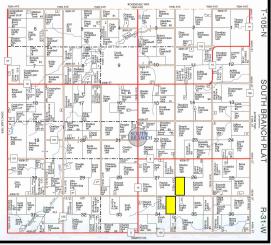
FARMLAND AUCTION Friday, November 4, 2022 @ 10:00 AM

SALE LOCATION: Auction will be held at the Knights of Columbus Hall 920 E 10th Street, Fairmont, MN



				Soi	ls Map)				
	LIOTA LIOTA		2211 L107A				28 33 State: County Locatic Towns Acres: Date:	/: Wato on: 34-10 hip: Souti 149.6 9/12/2		26 26 35 St. 35 St. Market Inc.
Falls do	ST STATE OF THE ST	7A		0202	2 AgriData	inc.		Sui	rety	W W
	SO LIGHTS AND NECES.	7A		0202	2 AgriData.	ing.	Ø	Sui	rety	w W
	ST STATE OF THE ST	7A Acres	Percent of field	©202		Inc.	Com	Sul Sul Soybeans Bu	rety	* W The NACOPI Soybeans
Area Sy	50 50 50 50 50 50 50 50 50 50 50 50 50 5		Percent of field 31.2%		Non-irr	Productivity	Com Bu		ety service April Address Spring wheat Bu	*n NOCPI Soybears
Area Sy Code L107A 86	Legación de provided by USDA eno NROCa. metod: MN 165, 36 V USDA eno NROCa. Sel Description Caminaco-Giannos complex, 0 to 2 percent elopes Caminaco city Joans, 0 to 2 percent	Acres 46.65	field	Pi Legend	Non-irr Class *c	Productivity Index	Com Bu		rety see AyCodde Spring wheat Bu	Scybeans
Area Sy Code L107A 86 92182	as provided by USDA and NRCS. Indice Martins, Soil Area Version: 18 Soil Description Carriero-Glencoe complex, 0 to 2 percent dispes	Acres 46.65 38.87 22.78	field 31.2%	Pi Legend	Non-irr Class *c	Productivity Index	Com Bu		rety www.kg/Cutabo	Soybeans
Area Sy Code L107A 86 92182 L163A	100 persisted by USDA and NRCS. Heldo MNRTS, Sool Area NRCS. Commission Charles Sool Area Version: 18 Commission Charles Commis	Acres 46.65 38.87 22.78	51.2% 26.0% 15.2% 11.2%	PI Legend	Non-irr Class to Rw	Productivity Index 9 60 80	Com Bu		rety www.kyr/balov Spring wheat Bu	Soybeans
Area Sy Code L107A 86 92182	92 E00 MOST in provide the VIDEA and VINCES. MICH MY VIDEA and VINCES. Gas Description of the VIDEA and VINCES. Campaign-Galerian Campaign-Galerian Company. Campaign-Galerian Campaign-Gale	Acres 46.65 38.87 22.78	76 31 2% 26.0% 15.2%	PI Legend	Non-irr Class *c Bw	Productivity Index 9:	Com Bu		rety www.ky/Golder Spring wheat Bu	Soybeans
Area Sy Code L107A 86 92182 L163A 118	100 persisted by USDA and NRCS. Heldo MNRTS, Sool Area NRCS. Commission Charles Sool Area Version: 18 Commission Charles Commis	Acres 46.65 38.87 22.78	51.2% 26.0% 15.2% 11.2%	PI Legend	Non-irr Class to Bw Bw	Productivity Index 9 60 80	Com Bu		ety www.kyrisidev Spring wheat Bu	Soybeans
Area Sy Code L107A 86 92182 L163A 118	ing provided by USDA and NRCS. INDO. INDIVISION OF NRCS. SIZE Description SIZE Description Coursings Cigariness corruption, 0 to 2 precent stoces Coursings Cigariness corruption, 0 to 2 precent stoces Coursings Cigariness corruption, 2 to 6 Citagrin Coursings Cigariness corruption, 2 to 6 Citagrin Coursin 1 to 3 precent stopes Citagrin Coursin 1 to 3 precent stopes	Acres 46.05 38.87 22.78 16.78	761d 31.2% 26.0% 15.2% 11.2% 10.3%	PI Legend	Non-irr Class *c Par Ille Ille Ille	Productivity Index 9: 90	Gom Bu		ety www.kg/Galder Spring wheat Bu	Scyteans
Area Sy Code L107A 86 92182 L163A 118	approach by USA and VINCIA. The Description of the Control of the	Acres 46.65 38.87 22.78 16.78 15.46	98.0% 15.2% 11.2% 10.3% 2.4%	PI Legend	Non-irr Class to Per Ite Ite	Productivity Index 9: 9: 10: 10: 10: 10: 10: 10:	Com Bu		Spring wheat Bu	Soybeans
Area Sy Code L107A 86 92182 L163A 118 1028	as proceeding to state and ordical control of the state and ordical control	Acres 46.65 36.87 22.78 15.46 3.57 2.62	11.2% 26.0% 15.2% 11.2% 10.3% 2.4% 1.7%	PiLegend	Non-irr Class to Ewi Ewi Ife Ife	Productivity Index 9 90 81 81 81 81 81 81	Com Bu 1		wheat Bu	Soybeam



PROPERTY LOCATION: From Truman, MN: Go 2 miles north on MN State Hwy 15 to 430th St, then west 5 miles.

