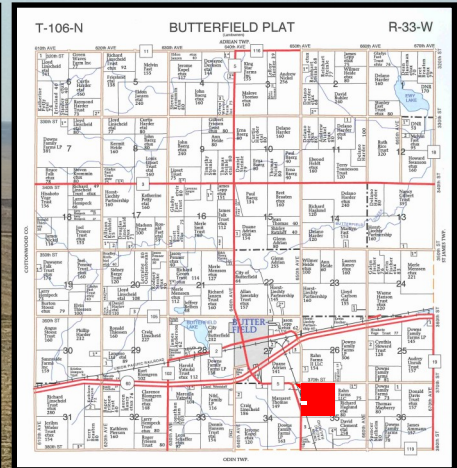


**Friday, December 3, 2021 @ 1:30 PM**

**PROPERTY LOCATION: From St. James, MN go 6 miles West on State Hwy 60 to 650th Ave, then 3/4 mile South. From Butterfield, MN 1 mile East on State Hwy 60 to 650th Ave, then 3/4 mile South.**



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# 156.86 Acres +/- in Butterfield Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Friday, December 3, 2021 @ 1:30 PM**

**SALE LOCATION:** Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 12-6-21 @ same time. Watch website for updates!



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

## ANDERSON FARM INFORMATION

**SALE METHOD:** The farm will be offered as one parcel on sale day.  
156.86 Deeded Acres x the bid.

**LEGAL DESCRIPTION:** 156.86 Deeded Acres located in the NW ¼ Excepting that part  
South of the RR R/W & Less 5.31 Acre Building Site in Section 35  
& the NE ¼ of Section 34 lying East of the RR R/W of Township  
106 North Range 33W, Watonwan County, MN

**TAX PARCEL ID #:** 030350400

**BUILDINGS:** Bare Farmland

**REAL ESTATE TAXES:** 2021 Non (HSTD) Ag Taxes = \$7,959.53

**FSA INFO:**

Total Acres	=	156.86 +/- acres
FSA Tillable Acres	=	155.90 +/- acres
Corn Base Acres	=	80.70 +/- acres
Corn PLC Yield	=	158.00 +/- bushels
Soybean Base Acres	=	75.20 +/- acres
Soybean PLC Yield	=	44.00 +/- bushels
Total Base Acres	=	155.90 +/- acres

**CPI:** Crop Productivity Index 88.4 \*Excellent soils on the farm  
\* See Soils Map

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

**TOPOGRAPHY:** Level to Gently Rolling  
\*See Topography Map

**DRAINAGE:** Farm is part of Judicial Ditch 13 which outlets to the NE. There is  
a 12" county tile which comes into the North side of the farm.  
\*See Tile Maps

**NRCS CLASSIFICATIONS:** NHEL (Non-Highly Erodible)

**WETLAND STATUS:** Completed in 1989  
\*See Wetland Determination

**LEASE STATUS:** The 2021 crop has been removed by the current tenant. The new  
buyer may enter the farm for 2021 fall tillage upon the execution  
of the purchase agreement following the auction. The new buyer  
will have possession of the farm upon a successful closing.

**AUCTIONS – REAL ESTATE - APPRAISALS**



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**KEVIN KAHLER 507-920-8060**

**LEAH HARTUNG 507-236-8786**

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**FALL TILLAGE:**

The current tenant has completed the 2021 fall tillage. The new buyer at the conclusion of the auction will be responsible for reimbursing the tenant. The amount owed will be \$23.00 x 155.90 FSA tillable acres = \$3,586.00

If there are any questions prior to the sale please  
call and thank you for looking!



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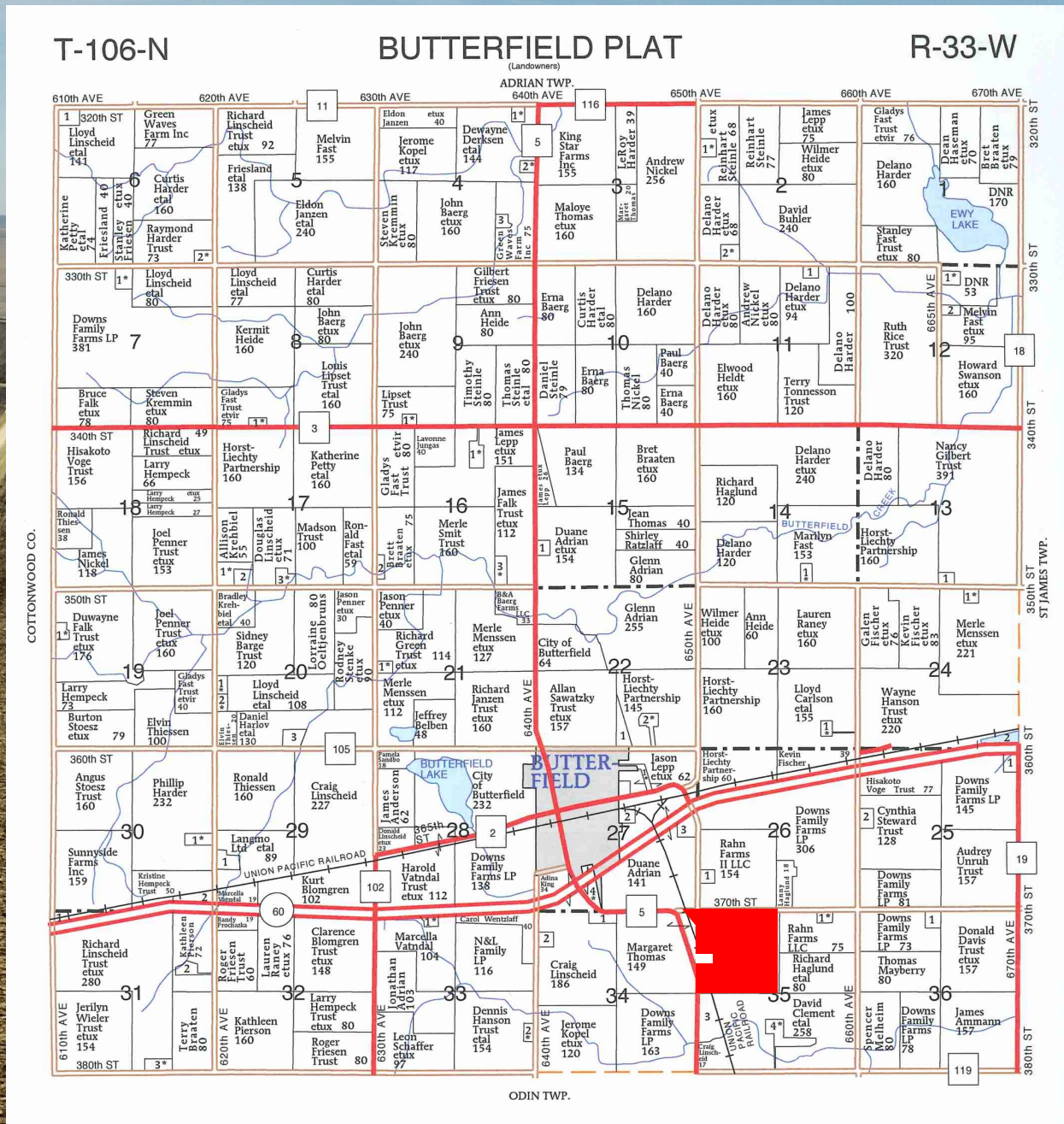


