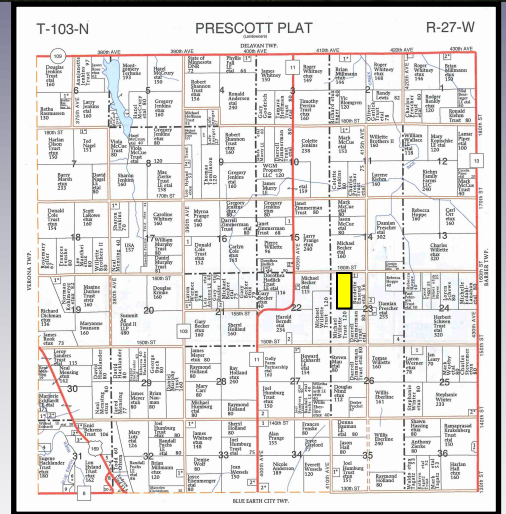
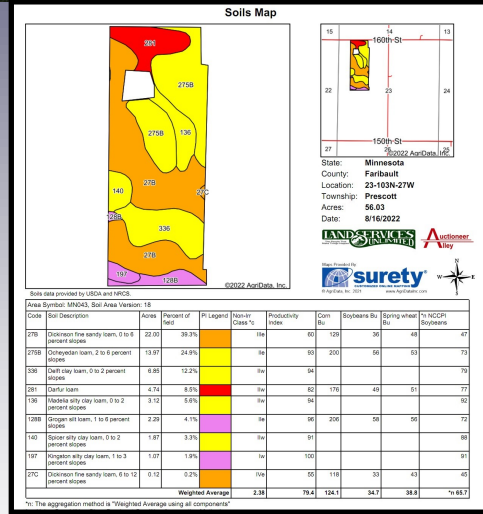
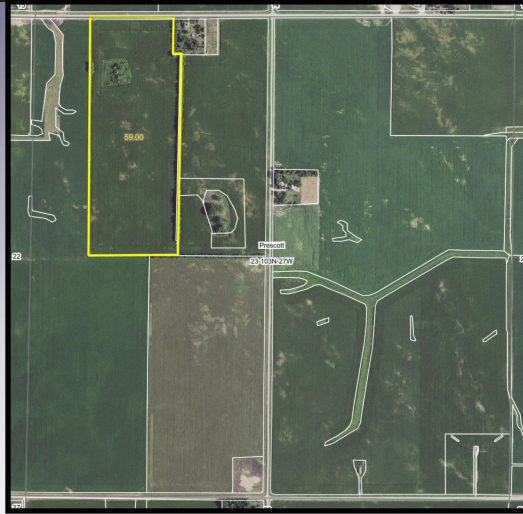


59 Acres +/- of Bare Farmland in Prescott Twp, Faribault Co., MN

FARMLAND AUCTION

Thursday, November 3, 2022 @ 10:00 AM

SALE LOCATION: Auction will be held at Average Jo's Bar 115 E 6th St, Blue Earth, MN 56013



PROPERTY LOCATION: From Blue Earth, MN: Go approximately 1 mile east on 110th Street to 400th Ave, then go 6 miles north to 160th Street, then go east 1/2 mile.

PROPERTY LEGAL DESCRIPTION: 59 +/- Deeded Acres: The W 1/4 of the E 1/2 of the NW 1/4 and the E 1/2 of the W 1/2 of the NW 1/4 all in Section 23, Township 103 North, Range 27 West, Faribault County, Minnesota.

AUCTION SALE TERMS:

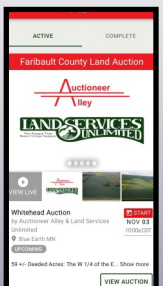
The Whitehead farm will be offered for sale as one parcel on sale day. Please review farm booklet for specific details. All bidders must register for a bidding number prior to bidding on sale day. The successful buyer at the conclusion of the auction will enter into a purchase agreement & make a 20% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before December 12, 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 crop 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 pleased to be offering this quality Faribault County farmland for sale by Public Auction on November 3rd representing The Whitehead Family. This gently rolling 59 +/- acres, good CPI farmland is located just northeast of Blue Earth, MN. All friends, neighbors, farmers and investors are invited to take advantage of this opportunity to add this tillable farmland 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 there! Respectfully, Dustyn Hartung and Sales Staff.

