

# 80 Acres +/- of Farmland in Waverly Twp, Martin Co., MN

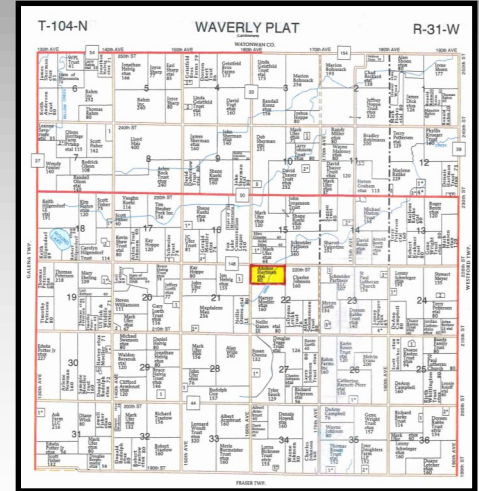
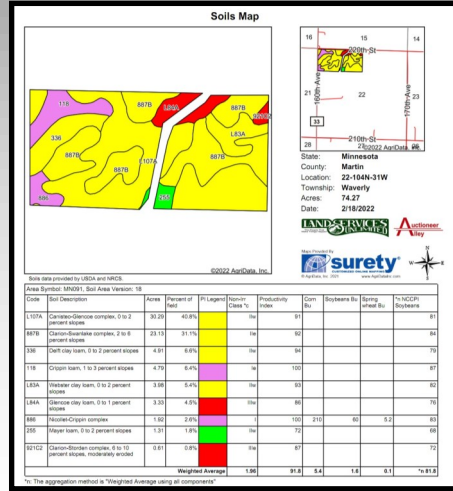
# **Bare Farmland Auction**

## Wednesday, March 16, 2022 @ 10:00 AM

**SALE LOCATION:** The auction will be held at the Knights of Columbus Hall located at 920 E 10th Street, Fairmont, MN. Watch for auction signs on day of the sale.

**PROPERTY LOCATION:** From Truman, Minnesota: West on County Road 50 six miles then south on 160th Ave one mile.

**PROPERTY LEGAL DESCRIPTION:** The North Half of the Northwest Quarter (N1/2 NW 1/4) Section 22 Waverly Township, Martin County Minnesota containing 80 acres more or less.



### AUCTION SALE TERMS

All bidders must register for a bidding number at the auction prior to bidding. The successful Buyer at the conclusion of the auction will enter into a Purchase Agreement/ Contract and shall make a 20% NON-refundable earnest money down-payment the day of the auction. The sale will NOT be contingent upon any buyer financing. The unpaid balance shall be due and payable in full on or before April 27, 2022 when clear title & possession will be passed by Warranty Deed. The Buyer will be responsible for the real estate taxes payable in 2022. Buyer shall be responsible for 2021 fall tillage costs totaling \$2,000.00. Property is being sold "AS IS". Property is being sold subject to any easements including road, drainage, utility, or other easements of record. The sellers do not warranty or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. The buyer is responsible for all inspections of the property prior to the purchase of it. The sale is subject to the sellers approval. 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. Auction company and staff represent the seller in this transaction.

### AUCTIONEERS NOTE

We are very honored to have been asked to represent the Roland and Adeline Hartmann Irrevocable Trusts with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this land. If you are considering the purchase of farm land to add to your investment portfolio, this is an auction that you will want to attend. The information contained in this sale bill and other information provided by the sellers & their agents is believed to be correct, but not guaranteed. Any boundary 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. The auctioneers and sales staff are representing the seller. This auction is open to the public. We look forward to seeing everyone at the auction. Remember that the auction begins at 10:00 A.M. sharp so don't be late. Respectfully, Doug Wedel of Auctioneer Alley

**Owners: Roland & Adeline Hartmann Irrevocable Trusts**  
**Trustees: Dani Lenort & April Oachs**  
[www.auctioneeralley.com](http://www.auctioneeralley.com)



