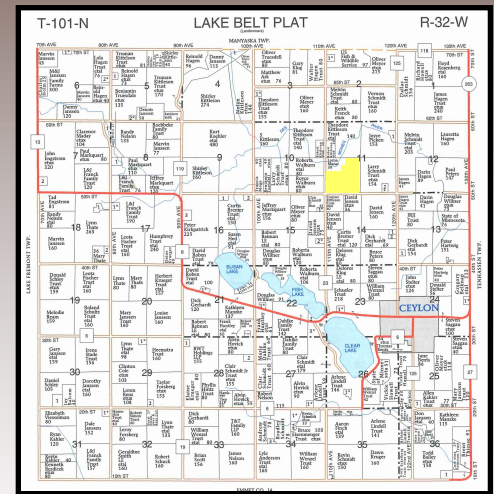
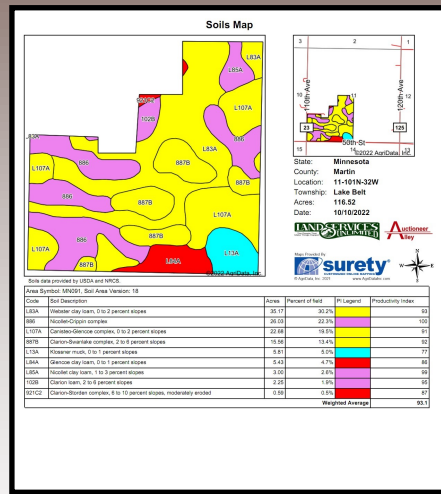
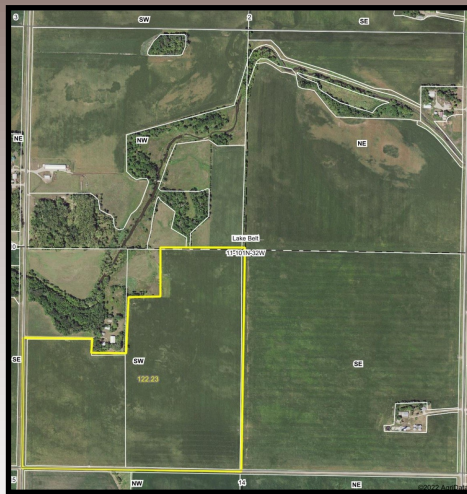


122.23 Acres +/- Bare Farmland in Lake Belt Twp., Martin Co., MN

FARMLAND AUCTION

Wednesday, November 9, 2022 @ 10:00 AM

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



PROPERTY LOCATION: From Ceylon, MN: Go 1 1/2 miles north on 120th Avenue to 50th Street, then west 1/2 mile.

PROPERTY LEGAL DESCRIPTION: 122.23 +/- Deeded Acres: SW 1/4 (Excepting 37.77 Acre Tract In The NW 1/4 of the SW 1/4) in Section 11, Township 101 North, Range 32 West, Martin County, Minnesota.

AUCTION SALE TERMS:

The Koehler 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 20th, 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 honored to have been asked by the Koehler Family to help with the sale of their bare farmland! This Southern MN level to gently rolling farm has an excellent CPI of 93 and is located in a very strong agricultural community with both ethanol and soybean processors in close proximity! Please come ready to purchase as the Koehler Family is offering their farm on public auction to give all friends, neighbors and investors an opportunity to buy. 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: Vernon & Barb Koehler Estate



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

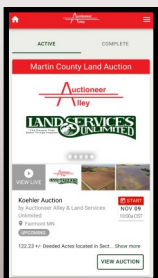
LEAH HARTUNG 507-236-8786

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

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122.23 Acres +/- Bare Farmland in Lake Belt Twp., Martin Co., MN

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Wednesday, November 9, 2022 @ 10:00 AM

