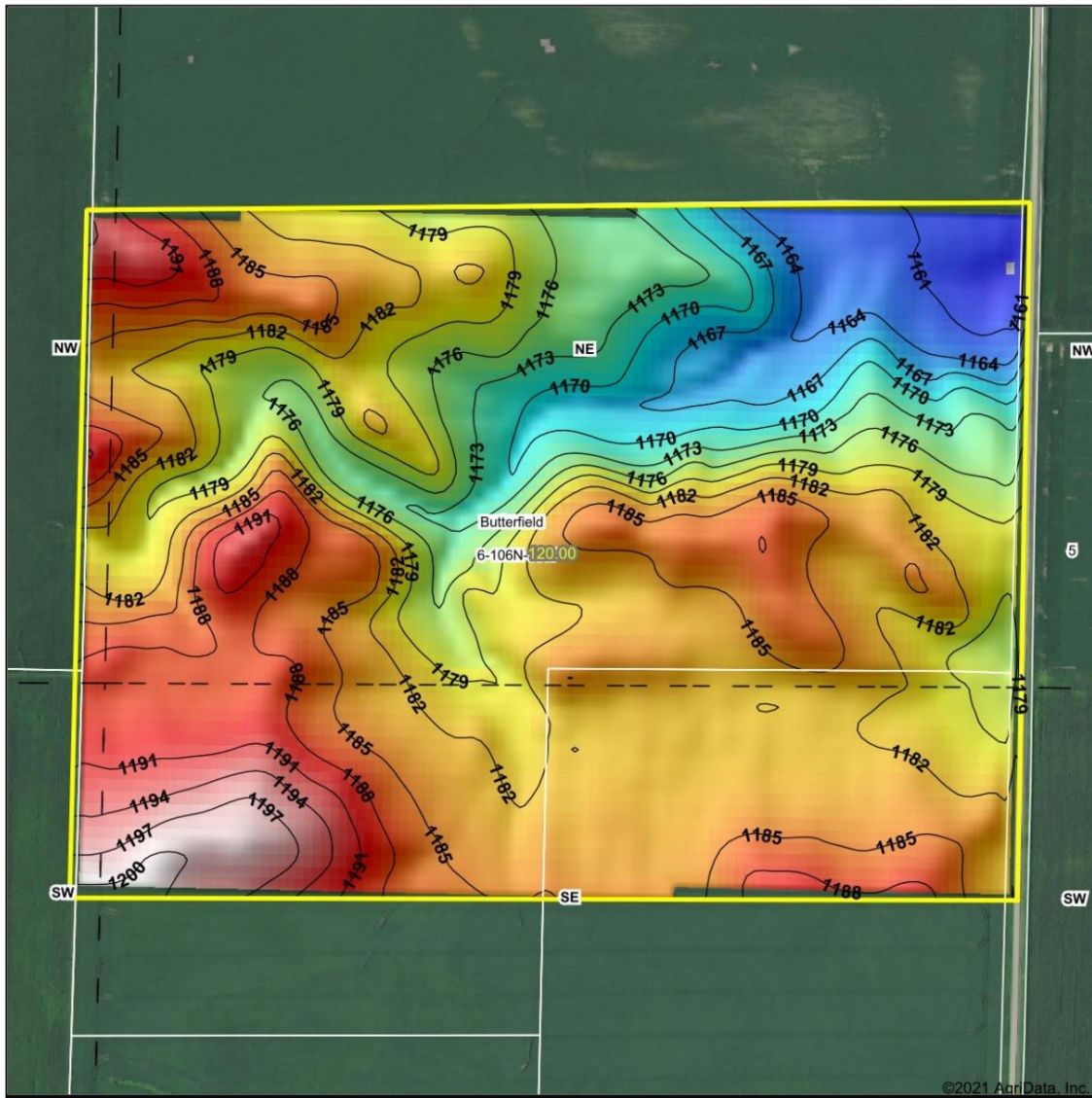


**392.96 Acres +/- in Butterfield Twp, Watonwan Co., MN**

# **FARMLAND AUCTION**

**Tuesday, October 26, 2021 @ 10:00 AM**

Topography Hillshade



Low Elevation High

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Maps Provided By

**surety**  
CUSTOMIZED ONLINE MAPPING

© 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: 1,159.1

Max: 1,201.0

Range: 41.9

Average: 1,180.9

Standard Deviation: 8.07 ft

0ft 440ft 880ft



9/30/2021

map center: 44° 0' 50.09, -94° 50' 58.05

6-106N-33W

Watonwan County

Minnesota

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**392.96 Acres +/- in Butterfield Twp, Watonwan Co., MN**

