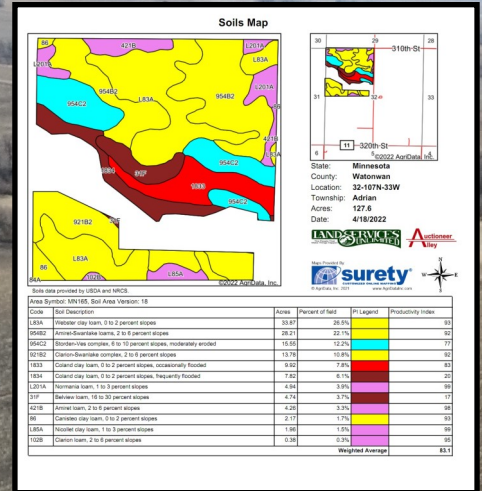
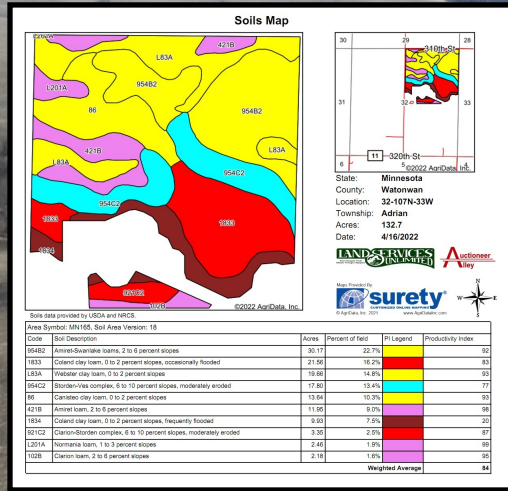


320.53 Acres +/- in Adrian Twp, Watonwan Co., MN

FARMLAND AUCTION

Tuesday, May 24, 2022 @ 10:00 AM

SALE LOCATION: Auction will be held at the Darfur Community Hall 204 Adrian St N, Darfur, MN.



PROPERTY LOCATION: From Darfur, MN: Go 1 mile South on 625th Avenue

PROPERTY LEGAL DESCRIPTION: NW 1/4; NE 1/4 & N 6 Rods of the SE 1/4 Less 5.47 Acre Building Site in Section 32, Township 107 North, Range 33 West, Watonwan County, Minnesota

AUCTION SALE TERMS:

The Janzen 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 June 30th, 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. Sellers will keep 1st half 2022 farm rent and buyer will receive 2nd half 2022 farm rent. Sellers will pay 1st half 2022 real estate taxes and buyer will pay 2nd half 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 aren't able to bid online please make arrangements with sales staff 24 hours ahead of the auction to bid by phone. 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 Janzen family with the sale of their farmland in Watonwan County! These farms offer both good tillable acres and excellent hunting land along the Watonwan River! These high producing farms would make a nice addition to your investment portfolio whether you are a farmer, hunter or an investor. This land is located only 1 mile south of Darfur, MN or 15 miles northwest 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.

Owners: Lesley Janzen, Michelle Sticken & Jason Janzen



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN, ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL, SCOTT CHRISTOPHER & DAR HALL

BRANDON EDMUNDSON, CLOSING ATTORNEY FOR SELLERS

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

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320.53 Acres +/- in Adrian Twp, Watonwan Co., MN

FARMLAND AUCTION

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

JANZEN PROPERTY INFORMATION

SALE METHOD: These parcels of farm and recreational land will be offered for sale on our Multi Parcel Board Bidding system as follows:

Parcel 1- 160.53 Deeded Acres x the bid- NE ¼
Parcel 2- 130.72 Deeded Acres x the bid- NW ¼ Tillable Land
Parcel 3- 29.28 Deeded Acres x the bid- NW ¼ Hunting Land
Parcel 4- Combination of Parcel 2 & 3- NW ¼
***Survey will be completed of Parcel 2-4 if sold to different buyers.**

LEGAL DESCRIPTIONS: 320.53 +/- Deeded Acres located in the NW ¼, NE ¼ and N 6 Rods of the SE ¼ Less 5.47 Acre Building Site all in Section 32 of Adrian Twp, Watonwan County, MN T107N, R33W

TAX ID 1-4: 010320100

BUILDINGS: None

REAL ESTATE TAXES 1-4: 2022 (NON-HSTD) Ag Taxes = \$11,836.00

FSA INFO 1-4:	Total Deeded Acres	=	320.53 +/- Acres
	FSA Tillable Acres	=	260.30 +/- Acres
	Corn Base Acres	=	162.06 +/- Acres
	Corn PLC Yield	=	165.00 +/- Bushels
	Soybean Base Acres	=	98.24 +/- Acres
	Soybean PLC Yield	=	51.00 +/- Bushels
	Total Base Acres	=	260.30 +/- Acres

PREDOMINANT SOILS 1: Amiret-Swanlake Loams, Coland Clay Loams, Webster Clay Loam

CPI PARCEL 1: Crop Productivity Index = 84
***See Soils Map**

TOPOGRAPHY 1: Level to Rolling
***See Topography Map**

DRAINAGE 1: Part of Judicial Ditch 11 which outlets to the east and Watonwan River.
***See Tile Map**

NRCS CLASSIFICATION 1: NHEL (Non-Highly Erodible Land)

WETLAND STATUS 1: Completed 11-6-1992
***See Wetland Determination**

AUCTIONS – REAL ESTATE - APPRAISALS

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PREDOMINANT SOILS 2-4: Webster Clay Loam, Amiret-Swanlake Loams, Storden-Ves Complex

CPI PARCEL 2-4: Crop Productivity Index = 83.1
*See Soils Map

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

DRAINAGE 2-4: Part of Judicial Ditch 11 which outlets to the east and Watonwan River.
*See Private Tile Map

NRCS CLASSIFICATION 2-4: NHEL (Non-Highly Erodible)

WETLAND STATUS 4: Completed 11-6-1992
*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. Sellers will retain the 1st half rental income and buyer will receive 2nd half. 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!



