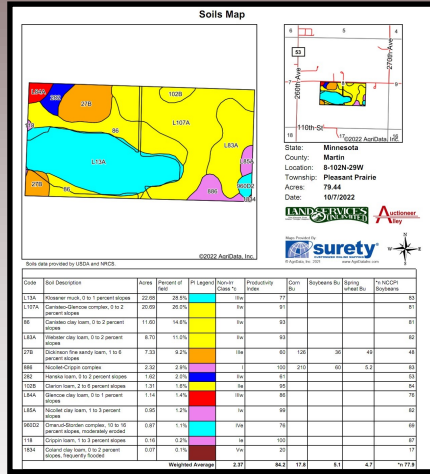


# 74.25 Acres +/- Bare Farmland in Pleasant Prairie Twp, Martin Co., MN

# FARMLAND AUCTION

Friday, November 18, 2022 @ 10:00 AM

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





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

## JEFFRIES PROPERTY INFORMATION

<b>SALE METHOD:</b>	This farm will be offered for sale as one parcel on sale day. 74.25 Deeded Acres x the bid * Selling by legal description only		
<b>LEGAL DESCRIPTION:</b>	74.25 +/- Deeded Acres: NE 1/4 of the SW 1/4 & the NW 1/4 of the SE 1/4 , excepting 5.75 acres taken from said lands for the right-of-way of new State Trunk Highway #9 all in Section 8, Township 102 North, Range 29 West, Martin County, Minnesota.		
<b>TAX PARCEL ID:</b>	140080100		
<b>BUILDINGS:</b>	None		
<b>REAL ESTATE TAXES:</b>	2022 (NON-HSTD) Ag Taxes = \$2,220.00		
<b>FSA INFORMATION:</b>	Total Deeded Acres	=	74.25 +/- Acres
	FSA Tillable Acres	=	55.77 +/- Acres
	Corn Base Acres	=	27.80 +/- Acres
	Corn PLC Yield	=	173.00 +/- Bushels
	Soybean Base Acres	=	27.80 +/- Acres
	Soybean PLC Yield	=	45.00 +/- Bushels
	Total Base Acres	=	55.60 +/- Acres
<b>PREDOMINANT SOILS:</b>	Klossner muck, Canisteo-Glencoe, Canisteo clay & Webster clay		
<b>CPI:</b>	Crop Productivity Index = 84.2 *See Soils Map		
<b>TOPOGRAPHY:</b>	Level *See Topography Map		
<b>DRAINAGE:</b>	This farm is not part of a county drainage system.		
<b>NRCS CLASSIFICATION:</b>	NHEL (Non-Highly Erodible Land)		
<b>WETLAND STATUS:</b>	Completed 7-21-2022 *See Wetland Determination		
<b>LEASE STATUS:</b>	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**



## AUCTIONEERS AND SALES STAFF

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LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

