

160 Acres +/- of Bare Farmland in Rome Twp, Faribault Co., MN

FARMLAND AUCTION

Tuesday, February 22, 2022 @ 10:00 AM

SALE LOCATION: Auction will be held at Average Jo's Bar & Grill at 115 E 6th Street, Blue Earth, MN. *Blizzard Date 2-14-22 Watch website for updates!

PROPERTY LOCATION: From Blue Earth, MN: Go 6 miles South on Hwy-169 to 40th Street then 7 miles East to 460th Avenue then 2 miles South. From Buffalo Center, IA: Go 9 miles North on R20 to 20th St then West 1/2 mile.

PROPERTY LEGAL DESCRIPTION: 160 Deeded Acres located in the NW 1/4 in Section 34, Township 101 North, Range 26 West, Faribault County, Minnesota.

Owner: Stenzel Family



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

www.auctioneeralley.com

AUCTIONEERS & SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN, ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL, DAN PIKE & SCOTT CHRISTOPHER

FRUNDT, LUNDQUIST & GUSTAFSON, LTD.-DANIEL LUNDQUIST,
LEGAL COUNSEL & CLOSING ATTORNEY

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SALE LOCATION: Auction will be held at Average Jo's Bar & Grill at 115 E 6th Street, Blue Earth, MN. *Blizzard Date 2-25-22 Watch website for updates!

AUCTION SALE TERMS:

The Stenzel Family farm will be offered for sale as one parcel on sale day. 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 March 31, 2022 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. The property is being sold subject to a 2022 crop lease, which new buyer will assume. Buyer will pay all of the 2022 real estate taxes and thereafter. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the buyer. 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:

Auctioneer Alley and Land Services Unlimited are honored to present the Stenzel Family Farm as this is a nice opportunity to buy some good tillable farmland in Faribault County. This is a nice laying farm with good drainage outlets. This farm would make a nice addition to your investment portfolio whether you are a farmer or an investor! The farm is located 13 miles SE of Blue Earth, MN or 10 miles N of Buffalo Center, IA. 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.

Owner: Stenzel Family



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Fairmont, MN 56031
507-238-4318

STENZEL FARM INFORMATION

SALE METHOD: The subject property will be offered as one parcel on sale day.
160 Deeded Acres x the bid.

LEGAL DESCRIPTION: 160 Deeded Acres located in the N ½ of the NW ¼ and the S ½ of
the NW ¼ of Section 34, Township 101 North, Range 26W,
Faribault County, MN
***See Attached Legal Description**

TAX PARCEL IDS #: 160340700 & 160340701

BUILDINGS: Bare Farmland

REAL ESTATE TAXES: 2021 Non (HSTD) Ag Taxes = \$4,979.43

FSA INFO:

Total Acres	=	160.00 +/- acres
FSA Tillable Acres	=	154.81 +/- acres
Corn Base Acres	=	77.30 +/- acres
Corn PLC Yield	=	165.00 +/- bushels
Soybean Base Acres	=	77.20 +/- acres
Soybean PLC Yield	=	47.00 +/- bushels
Total Base Acres	=	154.50 +/- acres

CPI: Crop Productivity Index 81.5
*** See Soils Map**

PREDOMINANT SOILS: Canisteo Glencoe, Dickinson Fine Sandy Loam, Fieldon Canisteo,
Nicollet Clay Loam

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

DRAINAGE: This farm is part of JD 13 F. There is a 12" county tile which
comes into the South side of the farm. It then runs NE thru the
South 80 where it downsizes to a 8". There is also open ditch JD
13 F in the NE corner of the farm. This farm also has had some
private tile added over the years.
***See Tile Maps**

NRCS CLASSIFICATIONS: NHEL (Non-Highly Erodible)

AUCTIONS – REAL ESTATE - APPRAISALS



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WETLAND STATUS: Completed 11-6-1989
*See Wetland Determination

LEASE STATUS: This farm is under lease for the 2022 crop year. The new buyer will assume the 2022 crop lease upon a successful closing. 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 and thank you for looking!**