Parcel #1

AUCTIONS – REAL ESTATE - APPRAISALS



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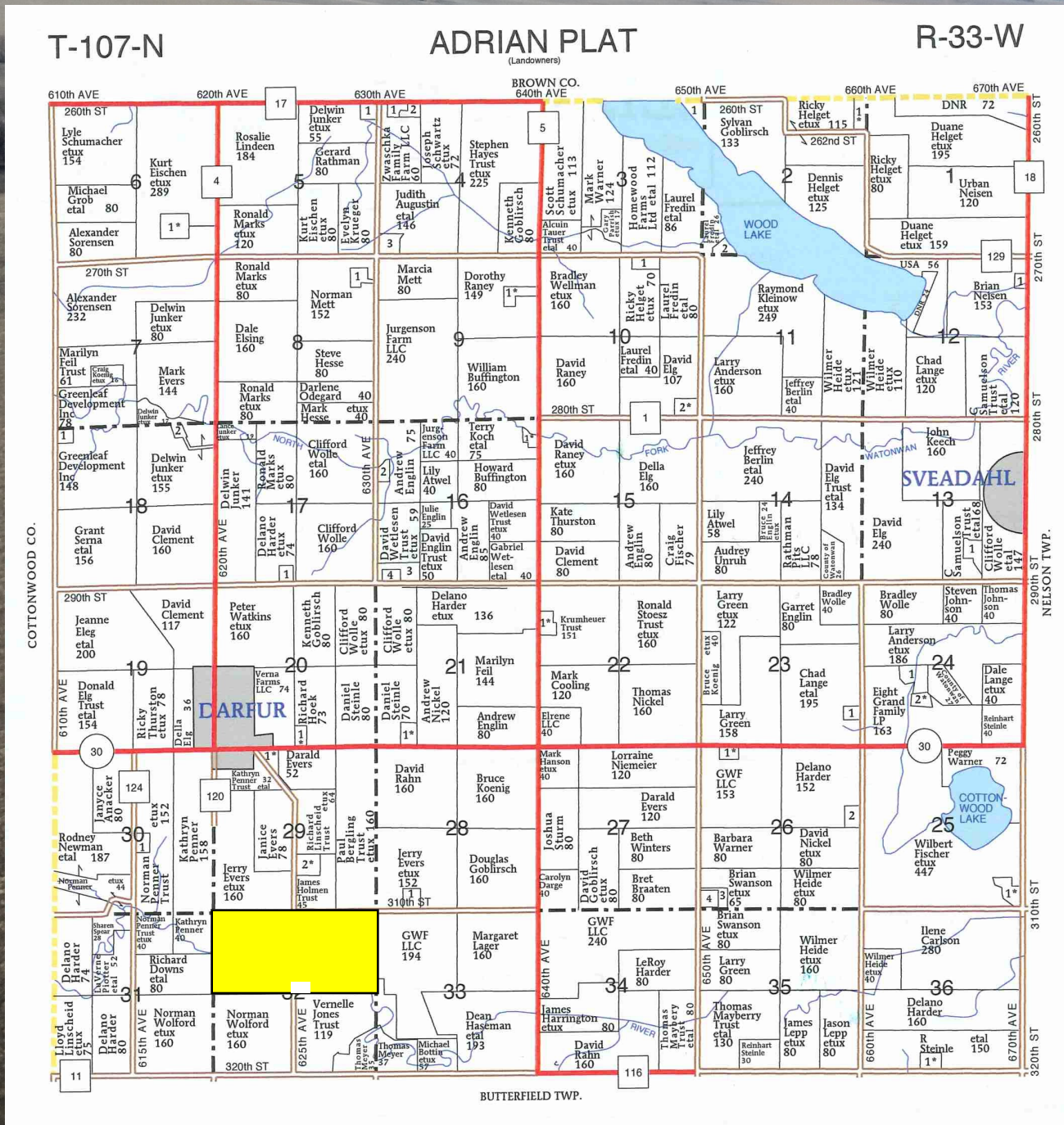
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Parcel's 1-4



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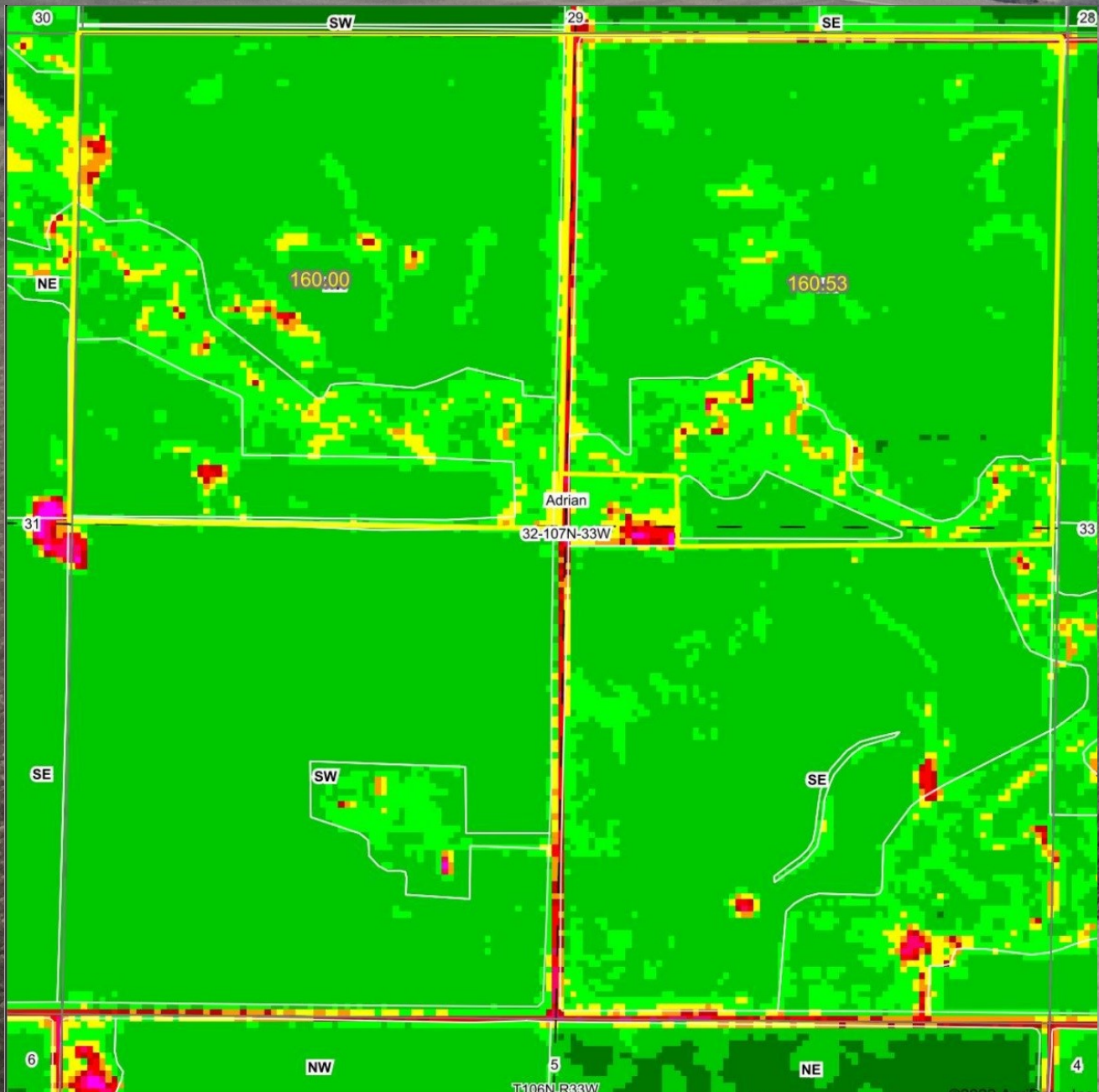
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Parcel's 1-4 2019 NDVI Map