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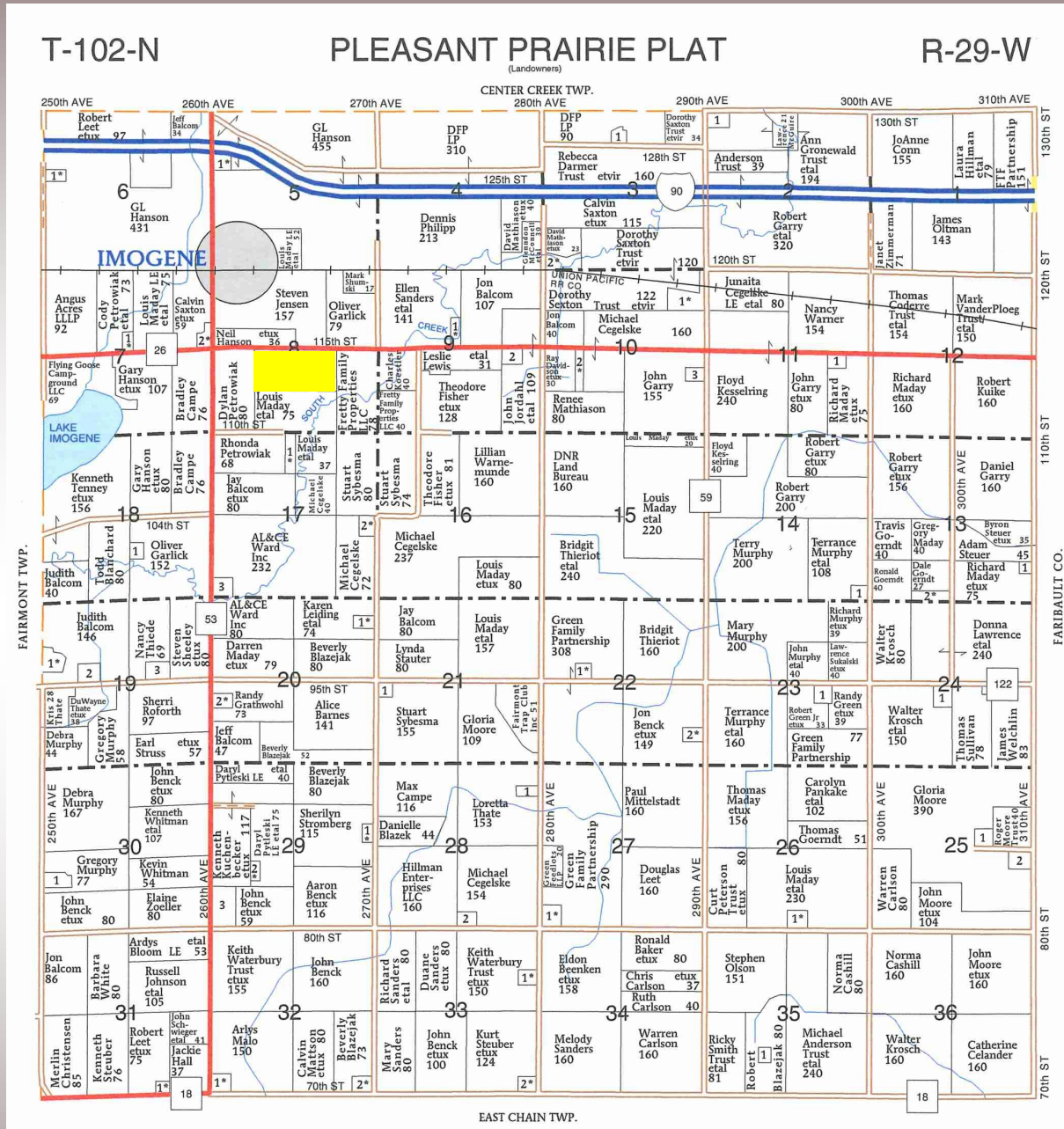


