

# 155.99 Acres +/- in Tenhassen Twp, Martin Co., MN

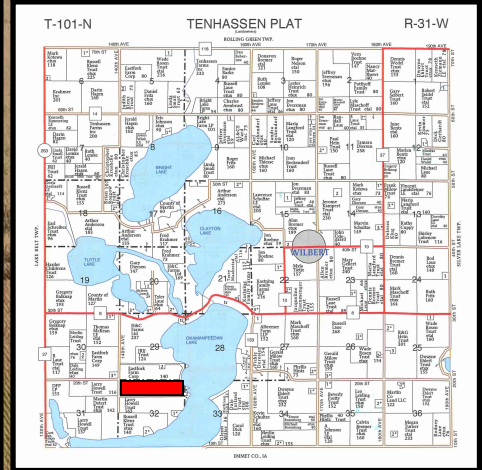
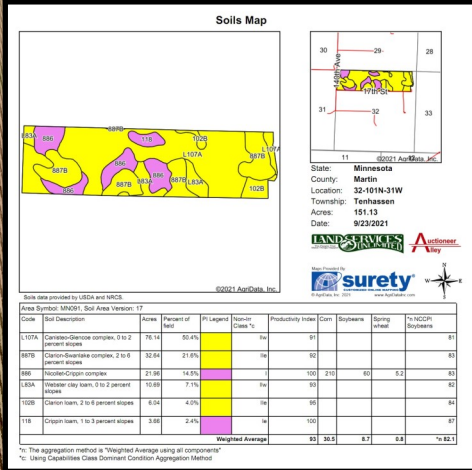
## **FARMLAND AUCTION**

### Friday, November 12, 2021 @ 10:00 AM

**SALE LOCATION:** Auction will be held at the Knights of Columbus Hall 920 E 1st Street, Fairmont, MN.

**PROPERTY LOCATION:** From Ceylon, MN go 1/2 mile East on MN-263, then South on 130th Avenue for 1/4 mile, then East on 30th Street for 1 mile, then south on 140th Avenue for 1 mile.

**PROPERTY LEGAL DESCRIPTION:** 155.99 Acres +/- In the N 1/2 of NW 1/4 and the NW 1/4 of the NE 1/4 & Government Lot 5 and the North Five Acres of Government Lot 4 in Section 32 & Government Lot One of Section 33 of Township 101 North, Range 31W, Martin County, Minnesota (See booklet for full legal description & exceptions).



#### **AUCTION SALE TERMS:**

The Korolewski & Steenhard farm will be offered for sale as one parcel. Please review the 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 21, 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 excited to have the opportunity to work for the Korolewski & Steenhard Family as this is a great opportunity to buy some excellent farmland in Martin County! This farm has a great CPI of 93 and offers lake access on Okamanpeedan Lake! This parcel will make an excellent addition to your investment portfolio, whether you are a farmer or an investor! 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: Leanne Korolewski & Joyce Steenhard**



#### **AUCTIONEERS AND SALES STAFF**

**DUSTYN HARTUNG 507-236-7629**

**LEAH HARTUNG 507-236-8786**

**KEVIN, ALLEN & RYAN KAHLER**

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

**DARIN G. HAUGEN, LEGAL COUNSEL & CLOSING ATTORNEY**

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

**www.auctioneeralley.com**



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**KOROLEWSKI & STEENHARD PROPERTY INFORMATION**

**SALE METHOD:** The farm will be offered as one parcel on sale day. 155.99 Deeded Acres x the bid.

**LEGAL DESCRIPTION:** 155.99 Deeded Acres +/- (See Exhibit "A" for full legal description with exceptions)

**TAX PARCEL ID #:** 180320300

**BUILDINGS:** None

**REAL ESTATE TAXES:** 2021 Non (HSTD) Ag Taxes = \$7,548.00

**FSA INFO:**

Total Acres	=	155.99 +/- acres
FSA Tillable Acres	=	151.13 +/- acres
Corn Base Acres	=	75.56 +/- acres
Corn PLC Yield	=	122.00 +/- bushels
Soybean Base Acres	=	75.56 +/- acres
Soybean PLC Yield	=	32.00 +/- bushels
Total Base Acres	=	151.12 +/- acres

**PREDOMINANT SOILS:** Canisteo Glencoe Complex, Clarion Swanlake Complex, Nicollet Crippin Complex, Webster Clay Loam

**CPI:** Crop Productivity Index 93 \*Excellent  
\* See Soils Map

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

**DRAINAGE:** Private Tile  
\*See Tile Maps/Air Photos

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

**WETLAND STATUS:** Completed 4-18-1991  
\*See Wetland Determination

**AUCTIONS – REAL ESTATE - APPRAISALS**



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**COUNTY ZONING  
FOR LAKESHORE:**

SL-1 Shoreland Special Protection  
Lot Size: 5 Acres  
Road Setback: 50' from R.O.W. for federal, state, and county roads,  
20' from R.O.W. for all other roads (township)  
Side Yard Setback: 40'  
Rear Yard Setback: 75'  
Lake to Structure Setback: 200'  
Septic System to Lake: 150'  
Lot Width: 500' at shoreline & 500' at building line if potential lot is  
split off.

**LEASE STATUS:**

The 2021 crop has been removed by the current tenant. The new  
buyer will have possession of the farm upon closing.

**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 151.13  
acres = \$3,476.00

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



**AUCTIONS – REAL ESTATE - APPRAISALS**



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## FULL LEGAL DESCRIPTION

## EXHIBIT "A"

The North One-half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$ ) and the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$ ) and Government Lot Five (5) and the North Five (5) acres of Government Lot Four (4) all in Section Thirty-two (32) and Government Lot One (1) of Section Thirty-three (33) all in Township One Hundred One (101) North, Range Thirty-one (31) West of the Fifth P.M., Martin County, Minnesota.

