

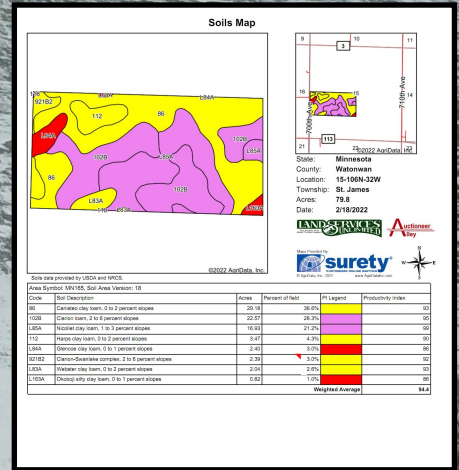
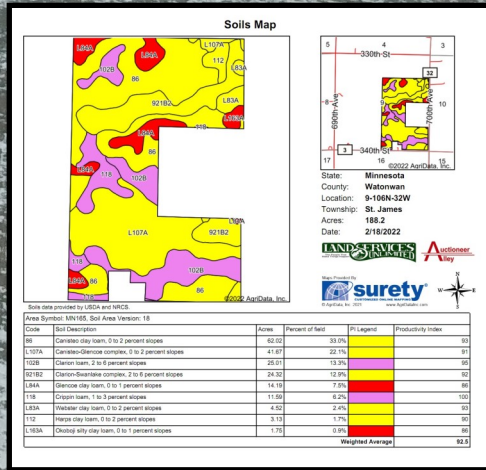
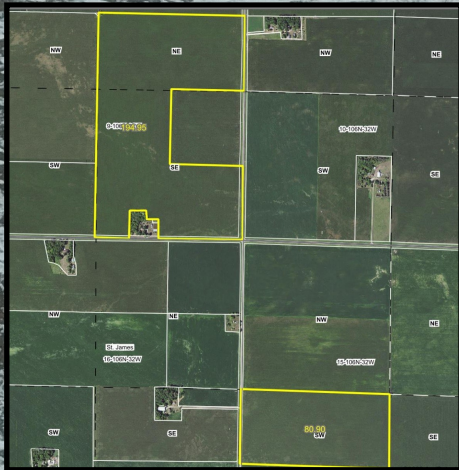
# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

**SALE LOCATION:** Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

**PROPERTY LOCATIONS:** From St. James, MN: Parcel #1-Go 2 miles West on County Hwy 3 then 1/2 mile South on 700th Avenue; Parcel #2-#4-Go 2 miles West on County Hwy 3.

**PROPERTY LEGAL DESCRIPTIONS:** 80.9 Deeded Acres located in the N 1/2 of SW 1/4 & W .90 Acres of NW 1/4 of the SE 1/4 in Section 15, Township 106 North, Range 32 West, Watonwan County, Minnesota; 194.95 Deeded Acres located in the S 1/2 of the NE 1/4; W 1/2 of SE 1/4 Less 5.05 Acres & SE 1/4 of the SE 1/4 in Section 9, Township 106 North, Range 32 West, Watonwan County, Minnesota.



## AUCTION SALE TERMS:

The Goeser farms will be offered for sale in multiple parcels and in combination on sale day. Please review farm booklet for specific details. All bidders must register for a bidding number prior to bidding on sale day. 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 May 3, 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 or thru our mobile app, 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 excited to be representing the Goeser family with the sale of their high quality farmland in Watonwan County! These 275 acres being offered for sale on public auction are as good as they come with excellent CPI's of 94.4 and 92.5! Both of these farms are part of county drainage systems and have had a lot of private tile added! These high producing farms would make a nice addition to your investment portfolio whether you are a farmer or an investor. This land is located only 2 miles West 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.

## Owner: Denis Goeser Estate



## AUCTIONEERS AND SALES STAFF

**DUSTYN HARTUNG 507-236-7629**

**KEVIN KAHLER 507-920-8060**

**LEAH HARTUNG 507-236-8786**

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

**CHRIS KAHLER & SCOTT CHRISTOPHER**

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

# www.auctioneeralley.com



# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

**SALE LOCATION:** Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!



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

## GOESER PROPERTY INFORMATION

**SALE METHOD:** These parcels of bare farmland will be offered for sale on our Multi Parcel Board Bidding system as follows:

Parcel 1- 80.9 x the bid- N ½ of the SW ¼ 15-106-32  
Parcel 2- 80 x the bid- S ½ of the NW ¼ 9-106-32  
Parcel 3- 114.95 x the bid- W ½ of the SE ¼ & SE ¼ of SE ¼ 9-106-32  
Parcel 4- 194.95 x the bid- The combination of Parcel 2 & 3

**LEGAL DESCRIPTIONS:** 275.85 +/- Deeded Acres located in the N ½ of the SW ¼ Section 15 and the S ½ of the NE ¼; W ½ of the SE ¼ and the SE ¼ of the SE ¼ Section 9, St. James Twp, Watonwan County, MN T106N, R32W

**TAX ID PARCEL 1:** 110150300

**BUILDINGS:** None

**REAL ESTATE TAXES PARCEL 1 IN 2021:** 2021 (NON-HSTD) Ag Taxes = \$4,693.37

**FSA INFO PARCEL 1:**

Total Acres	=	80.90 +/- acres
FSA Tillable Acres	=	79.80 +/- acres
Corn Base Acres	=	40.20 +/- acres
Corn PLC Yield	=	187.00 +/- bushels
Soybean Base Acres	=	39.60 +/- acres
Soybean PLC Yield	=	46.00 +/- bushels
Total Base Acres	=	79.80 +/- acres

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

**CPI PARCEL 1:** Crop Productivity Index = 94.4 \*Excellent  
\* See Soils Map

**TOPOGRAPHY P 1:** Level to Gently Rolling  
\* See Topography Map

**DRAINAGE PARCEL 1:** This parcel is part of County Ditch 4. There has also been a lot of private tile added.  
\*See Tile Maps

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

**WETLAND STATUS P 1:** Completed 9-9-1988  
\*See Wetland Determination

**AUCTIONS – REAL ESTATE - APPRAISALS**



## **AUCTIONEERS AND SALES STAFF**

**DUSTYN HARTUNG 507-236-7629**

**KEVIN KAHLER 507-920-8060**

**LEAH HARTUNG 507-236-8786**

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

**CHRIS KAHLER & SCOTT CHRISTOPHER**

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

**www.auctioneeralley.com**



# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

**SALE LOCATION:** Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!



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

TAX ID PARCEL 2-4: 110090210

REAL ESTATE TAXES P 2-4: 2021 (NON-HSTD) Ag Taxes = \$10,262.97

FSA INFO PARCEL 2-4:	Total Acres	=	194.95 +/- acres
	FSA Tillable Acres	=	188.20 +/- acres
	Corn Base Acres	=	93.00 +/- acres
	Corn PLC Yield	=	187.00 +/- bushels
	Soybean Base Acres	=	93.40 +/- acres
	Soybean PLC Yield	=	46.00 +/- bushels
	Total Base Acres	=	186.40 +/- acres

PREDOMINANT SOILS P 2-4: Canisteo Clay Loam, Canisteo Glencoe, Clarion Loam, Clarion-Swanlake, Glencoe Clay Loam

CPI PARCEL 2-4: Crop Productivity Index = 92.5 \*Excellent  
\* See Soils Map

TOPOGRAPHY PARCEL 2-4: Level to Gently Rolling  
\*See Topography Map

DRAINAGE PARCEL 2-4: These parcels are part of County Ditch 4 and Judicial Ditch 15. There has also been a lot of private tile added.  
\*See Tile Maps

NRCS CLASSIFICATIONS ON PARCEL 2-4: NHEL (Non-Highly Erodible)

WETLAND STATUS P 2-4: Completed 11-9-1988  
\*See Wetland Determination

LEASE STATUS P 1-4: These farms are 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**