AUCTIONS – REAL ESTATE - APPRAISALS



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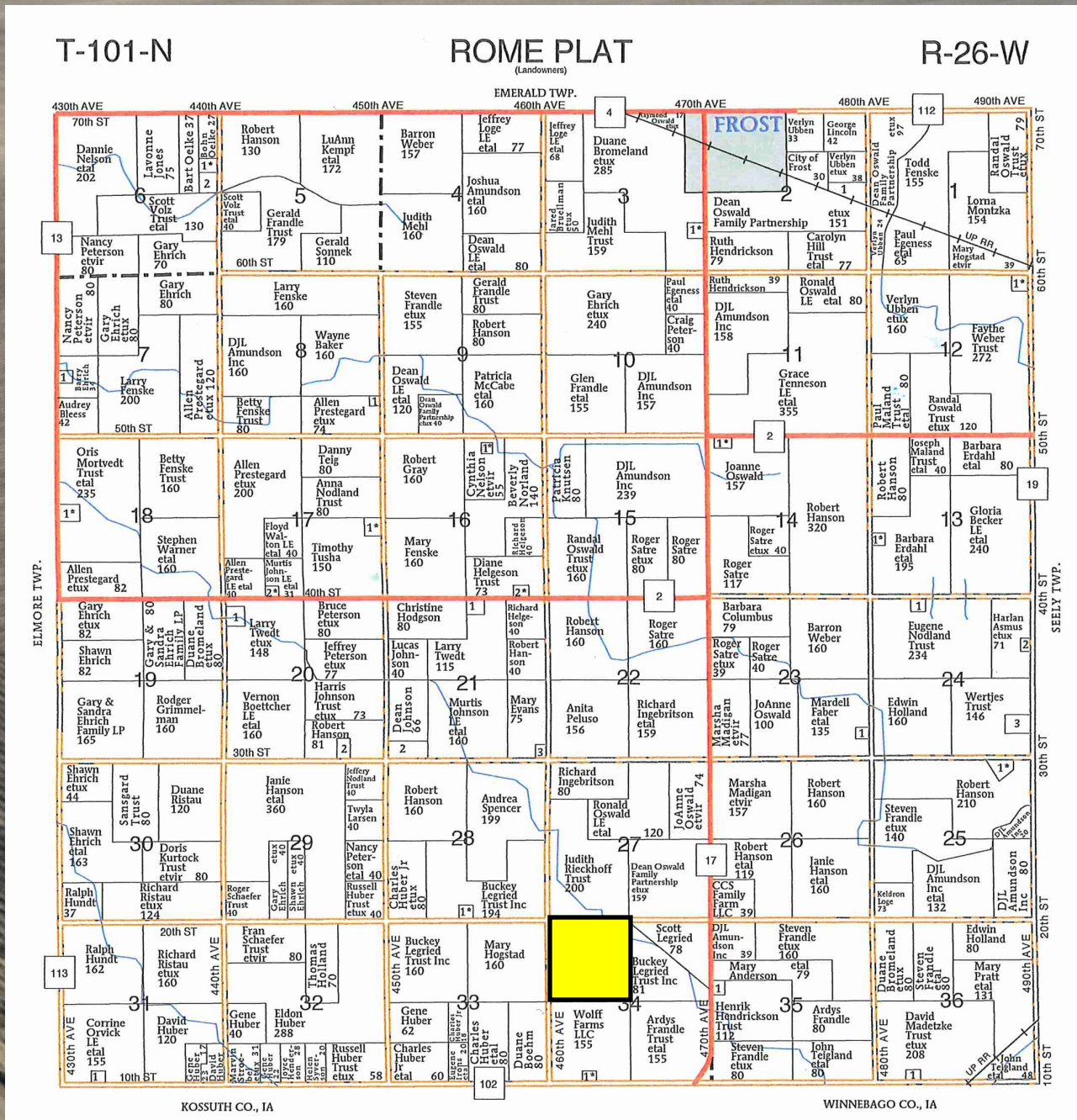
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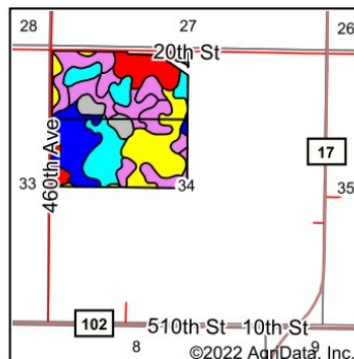
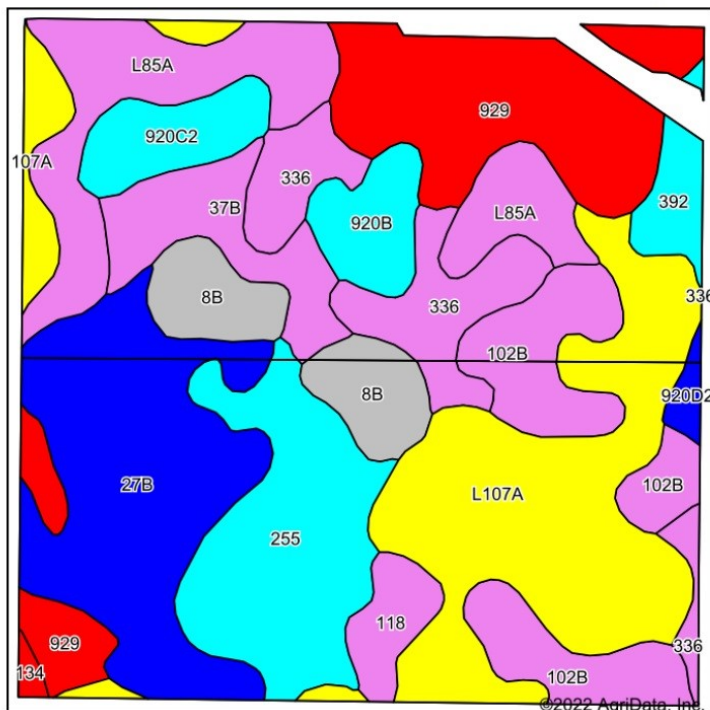
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160 Acres +/- of Bare Farmland in Rome Twp, Faribault Co., MN