EXCEPTING THEREFROM: A tract of land in Government Lot 5 of Section 32 and Government Lot 1 of Section 33, Township 101 North, Range 31 West, Martin County, Minnesota, said tract being described as follows: Commencing at the Northwest corner of said Section 32; thence South 00 degrees 00 minutes 00 seconds West along the West line of the Northwest Quarter of the Northwest Quarter of said Section 32 a distance of 1338.52 feet to the Southwest corner of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 23 minutes 10 seconds East a distance of 3198.92 feet; thence North 88 degrees 38 minutes 17 seconds East a distance of 1756.52 feet; thence South 08 degrees 25 minutes 17 seconds East a distance of 16.65 feet; thence South 89 degrees 12 minutes 59 seconds East a distance of 586 feet to the water's edge of Okamanpeedan Lake, the point of beginning of the tract to be described; thence reversing North 89 degrees 12 minutes 59 seconds West a distance of 586 feet; thence North 08 degrees 25 minutes 17 seconds West a distance of 303.68 feet; thence North 76 degrees 47 minutes 03 seconds East a distance of 170.10 feet; thence North 29 degrees 20 minutes 15 seconds East a distance of 444.06 feet; thence North 14 degrees 53 minutes 35 seconds East a distance of 277 feet to the water's edge of Okamanpeedan Lake; thence Southeasterly and Southerly along said water's edge a distance of 1500.00 feet, more or less, to the point of beginning, containing 10.0 acres, more or less, subject to easements of record in said County and State. Together with Easement described in Warranty Deed dated August 28, 1990 and recorded August 29, 1990 as Document Number 299377, in the Office of the Martin County Recorder.

ALSO EXCEPTING THEREFROM: That part of Government Lot 4 of Section 32 and Government Lot 1 of Section 33 all in Township 101 North, Range 31 West, Martin County, Minnesota, described as follows: Commencing at the Northwest corner of said Section 32; thence on an assumed bearing of South 0 degrees 00 minutes 00 seconds West, along the west line of said section, a distance of 1338.57 feet to the Northwest corner of the South Half of the Northwest Quarter of said section; thence North 89 degrees 03 minutes 54 seconds West, along the north line of said South Half of the Northwest Quarter, a distance of 2651.51 feet to the Northwest corner of the Southwest Quarter of the Northeast Quarter of said section; thence North 89 degrees 05 minutes 16 seconds East, along the north line of said Southwest Quarter of the Northeast Quarter, a distance of 1323.74 feet to the Northwest corner of Government Lot 4 of said section, said Northwest corner being the point of beginning of the tract to be described; thence continuing North 89 degrees 05 minutes 16 seconds East, along the north line of said Government Lot 4, a distance of 979.81 feet to an iron monument located on the westerly line of a tract as recorded in Document No. 328636; thence South 8 degrees 24 minutes 51 seconds East, along said westerly line, a distance of 20.40 feet to the Southwest corner of said tract; thence South 89 degrees 13 minutes 53 seconds East, along the south line of said tract, a distance of 580.57 feet to an iron monument; thence continuing South 89 degrees 13 minutes 53 seconds East, along said south line, a distance of 6 feet, more or less, to the shoreline of Okamanpeedan Lake; thence southwesterly, along said shoreline, a distance of 611 feet, more or less, to the east line of Government Lot 4 of said Section 32; thence North 0 degrees 17 minutes 40 seconds West, along said east line, a distance of 428 feet, more or less, to the Southeast corner of the North 5 Acres of said Government Lot 4; thence South 89 degrees 05 minutes 16 seconds West, along the south line of said North 5 Acres of Government Lot 4, a distance of 1323.86 feet to the Southwest corner of said North 5 Acres of Government Lot 4; thence North 0 degrees 15 minutes 02 seconds West, along the west line of said Government Lot 4, a distance of 164.55 feet to the point of beginning, containing 6.3 acres, more or less, subject to easements now of record in said county and state.

### SUBJECT TO

A 33.00 foot wide perpetual easement for ingress and egress, over an across the North Half of Section 32, Township 101 North, Range 31 West, Martin County, Minnesota, the centerline of said easement being described as follows: Commencing at the Northwest corner of said Section 32; thence South 00 degrees 00 minutes 00 seconds West along the West line of the Northwest Quarter of the Northwest Quarter of said Section 32 a distance of 1338.52 feet to the Southwest corner of said Northwest Quarter of the Northwest Quarter, the point of beginning of said centerline to be described; thence North 89 degrees 23 minutes 10 seconds East a distance of 3198.92 feet; thence North 88 degrees 38 minutes 17 seconds East a distance of 1756.52 feet and there terminating.

### ALSO SUBJECT TO

A 33 foot wide Easement of Access over the North Half and Government Lot 4 of Section 32, Township 101 North, Range 31 West, Martin County, Minnesota. The centerline and east line of said easement is described as follows: Commencing at the Northwest corner of said Section 32; thence on an assumed bearing of South 0 degrees 00 minutes 00 seconds West, along the west line of said section, a distance of 1338.57 feet to the Southwest corner of Northwest Quarter of the Northwest Quarter of said section and the point of beginning of the centerline to be described; thence North 89 degrees 23 minutes 10 seconds East, along said centerline, a distance of 3198.92 feet; thence North 88 degrees 38 minutes 17 seconds East, along said centerline, a distance of 1258.50 feet to the east line of said easement; thence South 0 degrees 58 minutes East, along said east line, a distance of 324.17 feet; thence South 7 degrees 32 minutes East, along said east line, a distance of 353.61 feet; thence South 3 degrees 41 minutes East, along said east line, a distance of 361.88 feet to an iron monument and said east line there terminating.



