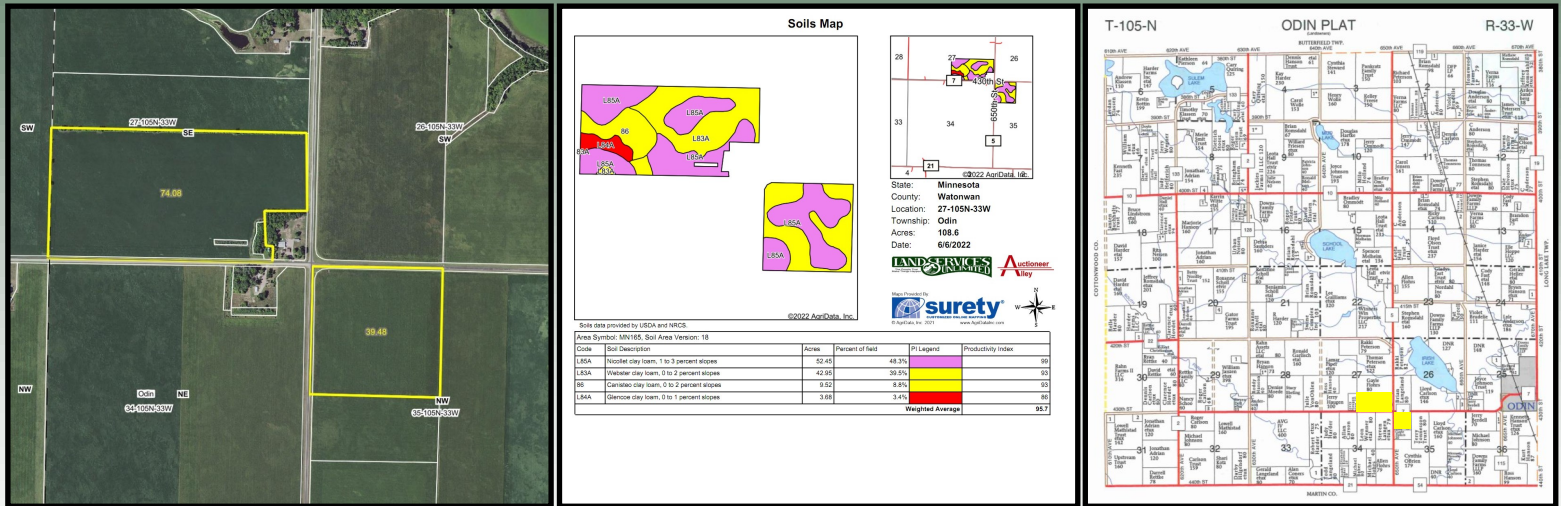


**SALE LOCATION:** Auction will be held at the Odin Community Center, Odin, MN.



**PROPERTY LEGAL DESCRIPTIONS:** Parcel #1-74.08 Acres: S 1/2 of SE 1/4 Less 5.92 Acres in Section 27, Township 105 North, Range 33 West, Watonwan County, Minnesota; Parcel #2-39.48 Acres: NW 1/4 of NW 1/4 in Section 35, Township 105 North, Range 33 West, Watonwan County, Minnesota

The Laingen farms will be offered for sale in multiple parcels and in combination on our multi parcel board bidding system. 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 August 5th, 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 and buyers will prorate the 2022 farm rent at the time of closing. Sellers and buyers will prorate the 2022 real estate taxes at the time of closing with all real estate taxes thereafter to be paid by the buyers. 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.

Auctioneer Alley and Land Services Unlimited are excited to be asked to work for the Laingen family with the sale of their high quality farmland in Watonwan County! These farms are being offered for sale on public auction have excellent CPI's of 95.7 and 96.1! These high producing farms would make a great addition to your investment portfolio whether you are a farmer or an investor. This land is located only 2 miles west of Odin, MN or 12 miles southwest 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.

An aerial photograph of a multi-lane highway interchange with green grassy areas on the sides. Overlaid on the bottom half of the image is the website address 'www.auctioneeralley.com' in a large, bold, white sans-serif font.

**www.auctioneeralley.com**



# 113.56 Acres +/- of Bare Farmland in Odin Twp, Watonwan Co., MN

# **FARMLAND AUCTION**

## Monday, June 27, 2022 @ 10:00 AM

**SALE LOCATION:** Auction will be held at the Odin Community Center, Odin, MN.



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

### LAINGEN PROPERTY INFORMATION

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

Parcel 1- 74.08 Deeded Acres x the bid- S ½ of the SE ¼  
Parcel 2- 39.48 Deeded Acres x the bid- NW ¼ of the NW ¼  
Parcel 3- 113.56 Deeded Acres x the bid-The combination of Parcel 1&2  
**\* Selling by legal description only**

**LEGAL DESCRIPTIONS:** 113.56 +/- Deeded Acres located in the S ½ of the SE ¼ Less 5.92 Acre Building Site in Section 27 & the NW ¼ of the NW ¼ in Section 35 of Odin Twp, Watonwan County, MN T105N, R33W

**TAX ID PARCEL 1:** 080270110

**BUILDINGS:** Grain Bins: (2) Sioux Bins Approx. 2750 Bushel Each with full floors,  
(1) Grain Bin Approx. 3200 Bushel (1) Pax Overhead Approx. 1100 Bushel

**REAL ESTATE TAXES 1:** 2022 (NON-HSTD) Ag Taxes = \$3,962.00

**FSA INFO 1-3:**

Total Deeded Acres	=	113.56 +/- Acres
FSA Tillable Acres	=	109.00 +/- Acres
Corn Base Acres	=	53.90 +/- Acres
Corn PLC Yield	=	161.00 +/- Bushels
Soybean Base Acres	=	53.80 +/- Acres
Soybean PLC Yield	=	42.00 +/- Bushels
Total Base Acres	=	107.70 +/- Acres
CRP Acres	=	0.40 +/- Acres