PROPERTY LEGAL DESCRIPTION: 80 +/- Deeded Acres: W 1/2 of the SW 1/4 in Section 26, & 80 +/- Deeded Acres: E 1/2 of the NE 1/4 Section 34, Township 105 North, Range 31 West, Watonwan County, Minnesota.

AUCTION SALE TERMS:

The Coleman farm 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 December 13th, 2022, when clear title will be furnished. This



sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. There will be a 2% buyers premium added onto the final sales price at the conclusion of the auction. The property is being sold AS IS-WHERE IS. Property is being sold subject to any and all zoning, environmental, state, federal laws or any easements including road, drainage, utility, or other easements or agreements of record. The property is being sold subject to a 2022 crop lease. Sellers will keep all of 2022 farm rent and pay all of the 2022 real estate 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 excited to be offering the Coleman Family's excellent bare farmland for sale on public auction in November. This bare land being offered for sale is some of Minnesota's finest with high CPI's and good drainage outlets! Also being sold on sale day is a very neat and well maintained 5.38 acre building site. For anyone who would like to view the building site prior to the auction, please make an appointment with sales staff. 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!

Contents Action
To Action

Owner: Kenneth Coleman Estate





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

AUCTIONEERS AND SALES STAFF
DUSTYN HARTUNG 507-236-7629
KEVIN KAHLER 507-920-8060
LEAH HARTUNG 507-236-8786
ALLEN, RYAN & CHRIS KAHLER
DOUG WEDEL & SCOTT CHRISTOPHER

FARMLAND AUCTION Eriday, November 4, 2022 @ 10:00 AM

SALE LOCATION: Auction will be held at the Knights of Columbus Hall 920 E 10th Street, Fairmont, MN





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

COLEMAN PROPERTY INFORMATION

SALE METHOD: These parcels of bare farmland and building site will be offered for sale

on our Multi Parcel Board Bidding system as follows:

Parcel 1- 74.62 Deeded Acres x The Bid- W $\frac{1}{2}$ of the SW $\frac{1}{4}$ Sec 26

Parcel 2- 5.38 Acre Building Site sold by gross dollars

Parcel 3- 80 Deeded Acres x The Bid- Combination of Parcel 1 & 2 Parcel 4- 80 Deeded Acres x The Bid- E ½ of the NE ¼ Sec 34 *Bare land will be sold by legal description only. Building site has

already been surveyed and included with information.

LEGAL DESCRIPTIONS: 160 +/- Deeded Acres located in the W ½ of the SW ¼ in Section 26 and

the East ½ of the NE ¼ in Section 34 South Branch Twp, Watonwan

County, MN T105N, R31W

TAX PARCEL ID 1-4: 120260200 & 120340200

BUILDINGS: 5.38 Acre Building Site to be offered separately and in combination.

REAL ESTATE TAXES 1-4: 2022 (HSTD) Ag Taxes = \$3,932.00

FSA INFO PARCEL 1: Total Deeded Acres = 74.62 +/- Acres

FSA Tillable Acres
Corn Base Acres
Corn PLC Yield
Soybean Base Acres
Soybean PLC Yield
Total Base Acres

= 72.89 +/- Acres
= 54.25 +/- Acres
= 176.00 +/- Bushels
= 18.08 +/- Acres
= 43.00 +/- Bushels
= 72.33 +/- Acres

PREDOMINANT SOILS 1: Canisteo Glencoe Complex, Clarion Swanlake Complex, Crippin Loam

CPI PARCEL 1: Crop Productivity Index = 92.9 *Excellent

*See Soils Map

TOPOGRAPHY 1: Leve

*See Topography Map

DRAINAGE 1: Part of Judicial Ditch 35 which outlets to the east and also has private

tile.

*See Tile Maps

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

WETLAND STATUS 1: Completed 9-23-2012

*See Wetland Determination

AUCTIONS - REAL ESTATE - APPRAISALS





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

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

FSA INFO PARCEL 4: Total Deeded A

 Total Deeded Acres
 =
 80.00 +/- Acres

 FSA Tillable Acres
 =
 77.47 +/- Acres

 Corn Base Acres
 =
 57.65 +/- Acres

 Corn PLC Yield
 =
 176.00 +/- Bushels

 Soybean Base Acres
 =
 19.22 +/- Acres

 Soybean PLC Yield
 =
 43.00 +/- Bushels

 Total Base Acres
 =
 76.87 +/- Acres

PREDOMINANT SOILS 4:

Canisteo Clay Loam, Okoboji Silty Clay Loam, Canisteo Glencoe

Complex

CPI PARCEL 4:

Crop Productivity Index = 91

*See Soils Map

TOPOGRAPHY 4:

Level to Gently Rolling *See Topography Map

DRAINAGE 4:

Part of private drainage system & agreement (full agreement available on

our website)

*See Private Tile Map

NRCS CLASSIFICATION 4: NHEL (Non-Highly Erodible)

WETLAND STATUS 4:

Completed 5/27/2012

*See Wetland Determination

LEASE STATUS 1 & 4:

These farms are 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. New buyer will be granted permission to do fall tillage following the auction if the 2022 crop is removed.

