

191.93 Acres +/- of Bare Farmland in Galena Township, Martin Co., MN

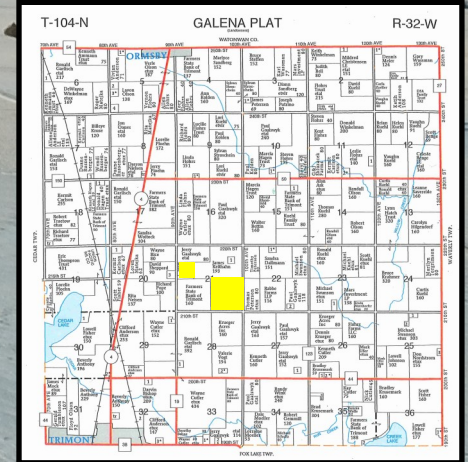
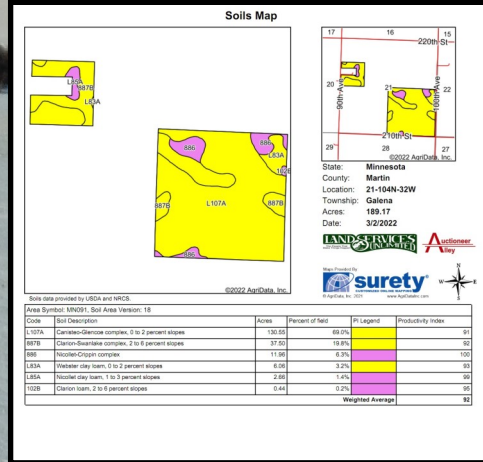
FARMLAND AUCTION

Tuesday, April 5, 2022 @ 10:00 AM

SALE LOCATION: Auction will be held at Triumph Hall at 546 Main Street East, Trimont, MN.

PROPERTY LOCATION: 160 Acre Parcel-From the East edge of Trimont, MN: Go 1/2 mile East on 190th St., then North 2 miles on 90th Ave, then East 1/2 mile on 210th St. 31.93 Acre Parcel- From the East edge of Trimont, MN: Go 1/2 mile East on 190th St., then North 2 1/2 miles on 90th Ave.

PROPERTY LEGAL DESCRIPTIONS: 160 Deeded Acres located in the SE 1/4 and 31.93 Deeded Acres located in the SW of the NW 1/4 all in Section 21, Township 104, Range 32, Martin County, MN



AUCTION SALE TERMS:

The Stade 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 13th, 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 honored to be representing the Stade Family with the sale of their excellent bare farmland! This auction provides a great opportunity for someone to purchase high producing land with CPI's of 91.9 and 92.3! These farms are nice laying with a gentle roll and part of county drainage systems. This land is located 2.5 miles Northeast of Trimont, MN. Whether you are a farmer or an investor, this high quality land would make a nice addition to your investment portfolio. 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 on sale day! Respectfully, Dustyn Hartung and Sales Staff.

Owner: Howard Stade 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

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

STADE 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 Deeded Acres x the bid- N ½ of the SE ¼
Parcel 2- 80 Deeded Acres x the bid- S ½ of the SE ¼
Parcel 3- 160 Deeded Acres x the bid- Combination of Parcel 1 & 2
Parcel 4- 31.93 Deeded Acres x the bid

LEGAL DESCRIPTIONS: 160 +/- Deeded Acres located in the SE ¼ and 31.93 +/- Deeded Acres located in the SW ¼ of the NW ¼ all in Section 21 of Galena Twp, Martin County, MN T104N, R32W

TAX ID 1-3: 080210500

BUILDINGS: None

REAL ESTATE TAXES 1-3: 2021 (NON-HSTD) Ag Taxes = \$6,960.00

FSA INFO 1-3:

Total Deeded Acres	=	160.00 +/- Acres
FSA Tillable Acres	=	157.94 +/- Acres
Corn Base Acres	=	78.26 +/- Acres
Corn PLC Yield	=	171.00 +/- Bushels
Soybean Base Acres	=	70.76 +/- Acres
Soybean PLC Yield	=	48.00 +/- Bushels
Oats Base Acres	=	7.50 +/- Acres
Oats PLC Yield	=	59.00 +/- Bushels
Total Base Acres	=	156.52 +/- Acres

PREDOMINANT SOILS 1-3: Canisteo-Glencoe, Clarion-Swanlake & Nicollet-Crippin

CPI PARCEL 1-3: Crop Productivity Index = 91.9 *Excellent
*See Soils Map

TOPOGRAPHY 1-3: Level
*See Topography Map

DRAINAGE 1-3: This parcel is part of Judicial Ditch 392.
*See Tile Map

NRCS CLASSIFICATIONS ON 1-3: NHEL (Non-Highly Erodible)

AUCTIONS – REAL ESTATE - APPRAISALS



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WETLAND STATUS 1-3: Completed 3-25-1987
*See Wetland Determination

TAX ID 4: 080210200

REAL ESTATE TAXES 4: 2021 (NON-HSTD) Ag Taxes = \$1,394.00

FSA INFO 4:

Total Deeded Acres	=	31.93 +/- Acres
FSA Tillable Acres	=	34.69 +/- Acres
Corn Base Acres	=	17.34 +/- Acres
Corn PLC Yield	=	171.00 +/- Bushels
Soybean Base Acres	=	17.34 +/- Acres
Soybean PLC Yield	=	48.00 +/- Bushels
Total Base Acres	=	34.68 +/- Acres

*FSA acres will be subject to change as these include part of the adjoining property

PREDOMINANT SOILS 4: Clarion-Swanlake, Canisteo-Glencoe & Nicollet Clay Loam

CPI PARCEL 4: Crop Productivity Index = 92.3 *Excellent
*See Soils Map

TOPOGRAPHY PARCEL 4: Level
*See Topography Map

DRAINAGE PARCEL 4: This parcel is part of Judicial Ditch 21 and 391.
*See Private Tile Map

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

WETLAND STATUS 4: Completed 3-25-87
*See Wetland Determination

LEASE STATUS 1-4: These farms are under lease for the 2022 crop year. New buyer will assume the 2022 crop lease upon a successful closing. New buyer will have possession 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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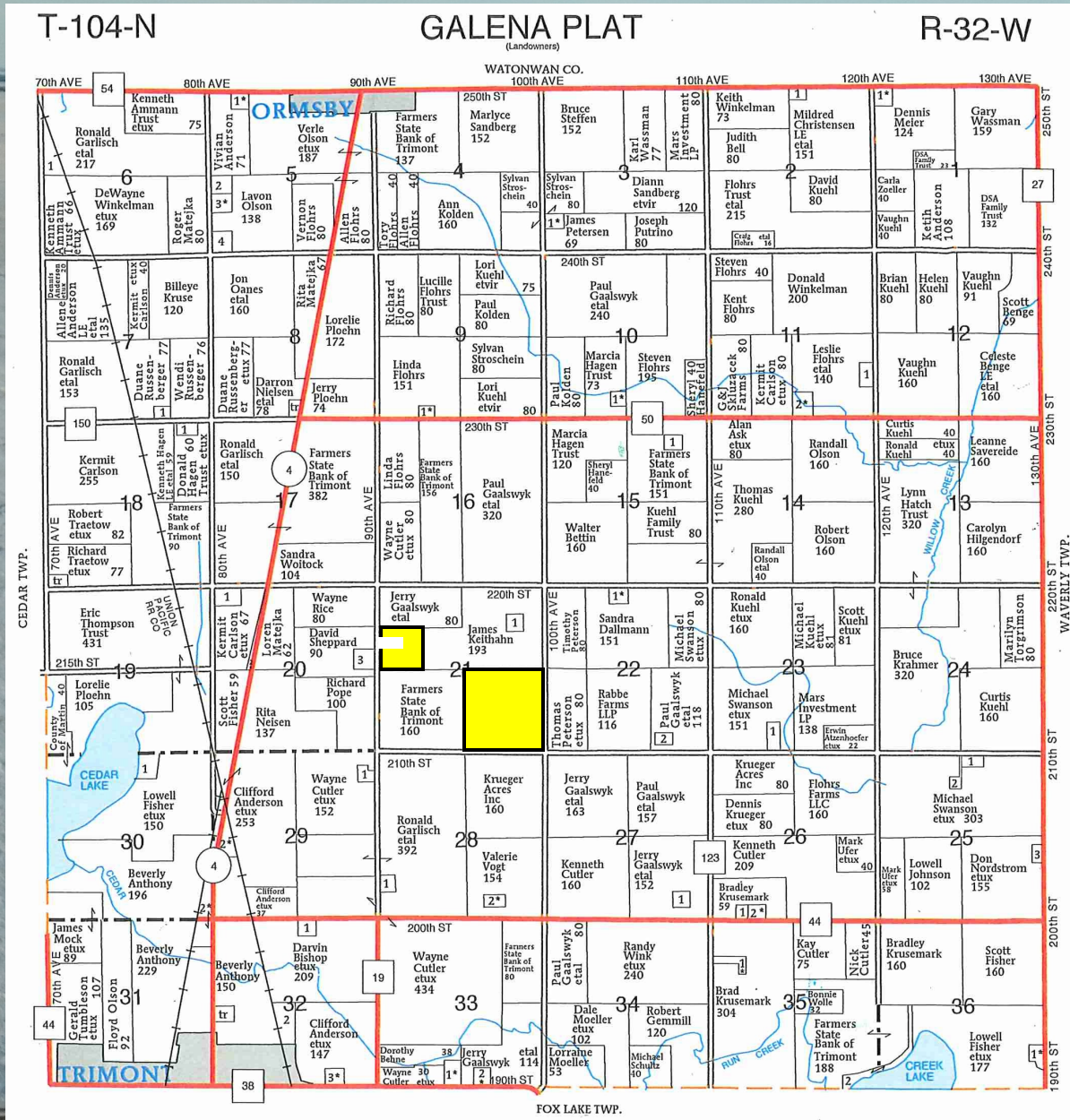
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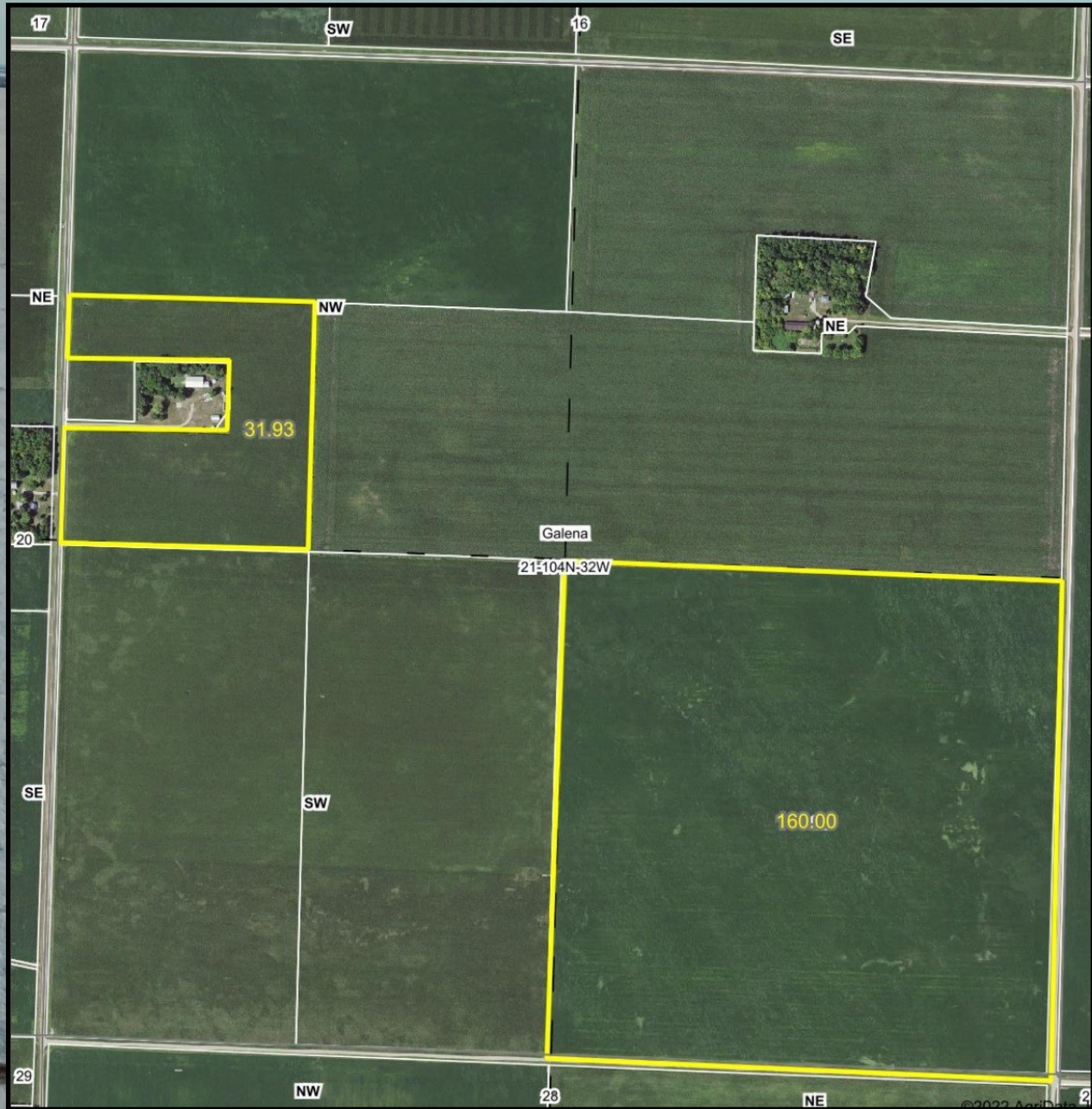
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PARCEL'S 1-4:



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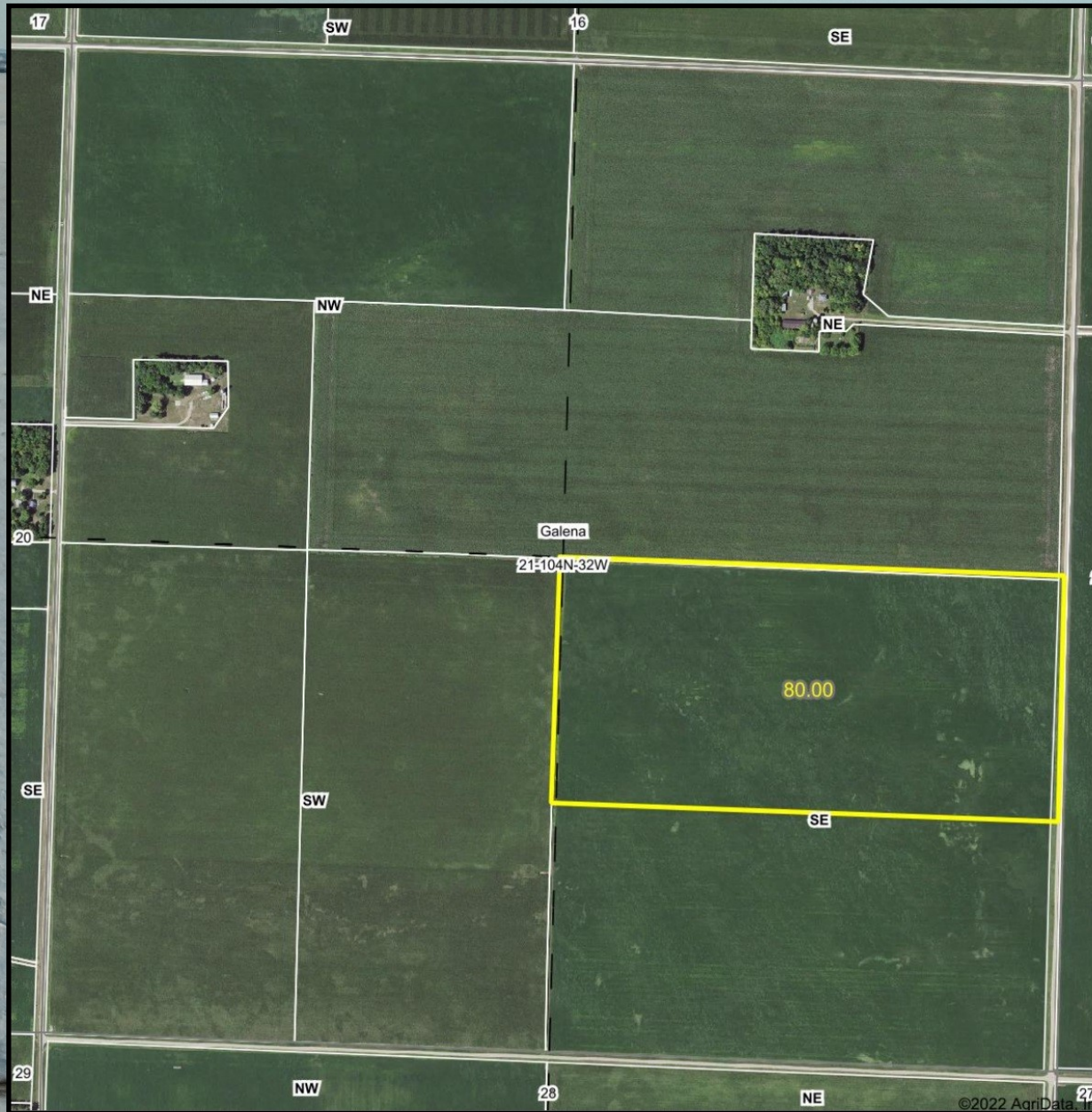
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PARCEL #1



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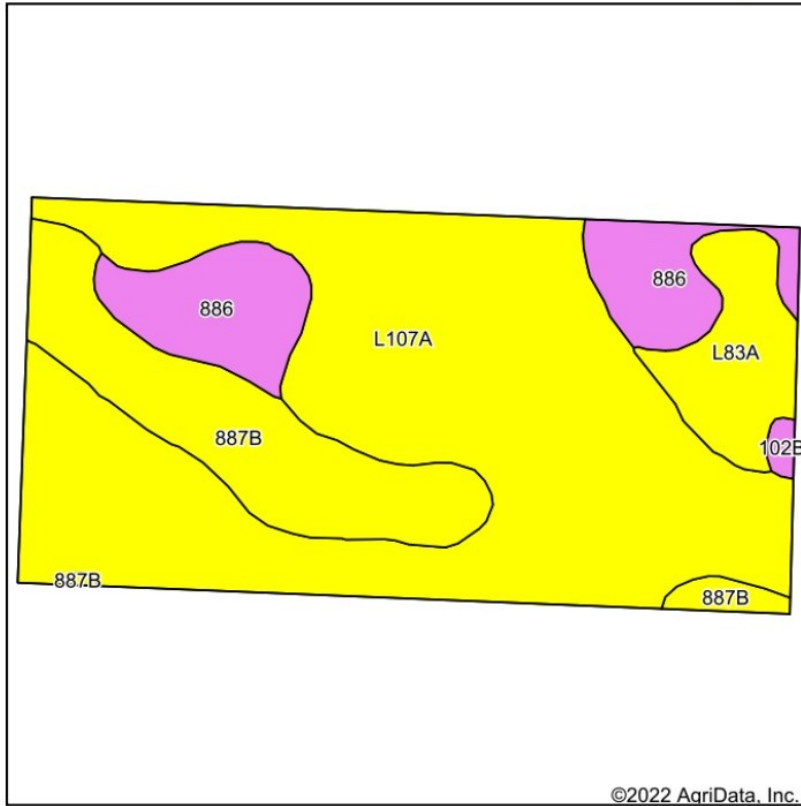
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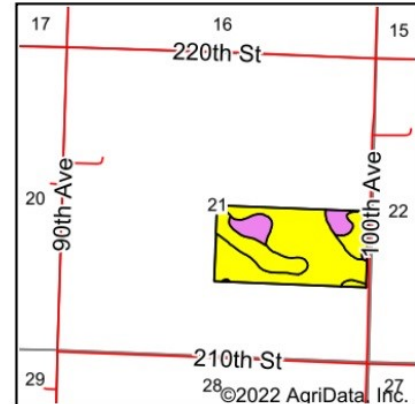
Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN091, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	49.75	63.0%		91
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	13.37	16.9%		92
886	Nicollet-Crippin complex	9.69	12.3%		100
L83A	Webster clay loam, 0 to 2 percent slopes	5.80	7.3%		93
102B	Clarion loam, 2 to 6 percent slopes	0.39	0.5%		95
Weighted Average					92.4



State: **Minnesota**
 County: **Martin**
 Location: **21-104N-32W**
 Township: **Galena**
 Acres: **79**
 Date: **3/14/2022**