FARMLAND AUCTION

Tuesday, February 22, 2022 @ 10:00 AM

Soils Map



State: **Minnesota**
 County: **Faribault**
 Location: **34-101N-26W**
 Township: **Rome**
 Acres: **154.81**
 Date: **1/11/2022**



Soils data provided by USDA and NRCS.

Area Symbol: MN043, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	29.71	19.2%		91
27B	Dickinson fine sandy loam, 0 to 6 percent slopes	22.40	14.5%		60
929	Fieldon-Canisteo complex	19.19	12.4%		83
255	Mayer loam, 0 to 2 percent slopes	15.47	10.0%		72
L85A	Nicollet clay loam, 1 to 3 percent slopes	15.09	9.7%		99
102B	Clarion loam, 2 to 6 percent slopes	12.89	8.3%		95
336	Delft clay loam, 0 to 2 percent slopes	10.44	6.7%		94
8B	Sparta loamy fine sand, 0 to 6 percent slopes	7.35	4.7%		39
37B	Farrar fine sandy loam, 1 to 6 percent slopes	6.72	4.3%		99
920C2	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	4.62	3.0%		73
920B	Clarion-Estherville complex, 2 to 6 percent slopes	4.14	2.7%		76
118	Crippin loam, 1 to 3 percent slopes	2.89	1.9%		100
392	Biscay clay loam, 0 to 2 percent slopes	2.64	1.7%		70
920D2	Omsrud-Storden-Pilot Grove complex, 10 to 16 percent slopes, moderately eroded	0.84	0.5%		65
134	Okoboji silty clay loam, 0 to 1 percent slopes	0.42	0.3%		86
Weighted Average					81.5