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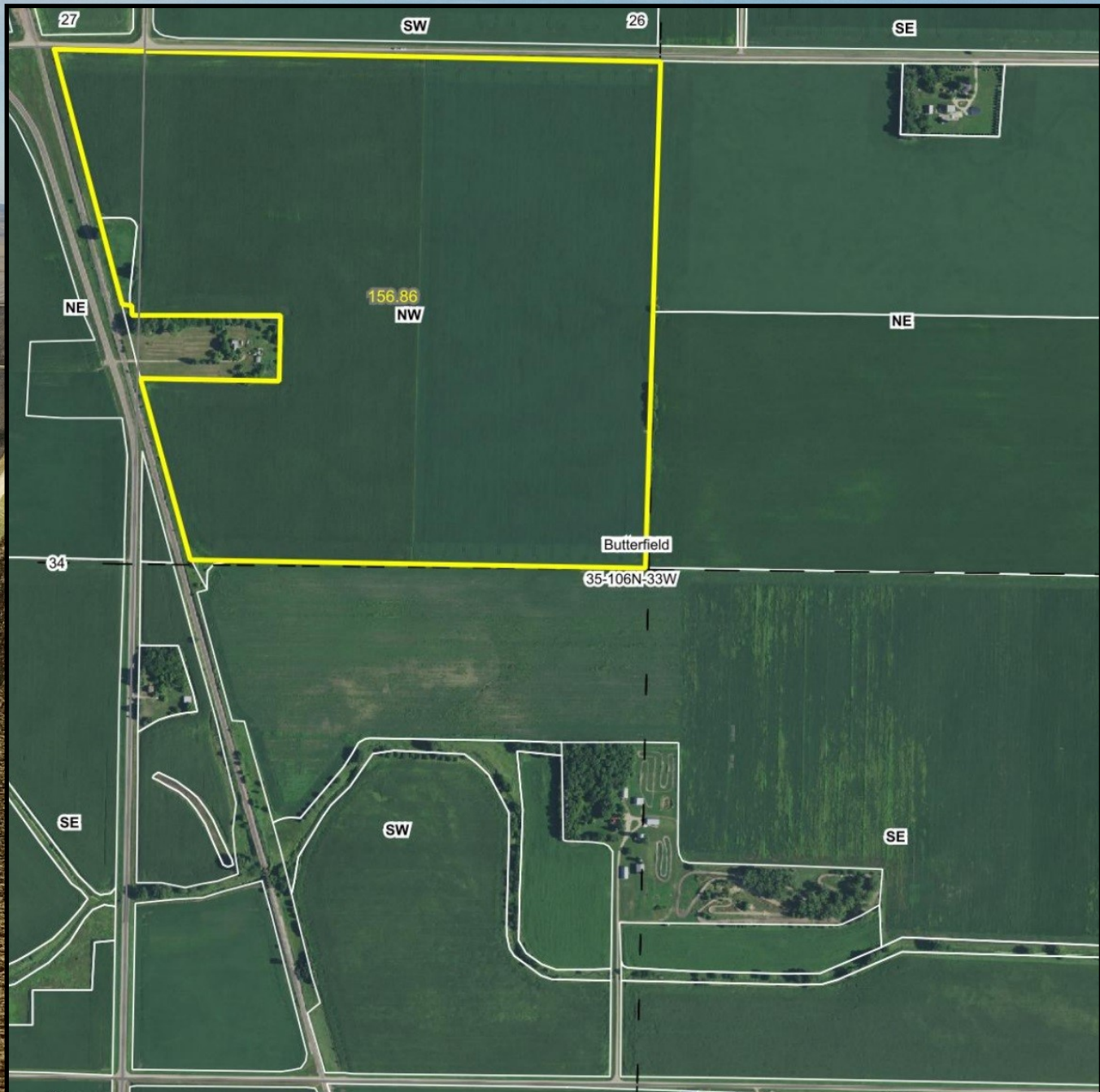