**REAL ESTATE SALES STAFF**

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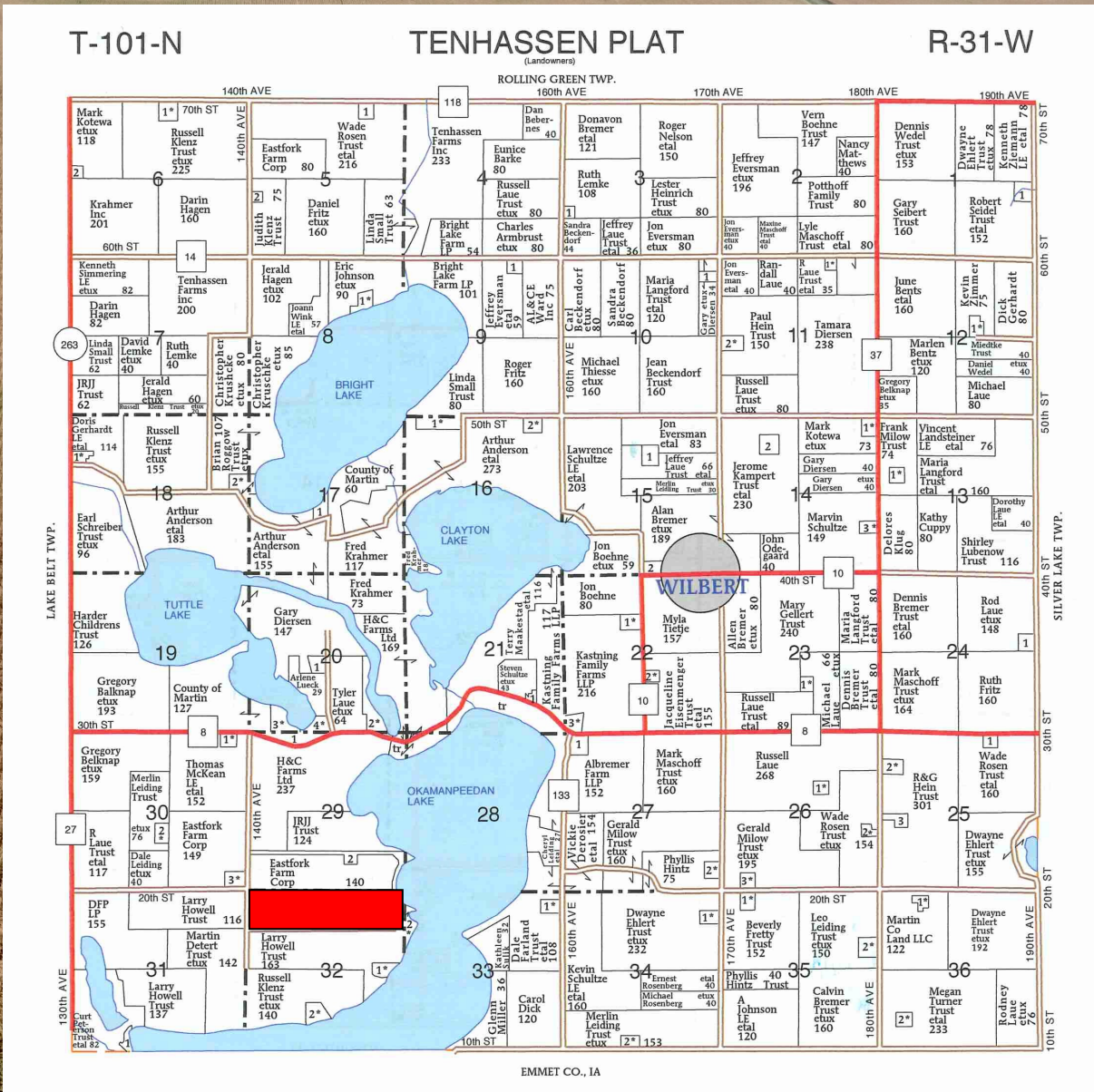
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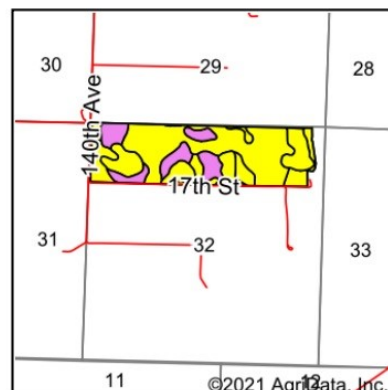
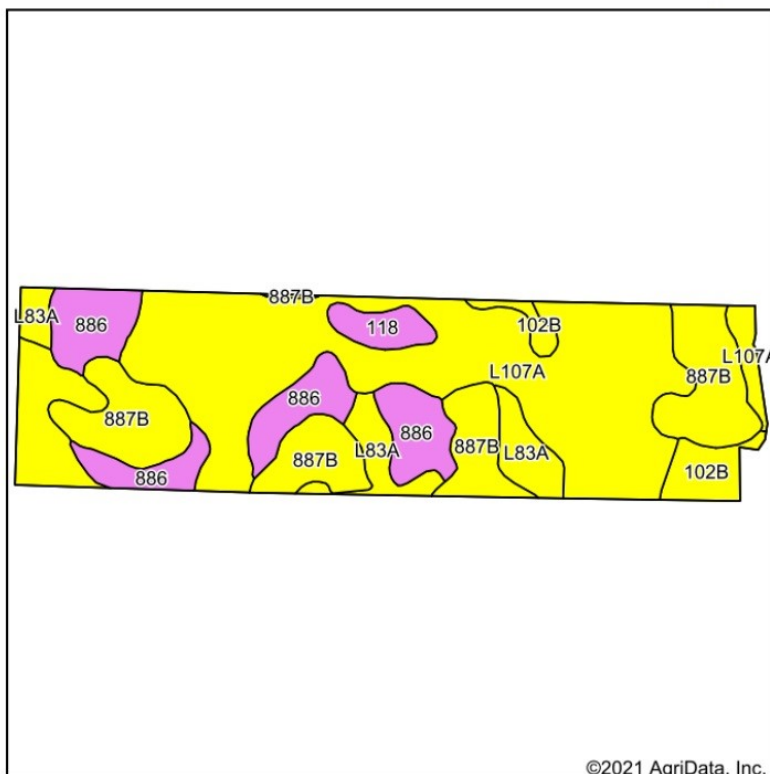
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# 155.99 Acres +/- in Tenhassen Twp, Martin Co., MN **FARMLAND AUCTION**