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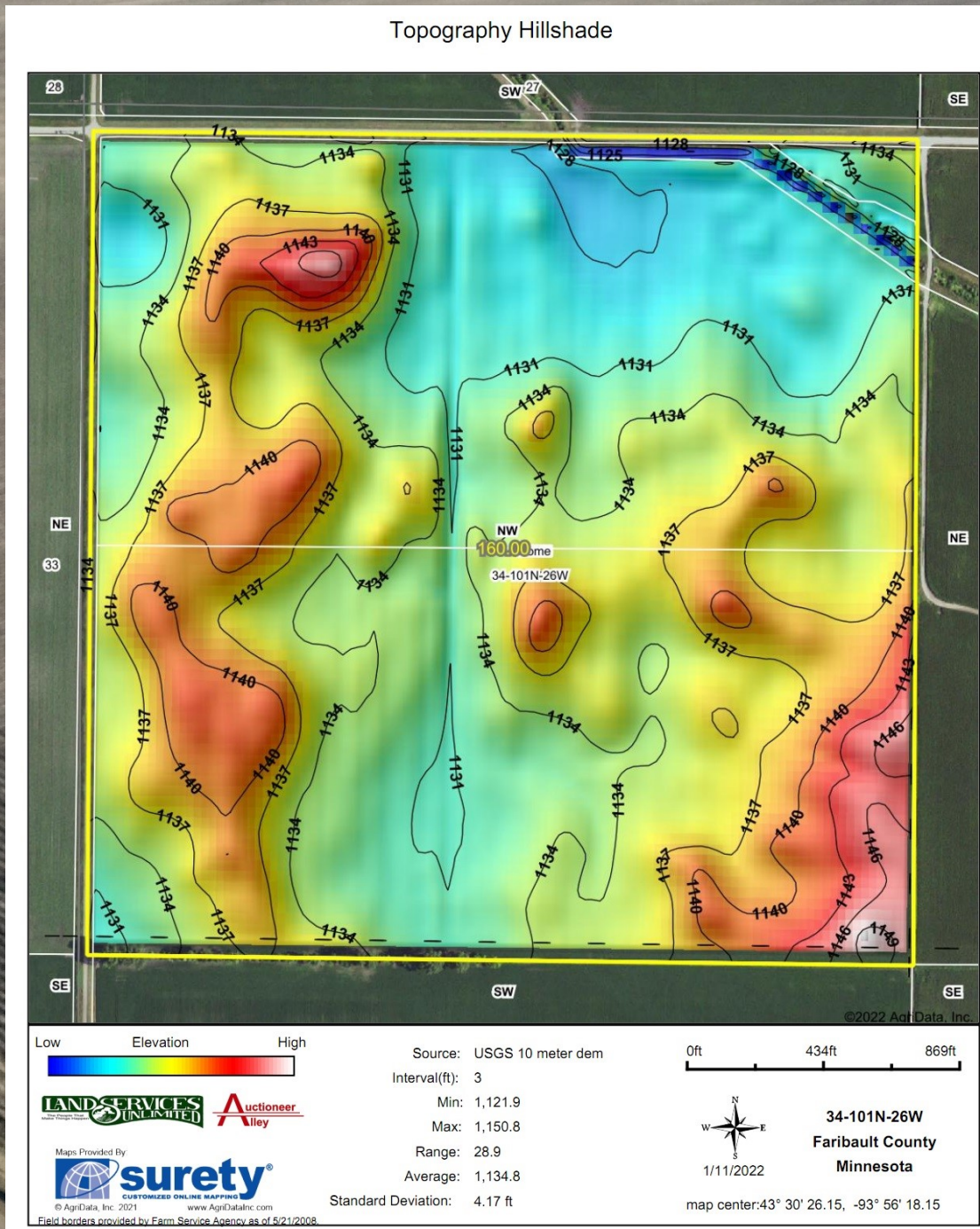
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LAND SERVICES UNLIMITED
The People That Make Things Happen

Auctioneer Alley

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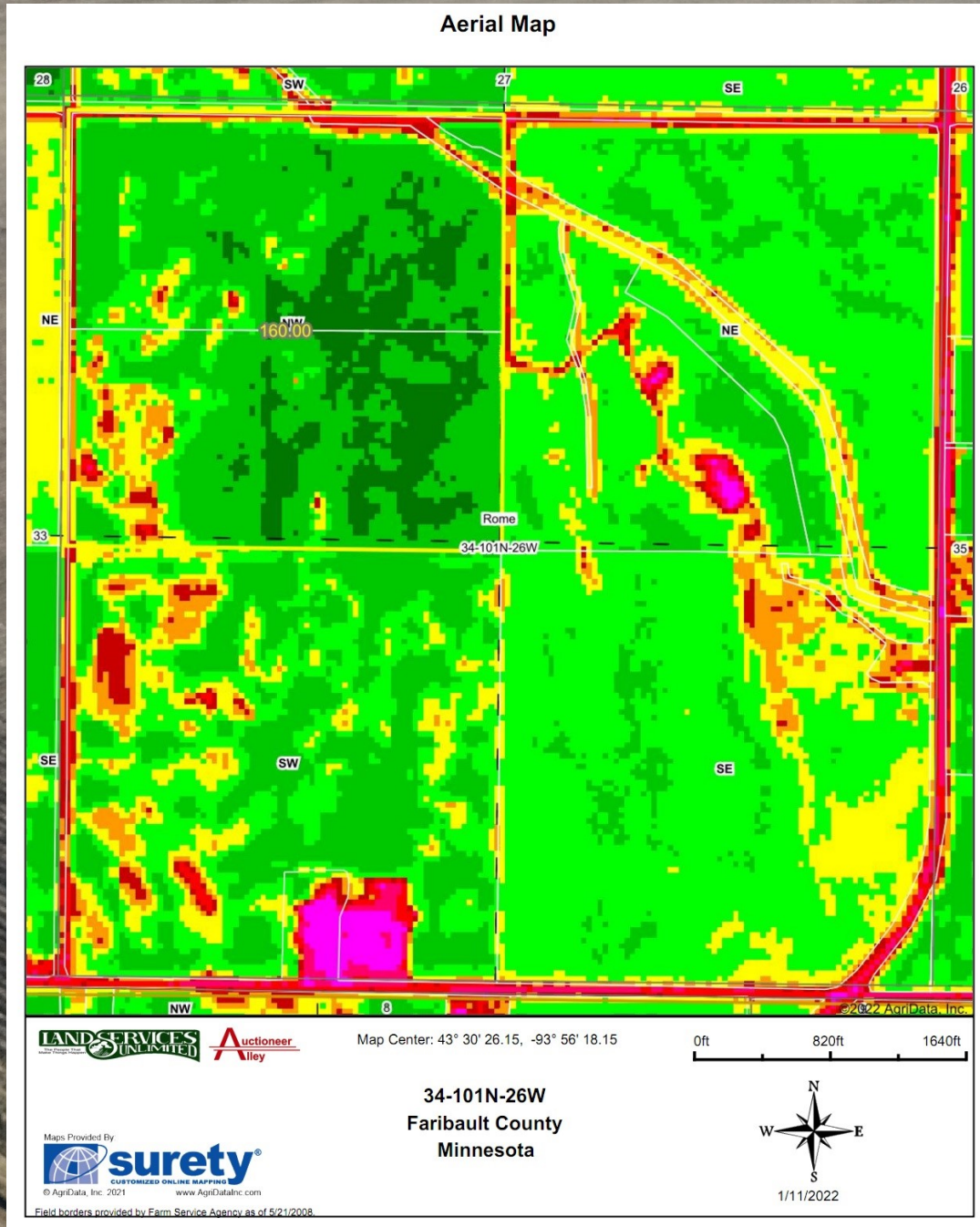
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2021 NDVI MAP