Attorney for the Seller: Darin Haugen; Attorney

Erickson, Zierke, Kuderer & Madsen, P.A.-Fairmont, Minnesota

### AUCTIONEERS AND SALES STAFF

DOUG WEDEL 507-236-4255

DUSTYN HARTUNG

KEVIN, RYAN & CHRIS KAHLER

DAN PIKE & SCOTT CHRISTOPHER

# 80 Acres +/- of Farmland in Waverly Twp, Martin Co., MN

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

### ROLAND & ADELINE HARTMANN IRREVOCABLE TRUSTS

#### PROPERTY INFORMATION

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

**LEGAL DESCRIPTION:** 80 Deeded Acres located in the N ½ NW ¼ of Section 22, Waverly Township 104 North, Range 31 W, Martin County, MN

**TAX PARCEL ID's #:** 190220150

**BUILDINGS:** Bare Farmland

**REAL ESTATE TAXES:** 2021 Non (HSTD) Ag Taxes = \$3,248.00

**FSA INFO:**

Total Acres	=	77.15 +/- acres
FSA Tillable Acres	=	74.27 +/- acres
Corn Base Acres	=	37.30 +/- acres
Corn PLC Yield	=	168.00 +/- bushels
Soybean Base Acres	=	Unknown
Soybean PLC Yield	=	Unknown
Total Base Acres	=	Unknown

**CPI:** Crop Productivity Index 91.7  
\* See Soils Map

**PREDOMINANT SOILS:** Canisteo-Glencoe, Clarion-Swanlake, Delft Clay Loam, Crippin Loam, Glencoe Clay Loam, Webster Clay Loam, Nicollet Crippin Complex, Mayer Loam, Clarion-Storden Complex

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

**DRAINAGE:** Farm is part of Judicial Ditch #60 System. No Private Tile Information Available.  
\*See Tile Map

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

**WETLAND STATUS:** Not Completed

**LEASE STATUS:** The farm is not under a 2022 Crop Lease. New buyer will have possession upon closing or when spring field conditions allow.

**AUCTIONS – REAL ESTATE - APPRAISALS**



Attorney for the Seller: Darin Haugen; Attorney

Erickson, Zierke, Kuderer & Madsen, P.A.-Fairmont, Minnesota

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**FALL TILLAGE:** Buyer will be responsible for 2021 Fall tillage costs totaling \$2,000.