## **AUCTIONEERS AND SALES STAFF**

**DUSTYN HARTUNG 507-236-7629**

**KEVIN KAHLER 507-920-8060**

**LEAH HARTUNG 507-236-8786**

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

**CHRIS KAHLER & SCOTT CHRISTOPHER**

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

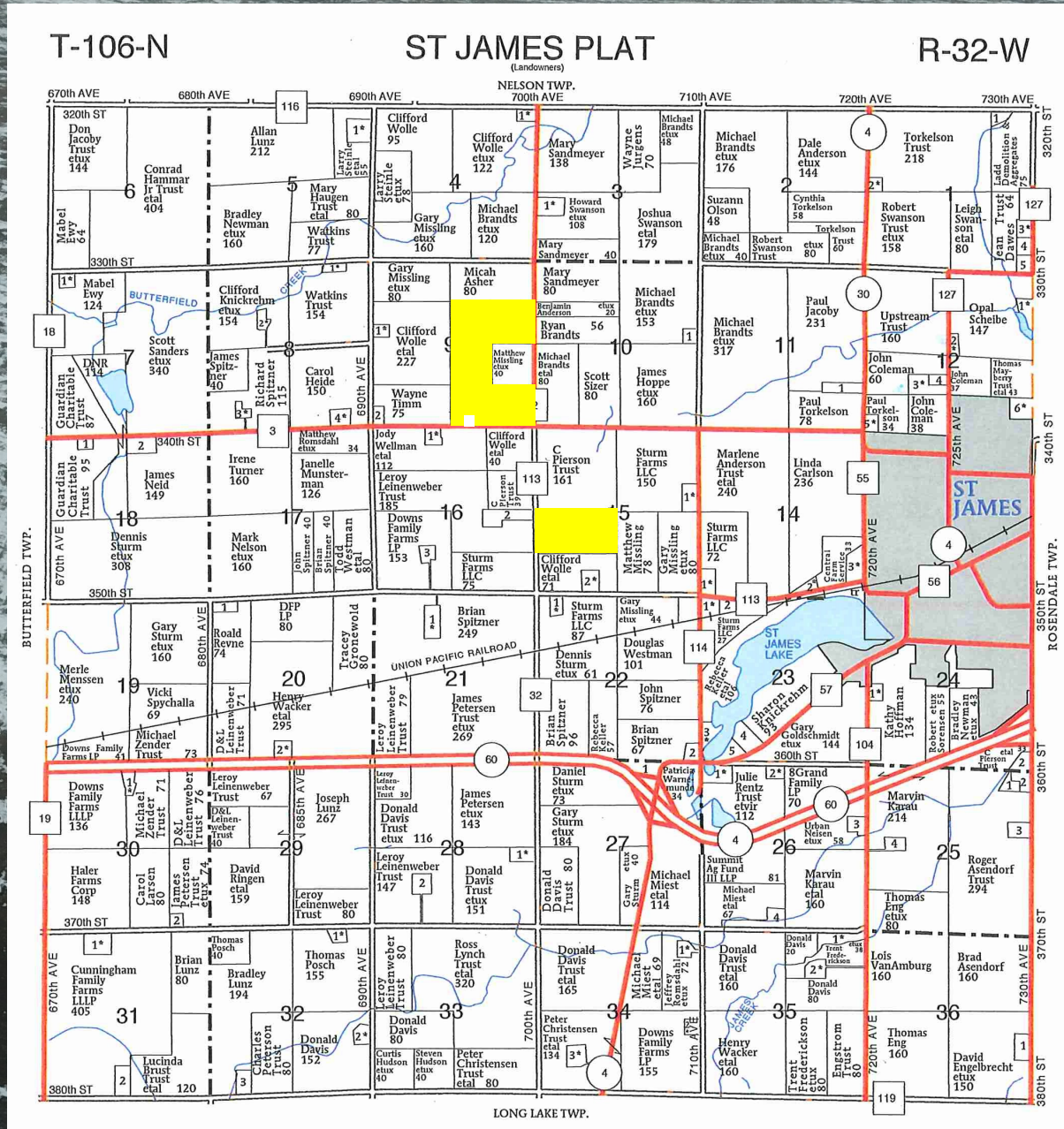
**www.auctioneeralley.com**



# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

**SALE LOCATION:** Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!



**AUCTIONEERS AND SALES STAFF**

**DUSTYN HARTUNG 507-236-7629**

**KEVIN KAHLER 507-920-8060**

**LEAH HARTUNG 507-236-8786**

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

**CHRIS KAHLER & SCOTT CHRISTOPHER**

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

**www.auctioneeralley.com**

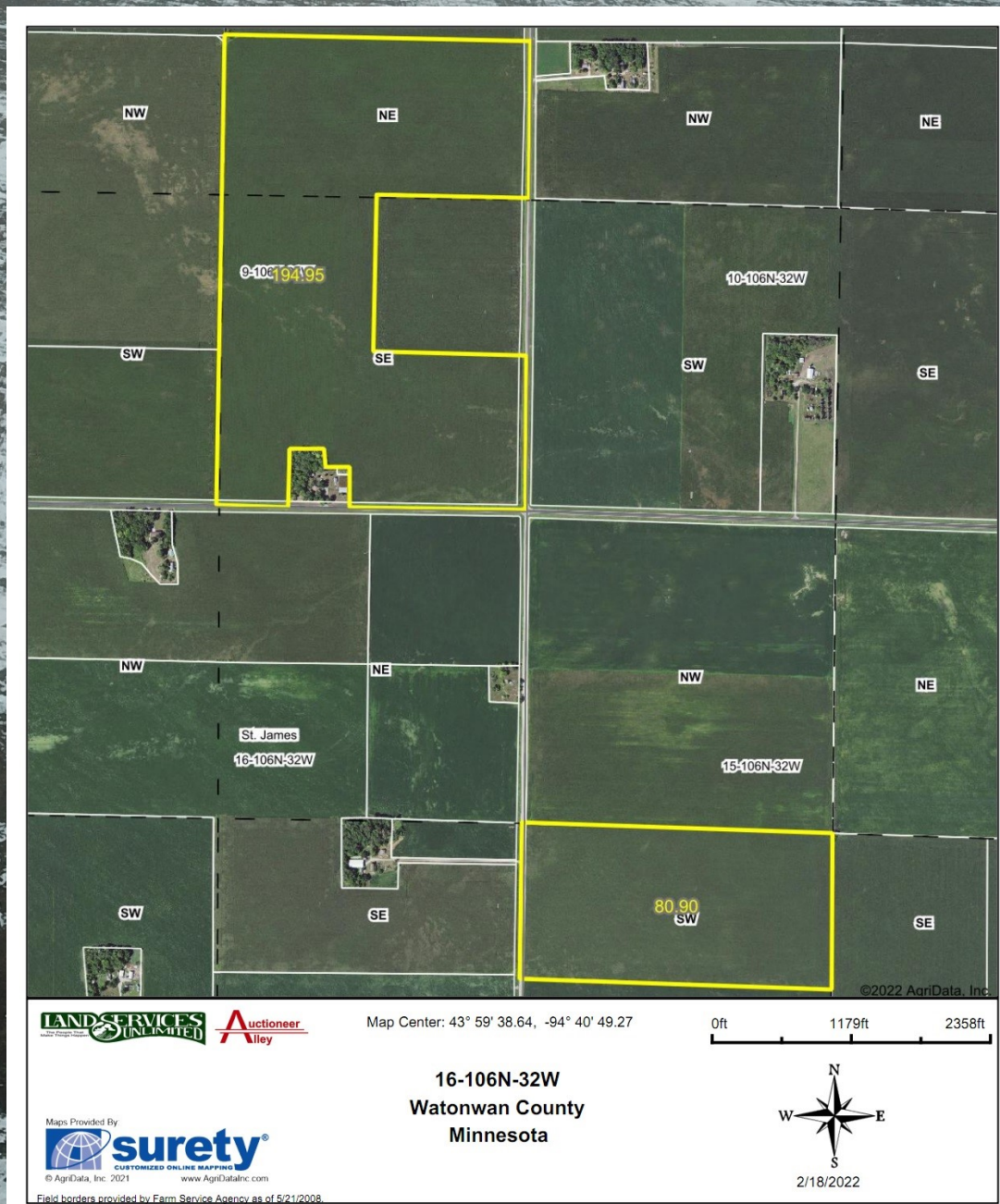


# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

SALE LOCATION: Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel's 1-4



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

**www.auctioneeralley.com**

### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

LEAH HARTUNG 507-236-8786

ALLEN & RYAN KAHLER, DOUG WEDEL,

CHRIS KAHLER & SCOTT CHRISTOPHER



# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

SALE LOCATION: Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel #1



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

**www.auctioneeralley.com**

### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

LEAH HARTUNG 507-236-8786

ALLEN & RYAN KAHLER, DOUG WEDEL,

CHRIS KAHLER & SCOTT CHRISTOPHER



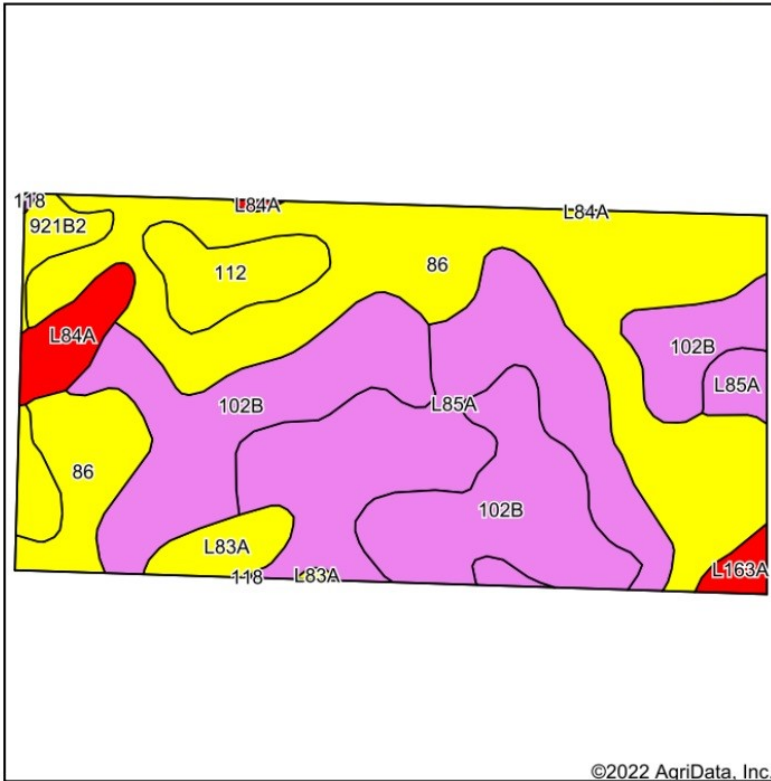
# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

**SALE LOCATION:** Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

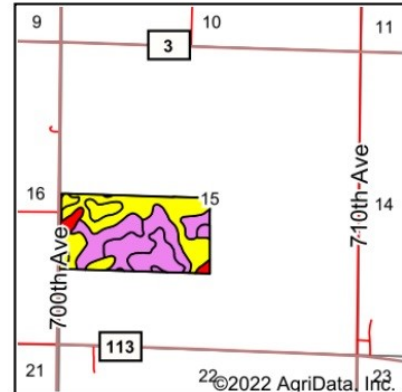
## Parcel #1

Soils Map



©2022 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Minnesota**  
County: **Watonwan**  
Location: **15-106N-32W**  
Township: **St. James**  
Acres: **79.8**  
Date: **2/18/2022**



Area Symbol: MN165, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	29.18	36.6%		93
102B	Clarion loam, 2 to 6 percent slopes	22.57	28.3%		95
L85A	Nicollet clay loam, 1 to 3 percent slopes	16.93	21.2%		99
112	Harps clay loam, 0 to 2 percent slopes	3.47	4.3%		90
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.40	3.0%		86
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	2.39	3.0%		92
L83A	Webster clay loam, 0 to 2 percent slopes	2.04	2.6%		93
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	0.82	1.0%		86
Weighted Average					94.4



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

**www.auctioneeralley.com**

### AUCTIONEERS AND SALES STAFF

**DUSTYN HARTUNG 507-236-7629**

**KEVIN KAHLER 507-920-8060**

**LEAH HARTUNG 507-236-8786**

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

**CHRIS KAHLER & SCOTT CHRISTOPHER**

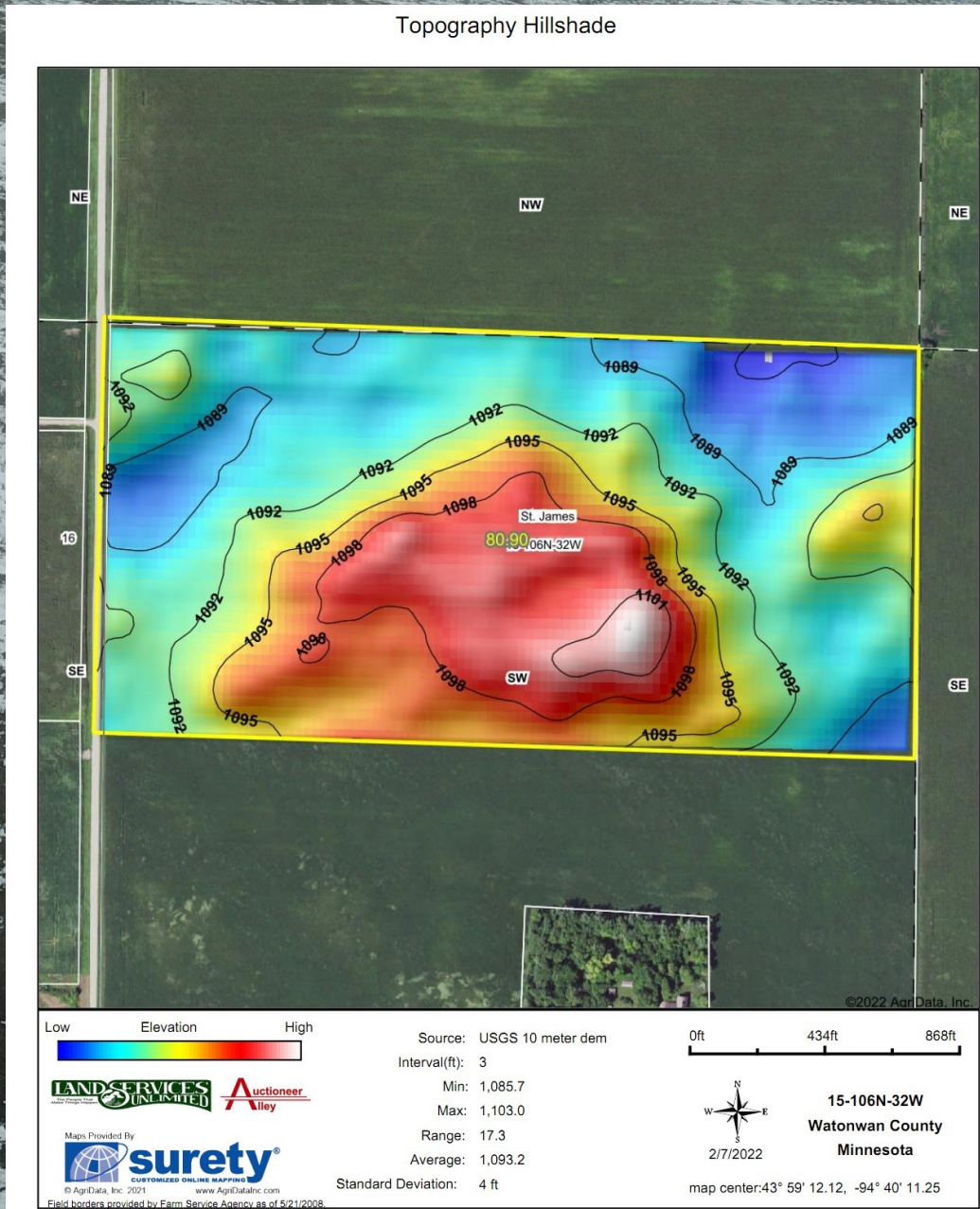


# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

SALE LOCATION: Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel #1



**LAND SERVICES UNLIMITED**  
The People That Make Things Happen

**Auctioneer Alley**

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

**www.auctioneeralley.com**

### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

LEAH HARTUNG 507-236-8786

ALLEN & RYAN KAHLER, DOUG WEDEL,

CHRIS KAHLER & SCOTT CHRISTOPHER

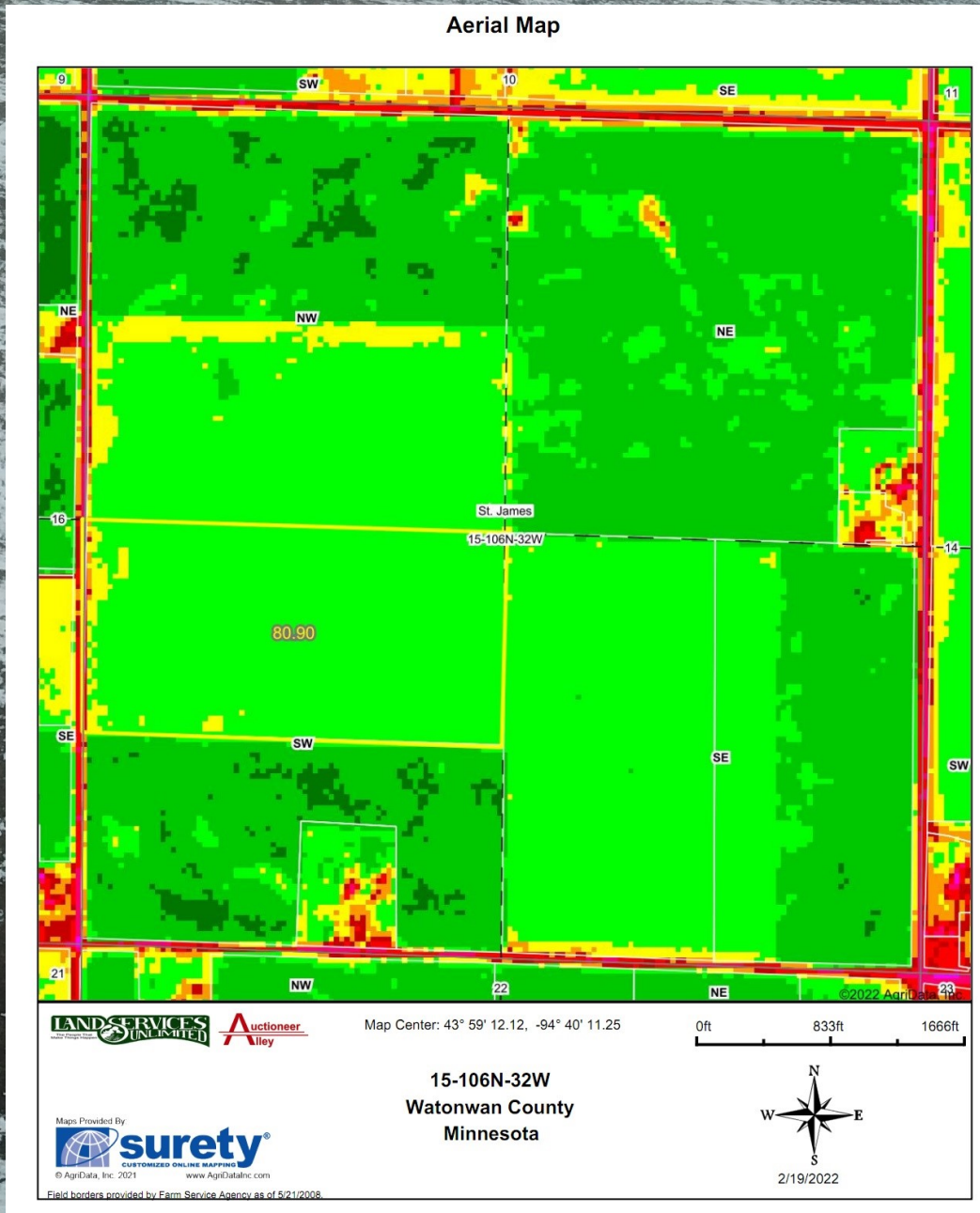


# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

SALE LOCATION: Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel #1-2021 NDVI Map