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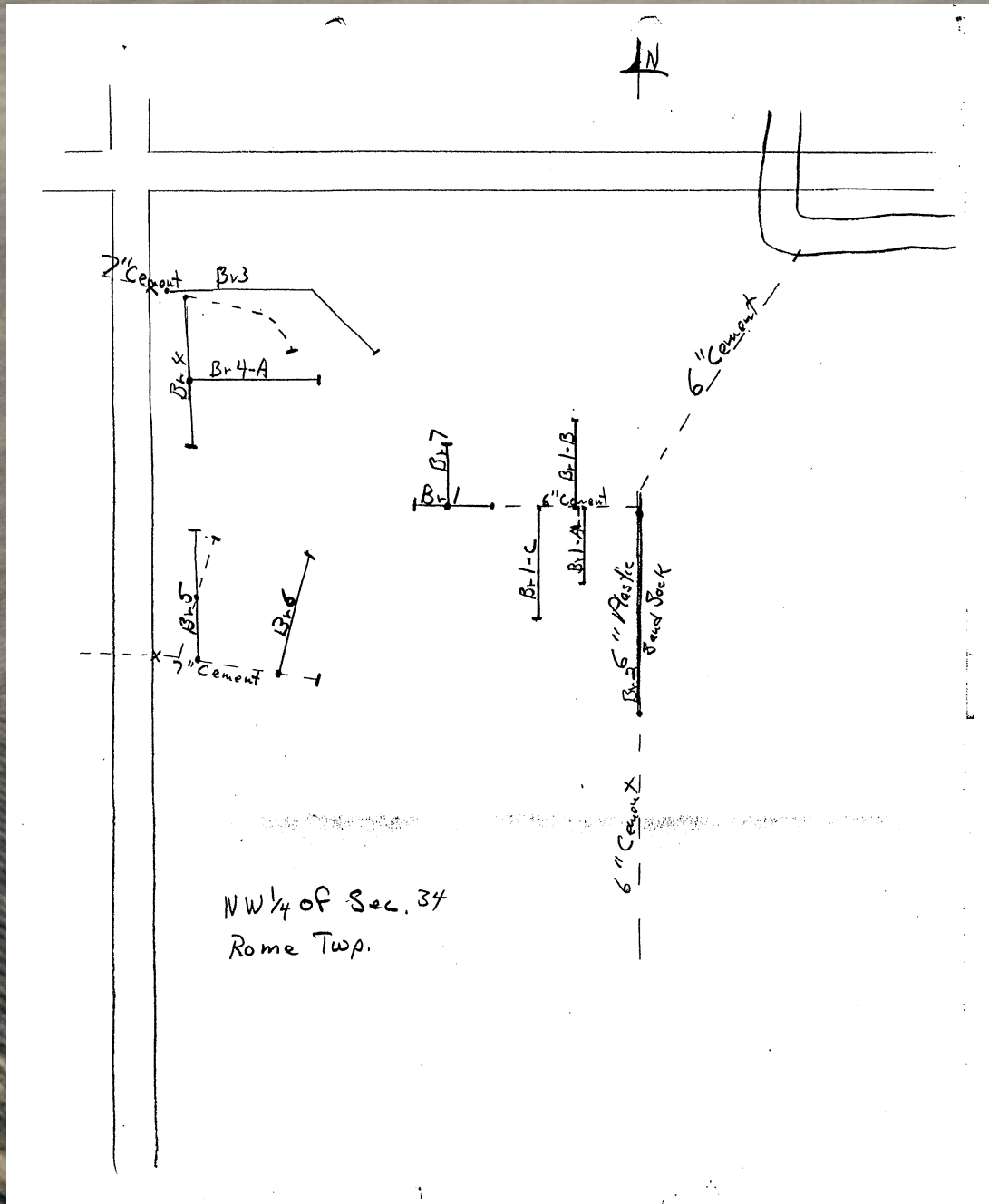
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PRIVATE TILE MAP