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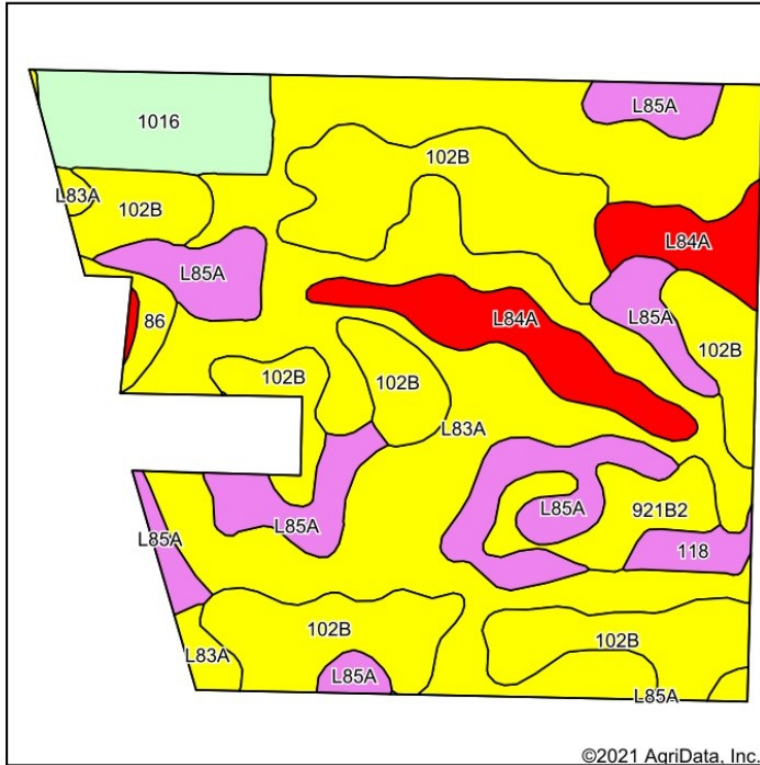
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**Soils Map**



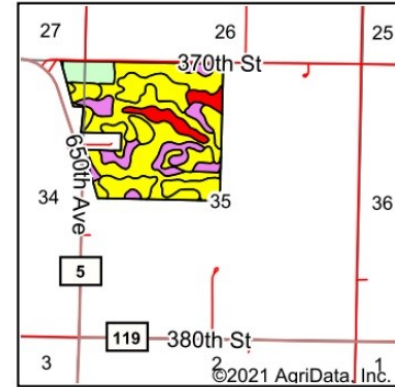
Soils data provided by USDA and NRCS.

Area Symbol: MN165, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
L83A	Webster clay loam, 0 to 2 percent slopes	61.93	39.7%		IIw	93	82
102B	Clarion loam, 2 to 6 percent slopes	41.59	26.7%		Ile	95	84
L85A	Nicollet clay loam, 1 to 3 percent slopes	21.94	14.1%		Iw	99	82
L84A	Glencoe clay loam, 0 to 1 percent slopes	12.20	7.8%		IIIw	86	76
1016	Udorthents, loamy	9.26	5.9%		VIs	0	
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	5.39	3.5%		Ile	92	84
118	Crippin loam, 1 to 3 percent slopes	1.99	1.3%		Ie	100	87
86	Canisteo clay loam, 0 to 2 percent slopes	1.60	1.0%		IIw	93	81
Weighted Average					2.16	88.4	*n 77.3

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



State: **Minnesota**  
County: **Watonwan**  
Location: **35-106N-33W**  
Township: **Butterfield**  
Acres: **155.9**  
Date: **11/13/2021**



Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING

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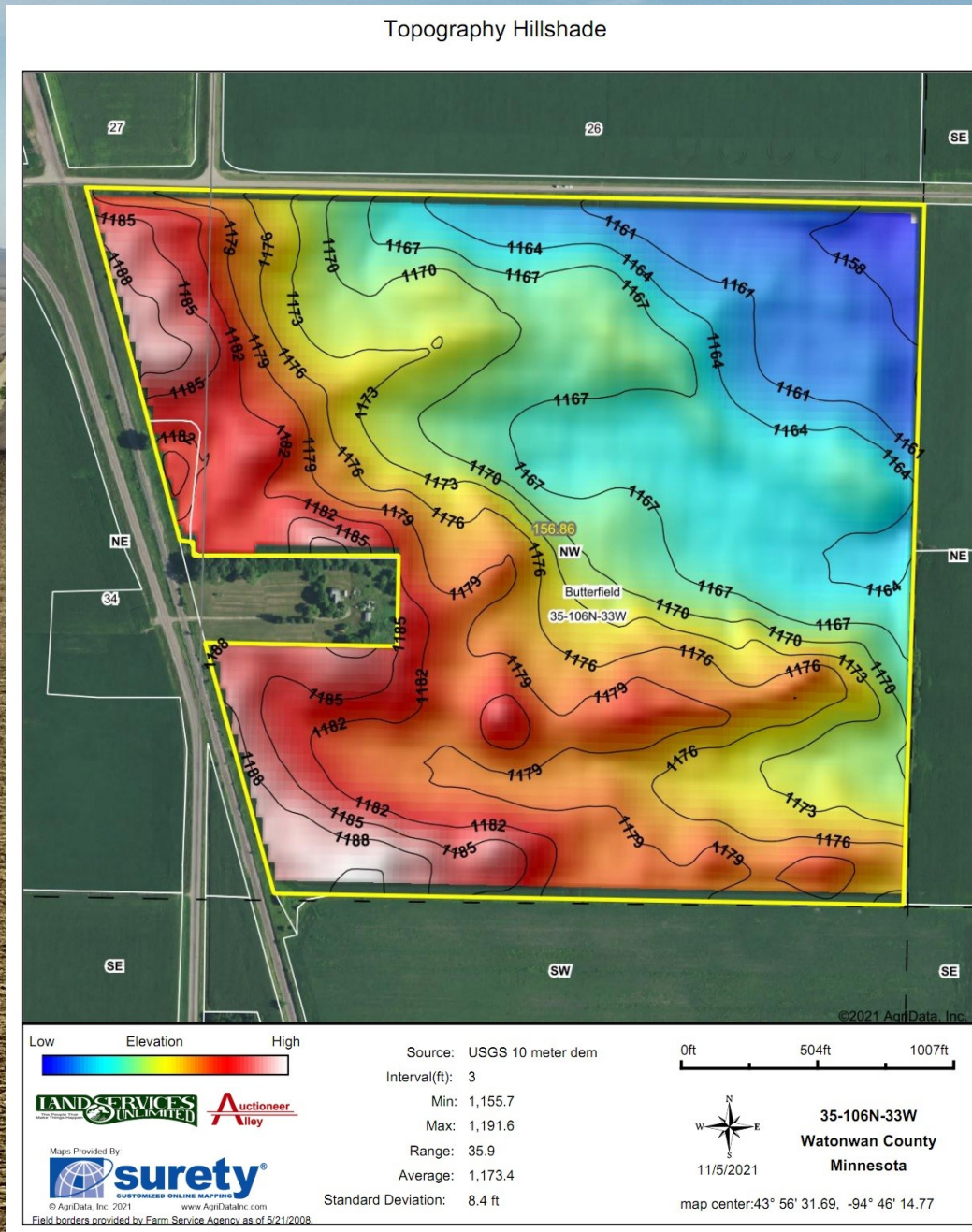