**LAND SERVICES UNLIMITED**  
The People That Make Things Happen

**Auctioneer Alley**

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

**www.auctioneeralley.com**

### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

LEAH HARTUNG 507-236-8786

ALLEN & RYAN KAHLER, DOUG WEDEL,

CHRIS KAHLER & SCOTT CHRISTOPHER

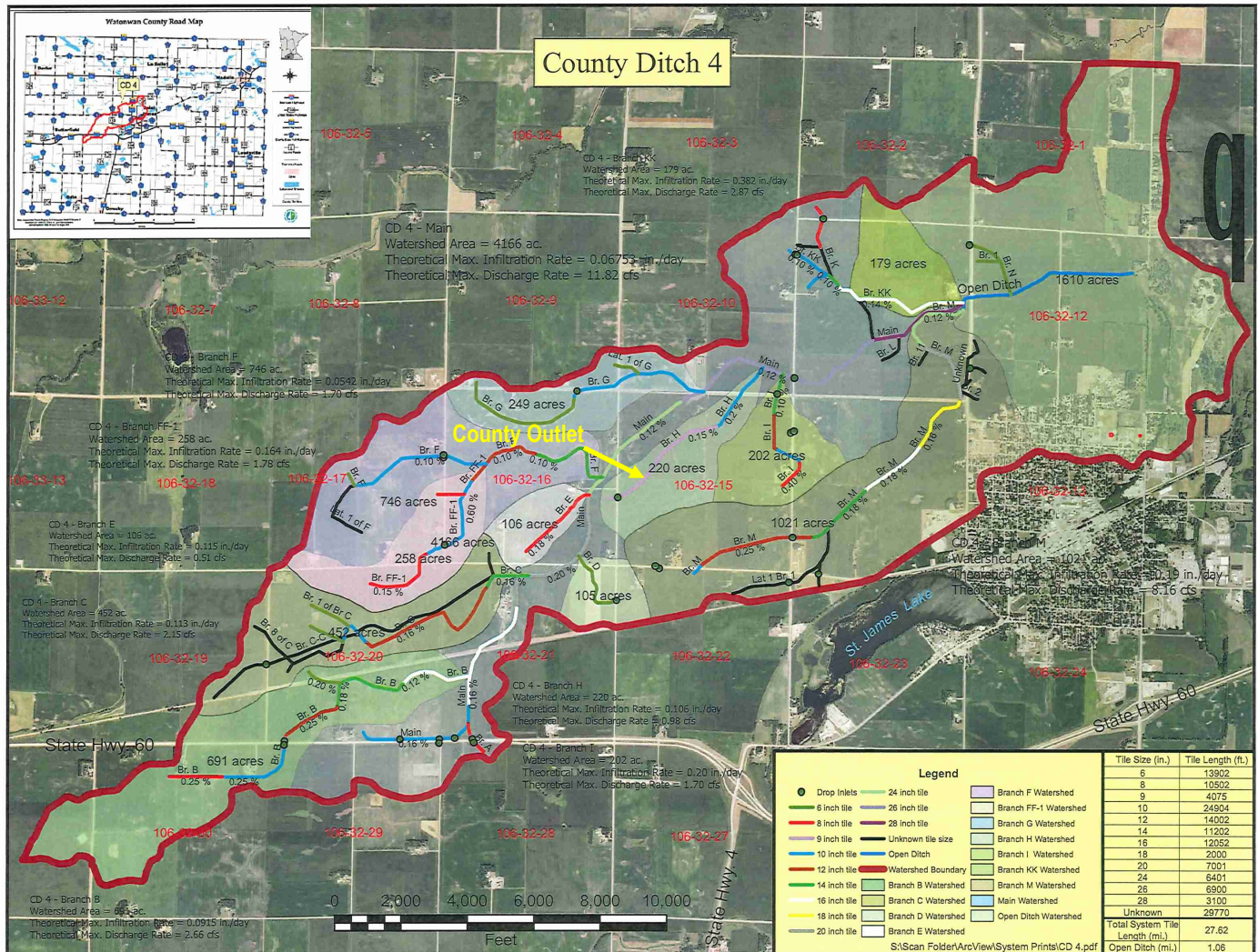


# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

**SALE LOCATION:** Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel #1-County Tile Map



**LAND SERVICES UNLIMITED**  
The People That Make Things Happen

**Auctioneer Alley**

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

**www.auctioneeralley.com**

**AUCTIONEERS AND SALES STAFF**

**DUSTYN HARTUNG 507-236-7629**

**KEVIN KAHLER 507-920-8060**

**LEAH HARTUNG 507-236-8786**

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

**CHRIS KAHLER & SCOTT CHRISTOPHER**

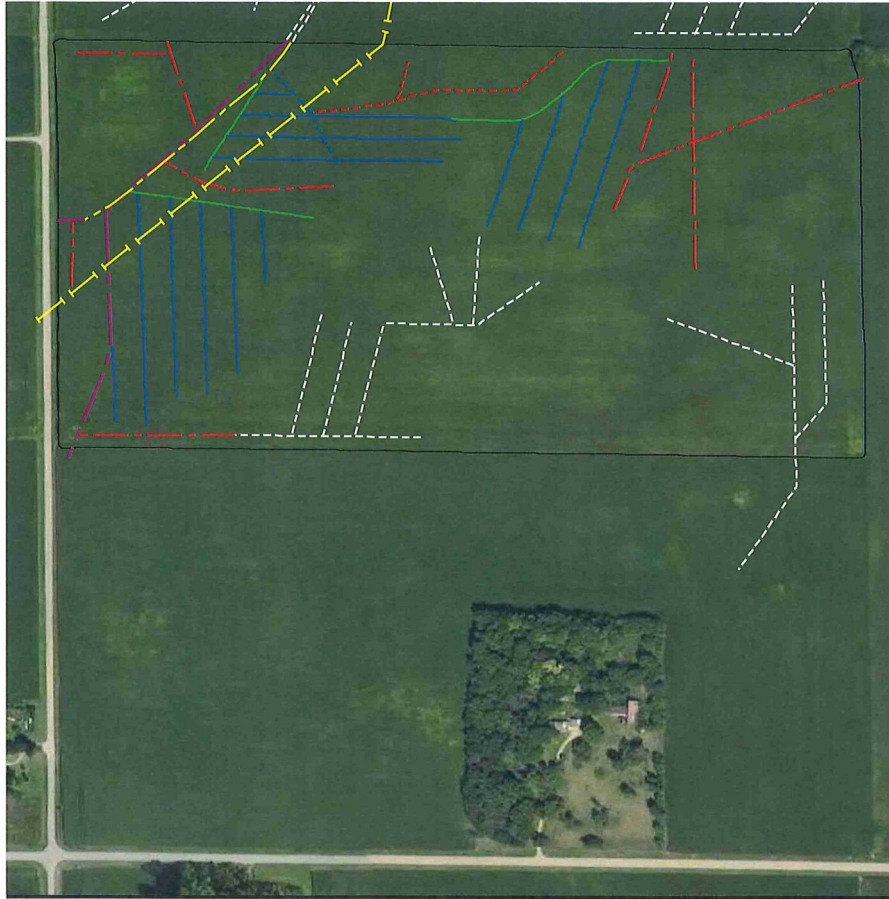


# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

SALE LOCATION: Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel #1-Private Tile Map



### NICKEL CONSTRUCTION — Mt. Lake, MN

Existing Tile — 2017



#### Map Location

Customer: Denise Wible  
County: Watonwan  
Township: St. James  
Section: 15Dn  
State: MN



#### Construction Office

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



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

**www.auctioneeralley.com**

#### AUCTIONEERS AND SALES STAFF

**DUSTYN HARTUNG 507-236-7629**

**KEVIN KAHLER 507-920-8060**

**LEAH HARTUNG 507-236-8786**

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

**CHRIS KAHLER & SCOTT CHRISTOPHER**

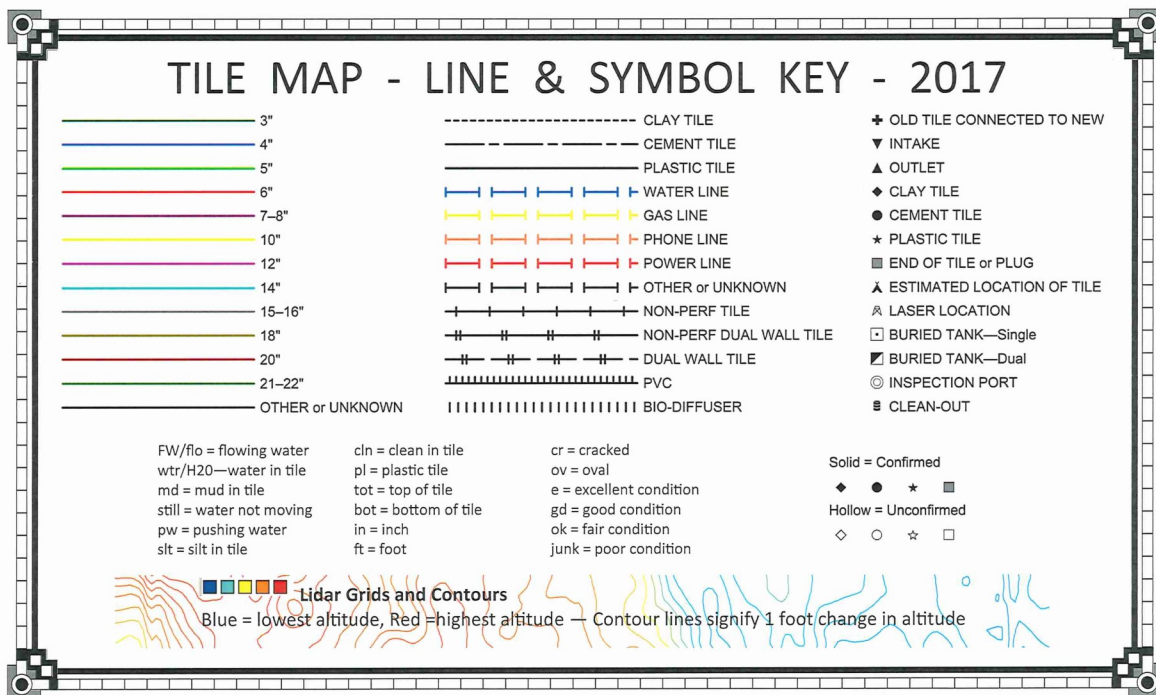


# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

SALE LOCATION: Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel #1-Private Tile Key



### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

LEAH HARTUNG 507-236-8786

ALLEN & RYAN KAHLER, DOUG WEDEL,

CHRIS KAHLER & SCOTT CHRISTOPHER

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

**www.auctioneeralley.com**



# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN

# FARMLAND AUCTION

**Tuesday, March 22, 2022 @ 10:00 AM**

**SALE LOCATION:** Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel #1

Minnesota Watonwan	U.S. Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	FARM: 5316 Prepared: 2/14/22 3:10 PM Crop Year: 2022 Page: 1 of 2
Report ID: FSA-156EZ		
<small>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.</small>		

---

Operator Name [REDACTED]	Farm Identifier split 853	Recon Number 2008 - 109
-----------------------------	------------------------------	----------------------------

Farms Associated with Operator:  
[REDACTED]

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
268.0	268.0	268.0	0.0	0.0	0.0	0.0	0.0	Active	2

State Conservation	Other Cropland	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod
0.0	0.0	268.0	0.0	0.0	0.0

---

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

---

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	133.2	187	0.00	0
SOYBEANS	133.0	46	0.00	0
<b>Total Base Acres:</b>		266.2		

---

Tract Number: 942      Description: N2 SW4 15-106-32 ST JAMES

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
79.8	79.8	79.8	0.0	0.0	0.0	0.0	0.0

State Conservation	Other Cropland	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod
0.0	0.0	79.8	0.0	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	40.2	187	0.00
SOYBEANS	39.6	46	0.00
<b>Total Base Acres:</b>		79.8	

Owners: DENIS L GOESER IRREVOCABLE TRUST B      HERGOTT, KIMBERLY  
WIBLE, DENISE



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

**www.auctioneeralley.com**

### AUCTIONEERS AND SALES STAFF

**DUSTYN HARTUNG 507-236-7629**

**KEVIN KAHLER 507-920-8060**

**LEAH HARTUNG 507-236-8786**

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

**CHRIS KAHLER & SCOTT CHRISTOPHER**



# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN

# **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

**SALE LOCATION:** Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel #1



United States  
Department of  
Agriculture

Watonwan County, Minnesota



Farm 5316

Tract 942

2021 Program Year

Map Created March 30, 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: 79.80 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.



### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

LEAH HARTUNG 507-236-8786

ALLEN & RYAN KAHLER, DOUG WEDEL,

CHRIS KAHLER & SCOTT CHRISTOPHER

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

**www.auctioneeralley.com**



# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

**SALE LOCATION:** Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel #1-Wetland Determination

Best Available Copy

U.S.D.A.  
Soil Conservation Service

HIGHLY ERODIBLE LAND AND WETLAND  
CONSERVATION DETERMINATION

2. Date of Request

3. County

4. Name of USDA Agency or Person Requesting Determination

5. Farm No. and Tract No.

**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
X			

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

Yes	No	Field No.(s)	Total Acres
	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.

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.

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 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
X			

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 farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.

Field No.(s)	Total Wetland Acres
1	1.5

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 determination was made.