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Minnesota

Faribault

Report ID: FSA-156EZ

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.

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 7002

Prepared: 1/3/22 12:05 PM

Crop Year: 2022

Page: 1 of 2

Operator Name

Farm Identifier

10110/456

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
157.24	154.81	154.81	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	154.81	0.0	0.0	0.0				
ARC/PLC									
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default				
CORN	SOYBN	NONE	NONE	NONE	NONE				

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	77.3	165	0.00
SOYBEANS	77.2	47	0.00
Total Base Acres:	154.5		

Tract Number: 9709 Description N2NW4(34)ROM

FSA Physical Location: Faribault, MN

ANSI Physical Location: Faribault, 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
78.19	75.76	75.76	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	75.76	0.0		0.0	0.0	
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	37.72	165	0.00				
SOYBEANS	37.73	47	0.00				
Total Base Acres:	75.45						

Owners: STENZEL, PERRY DEAN
STENZEL, CONNIE RENAE



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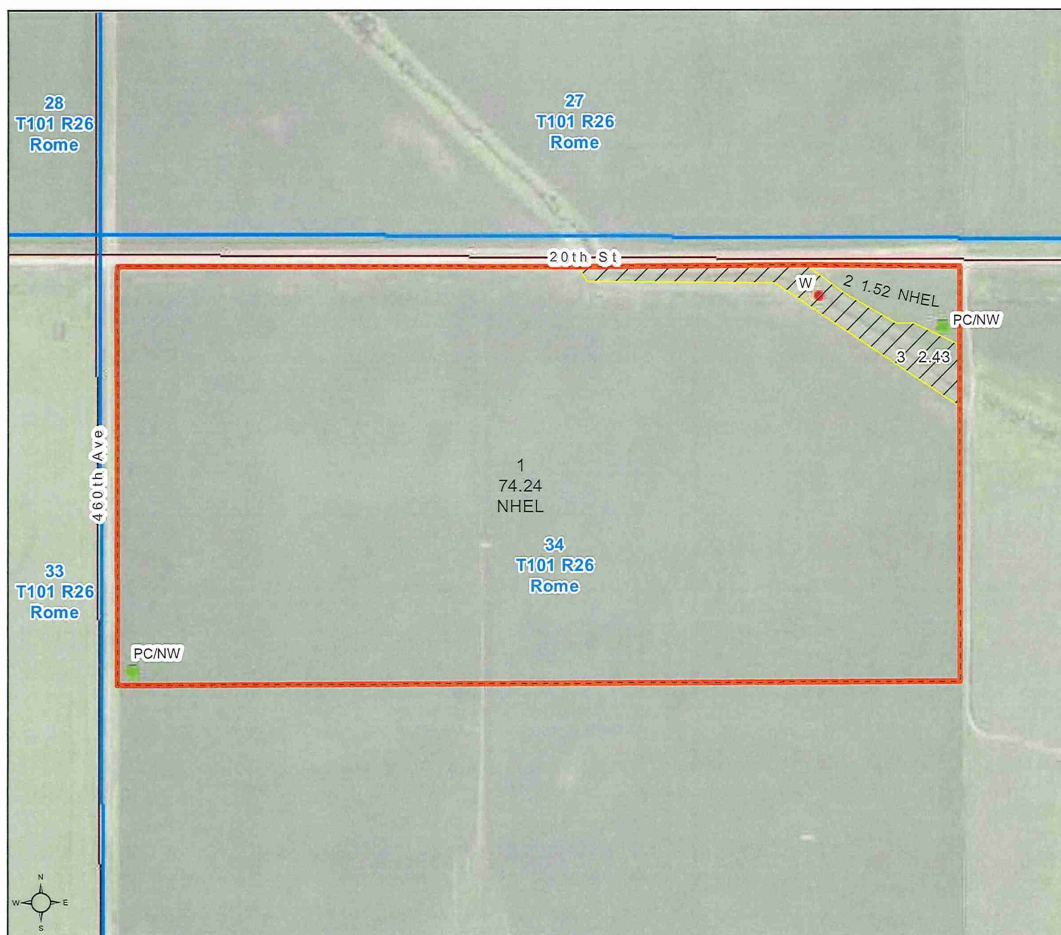
FARMLAND AUCTION