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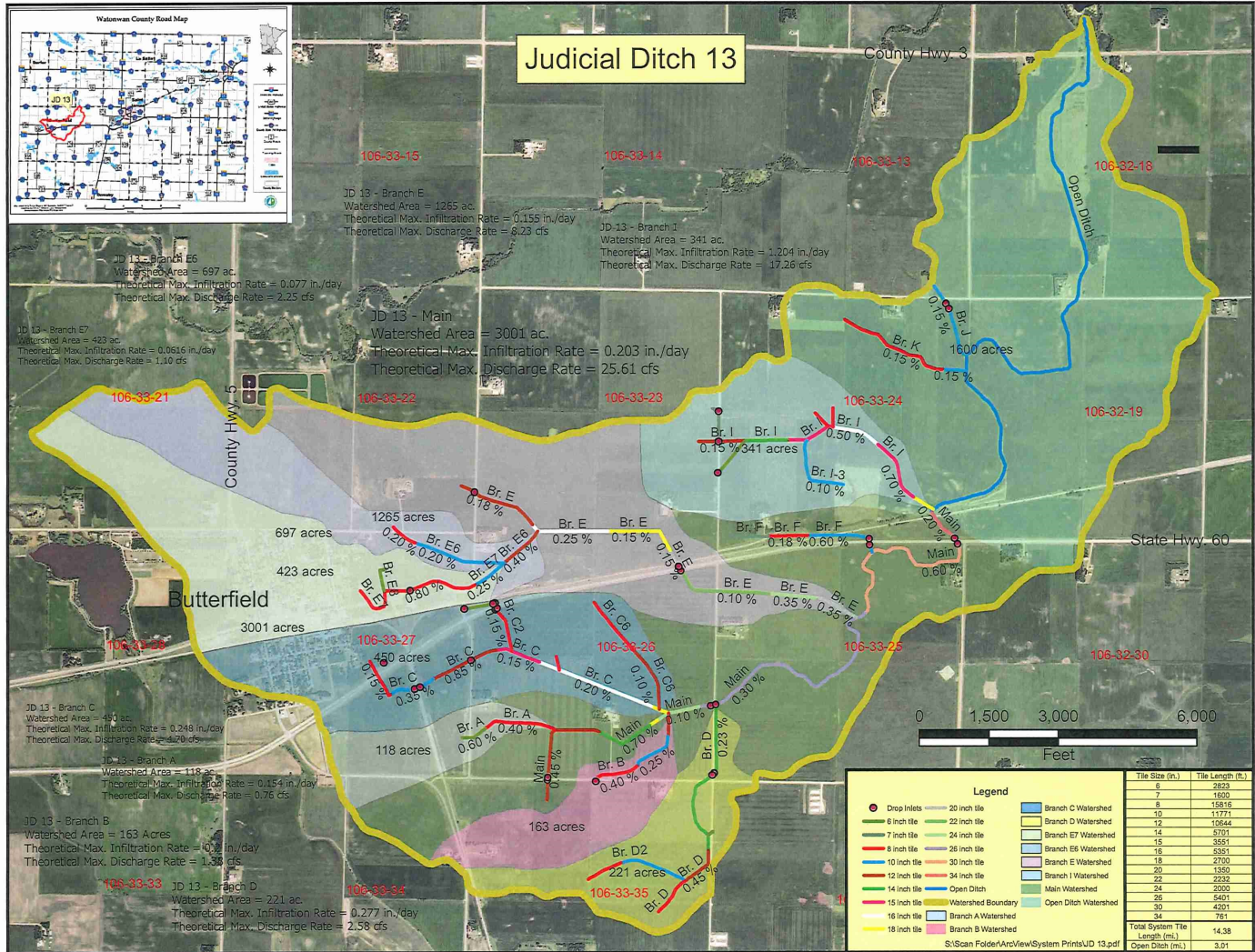
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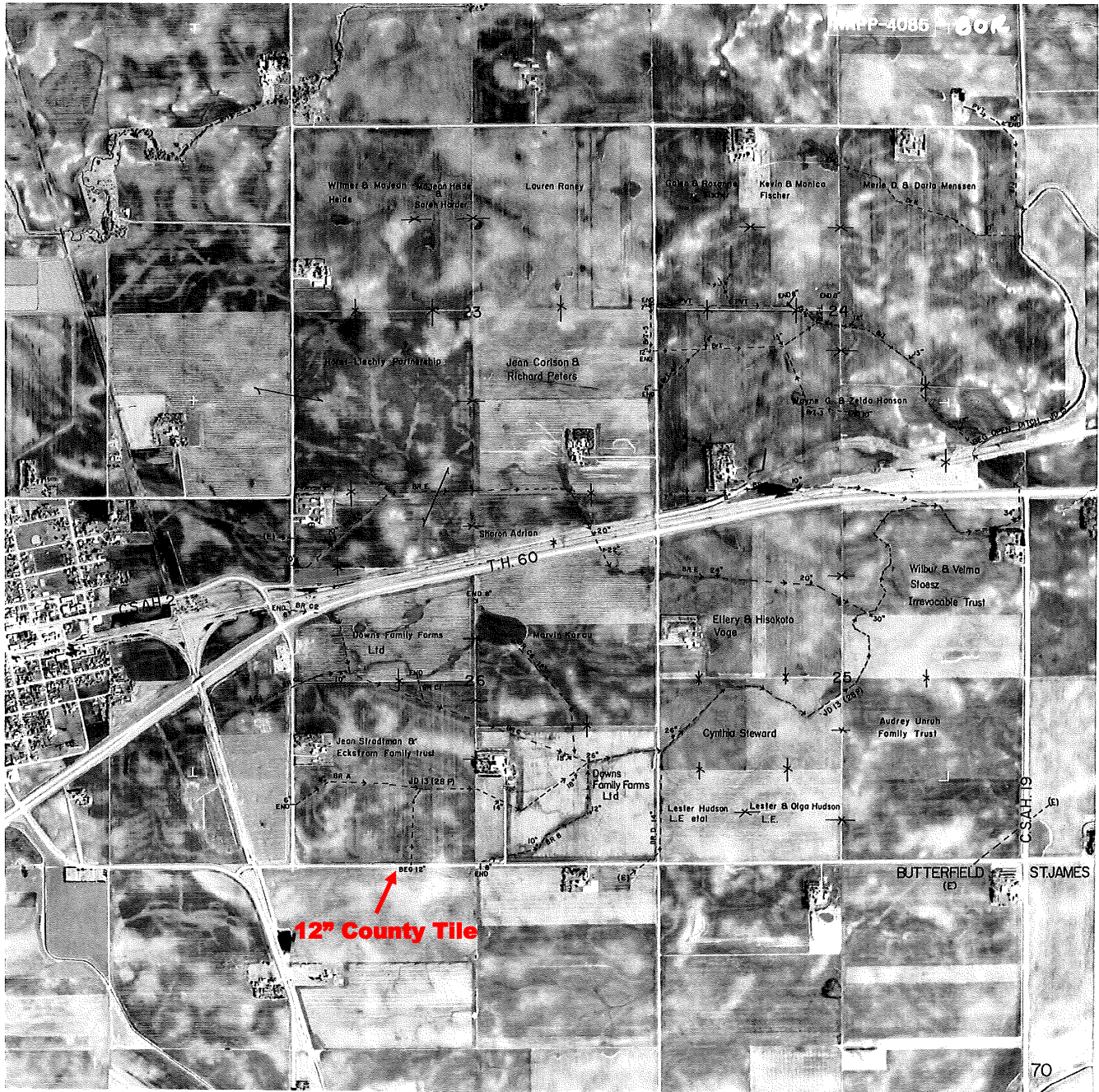