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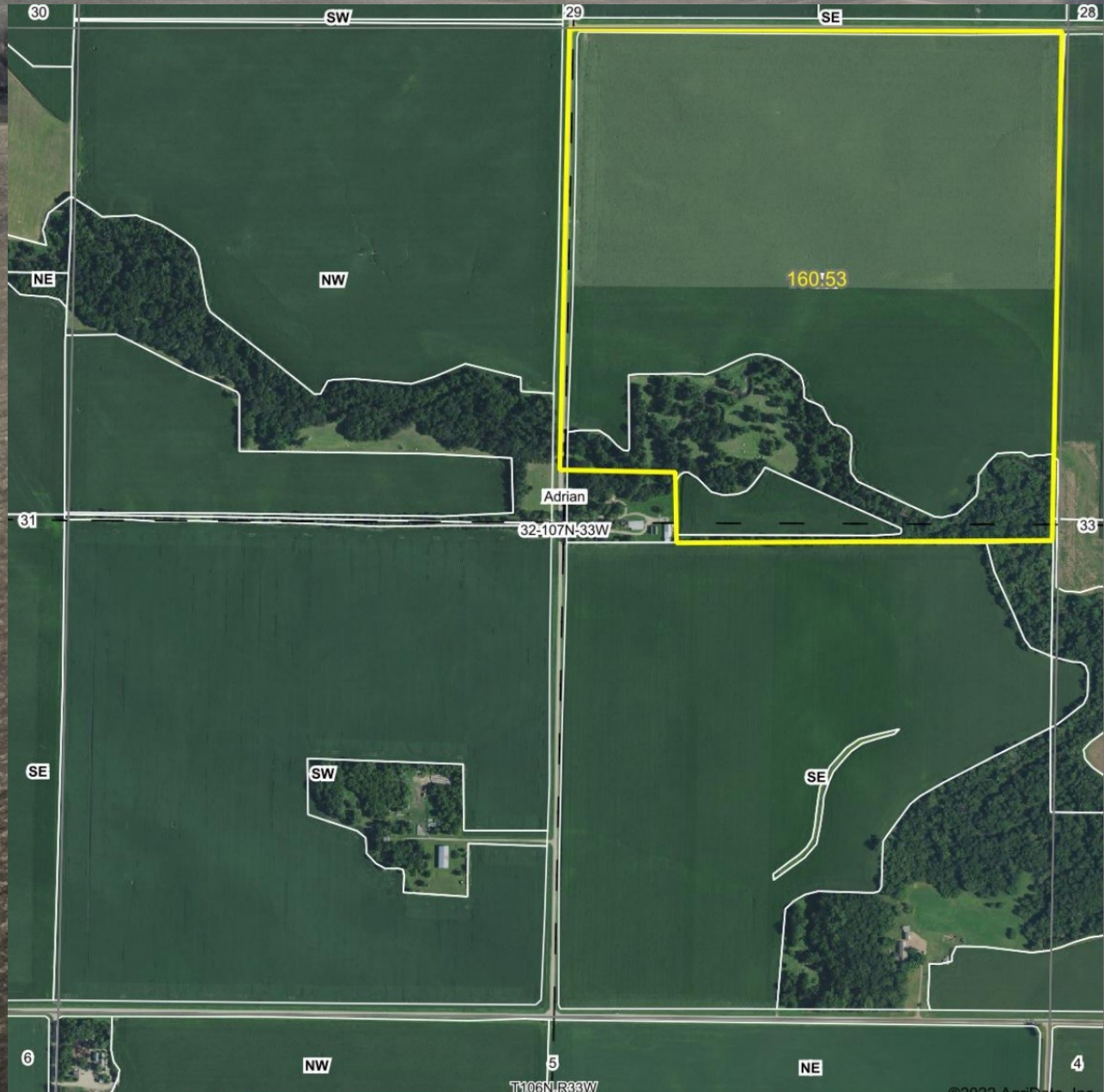
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Parcel 1



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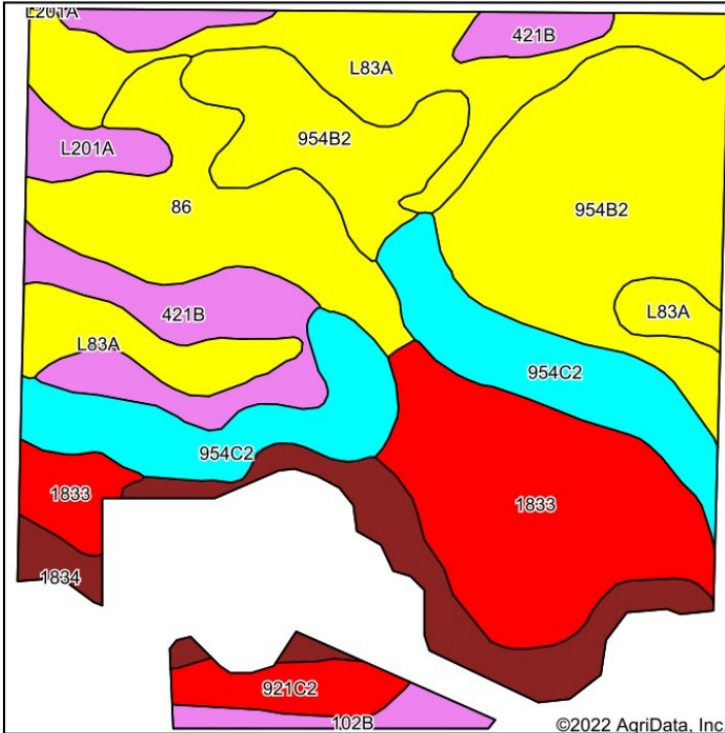
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Parcel 1

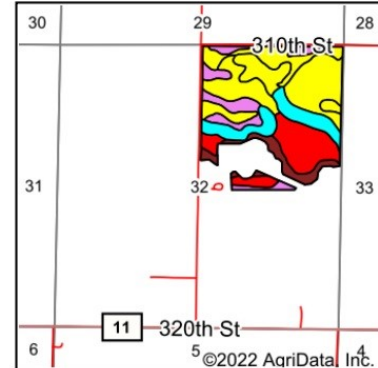
Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN165, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
954B2	Amiret-Swanlake loams, 2 to 6 percent slopes	30.17	22.7%		92
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	21.56	16.2%		83
L83A	Webster clay loam, 0 to 2 percent slopes	19.66	14.8%		93
954C2	Storden-Ves complex, 6 to 10 percent slopes, moderately eroded	17.80	13.4%		77
86	Canisteo clay loam, 0 to 2 percent slopes	13.64	10.3%		93
421B	Amiret loam, 2 to 6 percent slopes	11.95	9.0%		98
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	9.93	7.5%		20
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.35	2.5%		87
L201A	Normania loam, 1 to 3 percent slopes	2.46	1.9%		99
102B	Clarion loam, 2 to 6 percent slopes	2.18	1.6%		95
Weighted Average					84



State: Minnesota
County: Watonwan
Location: 32-107N-33W
Township: Adrian
Acres: 132.7
Date: 4/16/2022



Maps Provided By:



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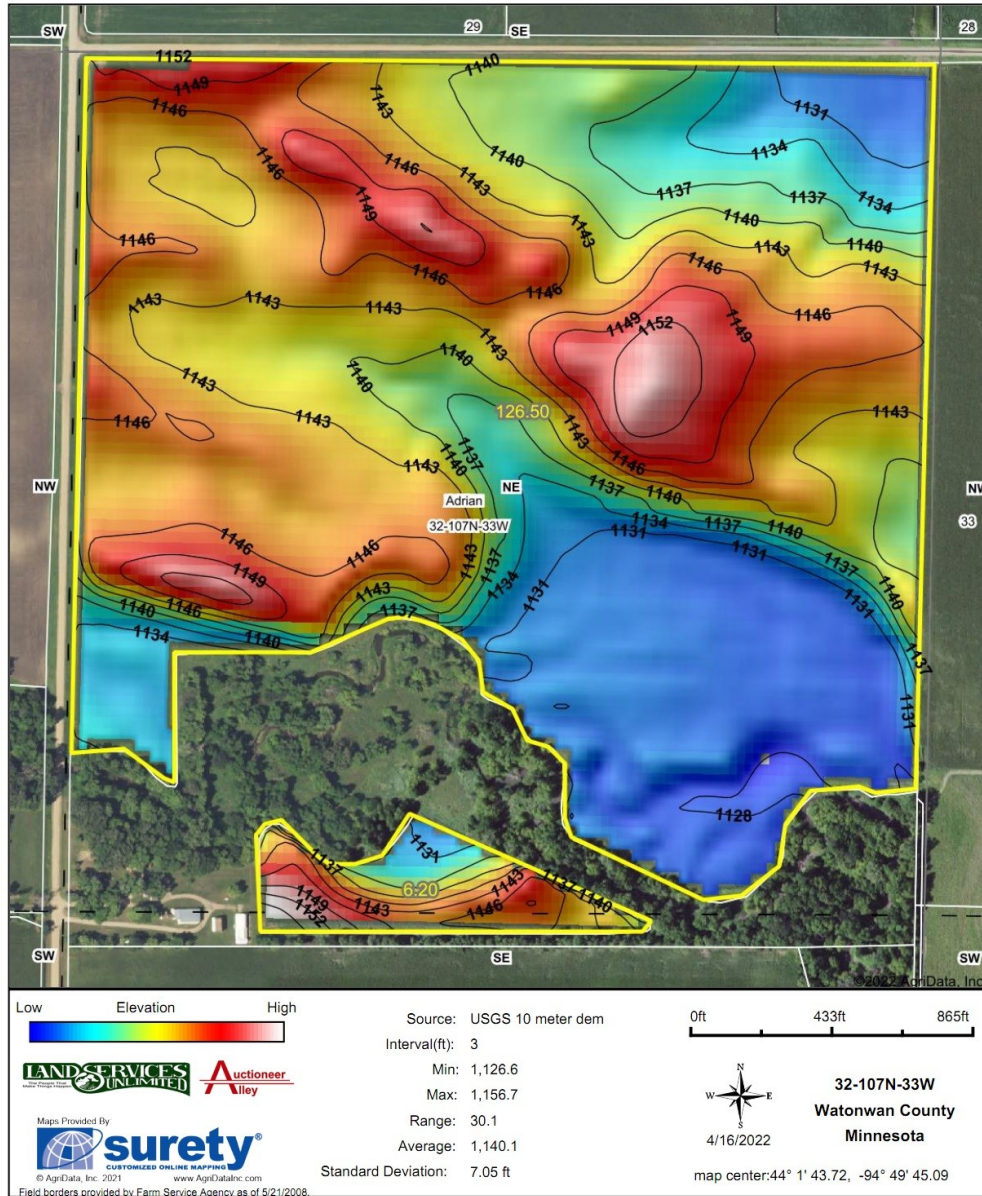
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Parcel 1

Topography Hillshade



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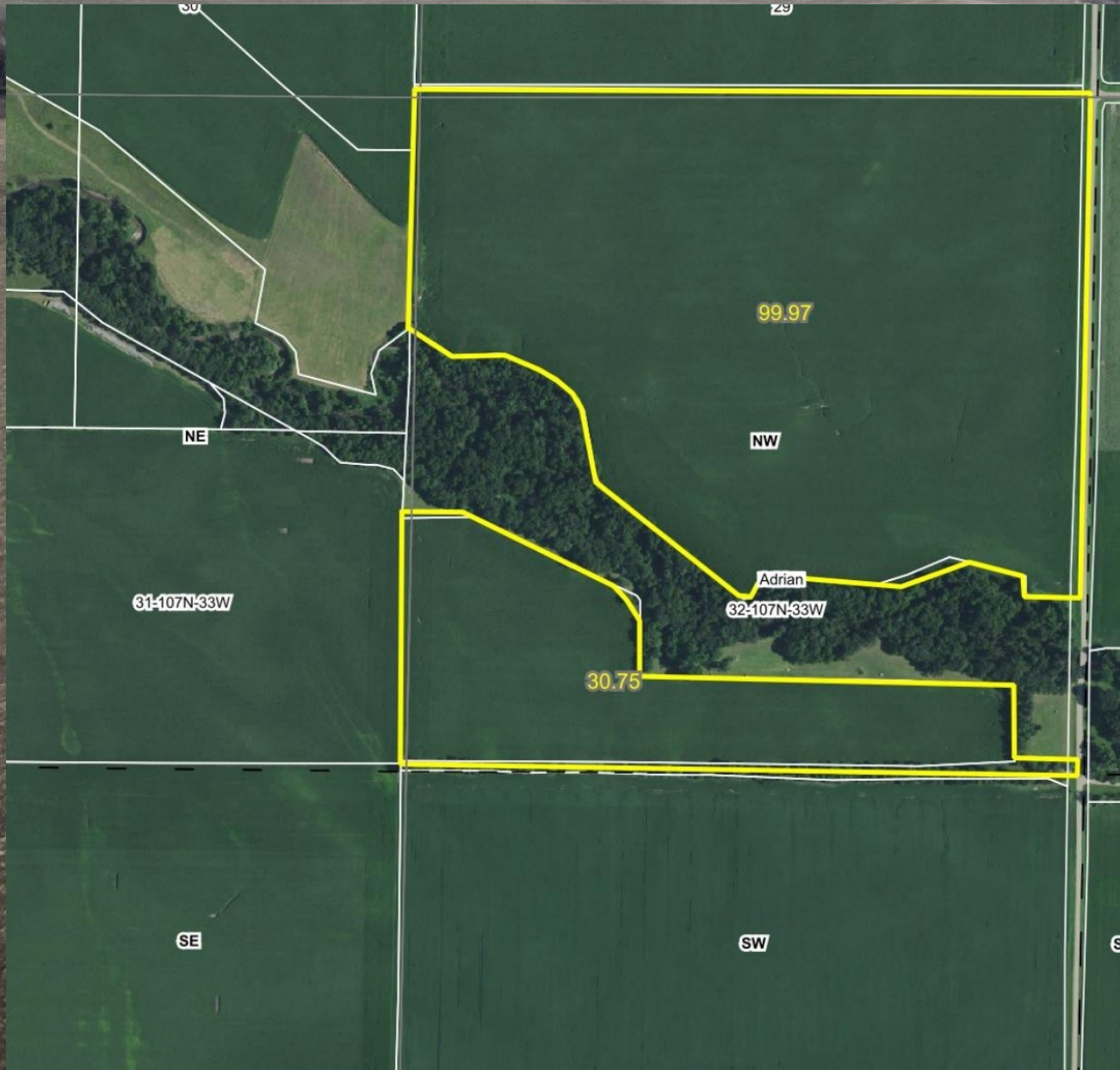
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Parcel 2