# ***FARMLAND AUCTION***

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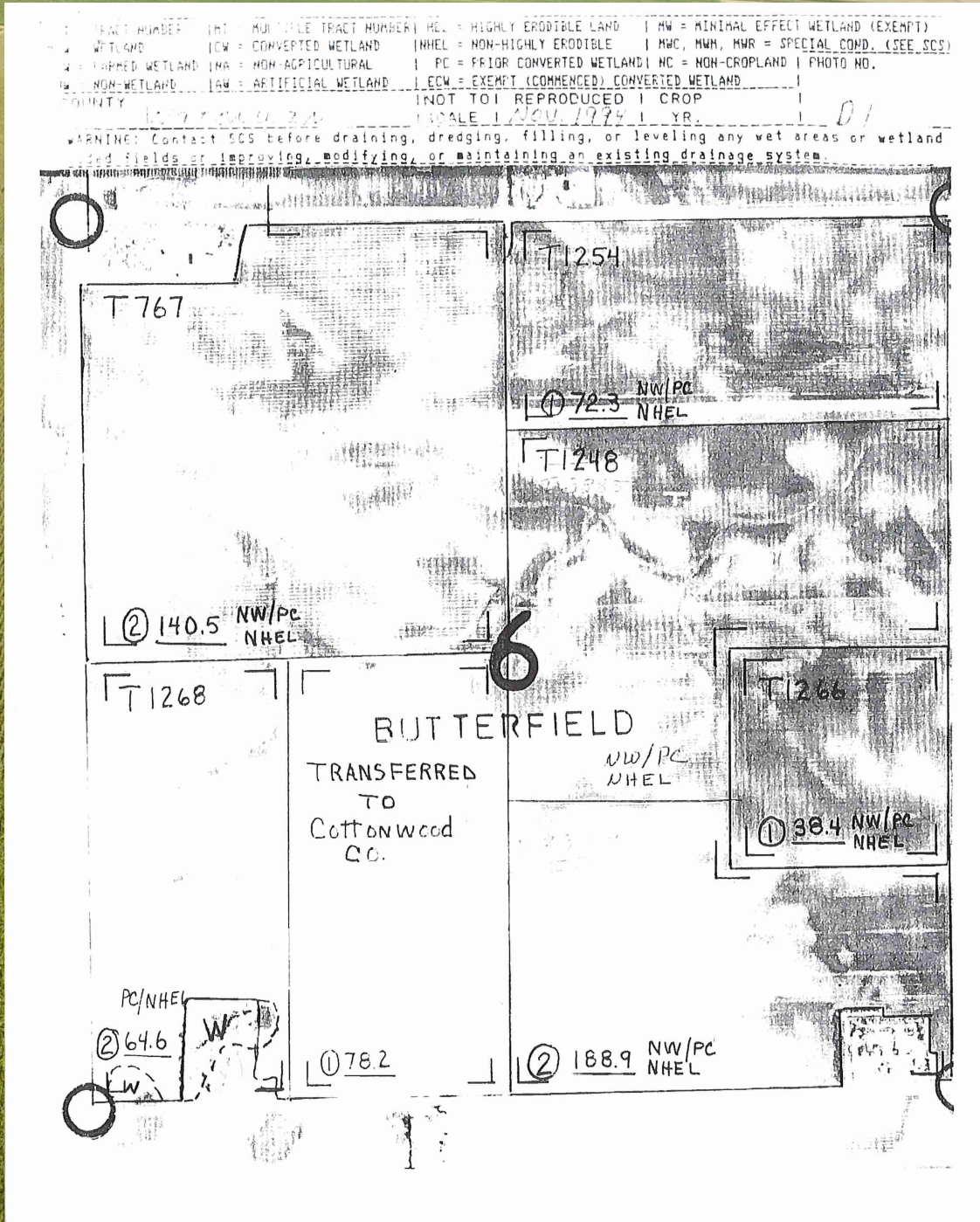
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**392.96 Acres +/- in Butterfield Twp, Watonwan Co., MN**