**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.

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: 2-9-88

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

22. Signature of SCS District Conservationist

23. Date 2-9-88

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

ASCS G00V



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

**www.auctioneeralley.com**

### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

LEAH HARTUNG 507-236-8786

ALLEN & RYAN KAHLER, DOUG WEDEL,

CHRIS KAHLER & SCOTT CHRISTOPHER



275.85 Acres +/- in St. James Twp, Watonwan Co., MN  
**FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

SALE LOCATION: Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

**Parcel #1-Wetland Determination**



**AUCTIONEERS AND SALES STAFF**

**DUSTYN HARTUNG 507-236-7629**

**KEVIN KAHLER 507-920-8060**

**LEAH HARTUNG 507-236-8786**

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

**CHRIS KAHLER & SCOTT CHRISTOPHER**

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

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



# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN

# **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

**SALE LOCATION:** Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel #1



**Beacon**<sup>TM</sup> Watonwan County, MN

### Summary

Parcel ID 110150300  
Property Address  
Sec/Twp/Rng 15-106-032  
Brief Tax Description Sect-15 Twp-106 Range-032 80.90 AC N1/2 OF SW1/4; W. 90AC OF NW1/4 OF SE1/4  
(Note: Not to be used on legal documents)  
Deeded Acres 80.90  
Class 101 - (NON-HSTD) AGRICULTURAL  
District (1101) ST JAMES SD#0840  
School District 0840  
Creation Date 07/10/1989

### Owners

Primary Taxpayer  
[Denise Wible](#)  
Kimberly Hergott  
226 Beech Trail CT  
Powell, OH 43065

### Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	78.1	0	0	0	79.900	AC
2	ROADS 2A	0	0	0	0	1.000	AC
Total						80.900	

### Valuation

	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$586,600	\$622,500	\$622,500	\$622,500	\$622,500
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$586,600	\$622,500	\$622,500	\$622,500	\$622,500

### Taxation

	2021 Payable	2020 Payable	2019 Payable	2018 Payable
Estimated Market Value	\$622,500	\$622,500	\$622,500	\$622,500
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$622,500	\$622,500	\$622,500	\$622,500
Net Taxes Due	\$4,693.37	\$4,708.76	\$5,264.00	
+ Special Assessments	\$38.63	\$77.24	\$0.00	
= Total Taxes Due	\$4,732.00	\$4,786.00	\$5,264.00	



### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

LEAH HARTUNG 507-236-8786

ALLEN & RYAN KAHLER, DOUG WEDEL,

CHRIS KAHLER & SCOTT CHRISTOPHER

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

**www.auctioneeralley.com**

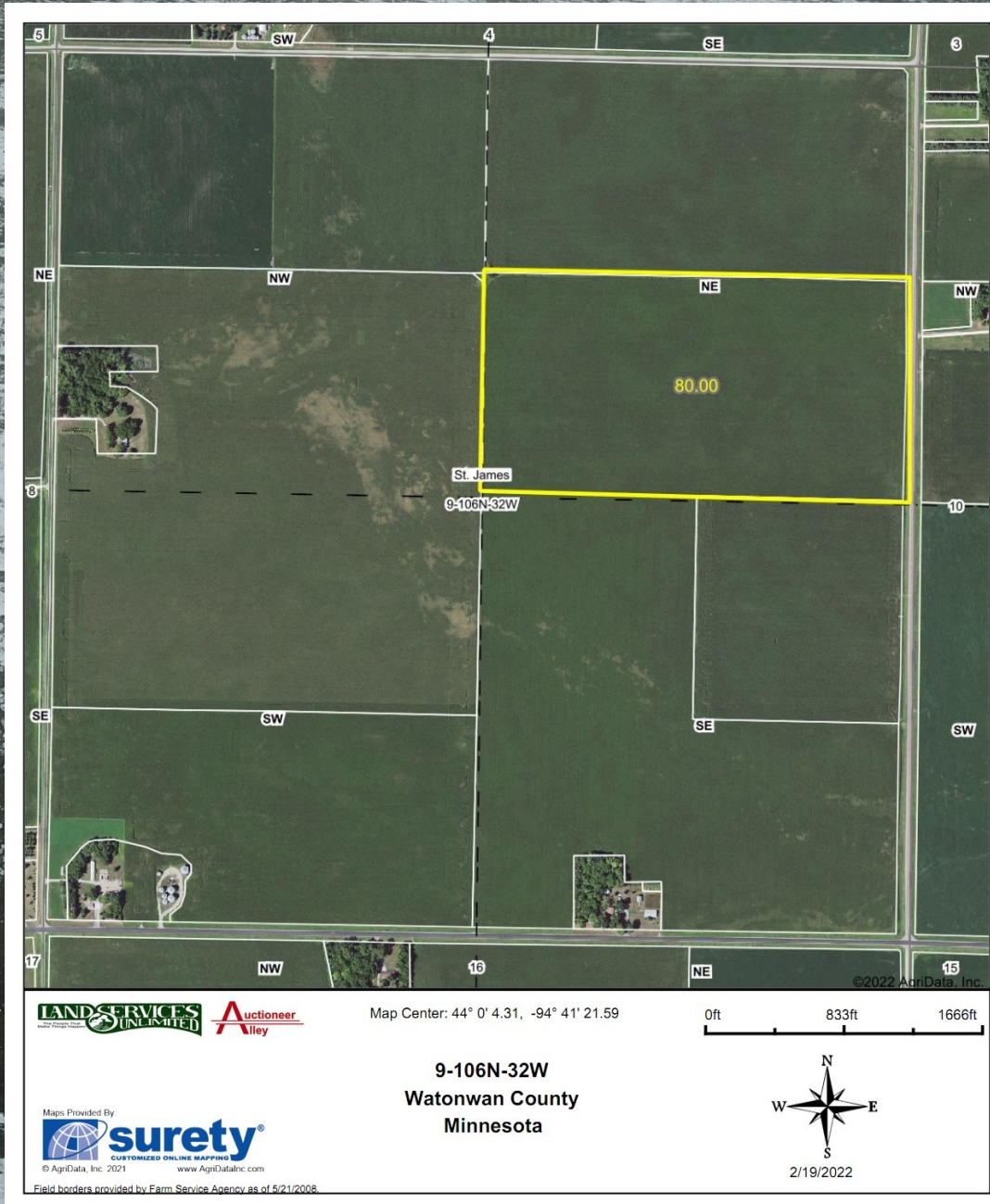


# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

SALE LOCATION: Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel #2



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

**www.auctioneeralley.com**

### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

LEAH HARTUNG 507-236-8786

ALLEN & RYAN KAHLER, DOUG WEDEL,  
CHRIS KAHLER & SCOTT CHRISTOPHER



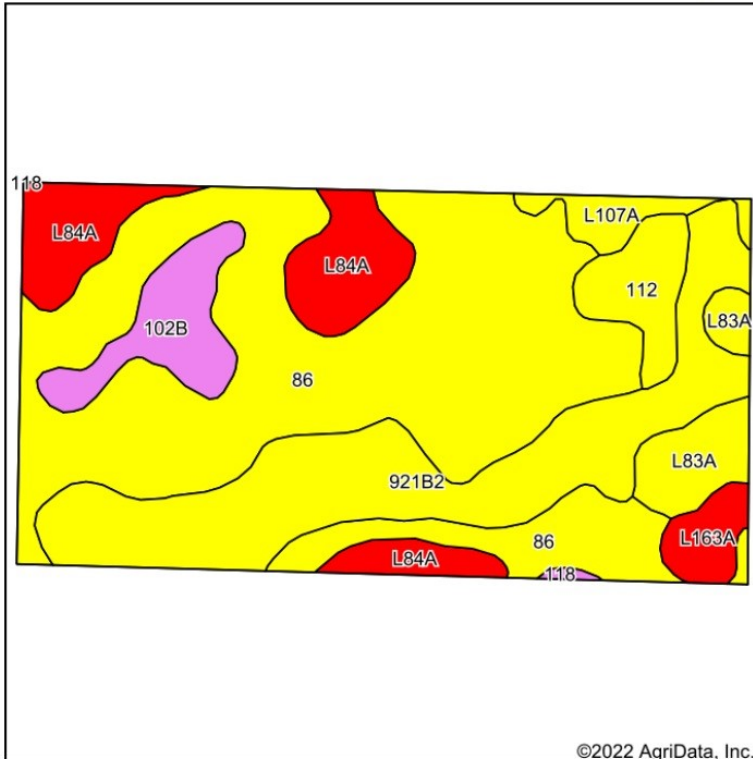
# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

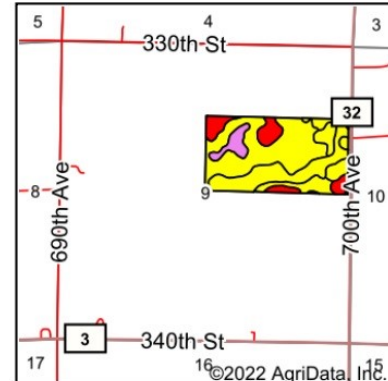
**SALE LOCATION:** Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel #2

Soils Map



Soils data provided by USDA and NRCS.



State: Minnesota  
County: Watonwan  
Location: 9-106N-32W  
Township: St. James  
Acres: 78.5  
Date: 2/19/2022



Maps Provided By



Area Symbol: MN165, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	38.65	49.2%		93
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	17.40	22.2%		92
L84A	Glencoe clay loam, 0 to 1 percent slopes	8.16	10.4%		86
102B	Clarion loam, 2 to 6 percent slopes	4.23	5.4%		95
L83A	Webster clay loam, 0 to 2 percent slopes	3.35	4.3%		93
112	Harps clay loam, 0 to 2 percent slopes	3.13	4.0%		90
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	1.73	2.2%		86
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	1.70	2.2%		91
118	Crippin loam, 1 to 3 percent slopes	0.15	0.2%		100
Weighted Average					91.9



### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

LEAH HARTUNG 507-236-8786

ALLEN & RYAN KAHLER, DOUG WEDEL,

CHRIS KAHLER & SCOTT CHRISTOPHER

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

**www.auctioneeralley.com**

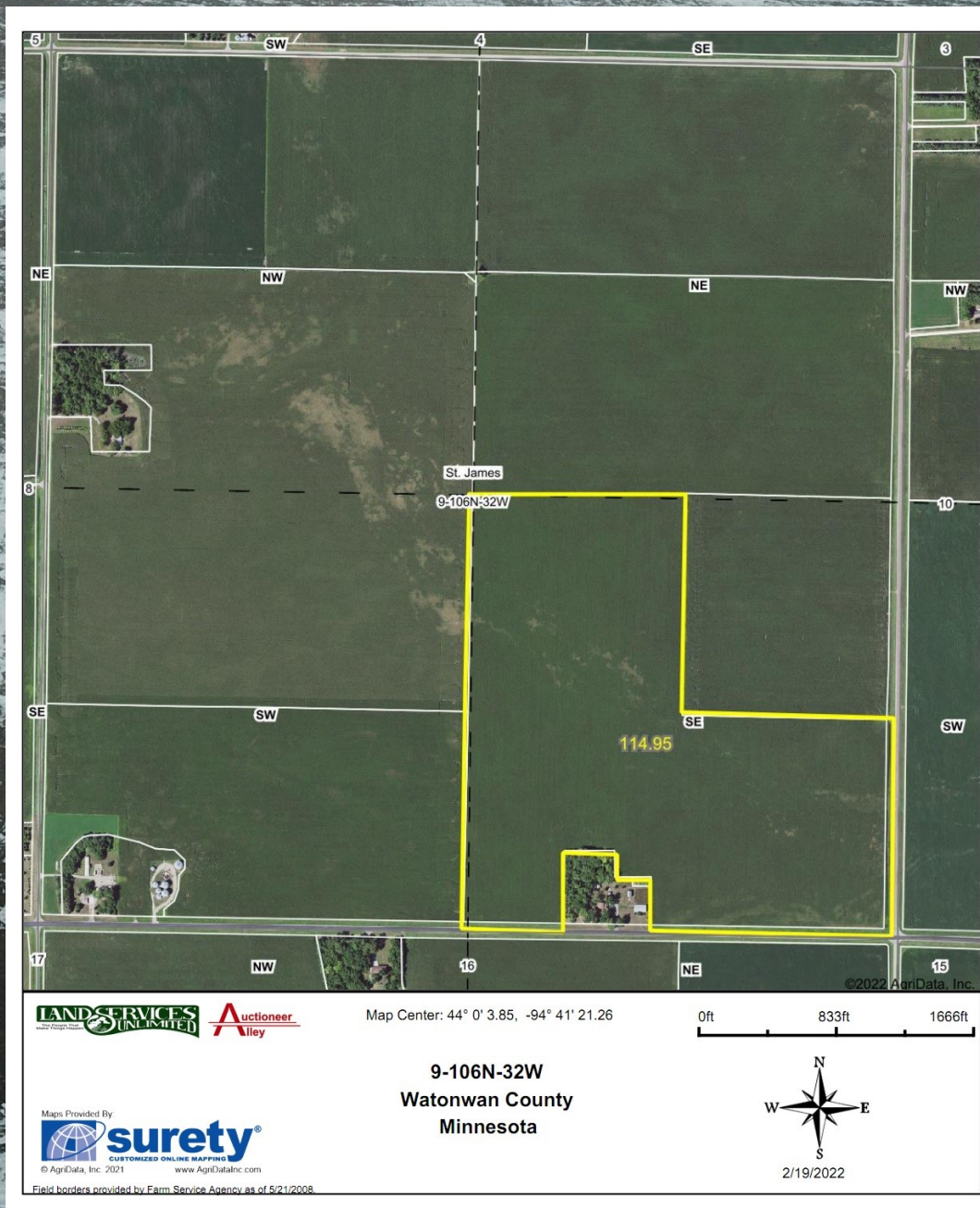


# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

SALE LOCATION: Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel #3



**LAND SERVICES UNLIMITED**  
The People That Make Things Happen

**Auctioneer Alley**

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

**www.auctioneeralley.com**

### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

LEAH HARTUNG 507-236-8786

ALLEN & RYAN KAHLER, DOUG WEDEL,

CHRIS KAHLER & SCOTT CHRISTOPHER



# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN

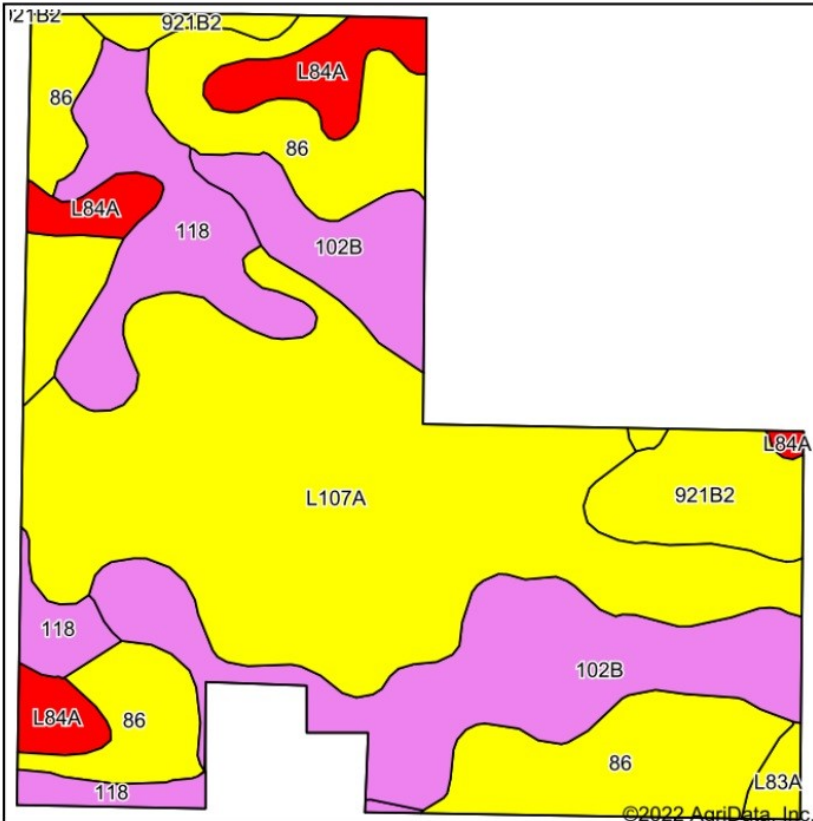
# **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

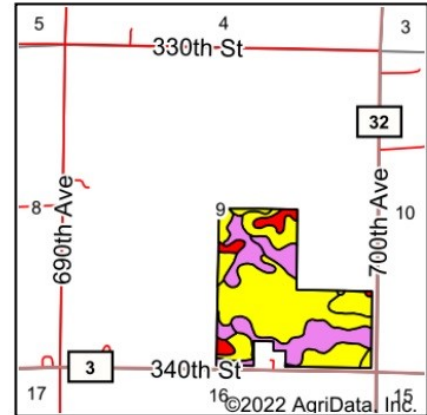
**SALE LOCATION:** Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel #3

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
County: **Watonwan**  
Location: **9-106N-32W**  
Township: **St. James**  
Acres: **109.7**  
Date: **2/19/2022**

**LAND SERVICES UNLIMITED**

**Auctioneer Alley**

Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2021 www.AgriDataInc.com



Area Symbol: MN165, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	39.94	36.4%		91
86	Canisteo clay loam, 0 to 2 percent slopes	23.66	21.6%		93
102B	Clarion loam, 2 to 6 percent slopes	20.85	19.0%		95
118	Crippin loam, 1 to 3 percent slopes	11.59	10.6%		100
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	6.44	5.9%		92
L84A	Glencoe clay loam, 0 to 1 percent slopes	6.30	5.7%		86
L83A	Webster clay loam, 0 to 2 percent slopes	0.92	0.8%		93
Weighted Average					92.9

**LAND SERVICES UNLIMITED**  
The People That Make Things Happen

**Auctioneer Alley**

### AUCTIONEERS AND SALES STAFF

**DUSTYN HARTUNG 507-236-7629**

**KEVIN KAHLER 507-920-8060**

**LEAH HARTUNG 507-236-8786**

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

**CHRIS KAHLER & SCOTT CHRISTOPHER**

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

**www.auctioneeralley.com**

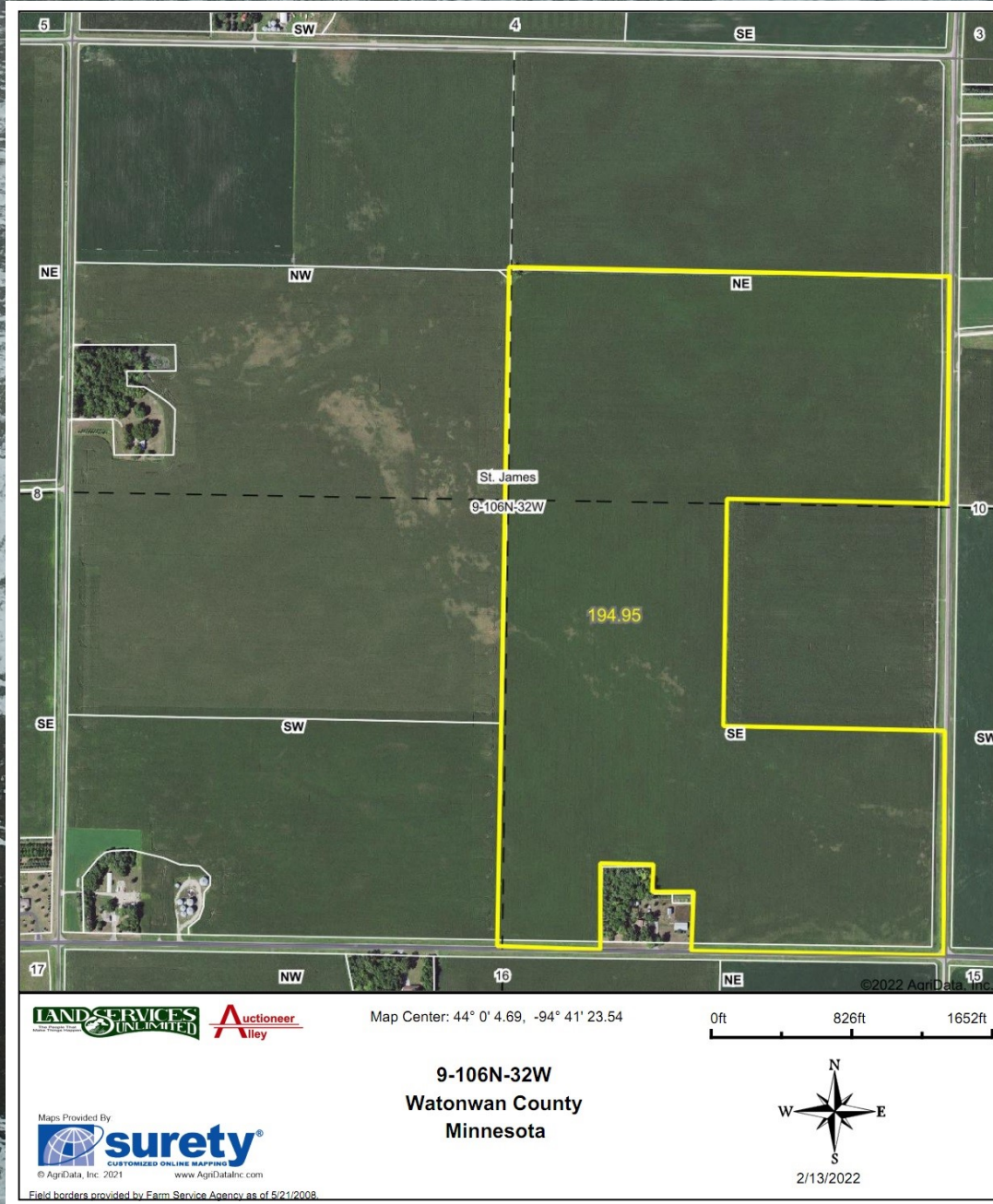


# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

SALE LOCATION: Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel #4



**LAND SERVICES UNLIMITED**  
The People That Make Things Happen

**Auctioneer Alley**

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

**www.auctioneeralley.com**

### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

LEAH HARTUNG 507-236-8786

ALLEN & RYAN KAHLER, DOUG WEDEL,  
CHRIS KAHLER & SCOTT CHRISTOPHER



# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN

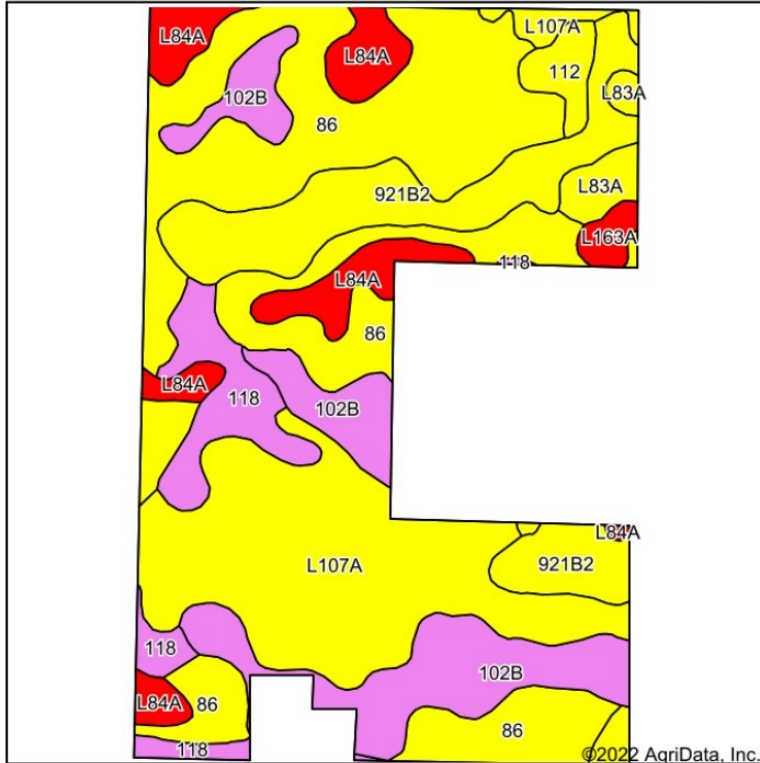
# FARMLAND AUCTION

**Tuesday, March 22, 2022 @ 10:00 AM**

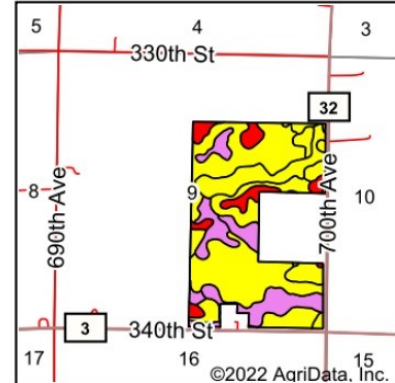
**SALE LOCATION:** Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel #4

Soils Map



Soils data provided by USDA and NRCS.



State: Minnesota  
County: Watonwan  
Location: 9-106N-32W  
Township: St. James  
Acres: 188.2  
Date: 2/18/2022



Area Symbol: MN165, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	62.02	33.0%		93
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	41.67	22.1%		91
102B	Clarion loam, 2 to 6 percent slopes	25.01	13.3%		95
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	24.32	12.9%		92
L84A	Glencoe clay loam, 0 to 1 percent slopes	14.19	7.5%		86
118	Crippin loam, 1 to 3 percent slopes	11.59	6.2%		100
L83A	Webster clay loam, 0 to 2 percent slopes	4.52	2.4%		93
112	Harps clay loam, 0 to 2 percent slopes	3.13	1.7%		90
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	1.75	0.9%		86
Weighted Average					92.5



### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

LEAH HARTUNG 507-236-8786

ALLEN & RYAN KAHLER, DOUG WEDEL,

CHRIS KAHLER & SCOTT CHRISTOPHER

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

**www.auctioneeralley.com**



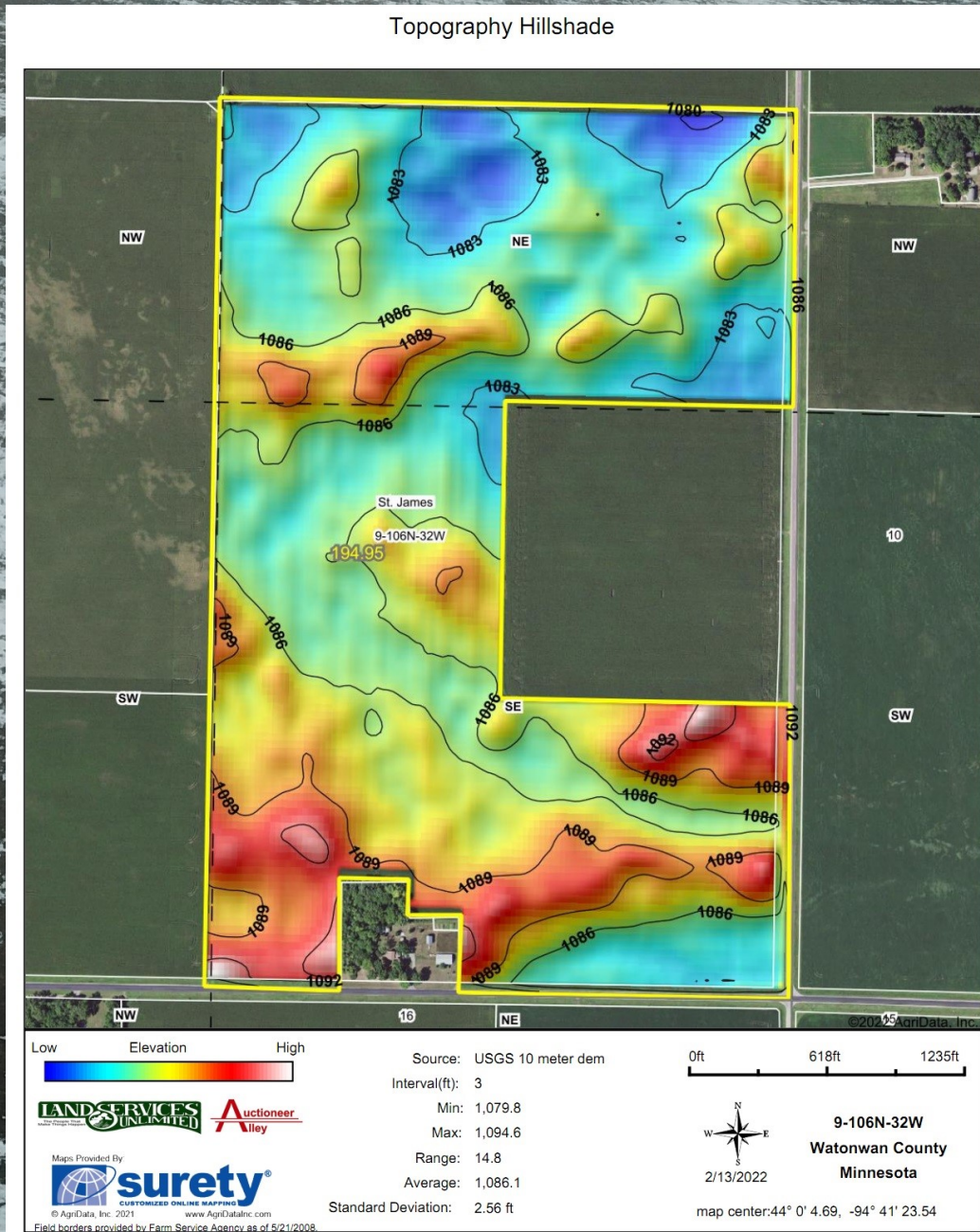
# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN

# **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

SALE LOCATION: Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel #4



**LAND SERVICES UNLIMITED**  
The People That Make Things Happen

**Auctioneer Alley**

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

**www.auctioneeralley.com**

### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

LEAH HARTUNG 507-236-8786

ALLEN & RYAN KAHLER, DOUG WEDEL,

CHRIS KAHLER & SCOTT CHRISTOPHER

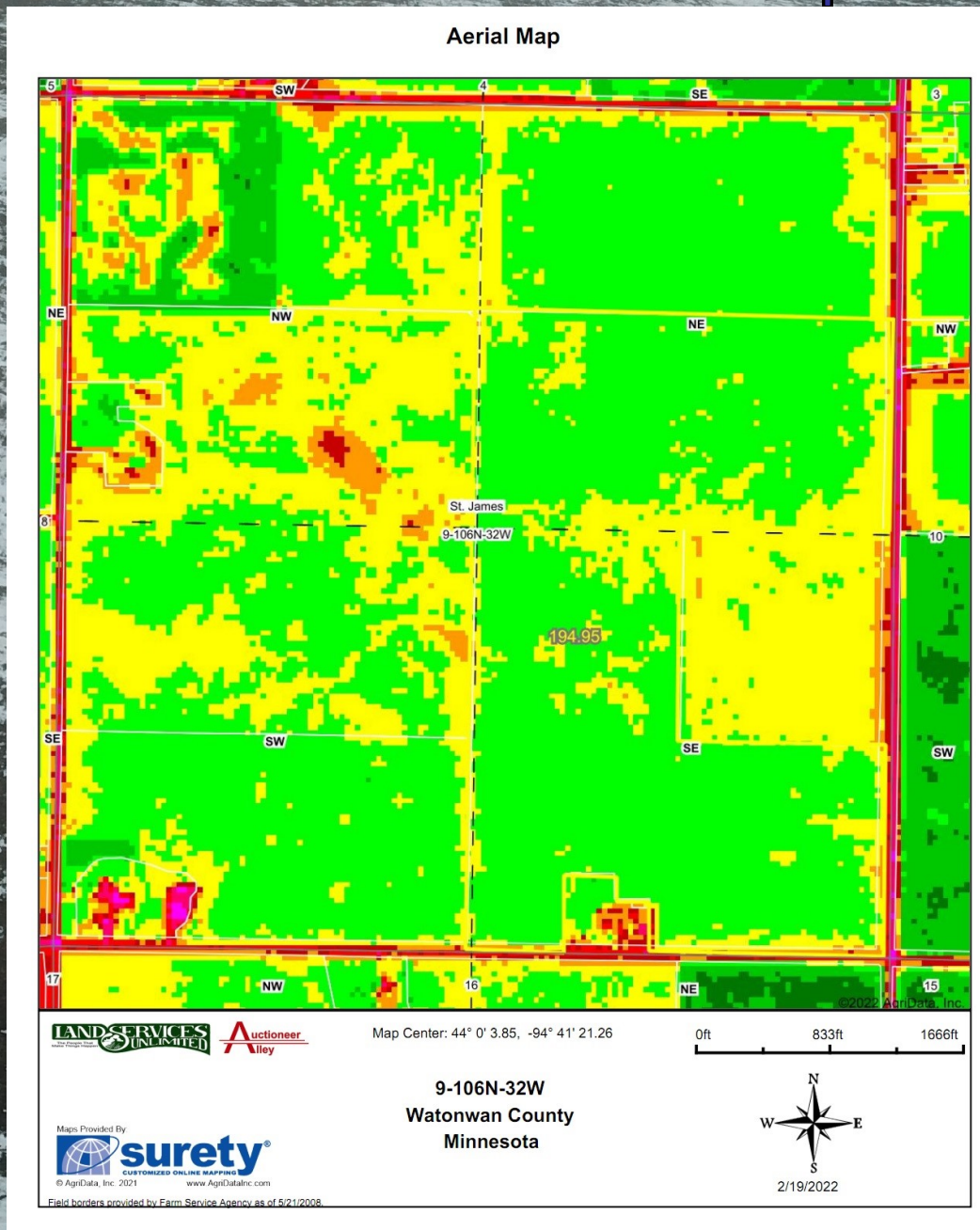


# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

SALE LOCATION: Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel #4-2021 NDVI Map



**LAND SERVICES UNLIMITED**  
The People That Make Things Happen

**Auctioneer Alley**

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

**www.auctioneeralley.com**

### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

LEAH HARTUNG 507-236-8786

ALLEN & RYAN KAHLER, DOUG WEDEL,

CHRIS KAHLER & SCOTT CHRISTOPHER

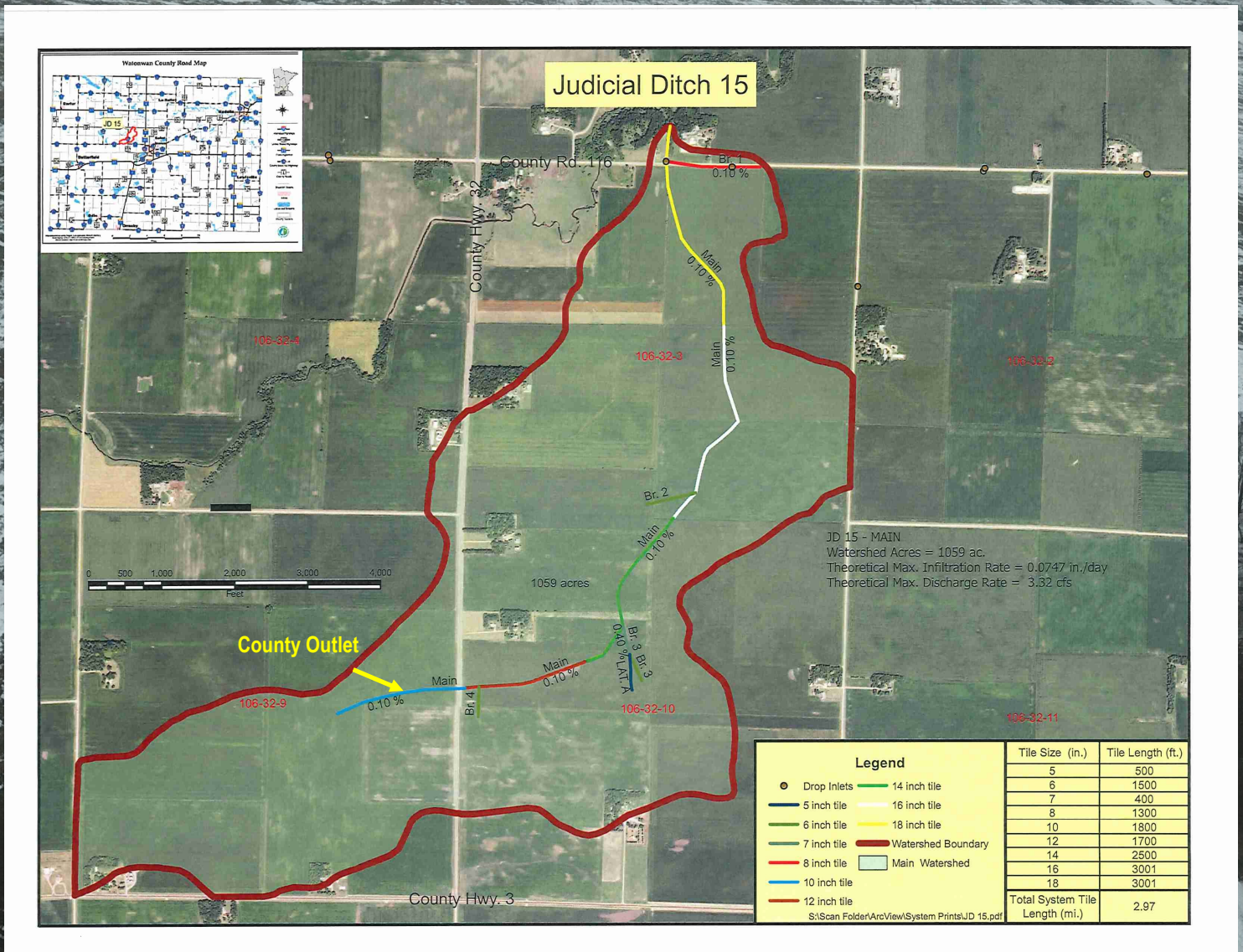


# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

**SALE LOCATION:** Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel #4-County Tile Map



**LAND SERVICES UNLIMITED**  
The People That Make Things Happen

**Auctioneer Alley**

**AUCTIONEERS AND SALES STAFF**

**DUSTYN HARTUNG 507-236-7629**

**KEVIN KAHLER 507-920-8060**

**LEAH HARTUNG 507-236-8786**

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

**CHRIS KAHLER & SCOTT CHRISTOPHER**

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

**www.auctioneeralley.com**



**Tuesday, March 22, 2022 @ 10:00 AM**

# Parcel #4-County Tile Map



**Auctioneer**  
**Alley**

CHRIS KAHLER &amp; SCOTT CHRISTOPHER

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

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



# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

SALE LOCATION: Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel #4-Private Tile Map



### NICKEL CONSTRUCTION — Mt. Lake, MN

Existing Tile — 2017



#### Map Location

Customer: Denise Wible  
County: Watonwan  
Township: St. James  
Section: 9BsC  
State: MN



#### Construction Office

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



#### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

LEAH HARTUNG 507-236-8786

ALLEN & RYAN KAHLER, DOUG WEDEL,

CHRIS KAHLER & SCOTT CHRISTOPHER

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

**www.auctioneeralley.com**

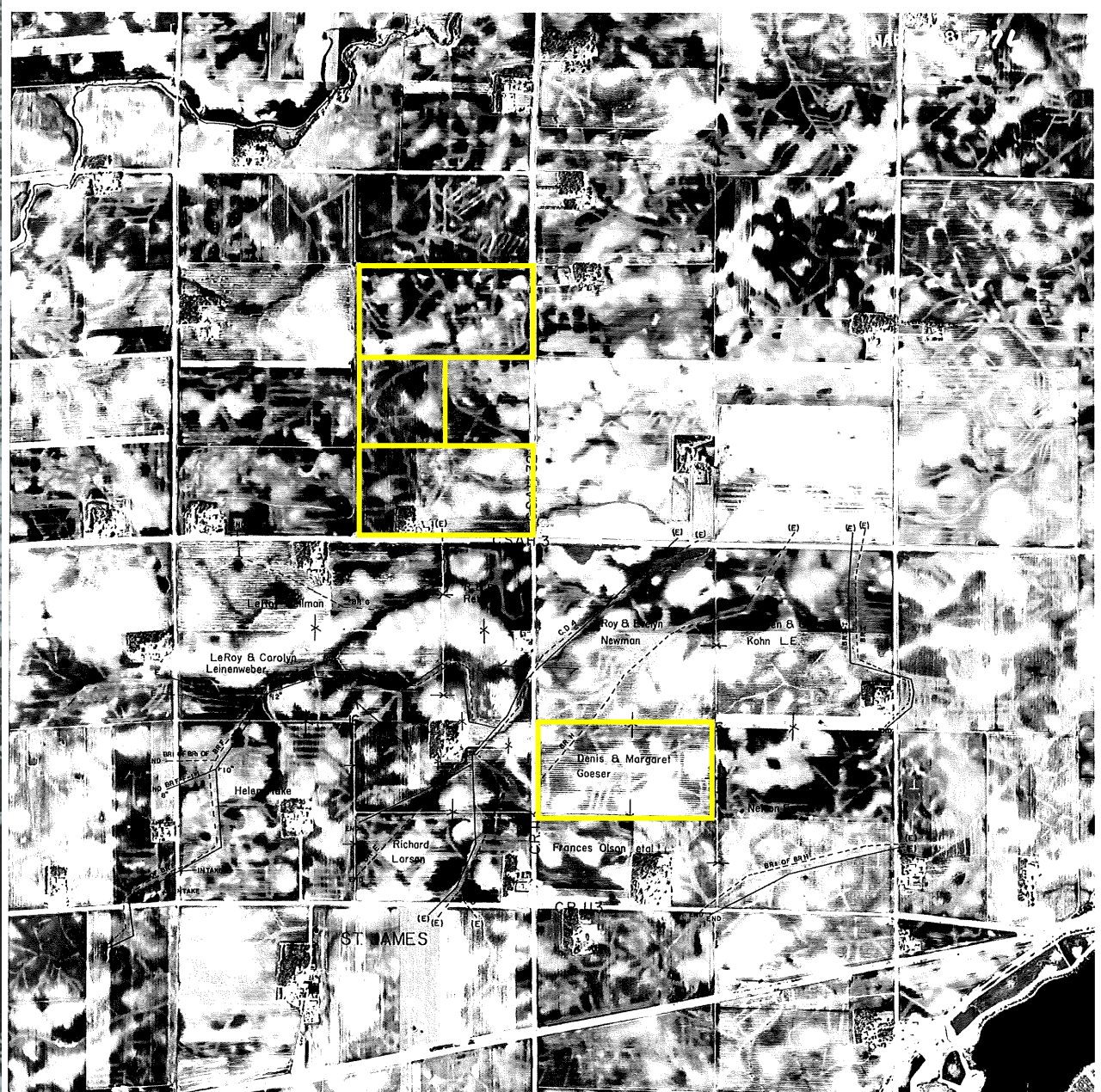


# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

SALE LOCATION: Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel's 1-4 Black & White Map