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**Soils Map**



State: **Minnesota**  
County: **Martin**  
Location: **32-101N-31W**  
Township: **Tenhassen**  
Acres: **151.13**  
Date: **9/23/2021**



Maps Provided By



Soils data provided by USDA and NRCS.

Area Symbol: MN091, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans	Spring wheat	*n NCCPI Soybeans
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	76.14	50.4%		IIw	91				81
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	32.64	21.6%		IIe	92				83
886	Nicollet-Crippin complex	21.96	14.5%		I	100	210	60	5.2	83
L83A	Webster clay loam, 0 to 2 percent slopes	10.69	7.1%		IIw	93				82
102B	Clarion loam, 2 to 6 percent slopes	6.04	4.0%		IIe	95				84
118	Crippin loam, 1 to 3 percent slopes	3.66	2.4%		Ie	100				87
Weighted Average						93	30.5	8.7	0.8	*n 82.1

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



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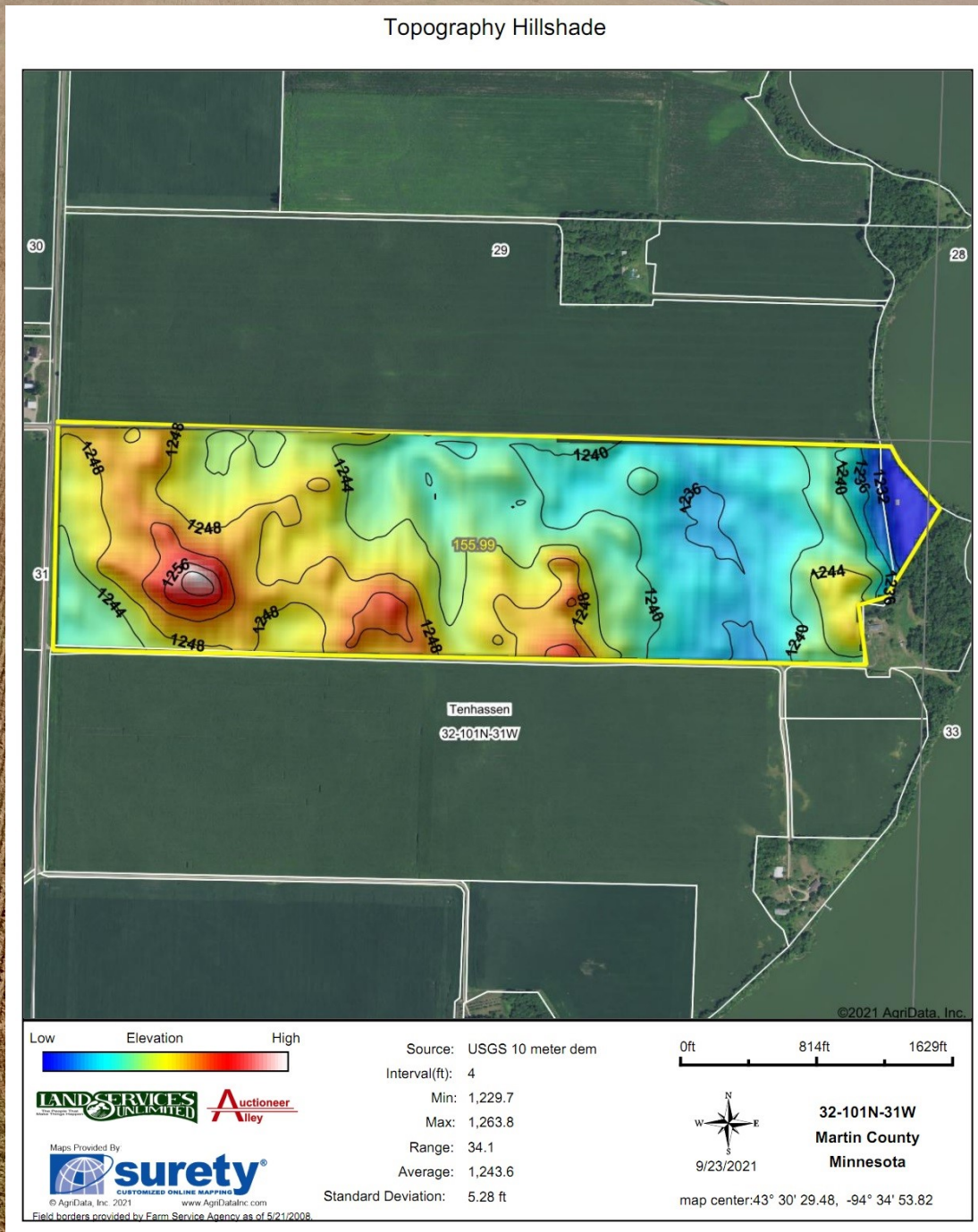
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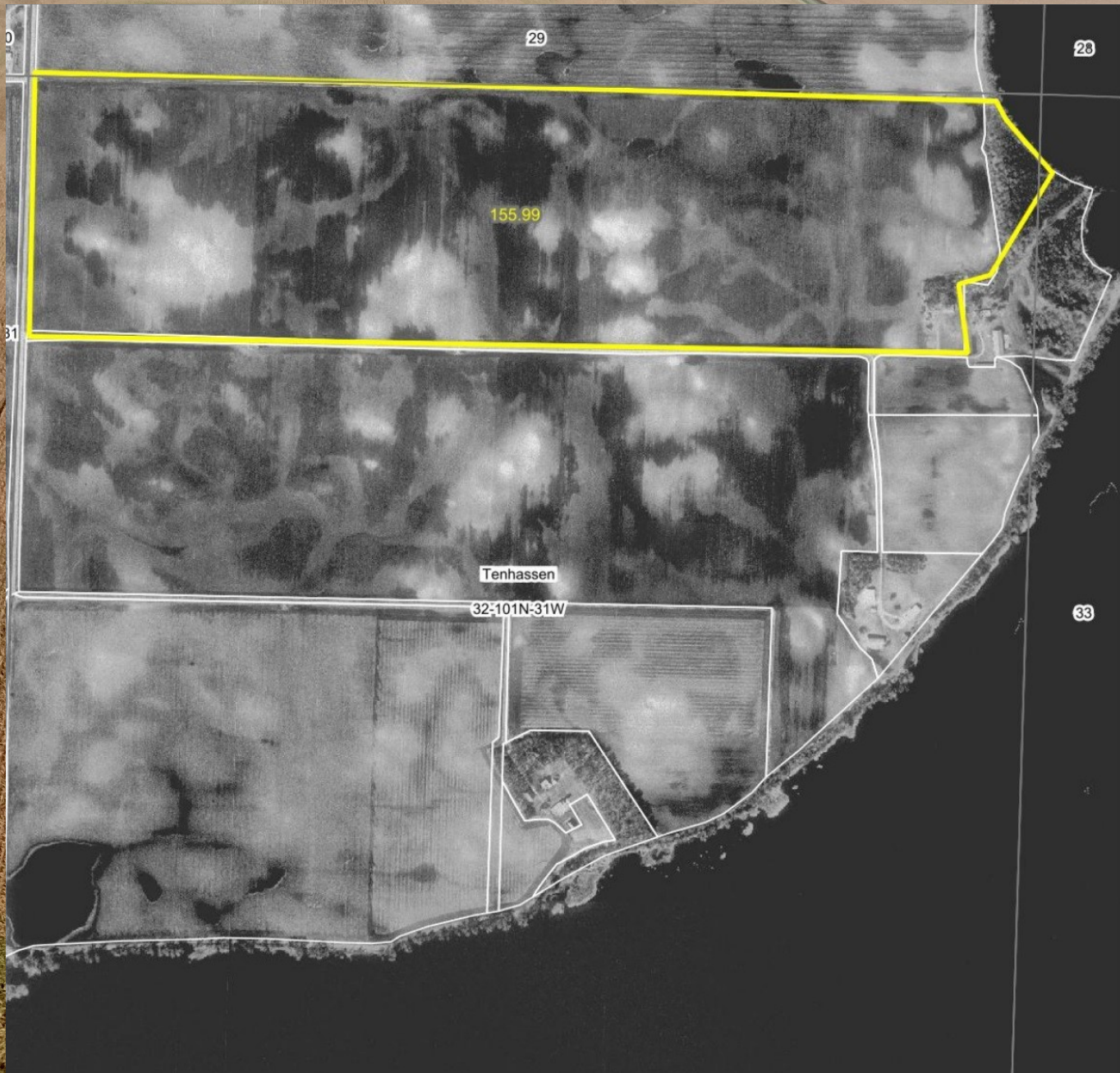
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Minnesota	U.S. Department of Agriculture	FARM: 10961
Martin	Farm Service Agency	Prepared: 9/10/21 9:18 AM
Report ID: FSA-156EZ	Abbreviated 156 Farm Record	Crop Year: 2021
DISCLAIMER: This is data extracted from the web farm database. Because of potential 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.		Page: 1 of 2