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

AUCTIONS – REAL ESTATE - APPRAISALS



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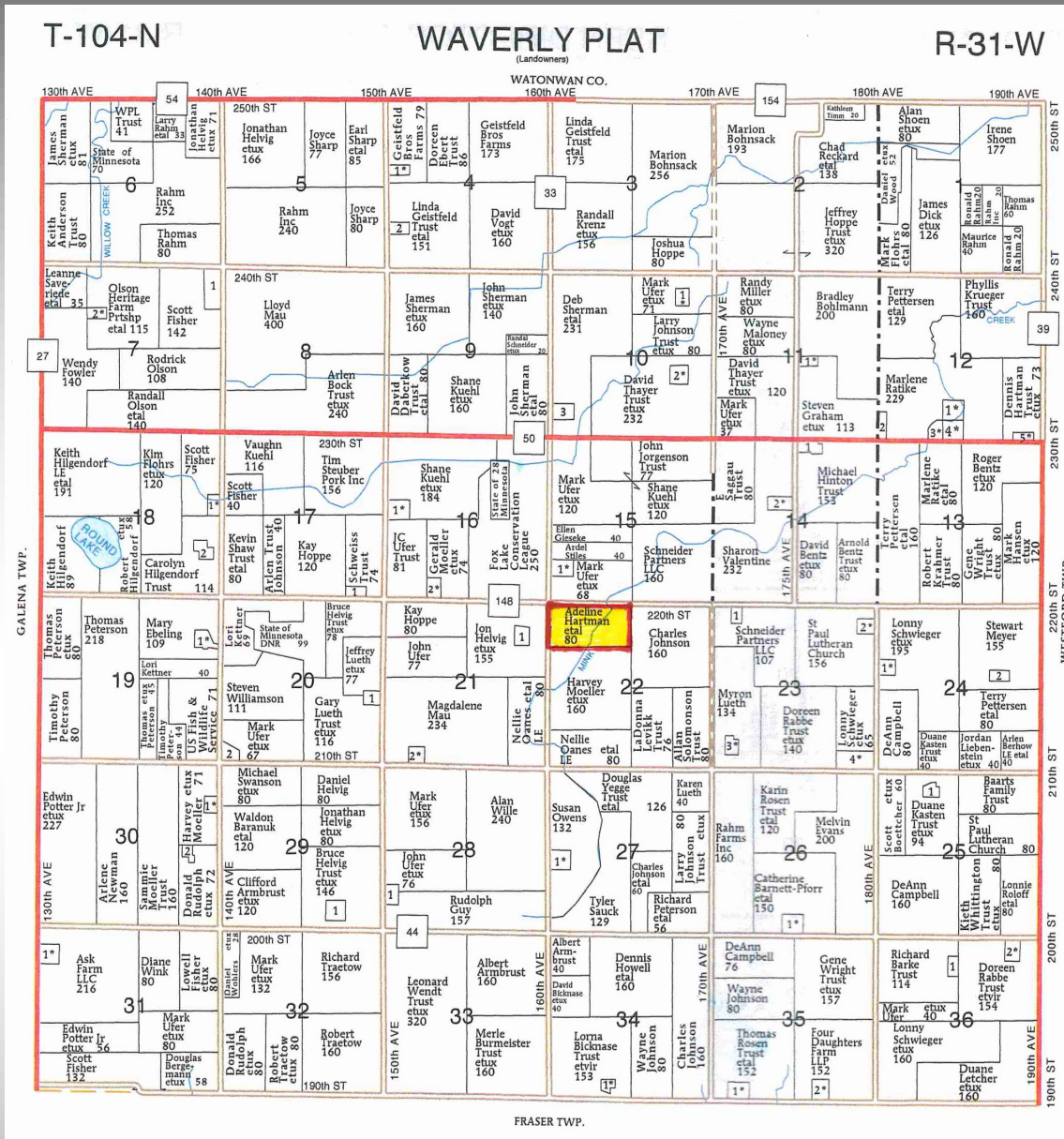
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www.auctioneeralley.com

Wedel of

**Auctioneer**

**Alley**

Attorney for the Seller: Darin Haugen; Attorney

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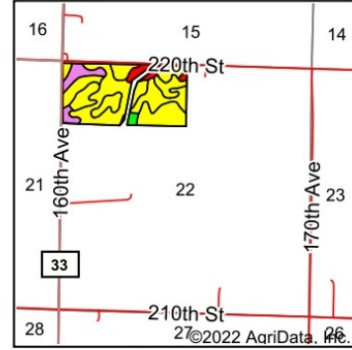
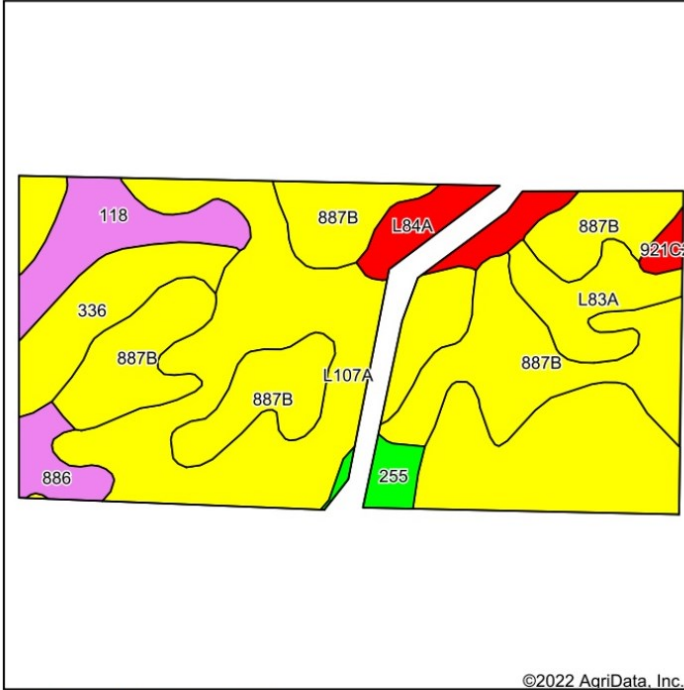
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### Soils Map



State: **Minnesota**  
 County: **Martin**  
 Location: **22-104N-31W**  
 Township: **Waverly**  
 Acres: **74.27**  
 Date: **2/18/2022**



Soils data provided by USDA and NRCS.