ONLINE BIDDING AVAILABLE!

Owner: Gordon B. Whitehead Revocable Living Trust



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

www.auctioneeralley.com

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DOUG WEDEL & SCOTT CHRISTOPHER

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Fairmont, MN 56031
507-238-4318

WHITEHEAD PROPERTY INFORMATION

SALE METHOD:	This farm will be offered for sale as one parcel on sale day. 59 Deeded Acres x the bid * Selling by legal description only		
LEGAL DESCRIPTION:	59 +/- Deeded Acres located in the W ¼ of the E ½ of the NW ¼ and the E ½ of the W ½ of the NW ¼ all in Section 23 of Prescott Twp, Faribault County, MN T103N, R27W		
TAX PARCEL ID:	150230200		
BUILDINGS:	None		
REAL ESTATE TAXES:	2022 (NON-HSTD) Ag Taxes = \$1,832.00		
FSA INFORMATION:	Total Deeded Acres	=	59.00 +/- Acres
	FSA Tillable Acres	=	56.03 +/- Acres
	Corn Base Acres	=	29.6 +/- Acres
	Corn PLC Yield	=	162.00 +/- Bushels
	Soybean Base Acres	=	26.4 +/- Acres
	Soybean PLC Yield	=	49.00 +/- Bushels
	Total Base Acres	=	56.00 +/- Acres
PREDOMINANT SOILS:	Dickinson Fine Sandy Loam, Ocheyedun Loam & Delft Clay Loam		
CPI:	Crop Productivity Index = 79.4 *See Soils Map		
TOPOGRAPHY:	Level *See Topography Map		
DRAINAGE:	This farm is not part of a county drainage system.		
NRCS CLASSIFICATION:	NHEL (Non-Highly Erodible Land)		
WETLAND STATUS:	Completed 2-5-1990. *See Wetland Determination		
LEASE STATUS:	This farm is under lease for the 2022 crop year. Sellers will keep all of the 2022 farm 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