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## BLACK & WHITE JD 13 TILE MAP



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Minnesota U.S. Department of Agriculture FARM: 120  
Watonwan Farm Service Agency Prepared: 11/8/21 9:57 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

Farms Associated with Operator:  
[REDACTED]

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): [REDACTED]

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	[REDACTED]	158	[REDACTED]	0
SOYBEANS	[REDACTED]	44	[REDACTED]	0
Total Base Acres:	[REDACTED]			

---

Tract Number: 823 Description NW4 35-106-33-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 contains a wetland or farmed wetland  
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
162.95	155.9	155.9	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	155.9	0.0	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	80.7	158	0.00
SOYBEANS	75.2	44	0.00
Total Base Acres:	155.9		

Owners: ANDERSON, DOUGLAS A ANDERSON, ROCK WAYNE ANDERSON, RODNEY OREN



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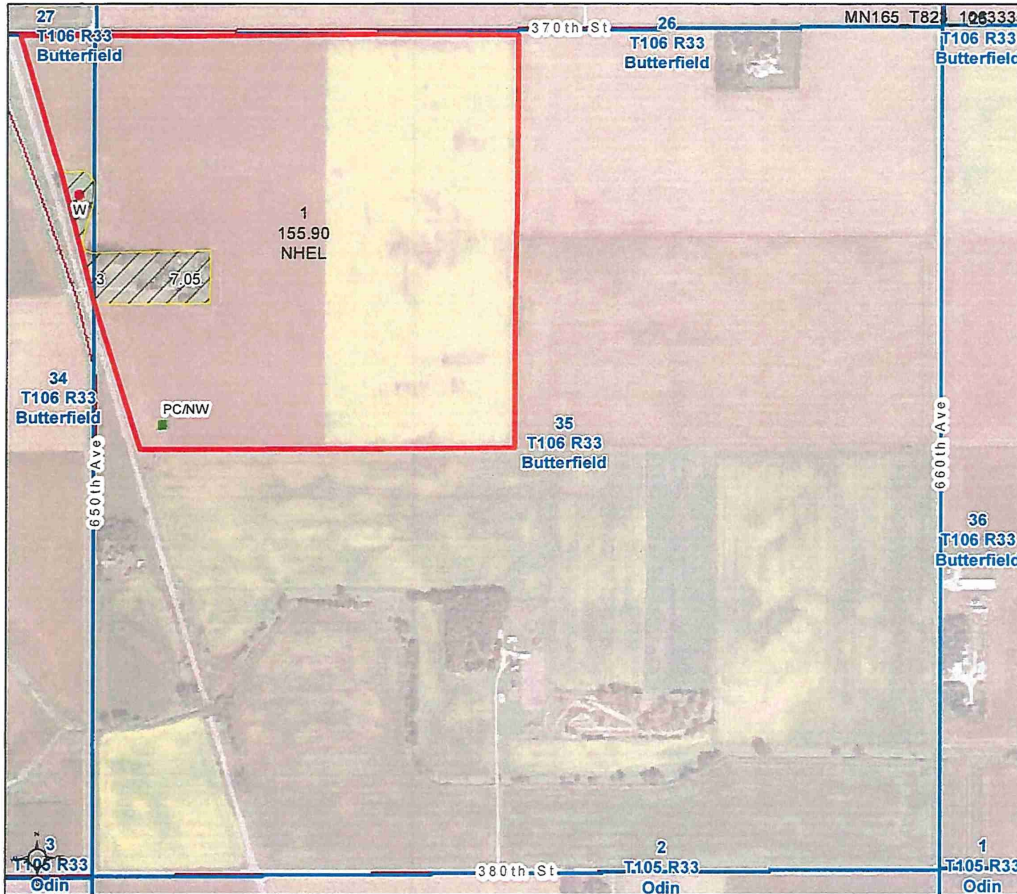
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United States  
Department of  
Agriculture

Watonwan County, Minnesota



**Farm 120**

**Tract 823**

2021 Program Year

Map Created March 30, 2021

**1063335**

0 340 680 1,360  
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

Non-Cropland  
Cropland  
Tract Boundary

#### Wetland Determination Identifiers

Restricted Use  
Limited Restrictions  
Exempt from Conservation Compliance Provisions

Tract Cropland Total: 155.90 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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U.S.D.A.  
Soil Conservation Service

HIGHLY ERODIBLE LAND AND WETLAND  
CONSERVATION DETERMINATION

2. Date of Request  
2-27-89

3. County  
Watonwan

4. Name of USDA Agency or Person Requesting Determination  
ASCS

5. Farm No. and Tract No.  
120 T-823

SECTION I - HIGHLY ERODIBLE LAND

6. Is soil survey now available for making a highly erodible land determination?	Yes	No	Field No.(s)	Total Acres
7. Are there highly erodible soil map units on this farm?	X			
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.		X		
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA test-lands or diversion program.				
10. This Highly Erodible Land determination was completed in the: Office <input checked="" type="checkbox"/> Field <input type="checkbox"/>				

NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields. For further information, contact the local office of the Soil Conservation Service.