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

KOEHLER PROPERTY INFORMATION

SALE METHOD:	This farm will be offered for sale as one parcel on sale day. 122.23 Deeded Acres x the bid * Selling by legal description only		
LEGAL DESCRIPTION:	122.23 +/- Deeded Acres: SW 1/4 (Excepting 37.77 Acre Tract In The NW 1/4 of the SW 1/4) in Section 11, Township 101 North, Range 32 West, Martin County, Minnesota.		
TAX PARCEL ID:	100110100		
BUILDINGS:	None		
REAL ESTATE TAXES:	2022 (NON-HSTD) Ag Taxes = \$5,894.00		
FSA INFORMATION:	Total Deeded Acres	=	122.23 +/- Acres
	FSA Tillable Acres	=	116.52 +/- Acres
	Corn Base Acres	=	59.48 +/- Acres
	Corn PLC Yield	=	152.00 +/- Bushels
	Soybean Base Acres	=	57.04 +/- Acres
	Soybean PLC Yield	=	42.00 +/- Bushels
	Total Base Acres	=	116.52 +/- Acres
PREDOMINANT SOILS:	Webster Clay Loam, Nicollet-Crippin, Canisteo-Glencoe & Clarion-Swanlake		
CPI:	Crop Productivity Index = 93.1 *Excellent *See Soils Map		
TOPOGRAPHY:	Level to Gently Rolling *See Topography Map		
DRAINAGE:	This farm is part of County Ditch 11 and County Ditch 13. *See County Tile Map		
NRCS CLASSIFICATION:	NHEL (Non-Highly Erodible Land)		
WETLAND STATUS:	Completed 7-29-2015. *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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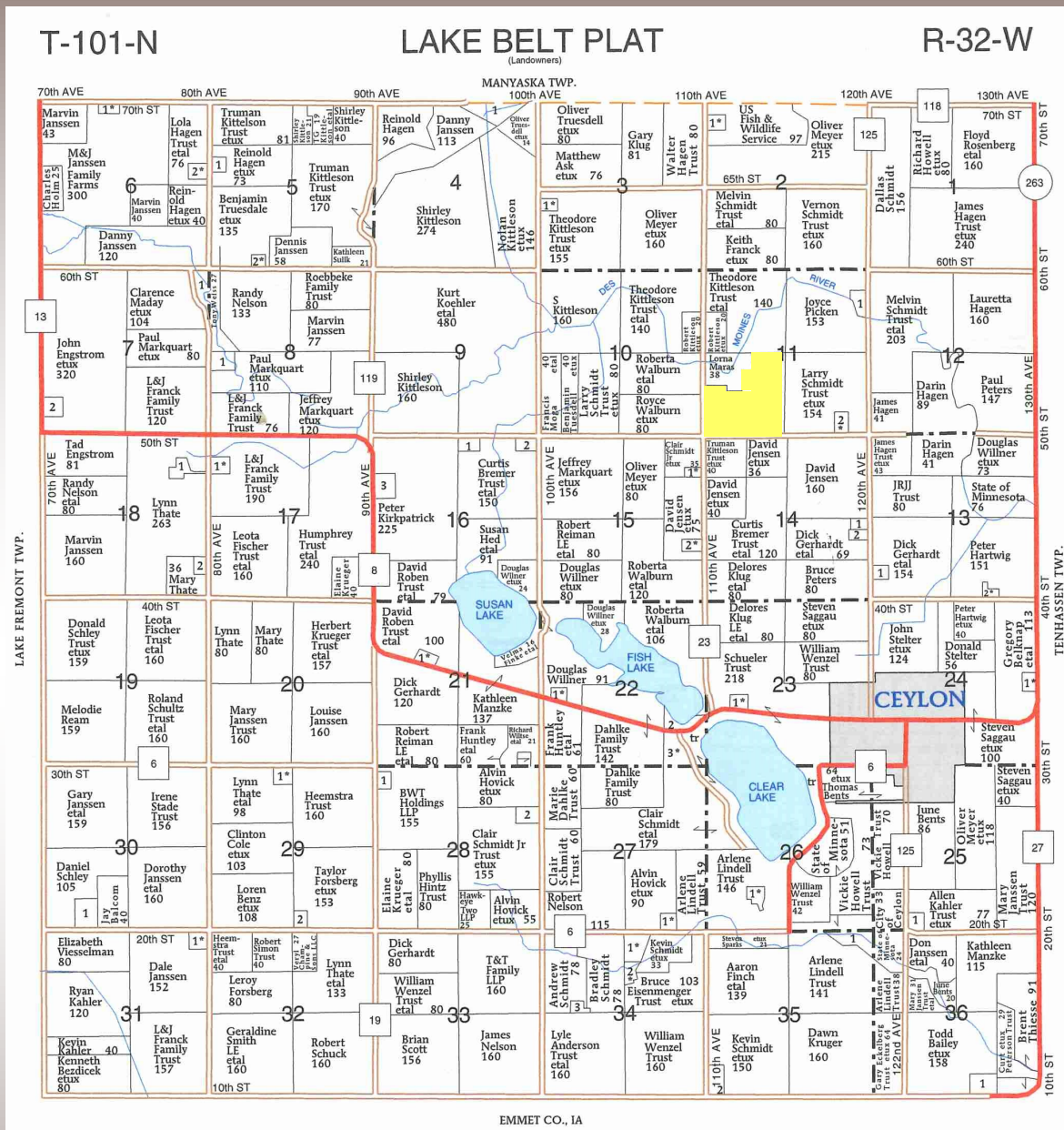
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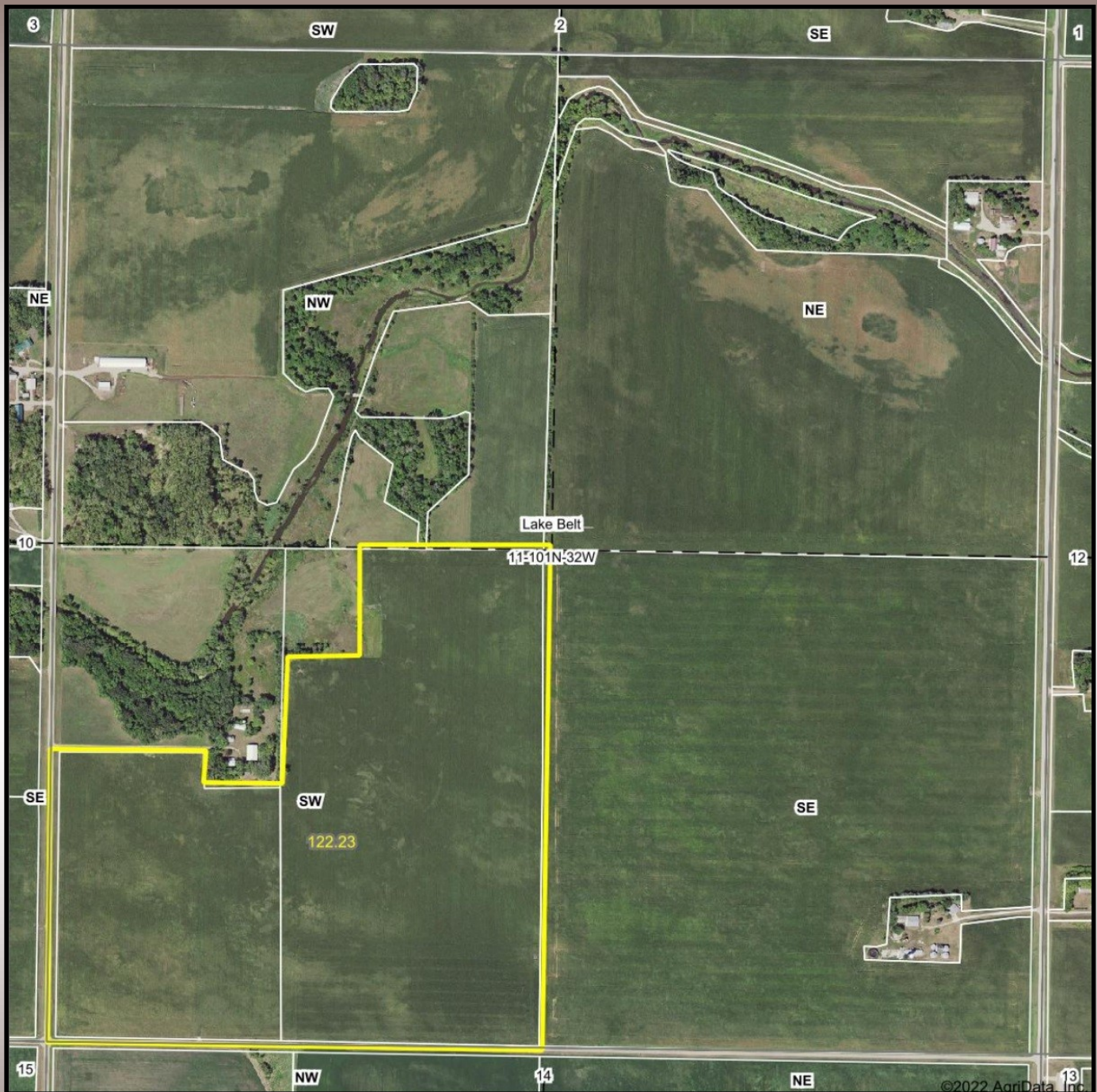
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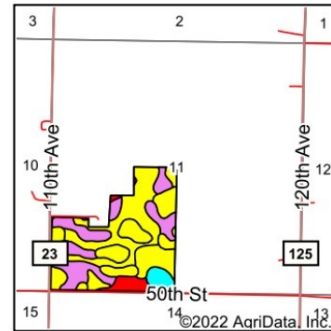
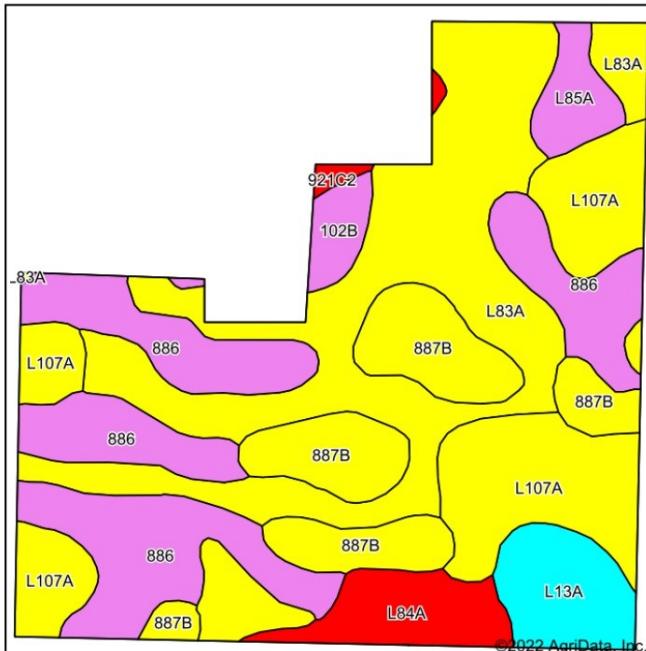
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Soils Map