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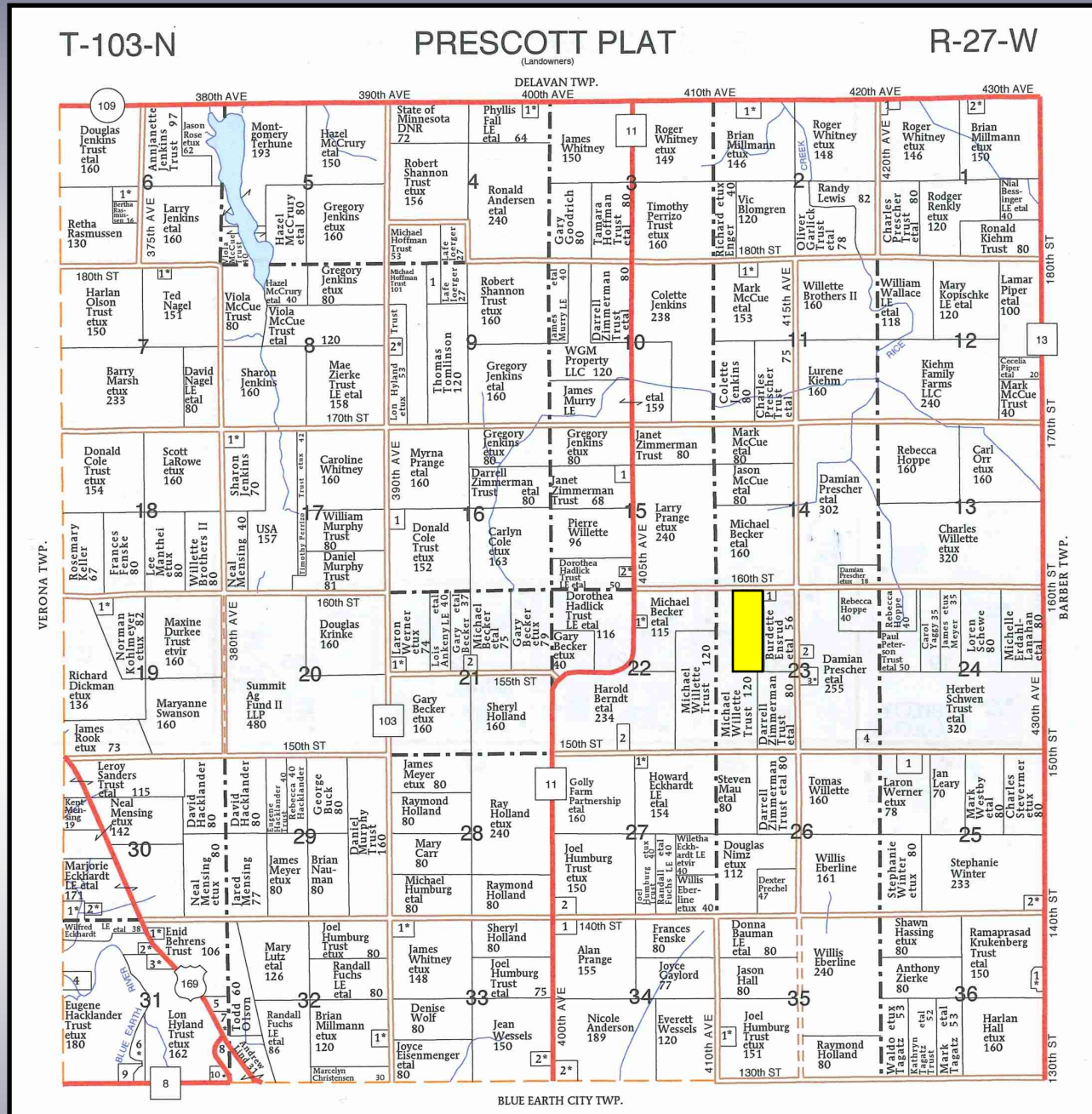
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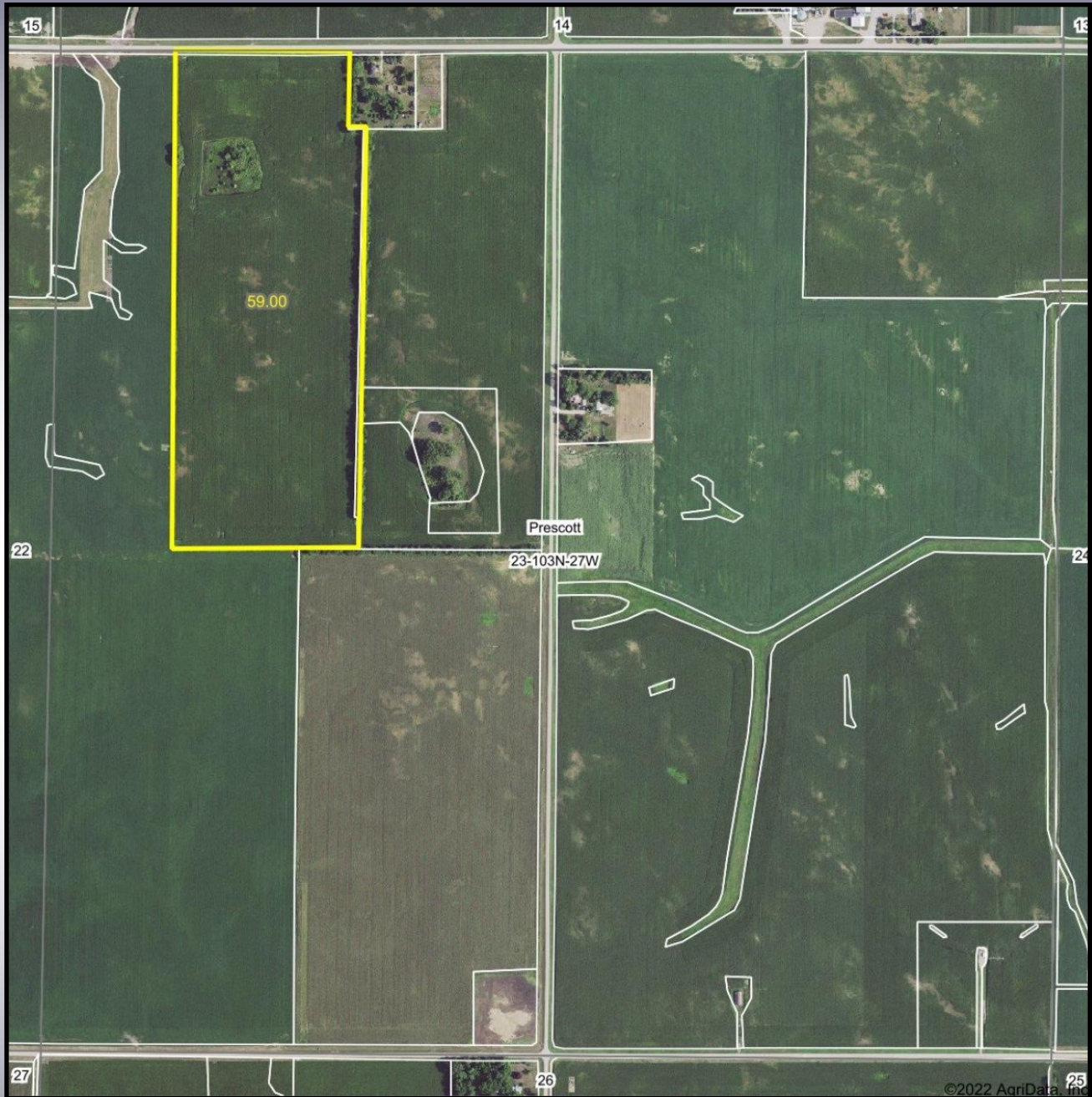
