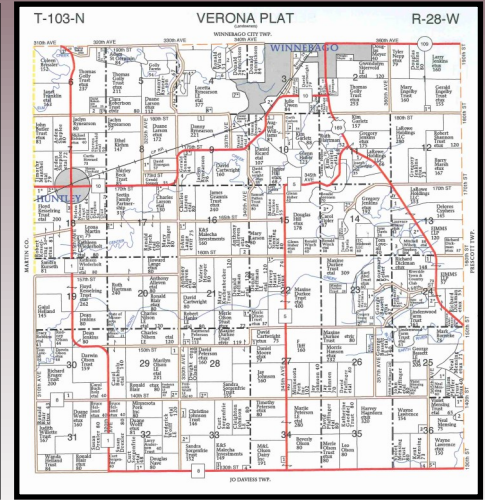
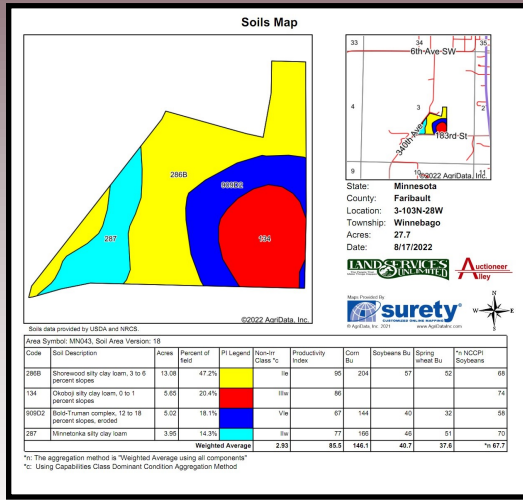


# 34.28 Acres +/- of Bare Farmland in Verona Twp, Faribault Co., MN

# FARMLAND AUCTION

Thursday, September 8, 2022 @ 10:00 AM

**SALE LOCATION:** Auction will be held at the Winnebago Municipal Center 140 Main Street S, Winnebago, MN.



**PROPERTY LOCATION:** From Winnebago, MN: Go South on US-169 for 1/2 mile to 183rd Street, then go west 1/2 mile.

**PROPERTY LEGAL DESCRIPTION:** 34.28 +/- Deeded Acres: NE 1/4 of SW 1/4 & the NW 1/4 of SE 1/4, excepting 4.72 acre building site of Section 3, Township 103 North, Range 28 West, Faribault County, Minnesota.

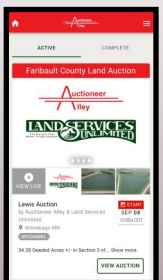
## AUCTION SALE TERMS:

The Lewis farm will be offered for sale as one parcel 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 October 21, 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 all of the 2022 farm rent and pay all of the 2022 property taxes. 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 Lewis Family in the sale of 34.28 acres of good Faribault County, MN, farmland. This farm carries a CPI of 85.5 and located just Southwest of Winnebago, MN. This farmland would make a nice addition to your investment portfolio whether you are a farmer or an investor. 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.

**ONLINE BIDDING AVAILABLE!**



**Owners: David & Mary Lewis**



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

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

## AUCTIONEERS AND SALES STAFF

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KEVIN KAHLER 507-920-8060

LEAH HARTUNG 507-236-8786

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

# 34.28 Acres +/- of Bare Farmland in Verona Twp, Faribault Co., MN

# **FARMLAND AUCTION**

**Thursday, September 8, 2022 @ 10:00 AM**

**SALE LOCATION:** Auction will be held at the Winnebago Municipal Center 140 Main Street S, Winnebago, MN.



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

## LEWIS PROPERTY INFORMATION

**SALE METHOD:** This farm will be offered for sale as one parcel on sale day.  
34.28 Deeded Acres x the bid  
\* Selling by legal description only

**LEGAL DESCRIPTIONS:** 34.28 +/- Deeded Acres: NE 1/4 of SW 1/4 & the NW 1/4 of SE 1/4, excepting 4.72 acre building site of Section 3, Township 103 North, Range 28 West, Faribault County, Minnesota.