**PREDOMINANT SOILS 1:** Nicollet Clay Loam, Webster Clay Loam & Canisteo Clay Loam

**CPI PARCEL 1:** Crop Productivity Index = 95.4 \*Excellent  
**\*See Soils Map**

**TOPOGRAPHY 1:** Level  
**\*See Topography Map**

**DRAINAGE 1:** This farm is not part of a county drainage system. It has private tile only.  
**\*See Air Photo**

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

**WETLAND STATUS 1:** Completed 11-13-1989 This farm has no wetlands and is NW or PC.  
**\*See Wetland Determination**

**AUCTIONS – REAL ESTATE - APPRAISALS**



### **AUCTIONEERS AND SALES STAFF**

KEVIN KAHLER 507-920-8060

DUSTYN HARTUNG 507-236-7629

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL, SCOTT CHRISTOPHER & DAR HALL

ZACHARY STROM, CLOSING ATTORNEY FOR SELLERS

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**TAX ID PARCEL 2:** 080350800

**REAL ESTATE TAXES 2:** 2022 (NON-HSTD) Ag Taxes = \$2,120.00

**PREDOMINANT SOILS 2:** Nicollet Clay Loam & Webster Clay Loam

**CPI PARCEL 2:** Crop Productivity Index = 96.1 \*Excellent  
\*See Soils Map

**TOPOGRAPHY 2:** Level  
\*See Topography Map

**DRAINAGE 2:** This farm is not part of a county drainage system. It has private tile only.  
\*See Air Photo

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

**WETLAND STATUS 2:** Completed 11-13-1989 This farm has no wetlands and is NW or PC.  
\*See Wetland Determination

**LEASE STATUS:** These farms are under lease for the 2022 crop year. Sellers and buyers will prorate the 2022 crop lease payment at the time of closing based on a calendar year. 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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PARCEL 1



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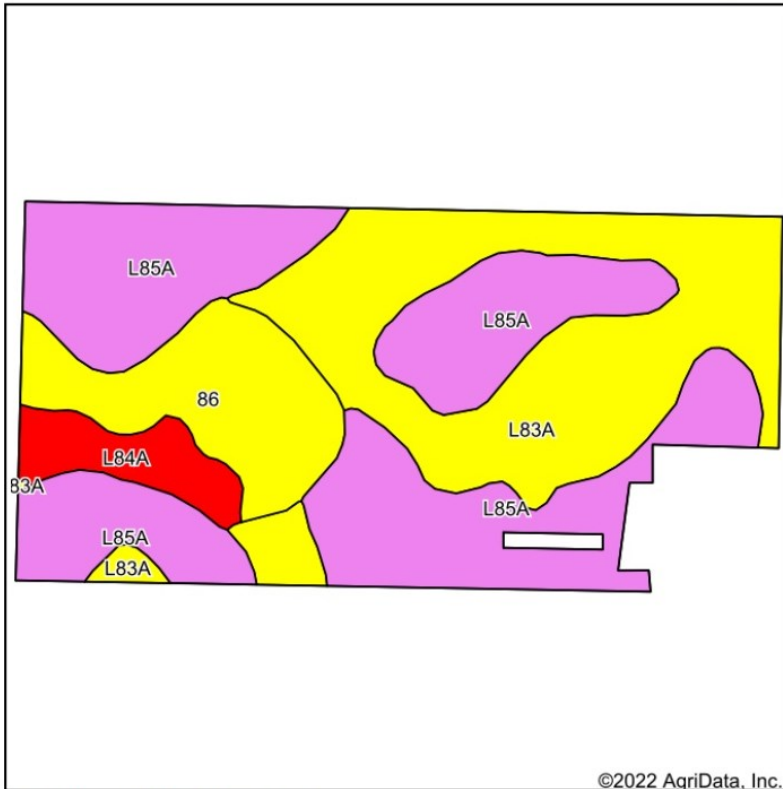
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### PARCEL 1

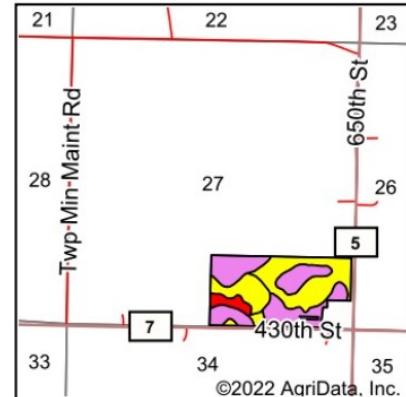
#### Soils Map



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
L85A	Nicollet clay loam, 1 to 3 percent slopes	33.12	46.6%		99
L83A	Webster clay loam, 0 to 2 percent slopes	24.68	34.8%		93
86	Canisteo clay loam, 0 to 2 percent slopes	9.52	13.4%		93
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.68	5.2%		86
Weighted Average					95.4



State: **Minnesota**  
 County: **Watonwan**  
 Location: **27-105N-33W**  
 Township: **Odin**  
 Acres: **71**  
 Date: **6/6/2022**



