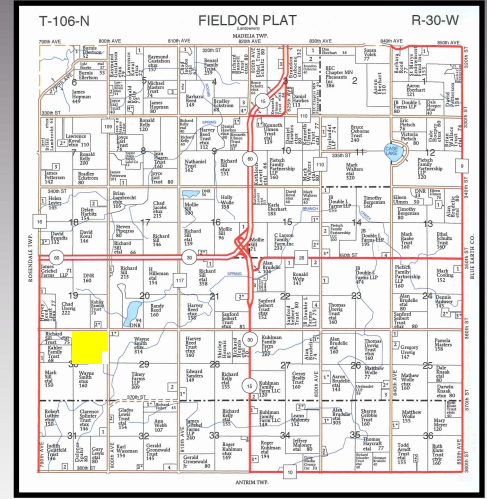


Thursday, November 17, 2022 @ 1:30 PM

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



PROPERTY LOCATION: From Lewisville, MN: Go 3 miles north on MN Hwy 15 N, then head west on 360th Street for 2 miles.

PROPERTY LEGAL DESCRIPTION: 150.97 +/- Deeded Acres: NE 1/4 Less 11.13 AC in Section 30, Township 106 North, Range 30 West, Watonwan County, Minnesota.

AUCTION SALE TERMS:

The Scheef 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. 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:

We are very honored to have been asked to represent the Estates of Barbara & Kenneth Scheef with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this land. If you are considering the purchase of farmland to add to your investment portfolio, this is an auction that you will want to attend. The information contained in this sale bill and other information provided by the sellers & their agents is believed to be correct, but not guaranteed. Any boundary lines on maps are for information 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. The auctioneers and sales staff are representing the seller. This auction is open to the public and we look forward to seeing you there! Remember that the auction begins at 1:30 P.M. sharp, so don't be late! Respectfully, Doug Wedel of Auctioneer Alley.

ONLINE BIDDING AVAILABLE!

Owners: Estates of Barbara A. Scheef & Kenneth L. Scheef



AUCTIONEERS AND SALES STAFF

DOUG WEDEL 507-236-4255

DUSTYN HARTUNG

KEVIN, RYAN & CHRIS KAHLER

DAN PIKE & SCOTT CHRISTOPHER

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

www.auctioneeralley.com

150.97 Acres +/- Bare Farmland in Fieldon Twp., Watonwan Co., MN

FARMLAND AUCTION

Thursday, November 17, 2022 @ 1:30 PM

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

SCHEEF PROPERTY INFORMATION

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

LEGAL DESCRIPTION: 150.97 +/- Deeded Acres: NE 1/4 Less 11.13 AC in Section 30,
Township 106 North, Range 30 West, Watonwan County, Minnesota.

TAX PARCEL ID: 040300210

BUILDINGS: None

REAL ESTATE TAXES: 2022 (NON-HSTD) Ag Taxes = \$5,428.00

FSA INFORMATION:

Total Deeded Acres	=	150.97 +/- Acres
FSA Tillable Acres	=	139.00 +/- Acres
Corn Base Acres	=	78.60 +/- Acres
Corn PLC Yield	=	169.00 +/- Bushels
Soybean Base Acres	=	60.40 +/- Acres
Soybean PLC Yield	=	44.00 +/- Bushels
Total Base Acres	=	139.00 +/- Acres

PREDOMINANT SOILS: Fieldon Loam, Coland Clay Loam, Fedji Loamy & Lasa Loamy

CPI: Crop Productivity Index = 70.6
***See Soils Map**

TOPOGRAPHY: Rolling
***See Topography Map**

DRAINAGE: This farm is not part of a county drainage system.