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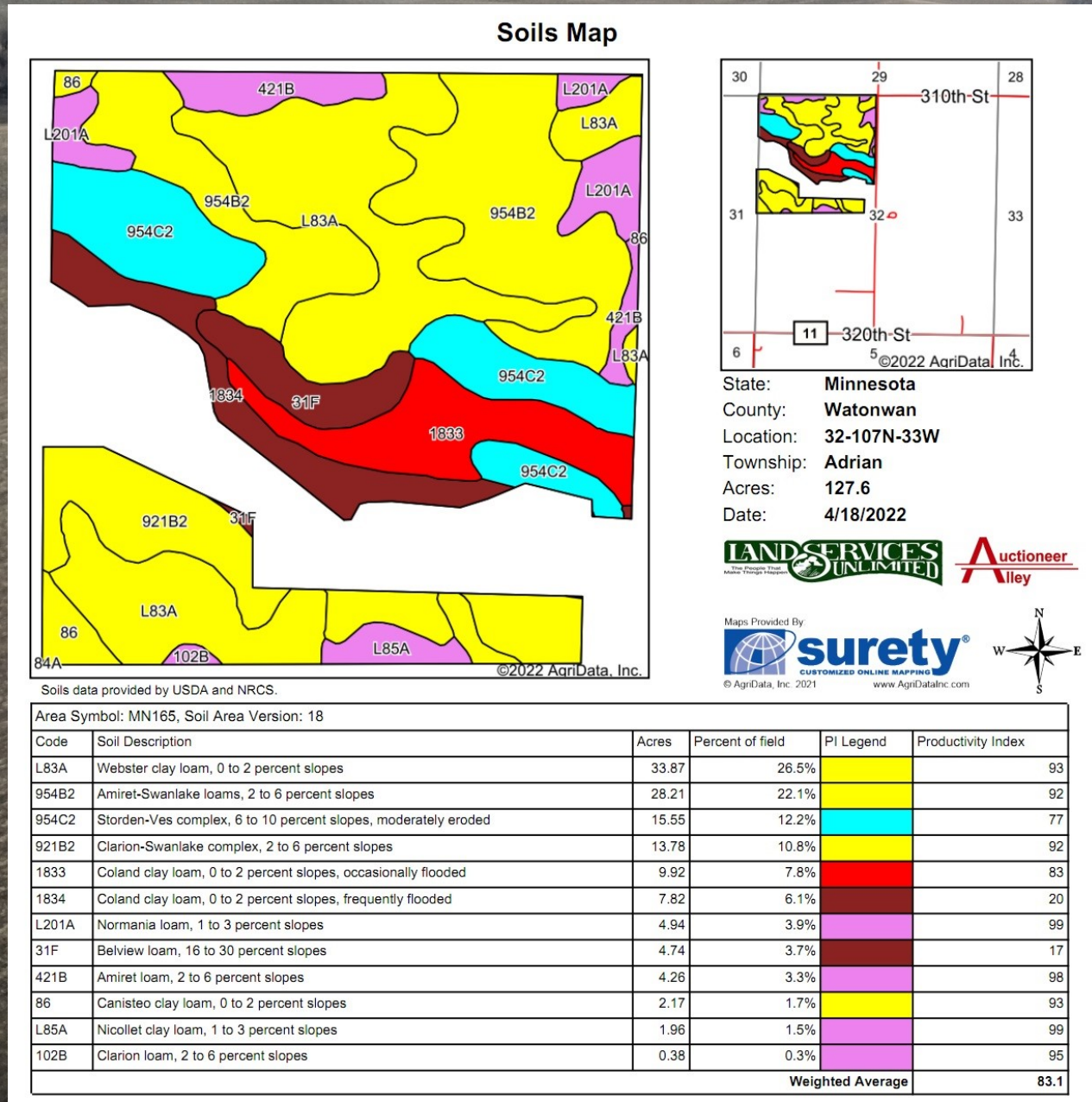
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Parcel's 2-4 Soil Map



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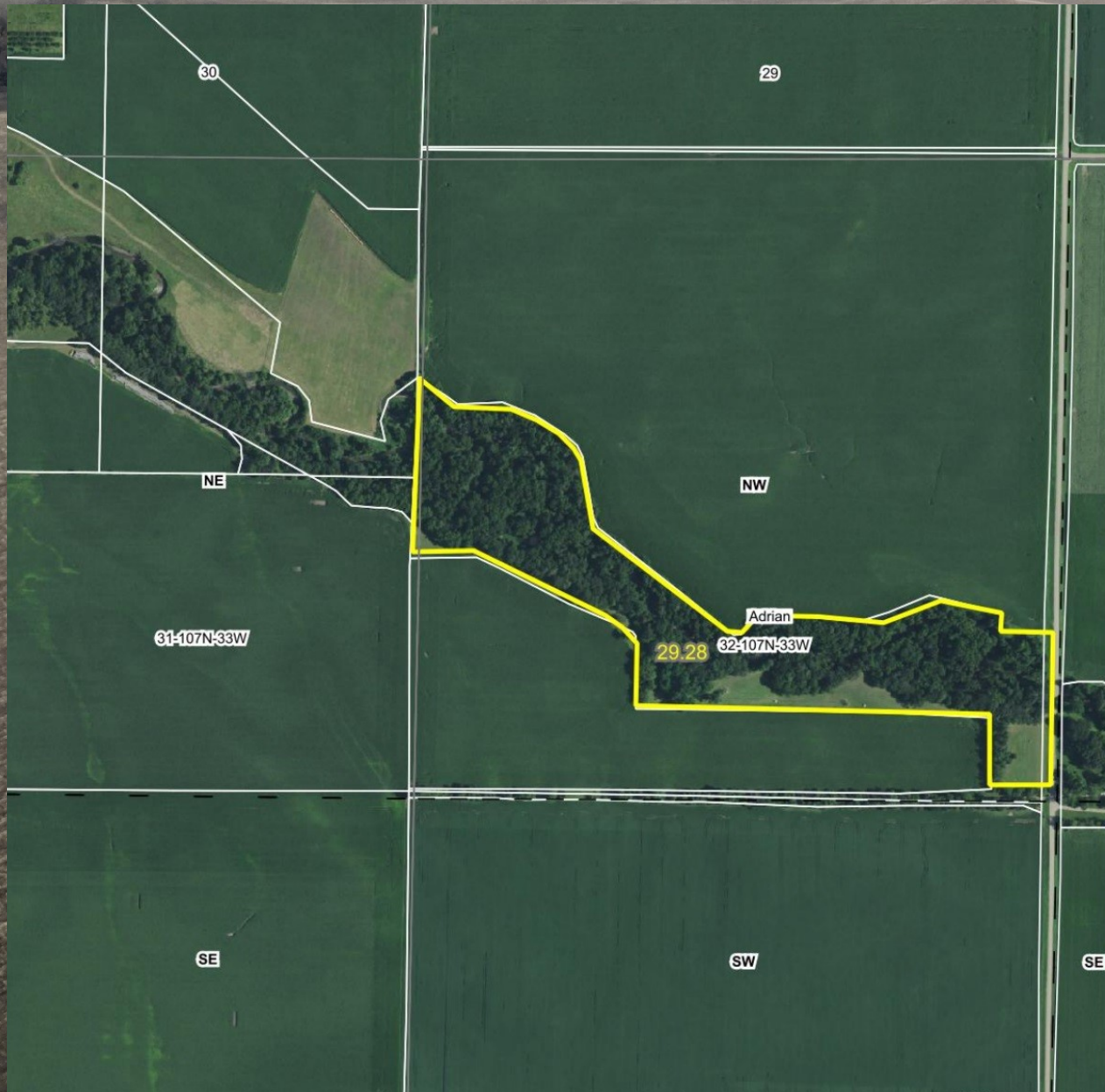
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Parcel 3