Maps Provided By  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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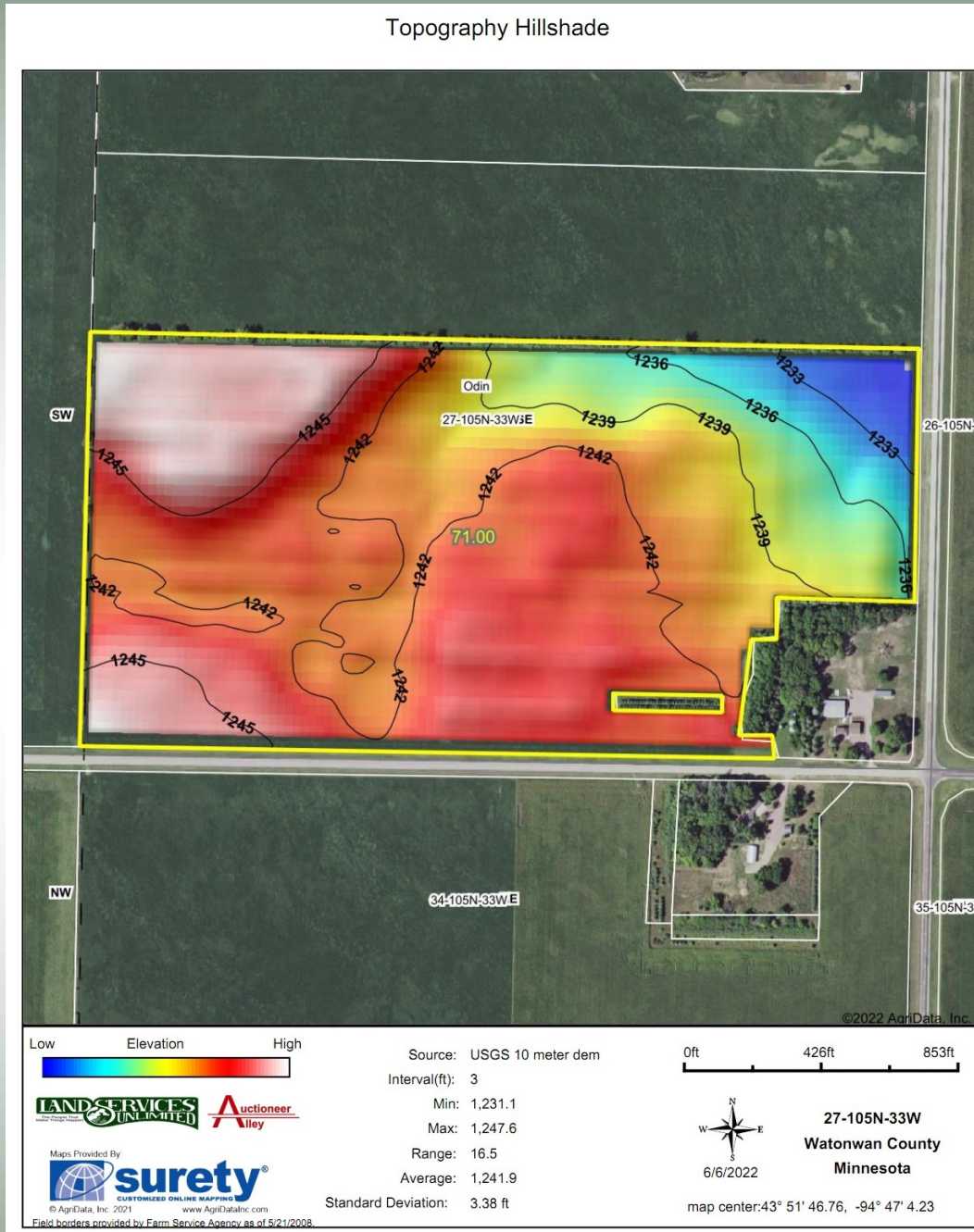


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**PARCEL 1**

Topography Hillshade



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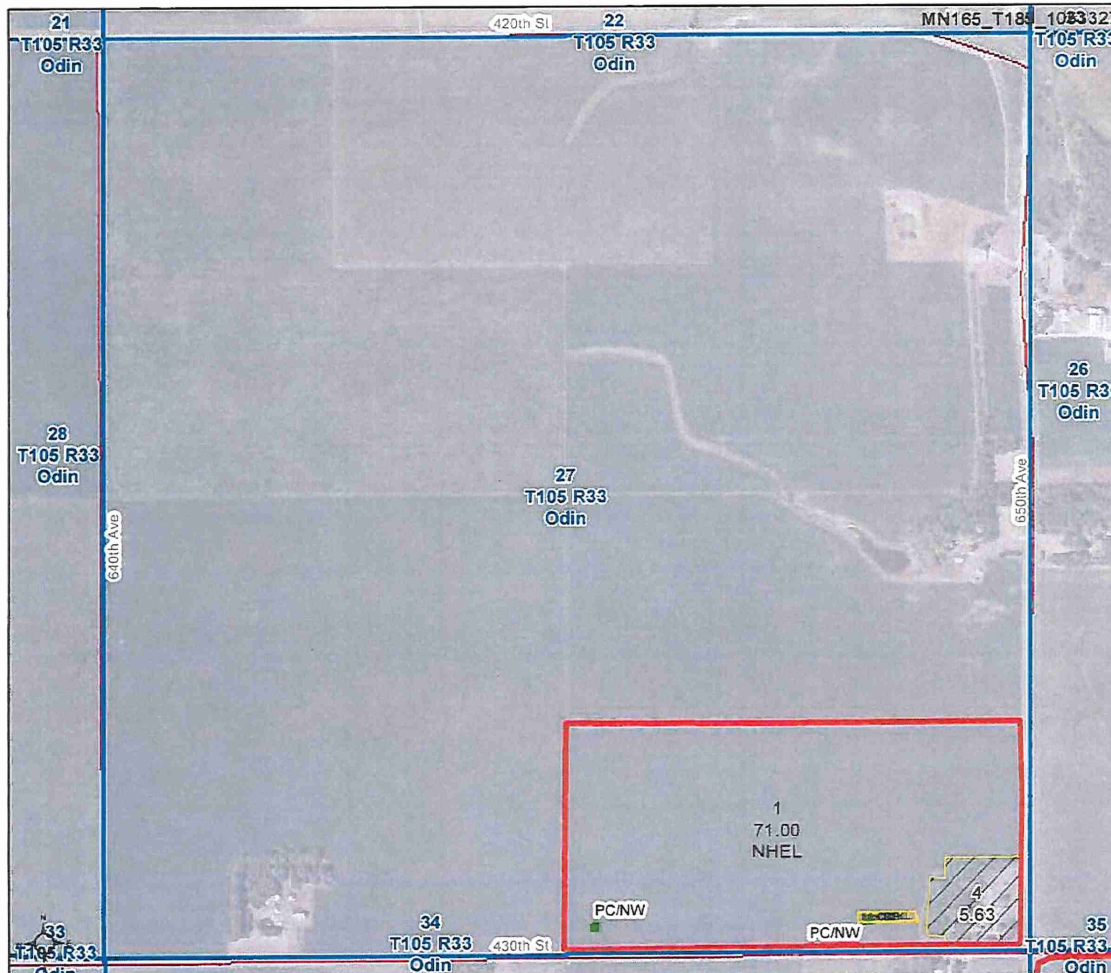
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### PARCEL 1 FSA MAP



United States  
Department of  
Agriculture

Watonwan County, Minnesota



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-025 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.