©2022 AgriData, Inc.

Area Symbol: MN091, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn Bu	Soybeans Bu	Spring wheat Bu	*n NCCPI Soybeans	
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	30.29	40.8%		Ilw	91				81	
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	23.13	31.1%		Ile	92				84	
336	Delft clay loam, 0 to 2 percent slopes	4.91	6.6%		Ilw	94				79	
118	Crippin loam, 1 to 3 percent slopes	4.79	6.4%		le	100				87	
L83A	Webster clay loam, 0 to 2 percent slopes	3.98	5.4%		Ilw	93				82	
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.33	4.5%		Illw	86				76	
886	Nicollet-Crippin complex	1.92	2.6%		I	100	210	60	5.2	83	
255	Mayer loam, 0 to 2 percent slopes	1.31	1.8%		Ilw	72				68	
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	0.61	0.8%		Illle	87				72	
<b>Weighted Average</b>						<b>1.96</b>	<b>91.8</b>	<b>5.4</b>	<b>1.6</b>	<b>0.1</b>	<b>*n 81.8</b>

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method



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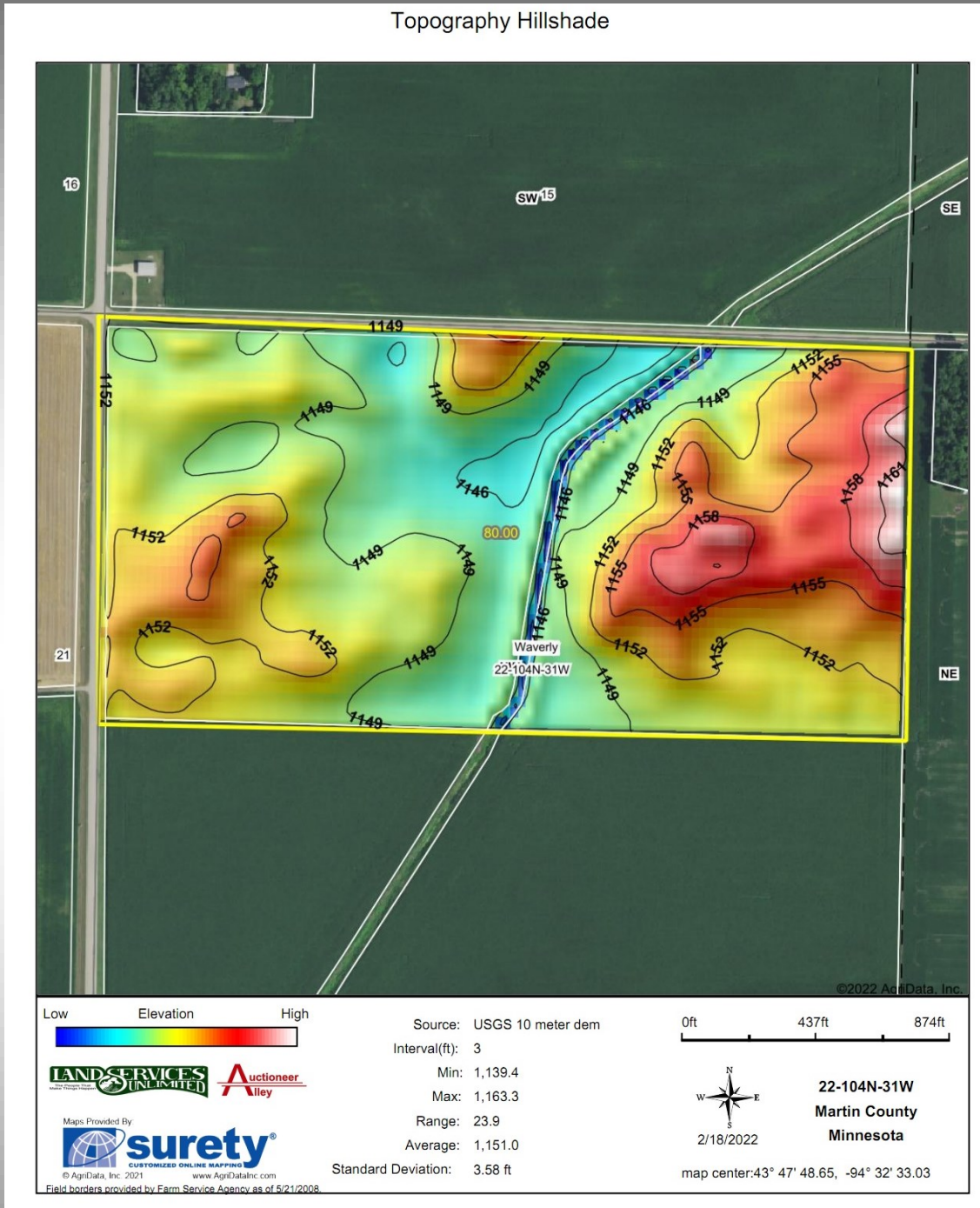
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### Summary