If there are any questions prior to the sale please call and thank you for looking! We hope to see you on auction day!



AUCTIONS – REAL ESTATE - APPRAISALS





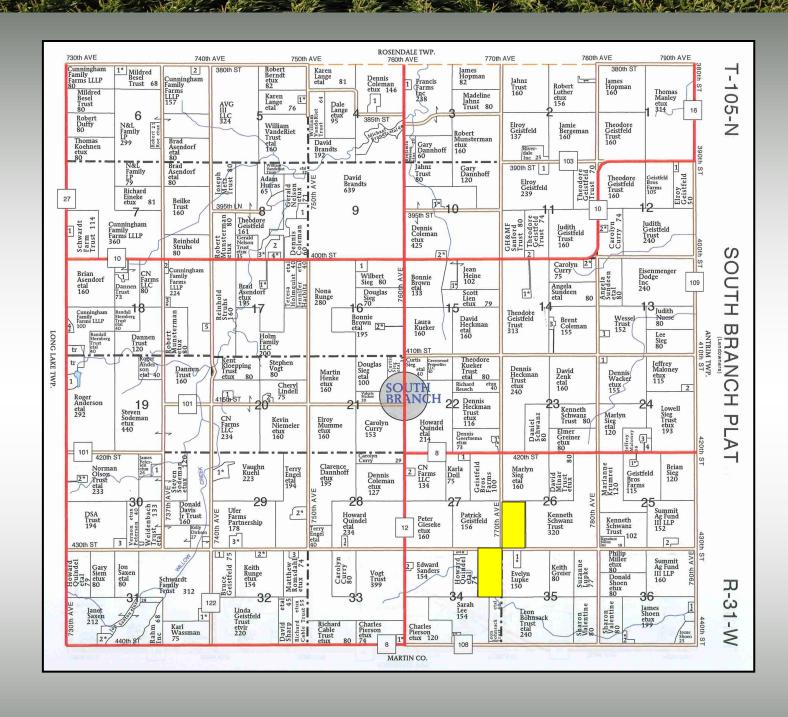
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PARCEL 1







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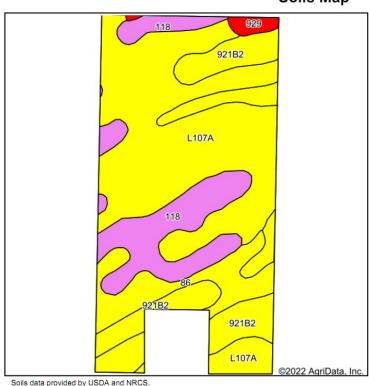
FARMLAND AUCTION

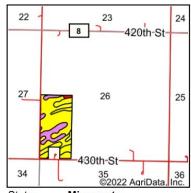
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PARCEL 1

Soils Map





State: Minnesota
County: Watonwan
Location: 26-105N-31W
Township: South Branch

Acres: 71.72 Date: 10/12/2022









100000000000000000000000000000000000000	TO SECTION TO SECTION OF WATER DEPOSITION OF THE SECTION OF THE SE				
Area Sy	mbol: MN165, Soil Area Version: 18				
Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	35.84	50.0%	0	91
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	13.05	18.2%		92
118	Crippin loam, 1 to 3 percent slopes	12.83	17.9%		100
86	Canisteo clay loam, 0 to 2 percent slopes	8.99	12.5%		93
929	Fieldon-Canisteo complex	1.01	1.4%		83
	92.9				





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FARMLAND AUCTION

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PARCEL 1 NDVI MAP







Client:	
Farm:	
Field:	
Date:	10/13/2022
Acres:	71.72
	State: MN
	County: Watonwan
L	ocation: 26-105N-31W

Township: South Branch
Map Center: 43° 52' 10.72. -94° 31' 9.82

_	Value
High	86 - 99
	81 - 85
OMASS	76 - 80
M	71 - 75
B	66 - 70
Ä	61 - 65
ATIVE	51 - 60
REL	41 - 50
	21 - 40
Low	1 - 20
	0 - 0

Soils Weighted Average

Productivity Index: 92.9

Elevation (feet)

Min: 1,106.3 Max: 1,119.3 Range: 13.0 Mean: 1,111.0 Std Dev: 2.8









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

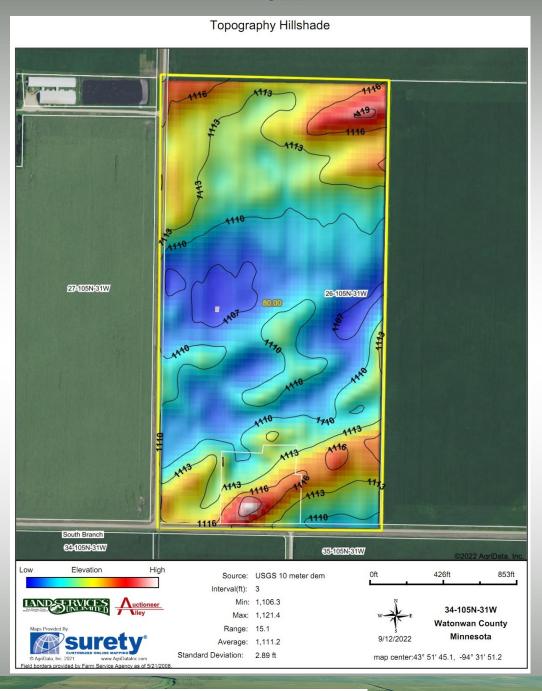
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PARCEL 1