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Operator Name	Farm Identifier	Recon Number
		2017 - 145

Farms Associated with Operator:

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
164.96	151.13	151.13	0.0	0.0	0.0	0.0	0.0	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW	Native Sod
0.0	0.0	151.13	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	75.56	122	0.00
SOYBEANS	75.56	32	0.00
Total Base Acres:	151.12		

---

Tract Number: 16745      Description NW4 NE4, Sec 32 Ten

FSA Physical Location : Martin, MN      ANSI Physical Location: Martin, MN

BIA Range Unit Number:

HEL Status: NHSL: no agricultural commodity planted on undetermined fields      Recon Number 2017 - 144

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
164.96	151.13	151.13	0.0	0.0	0.0	0.0	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FPW	Native Sod
0.0	0.0	151.13	0.0	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	75.56	122	0.00
SOYBEANS	75.56	32	0.00
Total Base Acres:	151.12		

Owners: STEENHARD, JOYCE LUELLA      KOROLEWSKI, LEANNE



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U.S.D.A. Soil Conservation Service		SCS-CPA-026 (1-88)	1. Name and Address of Person <i>Paul DeTert, Ceylon, MN 56121</i>		2. Date of Request <i>11/11/21</i>
HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION			3. County <i>Martin</i>		
4. Name of USDA Agency or Person Requesting Determination <i>ASCS</i>			5. Farm No. and Tract No. <i>1665 T2187 Sec. 32-33 Tenhassen</i>		
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Are there highly erodible soil map units on this farm?	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.			<i>None</i>		
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 set-aside or diversion program.			<i>None</i>		
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	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
List field numbers and acres, where appropriate, for the following EXEMPTED WETLANDS:					
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be formed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.			<i>3 Non-cropland</i>	<i>0.2 4</i>	
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.			<i>1, 2 Rehabilitated</i>		
14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.			<i>None</i>		
15. Minimal Effect Wetlands (MW) - These wetlands are to be farmed according to the minimal effect agreement signed at the time the minimal effect determination was made.			<i>None</i>		
NON-EXEMPTED WETLANDS:					
16. Converted Wetlands (CW) - In any year that an 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.			<i>None</i>		
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 <input checked="" type="checkbox"/> Field <input type="checkbox"/>					
20. This determination was: Delivered <input type="checkbox"/> Mailed <input checked="" type="checkbox"/> To the Person on Date: <i>11/11/21</i>					
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 <i>This updates determination issued 10/18/90 as ASCS has corrected field and tract boundaries. The grove and barnyard NW of house is not wetlands and is not highly erodible land</i>					
22. Signature of SCS District Conservationist <i>Stewart Maurice</i>					23. Date <i>4/18/91</i>
Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, handicap, etc.					