NRCS CLASSIFICATION: NHEL (Non-Highly Erodible Land)

WETLAND STATUS: Completed 3-10-1988
***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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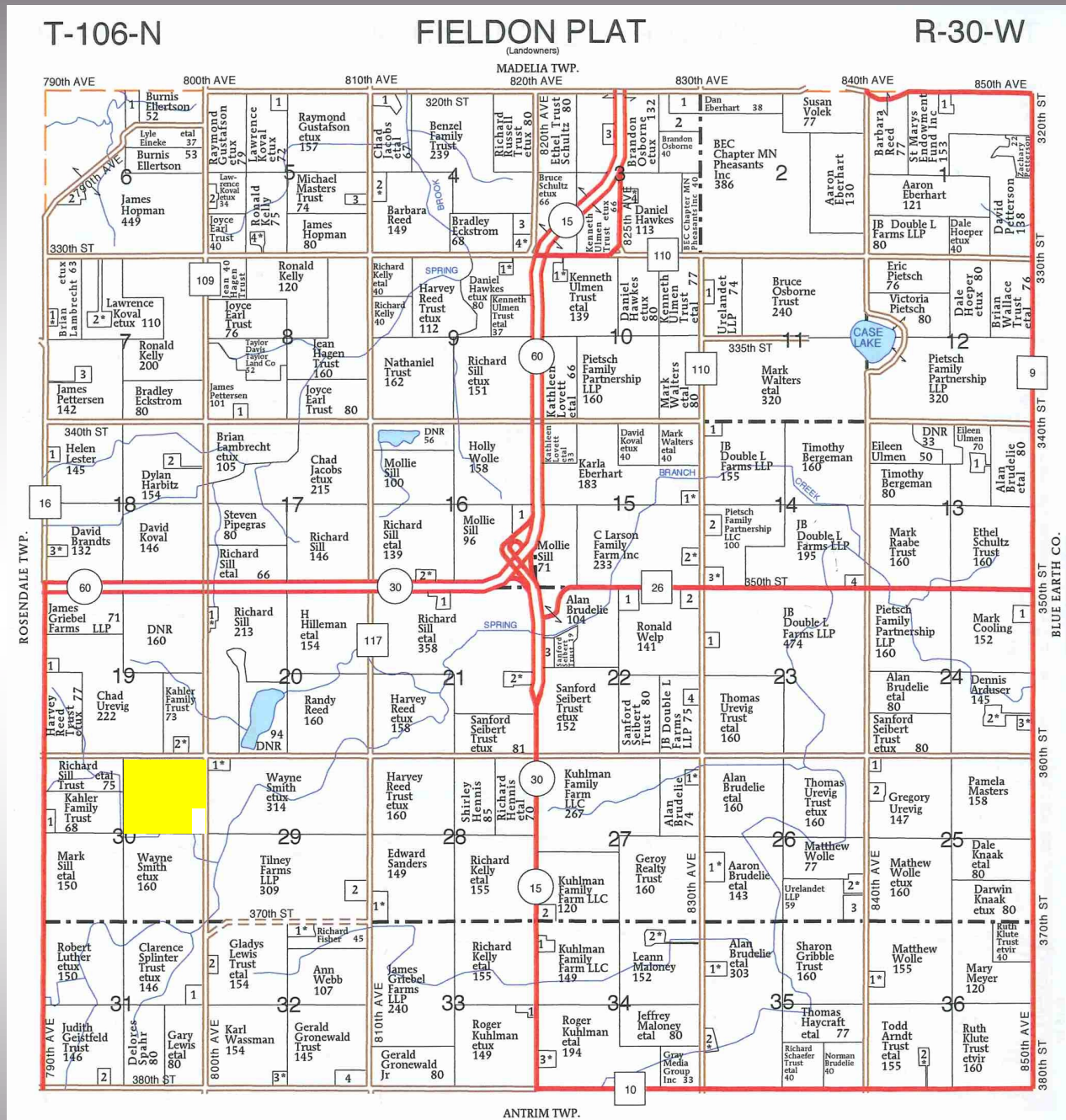