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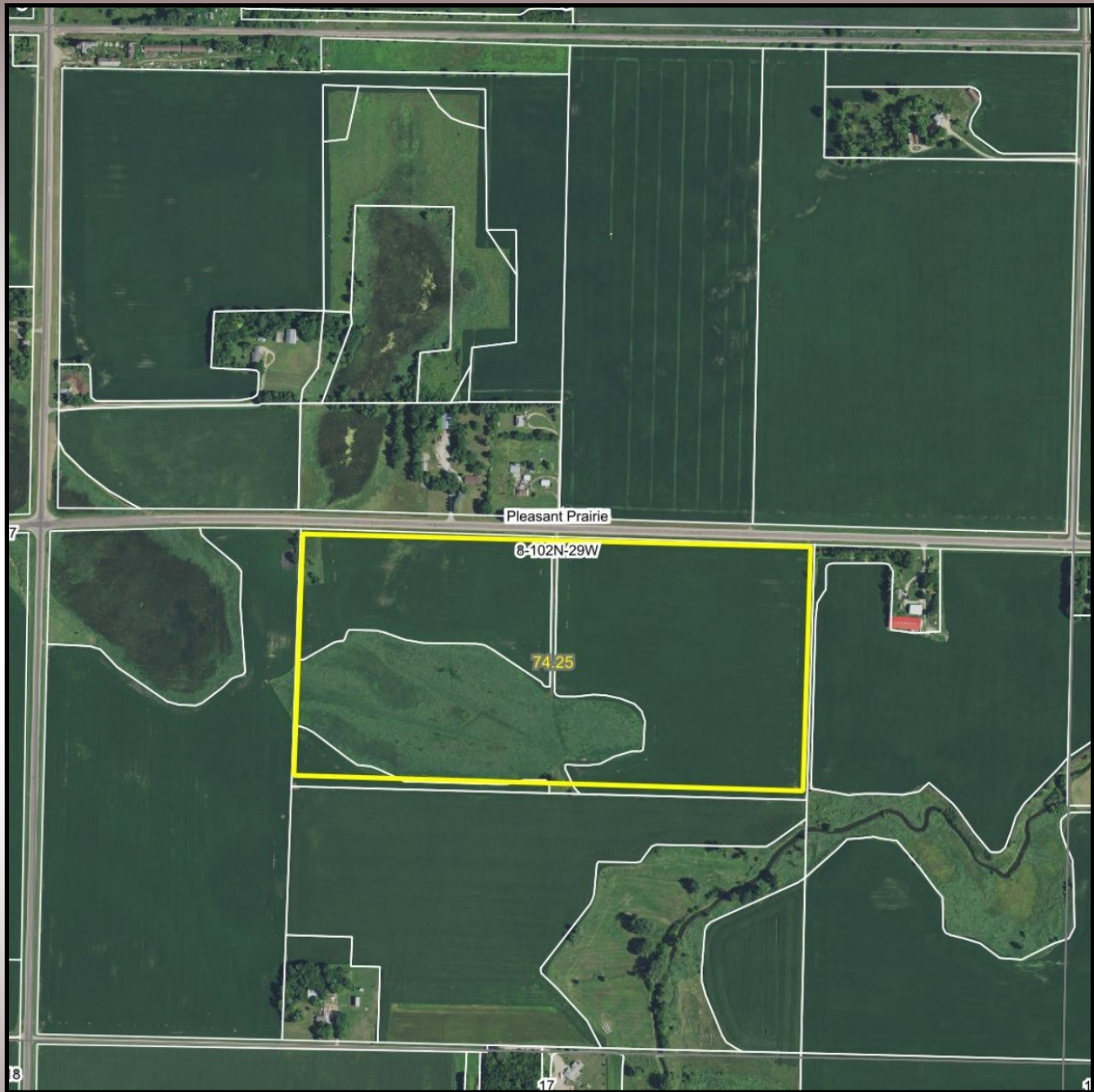


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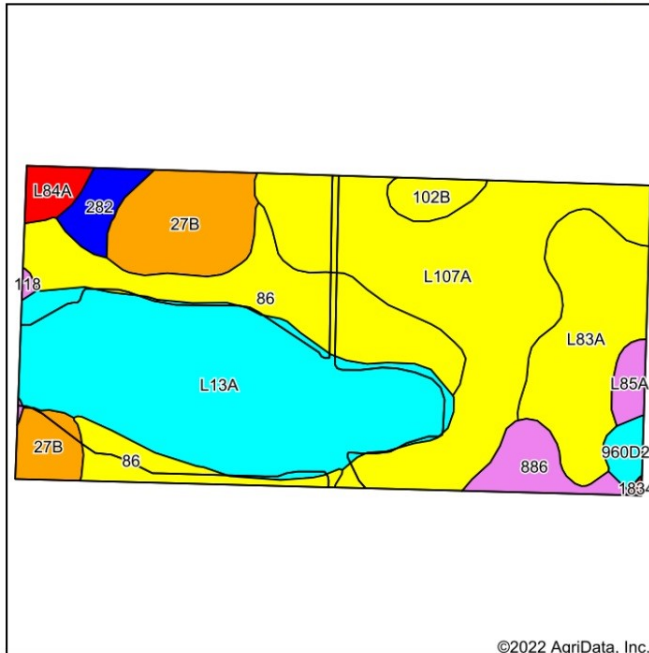
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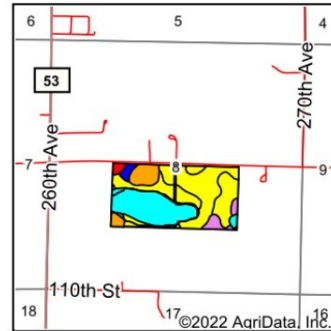
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Soils Map