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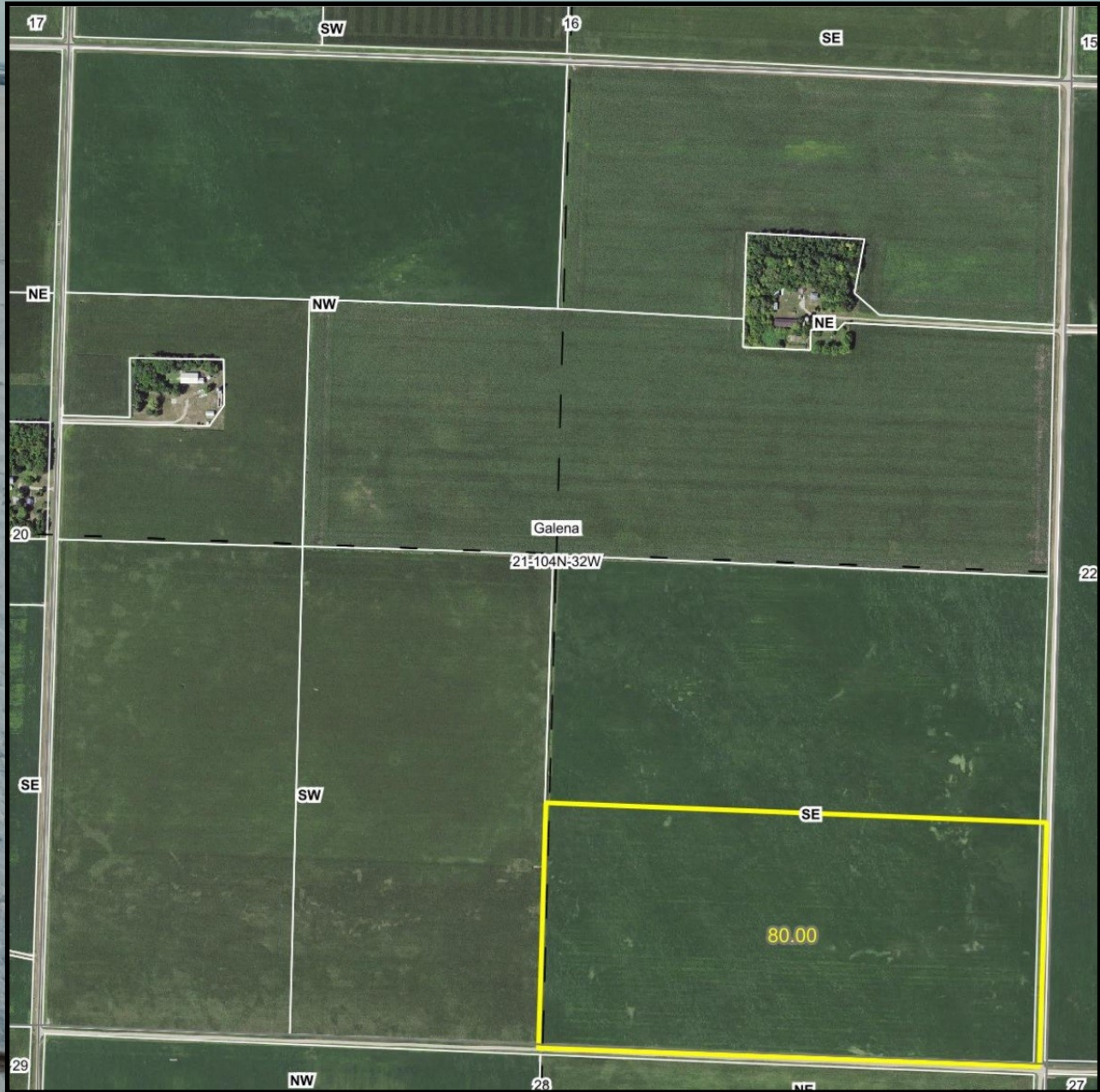
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PARCEL #2



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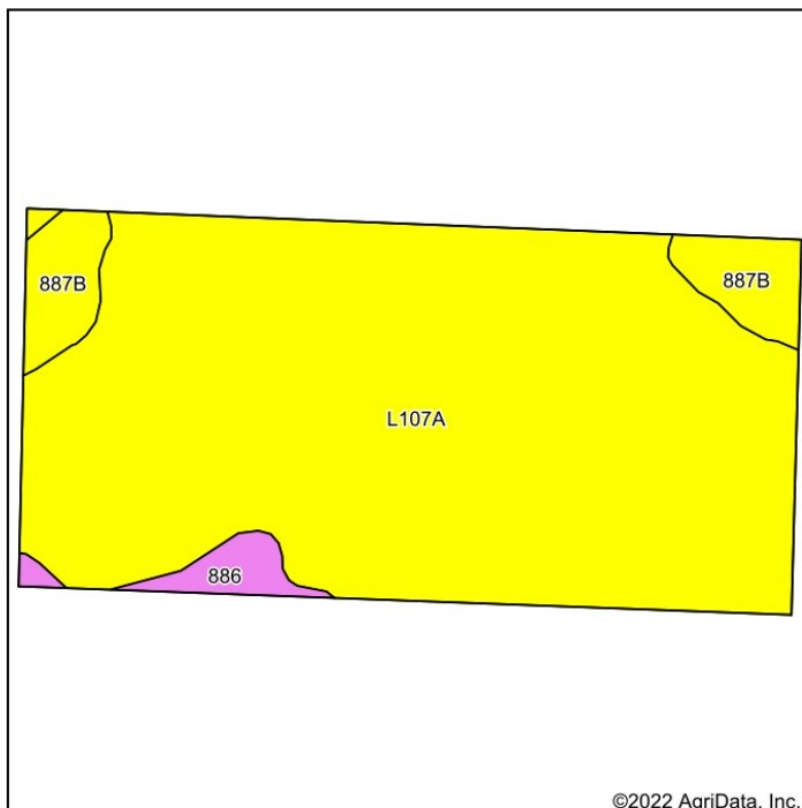
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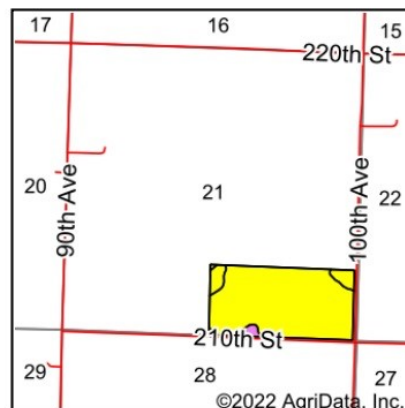
Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN091, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	69.67	90.5%		91
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	5.42	7.0%		92
886	Nicollet-Crippin complex	1.91	2.5%		100
Weighted Average					91.3



State: **Minnesota**
County: **Martin**
Location: **21-104N-32W**
Township: **Galena**
Acres: **77**
Date: **3/14/2022**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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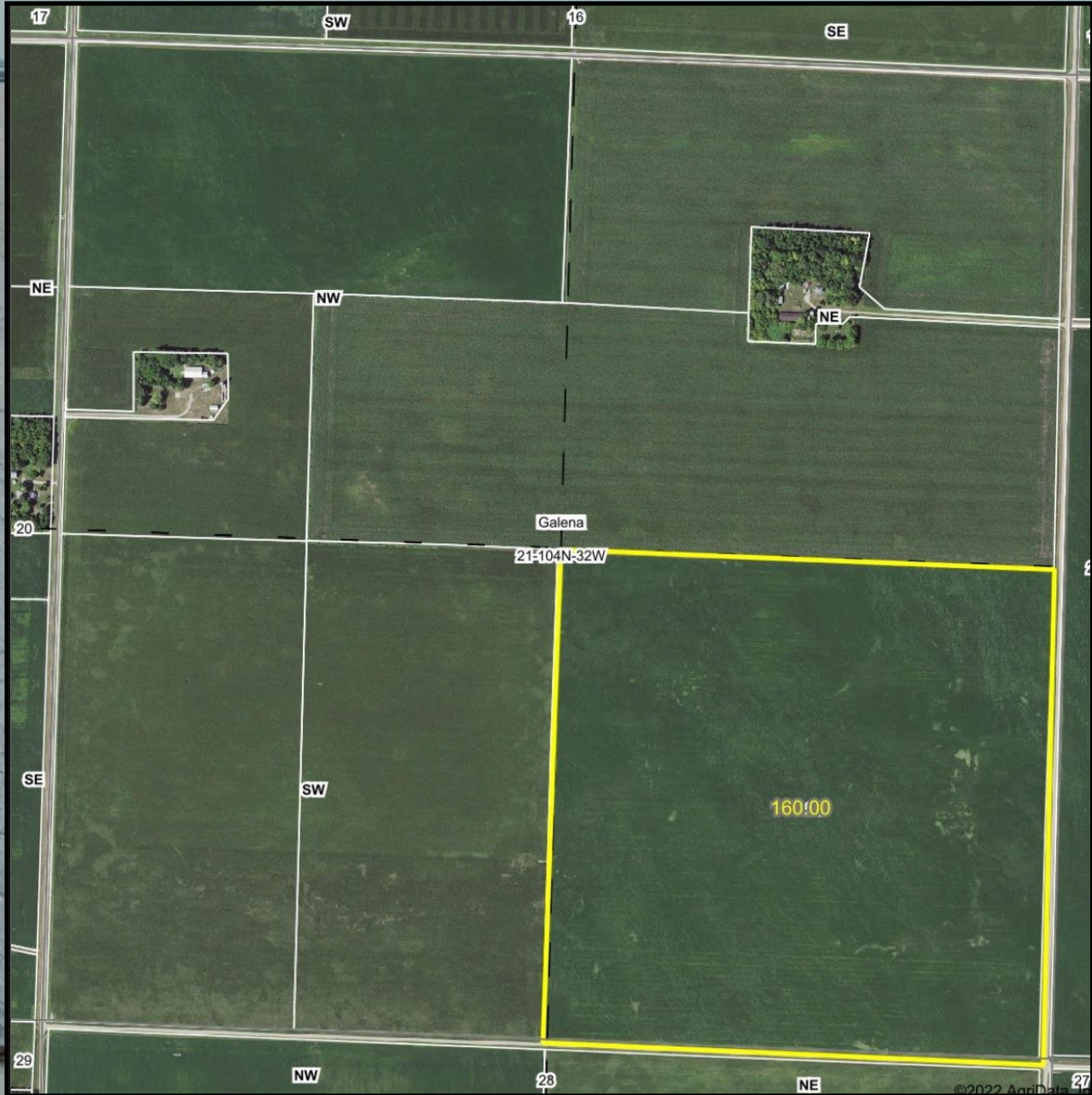
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PARCEL #3



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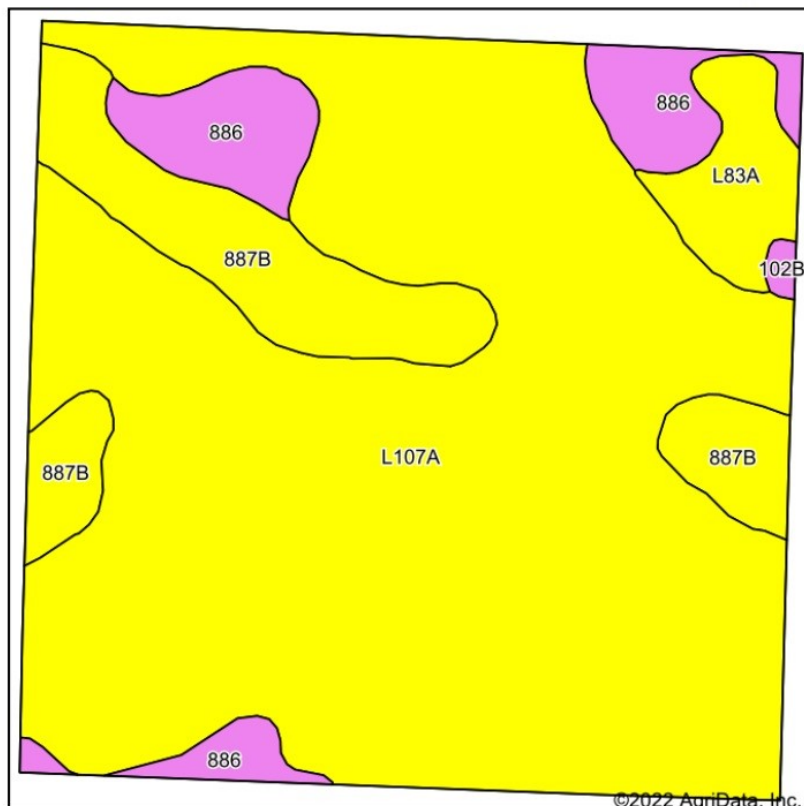
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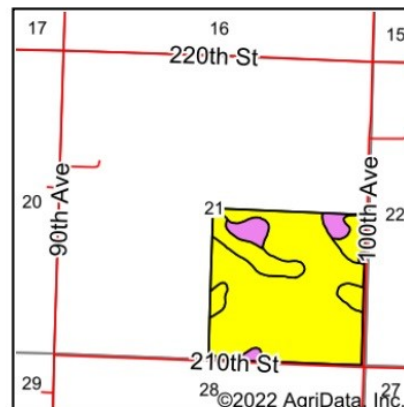
Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN091, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	120.58	76.3%		91
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	19.06	12.1%		92
886	Nicollet-Crippin complex	11.96	7.6%		100
L83A	Webster clay loam, 0 to 2 percent slopes	5.90	3.7%		93
102B	Clarion loam, 2 to 6 percent slopes	0.44	0.3%		95
Weighted Average					91.9