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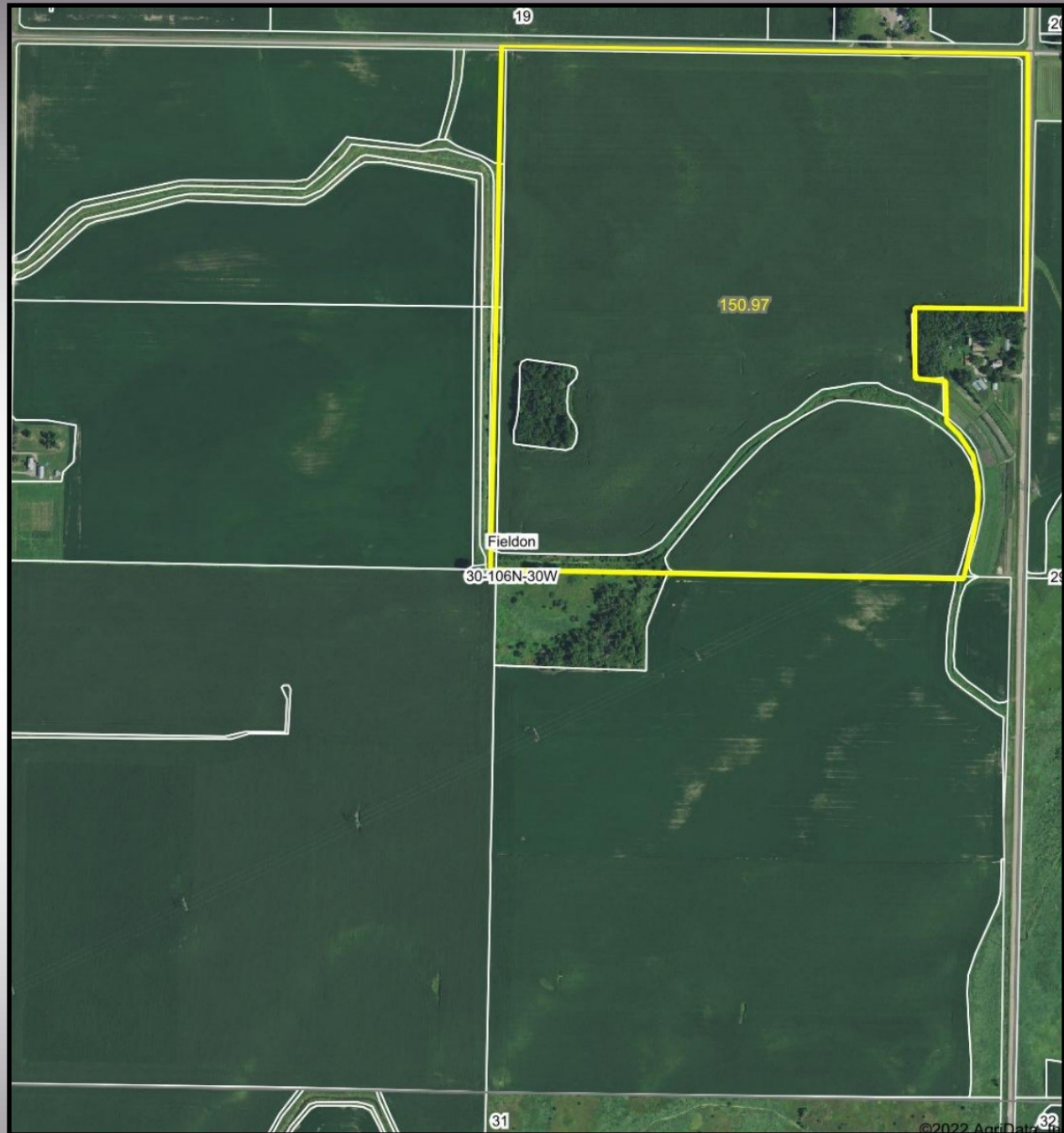
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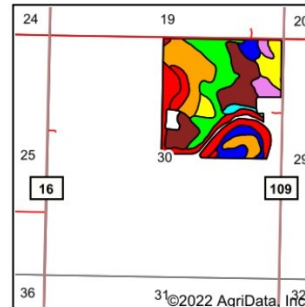
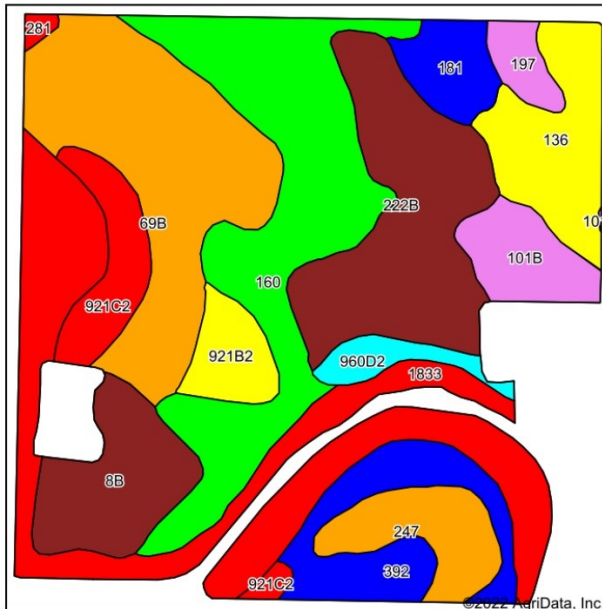
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Soils Map