State: **Minnesota**
 County: **Martin**
 Location: **11-101N-32W**
 Township: **Lake Belt**
 Acres: **116.52**
 Date: **10/10/2022**



Soils data provided by USDA and NRCS.

Area Symbol: MN091, Soil Area Version: 18				
Code	Soil Description	Acres	Percent of field	PI Legend
L83A	Webster clay loam, 0 to 2 percent slopes	35.17	30.2%	
886	Nicollet-Crippin complex	26.03	22.3%	
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	22.68	19.5%	
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	15.56	13.4%	
L13A	Klossner muck, 0 to 1 percent slopes	5.81	5.0%	
L84A	Glencoe clay loam, 0 to 1 percent slopes	5.43	4.7%	
L85A	Nicollet clay loam, 1 to 3 percent slopes	3.00	2.6%	
102B	Clarion loam, 2 to 6 percent slopes	2.25	1.9%	
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	0.59	0.5%	
Weighted Average				93.1



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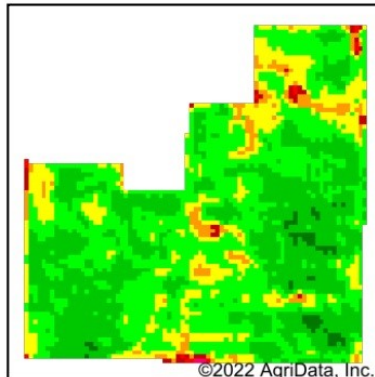
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NDVI MAP

Max NDVI Multi-year



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2022	
Std. Dev: 4.46	Max: 88
Mean: 78.39	Min: 45
Crop:	
Remarks	

Client:

Farm:

Field:

Date: 10/10/2022

Acres: 116.52

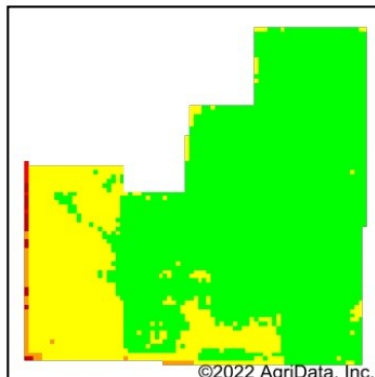
State: MN

County: Martin

Location: 11-101N-32W

Township: Lake Belt

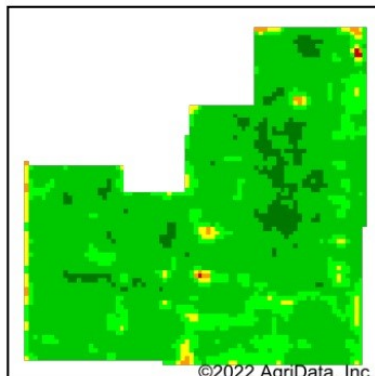
Map Center: 43° 33' 57.01, -94° 38' 40.57



©2022 AgriData, Inc.

2021	
Std. Dev: 1.86	Max: 79
Mean: 76.06	Min: 54
Crop: Corn - 100%	
Remarks	

Low Relative Biomass High	Value
	86 - 99
	81 - 85
	76 - 80
	71 - 75
	66 - 70
	61 - 65
	51 - 60
	41 - 50
	21 - 40
	1 - 20
	0 - 0



©2022 AgriData, Inc.

2020	
Std. Dev: 2.92	Max: 87
Mean: 82.48	Min: 64
Crop: Soybeans - 99% Corn - 1%	
Remarks	

Soils Weighted Average

Productivity Index: 93.1

Elevation (feet)