State: **Minnesota**
County: **Martin**
Location: **21-104N-32W**
Township: **Galena**
Acres: **157.94**
Date: **3/2/2022**



Maps Provided By



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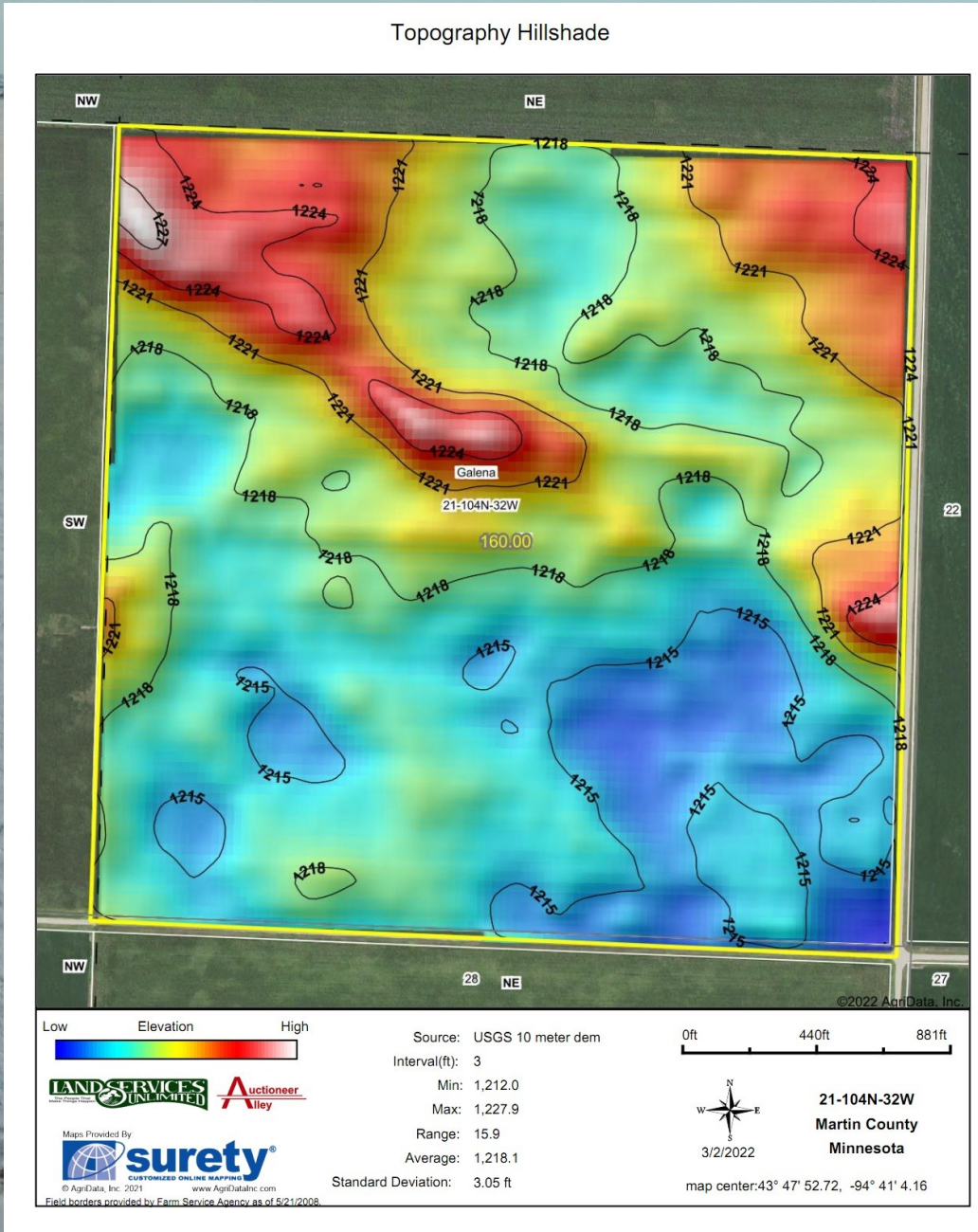
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PARCEL #3

Topography Hillshade



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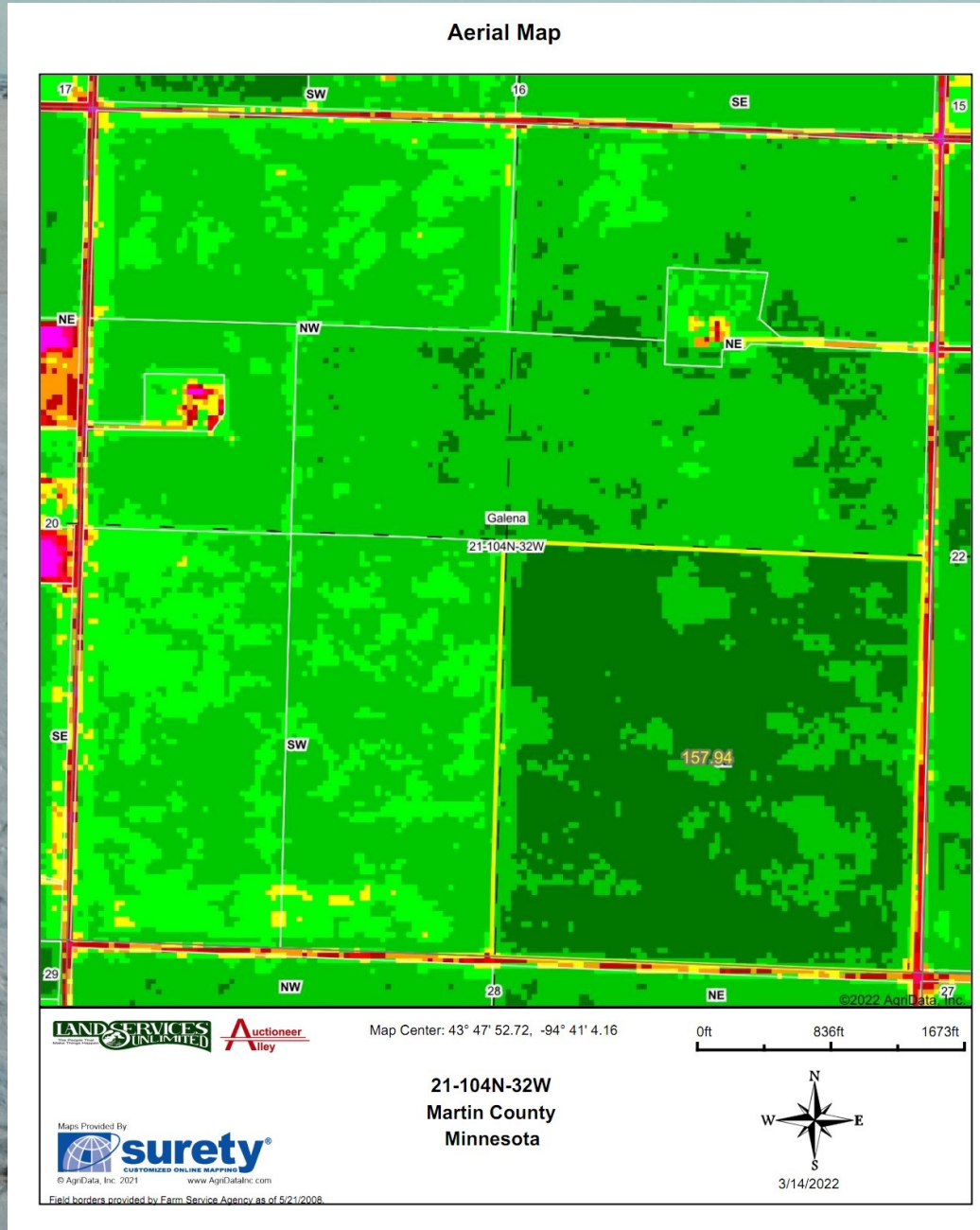
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PARCEL #3-2019 NDVI MAP