State: Minnesota
County: Watonwan
Location: 30-106N-30W
Township: Fieldon
Acres: 139.04
Date: 10/11/2022



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	Corn Bu	Soybeans Bu	Spring wheat Bu	*n NCCPI Soybeans
160	Fieldon loam, 0 to 2 percent slopes	24.22	17.4%		IIw		74				57
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	23.12	16.6%		IIw		83				83
69B	Fedji loamy fine sand, 1 to 6 percent slopes	21.33	15.3%		IIIs		60	119	33	48	44
222B	Lasa loamy fine sand, 1 to 6 percent slopes	17.23	12.4%		IIIs		49	97	27	46	48
136	Madelia silty clay loam, 0 to 2 percent slopes	8.65	6.2%		IIw		94				92
8B	Sparta loamy sand, 1 to 6 percent slopes	8.51	6.1%		IVs	Ile	39	77	21	43	38
392	Biscay clay loam, 0 to 2 percent slopes	8.29	6.0%		IIw		70				66
247	Linder sandy loam	5.67	4.1%		IIIs		60	119	33	49	51
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	5.37	3.9%		IIIs		87				72
101B	Truman silt loam, 2 to 6 percent slopes	4.72	3.4%		Ile		99				91
181	Litchfield loamy fine sand	3.70	2.7%		IIIs		67	133	37	37	45
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	3.56	2.6%		Ile		92				84
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	2.25	1.6%		IVe		76				69
197	Kingston silty clay loam, 1 to 3 percent slopes	2.02	1.5%		Iw		100				91
281	Darfur fine sandy loam	0.40	0.3%		IIw		82	162	45	52	70
Weighted Average					2.48	-	70.6	43.8	12.2	18.8	*n 62.4