Farm 670

Tract 185

2022 Program Year

Map Created April 05, 2022

1053327

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
- CRP
- Tract Boundary

#### Wetland Determination Identifiers

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

Tract Cropland Total: 109.00 acres



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# FARMLAND AUCTION

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## PARCEL 1 CRP CONTRACT

Page 1 of 1

<b>CRP-1</b> (07-06-20)		<b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation		<b>1. ST. &amp; CO. CODE &amp; ADMIN. LOCATION</b> 27 165		<b>2. SIGN-UP NUMBER</b> 44	
<b>CONSERVATION RESERVE PROGRAM CONTRACT</b>				<b>3. CONTRACT NUMBER</b> 10114		<b>4. ACRES FOR ENROLLMENT</b> 0.40	
<b>5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code)</b> WATONWAN COUNTY FARM SERVICE AGENCY 623 1ST AVE S STE 1 SAINT JAMES, MN56081-2163				<b>6. TRACT NUMBER</b> 185		<b>7. CONTRACT PERIOD</b> FROM: (MM-DD-YYYY) 10-01-2013 TO: (MM-DD-YYYY) 09-30-2023	
<b>5B. COUNTY FSA OFFICE PHONE NUMBER</b> (Include Area Code): (507) 375-3191 x2				<b>8. SIGNUP TYPE:</b> Continuous			
<p><b>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</b></p>							
<b>9A. Rental Rate Per Acre</b> \$ 345.20		<b>10. Identification of CRP Land (See Page 2 for additional space)</b>					
<b>9B. Annual Contract Payment</b> \$ 138.00		<b>A. Tract No.</b> 185		<b>B. Field No.</b> 0003		<b>C. Practice No.</b> CP5A	
<b>9C. First Year Payment</b> \$		<b>D. Acres</b> 0.40		<b>E. Total Estimated Cost-Share</b> \$ 0.00			
(Item 9C is applicable only when the first year payment is prorated.)							
<b>11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)</b>							
<b>A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)</b> KAREN J STURM REVOCABLE LIVING TRUST 363 E 12TH ST ZUMBROTA, MN55992-1424		<b>(2) SHARE</b> 50.00 %		<b>(3) SIGNATURE (By)</b>		<b>(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</b>	
<b>B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)</b> CURT F LAINGER 7810 SCARUA RD SNEYDER, MN55079-3505		<b>(2) SHARE</b> 50.00 %		<b>(3) SIGNATURE (By)</b>		<b>(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</b>	
<b>C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)</b>		<b>(2) SHARE</b> %		<b>(3) SIGNATURE (By)</b>		<b>(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY</b>	
<b>(5) DATE (MM-DD-YYYY)</b>		<b>(5) DATE (MM-DD-YYYY)</b>		<b>(5) DATE (MM-DD-YYYY)</b>		<b>(5) DATE (MM-DD-YYYY)</b>	
<b>12. CCC USE ONLY</b>		<b>A. SIGNATURE OF CCC REPRESENTATIVE</b>				<b>B. DATE (MM-DD-YYYY)</b>	
<p><b>NOTE:</b> The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.</p> <p><b>Paperwork Reduction Act (PRA) Statement:</b> The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. <b>RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</b></p> <p>In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.</p> <p>Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.</p> <p>To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at <a href="http://www.ascr.usda.gov/complaint_filing_cust.html">http://www.ascr.usda.gov/complaint_filing_cust.html</a> and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: <a href="mailto:program.intake@usda.gov">program.intake@usda.gov</a>. USDA is an equal opportunity provider, employer, and lender.</p>							



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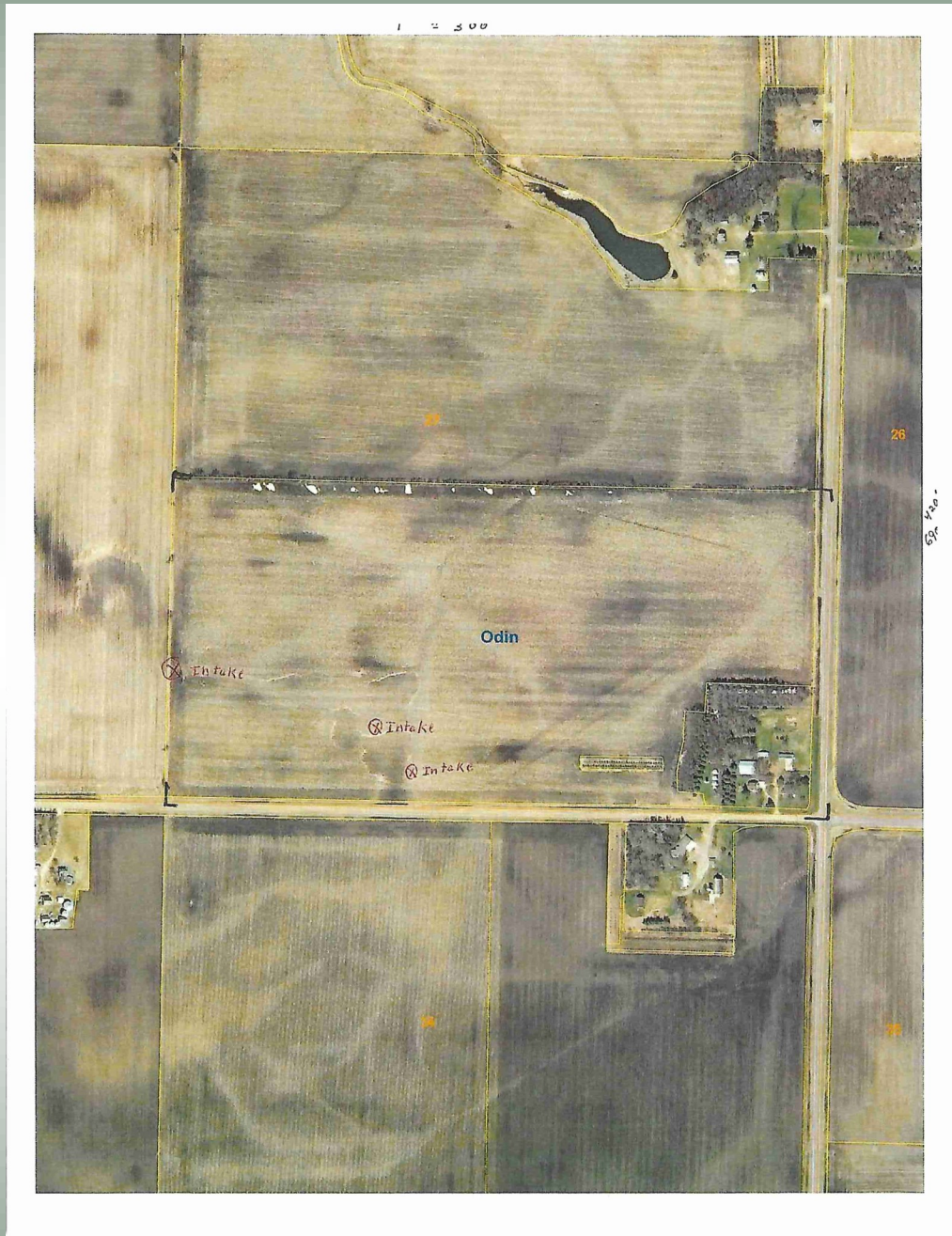
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**PARCEL 1 TILE LINES**



