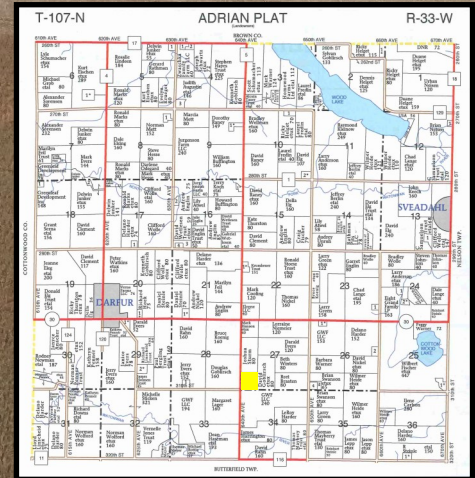
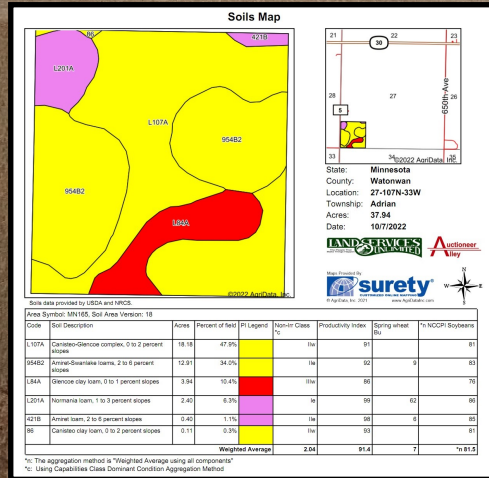


# 40 Acres +/- Bare Farmland in Adrian Twp, Watonwan Co., MN

# **FARMLAND AUCTION**

**Tuesday, November 15, 2022 @ 10:00 AM**

**SALE LOCATION:** Auction will be held at Darfur Community Hall 204 Adrian Street, Darfur, MN



**PROPERTY LOCATION:** From Darfur, MN: Go east 1 3/4 miles on State Hwy 30, then head south on Co. Hwy 5 for 3/4 miles.

**PROPERTY LEGAL DESCRIPTION:** 40 +/- Deeded Acres: SW 1/4 of the SW 1/4 in Section 27, Township 107 North, Range 33 West, Watonwan County, MN.

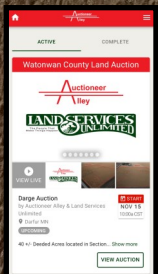
## **AUCTION SALE TERMS:**

The Darge 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 22, 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:**

Please come ready to purchase an excellent bare 40 acres of bare farmland just southeast of Darfur, MN. Auctioneer Alley and Land Services Unlimited are excited to be working with Darge Family during the sale process of their family farm. This is prime Watonwan County farmland with an excellent CPI of 91.4 and a sale you won't want to miss! 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: Joel & Carolyn Darge**



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

**www.auctioneeralley.com**

## **AUCTIONEERS AND SALES STAFF**

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER



# 40 Acres +/- Bare Farmland in Adrian Twp, Watonwan Co., MN

# **FARMLAND AUCTION**

**Tuesday, November 15, 2022 @ 10:00 AM**

**SALE LOCATION: Auction will be held at Darfur Community Hall 204 Adrian Street, Darfur, MN**



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

## **DARGE PROPERTY INFORMATION**

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

**LEGAL DESCRIPTION:** 40 +/- Deeded Acres: SW ¼ of the SW ¼ in Section 27, Township 107 North, Range 33 West, Watonwan County, Minnesota.

**TAX PARCEL ID:** 010270400

**BUILDINGS:** None

**REAL ESTATE TAXES:** 2022 (NON-HSTD) Ag Taxes = \$1,750.00

**FSA INFORMATION:**

Total Deeded Acres	=	40.00 +/- Acres
FSA Tillable Acres	=	37.94 +/- Acres
Corn Base Acres	=	15.79 +/- Acres
Corn PLC Yield	=	179.00 +/- Bushels
Soybean Base Acres	=	15.79 +/- Acres
Soybean PLC Yield	=	47.00 +/- Bushels
Total Base Acres	=	31.58 +/- Acres

**PREDOMINANT SOILS:** Canisteo-Glencoe, Amiret-Swanlake, Glencoe Clay

**CPI:** Crop Productivity Index = 91.4  
**\*See Soils Map**

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

**DRAINAGE:** This farm is part of Judicial Ditch 11  
**\*See County Tile Map**

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

**WETLAND STATUS:** Completed 12-20-1989.  
**\*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. New buyer will be granted permission to do fall tillage following the auction.