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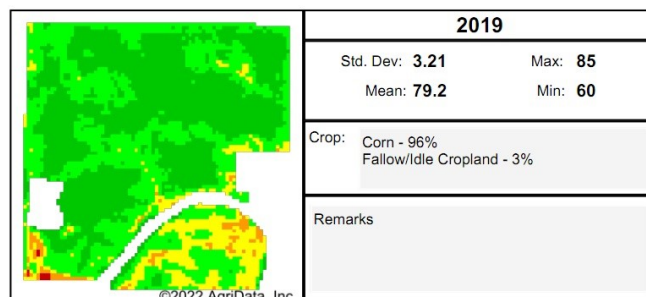
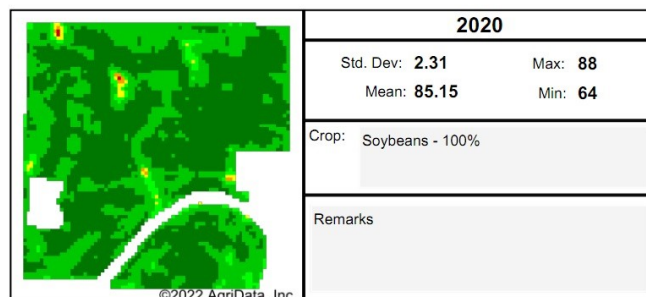
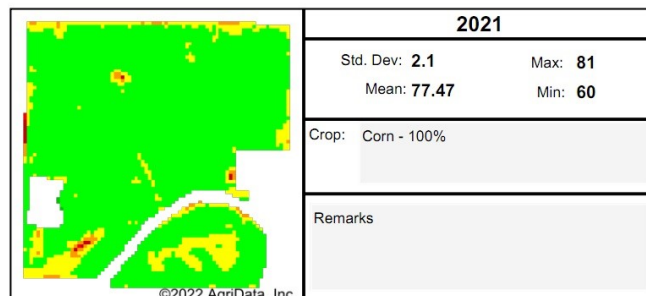
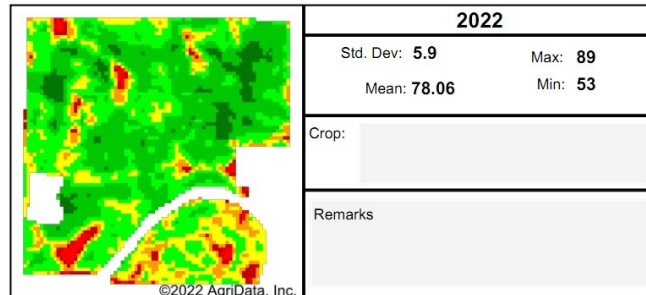
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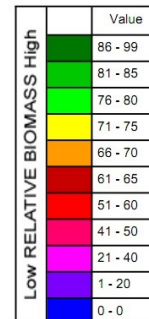
NDVI MAP

Max NDVI Multi-year



Client:
Farm:
Field:
Date: 10/11/2022
Acres: 139.04

State: MN
County: Watonwan
Location: 30-106N-30W
Township: Fieldon
Map Center: 43° 57' 24.45, -94° 28' 45.34



Soils Weighted Average
Productivity Index: 70.6

Elevation (feet)
Min: 1,037.7
Max: 1,074.3
Range: 36.6
Mean: 1,057.4
Std Dev: 9.5