Min: 1,242.9

Max: 1,263.5

Range: 20.6

Mean: 1,253.3

Std Dev: 4.8



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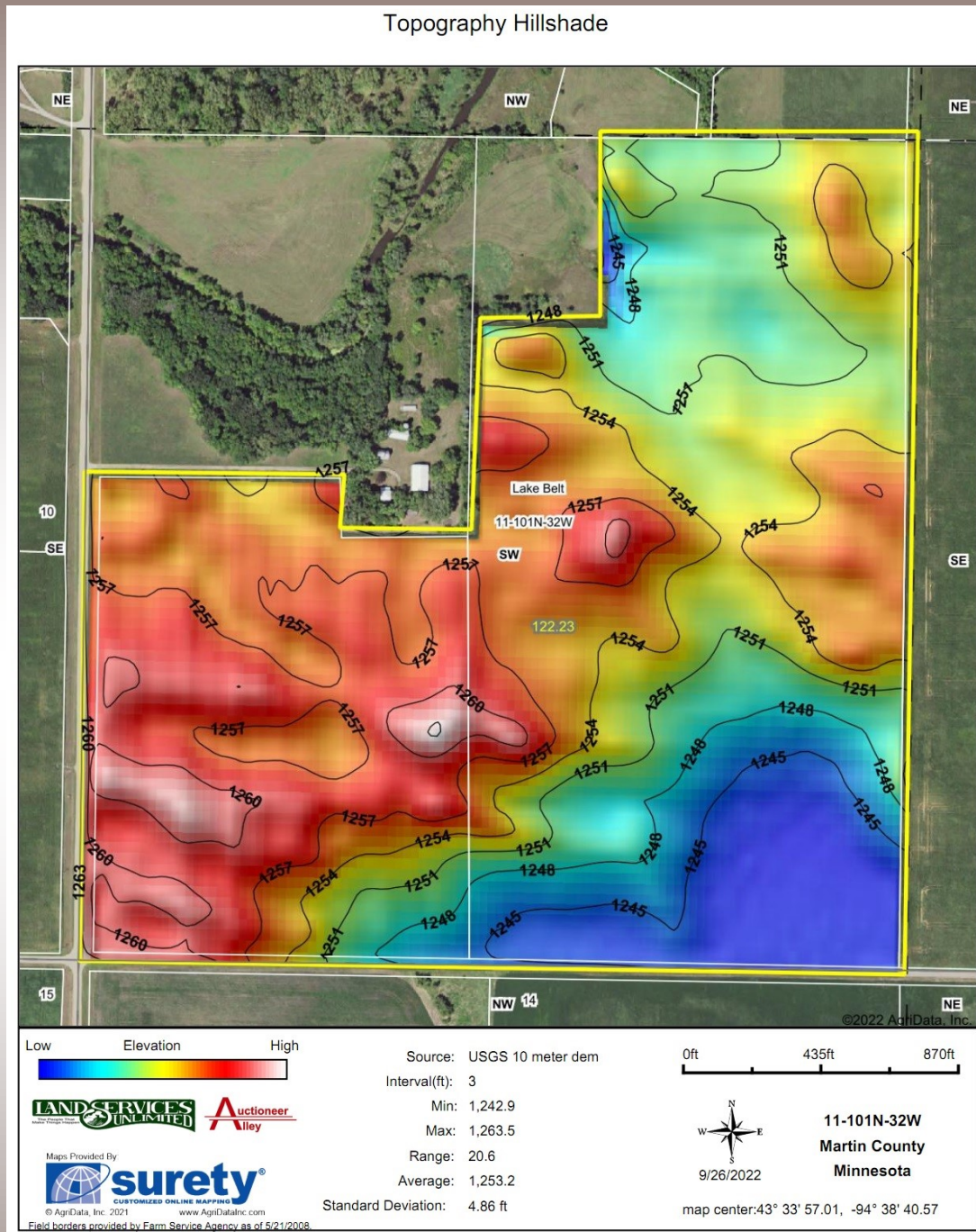
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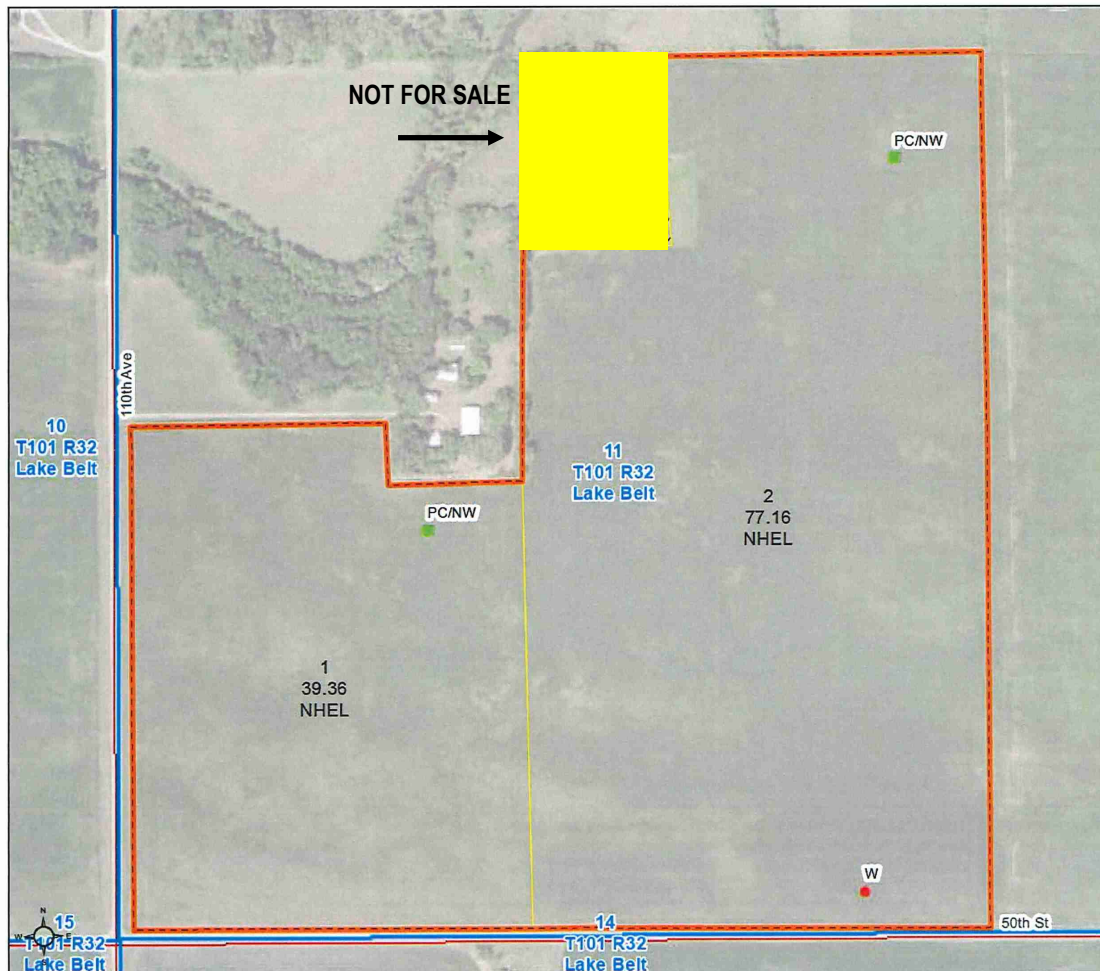
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United States
Department of
Agriculture

Martin County, Minnesota

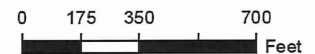


Farm 937

Tract 2763

2022 Program Year

Map Created April 04, 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: 116.52 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