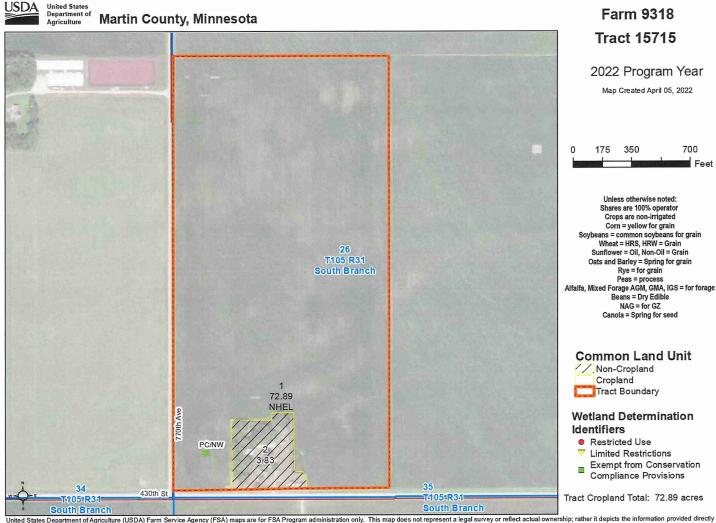
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PARCEL 1



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 he producer and/or Na ional 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 determina ion 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.





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

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PARCEL 1

Minnesota

U.S. Department of Agriculture

Farm Service Agency

Report ID: FSA-156EZ

Prepared: 9/7/22 10:54 AM

Crop Year: 2022 Abbreviated 156 Farm Record Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

IT 09 WATONWAN

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland Cropland

Cropland

ARC/PLC

Cropland

Status

GRP

ARC-CO-Default

NONE

FARM: 9318

Tracts

Conservation

Other Effective DCP Cropland

Double Cropped

WBF

Native MPL/FWP

PLC-Default

NONE

ARC-IC-Default

PLC NONE

ARC-CO CORN, SOYBN ARC-IC NONE

CCC-505

NONE

CORN SOYBEANS Total Base Acres:

Crop

Acreage 111.9 37.3

Yield 176 43

0.00 0.00

0 0

Description W2 SW4 (26) SOUTH BRANCH Tract Number: 15715

FSA Physical Location:

ANSI Physical Location: Watonwan, MN

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Cropland 72.89 76.72

DCP Cropland 72.89

0.0

0.0

EWP 0.0

0.0

GRP 0.0

State Conservation 0.0

Other Conservation 0.0

Effective 72.89

Double Cropped 0.0

MPI /FWP 0.0

Native 0.0

Crop

PLC Yield

CCC-505 CRP Reduction

SOYBEANS

Owners: COLEMAN, KENNETH

54.25 18.08

0.00 0.00

Total Base Acres:

72.33

COLEMAN, MILDRED



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

AUCTIONEERS AND SALES STAFF DUSTYN HARTUNG 507-236-7629 KEVIN KAHLER 507-920-8060 **LEAH HARTUNG 507-236-8786** ALLEN, RYAN & CHRIS KAHLER **DOUG WEDEL & SCOTT CHRISTOPHER**

ww.auctioneera

FARMLAND AUGTION

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PARCEL 1 WETLAND DETERMINATION

USDA	United States Do of Agriculture	epartment	Natural Ro Conservat	esources ion Service	NRCS-CPA-0261 9/200
	HIGHLY ERODIF	BLE LAND AN	D WETLAND C	ONSERVATIO	<u>N DETERMINATIO</u>
Name Address			Request Date:	t 8/24/2012	County: Watonwan
Agency or Pers Requesting Det		ner	Tract No:	15715	Farm 9318 No:
	Section	ı I - Highly E	rodible Land		
	ow available for making a		nd determination?		
Fields in this secti for which an HEL	ion have undergone a dete Determination has not be sing an approved conserva	ermination of wheth	not listed. In order to	be eligible for USD	A benefits, a
Field(s)	HEL(Y/N)	Sodbust (Y/N	i) Acre		rmination Date
	Li v tance av L	V11 111 11	om your FS#	7 011.00	
	S	Section II - W	etlands		
Are there hydric		Yes	VIII ha was		
additional inform	ion have had wetland dete ation regarding allowable wetland determinations ar	e activities under the	e wetland conservation	n provisions of the l	Codes for
Field(s)	<u>Wetland</u> <u>Label</u>	Occure Yea		Determination Date	n <u>Certification</u> <u>Date</u>
1	PC/NW	1 6 7	72.9	8/24/2012	9/23/2012
The wetland deter	rmination was complete	d in the Field	It was delivered	l by: Mail	On: 8/24/2012
Remarks:	Final determination as 3/23/2012.	result of checking	ng yes to question	10a or 10b on the	e AD-1026 signed
I certify that the	above determinations are National Food Security A		onducted in accordance	ce with policies and	procedures
I certify that the contained in the		ct Manual.	Date	ce with policies and	procedures