SECTION II - WETLAND

11. Are there hydric soils on this farm?	Yes	No	Field No.(s)	Total Wetland Acres
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.	X		4N	20
13. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to FSA unless the area reverts to wetland as a result of abandonment. You should inform SCS of any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for 5 years or more.				
14. Artificial Wetlands (AW) - Artificial Wetlands includes Irrigation Induced Wetlands. These Wetlands are not subject to FSA.				
15. Minimal Effect Wetlands (MW) - These wetlands are to be farmed according to the minimal effect agreement signed at the time the minimal effect agreement was made.				

NON-EXEMPTED WETLANDS:

16. Converted Wetlands (CW) - In any year when agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits. If you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.

17. The planned alteration measures on wetlands in fields \_\_\_\_\_ are considered maintenance and are in compliance with FSA.

18. The planned alteration measures on wetlands in fields \_\_\_\_\_ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See Item 16 for information on CW.

19. This wetland determination was completed in the: Office ☒ Field ☐

20. This determination was: Delivered ☐ Mailed ☒ To the Person on Date: \_\_\_\_\_

NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below. The reconsideration is a prerequisite for any further appeal. The request for the reconsideration must be in writing and must state your reasons for the request. The request must be mailed or delivered within 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of the producer's copy of this form for more information on appeals procedure.

NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.

21. Remarks  
There are wetlands (W) on tract 823  
No AEL on this tract

22. Signature of SCS District Conservationist \_\_\_\_\_

23. Date \_\_\_\_\_

Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, handicap, etc.