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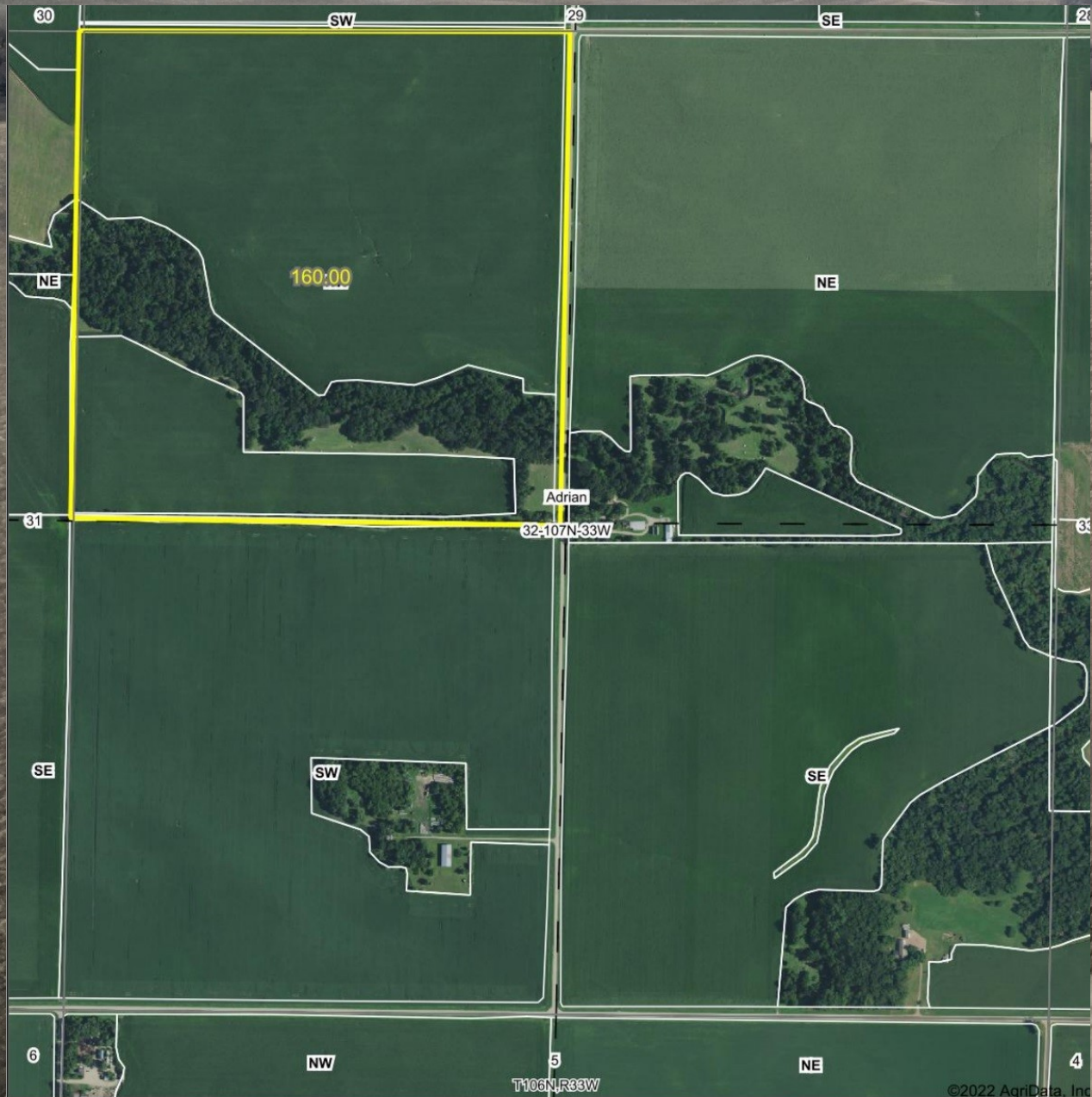
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Parcel 4



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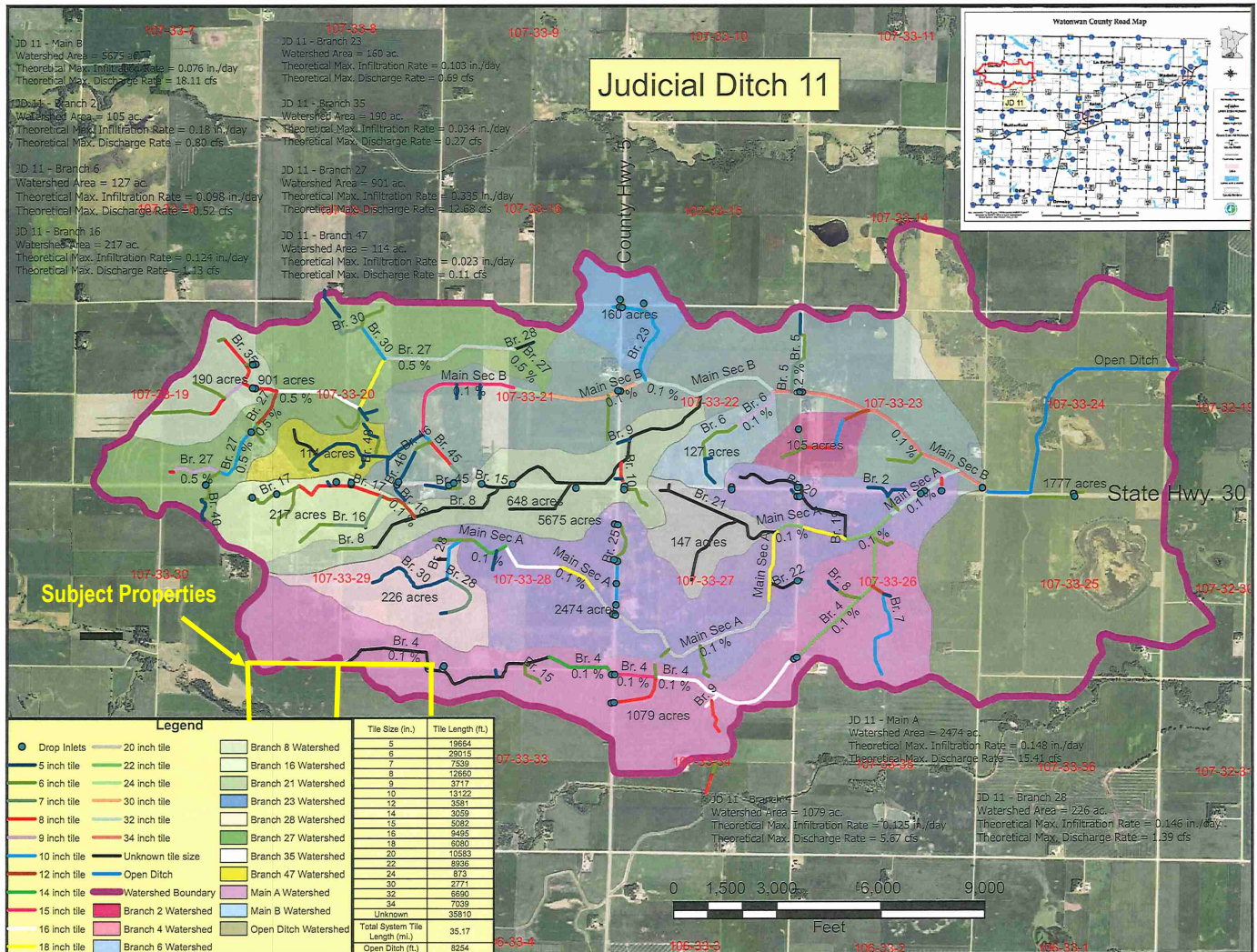
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County Tile Map