Parcel ID 190220150  
 Property Address 22-104-031  
 Sec/Twp/Rng 22-104-031  
 Brief Tax Description Sect-22 Twp-104 Range-031 80.00 AC N1/2 NW1/4 80.00 AC  
 (Note: Not to be used on legal documents)  
 Deeded Acres 80.00  
 Class 101 - (NON-HSTD) AGRICULTURAL  
 District (1902) WAVERLY TWP-458  
 School District 0458  
 Neighborhood 19 - WAVERLY  
 Contact Appraiser: [Jeremiah Fitzgerald](#)  
 Creation Date 07/07/1989

### Owner

Primary Taxpayer  
[Adeline & Roland Hartmann Etal](#)  
 % Danielle Lenort  
 2361 40th St  
 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	74.020	AC
2	TILL B1 70-74 CPI	0	0	0	0	1.610	AC
3	WASTE/DITCH/BUFFER	0	0	0	0	1.230	AC
4	ROAD	0	0	0	0	3.140	AC
Total						80.000	

### Sales

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price	eCRV
Y	CD	U	07/03/1996	JOHNSON, CHARLES E.	HARTMAN, ADELINEM. & ROLAND	\$120,000	\$120,000	

There are other parcels involved in one or more of the above sales:

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	\$573,300	\$596,000	\$521,000	\$553,200	\$551,300
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$573,300	\$596,000	\$521,000	\$553,200	\$551,300

### Taxation

	2021 Payable	2020 Payable	2019 Payable	2018 Payable
Classification	101 - (NON-HSTD) AGRICULTURAL	101 - (NON-HSTD) AGRICULTURAL	101 - (NON-HSTD) AGRICULTURAL	101 - (NON-HSTD) AGRICULTURAL
Estimated Market Value	\$596,000	\$521,000	\$553,200	\$551,300
- Exempt Value	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$596,000	\$521,000	\$553,200	\$551,300
Net Taxes Due	\$3,248.00	\$2,984.00	\$3,057.81	\$3,046.49
+ Special Assessments	\$0.00	\$0.00	\$134.19	\$57.51
= Total Taxes Due	\$3,248.00	\$2,984.00	\$3,192.00	\$3,104.00
% Change	8.85%	-6.52%	2.84%	2.31%

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



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Minnesota	U.S. Department of Agriculture	<b>FARM: 7533</b>
Martin	Farm Service Agency	Prepared: 1/26/22 11:57 AM
Report ID: FSA-156EZ	<b>Abbreviated 156 Farm Record</b>	Crop Year: 2022
		Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

---

Operator Name MARTIN COUNTY	Farm Identifier B20289 SPLIT FARM 2415
--------------------------------	---

Farms Associated with Operator:  
6887, 7219, 10685, 11280, 11845

ARC/PLC G/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
77.15	74.27	74.27	0.0	0.0	0.0	0.0	0.0	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod
0.0	0.0	74.27	0.0	0.0	0.0

---

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

---

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	37.3	168	0.00
<b>Total Base Acres:</b>	<b>37.3</b>		