Tuesday, February 22, 2022 @ 10:00 AM



United States
Department of
Agriculture

Faribault County, Minnesota



Farm 7002

Tract 9709

2021 Program Year

Map Created May 03, 2021

0 175 350 700
Feet

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

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 75.76 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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Minnesota

Faribault

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 7002

Prepared: 1/3/22 12:05 PM

Crop Year: 2022

Page: 2 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.

Other Producers:

Tract Number: 9710 Description S2NW4(34)ROM

FSA Physical Location : Faribault, MN

ANSI Physical Location: Faribault, 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
79.05	79.05	79.05	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	79.05	0.0	0.0		0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	39.58	165	0.00
SOYBEANS	39.47	47	0.00
Total Base Acres:	79.05		



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United States
Department of
Agriculture

Faribault County, Minnesota



Farm 7002

Tract 9710

2021 Program Year

Map Created May 03, 2021

0 175 350 700
Feet

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

Common Land Unit

Cropland
 Tract Boundary

Wetland Determination Identifiers

Restricted Use
 Limited Restrictions
 Exempt from Conservation
Compliance Provisions

Tract Cropland Total: 79.05 acres

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U.S.D.A. Soil Conservation Service SCS-CPA-928 (1-88)

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

4. Name of USDA Agency or Person Requesting Determination

5. Is soil survey now available for making a highly erodible land determination?

6. Are there highly erodible soil map units on this farm?

7. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.

8. 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.

10. This Highly Erodible Land determination was completed in the: Office ☒ Field ☐

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

SECTION II - WETLAND

11. Are there hydric soils on this farm?

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.

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 include 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 determination was made.

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.

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: 11-6-88

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: This is for tract 136 in the NW 1/4 of Section 34 of Rome Township.

22. Signature of SCS District Conservationist: Randy Hunsbarger

23. Date: 11-6-88

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



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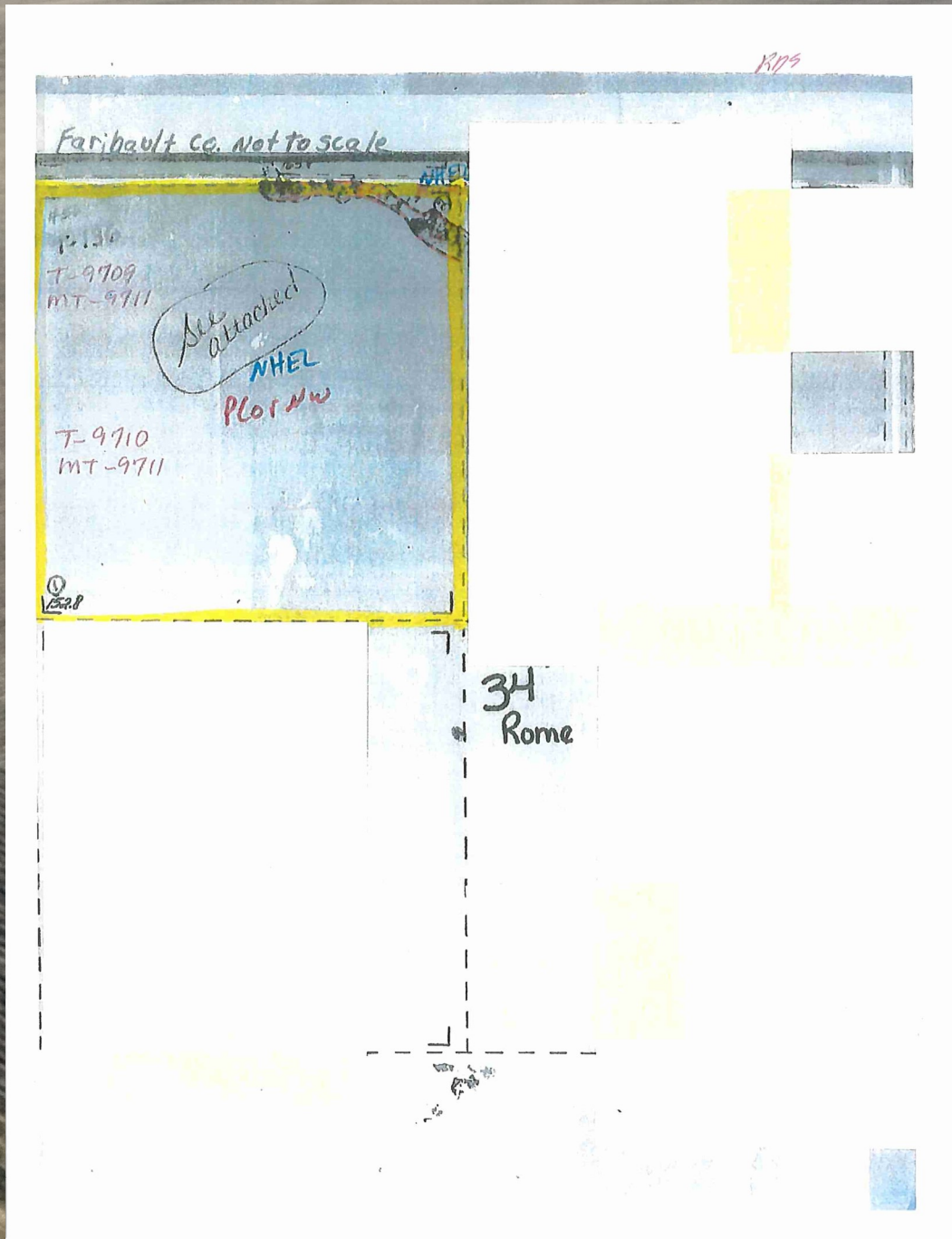
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Summary