# **FARMLAND AUCTION**

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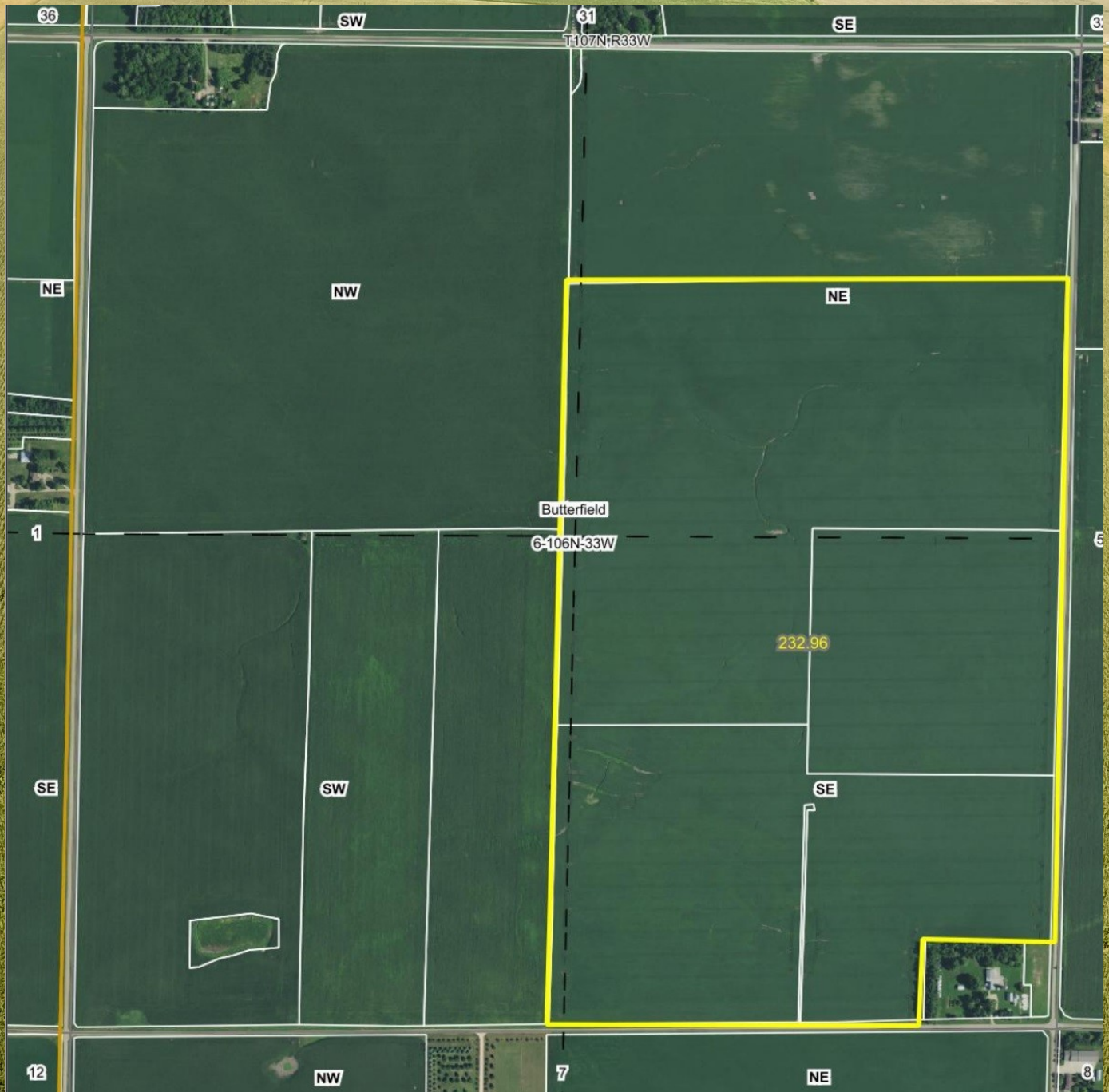