---

Tract Number: 13953      Description (8C) N2 NW4 SEC 22/WAV

FSA Physical Location : Martin, MN      ANSI Physical Location: Martin, 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
77.15	74.27	74.27	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	74.27	0.0	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	37.3	168	0.00
<b>Total Base Acres:</b>	<b>37.3</b>		

Owners: HARTMANN, ADELINE  
Other Producers: None



Attorney for the Seller: Darin Haugen; Attorney

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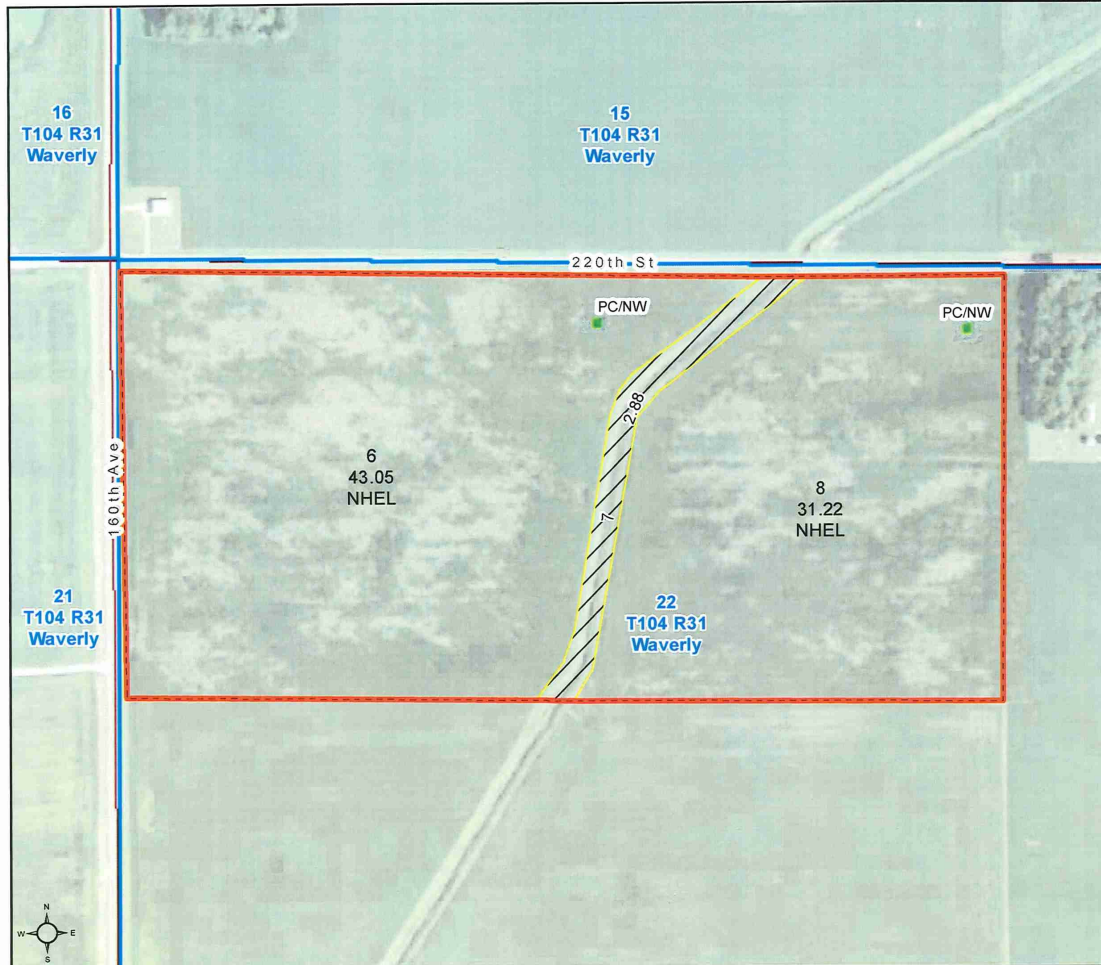
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United States  
Department of  
Agriculture