Minnesota U.S. Department of Agriculture FARM: 937
 Martin Farm Service Agency Prepared: 9/27/22 1:01 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/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
122.02	116.52	116.52	0.0	0.0	0.0	0.0	0.0	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FP	Native Sod
0.0	0.0	116.52	0.0	0.0	0.0

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
CORN	59.48	152	0.00
SOYBEANS	57.04	42	0.00
Total Base Acres:	116.52		

Tract Number: 2763 Description (6L) 127 AC SW4 S11/LB
 FSA Physical Location : Martin, MN ANSI Physical Location: Martin, 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
122.02	116.52	116.52	0.0	0.0	0.0	0.0	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FP	Native Sod
0.0	0.0	116.52	0.0	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	59.48	152	0.00
SOYBEANS	57.04	42	0.00
Total Base Acres:	116.52		

Owners: KOEHLER, BARBARA



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WETLAND DETERMINATION



United States Department
of Agriculture

Natural Resources
Conservation Service

NRCS-CPA-026E
9/2012

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name: [Redacted] Request Date: 4/16/2015 County: Martin
Address: [Redacted]
Agency or Person Requesting Determination: [Redacted] Landowner: [Redacted] Tract No: 2763 FSA Farm No: 937

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 erodible 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				

The Highly Erodible Land determination was completed in the

Section II - Wetlands

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.

Field(s)	Wetland Label	Occurrence Year	Acres	Determination Date	Certification Date
2	PC/NW		115.1	7/29/2015	8/29/2015
2 A	FW		6.9	7/29/2015	8/29/2015

The wetland determination was completed in the Office It was Mail On: 7/29/2015

Remarks:	
----------	--

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
Jason Bladow	7/29/2015

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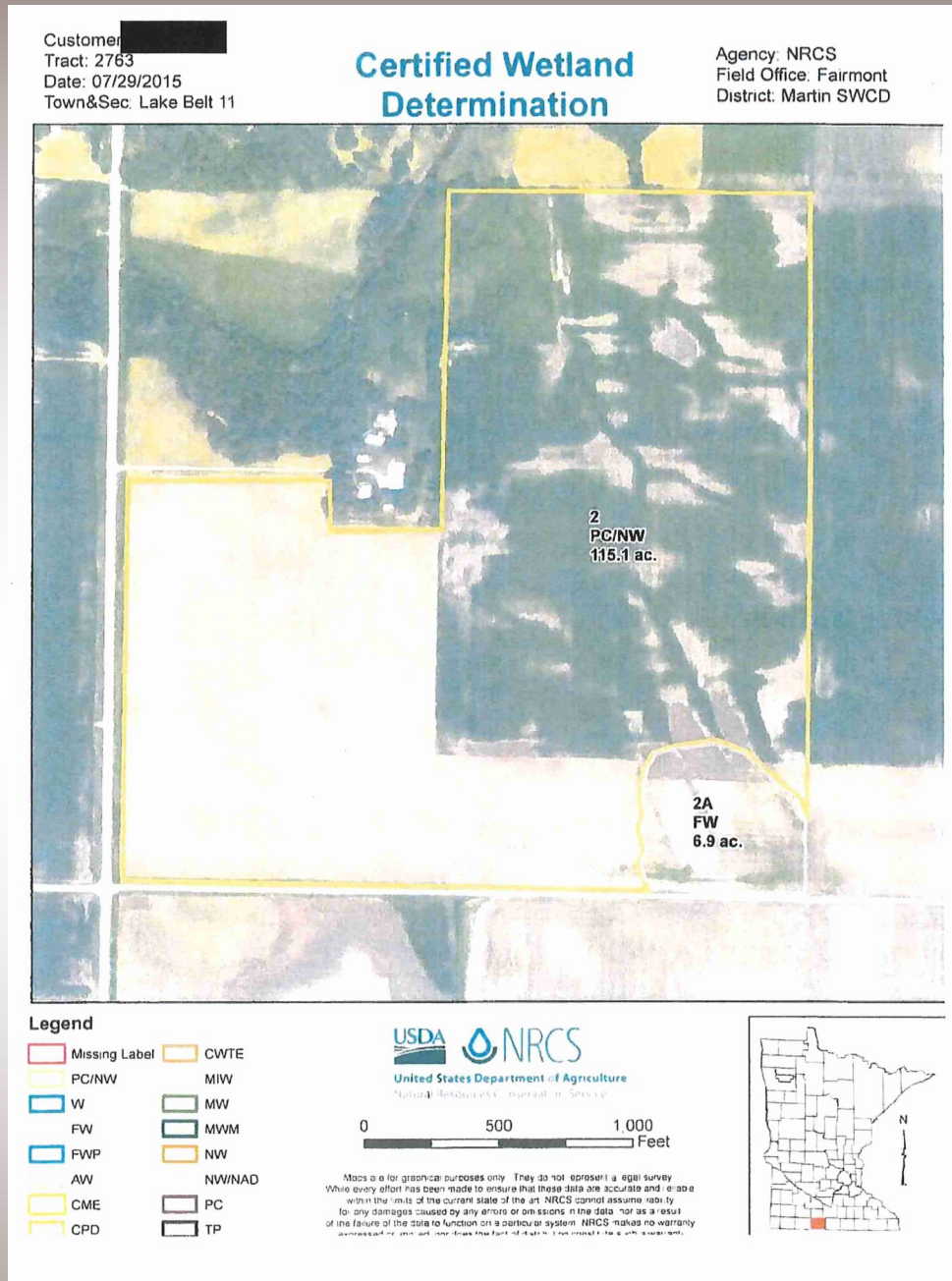
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WETLAND DETERMINATION MAP