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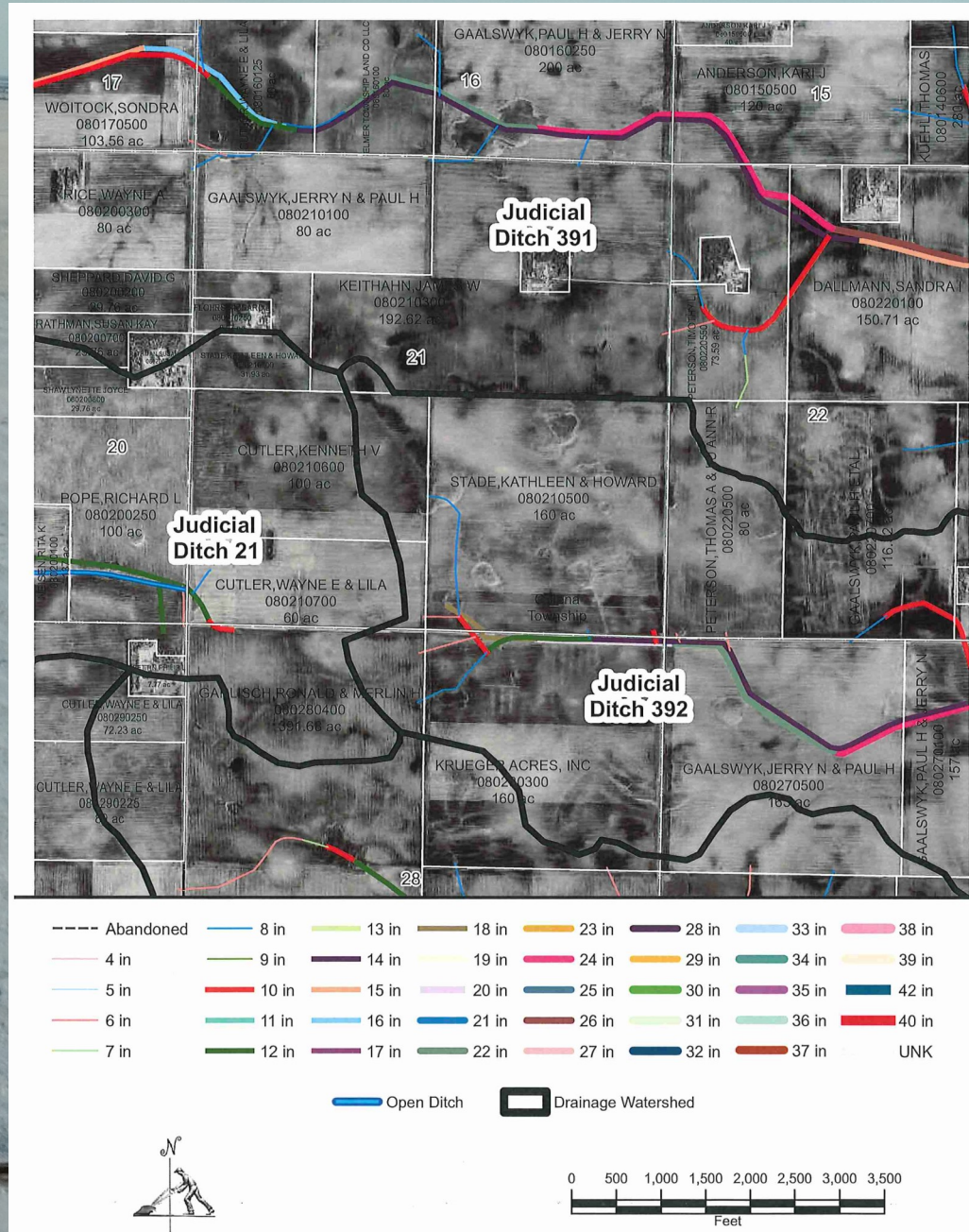
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PARCEL #3-COUNTY TILE MAP



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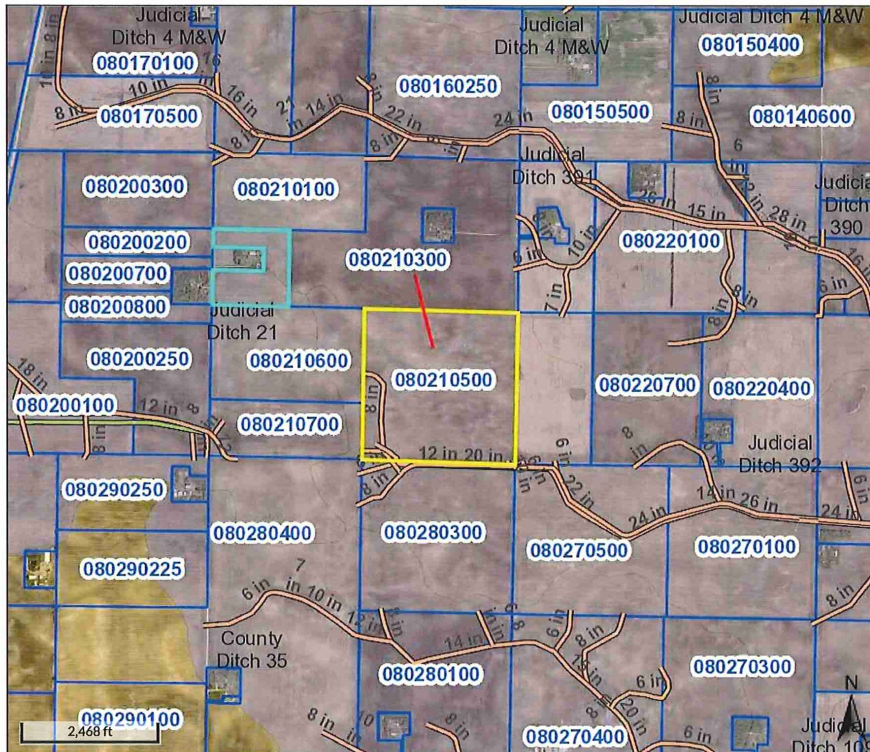
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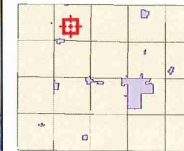
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PARCEL #3-COUNTY TILE MAP

 **Beacon**™ Martin County, MN



Overview



Legend

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

Parcel ID	080210200	Alternate ID	n/a	Owner Address	STADE, KATHLEEN & HOWARD
Sec/Twp/Rng	21-104-032	Class	101 - AGRICULTURAL		HOWARD A STADE TRUST
Property Address		Acreage	31.93		1313 NADINE WAY
					BOULDER CITY, NV 89005
				Note	n/a
District	GALENA TWP-2448				
Brief Tax Description	Sect-21 Twp-104 Range-032 31.93 AC SW 1/4 NW 1/4 (EX 8.07 AC) 31.93 AC				
	(Note: Not to be used on legal documents)				

Date created: 3/2/2022
Last Data Uploaded: 3/2/2022 7:17:55 AM

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PARCEL #3

Minnesota	U.S. Department of Agriculture	FARM: 11052
Martin	Farm Service Agency	Prepared: 2/28/22 2:30 PM
Report ID: FSA-156EZ	Abbreviated 156 Farm Record	Crop Year: 2022
DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.		Page: 1 of 2

Operator Name	Farm Identifier	Recon Number
		2017 - 60

Farms Associated with Operator:

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
197.33	192.63	192.63	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	192.63	0.0	0.0	0.0

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	7.5	59	0.00
CORN	95.6	171	0.00
SOYBEANS	88.1	48	0.00
Total Base Acres:	191.2		

Tract Number: 479 Description SE4 (21)GAL

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

BIA Range Unit Number:

HEL Status: NHSL: 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
157.94	157.94	157.94	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	157.94	0.0	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	7.5	59	0.00
CORN	78.26	171	0.00



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

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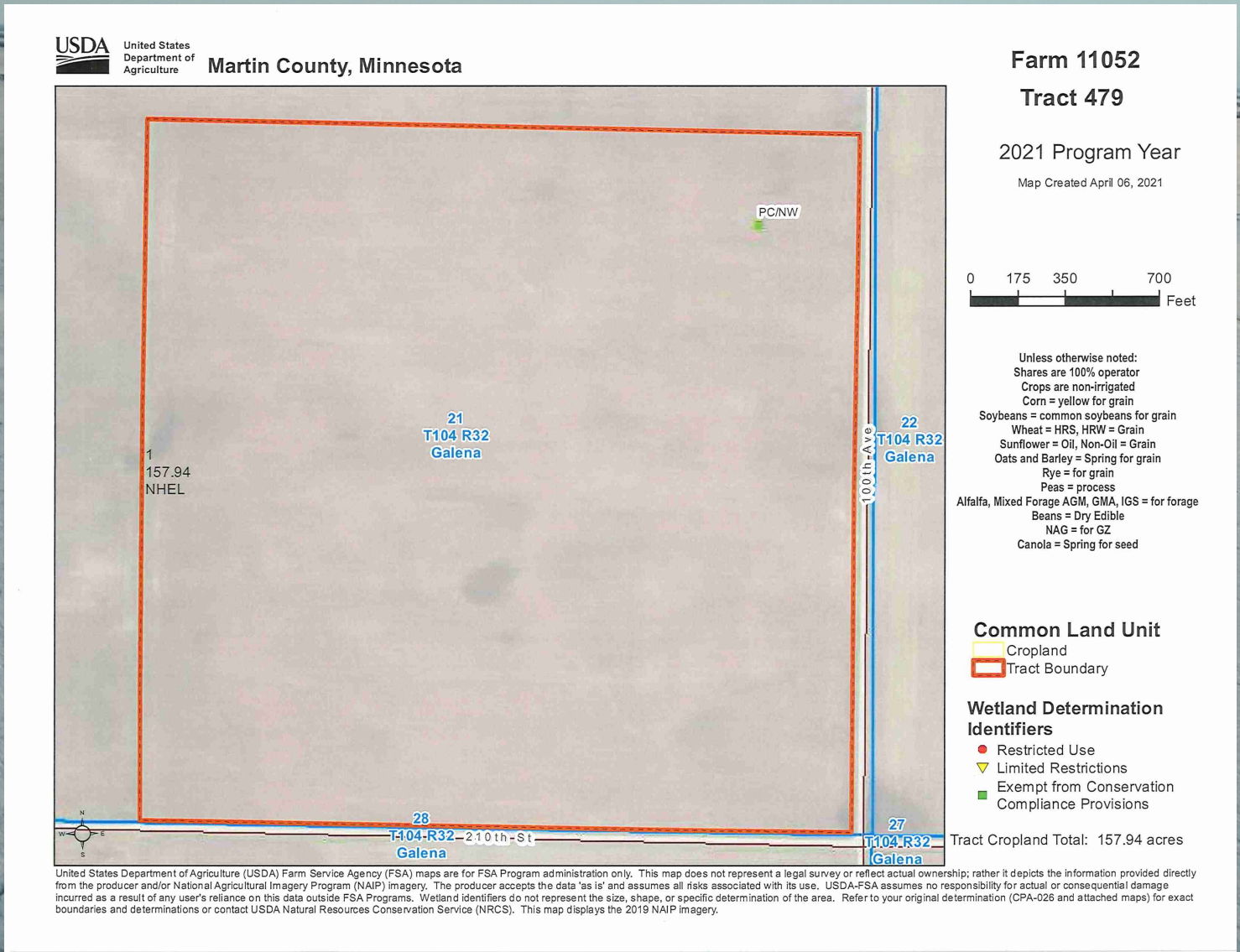
191.93 Acres +/- of Bare Farmland in Galena Township, Martin Co., MN

FARMLAND AUCTION

Tuesday, April 5, 2022 @ 10:00 AM

SALE LOCATION: Auction will be held at Triumph Hall at 546 Main Street East, Trimont, MN.

PARCEL #3



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FARMLAND AUCTION

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SALE LOCATION: Auction will be held at Triumph Hall at 546 Main Street East, Trimont, MN.