Soils data provided by USDA and NRCS.

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State: **Minnesota**  
County: **Martin**  
Location: **8-102N-29W**  
Township: **Pleasant Prairie**  
Acres: **79.44**  
Date: **10/7/2022**



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
L13A	Klossner muck, 0 to 1 percent slopes	22.68	28.5%		IIIw	77				83
L107A	Canisteco-Glencoe complex, 0 to 2 percent slopes	20.69	26.0%		IIw	91				81
86	Canisteco clay loam, 0 to 2 percent slopes	11.60	14.6%		IIw	93				81
L83A	Webster clay loam, 0 to 2 percent slopes	8.70	11.0%		IIw	93				82
27B	Dickinson fine sandy loam, 1 to 6 percent slopes	7.33	9.2%		IIIe	60	126	36	49	48
886	Nicollet-Crippin complex	2.32	2.9%		I	100	210	60	5.2	83
282	Hanska loam, 0 to 2 percent slopes	1.62	2.0%		IIw	61				53
102B	Clarion loam, 2 to 6 percent slopes	1.31	1.6%		IIe	95				84
L84A	Glencoe clay loam, 0 to 1 percent slopes	1.14	1.4%		IIIw	86				76
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.95	1.2%		Iw	99				82
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	0.87	1.1%		IVe	76				69
118	Crippin loam, 1 to 3 percent slopes	0.16	0.2%		Ie	100				87
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	0.07	0.1%		Vw	20				17
Weighted Average					2.37	84.2	17.8	5.1	4.7	*n 77.9