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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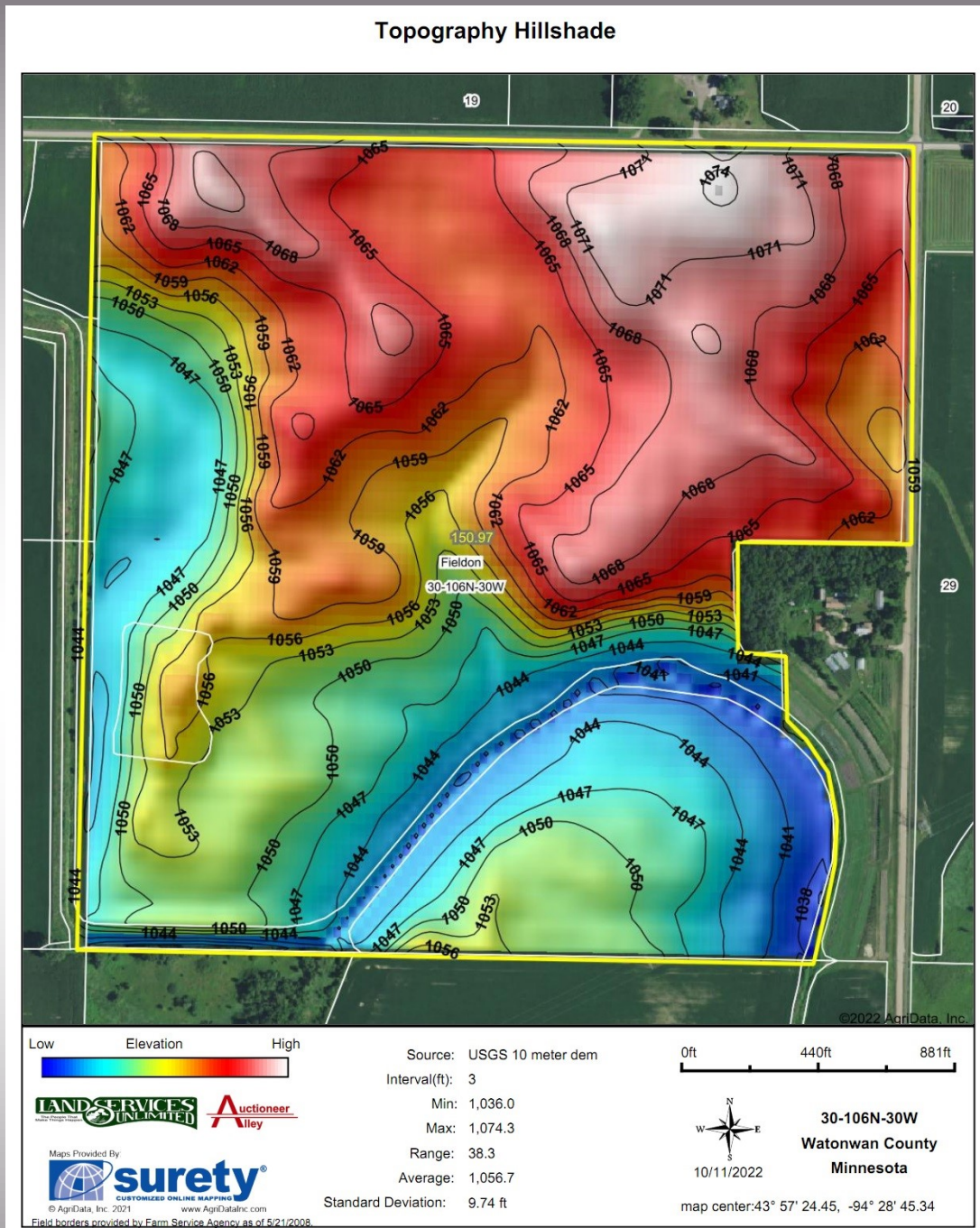
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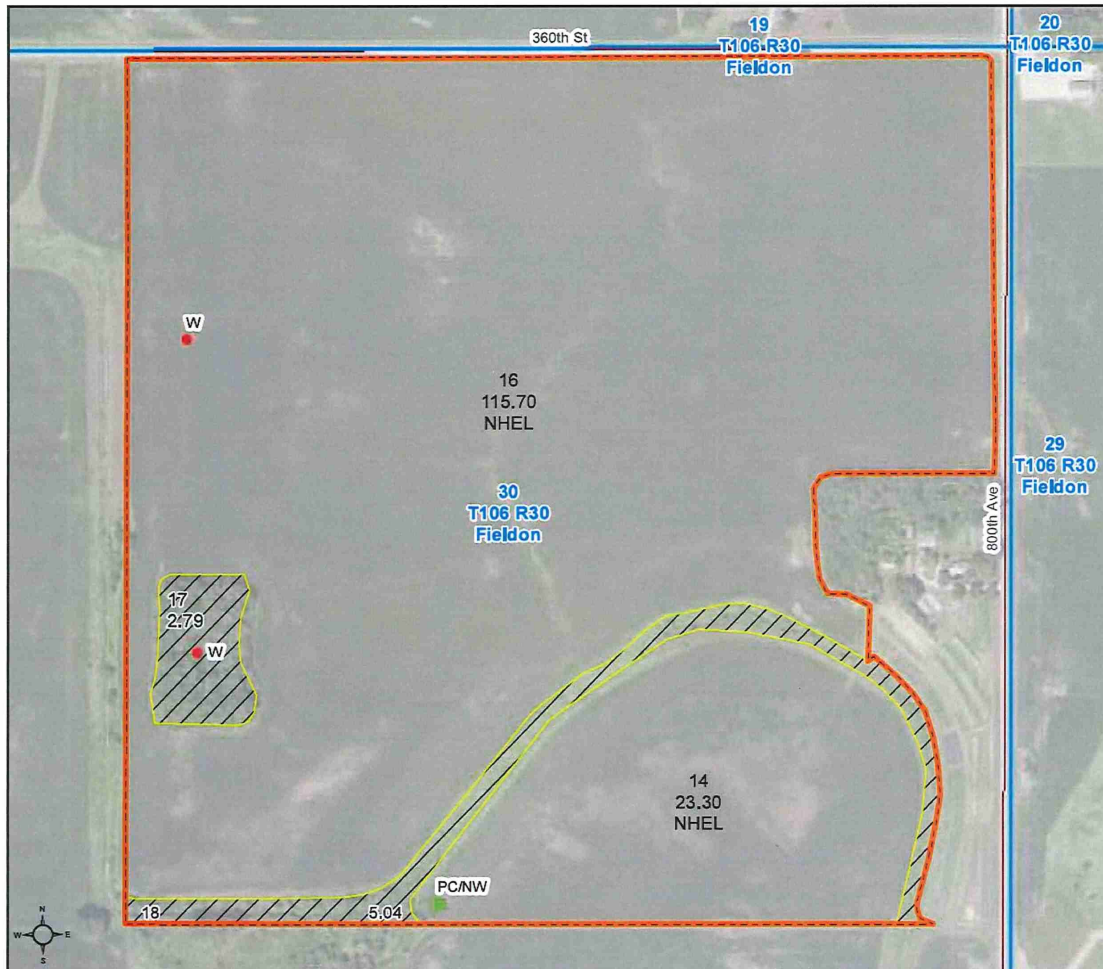
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United States
Department of
Agriculture