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

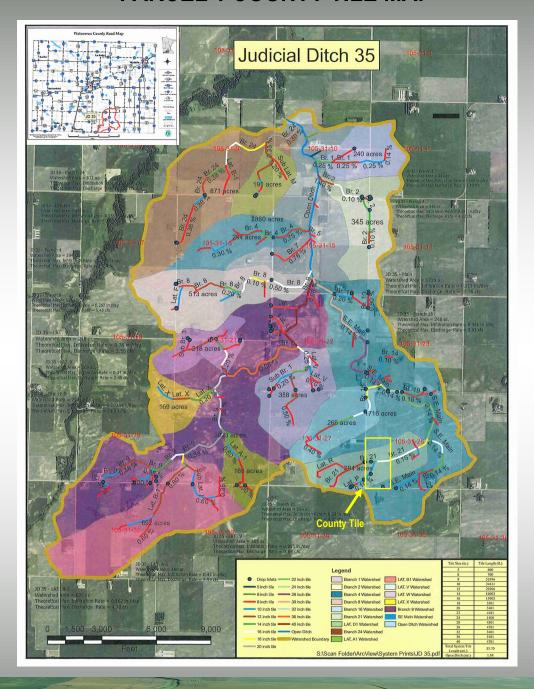
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PARCEL 1 COUNTY TILE MAP







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

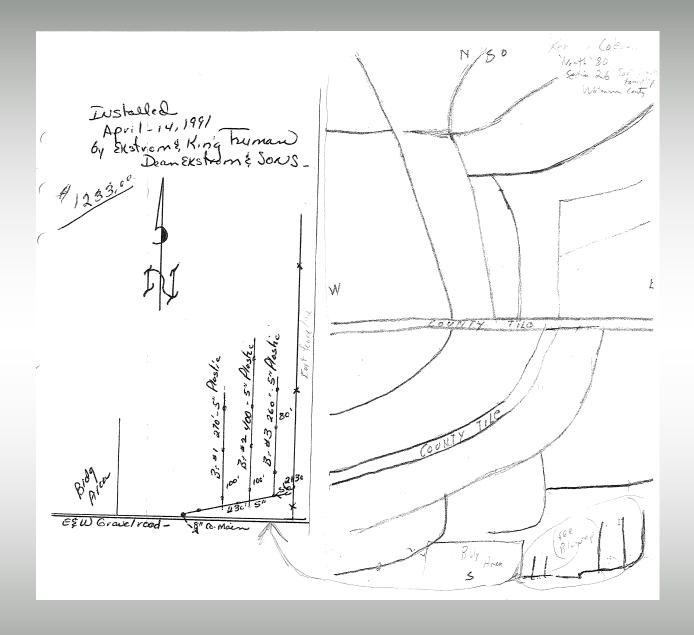
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PARCEL 1 TILE MAP







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20220 10:00

SALE LOCATION: Auction will be held at the Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

PARCEL 1-3 ASSESSOR INFORMATION

Beacon[™] Watonwan County, MN

Summary

Parcel ID 120260200 Property Address 77118 430TH ST TRUMAN

Sec/Twp/Rng Sect-26 Twp-105 Range-031 80.00 AC W1/2 OF SW1/4 Brief Tax Description

(Note: Not to be used on legal docum

Deeded Acres Class District

80.00 101 - (HSTD) AGRICULTURAL; 101 - (HSTD) AGRICULTURAL (1201) SOUTH BRANCH SD#0458

School District 07/10/1989



Owners

Primary Taxpaye Linda L Salden Etal 77118 430th St Truman, MN 56088 Alternate Taxpayer Kenneth & Mildred Coleman 77118 430th St Truman, MN 56088

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	71.3	0	0	0	76.000	AC
2	ROADS 2A	0	0	0	0	3.000	AC
3	AG BLDG SITE	0	0	0	0	1.000	AC
	Total					80.000	

Buildings

Building 1 Year Built 1.5 STORY Architecture Heated Sq Ft Finished Basement Sq Ft Construction Quality 0 D5.5 FAIR+ Condition N/A CEMNT BLOC Foundation Type Frame Type WOOD FRAME D-A REG SLATE SIDE Exterior Walls N/A GABLE/HIP COMP SHNGL Windows Roof Structure Roof Cover Interior Walls PLASTER: DRYWALL Floor Cover CARPET: SHT VINYL Heat Air Conditioning AIR DUCTED CENTRAL Bedrooms Bathrooms Kitchen 1st Floor Area Sq Ft N/A 1056 Ceiling Stories N/A 1.5





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

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FARMLAND AUCTION

Friday, November 4, 2022 @ 10:00 AM

SALE LOCATION: Auction will be held at the Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