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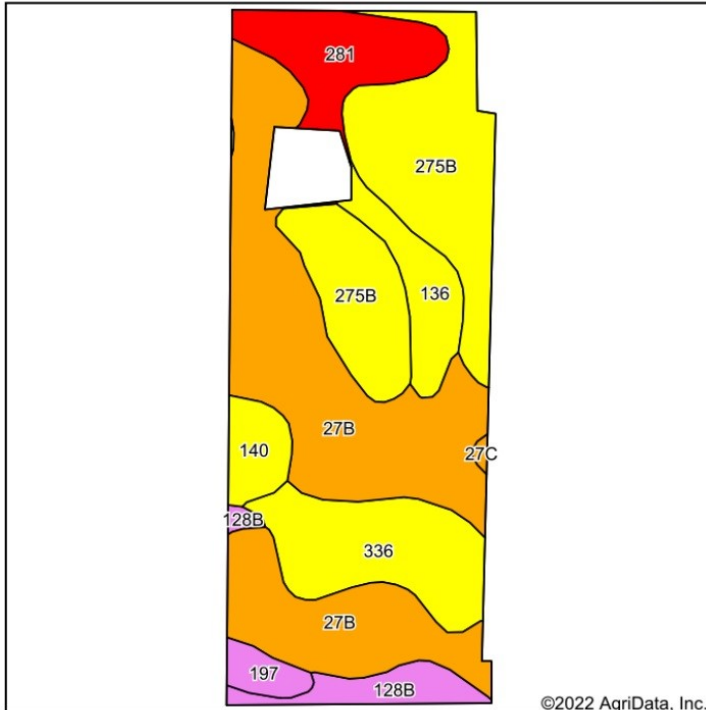
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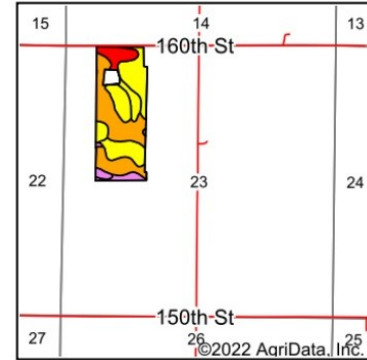
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Soils Map