AUCTIONEERS AND SALES STAFF

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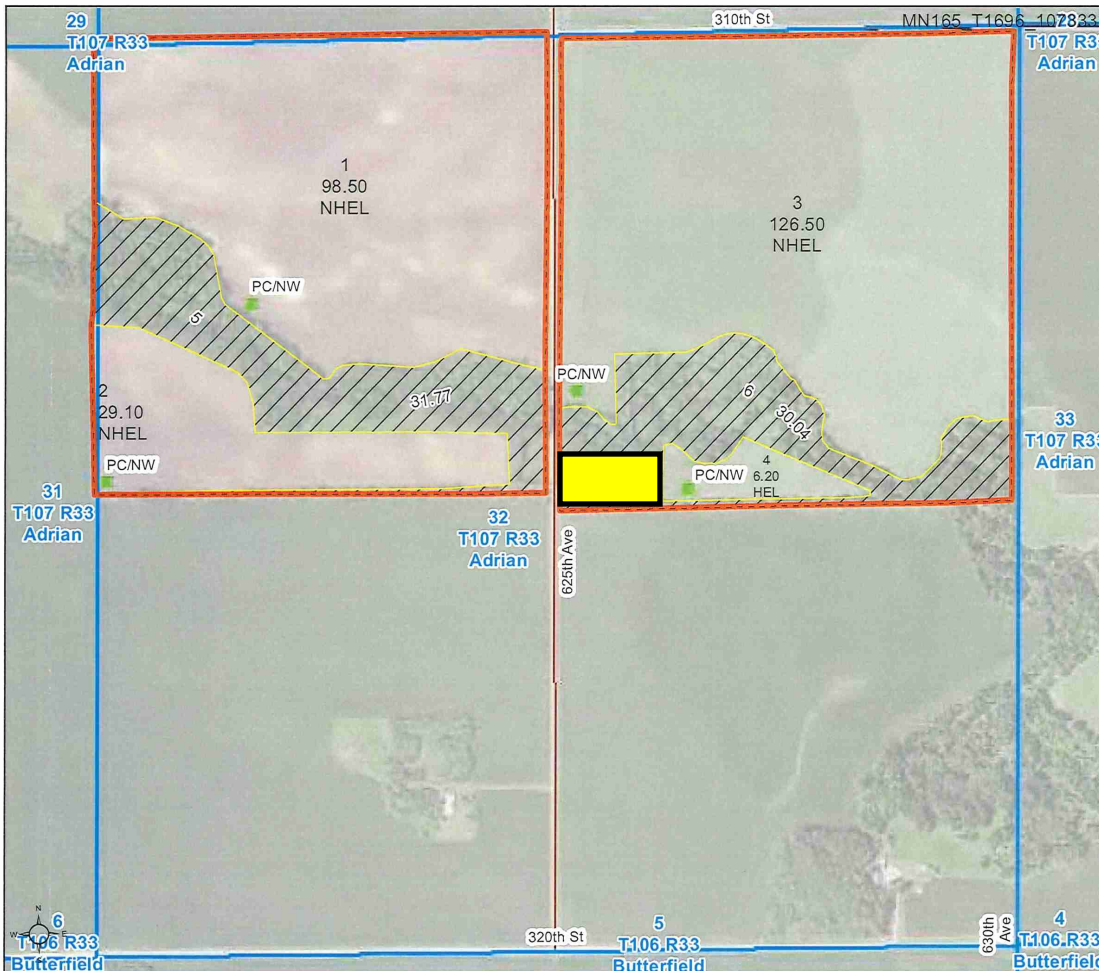
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United States
Department of
Agriculture

Watonwan County, Minnesota



Farm 6313

Tract 1696

2022 Program Year

Map Created April 05, 2022

1073332

0 340 680 1,360
Feet

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

Common Land Unit

Non-Cropland
Cropland
Tract Boundary

Wetland Determination Identifiers

Restricted Use
Limited Restrictions
Exempt from Conservation
Compliance Provisions

Tract Cropland Total: 260.30 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 2021 NAIP imagery.



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Minnesota U.S. Department of Agriculture FARM: 6313
 Watonwan Farm Service Agency Prepared: 4/15/22 2:53 PM
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2022
 Page: 1 of 3
 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 Farm Identifier Recon Number
 2015 - 62

Farms Associated with Operator:

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
									3

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

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN				
SOYBEANS				
Total Base Acres:				

Tract Number: 1696 Description N2 32-107-33 ADRIAN
 FSA Physical Location : Watonwan, MN ANSI Physical Location: Watonwan, MN
 BIA Range Unit Number:
 HEL Status: HEL: conservation system is being actively applied
 Wetland Status: Tract does not contain a wetland
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
322.11	260.3	260.3	0.0	0.0	0.0	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	162.06	165	0.00
SOYBEANS	98.24	51	0.00
Total Base Acres:	260.3		

Owners: JANZEN, LAWRENCE

KAREN F JANZEN TRUST B



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U.S.D.A. Soil Conservation Service		SCS-CPA-026 (June 91)	1. Name and Address of Person [Redacted]	2. Date of Request 11-6-92
HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION			3. County Watonwan	
4. Name of USDA Agency or Person Requesting Determination ASCS		5. Farm No. and Tract No. 7-1696		
SECTION I - HIGHLY ERODIBLE LAND				
6. Is soil survey now available for making a highly erodible land determination? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			FIELD NO.(s)	TOTAL ACRES
7. Are there highly erodible soil map units on this farm? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.			4	6.1
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 type="checkbox"/> Field <input type="checkbox"/>				
SECTION II - WETLAND				
11. Are there hydric soils on this farm? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			FIELD NO.(s)	TOTAL ACRES
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW) or Farmed Wetlands Pasture (FWP). Wetlands may be farmed under natural conditions. Farmed Wetlands and Farmed Wetlands Pasture may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.			UN	67
13. Prior Converted Cropland (PC). Wetlands that were converted prior to December 23, 1985. The use, management, drainage, and alteration of prior converted cropland (PC) are not subject to the wetland conservation provisions unless the area reverts to wetland as a result of abandonment.				
14. Artificial Wetlands (AW). Artificial wetlands includes irrigation-induced wetlands. These wetlands are not subject to the wetland conservation provisions.				
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. Mitigation Wetlands (MIW). Wetlands on which a person is actively mitigating a frequently cropped area or a wetland converted between December 23, 1985 and November 28, 1990.				
17. Restoration with Violation (RVW-year). A restored wetland that was in violation as a result of conversion after November 28, 1990, or the planting of an agricultural commodity or forage crop.				
18. Restoration without Violation (RSW). A restored wetland converted between December 23, 1985 and November 28, 1990, on which an agricultural commodity has not been planted.				
19. Replacement Wetlands (RPW). Wetlands which are converted for purposes other than to increase production, where the wetland values are being replaced at a second site.				
20. Good Faith Wetlands (GFW-year). Wetlands on which ASCS has determined a violation to be in good faith and the wetland has been restored.				
21. Converted Wetlands (CW). Wetlands converted after December 23, 1985 and prior to November 28, 1990. In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits.				
22. Converted Wetland (CW-year). Wetlands converted after November 28, 1990. You will be ineligible for USDA program benefits until this wetland is restored.				
23. Converted Wetland Non-Agricultural use (CWNA). Wetlands that are converted for trees, fish production, shrubs, cranberries, vineyards or building and road construction.				
24. Converted Wetland Technical Error (CWTE). Wetlands that were converted as a result of incorrect determination by SCS.				
25. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.				
26. 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 22 for information on CW-year.				
27. The wetland determination was completed in the office <input type="checkbox"/> field <input checked="" type="checkbox"/> and was delivered <input type="checkbox"/> mailed <input checked="" type="checkbox"/> to the person on 12-28-92.				
28. Remarks.				
29. I certify that the above determination is correct and adequate for use in determining eligibility for USDA program benefits, and that wetland hydrology, hydric soils, and hydrophytic vegetation under normal circumstances exist on all areas outlined as Wetlands, Farmed Wetlands, and Farmed Wetlands Pasture.			30. Signature of SCS District Conservationist Terence J. Kelly	
			31. Date 12-28-92	