**TAX PARCEL ID:** 180030801

**BUILDINGS:** None

**REAL ESTATE TAXES:** 2022 (NON-HSTD) Ag Taxes = \$454.00

**FSA INFORMATION:**

Total Deeded Acres	=	34.28 +/- Acres
FSA Tillable Acres	=	27.70 +/- Acres
Corn Base Acres	=	14.60 +/- Acres
Corn PLC Yield	=	137.00 +/- Bushels
Soybean Base Acres	=	11.70 +/- Acres
Soybean PLC Yield	=	35.00 +/- Bushels
Total Base Acres	=	26.30 +/- Acres

**PREDOMINANT SOILS:** Shorewood Silty Clay Loam & Okoboji Silty Loam

**CPI:** Crop Productivity Index = 85.5  
\*See Soils Map

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

**DRAINAGE:** This farm is not part of a county drainage system.

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

**WETLAND STATUS:** Completed 11-6-1992. This farm has no wetlands and is NW or PC.  
\*See Wetland Determination

**LEASE STATUS:** This farm is under lease for the 2022 crop year. Sellers will keep all 2022 rent. 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**



### **AUCTIONEERS AND SALES STAFF**

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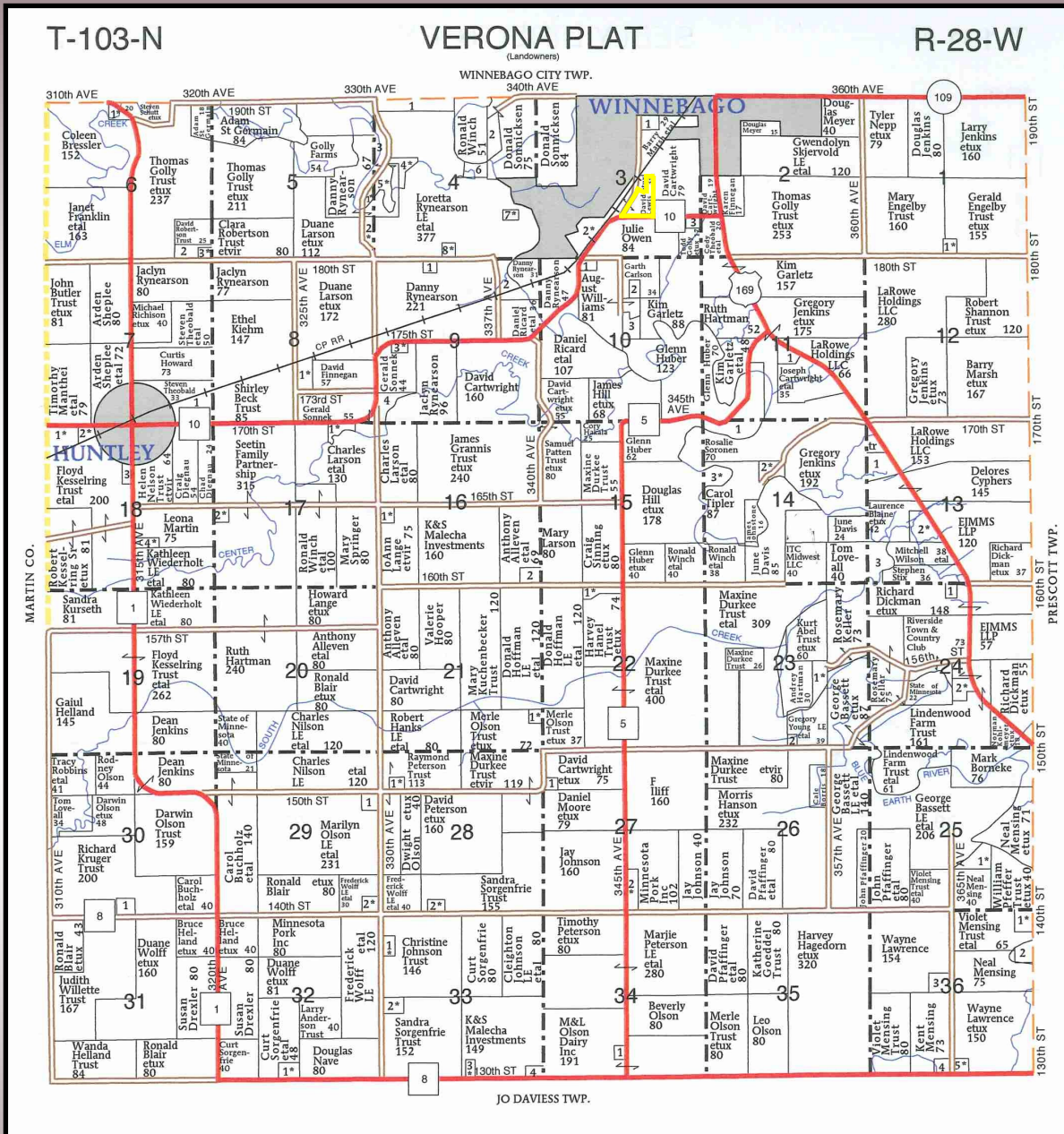
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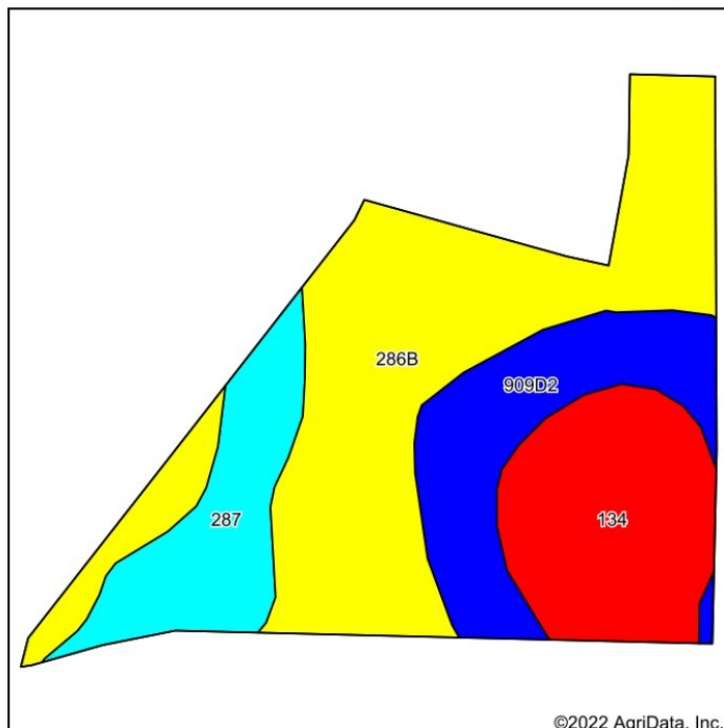
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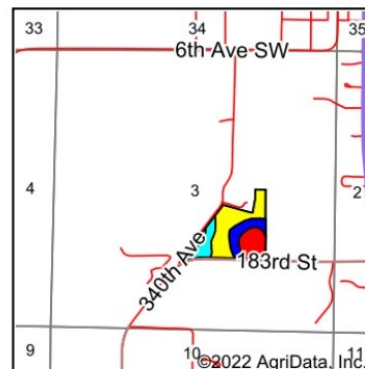
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**Soils Map**