**392.96 Acres +/- in Butterfield Twp, Watonwan Co., MN**

# ***FARMLAND AUCTION***

**Tuesday, October 26, 2021 @ 10:00 AM**

**PARCEL #5-Combination of Parcel #3 & #4-232.96 Deeded Acres**



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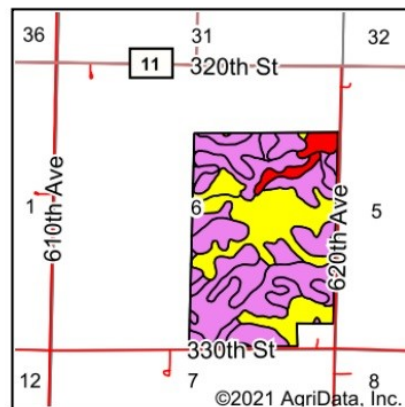
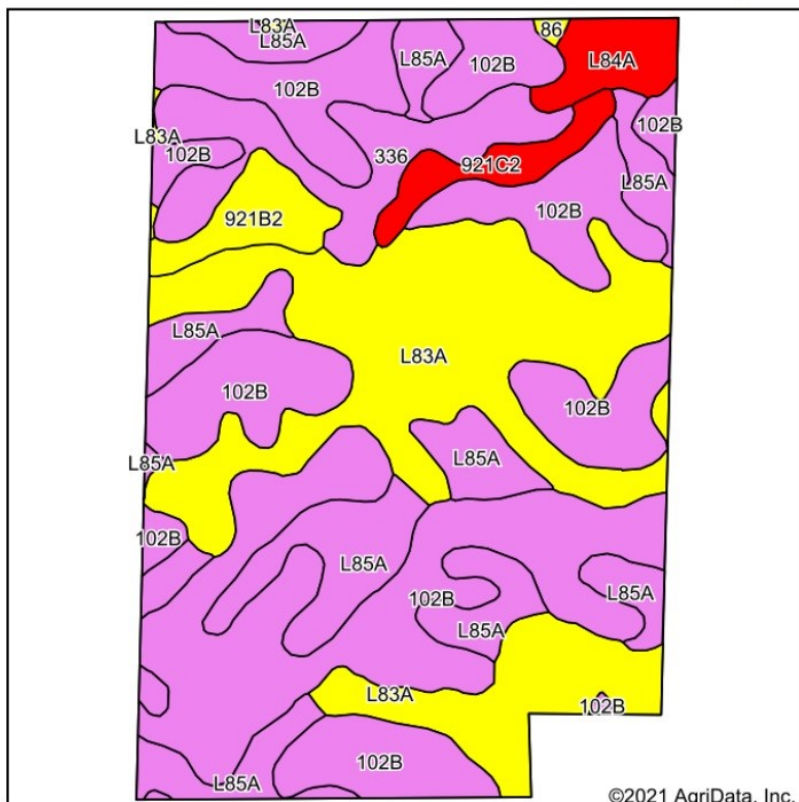


**392.96 Acres +/- in Butterfield Twp, Watonwan Co., MN**

# FARMLAND AUCTION

**Tuesday, October 26, 2021 @ 10:00 AM**

## Soils Map



State: **Minnesota**  
 County: **Watonwan**  
 Location: **6-106N-33W**  
 Township: **Butterfield**  
 Acres: **229.97**  
 Date: **9/30/2021**



Soils data provided by USDA and NRCS.

Area Symbol: MN165, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index
102B	Clarion loam, 2 to 6 percent slopes	95.31	41.4%		Moderately well drained	Ile	95
L83A	Webster clay loam, 0 to 2 percent slopes	62.22	27.1%		Poorly drained	IIw	93
L85A	Nicollet clay loam, 1 to 3 percent slopes	39.72	17.3%		Somewhat poorly drained	Iw	99
336	Delft clay loam, 0 to 2 percent slopes	15.65	6.8%		Poorly drained	IIw	94
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	6.06	2.6%		Moderately well drained	Ile	92
L84A	Glencoe clay loam, 0 to 1 percent slopes	5.55	2.4%		Very poorly drained	IIIw	86
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	5.08	2.2%		Well drained	IIle	87
86	Canisteo clay loam, 0 to 2 percent slopes	0.38	0.2%		Poorly drained	IIw	93
Weighted Average							94.6