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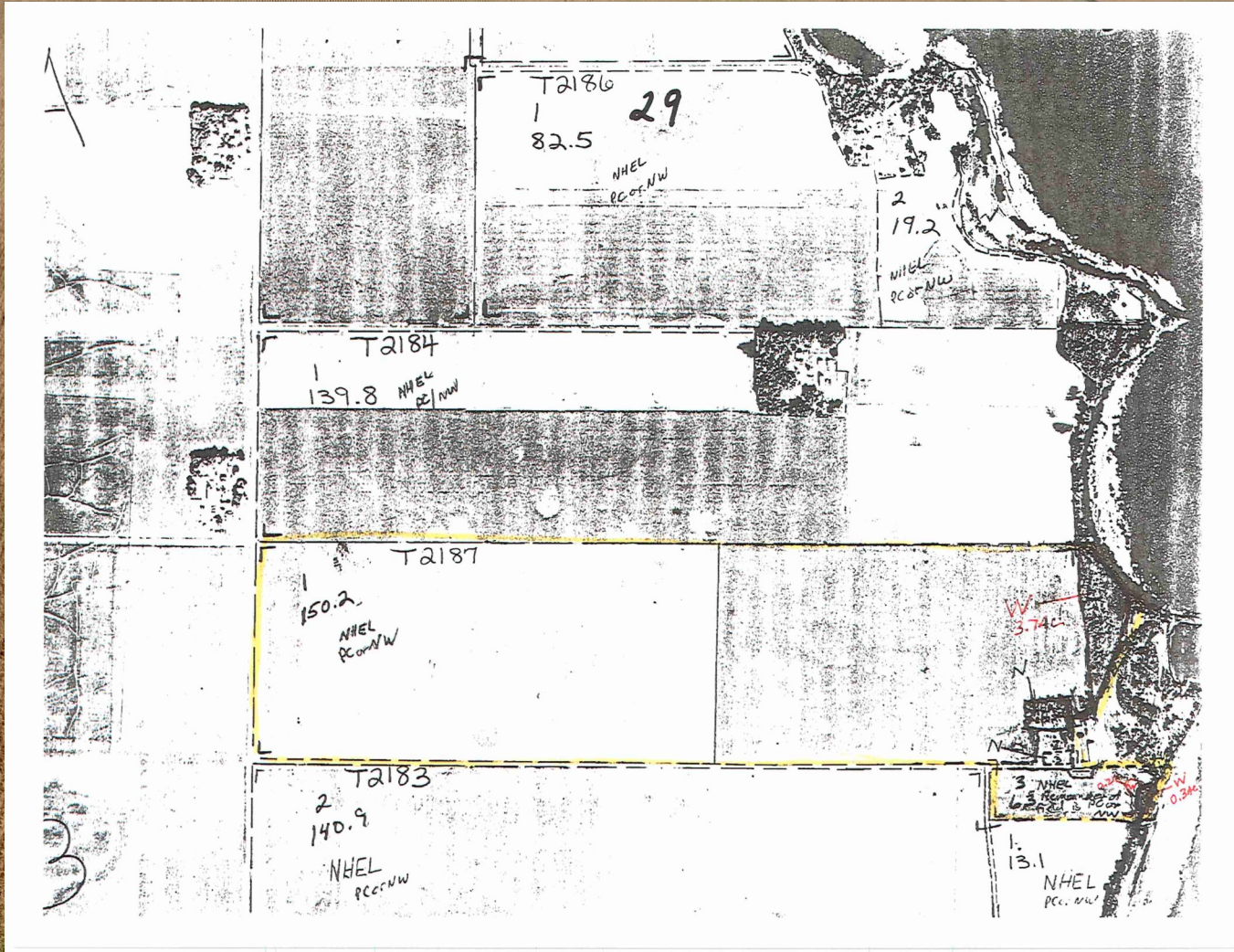
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#### Summary

Parcel ID 180320300  
 Property Address 33-101-031  
 Sec/Twp/Rng Sect-32 Twp-101 Range-031 155.99 AC NW1/4 NE1/4 & N1/2 NW1/4 & LOT 5 IN SEC 32 & .31AC NW COR LOT 1 SEC 33  
 Brief Tax Description (Note: Not to be used on legal documents)  
 Deeded Acres 155.99  
 Class 101 - (NON-HSTD) AGRICULTURAL  
 District (1801) TENHASSEN T-451  
 School District 2752  
 Neighborhood 18 - TENHASSEN  
 Contact Appraiser: [Angie DeBoer](#)  
 Creation Date 07/07/1989

#### Owner

Primary Taxpayer  
 Leanne Korolewski Trust &  
 Joyce Steenhard  
 1540 Falcon Dr  
 Fairmont, MN 56031

#### Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILL A1 86-100 CPI	0	0	0	0	147.930	AC
2	WOODLOT	0	0	0	0	7.090	AC
3	ROAD	0	0	0	0	0.970	AC
Total						155.990	