**If there are any questions prior to the sale please call and thank you for looking!**

**AUCTIONS – REAL ESTATE - APPRAISALS**



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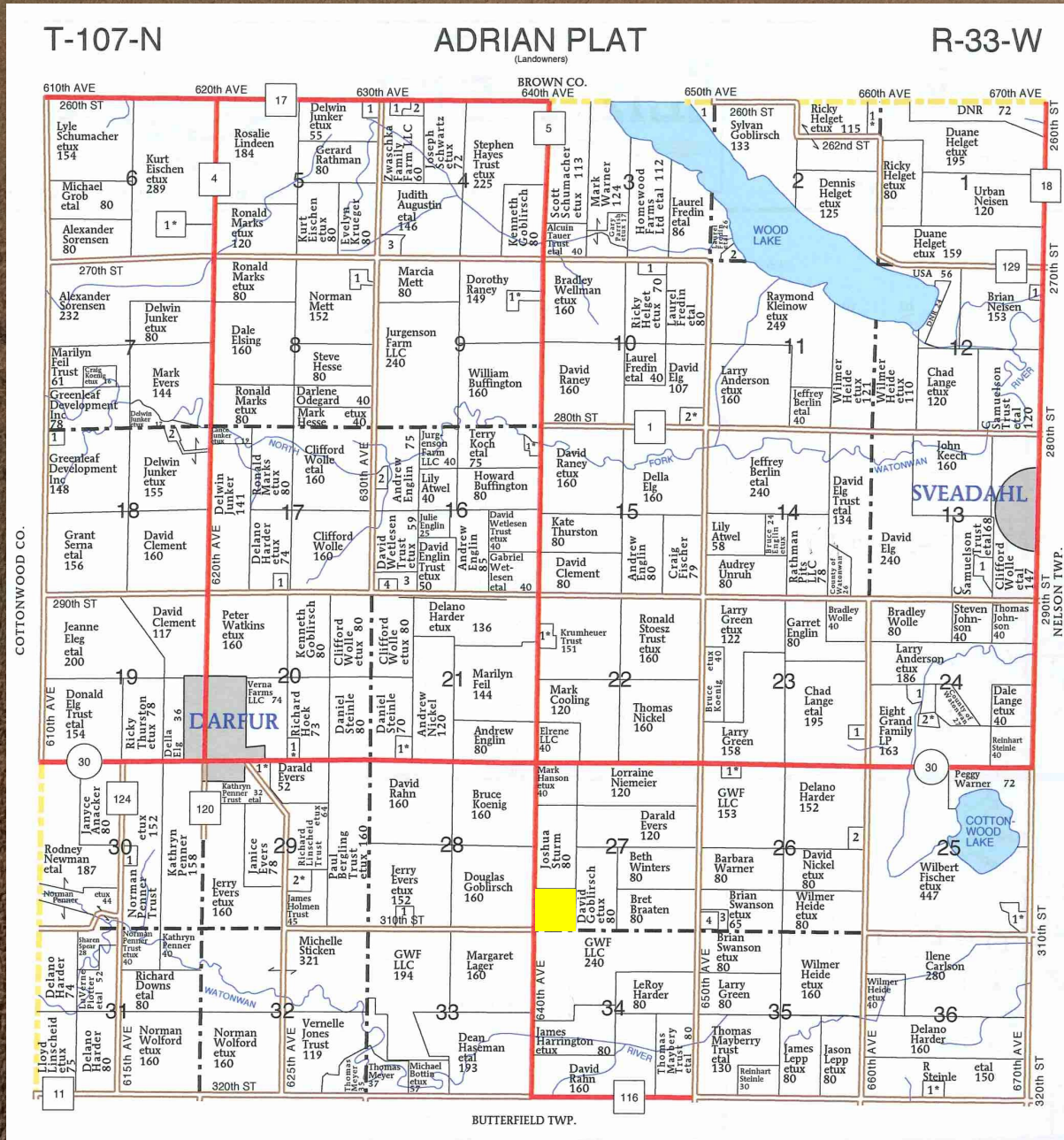