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BeaconTM Martin County, MN

Summary

Parcel ID 100110100
 Property Address
 Sec/Twp/Rng 11-101-032
 Brief Tax Description SECT-11 TWP-101 RANGE-032 122.23 AC SW1/4 (EX 37.77 AC TRACT IN NW1/4 SW 1/4) 122.23 AC
 (Note: Not to be used on legal documents)
 Deeded Acres 122.23
 Class 101 - (NON-HSTD) 2A/1B/4BB AGRICULTURAL
 District (1001) LAKE BELT-2752
 School District 2752
 Neighborhood 00001000 - LAKE BELT
 Contact Appraiser: [Matthew Malone](#)

[View Map](#)

Owner

ETAL Owners
 RODNEY KOEHLER
 PO BOX 255
 CEYLON MN 56121

ETAL Owners
 LYNN A KOEHLER

ETAL Owners
 LORNA J MARAS REV LIVING TRUST
 530 110TH AVE
 CEYLON MN 56121

Primary Owner
 LORNA J MARAS ETAL
 530 110TH AVE
 CEYLON MN 56121

Land

Seq	Code	Dim 1	Dim 2	Dim 3	Units	UT
1	TILL A1 86-100 CPI	0	0	0	112.540	A
2	TILL A2 75-85 CPI	0	0	0	5.660	A
3	ROAD	0	0	0	4.030	A
	Total				122.230	

Valuation

	2023 Assessment	2022 Assessment	2021 Assessment	2020 Assessment	2019 Assessment
+ Estimated Land Value	\$965,800	\$965,800	\$895,500	\$895,300	\$850,000
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$965,800	\$965,800	\$895,500	\$895,300	\$850,000

Taxation

	2022 Payable	2021 Payable	2020 Payable	2019 Payable
Classification	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL
Estimated Market Value	\$895,500	\$895,300	\$850,000	\$902,600
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$895,500	\$895,300	\$850,000	\$902,600
Net Taxes Due	\$5,894.00	\$5,872.33	\$5,813.21	\$6,140.75
+ Special Assessments	\$0.00	\$13.67	\$570.79	\$11.25
= Total Taxes Due	\$5,894.00	\$5,886.00	\$6,384.00	\$6,152.00
% Change	0.14%	-7.80%	3.77%	4.95%



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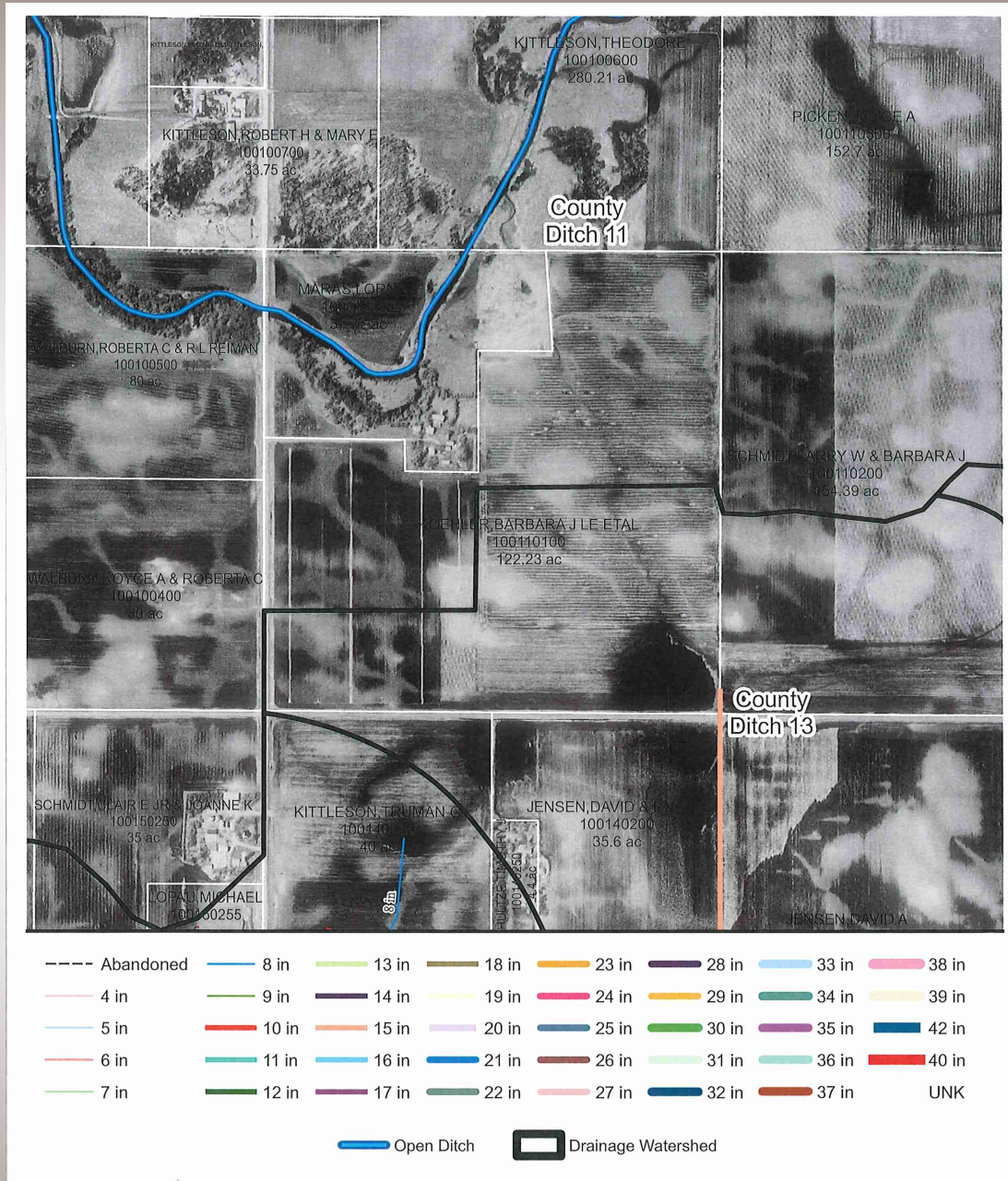
122.23 Acres +/- Bare Farmland in Lake Belt Twp., Martin Co., MN