**LAND SERVICES UNLIMITED**  
The People That Make Things Happen

**Auctioneer Alley**

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

**www.auctioneeralley.com**

### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

LEAH HARTUNG 507-236-8786

ALLEN & RYAN KAHLER, DOUG WEDEL,

CHRIS KAHLER & SCOTT CHRISTOPHER

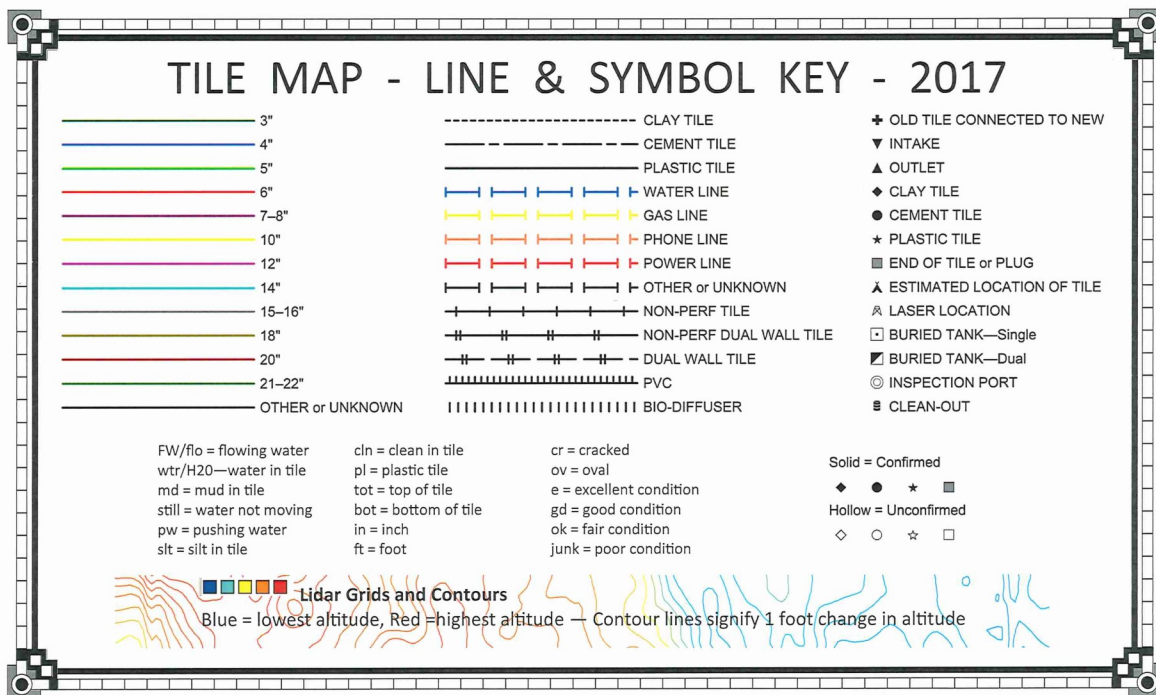


# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

SALE LOCATION: Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel #4-Private Tile Key



### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

LEAH HARTUNG 507-236-8786

ALLEN & RYAN KAHLER, DOUG WEDEL,

CHRIS KAHLER & SCOTT CHRISTOPHER

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

**www.auctioneeralley.com**



# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN

# FARMLAND AUCTION

**Tuesday, March 22, 2022 @ 10:00 AM**

**SALE LOCATION:** Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel #4

Minnesota

Watonwan

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 5316

Prepared: 2/14/22 3:10 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: None

Tract Number: 4973 Description S2SW4 less Bldg; S2NE4;W2N2SW4 9-106-32 St James

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

2008- 97

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
188.2	188.2	188.2	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	188.2	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	93.0	187	0.00
SOYBEANS	93.4	46	0.00
<b>Total Base Acres:</b>	<b>186.4</b>		

Owners: DENIS L GOESER IRREVOCABLE TRUST B  
WIBLE, DENISE

HERGOTT, KIMBERLY

Other Producers: None



### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

LEAH HARTUNG 507-236-8786

ALLEN & RYAN KAHLER, DOUG WEDEL,

CHRIS KAHLER & SCOTT CHRISTOPHER

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

**www.auctioneeralley.com**



# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN

# **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

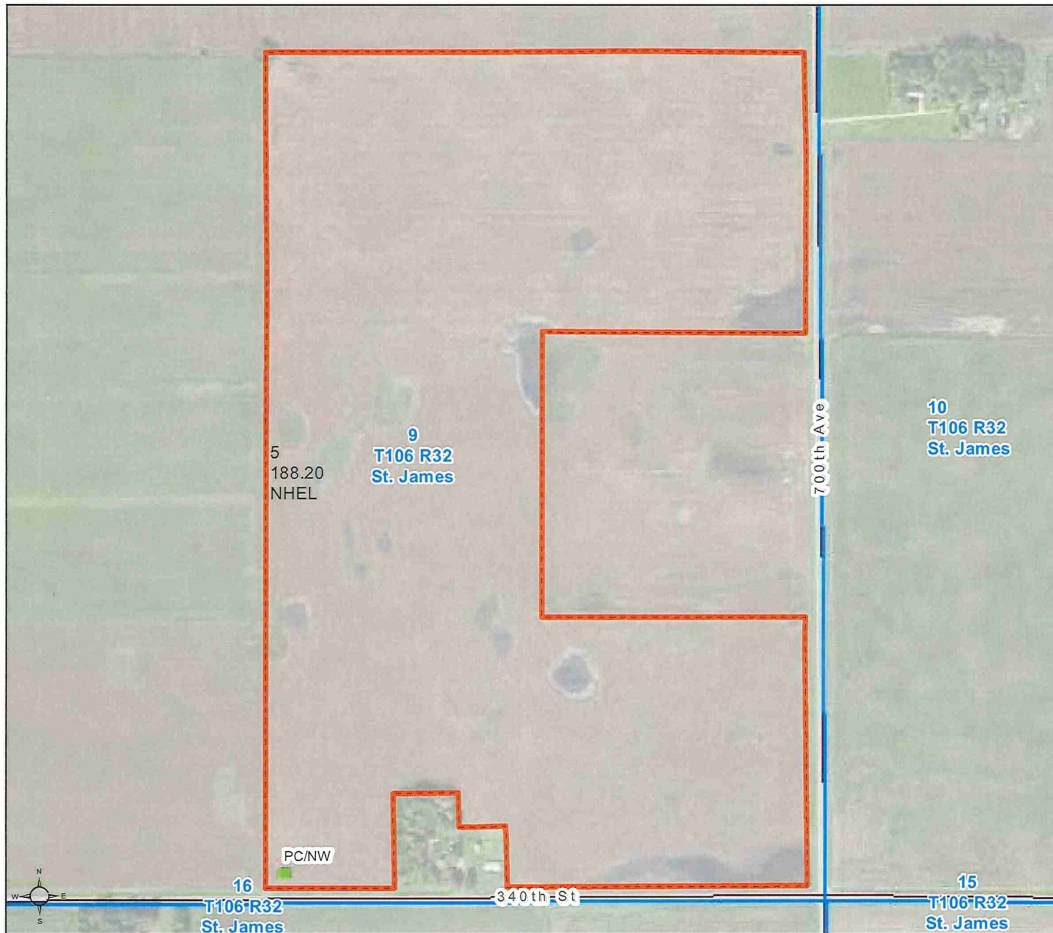
**SALE LOCATION:** Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel #4



United States  
Department of  
Agriculture

Watonwan County, Minnesota



Farm 5316

Tract 4973

2021 Program Year

Map Created March 30, 2021

0 270 540 1,080  
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: 188.20 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.



### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

LEAH HARTUNG 507-236-8786

ALLEN & RYAN KAHLER, DOUG WEDEL,

CHRIS KAHLER & SCOTT CHRISTOPHER

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

**www.auctioneeralley.com**



# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

**SALE LOCATION:** Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel #4-Wetland Determination

U.S. D.A.  
Soil Conservation Service

**HIGHLY ERODIBLE LAND AND WET  
CONSERVATION DETERMINATION**

2. Date of Request: 10-6-88

3. County: Watonwan

4. Name of USDA Agency or Person Requesting Determination: Producer

5. Farm No. and Tract No.: 74973 T-943

**SECTION I - HIGHLY ERODIBLE LAND**

	Yes	No	Field No.(s)	Total Acres
6. Is soil survey now available for making a highly erodible land determination?	X			
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.				
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.				
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**

	Yes	No	Field No.(s)	Total Wetland Acres
11. Are there hydric soils on this farm?	X			
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 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 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 determination was made.				
16. 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.				
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 type="checkbox"/> Field <input checked="" type="checkbox"/>				
20. This determination was: Delivered <input type="checkbox"/> Mailed <input checked="" type="checkbox"/> To the Person on Date: 11-14-88				
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: Redetermination: There are no wetlands or HEL on this tract.				
22. Signature of SCS District Conservationist: Jim Mathone				
23. Date: 11-9-88				

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



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

**www.auctioneeralley.com**

### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

LEAH HARTUNG 507-236-8786

ALLEN & RYAN KAHLER, DOUG WEDEL,

CHRIS KAHLER & SCOTT CHRISTOPHER

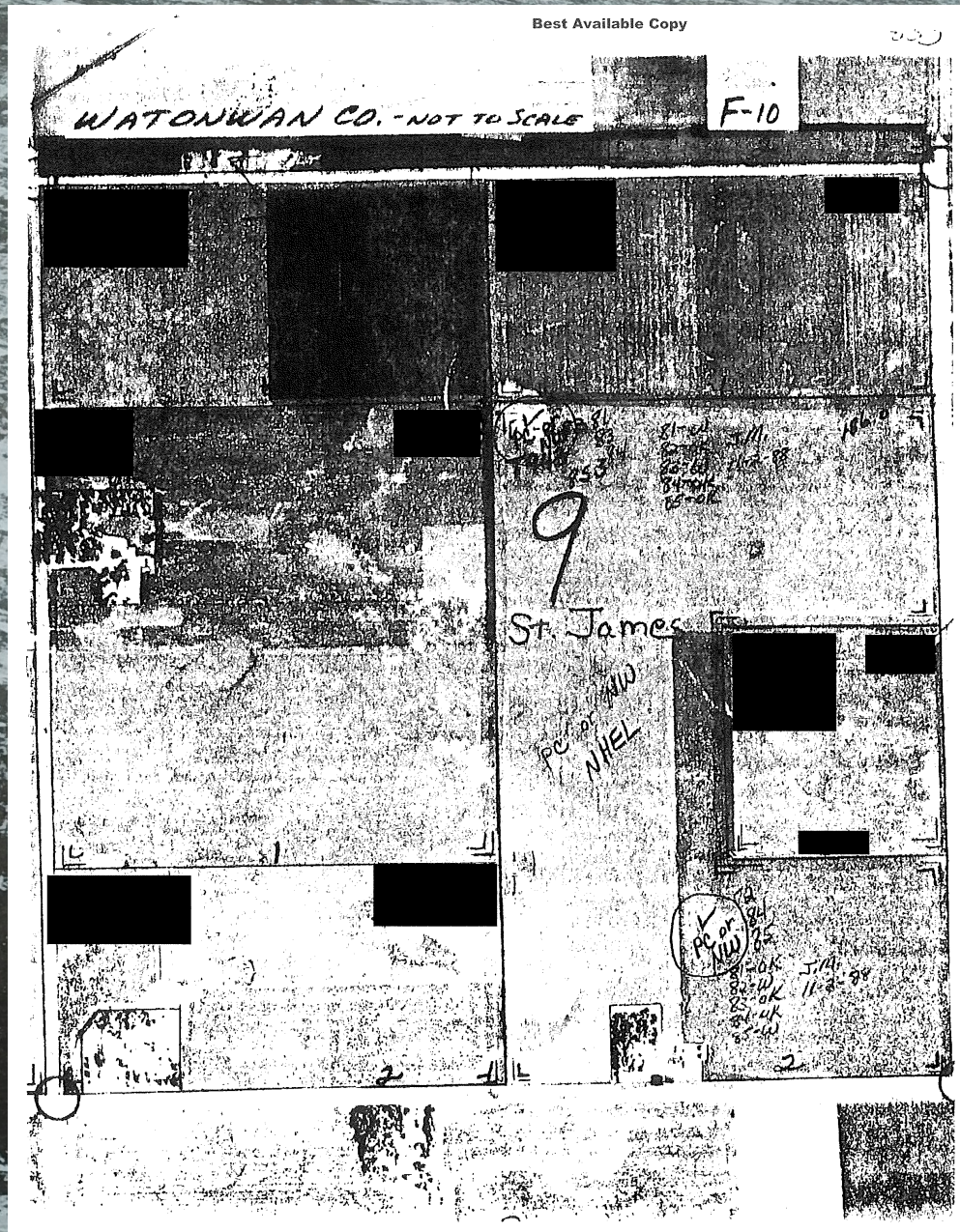


# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

SALE LOCATION: Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel #4-Wetland Determination



### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

LEAH HARTUNG 507-236-8786

ALLEN & RYAN KAHLER, DOUG WEDEL,

CHRIS KAHLER & SCOTT CHRISTOPHER

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

**www.auctioneeralley.com**



# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN

# **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

**SALE LOCATION:** Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel #4



**Beacon**<sup>TM</sup> Watonwan County, MN

### Summary

Parcel ID 110090210  
Property Address  
Sec/Twp/Rng 09-106-032  
Brief Tax Description Sect-09 Twp-106 Range-032 194.95 AC S1/2 OF NE1/4; W1/2 OF SE1/4 LESS 5.05AC; SE1/4 OF SE1/4  
(Note: Not to be used on legal documents)  
Deeded Acres 194.95  
Class 101 - (NON-HSTD) AGRICULTURAL  
District (1101) ST JAMES SD#0840  
School District 0840  
Creation Date 02/28/2008

### Owners

Primary Taxpayer  
[Denise Wible](#)  
Kimberly Hergott  
226 Beech Trail CT  
Powell, OH 43065

### Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	71.6	0	0	0	190.530	AC
2	ROADS 2A	0	0	0	0	4.420	AC
Total						194.950	

### Valuation

	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$1,282,300	\$1,360,900	\$1,360,900	\$1,360,900	\$1,360,900
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$1,282,300	\$1,360,900	\$1,360,900	\$1,360,900	\$1,360,900

### Taxation

	2021 Payable	2020 Payable	2019 Payable	2018 Payable
Estimated Market Value	\$1,360,900	\$1,360,900	\$1,360,900	\$1,360,900
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$1,360,900	\$1,360,900	\$1,360,900	\$1,360,900
Net Taxes Due	\$10,262.97	\$10,296.53	\$11,505.00	
+ Special Assessments	\$97.03	\$229.47	\$177.00	
= Total Taxes Due	\$10,360.00	\$10,526.00	\$11,682.00	



### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

LEAH HARTUNG 507-236-8786

ALLEN & RYAN KAHLER, DOUG WEDEL,

CHRIS KAHLER & SCOTT CHRISTOPHER

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

**www.auctioneeralley.com**



# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

**SALE LOCATION:** Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel #4-Drainage Agreement

Stephen Sandmeyer as owner of S $\frac{1}{2}$  SW $\frac{1}{4}$  4 & N $\frac{1}{2}$  NW $\frac{1}{4}$  9-106-32 & wife Mary 1st  
Robert E. Hagen as owner of S $\frac{1}{2}$  NW $\frac{1}{4}$  & N $\frac{1}{2}$  SW $\frac{1}{4}$  9-106-32 & wife Grace 2nd  
Frank E. Anderson as owner of S $\frac{1}{2}$  SE $\frac{1}{4}$  & NW $\frac{1}{4}$  SE $\frac{1}{4}$  & SW $\frac{1}{4}$  NE $\frac{1}{4}$  9-106-32 & wife Mabel 3rd  
August Luecke as owner of NE $\frac{1}{4}$  8-106-32 & wife Mathilde 4th parties.

Whereas for the mutual benefit of all parties to this agreement there has been constructed and established a tile ditch commencing at a point about 500' N of SE corner of SE $\frac{1}{4}$  SE $\frac{1}{4}$  4-106-32 in the natural creek crossing said above described tract and running thence S and in a SE'ly direction over and across the NW $\frac{1}{4}$  and N $\frac{1}{2}$  SW $\frac{1}{4}$  9 to a point about the center of S line of said N $\frac{1}{2}$  SW $\frac{1}{4}$  9 as a main and which beginning at Station 0, the outlet and last station of the main being Station 41, with branches off from said system, one at about Station 20, running in a slightly S'Ely direction in to the SW $\frac{1}{4}$  of NE $\frac{1}{4}$  9 and a branch off from same at about station 26 running then in a W'ly and slightly NW'ly direction to the E line of E $\frac{1}{2}$  NE $\frac{1}{4}$  8-106-32, said branch being about 2200' and affording a connection for the land of the fourth party herein and a branch off from said main at Station 41, running in an E'ly direction a distance of about 600' and affording a connection for the land of the third party herein and another branch off from said station 41 running in a SW'ly direction a distance of about 1100' for the benefit of the land of 2nd party herein, said system being 14 inch tile from the outlet to station 14 and 12 inch tile from Station 14 to Station 26 and 10 inch tile from Station 26 to Station 41 and the tile on the branch herein first mentioned, known as the Anderson Branch No. 1 being 8 inch tile up to the W line of his said land and affording a 6 inch connection at s said point. Anderson Branch No. 2 to be an 8 inch tile up to the W line of his said land and affording a 7 inch connection and the branch from Station 41 in a SW'ly direction to be an 8 inch tile and the branch from Station 26, westerly to the E line of the fourth party's land to be 1500', all 8 inch tile from the main thence 300' of 7 inch tile and the balance 6 inch tile. Said tile system and branches as herein described has already been constructed and paid for by the parties hereto. It is agreed that said system is to apply only to the following lands of the respective parties herein and benefit all the lands of said respective parties as herein described:

Sandmeyer: First party all of N $\frac{1}{2}$  NW $\frac{1}{4}$  9-106-32

Hagen, Second party, all of S $\frac{1}{2}$  NW $\frac{1}{4}$  and N $\frac{1}{2}$  SW $\frac{1}{4}$  9-106-32

Anderson, Third party: The land described as follows: Commencing at the SW corner of SE $\frac{1}{4}$  9-106-32, running thence N 125 rods; thence E 40 rods; thence S 10 rods; thence E 40 rods, thence S 35 rods to the center of SE $\frac{1}{4}$  9-106-32; thence E 3 rods; thence in a slightly SW'ly direction to a point 18 rods S of the center of the SE $\frac{1}{4}$  Section; thence W 23 rods; thence S 48 rods; thence W 20 rods, thence S 14 rods; thence W 20 rods; thence S 14 rods; thence W 40 rods to the SW corner of SE $\frac{1}{4}$  of said Section 9, the point of commencement;

Also the following tract; commencing at NW corner of S $\frac{1}{2}$  NW $\frac{1}{4}$  9-106-32; thence E 40 rods; thence S 75 $\frac{1}{2}$  rods; thence W 50 rods; thence S 4 $\frac{1}{2}$  rods; thence W 10 rods; thence N 80 rods to the point of commencement;

Luecke, Fourth party; commencing at the SE corner of NE $\frac{1}{4}$  8-106-32; running thence N 98 rods; thence W 46 rods; thence S 44 rods; thence W 35 $\frac{1}{2}$  rods; thence S 54 rods; thence E 81 $\frac{1}{2}$  rods; thence to the point of commencement.

That the lands as above described or parts of lands as above described are to be the only lands drained into this system and no other land is to be taken in and no other connection to any other person or parties or for any other land given.

It is agreed between the parties hereto that each of the parties, their heirs or assigns may build and construct such other branches to said system or for said respective lands for which this system is designated as they may see fit or just but at their own expense and are to keep the same in repair at their own expense.

Should the main system and branches herein specifically described off from the same become out of repair, the expense of the repair shall be borne by the respective parties herein, their heirs or assigns in the following proportions.

1st party	8/35 thereof	3rd party	7/35 thereof
2nd party	16/35 thereof	4th party	4/35 thereof



### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

LEAH HARTUNG 507-236-8786

ALLEN & RYAN KAHLER, DOUG WEDEL,

CHRIS KAHLER & SCOTT CHRISTOPHER

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

**www.auctioneeralley.com**



# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

SALE LOCATION: Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel #4-Drainage Agreement

It is further agreed that if said main or branches should become out of repair, any one or more of the parties to this agreement, their heirs or assigns may cause the same to be put in repair, keeping track of the cost and expense in connection therewith and after making said repair and paying said expense, may recover same from the other respective parties, they to pay their share or the proportion they should pay in accordance with the terms of this contract.

It is further agreed by the party of the first part in behalf of himself and his heirs and assigns, that said tile system shall at all times hereinafter be maintained over and across his said S $\frac{1}{2}$  SW $\frac{1}{4}$  4 and along the line of said system as herein described and that it shall have for its outlet the natural creek on said described land and same shall be a perpetual outlet for said system and that if at any time hereafter said natural creek should be straightened or otherwise changed, so that the outlet as provided to said system should not reach to said creek, then and in such case, the parties to this agreement, their heirs and assigns shall have the right to have said system extended to said creek, so as to afford an outlet, and any cost or expense shall be paid by the parties hereto, their heirs or assigns, in the same proportions as the cost or repair is to be paid by them.

Each of the parties, does hereby give and grant unto the other parties the easement and right and privilege for the construction of said system and branches over and across their said respective lands and the right to carry the water for which said system is designed, through said tile to said outlet and said right shall be perpetual and shall run with the land and bind the heirs, executors, administrators and assigns of the respective parties to this agreement.

It is further covenanted and agreed by and between the parties hereto that this agreement and all of the terms conditions and covenants thereof shall bind the respective parties, their heirs, executors, administrators and assigns.



### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

LEAH HARTUNG 507-236-8786

ALLEN & RYAN KAHLER, DOUG WEDEL,

CHRIS KAHLER & SCOTT CHRISTOPHER

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

**www.auctioneeralley.com**



# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

SALE LOCATION: Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!

## Parcel #4-Drainage Agreement

Exhibit "A"

AGREEMENT made this 14th day of October 1944 by and between Stephen Sandmeyer and Mary Sandmeyer, his wife, owners of S $\frac{1}{2}$  SW $\frac{1}{4}$  4, & N $\frac{1}{2}$  NW $\frac{1}{4}$  of 9-106-32, parties of the first part; Sig Bergquist and Emma Bergquist, his wife, the owners of S $\frac{1}{2}$  NW $\frac{1}{4}$  & N $\frac{1}{2}$  SW $\frac{1}{4}$  9-106-32, parties of the second part; Herman J. Schmidt and Margaret M. Schmidt, his wife owners of S $\frac{1}{2}$  SE $\frac{1}{4}$  & NW $\frac{1}{4}$  SE $\frac{1}{4}$  & SW $\frac{1}{4}$  NE $\frac{1}{4}$  9-106-32, parties of the third part; Roy Watkins and May Watkins, his wife, owners of NE $\frac{1}{4}$  8-106-32, parties of the fourth part; Ubbe Hinrichs and Julia Hinrichs, his wife, owners of SE $\frac{1}{4}$  SW $\frac{1}{4}$  9-106-32, parties of the fifth part.

WITNESSETH, Whereas there is an agreement of record in the office of the Register of Deeds, Watonwan County, Minnesota, recorded in Book H page 139 office of the Register of Deeds, Watonwan County, Minnesota providing for the drainage of the lands owned by the first to fourth parties herein, and

WHEREAS, since the making of said agreement it has been mutually agreed that the parties of the fifth part herein may drain their said land above described through said drainage system, and fifth parties have already constructed the necessary branch so as to drain their said lands, and

WHEREAS the parties hereto are desirous of mutually agreeing upon the proportion each shall pay in event of future repairs, maintenance or reconstruction of said main tile drain.

NOW THEREFORE, for and in consideration of the promises and agreement herein contained it is mutually agreed that the agreement recorded in Book H page 139 office of the Register of Deeds Watonwan County, Minnesota shall be amended and modified so as to provide that the respective parties to this agreement shall pay for the maintenance repair or reconstruction of said main tile drain in the following proportions, to-wit:

First parties	16/78ths
Second parties	32/78ths
Third parties	14/78ths
Fourth parties	8/78ths
Fifth parties	8/78ths

and that the provisions in said agreement as originally written in reference to the proportion each is to pay be and the same is considered stricken from said original agreement.

The original agreement herein referred to shall for all intents and purposes remain in full force and effect, except insofar as the same is modified or amended by this agreement.



### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

LEAH HARTUNG 507-236-8786

ALLEN & RYAN KAHLER, DOUG WEDEL,

CHRIS KAHLER & SCOTT CHRISTOPHER

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

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



# 275.85 Acres +/- in St. James Twp, Watonwan Co., MN

# **FARMLAND AUCTION**

**Tuesday, March 22, 2022 @ 10:00 AM**

SALE LOCATION: Auction will be held at the American Legion at 620 First Avenue South, St. James, MN. \*Inclement Weather-  
Blizzard Backup Date- 3-24-22 @ same time. Watch website for updates!



105 South State Street, Fairmont, MN 56031 • 507-238-4318 • [www.landservicesunlimited.com](http://www.landservicesunlimited.com)



**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)



**[WWW.LANDSERVICESUNLIMITED.COM](http://WWW.LANDSERVICESUNLIMITED.COM)**

**Acreages - Commercial - Farm Land - Recreational**



## **AUCTIONEERS AND SALES STAFF**

**DUSTYN HARTUNG 507-236-7629**

**KEVIN KAHLER 507-920-8060**

**LEAH HARTUNG 507-236-8786**

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

**CHRIS KAHLER & SCOTT CHRISTOPHER**

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

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