Parcel ID 160340700
Property Address
Sec/Twp/Rng 34-101-026
Brief Tax Description Sect-34 Twp-101 Range-026 80.00 AC N 1/2 OF NW 1/4
(Note: Not to be used on legal documents)
Deeded Acres 80.00
Class 101 - (NON-HSTD) AGRICULTURAL
District (1602) 1602 ROME TWP
School District 2860
Creation Date 06/27/1989

Owner

Primary Taxpayer
Perry Stenzel Et AL
22877 Forest Circle
Lakeville, MN 55044

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER	70.1	0	0	0	74.660	AC
2	BUFFER STRIP	0	0	0	0	1.100	AC
3	WASTELAND	0	0	0	0	1.240	AC
4	ROAD	0	0	0	0	3.000	AC
Total						80.000	

Valuation

	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$473,900	\$473,900	\$479,000	\$478,200	\$504,800
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$473,900	\$473,900	\$479,000	\$478,200	\$504,800

Taxation

	2021 Payable	2020 Payable	2019 Payable	2018 Payable	2017 Payable
Estimated Market Value	\$473,900	\$473,900	\$479,000	\$478,200	\$504,800
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$473,900	\$473,900	\$479,000	\$478,200	\$504,800
Net Taxes Due	\$2,612.04	\$2,600.04	\$2,684.50		
+ Special Assessments	\$3.96	\$3.96	\$79.50		
= Total Taxes Due	\$2,616.00	\$2,604.00	\$2,764.00		



REAL ESTATE SALES STAFF

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160 Acres +/- of Bare Farmland in Rome Twp, Faribault Co., MN

FARMLAND AUCTION

Tuesday, February 22, 2022 @ 10:00 AM



BeaconTM Faribault County, MN

Summary

Parcel ID 160340701
Property Address
Sec/Twp/Rng 34-101-026
Brief Tax Description Sect-34 Twp-101 Range-026 80.00 AC S 1/2 OF NW 1/4
(Note: Not to be used on legal documents)
Deeded Acres 80.00
Class 101 - (NON-HSTD) AGRICULTURAL
District (1602) 1602 ROME TWP
School District 2860
Creation Date 07/08/1997

Owner

Primary Taxpayer
Donna D Stenzel
1776 Steiger Lake Ln Apt #300
Victoria, MN 55386

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER	60.4	0	0	0	79.000	AC
2	ROAD	0	0	0	0	1.000	AC
Total						80.000	

Valuation

	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$429,400	\$429,400	\$429,400	\$429,400	\$453,300
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$429,400	\$429,400	\$429,400	\$429,400	\$453,300

Taxation

	2021 Payable	2020 Payable	2019 Payable	2018 Payable	2017 Payable
Estimated Market Value	\$429,400	\$429,400	\$429,400	\$429,400	\$453,300
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$429,400	\$429,400	\$429,400	\$429,400	\$453,300
Net Taxes Due	\$2,367.39	\$2,355.39	\$2,407.21		
+ Special Assessments	\$6.61	\$6.61	\$196.79		
= Total Taxes Due	\$2,374.00	\$2,362.00	\$2,604.00		



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