# 40 Acres +/- Bare Farmland in Adrian Twp, Watonwan Co., MN

# FARMLAND AUCTION

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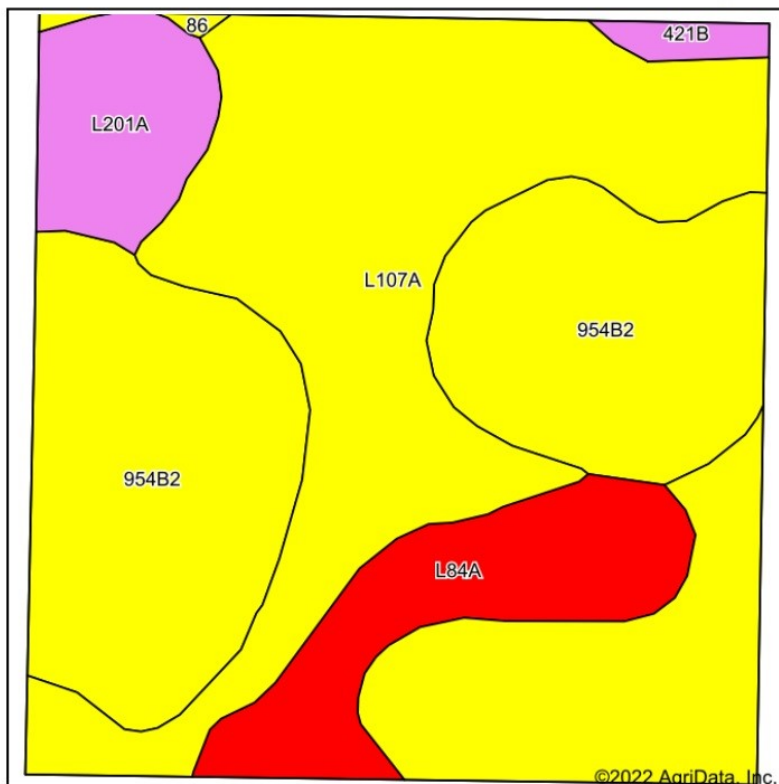
# 40 Acres +/- Bare Farmland in Adrian Twp, Watonwan Co., MN

# **FARMLAND AUCTION**

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**SALE LOCATION:** Auction will be held at Darfur Community Hall 204 Adrian Street, Darfur, MN

**Soils Map**



State: **Minnesota**  
 County: **Watonwan**  
 Location: **27-107N-33W**  
 Township: **Adrian**  
 Acres: **37.94**  
 Date: **10/7/2022**



Soils data provided by USDA and NRCS.

Area Symbol: MN165, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Spring wheat Bu	*n NCCPI Soybeans
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	18.18	47.9%		IIw	91		81
954B2	Amiret-Swanlake loams, 2 to 6 percent slopes	12.91	34.0%		IIe	92	9	83
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.94	10.4%		IIIw	86		76
L201A	Normania loam, 1 to 3 percent slopes	2.40	6.3%		Ie	99	62	86
421B	Amiret loam, 2 to 6 percent slopes	0.40	1.1%		IIe	98	6	85
86	Canisteo clay loam, 0 to 2 percent slopes	0.11	0.3%		IIw	93		81
Weighted Average					2.04	91.4	7	*n 81.5

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



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# 40 Acres +/- Bare Farmland in Adrian Twp, Watonwan Co., MN

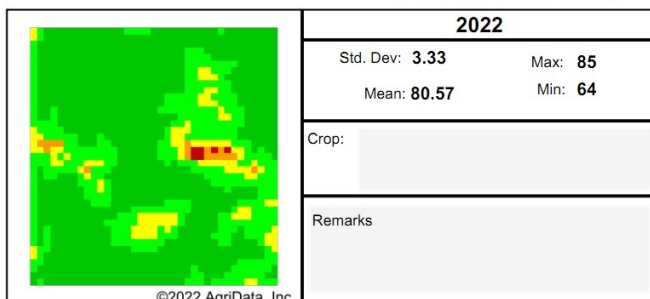
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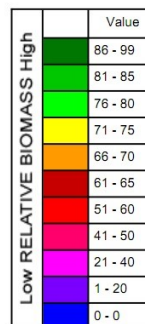
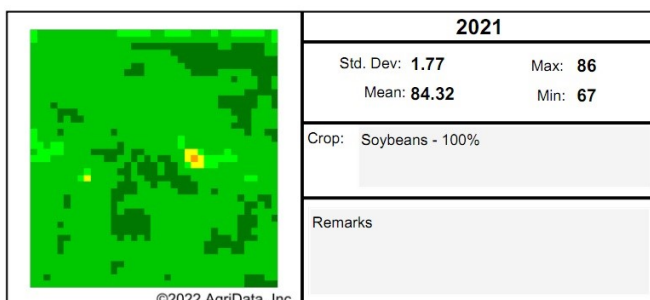
## NDVI MAP

### Max NDVI Multi-year



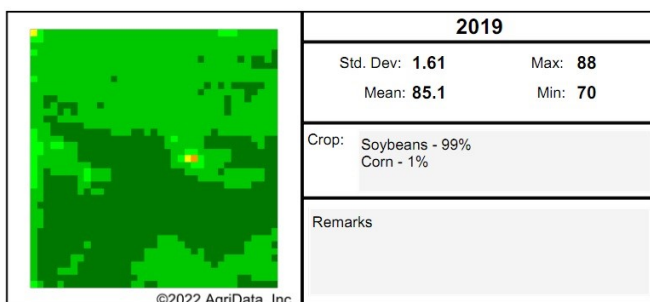
Client:   
 Farm:   
 Field:   
 Date: 10/12/2022  
 Acres: 37.94