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



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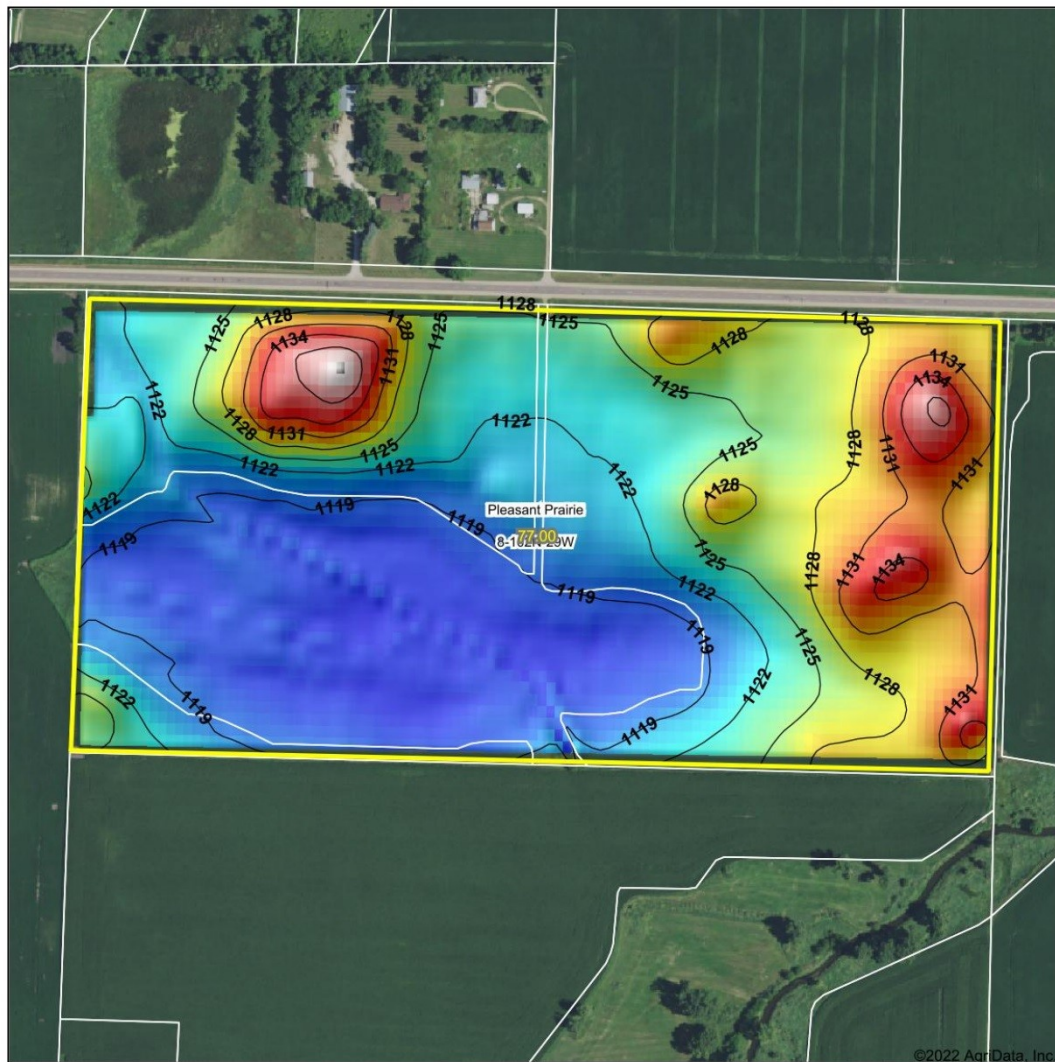
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Topography Hillshade



Low Elevation High



LAND SERVICES UNLIMITED Auctioneer Alley

Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2021 www.AgridataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval(ft): 3