ASCS Form



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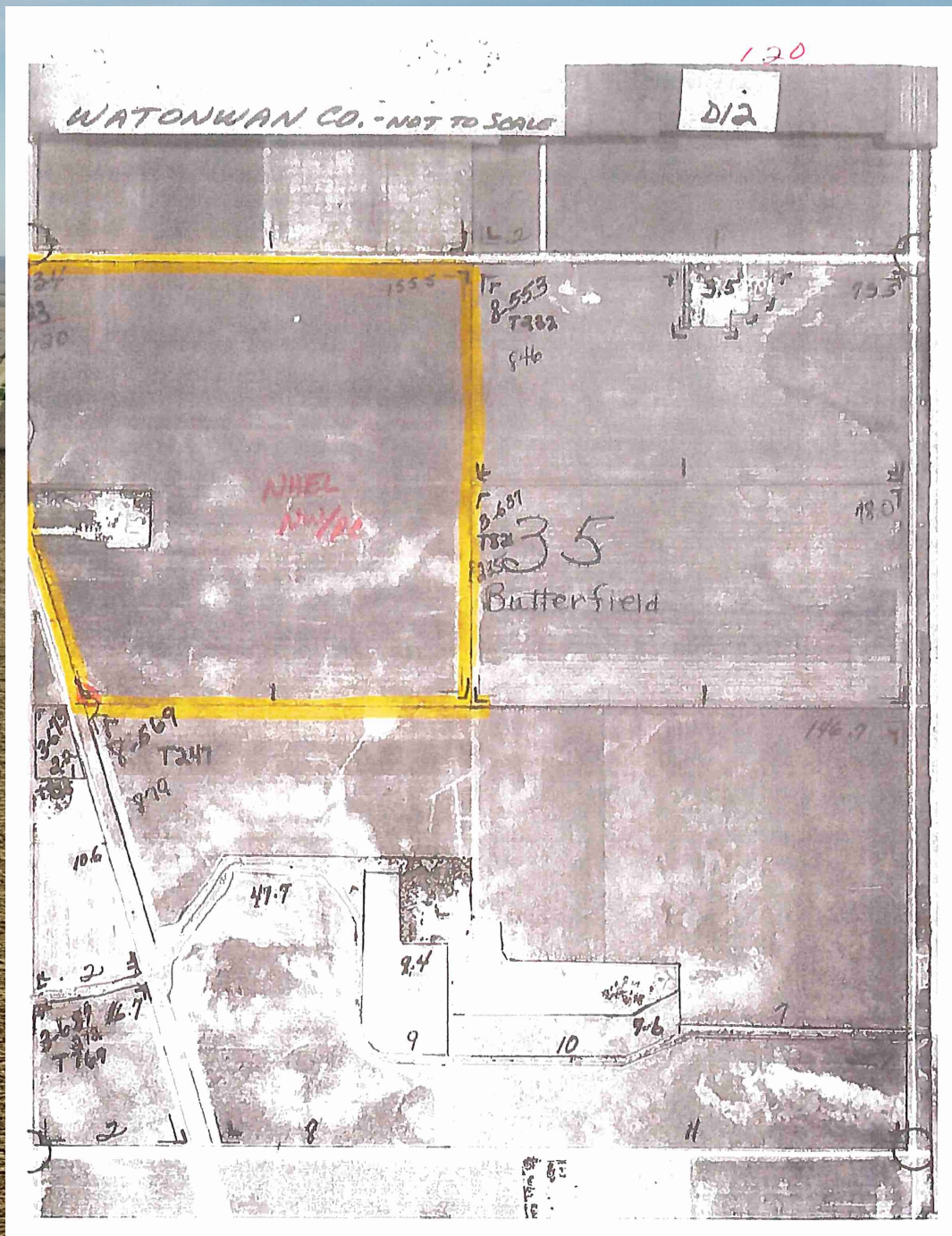
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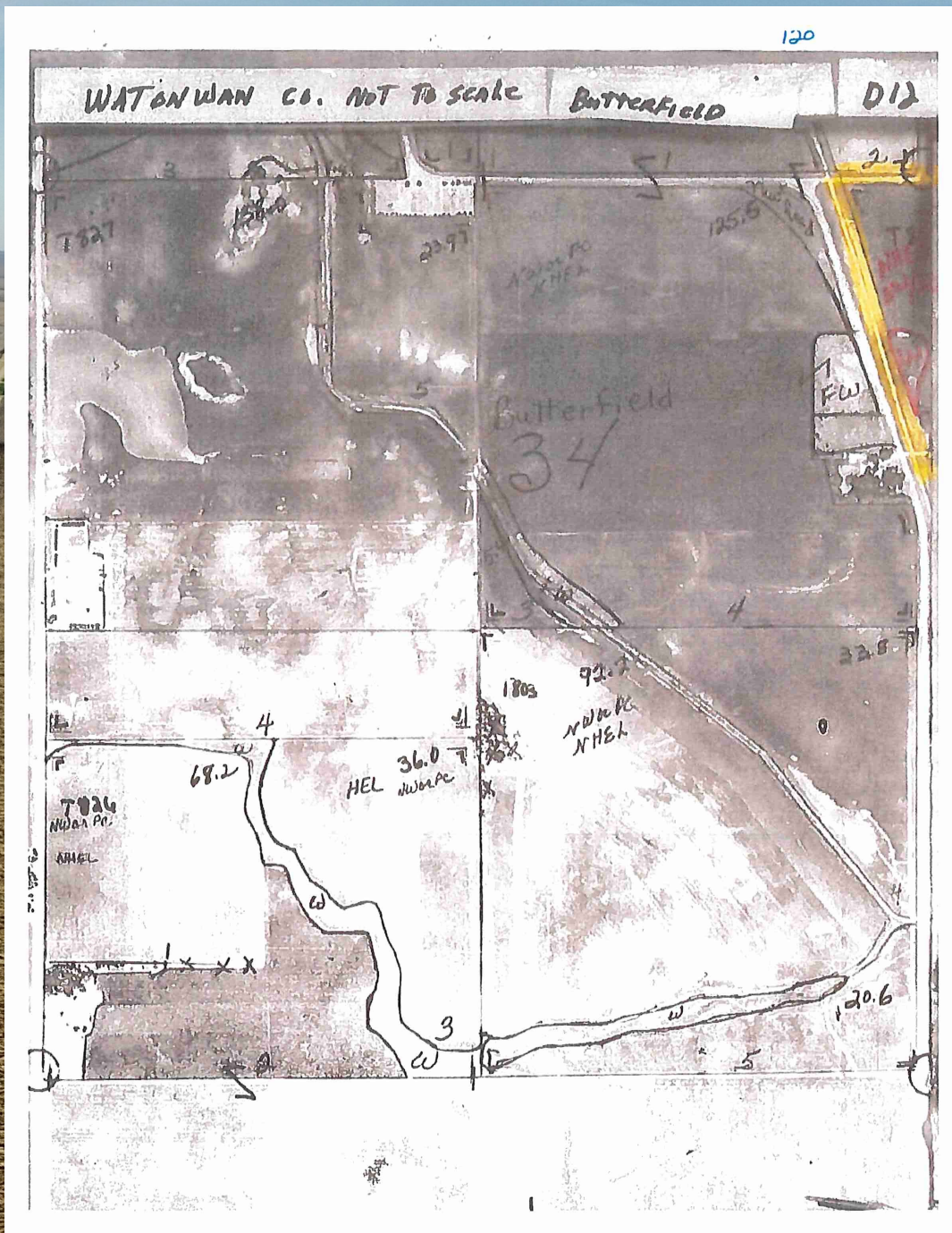
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**Beacon™** Watonwan County, MN

## Summary

Parcel ID 030350400  
Property Address  
Sec/Twp/Rng 35-106-033  
Brief Tax Description Sect-35 Twp-106 Range-033 156.86 AC NW1/4 EXC THAT PT S OF RR R/W LESS 5.31AC; NE1/4 OF SECT 34 E OF RR R/W  
(Note: Not to be used on legal documents)  
Deeded Acres 156.86  
Class 101 - (NON-HSTD) AGRICULTURAL  
District (301) BUTTERFIELD SD#0836  
School District 0836  
Creation Date 07/10/1989

## Owners

Primary Taxpayer  
Douglas A Anderson Etal  
28 Beech CT  
Babbitt, MN 55706

## Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	77.7	0	0	0	153.060	AC
2	ROADS 2A	0	0	0	0	2.360	AC
3	WASTE 2A	0	0	0	0	1.440	AC
Total						156.860	

## Valuation

	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$1,118,400	\$1,186,500	\$1,186,500	\$996,300	\$996,300
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$1,118,400	\$1,186,500	\$1,186,500	\$996,300	\$996,300

## Taxation

	2021 Payable	2020 Payable	2019 Payable	2018 Payable
Estimated Market Value	\$1,186,500	\$1,186,500	\$996,300	\$996,300
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$1,186,500	\$1,186,500	\$996,300	\$996,300
Net Taxes Due	\$7,959.53	\$7,681.05	\$6,916.00	\$6,460.00
+ Special Assessments	\$80.47	\$160.95	\$0.00	\$0.00
= Total Taxes Due	\$8,040.00	\$7,842.00	\$6,916.00	\$6,460.00