State: MN  
 County: Watonwan  
 Location: 27-107N-33W  
 Township: Adrian  
 Map Center: 44° 2' 36.86, -94° 47' 20.92



Soils Weighted Average  
 Productivity Index: 91.4

Elevation (feet)  
 Min: 1,107.2  
 Max: 1,122.8  
 Range: 15.6  
 Mean: 1,112.8  
 Std Dev: 3.9



Maps Provided By  
**surety**  
 CUSTOMER ONLINE MAPPING  
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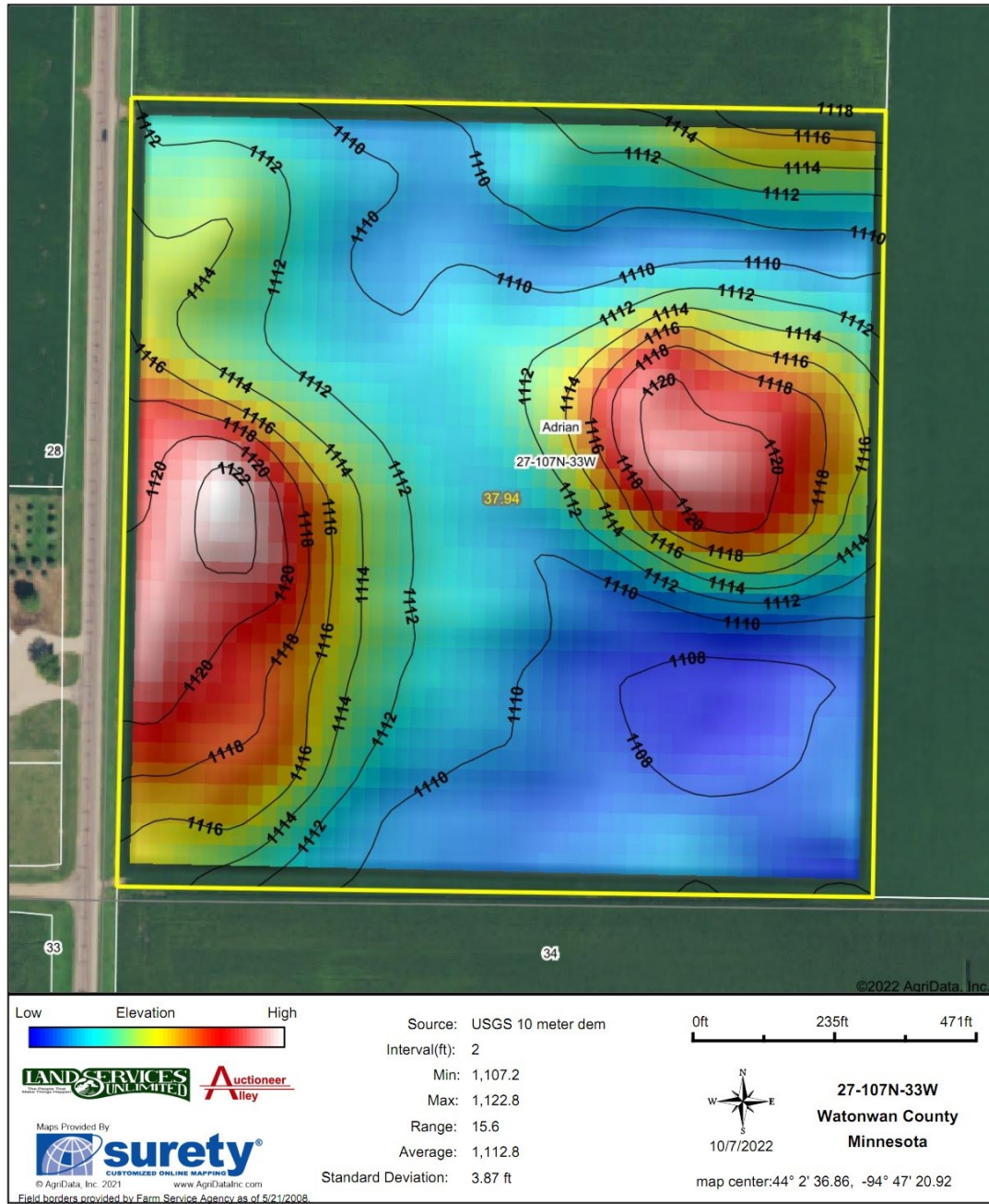
# 40 Acres +/- Bare Farmland in Adrian Twp, Watonwan Co., MN