Min: 1,116.8

Max: 1,139.6

Range: 22.8

Average: 1,123.6

Standard Deviation: 5.31 ft

0ft 430ft 860ft



10/7/2022

8-102N-29W  
Martin County  
Minnesota

map center: 43° 39' 8.37", -94° 20' 14.83

**LAND SERVICES UNLIMITED**  
The People That Make Things Happen

**Auctioneer Alley**

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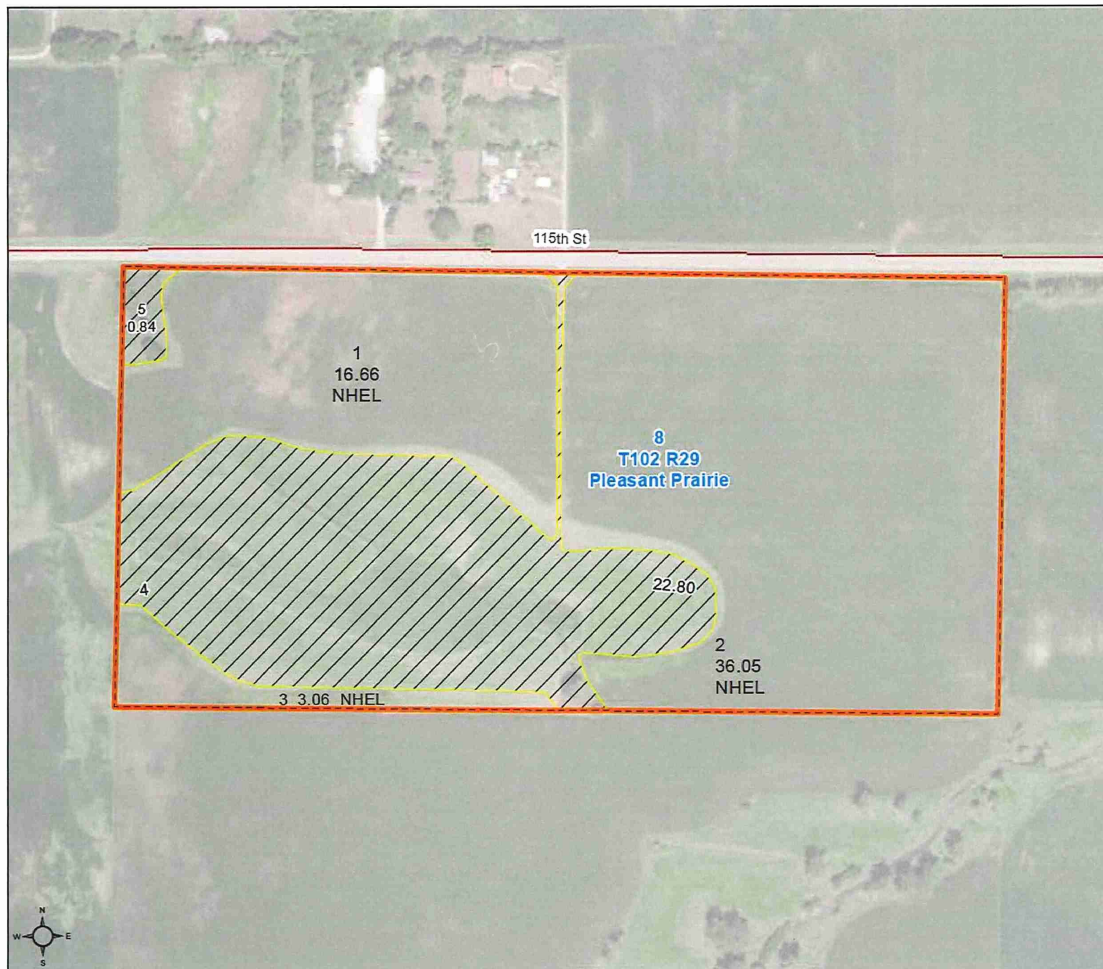
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United States  
Department of  
Agriculture

**Martin County, Minnesota**



**Farm 1285**

**Tract 1043**

**2022 Program Year**

Map Created April 04, 2022

0 175 350 700  
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
- Tract Boundary

### Wetland Determination Identifiers

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

Tract Cropland Total: 55.77 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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MINNESOTA  
MARTIN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1285

Prepared : 9/26/22 11:46 AM CST

Crop Year : 2023

Operator Name :   
CRP Contract Number(s) : None  
Recon ID : None  
Transferred From : None  
ARCPLC G/I/F Eligibility : Eligible

### Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.41	55.77	55.77	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	55.77	0.00		0.00		0.00	0.00	0.00

### Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	27.80	0.00	173	
Soybeans	27.80	0.00	45	
<b>TOTAL</b>	<b>55.60</b>	<b>0.00</b>		

### NOTES

Tract Number : 1043

Description : (13H) NW4 SE4, NE4 SW4 S8/PP  
FSA Physical Location : MINNESOTA/MARTIN  
ANSI Physical Location : MINNESOTA/MARTIN  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : JOHN JEFFRIES ESTATE  
Other Producers : None  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.41	55.77	55.77	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	55.77	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	27.80	0.00	173

MINNESOTA  
MARTIN

Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1285

Prepared : 9/26/22 11:46 AM CST

Crop Year : 2023

Tract 1043 Continued ...