#### Sales

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price	eCRV
N	TD	U	06/14/2016	VICKI R HOWELL REVOCABLE TRUST	STEENHARD, JOYCE & JAMES; KOROLEWSKI REV TST	\$40,350	\$40,350	<a href="#">516895</a>

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

#### Valuation

	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment
+ Estimated Land Value	\$1,130,600	\$1,186,100	\$1,126,400	\$1,195,300	\$1,187,100
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$1,130,600	\$1,186,100	\$1,126,400	\$1,195,300	\$1,187,100

#### Taxation

Classification	2021 Payable	2020 Payable	2019 Payable	2018 Payable
	101 - (NON-HSTD) AGRICULTURAL	101 - (NON-HSTD) AGRICULTURAL	101 - (NON-HSTD) AGRICULTURAL	101 - (NON-HSTD) AGRICULTURAL
Estimated Market Value	\$1,186,100	\$1,126,400	\$1,195,300	\$1,187,100
- Exempt Value	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$1,186,100	\$1,126,400	\$1,195,300	\$1,187,100
Net Taxes Due	\$7,548.00	\$7,688.00	\$8,144.00	\$7,992.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$7,548.00	\$7,688.00	\$8,144.00	\$7,992.00

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



**REAL ESTATE SALES STAFF**

**DUSTYN HARTUNG 507-236-7629**

**LEAH HARTUNG 507-236-8786**

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

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155.99 Acres +/- in Tenhassen Twp, Martin Co., MN  
**FARMLAND AUCTION**  
Friday, November 12, 2021 @ 10:00 AM

PRIVATE ROAD AGREEMENT

This Agreement made this 24th day of July, 1982, between Paul W. Detert and Maureen Detert, husband and wife, hereinafter called "First Parties", and Lyle Detert and Elsie Detert, husband and wife, hereinafter called "Second Parties", and Jack W. Blien, hereinafter called "Third Party".

Whereas, first parties are the owners of real property in Martin County, Minnesota, described as follows:

The South One-half (S 1/2) of the Northwest Quarter (NW 1/4), the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) and Government Lot Four (4) except the North five (5) acres thereof all in Section Thirty-two (32), Township One Hundred One North (101N), Range Thirty-one West (31W) of the Fifth P.M.; and

Whereas, second parties are the owners of real property in Martin County, Minnesota, described as follows:

The North one-half (N 1/2) of the Northwest Quarter (NW 1/4), the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) Government Lot Five (5) and the North Five (5) acres of Government Lot Four (4) all in Section Thirty-two (32) and Government Lot One (1) of Section Thirty-three (33) all in Township One Hundred One (101), Range Thirty-one (31) West of the Fifth P.M.; and

Whereas, third party is the owner of real property in Martin County, Minnesota, described as follows:

The property described in Exhibit "A" attached hereto; and

Whereas, there is now a private road laid out over and across the property of first parties and second parties, described as follows:

The property described in Exhibit "B" attached hereto.

NOW THEREFORE, IT IS AGREED:

1. That all parties shall have an easement to make use of the private road described herein for purposes of ingress and egress.
2. That the parties shall share equally in the cost of maintenance of the private road.
3. That the parties shall not have a responsibility under this Agreement for snow removal.
4. That all the covenants and agreements herein contained shall run with the land and bind the heirs, executors, administrators, successors and assigns of the respective parties hereto.

In Testimony Whereof, the parties have hereunto set their hands the day and year first above written.

Lyle Detert

Paul Detert

Elsie Detert

Maureen Detert

This instrument was drafted by:

Kenneth E. Scott  
Attorney at Law  
Fairmont, MN 56031

Jack W. Blien



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**155.99 Acres +/- in Tenhassen Twp, Martin Co., MN**  
***FARMLAND AUCTION***  
**Friday, November 12, 2021 @ 10:00 AM**

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

A tract of land in Government Lot 5 of Section 32 and Government Lot 1 of Section 33, Township 101 North, Range 31 West, Martin County, Minnesota, said tract being described as follows:

Commencing at the Northwest corner of said Section 32; thence South 00 degrees 00 minutes 00 seconds West along the West line of the Northwest Quarter of the Northwest Quarter of said Section 32 a distance of 1338.52 feet to the Southwest corner of said Northwest Quarter of the Northwest Quarter; thence North 89 degrees 23 minutes 10 seconds East a distance of 3198.92 feet; thence North 88 degrees 38 minutes 17 seconds East a distance of 1756.52 feet; thence South 08 degrees 25 minutes 17 seconds East a distance of 16.65 feet; thence South 89 degrees 12 minutes 59 seconds East a distance of 586 feet to the waters edge of Okamanpeedan Lake, the point of beginning of the tract to be described; thence reversing North 89 degrees 12 minutes 59 seconds West a distance of 586 feet; thence North 08 degrees 25 minutes 17 seconds West a distance of 303.68 feet; thence North 76 degrees 47 minutes 03 seconds East a distance of 170.10 feet; thence North 29 degrees 20 minutes 15 seconds East a distance of 444.06 feet; thence North 14 degrees 53 minutes 35 seconds East a distance of 277 feet to the waters edge of Okamanpeedan Lake; thence Southeasterly and Southerly along said waters edge a distance of 1500.00 feet, more or less, to the point of beginning, containing 10.0 acres, more or less, subject to easements of record in said county and state.

**EXHIBIT "B"**

**EASEMENT DESCRIPTION**

A 33.00 foot wide perpetual easement for ingress and egress, over and across the North Half of Section 32, Township 101 North, Range 31 West, Martin County, Minnesota, the centerline of said easement being described as follows:

Commencing at the Northwest corner of said Section 32; thence South 00 degrees 00 minutes 00 seconds West along the West line of the Northwest Quarter of the Northwest Quarter of said Section 32 a distance of 1338.52 feet to the Southwest corner of said Northwest Quarter of the Northwest Quarter, the point of beginning of said centerline to be described; thence North 89 degrees 23 minutes 10 seconds East a distance of 3198.92 feet; thence North 88 degrees 38 minutes 17 seconds East a distance of 1756.52 feet and there terminating.