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Topography Hillshade



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# **FARMLAND AUCTION**

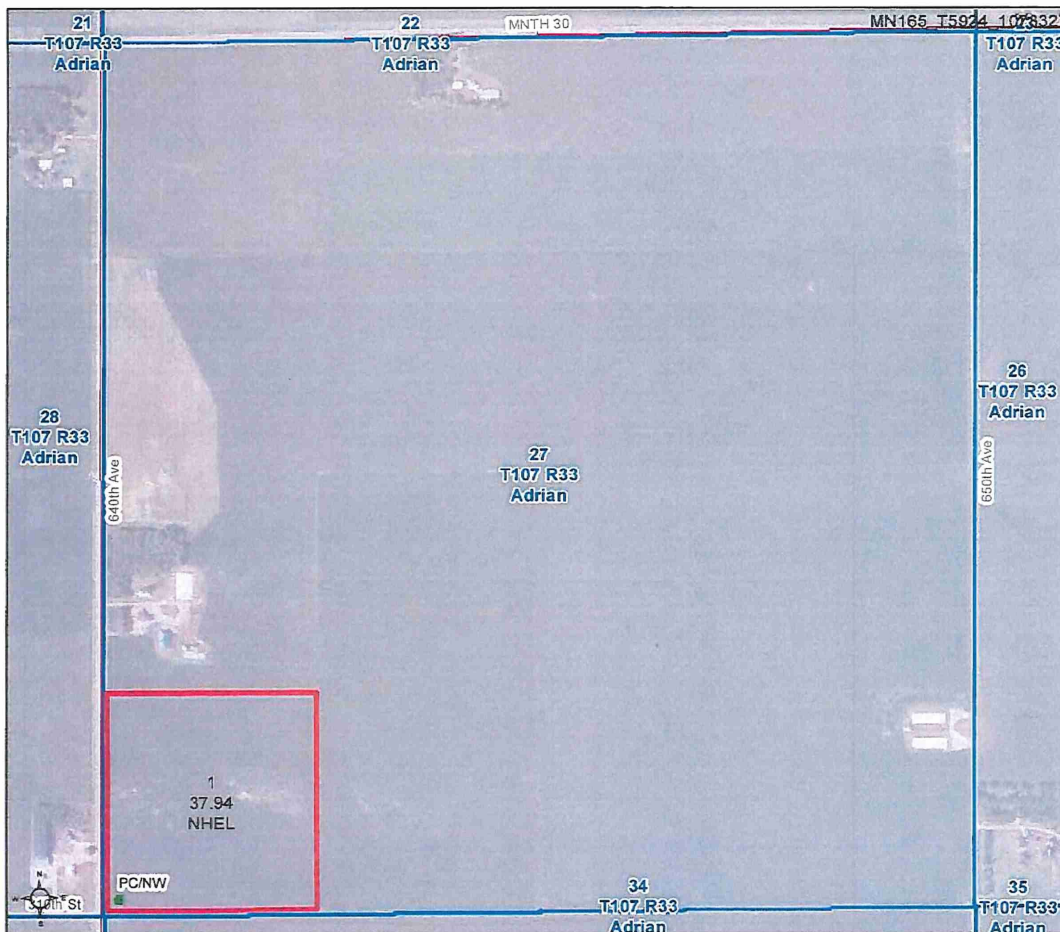
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United States  
Department of  
Agriculture

**Watonwan County, Minnesota**



**Farm 6349**

**Tract 5924**

**2022 Program Year**

Map Created April 05, 2022

**1073327**

0 345 690 1,380  
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

Cropland  
Tract Boundary

#### Wetland Determination Identifiers

● Restricted Use  
▼ Limited Restrictions  
■ Exempt from Conservation  
■ Compliance Provisions

Tract Cropland Total: 37.94 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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# FARMLAND AUCTION

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## FSA INFORMATION

Minnesota U.S. Department of Agriculture FARM: 6349  
 Watonwan Farm Service Agency Prepared: 10/11/22 4:42 PM  
 Report ID: FSA-156EZ Abbreviated 156 Farm Record Crop Year: 2022  
 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.