## AUCTIONEERS AND SALES STAFF

**DUSTYN HARTUNG 507-236-7629**

**KEVIN KAHLER 507-920-8060**

**LEAH HARTUNG 507-236-8786**

**ALLEN & RYAN KAHLER, DOUG WEDEL,**

**DAN PIKE, CHRIS KAHLER,**

**SCOTT CHRISTOPHER & DAR HALL**

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

**www.auctioneeralley.com**

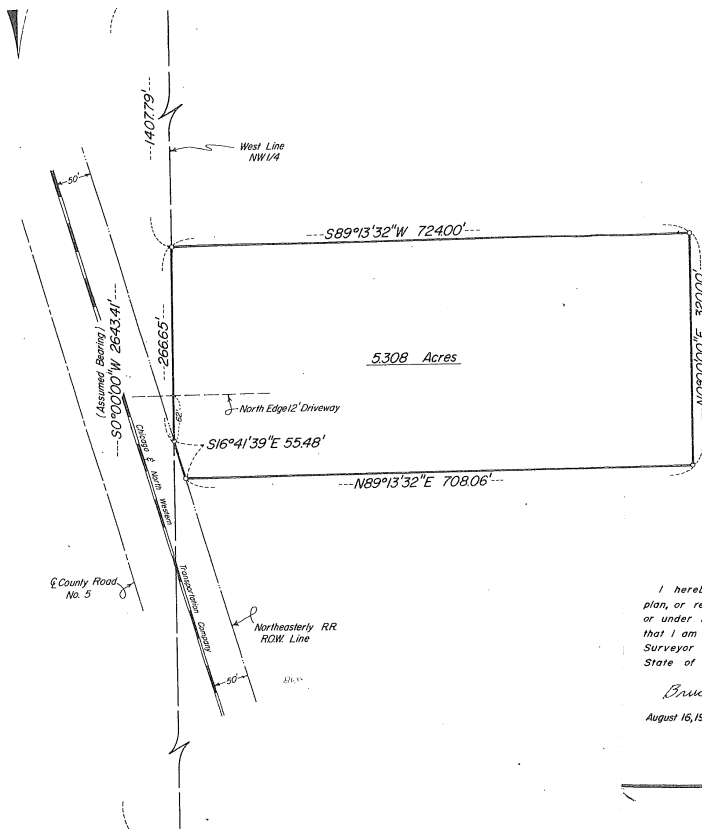


# 156.86 Acres +/- in Butterfield Twp, Watonwan Co., MN **FARMLAND AUCTION**

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## Building Site Survey



### PROPERTY DESCRIPTION

A tract of land in the Southwest Quarter of the Northwest Quarter of Section 35, Township 106 North, Range 33 West in Watonwan County, Minnesota described as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 35, Township 106 North, Range 33 West in Watonwan County, Minnesota; thence South 0 degrees 00 minutes 00 seconds West (assumed bearing) along the West line of the Northwest Quarter a distance of 1407.79 feet to the point of beginning; thence continuing South 0 degrees 00 minutes 00 seconds West along the West line of the Northwest Quarter a distance of 266.65 feet to the northeasterly railroad right-of-way line of the Chicago and North Western Transportation Company; thence South 16 degrees 41 minutes 39 seconds East along said railroad right-of-way line a distance of 55.48 feet; thence North 89 degrees 13 minutes 32 seconds East a distance of 708.06 feet; thence North 0 degrees 00 minutes 00 seconds East parallel with the West line of the Northwest Quarter a distance of 320.00 feet; thence South 89 degrees 13 minutes 32 seconds West a distance of 724.00 feet to the point of beginning.

Said tract contains 5.308 acres.

### Legend

- Survey Monument—found and identified
- Survey Marker—found and identified
- Survey Marker—established this survey (1/2" I.D. Iron Pipe)
- Boundary Fence
- ⊗ Chiseled "X" Property Corner—found and identified
- + Chiseled "X" Property Corner—established this survey

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Bruce D. Finkbeiner  
August 16, 1978 Reg. No. 13309

FB 96 pg. 40

### Property Survey

BOLTON & MENK, INC.

CONSULTING  
ENGINEERS  
and LAND  
SURVEYORS

MAANKATO & FAIRMONT, MINNESOTA

SCALE 1" = 100'  
DATE: August 1978  
SURVEY NO. 578-B-83

Tract In

SW 1/4 of NW 1/4

Sec. 35, T106N, R33W

Watonwan County, Minnesota



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

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**ALLEN KAHLER**  
MNIA REAL ESTATE BROKER &  
MNIA CERTIFIED GENERAL APPRAISER  
507-841-1564  
[AUCTIONEERALLEY@GMAIL.COM](mailto:AUCTIONEERALLEY@GMAIL.COM)



**KEVIN KAHLER**  
MNIA REAL ESTATE SALESMAN &  
LICENSED AUCTIONEER  
507-920-8060  
[AUCTIONEERALLEY@GMAIL.COM](mailto:AUCTIONEERALLEY@GMAIL.COM)  
[K.KAHLER@HOTMAIL.COM](mailto:K.KAHLER@HOTMAIL.COM)



**LEAH HARTUNG**  
MNIA REAL ESTATE BROKER &  
MNIA CERTIFIED GENERAL APPRAISER  
507-236-8786  
[LEAH@AUCTIONEERALLEY.COM](mailto:LEAH@AUCTIONEERALLEY.COM)



**DUSTYN HARTUNG**  
MNIA REAL ESTATE SALESMAN &  
LICENSED AUCTIONEER  
507-236-7629  
[DUSTYN@AUCTIONEERALLEY.COM](mailto:DUSTYN@AUCTIONEERALLEY.COM)



**DOUG WEDEL**  
MN REAL ESTATE SALESMAN &  
MN APPRAISER &  
LICENSED AUCTIONEER  
507-236-4255  
[AUCTIONEERALLEY@GMAIL.COM](mailto:AUCTIONEERALLEY@GMAIL.COM)  
[WEDELAUCTION@GMAIL.COM](mailto:WEDELAUCTION@GMAIL.COM)



**CHRIS KAHLER**  
MN REAL ESTATE SALESMAN &  
LICENSED AUCTIONEER  
507-230-6006  
[AUCTIONEERALLEY@GMAIL.COM](mailto:AUCTIONEERALLEY@GMAIL.COM)  
[CKAHL\\_3@HOTMAIL.COM](mailto:CKAHL_3@HOTMAIL.COM)



**RYAN KAHLER**  
LICENSED AUCTIONEER  
507-227-8528  
[AUCTIONEERALLEY@GMAIL.COM](mailto:AUCTIONEERALLEY@GMAIL.COM)  
[RKAHL\\_3@HOTMAIL.COM](mailto:RKAHL_3@HOTMAIL.COM)



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