PARCEL 1-3 ASSESSOR INFORMATION

Extra Fe	eatures						
Seq	Code	Description		Dim 1	Dim 2	Units	UT
1	GARAGE	GARAGE		24	26	624.000	SF
2	MACHSD	MACHINE SHED		32	56	1,792.000	SI
3	OPFRNT	OPEN FRONT SHED		28	64	1,792.000	SF
4	OLDSHD	MISC. SHED		14	16	224.000	SI
5	RESBIN	RESIDUAL BIN VALUE		0	15	100.000	U
6	GRNBIN	GRAIN BIN		0	24	1.000	U
7	GRNBIN	GRAIN BIN		0	15	1.000	UI
8	RESBIN	RESIDUAL BIN VALUE		0	0	300.000	U
Valuatio	on						
		2022 Assessment	2021 Assessment	2020 Assessment	2019 Assessment	2018 Ass	essmen
+ Est	timated Building Value	\$60,400	\$45,600	\$45,600	\$44,100		\$44,10
+ Est	timated Land Value	\$635,200	\$528,400	\$559,600	\$559,600	\$	505,50
+ Est	timated Machinery Value	\$0	\$0	\$0	\$0		\$0
= Est	timated Market Value	\$695,600	\$574,000	\$605,200	\$603,700	\$	549,600
Taxation	n						
			2022 Payable	2021 Payable	2020 Payable	2019	Payable
Est	timated Market Value		\$574,000	\$605,200	\$603,700	\$	549,60
- Exc	cluded Value		\$0	\$0	\$0		\$1
- Ho	mestead Exclusion		(\$21,600)	(\$21,800)	(\$20,400)	(3	20,400
= Tax	xable Market Value		\$552,400	\$583,400	\$583,300	\$	529,200
Ne	et Taxes Due		\$1,887.45	\$1,890.22	\$1,806.83	\$:	1,740.83
+ Spe	ecial Assessments		\$236.55	\$129.78	\$183.17		\$183.1
= Tot	tal Taxes Due		\$2,124.00	\$2,020.00	\$1,990.00		1.924.00

Photos

















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PARCEL 1-3 ASSESSOR INFORMATION

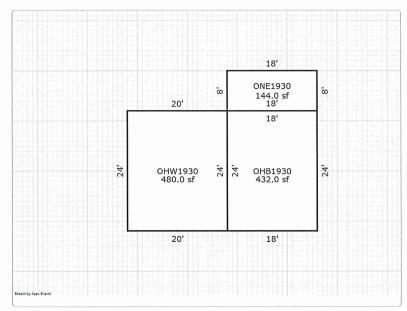








Sketches







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PARCEL 2: 5.38 Acre Building Site at 77118 430th Street, Truman, MN 56088

A very nice well-maintained building site located just west of Truman, MN with a 3-bedroom, 1 full bath-room house with a 24' x 26' detached 2-stall garage. This site also includes a 32' x 56' machine shed with 2/3 concrete floor, an open front shed that is 28' x 64' and grain bins.























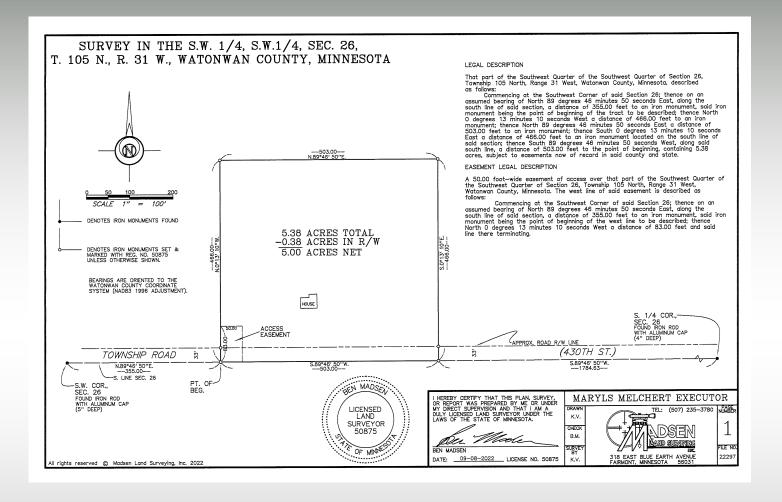
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PARCEL 2-Building Site Survey







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PARCEL 3-80 Acres-Combination of 1 & 2







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PARCEL 4







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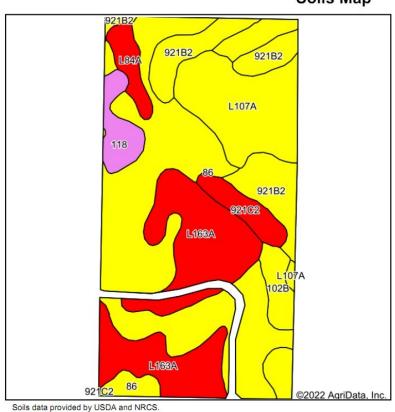
FARMLAND AUCTION

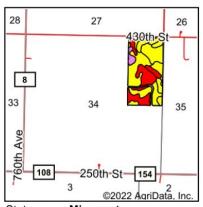
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SALE LOCATION: Auction will be held at the Knights of Columbus Hall 920 F 10th Street, Fairmont, MN