PARCEL #3


BeaconTM Martin County, MN

Summary

Parcel ID 080210500
 Property Address 21-104-032
 Sec/Twp/Rng 21-104-032
 Brief Tax Description Sect-21 Twp-104 Range-032 160.00 AC SE 1/4 160 AC
 (Note: Not to be used on legal documents)
 Deeded Acres 160.00
 Class 101 - (NON-HSTD) AGRICULTURAL
 District (801) GALENA TWP-2448
 School District 2448
 Neighborhood 8 - GALENA
 Contact Appraiser: [Jessica Laue](#)
 Creation Date 07/07/1989

Owner

Primary Taxpayer
[Kathleen A Stade Trust &](#)
 Howard A Stade Trust
 1313 Nadine Way
 Boulder City, NV 89005

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILL A1 86-100 CPI	0	0	0	0	156.000	AC
2	ROAD	0	0	0	0	4.000	AC
Total						160.000	

Valuation

	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment
+ Estimated Land Value	\$1,185,600	\$1,232,400	\$1,170,000	\$1,070,800	\$1,048,400
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$1,185,600	\$1,232,400	\$1,170,000	\$1,070,800	\$1,048,400

Taxation

Classification	2021 Payable 101 - (NON-HSTD) AGRICULTURAL	2020 Payable 101 - (NON-HSTD) AGRICULTURAL	2019 Payable 101 - (NON-HSTD) AGRICULTURAL	2018 Payable 101 - (NON-HSTD) AGRICULTURAL
Estimated Market Value	\$1,232,400	\$1,170,000	\$1,070,800	\$1,048,400
- Exempt Value	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$1,232,400	\$1,170,000	\$1,070,800	\$1,048,400
Net Taxes Due	\$6,960.00	\$7,064.00	\$6,254.00	
+ Special Assessments	\$0.00	\$0.00	\$0.00	
= Total Taxes Due	\$6,960.00	\$7,064.00	\$6,254.00	
% Change	-1.47%	12.95%	5.22%	0.00%

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

Unpaid Taxes

No taxes are due at this time

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
486606	11/22/2021	2021	\$0.00	\$0.00	\$139.20	(\$3,619.20)
467689	5/6/2021	2021	\$0.00	\$0.00	\$0.00	(\$3,480.00)
462715	11/16/2020	2020	\$0.00	\$0.00	\$0.00	(\$3,532.00)
440424	4/14/2020	2020	\$0.00	\$0.00	\$0.00	(\$3,532.00)
436289	11/14/2019	2019	\$0.00	\$0.00	\$0.00	(\$3,127.00)
414862	4/26/2019	2019	\$0.00	\$0.00	\$0.00	(\$3,127.00)
408099	11/5/2018	2018	\$0.00	\$0.00	\$0.00	(\$2,972.00)
389963	4/24/2018	2018	\$0.00	\$0.00	\$0.00	(\$2,972.00)



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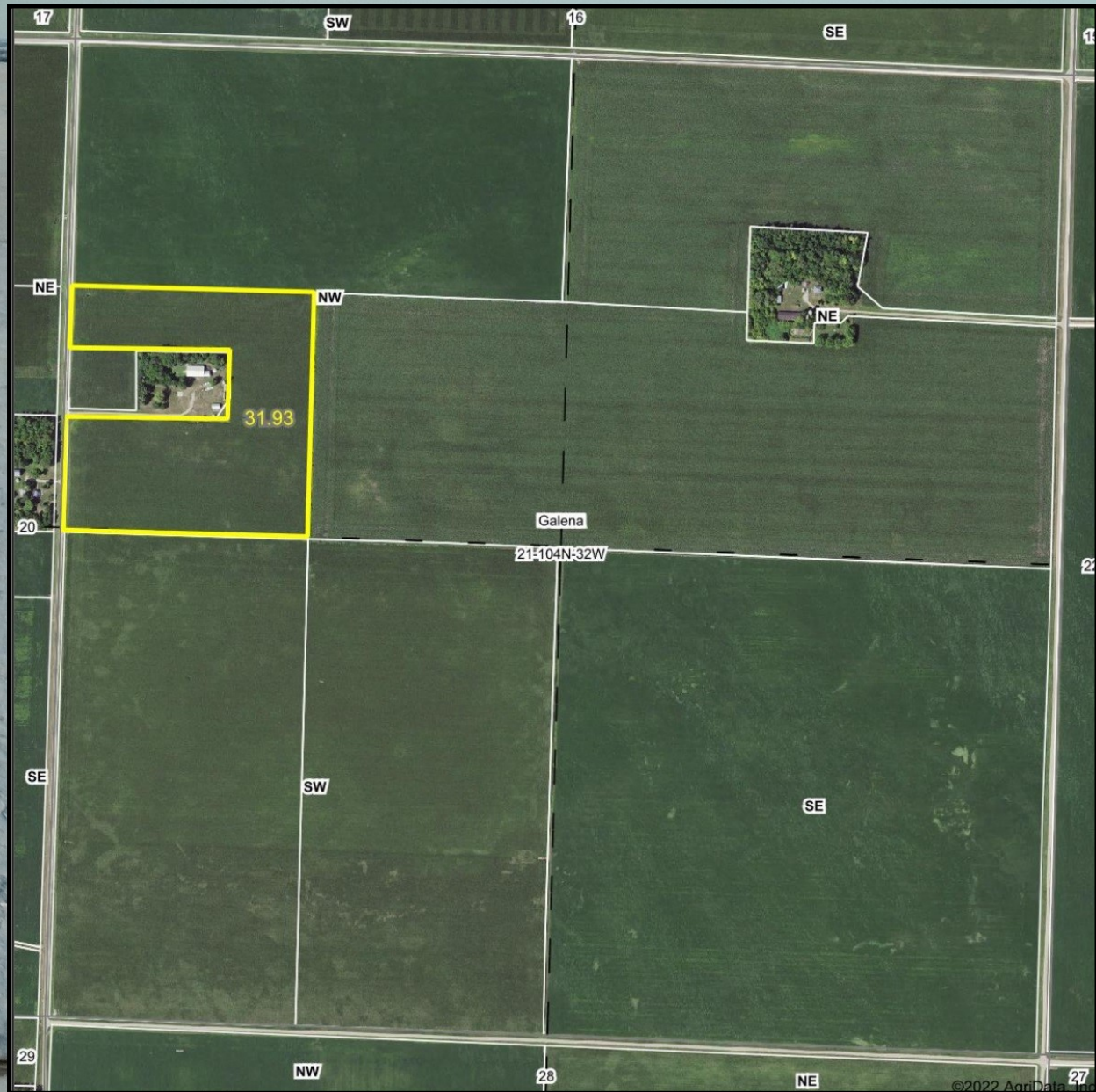
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FARMLAND AUCTION
Tuesday, April 5, 2022 @ 10:00 AM

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PARCEL #4



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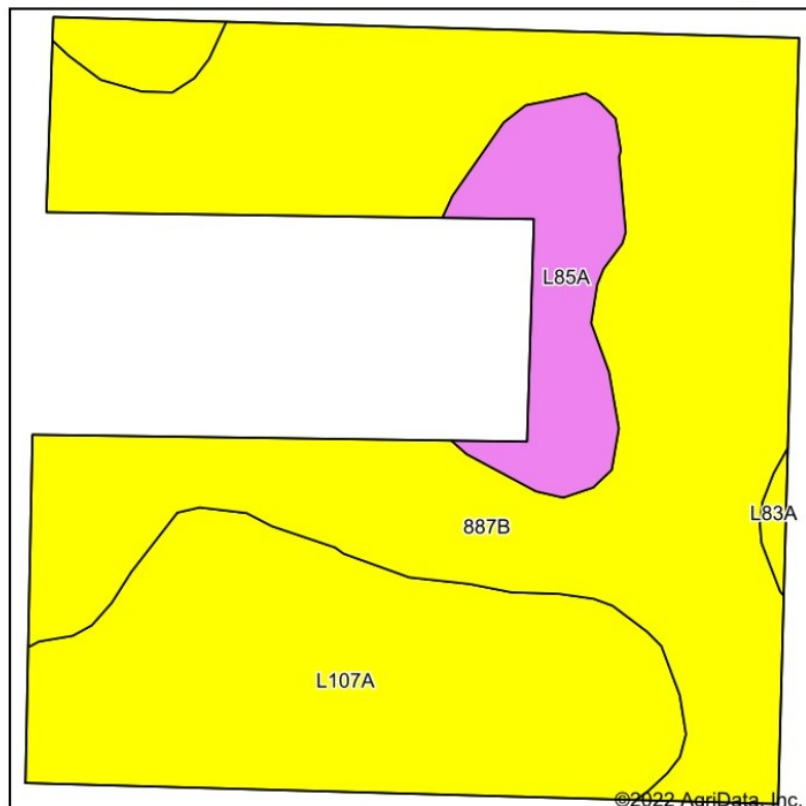
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PARCEL #4

Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN091, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	18.44	59.0%		92
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	9.97	31.9%		91
L85A	Nicollet clay loam, 1 to 3 percent slopes	2.66	8.5%		99
L83A	Webster clay loam, 0 to 2 percent slopes	0.16	0.5%		93
Weighted Average					92.3



State: **Minnesota**
 County: **Martin**
 Location: **21-104N-32W**
 Township: **Galena**
 Acres: **31.23**
 Date: **3/2/2022**



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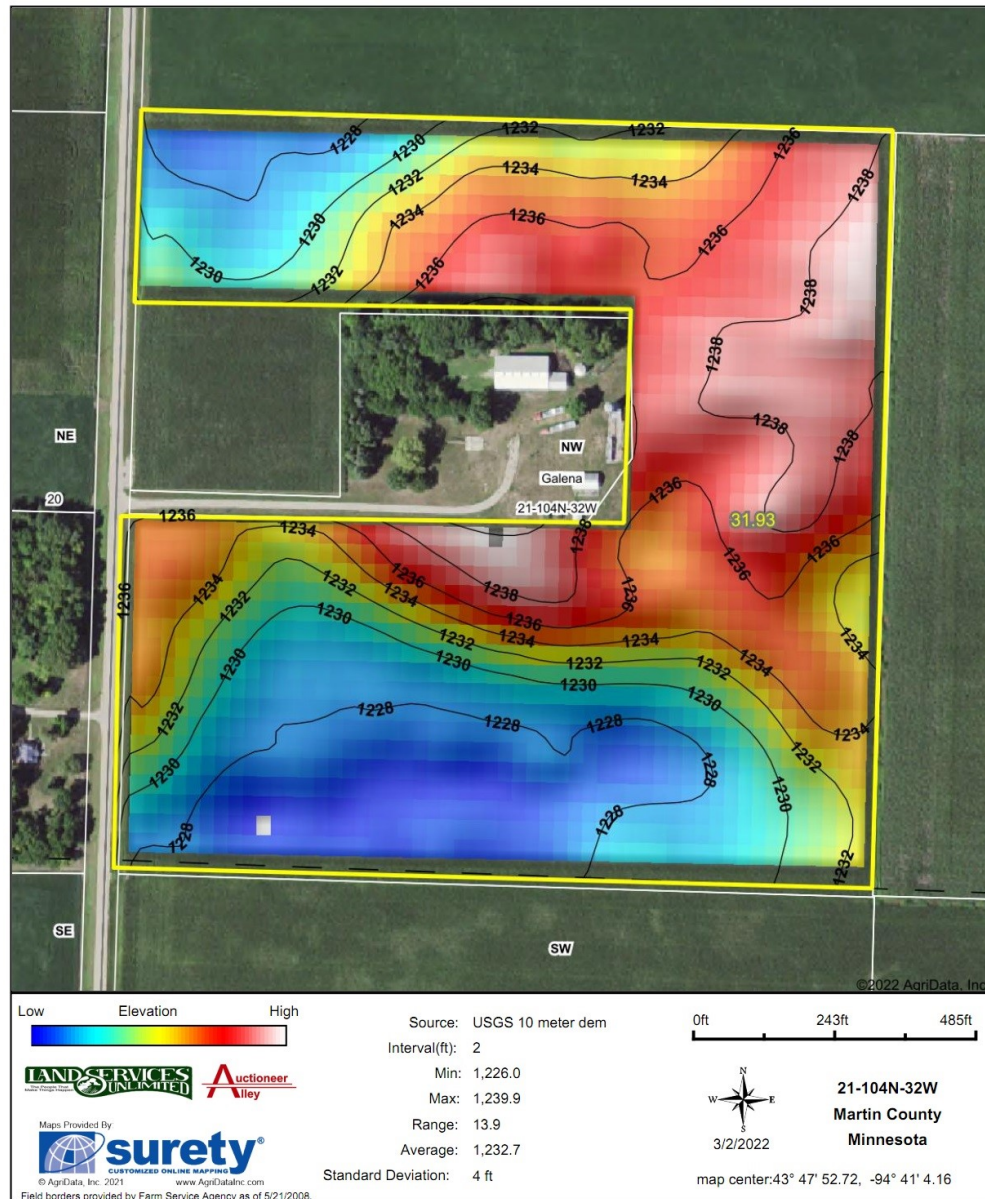
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PARCEL #4