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### PARCEL 1



Watonwan County, MN

#### Summary

Parcel ID 080270110  
 Property Address 27-105-033  
 Sec/Twp/Rng Sect-27 Twp-105 Range-033 74.08 AC S1/2 OF SE1/4 LESS 5.92AC  
 Brief Tax Description (Note: Not to be used on legal documents)  
 Deeded Acres 74.08  
 Class 101 - (NON-HSTD) AGRICULTURAL  
 District (802) ODIN SD#0836  
 School District 0836  
 Creation Date 10/22/2014



#### Owners

Primary Taxpayer  
[Curtis P Laineen](#)  
 Karen J Sturm Rev Living Trust  
 363 12th St E  
 Zumbrota, MN 55992

#### Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	85.02	0	0	0	71.480	AC
2	ROADS 2A	0	0	0	0	2.600	AC
Total						74.080	

#### Extra Features

Seq	Code	Description	Dim 1	Dim 2	Units	UT
1	GRNBIN	GRAIN BIN	0	18	1.000	UT
2	GRNBIN	GRAIN BIN	0	18	1.000	UT
3	RESBIN	RESIDUAL BIN VALUE	0	0	200.000	UT

#### Valuation

	2022 Assessment	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment
+ Estimated Building Value	\$6,000	\$4,900	\$4,700	\$4,700	\$4,700
+ Estimated Land Value	\$656,300	\$571,300	\$606,200	\$606,200	\$545,600
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$662,300	\$576,200	\$610,900	\$610,900	\$550,300

#### Taxation

	2022 Payable	2021 Payable	2020 Payable	2019 Payable
Estimated Market Value	\$576,200	\$610,900	\$610,900	\$550,300
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$576,200	\$610,900	\$610,900	\$550,300
Net Taxes Due	\$3,962.00	\$3,966.00	\$3,840.00	\$3,676.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$3,962.00	\$3,966.00	\$3,840.00	\$3,676.00



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PARCEL 2



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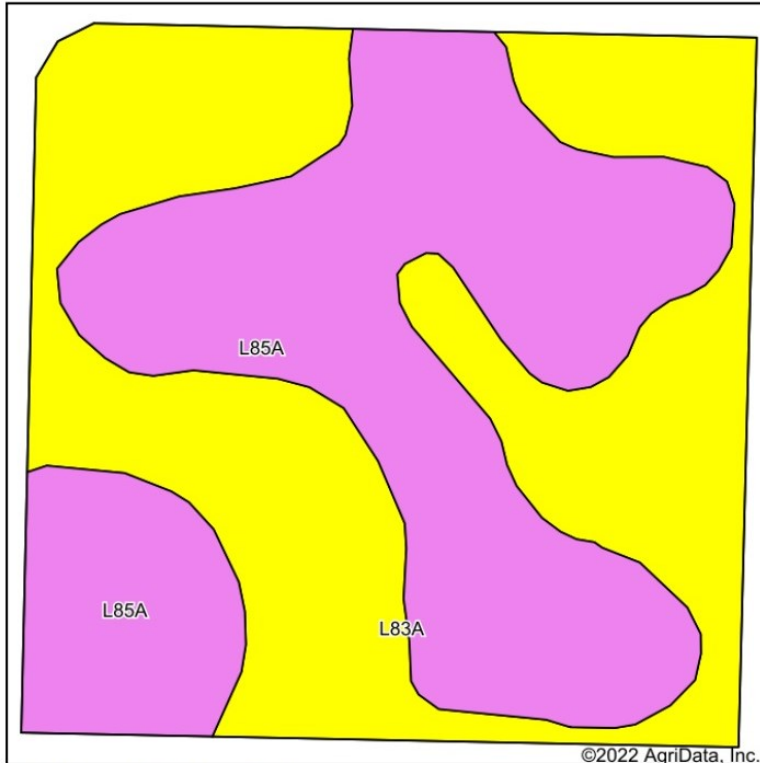
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SALE LOCATION: Auction will be held at the Odin Community Center, Odin, MN.

### PARCEL 2

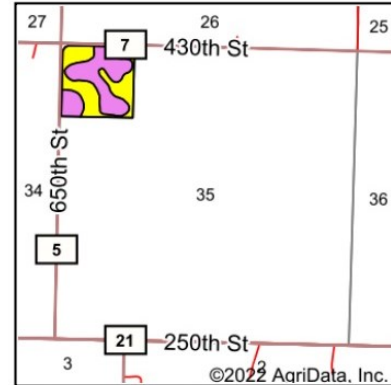
#### Soils Map



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
L85A	Nicollet clay loam, 1 to 3 percent slopes	19.32	51.4%		99
L83A	Webster clay loam, 0 to 2 percent slopes	18.28	48.6%		93
Weighted Average					96.1



State: **Minnesota**  
 County: **Watonwan**  
 Location: **27-105N-33W**  
 Township: **Odin**  
 Acres: **37.6**  
 Date: **6/6/2022**



Maps Provided By



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#### AUCTIONEERS AND SALES STAFF