Operator Name Farm Identifier

Farms Associated with Operator:

ARC/PLC G/IF Eligibility: Eligible

Transferred From:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
37.94	37.94	37.94	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	37.94	0.0	0.0	0.0				

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	15.79	179	0.00	0
SOYBEANS	15.79	47	0.00	0
Total Base Acres:	31.58			

Tract Number: 5924 Description SW4SW4 27-107-33 ADRIAN

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	CRP Cropland	GRP
37.94	37.94	37.94	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	37.94	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	15.79	179	0.00
SOYBEANS	15.79	47	0.00
Total Base Acres:	31.58		

Owners: DARGE, CAROLYN KAY



### AUCTIONEERS AND SALES STAFF

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# FARMLAND AUCTION

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## WETLAND DETERMINATION

U.S.D.A. SCS-CPA-026 (1-88)

Soil Conservation Service

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

1. Name and Address of Person Requesting Determination

2. Date of Request

3. County

4. Name of USDA Agency or Person Requesting Determination

5. Farm No. and Tract No.

SECTION I - HIGHLY ERODIBLE LAND

6. Is soil survey now available for making a highly erodible land determination?

7. Are there highly erodible soil map units on this farm?

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 ☒ 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?

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 ☒ Field ☐

20. This determination was: Delivered ☐ Mailed ☒ To the Person on Date: \_\_\_\_\_

NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form on item 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

22. Signature of SCS District Conservationist

23. Date

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



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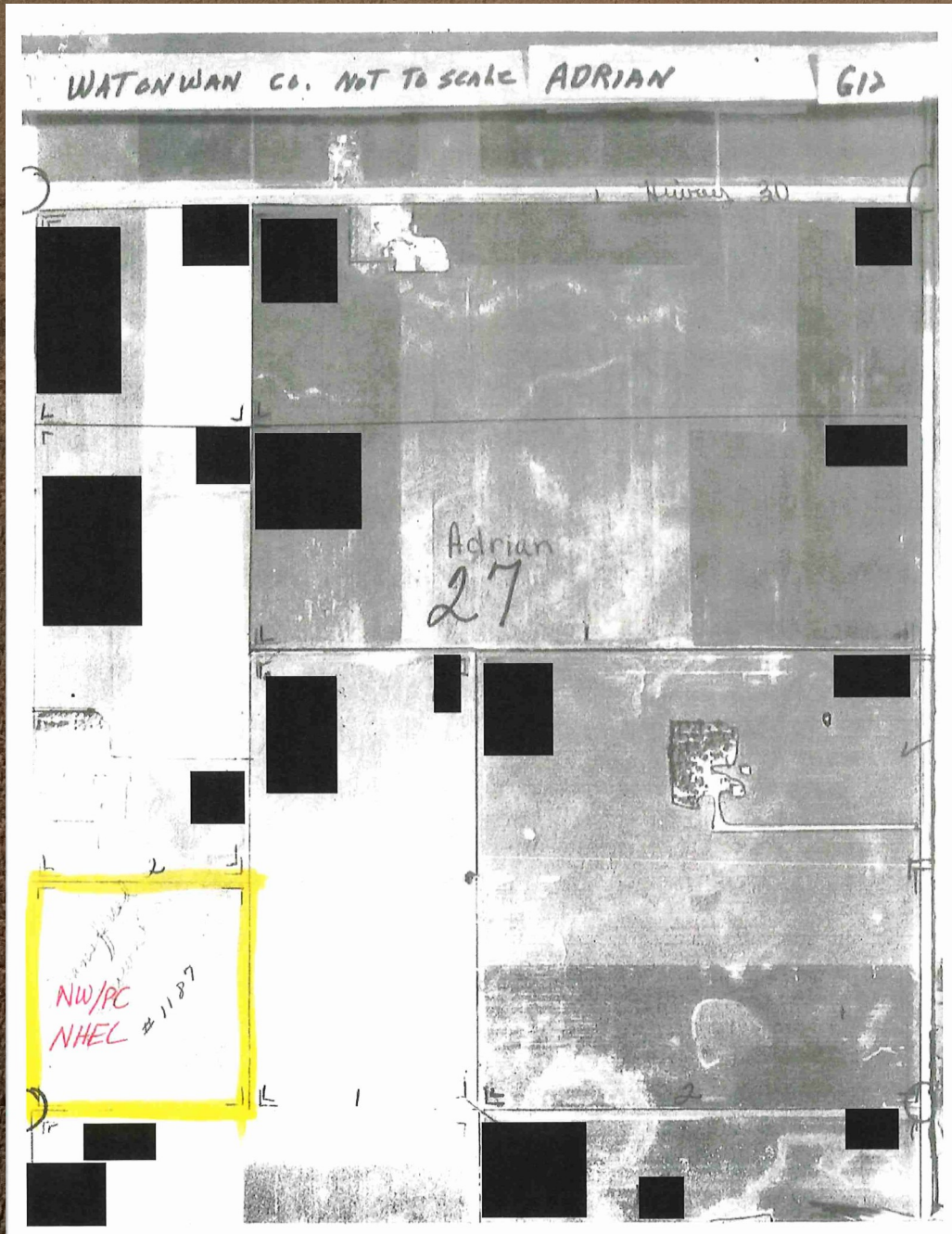