Martin County, Minnesota

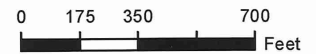


**Farm 7533**

**Tract 13953**

2021 Program Year

Map Created April 06, 2021



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: 74.27 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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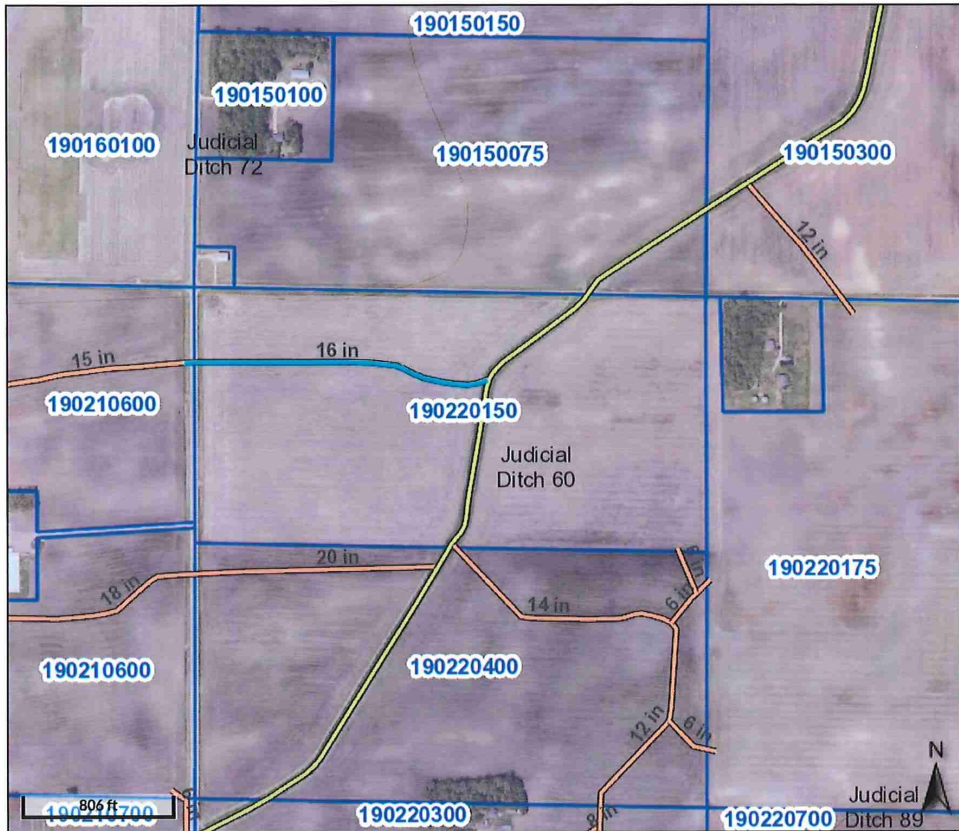
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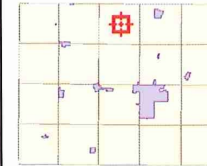
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### Overview



### Legend

- Parcels
- Corporate Limits
- Drainage Districts
- Legal Drains**
- <all other values>
- Open
- Tile

Comments = Branch E  
 Doc\_Hyperlink = DrainageDistricts\JD60\jd60origgryprof05.tif  
 Drain\_Name = Judicial Ditch 60  
 ElevationA = 78.29999999999997

ElevationB = 72.59999999999994  
 Material =  
 SHAPE\_Length = 1600.0001076485414  
 Tile\_Size = 16 in