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ALLEN, RYAN & CHRIS KAHLER

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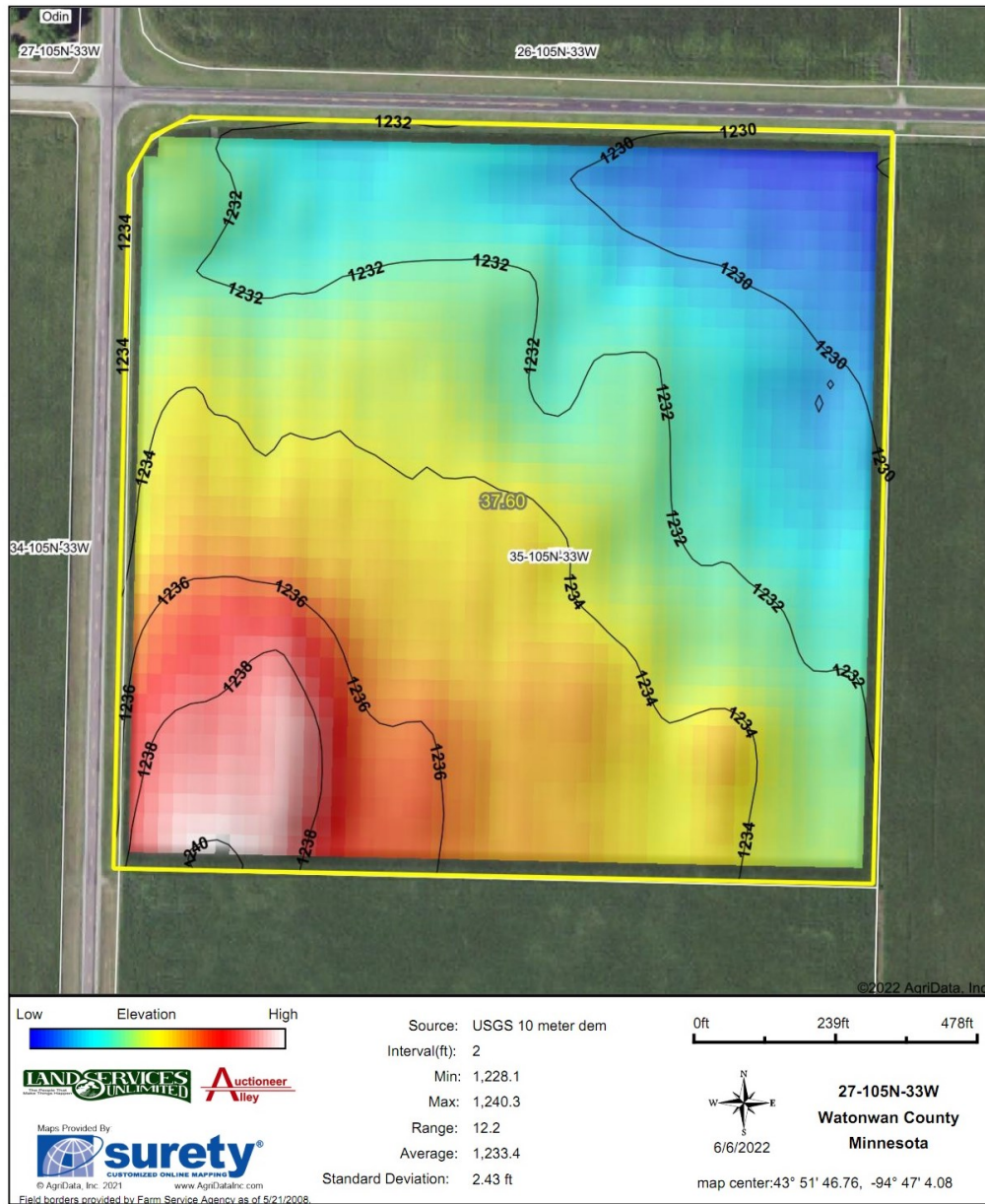
# FARMLAND AUCTION

**Monday, June 27, 2022 @ 10:00 AM**

**SALE LOCATION:** Auction will be held at the Odin Community Center, Odin, MN.

## PARCEL 2

### Topography Hillshade



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An aerial photograph of a multi-lane highway interchange with green grassy areas. Overlaid on the bottom half of the image is a large, bold, white text banner.

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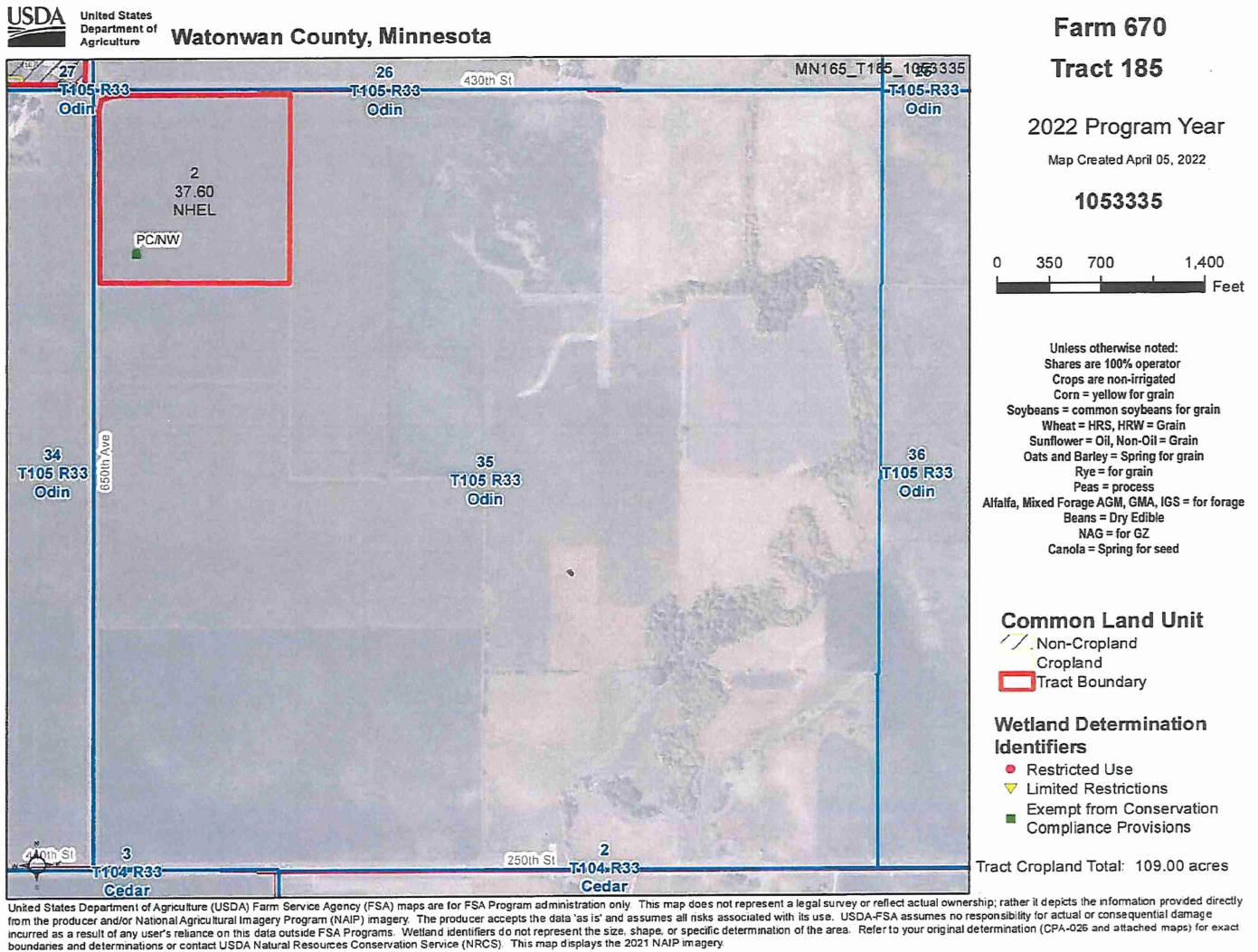
# 113.56 Acres +/- of Bare Farmland in Odin Twp, Watonwan Co., MN