40 Acres +/- Bare Farmland in Adrian Twp, Watonwan Co., MN  
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**WETLAND DETERMINATION MAP**



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# **FARMLAND AUCTION**

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## Summary

Parcel ID 010270400  
 Property Address  
 Sec/Twp/Rng 27-107-033  
 Brief Tax Description Sect-27 Twp-107 Range-033 40.00 AC SW1/4 OF SW1/4  
 (Note: Not to be used on legal documents)  
 Deeded Acres 40.00  
 Class 101 - (NON-HSTD) AGRICULTURAL  
 District (102) ADRIAN SD#0836  
 School District 0836  
 Creation Date 07/10/1989

## Owners

Primary Taxpayer  
 Joel W & Carolyn K Darge  
 44316 367th Ave  
 Saint Peter, MN 56082

## Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	67.9	0	0	0	38.480	AC
2	ROADS 2A	0	0	0	0	1.520	AC
Total						40.000	

## Valuation

	2022 Assessment	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$282,200	\$245,600	\$260,600	\$260,600	\$232,000
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$282,200	\$245,600	\$260,600	\$260,600	\$232,000

## Taxation

	2022 Payable	2021 Payable	2020 Payable	2019 Payable
Estimated Market Value	\$245,600	\$260,600	\$260,600	\$232,000
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$245,600	\$260,600	\$260,600	\$232,000
Net Taxes Due	\$1,722.30	\$1,726.30	\$1,670.45	\$1,583.37
+ Special Assessments	\$27.70	\$27.70	\$41.55	\$52.63
= Total Taxes Due	\$1,750.00	\$1,754.00	\$1,712.00	\$1,636.00



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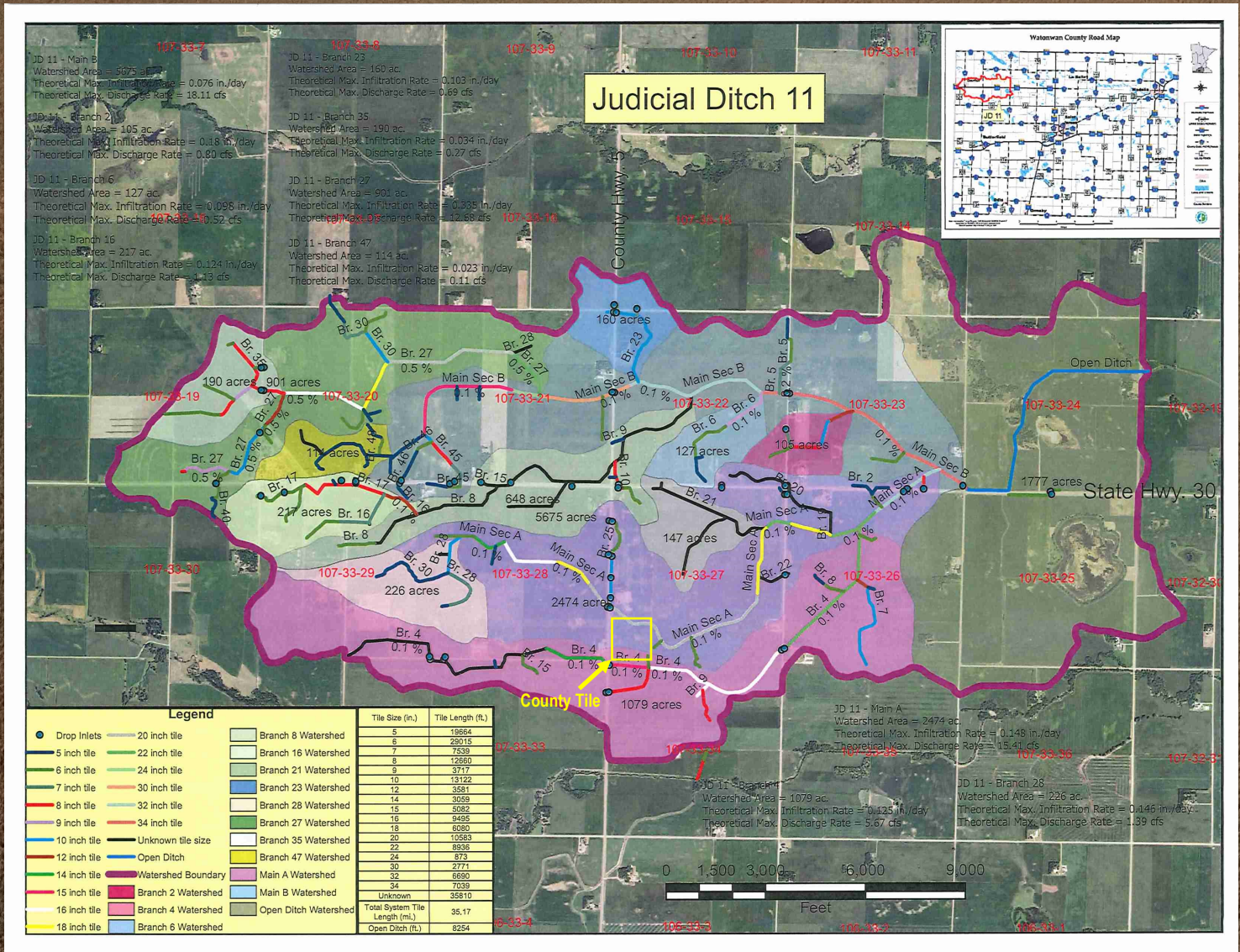