\*c: Using Capabilities Class Dominant Condition Aggregation Method



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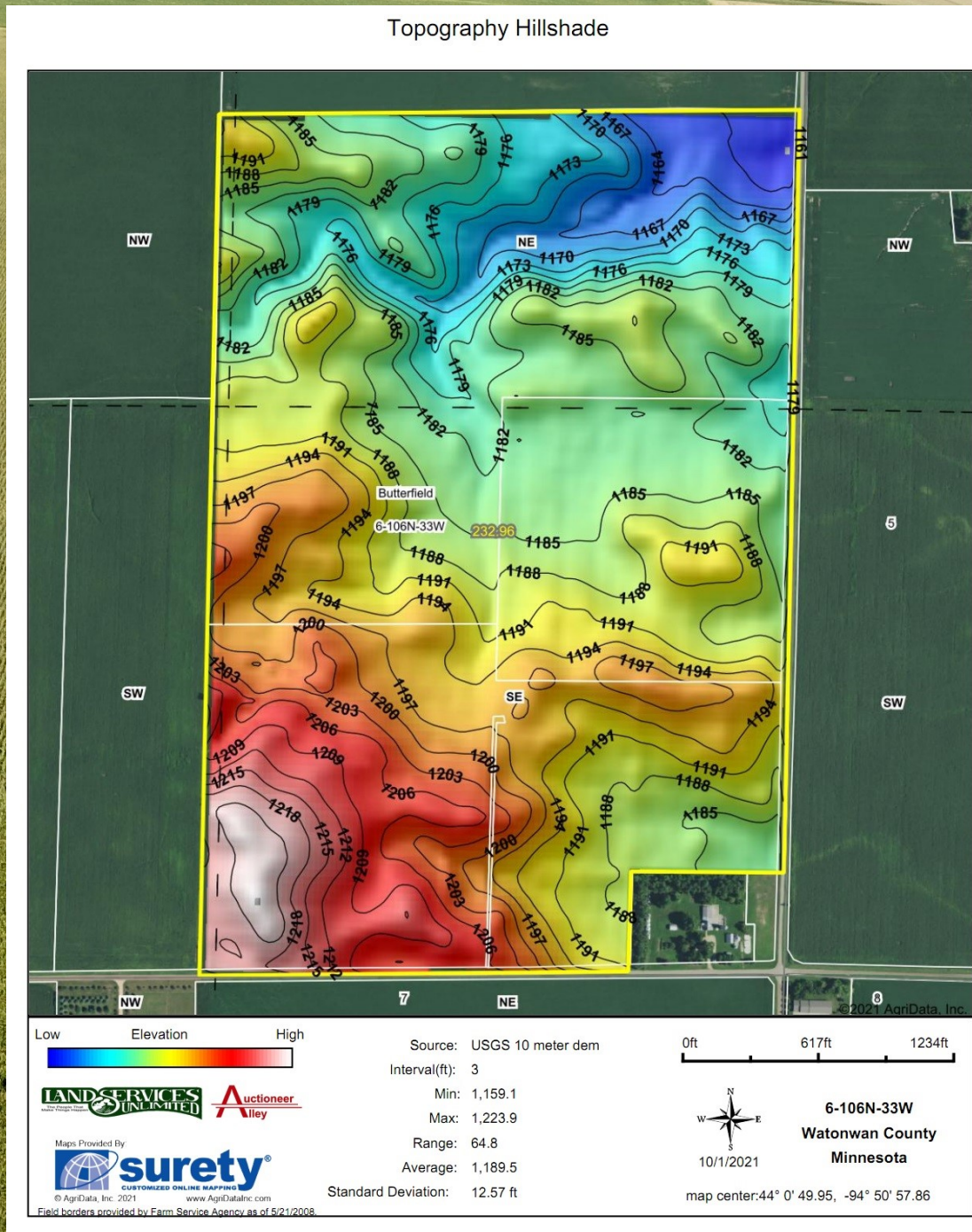
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