# **FARMLAND AUCTION**

## Monday, June 27, 2022 @ 10:00 AM

SALE LOCATION: Auction will be held at the Odin Community Center, Odin, MN.

### PARCEL 2 FSA MAP



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113.56 Acres +/- of Bare Farmland in Odin Twp, Watonwan Co., MN  
**FARMLAND AUCTION**  
Monday, June 27, 2022 @ 10:00 AM

SALE LOCATION: Auction will be held at the Odin Community Center, Odin, MN.

PARCEL 2 TILE LINES



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# **FARMLAND AUCTION**

## Monday, June 27, 2022 @ 10:00 AM

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## PARCEL 2



### Summary

Parcel ID 080350800  
 Property Address  
 Sec/Twp/Rng 35-105-033  
 Brief Tax Description Sect-35 Twp-105 Range-033 39.48 AC NW1/4 OF NW1/4  
 (Note: Not to be used on legal documents)  
 Deeded Acres 39.48  
 Class 101 - (NON-HSTD) AGRICULTURAL  
 District (802) ODIN SD#0836  
 School District 0836  
 Creation Date 07/10/1989

### Owners

Primary Taxpayer  
 Curtis P Laingen  
 Karen J Sturm Rev Living Trust  
 363 12th St E  
 Zumbrota, MN 55992

### Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	88.7	0	0	0	36.960	AC
2	ROADS 2A	0	0	0	0	2.520	AC
Total						39.480	

### Valuation

	2022 Assessment	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$354,100	\$308,200	\$327,000	\$327,000	\$294,300
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$354,100	\$308,200	\$327,000	\$327,000	\$294,300

### Taxation

	2022 Payable	2021 Payable	2020 Payable	2019 Payable
Estimated Market Value	\$308,200	\$327,000	\$327,000	\$294,300
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$308,200	\$327,000	\$327,000	\$294,300
Net Taxes Due	\$2,120.00	\$2,122.00	\$2,056.00	\$1,966.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$2,120.00	\$2,122.00	\$2,056.00	\$1,966.00

### Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Charge	Amt Payment
250980	4/6/2022	2022	\$0.00	(\$2,120.00)
237353	4/9/2021	2021	\$0.00	(\$2,122.00)
223196	4/8/2020	2020	\$0.00	(\$2,056.00)
209318	4/4/2019	2019	\$0.00	(\$1,966.00)
195490	4/2/2018	2018	\$0.00	(\$1,838.00)
181507	4/3/2017	2017	\$0.00	(\$1,954.00)
167952	4/5/2016	2016	\$0.00	(\$1,962.00)
153867	3/27/2015	2015	\$0.00	(\$1,886.00)



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**FARMLAND AUCTION**  
Monday, June 27, 2022 @ 10:00 AM

SALE LOCATION: Auction will be held at the Odin Community Center, Odin, MN.

PARCEL 3



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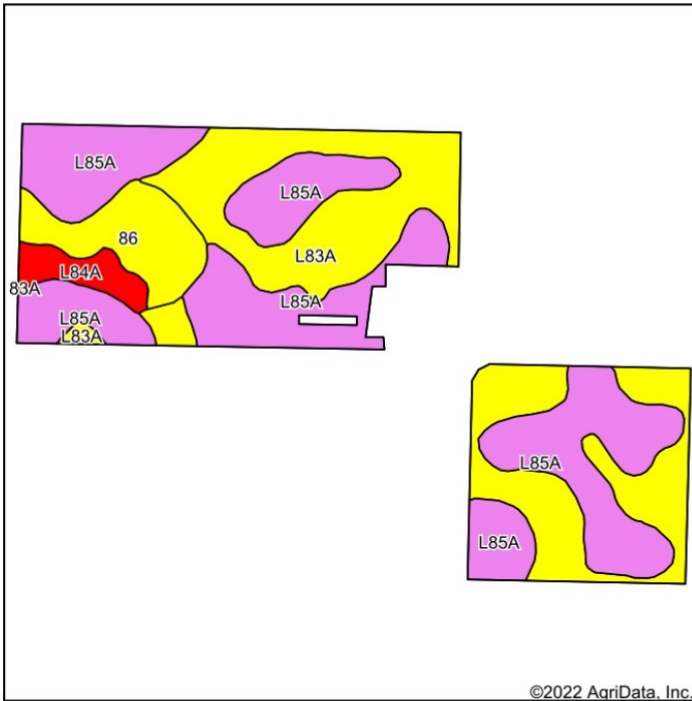
# **FARMLAND AUCTION**