Soils data provided by USDA and NRCS.

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State: Minnesota
County: Faribault
Location: 23-103N-27W
Township: Prescott
Acres: 56.03
Date: 8/16/2022



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
27B	Dickinson fine sandy loam, 0 to 6 percent slopes	22.00	39.3%		IIIe	60	129	36	48	47
275B	Ocheyedan loam, 2 to 6 percent slopes	13.97	24.9%		IIe	93	200	56	53	73
336	Delft clay loam, 0 to 2 percent slopes	6.85	12.2%		IIw	94				79
281	Darfur loam	4.74	8.5%		IIw	82	176	49	51	77
136	Madelia silty clay loam, 0 to 2 percent slopes	3.12	5.6%		IIw	94				92
128B	Grogan silt loam, 1 to 6 percent slopes	2.29	4.1%		IIe	96	206	58	56	72
140	Spicer silty clay loam, 0 to 2 percent slopes	1.87	3.3%		IIw	91				88
197	Kingston silty clay loam, 1 to 3 percent slopes	1.07	1.9%		Iw	100				91
27C	Dickinson fine sandy loam, 6 to 12 percent slopes	0.12	0.2%		IVe	55	118	33	43	45
Weighted Average						2.38	79.4	124.1	34.7	38.8
										*n 65.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