Topography Hillshade



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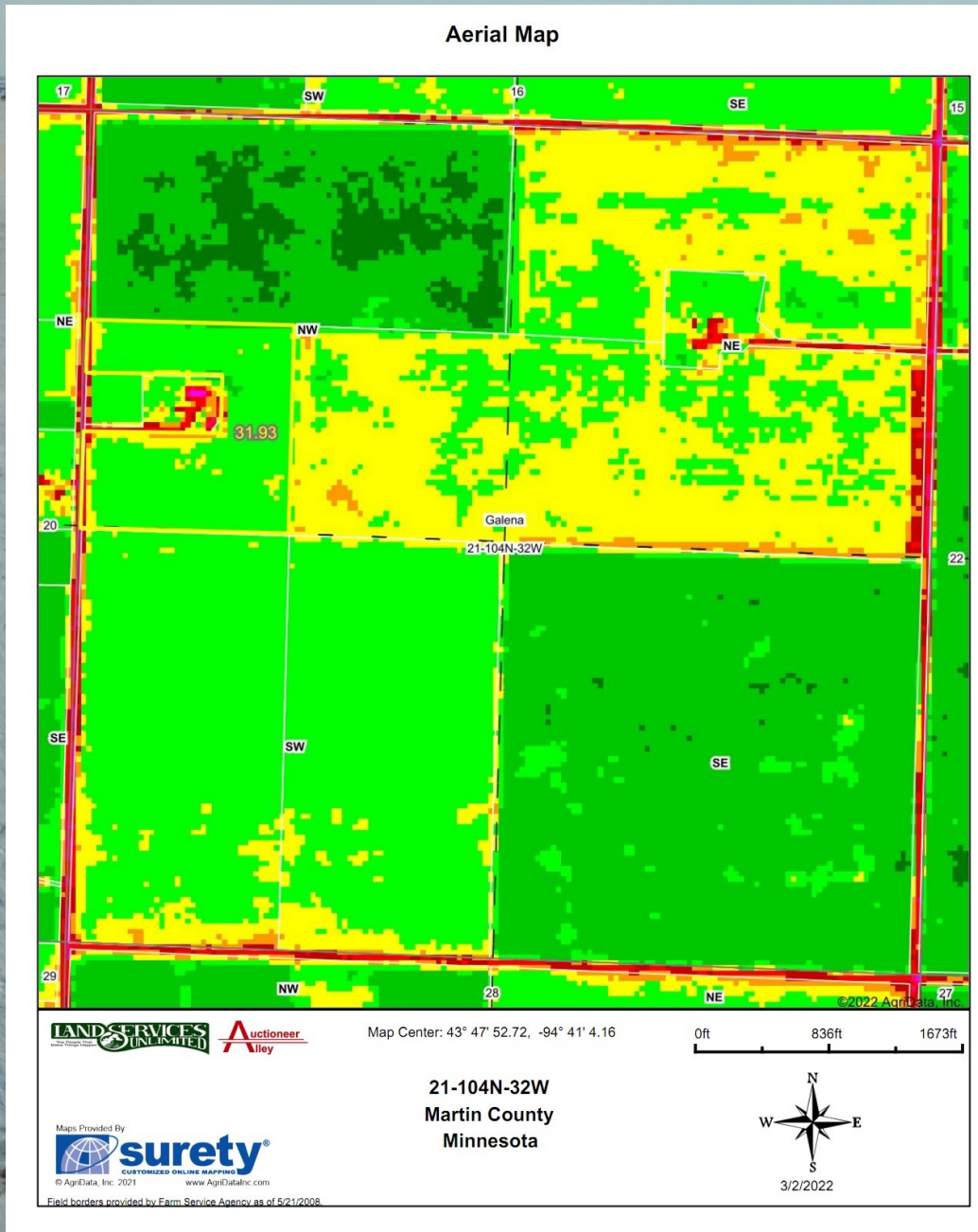
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PARCEL #4-2021 NDVI MAP



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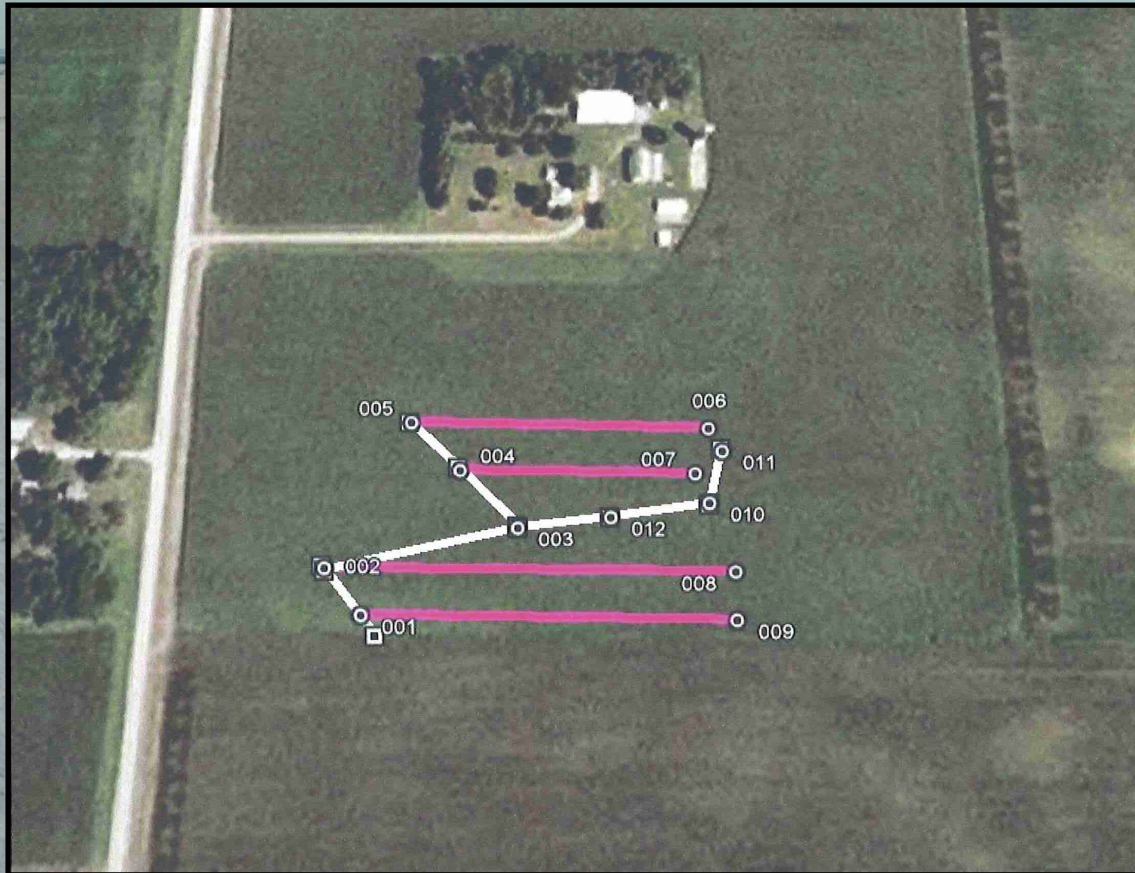
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PARCEL #4-PRIVATE TILE MAP



White Lines=6" Tile

Pink Lines=2,050' of 4" Tile (Installed in 2009)



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PARCEL #4

Minnesota

Martin

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 11052

Prepared: 2/28/22 2:30 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.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	70.76	48	0.00
Total Base Acres:	156.52		

Owners: STADE, KATHLEEN

Other Producers: None

Tract Number: 480 Description SW4 NW4 (21)GAL

FSA Physical Location : Martin, MN

ANSI Physical Location: Martin, MN

BIA Range Unit Number:

HEL Status: NHSL: 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
39.39	34.69	34.69	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	34.69	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	17.34	171	0.00
SOYBEANS	17.34	48	0.00
Total Base Acres:	34.68		

Owners: STADE, KATHLEEN

Other Producers: None



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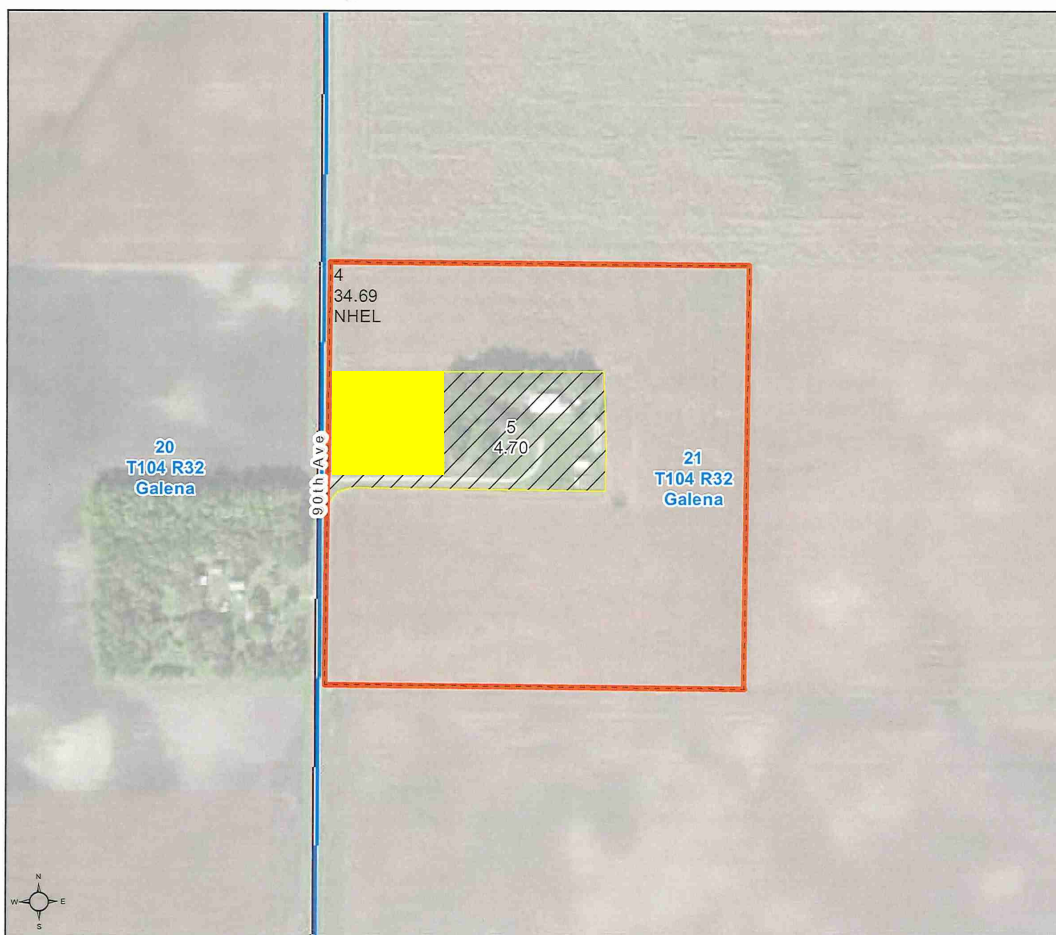
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PARCEL #4