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### PARCEL 3

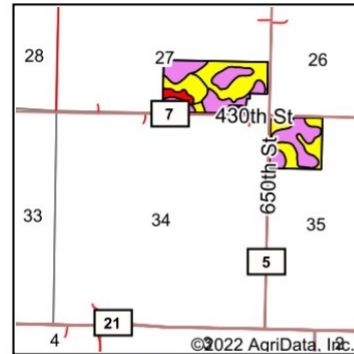
#### Soils Map



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
L85A	Nicollet clay loam, 1 to 3 percent slopes	52.45	48.3%		99
L83A	Webster clay loam, 0 to 2 percent slopes	42.95	39.5%		93
86	Canisteo clay loam, 0 to 2 percent slopes	9.52	8.8%		93
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.68	3.4%		86
Weighted Average					95.7



State: **Minnesota**  
 County: **Watonwan**  
 Location: **27-105N-33W**  
 Township: **Odin**  
 Acres: **108.6**  
 Date: **6/6/2022**



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# FARMLAND AUCTION

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### PARCEL 3 FSA INFORMATION

Minnesota	U.S. Department of Agriculture	FARM: 670
Watonwan	Farm Service Agency	Prepared: 6/6/22 10:39 AM
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
[REDACTED]	[REDACTED]

Farms Associated with Operator:  
[REDACTED]

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): 10114

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
114.63	109.0	109.0	0.0	0.0	0.0	0.4	0.0	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod
0.0	0.0	108.6	0.0	0.0	0.0

---

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

---

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	53.9	161	0.00	0
SOYBEANS	53.8	42	0.00	0
Total Base Acres:	107.7			

---

Tract Number: 185      Description: S2 SE4 27; NW4 NW4 35-105-33 ODIN

FSA Physical Location : Watonwan, MN      ANSI Physical Location: Watonwan, MN

BIA Range Unit Number:

HEL Status: NHLE: 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
114.63	109.0	109.0	0.0	0.0	0.0	0.4	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod
0.0	0.0	108.6	0.0	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	53.9	161	0.00
SOYBEANS	53.8	42	0.00
Total Base Acres:	107.7		

Owners: LAINGEN, CURT P      KAREN J STURM REVOCABLE LIVING TRUST



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# FARMLAND AUCTION

## Monday, June 27, 2022 @ 10:00 AM

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## PARCEL 3 WETLAND DETERMINATION

U.S.D.A. Soil Conservation Service		SCS-CPA-026 (1-58)	1. Name and Address of Person [Redacted]		2. Date of Request 10-18-89
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. 670 T185		

SECTION I - HIGHLY ERODIBLE LAND			
6. Is soil survey now available for making a highly erodible land determination?	Yes	No	Field No.(s)
	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			
11. Are there hydric soils on this farm?	Yes	No	Field No.(s)
	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.			
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 checked="" type="checkbox"/> Field <input type="checkbox"/>			
20. This determination was: Delivered <input type="checkbox"/> Mailed <input checked="" type="checkbox"/> To the Person on Date: 11-13-89			
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 There are No Wetlands or AEL in This Tract.			
22. Signature of SCS District Conservationist [Signature]			23. Date 11-13-89

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



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**PARCEL 1 WETLAND MAP**



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**PARCEL 2 WETLAND MAP**



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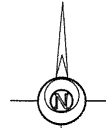
## BUILDING SITE SURVEY

**SURVEY IN THE S.E. 1/4, S.E. 1/4, SEC. 27,  
T. 105 N., R. 33 W., WATONWAN COUNTY, MINNESOTA**

### LEGAL DESCRIPTION

That part of the Southeast Quarter of the Southeast Quarter of Section 27, Township 105 North, Range 33 West, Watonwan County, Minnesota, described as follows:

Beginning at the Southeast corner of said Section 27; thence on an assumed bearing of South 89 degrees 31 minutes 52 seconds West, along the south line of said section, a distance of 411.00 feet to an iron monument; thence North 0 degrees 00 minutes 14 seconds East a distance of 208.00 feet to an iron monument; thence South 89 degrees 31 minutes 52 seconds West a distance of 71.00 feet to an iron monument; thence North 0 degrees 00 minutes 14 seconds East a distance of 358.00 feet to an iron monument; thence North 89 degrees 31 minutes 52 seconds East a distance of 482.00 feet to a survey monument located on the east line of said section; thence South 0 degrees 00 minutes 14 seconds West, along said east line, a distance of 566.00 feet to the point of beginning, containing 5.92 acres, subject to easements now of record in said county and state.

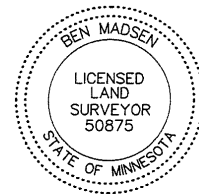


0 100 200 400  
SCALE 1" = 200'

● DENOTES IRON MONUMENTS FOUND.  
○ DENOTES IRON MONUMENTS SET & MARKED WITH REG. NO. 50875 UNLESS OTHERWISE SHOWN.

BEARINGS ARE ORIENTED TO THE WATONWAN COUNTY GLOBAL POSITIONING SYSTEM (G.P.S.) COORDINATE SYSTEM (NAD83 1996 ADJUSTMENT).

E. 1/4 COR. SEC. 27—  
DUG TO A DEPTH OF 36" &  
HAD STRONG METAL READING  
DEEPER STILL. SET 3/4" X  
24" IRON ROD OVER METAL  
(6" DEEP).



S. 1/4 COR. SEC. 27,  
FOUND A 3/4" IRON PIPE  
(4" DEEP).

S. 89°31'52"W.  
—2239.82—

S. LINE SEC. 27

PT. OF BEG.  
S.E. COR. SEC. 27,  
FOUND A SPIKE IN BIT.  
PAVING (SURFACE).

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 8-20-2014 LICENSE NO. 50875

**CURT LAINGEN**

TEL: (507) 235-3780



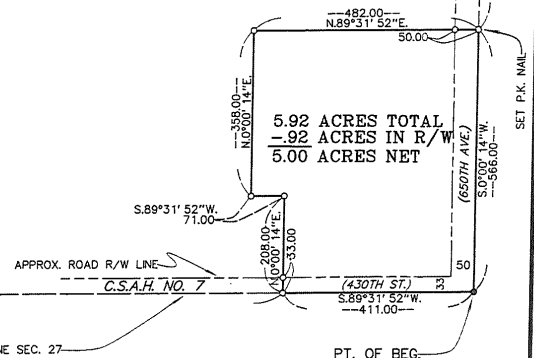
318 EAST BLUE EARTH AVENUE  
FAIRMONT, MINNESOTA 56031

1

FILE NO.

14114

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