Type = Tile  
 Width =

Date created: 2/15/2022  
 Last Data Uploaded: 2/15/2022 6:21:05 AM

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Wedel

of

**Auctioneer**

**Alley**

Attorney for the Seller: Darin Haugen; Attorney

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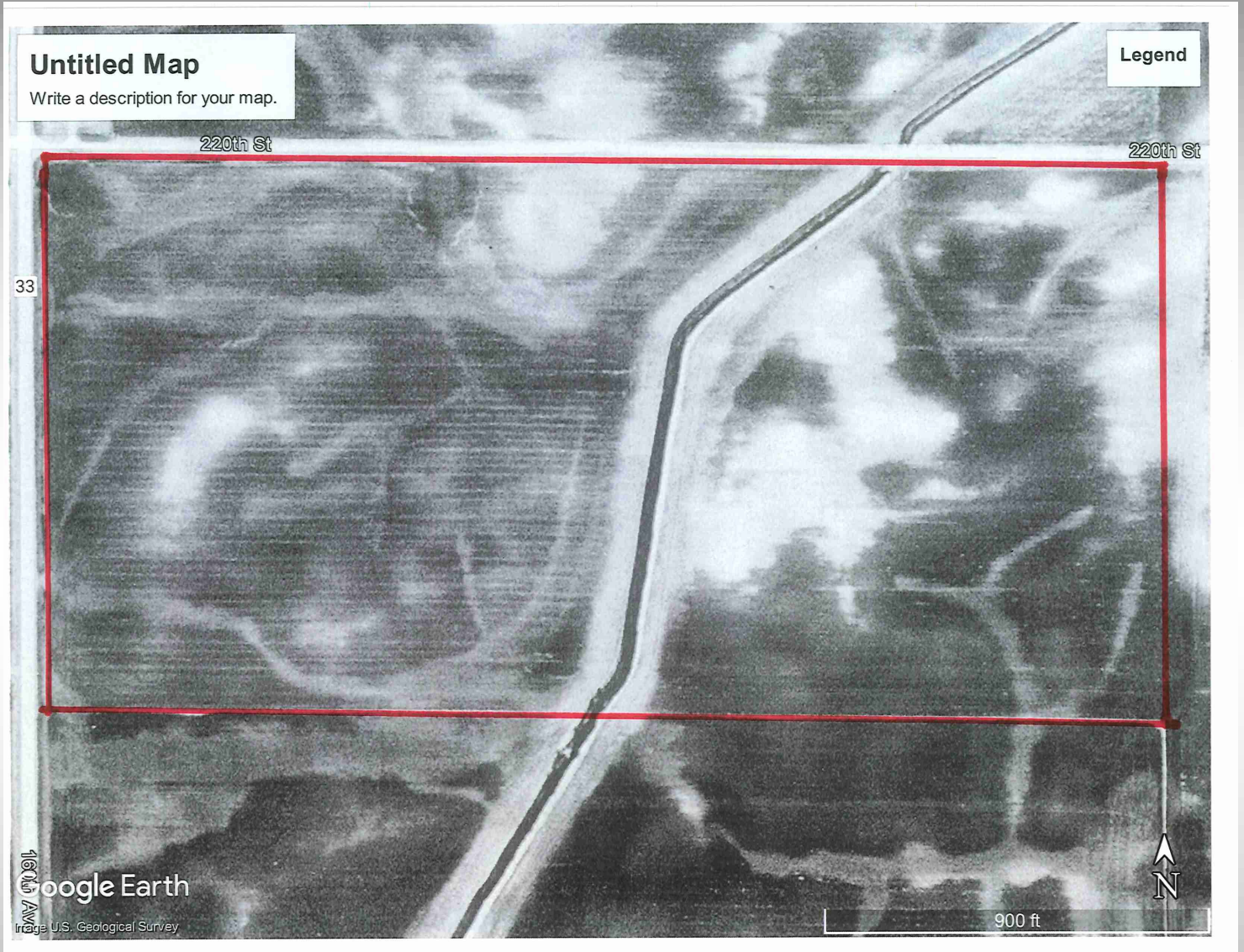
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Craig Oachs  
507-380-5076

To: Buyer of the Estate of Roland and Adeline Hartmann  
From: Lessor, Craig Oachs, 57571 181<sup>st</sup> Lane Mankato, MN 56001  
Subject: Lessor reimbursement for tillage done on rented property

Services: Fall 2021 Tillage

November 9<sup>th</sup>, 2021

Land Section 22 of Waverly Township in Martin County in the State of Minnesota. Fall tillage completed with a Case 875 Deep Ripper by lessor Craig Oachs. Invoice total payable to Craig Oachs

Charge of service listed above.....\$2000.00

Due upon sale

**Invoice Total: \$2000.00**



Attorney for the Seller: Darin Haugen; Attorney

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



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



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



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



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



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



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



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Attorney for the Seller: Darin Haugen; Attorney

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### AUCTIONEERS AND SALES STAFF

DOUG WEDEL 507-236-4255

DUSTYN HARTUNG

KEVIN, RYAN & CHRIS KAHLER

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