PARCEL 4

Soils Map





State: Minnesota
County: Watonwan
Location: 34-105N-31W
Township: South Branch

Acres: 77.47
Date: 9/12/2022







Area Sy	ymbol: MN165, Soil Area Version: 18						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
86	Canisteo clay loam, 0 to 2 percent slopes	29.76	38.4%		llw	93	81
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	16.78	21.7%		Illw	86	74
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	10.80	13.9%		llw	91	81
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	9.23	11.9%		lle	92	84
102B	Clarion loam, 2 to 6 percent slopes	3.57	4.6%		lle	95	84
118	Crippin loam, 1 to 3 percent slopes	2.73	3.5%		le	100	87
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	2.52	3.3%		Ille	87	72
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.08	2.7%		Illw	86	76
	•		Weight	ted Average	2.24	91	*n 79.8

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

^{*}c: Using Capabilities Class Dominant Condition Aggregation Method





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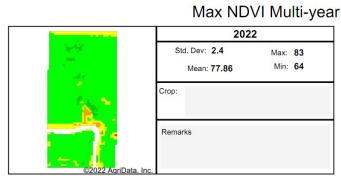
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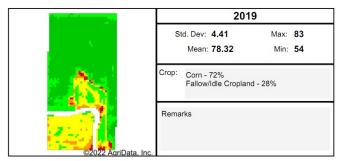
SALE LOCATION: Auction will be held at the Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

PARCEL 4 NDVI MAP









Client:	
Farm:	
Field:	
Date:	10/13/2022
Acres:	77.47
	State: MN
	County: Watonwan
L	ocation: 27-105N-31W
To	wnship: South Branch
Мар	Center: 43° 51' 46.45, -94° 31' 51.11

_	Value	
g	86 - 99	
ST	81 - 85	
AS	76 - 80	
M	71 - 75	
B	66 - 70	
VE	61 - 65	
F	51 - 60	
EL	41 - 50	
Α.	21 - 40	
Low RELATIVE BIOMASS High	1 - 20	
	0 - 0	

Soils Weighted Average Productivity Index: 91

Elevation (feet)

Min: 1,101.6 Max: 1,122.1 Range: 20.5 Mean: 1,108.6

Std Dev: 4.7







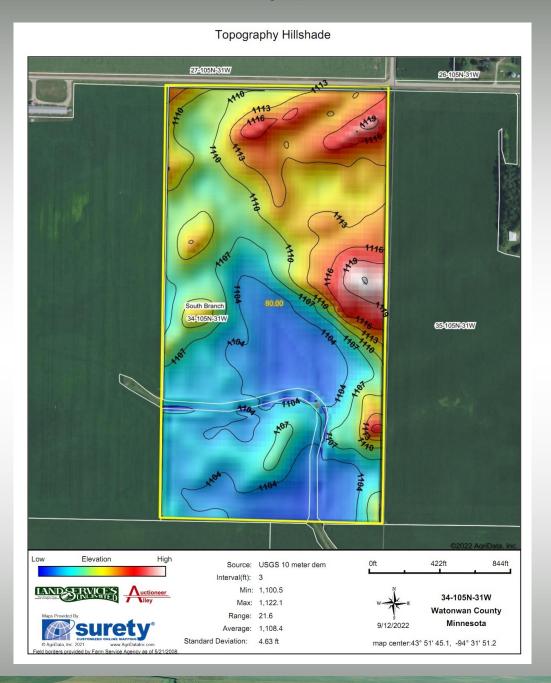


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PARCEL 4







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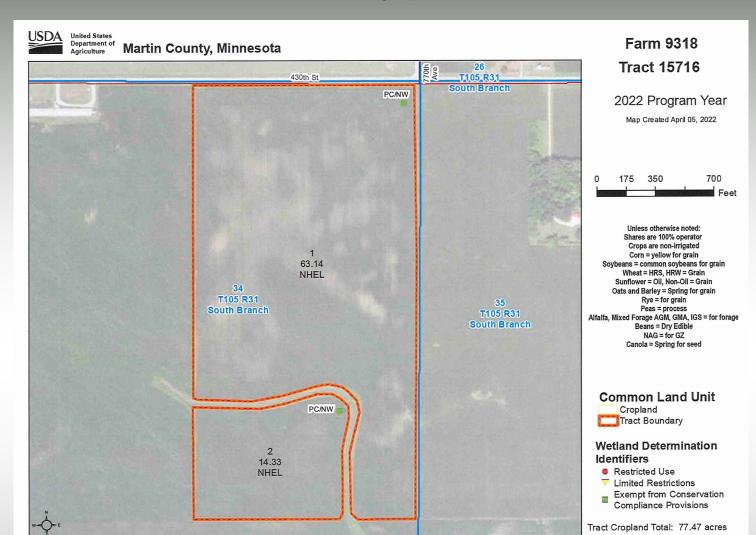
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PARCEL 4



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PARCEL 4

FARM: 9318

Minnesota

U.S. Department of Agriculture

Prepared: 9/7/22 10:54 AM

Martin

Farm Service Agency

Crop Year: 2022

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Other Producers: None

Tract Number: 15716

Description E2 NE4 (34) SOUTH BRANCH

FSA Physical Location:

Watonwan, MN

ANSI Physical Location: Watonwan, 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	Cropland	GRP
77.47	77.47	77.47	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	77,47	0.0		0.0	0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	57.65	176	0.00
SOYBEANS	19.22	43	0.00

Total Base Acres: 76.87

Owners: COLEMAN, KENNETH

COLEMAN, MILDRED

Other Producers: None





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2022 @ 10:00

SALE LOCATION: Auction will be held at the Knights of Columbus Hall 920 F 10th Street, Fairmont, MN

PARCEL 4 WETLAND DETERMINATION



United States Department of Agriculture

Natural Resources Conservation Service NRCS-CPA-026E 9/2000

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address		Request Date:	3/23/2012	County:	Watonwan
Agency or Person Requesting Determination:	Landowner	Tract No:	15716	Farm No:	9318

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination? Are there highly erodible soil map units on this farm?

Fields in this section have undergone a determination of whether they are highly crodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field(s)	HEL(Y/N)	Sodbust (Y/N)	Acres	Determination Date				
Refer to the Previous HEL determination								
available on file from your FSA office								

Section II - Wetlands

Are there hydric soils on this farm? Yes

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

<u>Field(s)</u>	Wetland Label	Occurence Year	Acres	Determination Date	Certification <u>Date</u>
1	PC/NW		63.1	4/27/2012	5/27/2012
2	PC/NW		14.3	4/27/2012	5/27/2012

The wetland determination was completed in the Field It was delivered by: Mail On: 4/27/2012

Remarks: Final determination a result of checking yes to question 10a or 10b on the AD-1026 signed 3/23/2012.

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist		Date
Phillis Brey	4/27/2012	4/27/2012





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PARCEL 4 WETLAND DETERMINATION MAP







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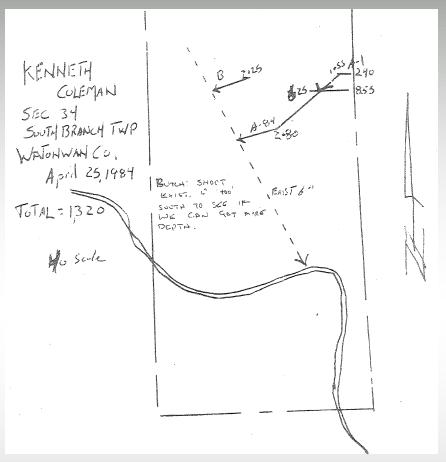
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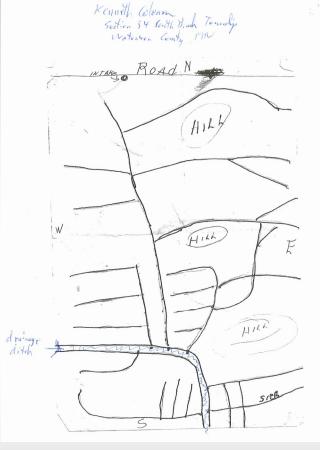
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PARCEL 4 TILE MAPS









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PARCEL 4 ASSESSOR INFORMATION

Beacon™ Watonwan County, MN

Summary

Parcel ID 120340200 Property Address

 Sec/Twp/Rng
 34-105-031

 Brief Tax Description
 Sect-34 Twp-105 Range-031 80.00 AC E1/2 OF NE1/4

(Note: Not to be used on legal documents)

Deeded Acres 80.00

 Class
 101 - (HSTD) AGRICULTURAL

 District
 (1201) SOUTH BRANCH SD#0458

 School District
 0458

Creation Date 07/10/1989

Owners

Primary Taxpayer Linda L Salden Etal 77118 430th St Truman, MN 56088 Alternate Taxpayer Kenneth & Mildred Coleman 77118 430th St Truman, MN 56088

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	69.5	0	0	0	77.000	AC
2	WASTE 2A	0	0	0	0	2.000	AC
3	ROADS 2A	0	0	0	0	1.000	AC
	Total					80.000	

Valuation

		2022 Assessment	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment
+	Estimated Building Value	\$ O	\$0	\$0	\$0	\$0
+	Estimated Land Value	\$578,800	\$503,600	\$534,000	\$534,000	\$480,700
+	Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
=	Estimated Market Value	\$578,800	\$503,600	\$534,000	\$534,000	\$480,700

Taxation

		2022 Payable	2021 Payable	2020 Payable	2019 Payable
	Estimated Market Value	\$503,600	\$534,000	\$534,000	\$480,700
÷	Excluded Value	\$O	\$0	\$0	\$0
-	Homestead Exclusion	\$O	\$0	\$0	\$0
=	Taxable Market Value	\$503,600	\$534,000	\$534,000	\$480,700
	Net Taxes Due	\$1,808.00	\$1,820.00	\$1,796.00	\$1,692.00
+	Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
=	Total Taxes Due	\$1,808.00	\$1,820.00	\$1,796.00	\$1,692.00





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MN/IA CERTIFIED GENERAL APPRAISER

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