FARMLAND AUCTION

Wednesday, November 9, 2022 @ 10:00 AM

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

COUNTY TILE MAP



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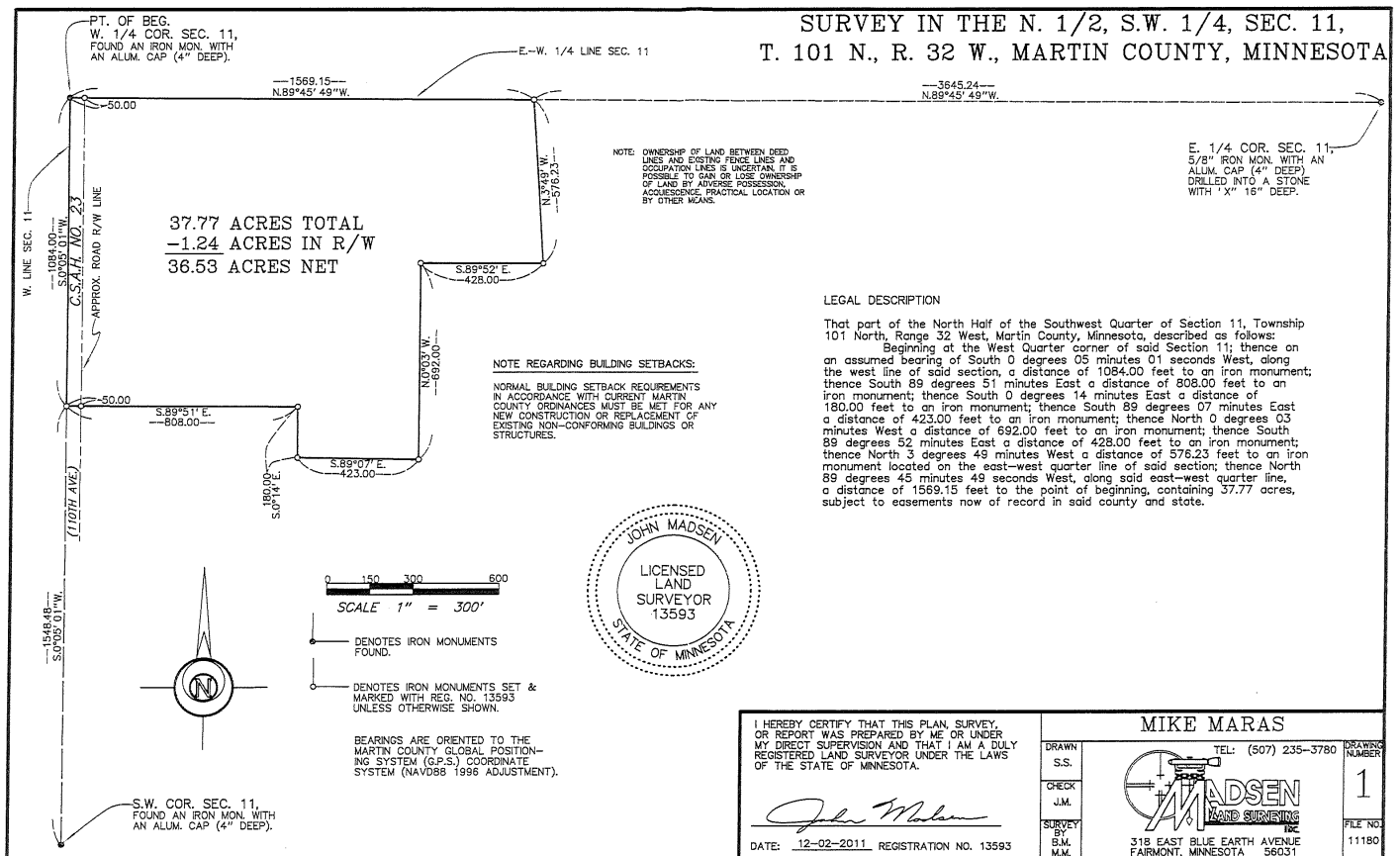
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