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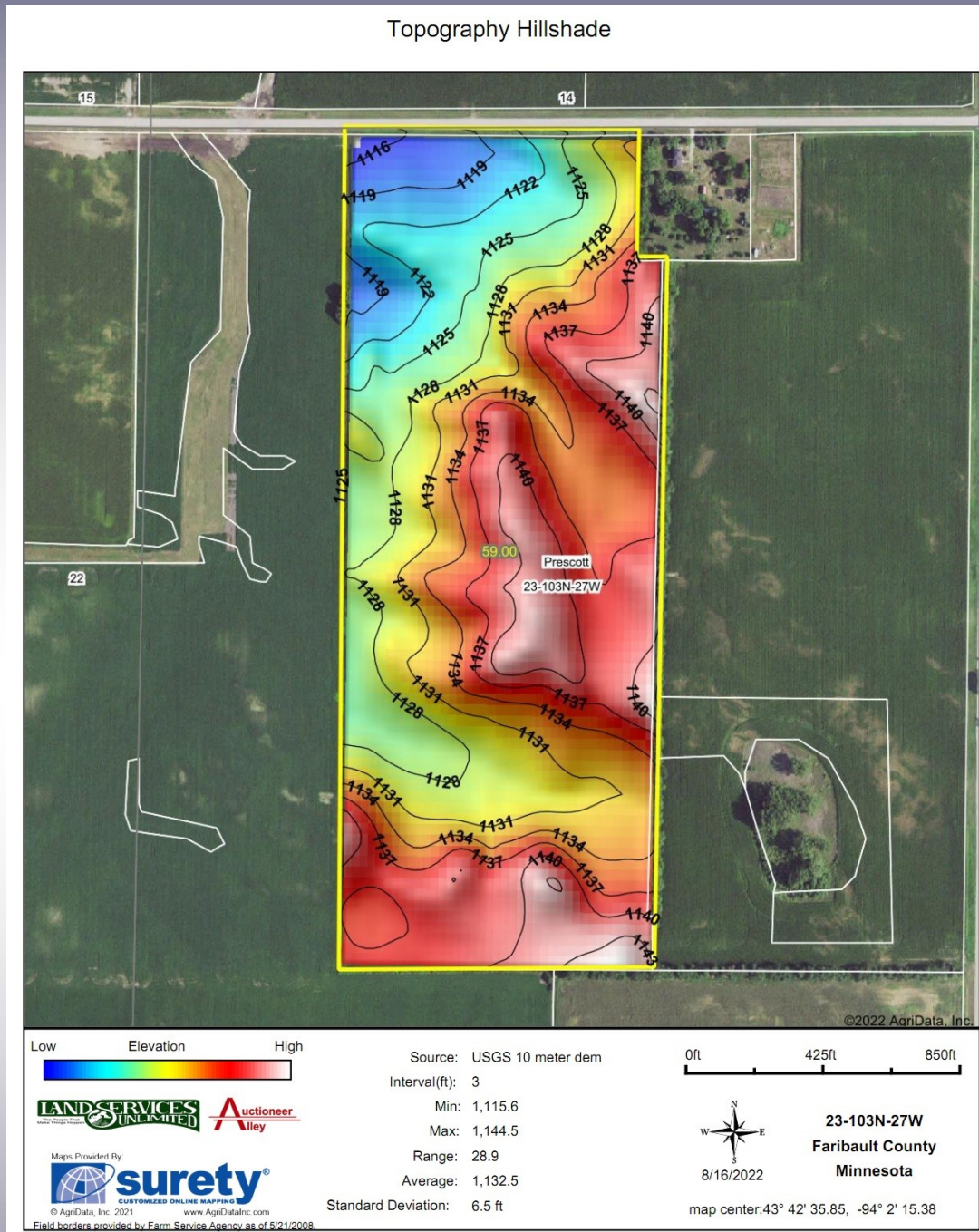
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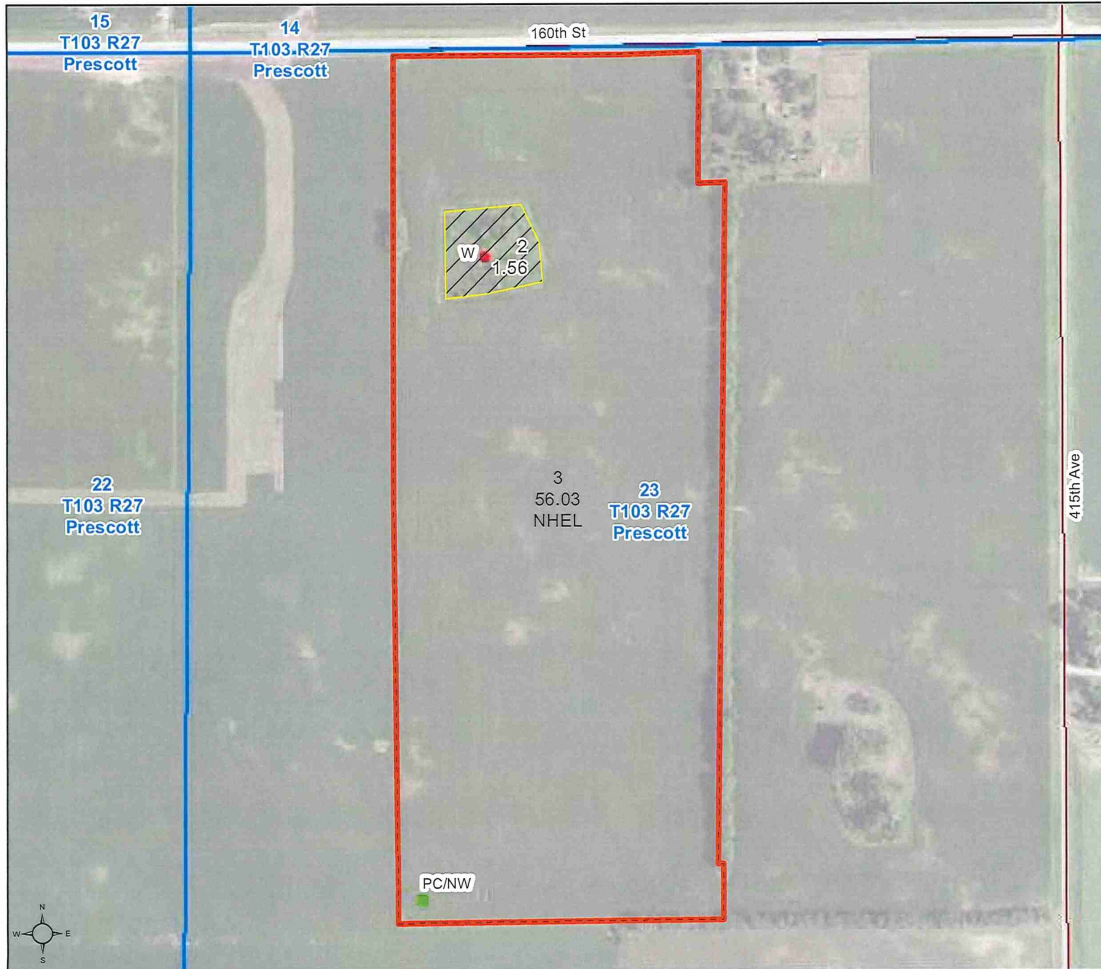
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United States
Department of
Agriculture