United States
Department of
Agriculture

Martin County, Minnesota



Farm 11052

Tract 480

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: 34.69 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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PARCEL #4



Beacon™ Martin County, MN

Summary

Parcel ID 080210200
 Property Address 21-104-032
 Sec/Twp/Rng Sect-21 Twp-104 Range-032 31.93 AC SW 1/4 NW 1/4 (EX 8.07AC) 31.93 AC
 Brief Tax Description (Note: Not to be used on legal documents)
 Deeded Acres 31.93
 Class 101 - (NON-HSTD) AGRICULTURAL
 District (801) GALENA TWP-2448
 School District 2448
 Neighborhood 8 - GALENA
 Contact Appraiser: [Jessica Laue](#)
 Creation Date 07/07/1989

Owner

Primary Taxpayer
[Kathleen A Stade Trust &](#)
 Howard A Stade Trust
 1313 Nadine Way
 Boulder City, NV 89005

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILL A1 86-100 CPI	0	0	0	0	31.240	AC
2	ROAD	0	0	0	0	0.690	AC
	Total					31.930	

Valuation

	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment
+ Estimated Land Value	\$237,400	\$246,800	\$234,300	\$234,300	\$229,400
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$237,400	\$246,800	\$234,300	\$234,300	\$229,400

Taxation

Classification	2021 Payable 101 - (NON-HSTD) AGRICULTURAL	2020 Payable 101 - (NON-HSTD) AGRICULTURAL	2019 Payable 101 - (NON-HSTD) AGRICULTURAL	2018 Payable 101 - (NON-HSTD) AGRICULTURAL
Estimated Market Value	\$246,800	\$234,300	\$234,300	\$229,400
- Exempt Value	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$246,800	\$234,300	\$234,300	\$229,400
Net Taxes Due	\$1,394.00	\$1,415.44	\$1,368.00	
+ Special Assessments	\$0.00	\$58.56	\$0.00	
= Total Taxes Due	\$1,394.00	\$1,474.00	\$1,368.00	
% Change	-5.43%	7.75%	5.23%	0.00%

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

Unpaid Taxes

No taxes are due at this time



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PARCEL'S 1-4 WETLAND DETERMINATION

SEC 21 - in Computer

SCS-CPA-26
(07-11-06)

U.S. DEPARTMENT OF AGRICULTURE
Soil Conservation Service

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

1. NAME OF USDA AGENCY OR PRODUCER REQUESTING DETERMINATION <i>ASCS</i>		2. DATE OF REQUEST <i>3/25/87</i>	
3. NAME AND ADDRESS OF PRODUCER <i>Howard A. Standa Trimont, MN 56776</i>		4. FARM NO. <i>706 B-546</i>	5. COUNTY <i>Martin</i>

6. Is a soil survey now available for making a highly erodible land determination? YES NO
✓

7. Are highly erodible soil map units on this farm? YES NO
✓

8. a. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.
None

b. Is an approved conservation plan being actively applied on all of these fields? If "no," list the fields (from the ASCS records) on which a plan is not being applied.
NIA

9. a. List highly erodible fields that, according to ASCS records, have been converted for the production of agricultural commodities, 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.
None

b. Is an approved conservation system being used on these fields? If "no," list the fields (from the ASCS records) on which a system is not being used.
NIA

10. Are there other fields that (1) have highly erodible map units, (2) were not used to produce an agricultural commodity in any crop year after 1980, and (3) were not enrolled in a USDA set-aside or diversion program in any crop year during 1981-1985? *See Remarks* YES NO
✓

11. CERTIFICATION. The conservation plan ☐ and system(s) ☐ were approved by the Conservation District on _____, 19____, and conform with the technical requirements of the SCS field office technical guide for the District.

12. Are hydric soils on this farm? If "yes," list the fields (from the ASCS records) in which they occur. YES NO
7480 7479 ✓

13. Are wetlands on this farm? If "yes," list the fields, outline the wetland areas within fields on the ASCS photograph(s), and mark with "w". YES NO
✓

14. Are converted wetlands on this farm that have been converted since December 23, 1985? If "yes," list the fields, outline converted wetlands on the ASCS photograph(s), and mark with "cw". *See Remarks* YES NO
✓

15. Are converted wetlands covered by exemptions? If "yes," list those fields, outline the exempt converted wetlands on the ASCS photograph(s), and mark with "ecw". Note the exemptions for each area: YES NO
✓

a. Field No. _____ c. Field No. _____
b. Exemption _____ d. Exemption _____

16. The wetland determination was done in the office ☒ field ☐. 11-7

17. This determination was hand delivered ☐ mailed ☒ to the producer on *3/25/87*.
(DATE)

Any producer who does not agree with this determination may request reconsideration from the person making the determination. This request is a prerequisite for any further appeal. The request must be in writing and must set forth reasons for the request. It must be received by SCS within 15 days after the producer receives the determination.

18. REMARKS
*This determination was made for the SW 1/4 NW 1/4 plus the SE 1/4 sec 21, Galena Township only.
no wetlands, no highly erodible soils*

19. SIGNATURE OF SCS DISTRICT CONSERVATIONIST DATE
Howard A. Standa *3/25/87*

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



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PARCEL'S 1-4 WETLAND DETERMINATION



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FARMLAND AUCTION

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PARCEL #4 DRAINAGE AGREEMENT

THIS AGREEMENT Made this 27th day of November 1984, by and between Lila Mae Thompson and Thomas M. Thompson, her husband, and Paul H. Gaalswyk and Jerry N. Gaalswyk, all being First Parties and Howard Stade and Kathleen Stade, Second Parties,

WHEREAS First Parties are the owners respectively of the Vendors and Vendees interest in and to the following described real estate located in Martin County, Minnesota, to-wit:

The North Half of the Northwest Quarter (NW 1/4) of Section Twenty-one (21), Township One Hundred Four (104) North, Range Thirty-two (32) West of the Fifth Principal Meridian.

and,

WHEREAS Second Parties are the owners of the following described real estate located in Martin County, Minnesota, to-wit:

The Southwest Quarter of the Northwest Quarter (SW 1/4) of Section Twenty-one (21), Township One Hundred Four (104) North, Range Thirty-two (32) West of the Fifth Principal Meridian.

and,

WHEREAS there is currently existing drainage tile running from Second Parties' land described above through and across First Parties' land described above flowing in a northerly direction to Judicial Ditch Number 39, which drains a portion of Second Parties' land, and

WHEREAS another portion of Second Parties' land described above drains in a southerly direction to Judicial Tile Number 21, and

WHEREAS the Parties wish to set out in writing certain agreements they have made regarding the maintenance and repair of existing tile benefiting Second Parties' land described above and running across First Parties' land in a northerly direction, and further wish to grant to each other across easements over and across the lands of the other described above for purposes of providing for possible future construction of new drainage tile on said lands.

NOW, THEREFORE, IT IS HEREBY AGREED by and between the parties hereto:

1. That Second Parties are hereby granted a perpetual easement over, across and through First Parties' lands described above for the maintenance and repair of existing tile located on First Parties' lands described above so as to allow and provide for drainage of Second Parties' lands described above across First Parties' lands to County Ditch Number 39; that the



AUCTIONEERS AND SALES STAFF

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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

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FARMLAND AUCTION
Tuesday, April 5, 2022 @ 10:00 AM

SALE LOCATION: Auction will be held at Triumph Hall at 546 Main Street East, Trimont, MN.

PARCEL #4 DRAINAGE AGREEMENT

costs and maintenance and repair of the existing tile described above shall be borne solely by Second Parties and Second Parties shall have the right to enter upon the First Parties' lands for purposes of maintenance and repair of said tile only at such times so as to minimize or avoid damages to the lands or crops of First Parties, and Second Parties shall fully reimburse First Parties for any and all damages caused to the lands or crops of First Parties by said maintenance and repair.

2. That Second Parties are further granted a perpetual easement over, across and through the lands owned by First Parties described above for purposes of construction of new drainage tile from Second Parties' lands across First Parties' lands running in a northerly direction; that the costs of construction, maintenance and repair of any new drainage tile shall be borne solely by Second Parties and Second Parties shall enter upon First Parties' lands only at such times so as to minimize or avoid damages to First Parties' lands or crops, and Second Parties shall fully reimburse First Parties for all damages to First Parties' lands or crops caused by said construction, maintenance or repair of new tile.

3. That First Parties are granted a perpetual easement over, across and through lands owned by Second Parties described above for purposes of construction, maintenance and repair of new drainage tile from First Parties' lands across Second Parties' lands running in a southerly direction; that the costs of construction, maintenance and repair of any new drainage tile shall be borne solely by First Parties and First Parties shall enter upon Second Parties' lands only at such times so as to minimize or avoid damages to Second Parties' land or crops and First Parties shall fully reimburse Second Parties for all damages to Second Parties' lands or crops caused by said construction, maintenance or repair of new tile.

4. That with regard to any of the easement grants herein, neither party herein makes any representation with regard to access to an outlet for said drainage tile, but merely grants to the other the easements over and across the lands as provided above.

5. The perpetual easements granted herein shall run with the land and shall be binding on the parties hereto, their heirs, personal representatives, successors and assigns forever.

IN WITNESS WHEREOF We have hereunto set our hands the day and year first written above.

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FARMLAND AUCTION

Tuesday, April 5, 2022 @ 10:00 AM

SALE LOCATION: Auction will be held at Triumph Hall at 546 Main Street East, Trimont, MN.



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