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155.99 Acres +/- in Tenhassen Twp, Martin Co., MN  
**FARMLAND AUCTION**  
Friday, November 12, 2021 @ 10:00 AM

Office of County Recorder  
County of Martin, Minnesota  
I hereby certify that the within  
instrument was filed in this office  
for record on 05-04-2001 at 2:15 PM  
and was duly recorded as Document No.

351349

Kay Hrucke, Martin County Recorder  
By Mary Sundell Deputy

REC. FEE: 19.50  
PAGES: 7

**DRIVEWAY EASEMENT AGREEMENT**

This agreement, made this 23rd day of April, 2001, by and between Paul Detert and Maureen Detert, husband and wife, first parties, hereinafter referred to as Grantors, Lyle Detert, single, second party hereinafter referred to as Detert, and Christopher A. Ward and Elizabeth M. S. Ward, husband and wife, hereinafter referred to as Grantees.

WHEREAS, Grantors are the owners of certain real property located in Martin County, Minnesota, and described in Exhibit A attached hereto and made a part hereof by reference; and

WHEREAS, Detert is the owner of certain real property located in the Martin County, Minnesota, and described in Exhibit B attached hereto and made a part hereof by reference; and

WHEREAS, Grantees are purchasing real estate from Grantors as described in Exhibit C attached hereto and made a part by reference; and

WHEREAS, There is a private driveway located on Grantor's and Detert's properties and the parties have made agreements between them granting to Grantee the right and easement to the non-exclusive use of the private driveway for access to Grantee's property and the parties wish to set out their agreements in writing herein.

NOW, THEREFORE, IT IS HEREBY AGREED:

1. Grantors and Deterts hereby grant to Grantees a non-exclusive right and easement to the use of the existing private driveway located on Grantor's and Detert's property, the location of which is described in Exhibit D attached hereto and made a part hereof by reference as Exhibit D, for purposes of allowing Grantees to gain access to Grantee's property for all lawful uses. Grantees shall be responsible for all costs of maintenance, repair, upkeep and improvement of the private driveway described herein.

2. In the event that Grantors or Detert shall develop their property described herein by construction of a residence or platting and sale thereof, the non-exclusive right and easement granted



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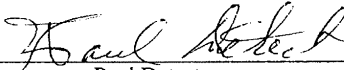


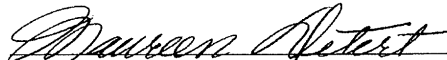
155.99 Acres +/- in Tenhassen Twp, Martin Co., MN  
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Friday, November 12, 2021 @ 10:00 AM

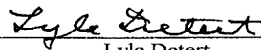
herein shall continue but, in that event, Grantees shall be responsible for only their pro-rata share of all lots for the costs of maintenance, repair, upkeep and improvement of the private driveway.

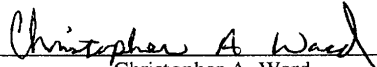
3. This agreement shall be binding upon the parties hereto and shall also be binding upon the respective heirs, personal representatives, successors and assigns of each of the parties, and shall be a covenant running with the lands described herein, in perpetuity.

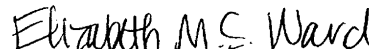
Dated the day and year first written above.

  
Paul Detert

  
Maureen Detert

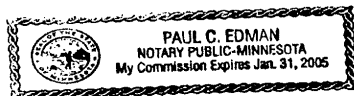
  
Lyle Detert

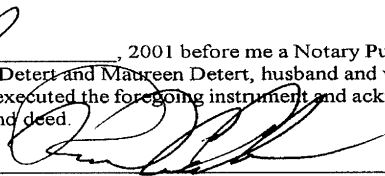
  
Christopher A. Ward

  
Elizabeth M. S. Ward

STATE OF MINNESOTA )  
COUNTY OF MARTIN ) SS

On this 23rd day of April, 2001 before me a Notary Public within and for said County, personally appeared Paul Detert and Maureen Detert, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.



  
Notary Public



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**155.99 Acres +/- in Tenhassen Twp, Martin Co., MN**  
***FARMLAND AUCTION***  
**Friday, November 12, 2021 @ 10:00 AM**

**EXHIBIT D**

**Easement of Access**

A 33 foot wide Easement of Access over the North Half (N½) and Government Lot Four (4) of Section Thirty-two (32), Township One Hundred One (101) North, Range Thirty-one (31) West, Martin County, Minnesota. The centerline and east line of said easement is described as follows:

Commencing at the Northwest corner of said Section Thirty-two (32); thence on an assumed bearing of South 0 degrees 00 minutes 00 seconds West, along the west line of said section, a distance of 1338.57 feet to the Southwest corner of Northwest Quarter of the Northwest Quarter (NW¼NW¼) of said section and the point of beginning of the centerline to be described; thence North 89 degrees 23 minutes 10 seconds East, along said centerline, a distance of 3198.92 feet; thence North 88 degrees 38 minutes 17 seconds East, along said centerline, a distance of 1258.50 feet to the east line of said easement; thence South 0 degrees 58 minutes East, along said east line, a distance of 324.17 feet; thence South 7 degrees 32 minutes East, along said east line, a distance of 353.61 feet; thence South 3 degrees 41 minutes East, along said East line, a distance of 361.88 feet to an iron monument and said East line there terminating.



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# 155.99 Acres +/- in Tenhassen Twp, Martin Co., MN

# **FARMLAND AUCTION**

**Friday, November 12, 2021 @ 10:00 AM**



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