Faribault County, Minnesota

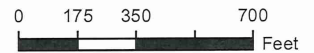


Farm 10429

Tract 2342

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

Non-Cropland

Cropland

Tract Boundary

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation

Compliance Provisions

Tract Cropland Total: 56.03 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: 2342 Description 59AC IN E 3/4 NW4(23)PRE

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 contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
57.59	56.03	56.03	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	56.03	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	29.6	162	0.00				
SOYBEANS	26.4	49	0.00				
Total Base Acres:	56.0						

Owners: WHITEHEAD, GORDON

Other Producers: None



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WETLAND DETERMINATION

U.S.D.A. Soil Conservation Service SUB-CFA-426 (1-88)

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

4. Name of USDA Agency or Person Requesting Determination ASCS

SECTION I - HIGHLY ERODIBLE

6. Is soil survey now available for making a highly erodible land determination? o(s)

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. Field 2

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 ☒ Field ☐

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? X Yes ☐ No ☐ Field No.(s)

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. 1 1.0 ac

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. Remainder of Field 1 & 2

14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA. 2

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 N/A are considered maintenance and are in compliance with FSA.

18. The planned alteration measures on wetlands in fields N/A 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 ☒ Field ☐

20. This determination was: Delivered ☐ Mailed ☒ To the Person on Date: 2-5-90

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 45 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 This is for tracts 2342 & 2343 (MT-2344) in Section 23 of Prescott Twp.

22. Signature of SCS District Conservationist Randy Hunkeler

23. Date 2-5-90

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



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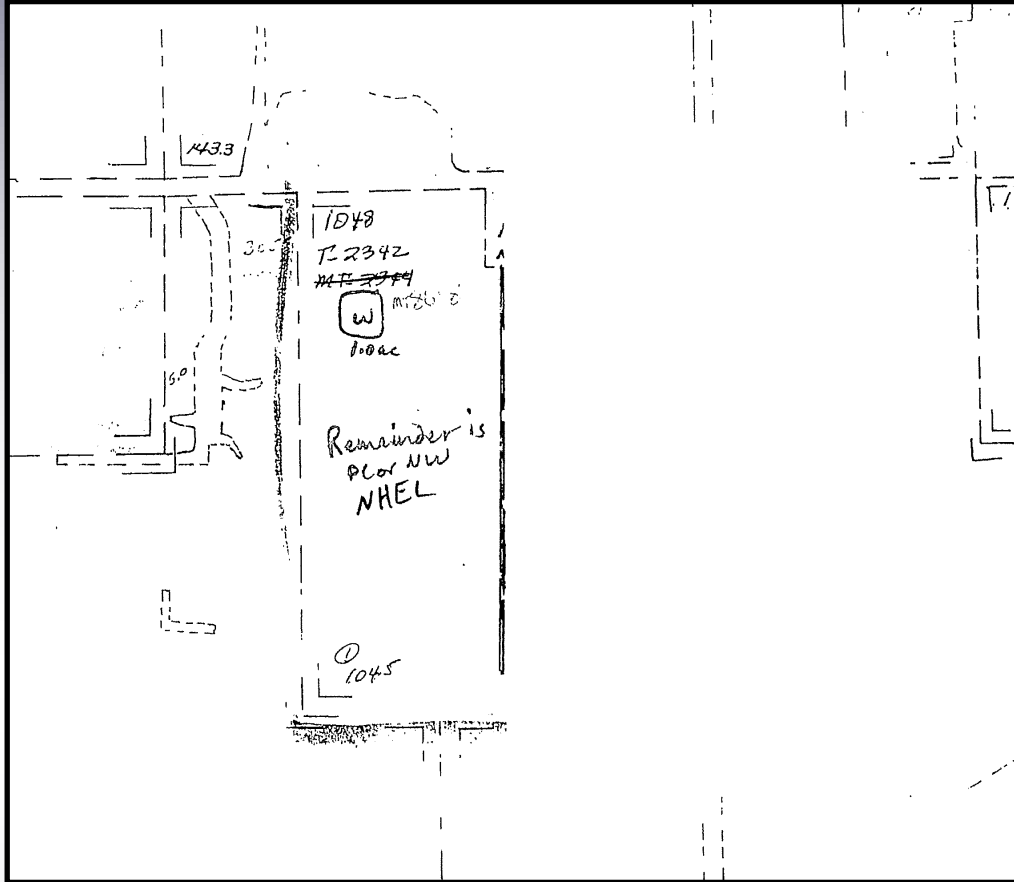
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WETLAND DETERMINATION MAP