Soybeans	27.80	0.00	45
<b>TOTAL</b>	<b>55.60</b>	<b>0.00</b>	



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## WETLAND DETERMINATION

United States Department of Agriculture  
Natural Resources Conservation Service


NRCS-CPA-026-WC  
September 2020

### CERTIFIED WETLAND DETERMINATION

1. Name:		2. Location County:	Martin
3. Address:		4. Admin County:	Martin
5. Request Form:	AD-1026	6. Farm Number:	1285
7. Request Date:	4/24/2022	8. Tract Number:	1043

This certified wetland determination identifies areas subject to the wetland conservation provisions of the 1985 Food Security Act as amended. See the attached Definitions of Wetland Labels and Uses for additional information and currently authorized activities under the Act.

Field(s)	Label	Occurrence Year (CW+YEAR)	Acreage
1	PC/NW		53.80
2	PC/NW		3.20
3	FWP		22.50

9. Remarks:	
I certify that the above determinations are sufficient for the purpose of making a determination of eligibility for program benefits and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.	
10. Signature Designated Conservationist	Date
Jeremy Kite 	Thursday, July 21, 2022



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## WETLAND DETERMINATION MAP



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## Summary

Parcel ID 140080100  
 Property Address 08-102-029  
 Sec/Twp/Rng SECT-08 TWP-102 RANGE-029 74.25 AC NE1/4 & NW1/4 SE1/4 (EX 5.75 HWY) 74.25 AC  
 Brief Tax Description (Note: Not to be used on legal documents)  
 Deeded Acres 74.25  
 Class 101 - (NON-HSTD) 2A/1B/4BB AGRICULTURAL; 111 - (NON-HSTD) 2B/1B RURAL VACANT LAND  
 District (1402) PLEASANT PRAIRIE-2536  
 School District 2536  
 Neighborhood 00001400 - PLEASANT PRAIRIE  
 Contact Appraiser: [Jeremiah Fitzgerald](#)

[View Map](#)

## Owner

Primary Owner  
 JOHN JEFFRIES  
 11537 REDWOOD CURV  
 WOODBURY MN 55129

## Land

Seq	Code	Dim 1	Dim 2	Dim 3	Units	UT
1	TILL A1 86-100 CPI	0	0	0	41.520	A
2	TILL A2 75-85 CPI	0	0	0	1.540	A
3	TILL B1 70-74 CPI	0	0	0	0.800	A
4	TILL B2 60-69 CPI	0	0	0	8.020	A
5	TILL C2 0-49 CPI	0	0	0	0.080	A
6	ROAD	0	0	0	0.440	A
7	WETLND FEDERAL 3,4,5	0	0	0	9.640	A
8	RVL WASTE/HUNT/WOODS	0	0	0	12.210	A
Total					74.250	

## Valuation

	2023 Assessment	2022 Assessment	2021 Assessment	2020 Assessment	2019 Assessment
+ Estimated Land Value	\$426,300	\$426,300	\$391,300	\$406,500	\$387,500
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$426,300	\$426,300	\$391,300	\$406,500	\$387,500

## Taxation

Classification	2022 Payable 101 - 2A/1B/4BB AGRICULTURAL / 111 - 2B/1B RURAL VACANT LAND	2021 Payable 101 - 2A/1B/4BB AGRICULTURAL / 111 - 2B/1B RURAL VACANT LAND	2020 Payable 101 - 2A/1B/4BB AGRICULTURAL / 111 - 2B/1B RURAL VACANT LAND	2019 Payable 101 - 2A/1B/4BB AGRICULTURAL / 111 - 2B/1B RURAL VACANT LAND
Estimated Market Value	\$391,300	\$406,500	\$387,500	\$423,400
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$391,300	\$406,500	\$387,500	\$423,400
Net Taxes Due	\$2,220.00	\$2,292.00	\$2,322.00	\$2,458.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$2,220.00	\$2,292.00	\$2,322.00	\$2,458.00
% Change	-3.14%	-1.29%	-5.53%	267.96%



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**ALLEN KAHLER**  
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MNIA CERTIFIED GENERAL APPRAISER  
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