Soils data provided by USDA and NRCS.

©2022 AgriData, Inc.



State: **Minnesota**  
County: **Faribault**  
Location: **3-103N-28W**  
Township: **Winnebago**  
Acres: **27.7**  
Date: **8/17/2022**



Maps Provided By



Area Symbol: MN043, 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
286B	Shorewood silty clay loam, 3 to 6 percent slopes	13.08	47.2%		Ile	95	204	57	52	68
134	Okoboji silty clay loam, 0 to 1 percent slopes	5.65	20.4%		IIIw	86				74
909D2	Bold-Truman complex, 12 to 18 percent slopes, eroded	5.02	18.1%		Vle	67	144	40	32	58
287	Minnetonka silty clay loam	3.95	14.3%		IIw	77	166	46	51	70
<b>Weighted Average</b>					<b>2.93</b>	<b>85.5</b>	<b>146.1</b>	<b>40.7</b>	<b>37.6</b>	<b>*n 67.7</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method



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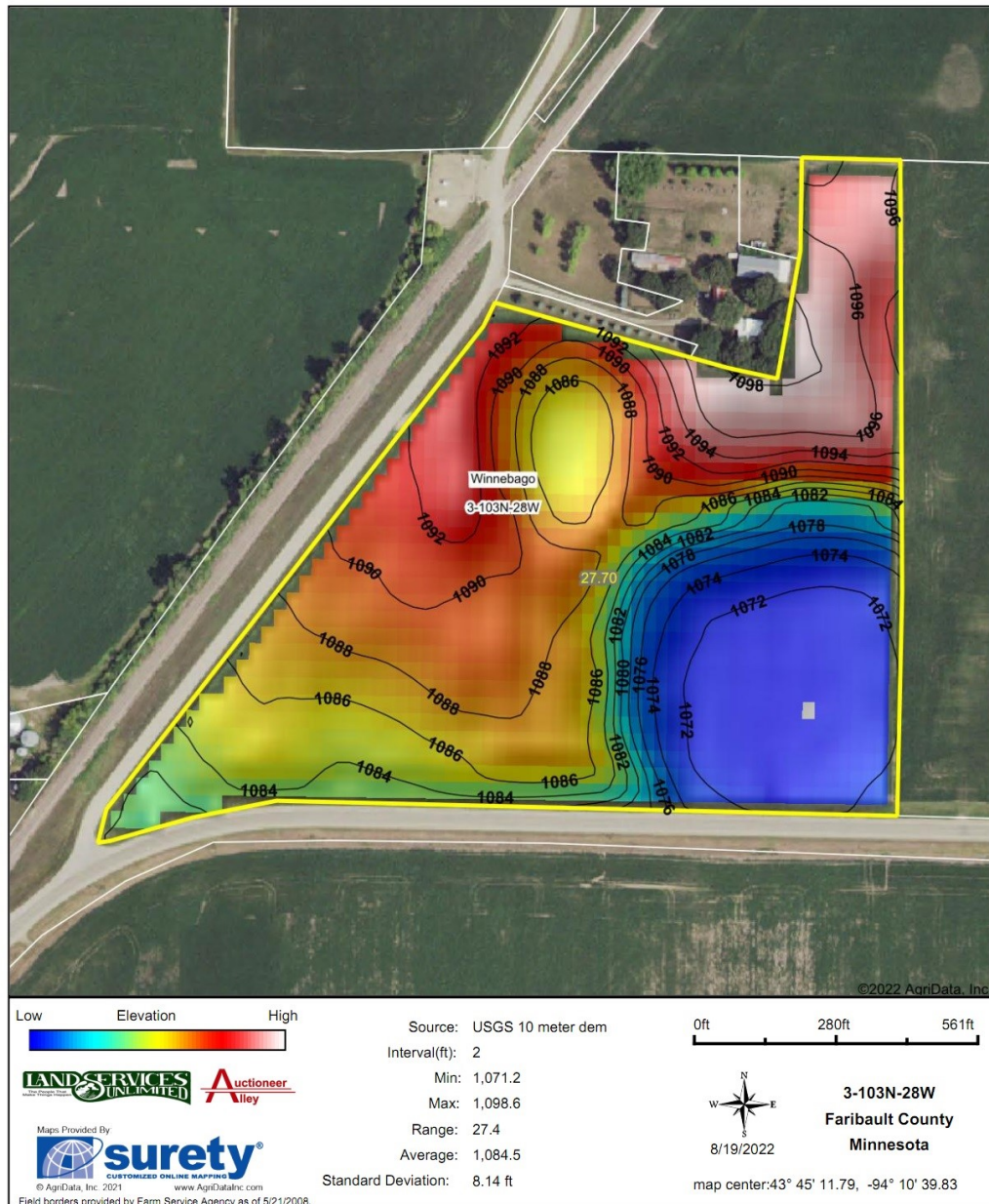
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Topography Hillshade



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## FSA MAP



United States  
Department of  
Agriculture

Faribault County, Minnesota

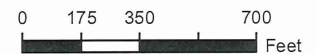


**Farm 8942**

**Tract 9056**

2022 Program Year

Map Created May 09, 2022



Unless otherwise noted:

Shares are 100% operator

Crops are non-irrigated

Corn = yellow for grain

Soybeans = common soybeans for grain

Wheat = HRS, HRW = Grain

Sunflower = Oil, Non-Oil = Grain

Oats and Barley = Spring for grain

Rye = for grain

Peas = process

Alfalfa, Mixed Forage AGM, GMA, IGS = for forage

Beans = Dry Edible

NAG = for GZ

Canola = Spring for seed

### Common Land Unit

Cropland

Tract Boundary

### Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation

Compliance Provisions

Tract Cropland Total: 27.70 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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## FSA INFORMATION

Tract Number: 9056      Description 35AC S&E OF RR NW4SE4(3)VER  
 FSA Physical Location : Faribault, MN      ANSI Physical Location: Faribault, 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
27.7	27.7	27.7	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	27.7	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	14.6	137	0.00				
SOYBEANS	11.7	35	0.00				
<b>Total Base Acres:</b>	26.3						

Owners: LEWIS, DAVID A



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## WETLAND DETERMINATION

U.S.D.A. Soil Conservation Service		SCS-CPA-026 (June 91)	1. Nar	2. Date of Request 11/6/92	
HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION			3. County Faribault		
4. Name of USDA Agency or Person Requesting Determination			5. File No. MT-9058-1-9056		

	FIELD NO.(s)	TOTAL ACRES
6. Is soil survey now available for making a highly erodible land determination? Yes <input type="checkbox"/> No <input type="checkbox"/>		
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.	NONE	
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.	NONE	
10. This Highly Erodible Land determination was completed in the: Office <input checked="" type="checkbox"/> Field <input type="checkbox"/>		

SECTION II - WETLAND		
	FIELD NO.(s)	TOTAL ACRES
11. Are there hydric soils on this farm? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
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.	NONE	
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.	1-2-3	28.2
14. Artificial Wetlands (AW). Artificial wetlands includes irrigation-induced wetlands. These wetlands are not subject to the wetland conservation provisions.	NONE	NONE
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. For 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 checked="" type="checkbox"/> field <input type="checkbox"/> and was delivered <input checked="" type="checkbox"/> mailed <input type="checkbox"/> to the person on _____		
28. Remarks. Act only. Permits may be required by other Federal, State or local units of government for construction activities on wetlands.		
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 Steve Bushner	31. Date 11/6/92

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

ASCS Copy



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## Summary

Parcel ID 180030801  
 Property Address  
 Sec/Twp/Rng 03-103-028  
 Brief Sect-03 Twp-103 Range-028 34.28 AC ALL THAT PART OF NE 1/4 OF SW 1/4 & OF NW 1/4 OF SE 1/4 LY S & E OF RR EX TR COM 2348.74'N & 456.14'E OF  
 Tax Description SW COR SE 1/4 SELY 654.97' NELY 426.85' W 472.31' SWLY 350.88' TO BEG  
 (Note: Not to be used on legal documents)  
 Deeded Acres 34.28  
 Class 101 - (HSTD) AGRICULTURAL  
 District (1801) 1801 VERONA TOWNSHIP  
 School District 2860  
 Creation Date 12/05/1995

## Owner

Primary Taxpayer  
 David A & Mary E Lewis  
 23365 228th St  
 Winnebago, MN 56098

## Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER	68.7	0	0	0	27.700	AC
2	WASTELAND	0	0	0	0	3.700	AC
3	ROAD	0	0	0	0	2.880	AC
Total						34.280	

## Sales

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price	eCRV
N	WD	U	11/22/1995	DAVID A & MARY E LEWIS	RICHARD H & JOLENE A LEWIS	\$51,150	\$51,150	

## Valuation

	2022 Assessment	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$194,400	\$173,500	\$174,200	\$174,200	\$174,200
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$194,400	\$173,500	\$174,200	\$174,200	\$174,200

## Taxation

	2023 Payable	2022 Payable	2021 Payable	2020 Payable	2019 Payable
Estimated Market Value	\$194,400	\$173,500	\$174,200	\$174,200	\$174,200
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$194,400	\$173,500	\$174,200	\$174,200	\$174,200
Net Taxes Due		\$454.00	\$444.00	\$454.00	\$486.00
+ Special Assessments		\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due		\$454.00	\$444.00	\$454.00	\$486.00

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



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**ALLEN KAHLER**

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**DOUG WEDEL**

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