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Summary

Parcel ID 150230200
Property Address
Sec/Twp/Rng 23-103-027
Brief Sect-23 Twp-103 Range-027 59.00 AC E 1/2 OF W 1/2 OF NW 1/4 & W 1/4 OF E 1/2 OF NW 1/4 EX TR COM AT NE COR OF W 1/4 OF NW 1/4 W4R
Tax Description S20R E4R N20R
(Note: Not to be used on legal documents)
Deeded Acres 59.00
Class 101 - (NON-HSTD) AGRICULTURAL
District (1501) 1501 PRESCOTT TWP
School District 2860
Creation Date 06/27/1989

Owner

Primary Taxpayer
Gordon B Whitehead Rev Liv Tr
4621 Naomi Ridge Lane
Sarasota, FL 34233

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER	65.9	0	0	0	57.590	AC
2	WASTELAND	0	0	0	0	0.660	AC
3	ROAD	0	0	0	0	0.750	AC
Total						59.000	

Valuation

	2022 Assessment	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$383,700	\$342,000	\$342,100	\$342,100	\$342,100
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$383,700	\$342,000	\$342,100	\$342,100	\$342,100

Taxation

	2023 Payable	2022 Payable	2021 Payable	2020 Payable	2019 Payable
Estimated Market Value	\$383,700	\$342,000	\$342,100	\$342,100	\$342,100
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$383,700	\$342,000	\$342,100	\$342,100	\$342,100
Net Taxes Due		\$1,832.00	\$1,796.00	\$1,818.00	\$1,868.00
+ Special Assessments		\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due		\$1,832.00	\$1,796.00	\$1,818.00	\$1,868.00

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



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ALLEN KAHLER

MNIA REAL ESTATE BROKER &
MNIA CERTIFIED GENERAL APPRAISER
507-841-1564
AUCTIONEERALLEY@GMAIL.COM



KEVIN KAHLER

MNIA REAL ESTATE SALESMAN &
LICENSED AUCTIONEER
507-920-8060
AUCTIONEERALLEY@GMAIL.COM
K.KAHLER@HOTMAIL.COM



LEAH HARTUNG

MNIA REAL ESTATE BROKER &
MNIA CERTIFIED GENERAL APPRAISER
507-236-8786
LEAH@AUCTIONEERALLEY.COM



DUSTYN HARTUNG

MNIA REAL ESTATE SALESMAN &
LICENSED AUCTIONEER
507-236-7629
DUSTYN@AUCTIONEERALLEY.COM



DOUG WEDEL

MN REAL ESTATE SALESMAN &
MN APPRAISER &
LICENSED AUCTIONEER
507-236-4255
AUCTIONEERALLEY@GMAIL.COM
WEDELAUCTION@GMAIL.COM



CHRIS KAHLER

MN REAL ESTATE SALESMAN &
LICENSED AUCTIONEER
507-230-6006
AUCTIONEERALLEY@GMAIL.COM
CKAHL_3@HOTMAIL.COM



RYAN KAHLER

LICENSED AUCTIONEER
507-227-8528
AUCTIONEERALLEY@GMAIL.COM
RKAHL_3@HOTMAIL.COM



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