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

ASCS Copy

"This determination applies to the wetland conservation provisions of Food Security Act only. Permits may be required by other Federal state or local agencies or units of government for construction activities on your farm."



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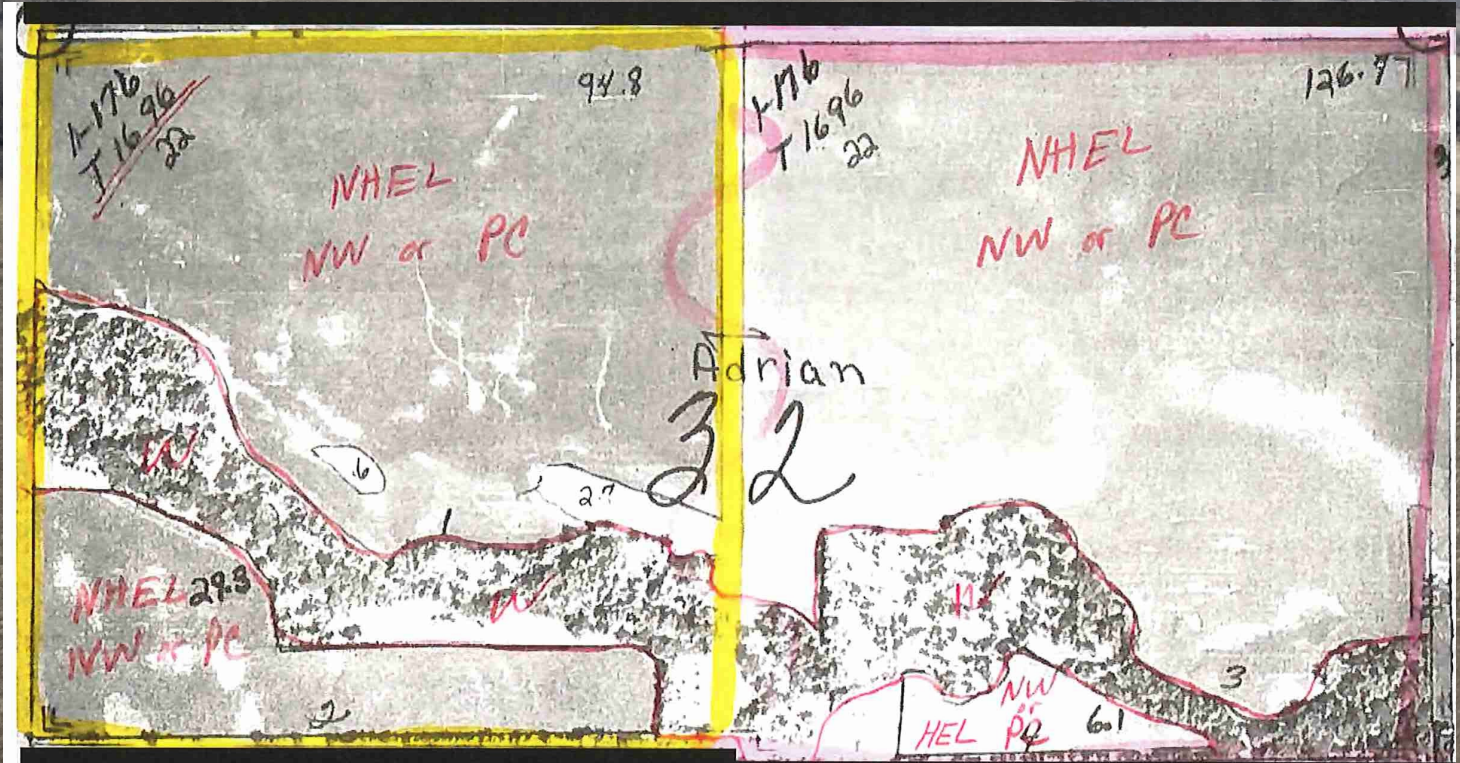
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Tuesday, May 24, 2022 @ 10:00 AM

SALE LOCATION: Auction will be held at the Darfur Community Hall 204 Adrian St N, Darfur, MN.



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Summary

Parcel ID 010320100
 Property Address 31498 625TH AVE
 BUTTERFIELD
 Sec/Twp/Rng 32-107-033
 Brief Tax Description Sect-32 Twp-107 Range-033 320.53 AC NW1/4; NE1/4 & N 6 RODS OF SE1/4 LESS 5.47AC
 (Note: Not to be used on legal documents)
 Deeded Acres 320.53
 Class 101 - (NON-HSTD) AGRICULTURAL; 111 - (NON-HSTD) RURAL VACANT LAND
 District (102) ADRIAN SD#0836
 School District 0836
 Creation Date 07/10/1989

Owners

Primary Taxpayer
 Michelle L Sticken Etal
 404 Thruen St W
 Morristown, MN 55052

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	67.4	0	0	0	258.760	AC
2	MEADOW/PASTURE 2B	0	0	0	0	10.000	AC
3	WOODS 2B	0	0	0	0	38.050	AC
4	WASTE 2B	0	0	0	0	10.000	AC
5	ROADS 2A	0	0	0	0	3.720	AC
Total						320.530	

Sales

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price	eCRV
N	TD	U	04/10/2008	JANZEN,LAWRENCE/ELDON	JANZEN,ARTHUR TRUST	\$0	\$0	

Valuation

	2022 Assessment	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$15,200	\$15,200
+ Estimated Land Value	\$1,935,700	\$1,685,600	\$1,774,400	\$1,790,800	\$1,597,600
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$1,935,700	\$1,685,600	\$1,774,400	\$1,806,000	\$1,612,800

Taxation

	2022 Payable	2021 Payable	2020 Payable	2019 Payable
Estimated Market Value	\$1,685,600	\$1,774,400	\$1,806,000	\$1,612,800
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$1,685,600	\$1,774,400	\$1,806,000	\$1,612,800
Net Taxes Due	\$11,822.80	\$11,756.80	\$11,580.20	\$11,010.92
+ Special Assessments	\$13.20	\$13.20	\$19.80	\$25.08
= Total Taxes Due	\$11,836.00	\$11,770.00	\$11,600.00	\$11,036.00



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