# 40 Acres +/- Bare Farmland in Adrian Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Tuesday, November 15, 2022 @ 10:00 AM**

**SALE LOCATION:** Auction will be held at Darfur Community Hall 204 Adrian Street, Darfur, MN

## COUNTY TILE MAP



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### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER



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# EASEMENT

No delinquent taxes and transfer entered; Certificate of Real Estate Value ( ) filed ( ) not required  
Certificate of Real Estate Value No. 2465  
March 4, 2002  
Warred Kullman  
County Auditor  
By [Signature] Deputy

Xo ✓  
189276  
WATONWAN COUNTY, MN  
NANCY KUNKEL  
RECORDER  
RECORDED ON  
03-04-2002 10:10:01 A  
REC. FEE: \$ 20.00  
PAGES: 3  
Danay Kunkel  
COUNTY RECORDER  
pd MV/HH

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## WARRANTY DEED - Individual(s) to Joint Tenants

STATE DEED TAX DUE HEREON: \$257.40

DATE: March 1, 2002

FOR VALUABLE CONSIDERATION, Clarence F. Goblirsch, a single unmarried widower, Grantor, hereby conveys and warrants to David C. Goblirsch and Michelle L. Goblirsch, Grantees as joint tenants, real property in Watonwan County, Minnesota, described as follows:

East Half (E½) of the Southwest Quarter (SW¼) of Section 27, Township 107 North, Range 33 West;  
01.027.0500

Together with the grant of a nonexclusive permanent easement for purposes of ingress and egress to said property over and across the following real property:

The South 25 feet of the Southwest Quarter of Southwest Quarter (SW¼ SW¼), Section 27, Township 107 North, Range 33 West,

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions:  
Restrictions, easements, agreements and reservations of record, if any.

This Deed is given in fulfillment of an unrecorded Contract for Deed between the above parties dated April 2, 1990 and is accepted by the second party in full settlement of all rights to a conveyance of such real property.


The Seller certifies that the seller does not know of any wells on the described real property.  
The Seller certifies that the seller does not know of any individual sewage treatment system on the described real property.

Clarence F. Goblirsch  
Clarence F. Goblirsch

STATE OF MINNESOTA           )  
   ) ss.  
COUNTY OF BROWN          )

The foregoing instrument was acknowledged before me this 1st day of MARCH, 2002, by Clarence F. Goblirsch, a single unmarried widower, Grantor.

NOTARIAL STAMP OR SEAL (OR OTHER TITLE OR RANK):



**MATTHEW S. VICKERY**  
NOTARY PUBLIC-MINNESOTA  
My Commission Expires Jan. 31, 2005

Matthew S. Vickery  
Signature of Notary

SEND TAX STATEMENTS TO:

David C. and Michelle L. Goblirsch  
708 Fifth Ave NE  
Sleepy Eye, MN 56085

WATONWAN COUNTY RECORDER  
WELL CERTIFICATE RECEIVED  
WELL CERTIFICATE STATUS NO WELL ON PROPERTY  
WELL CERTIFICATE NOT REQUIRED

THIS INSTRUMENT WAS DRAFTED BY (NAME & ADDRESS):

Matthew S. Vickery (#112768)  
125 Main West  
PO Box 303  
Sleepy Eye, MN 56085



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

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# **FARMLAND AUCTION**

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105 South State Street, Fairmont, MN 56031 • 507-238-4318 • [www.landservicesunlimited.com](http://www.landservicesunlimited.com)



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[K.KAHLER@HOTMAIL.COM](mailto:K.KAHLER@HOTMAIL.COM)



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**RYAN KAHLER**  
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