Watonwan County, Minnesota



Farm 5013

Tract 30

2022 Program Year

Map Created April 05, 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: 139.00 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

Watonwan

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 5013

Prepared: 10/13/22 11:01 AM

Crop Year: 2023

Page: 2 of 5

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:

Tract Number: 30 Description NE4 30-106-30-FIELDON

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 contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
146.83	139.0	139.0	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	139.0	0.0	0.0		0.0	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	78.6	169	0.00
SOYBEANS	60.4	44	0.00
Total Base Acres:	139.0		

Owners: SCHEEF, KENNETH L

SCHEEF, BARBARA A



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WETLAND DETERMINATION

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

OWNER: KENNETH L SCHEEF

Name of USDA Agency or Person Requesting Determination: FMH

3. County: WATONWAN

SECTION I - HIGHLY ERODIBLE LAND

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

Yes	No	Field No.(s)	Total Acres
<input checked="" type="checkbox"/>	<input type="checkbox"/>		

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

Yes	No	Field No.(s)	Total Acres
<input checked="" type="checkbox"/>	<input type="checkbox"/>		

8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.

Yes	No	Field No.(s)	Total Acres
<input checked="" type="checkbox"/>	<input type="checkbox"/>		

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 SAVINGS or DIVERSION program.

Yes	No	Field No.(s)	Total Acres
<input checked="" type="checkbox"/>	<input type="checkbox"/>		

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 local office of the Soil Conservation Service.

SECTION II - WETLAND

11. Are there hydric soils on this farm?

Yes	No	Field No.(s)	Total Wetland Acres
<input checked="" type="checkbox"/>	<input type="checkbox"/>		

12. List field numbers and acres, where appropriate, for the following EXEMPTED WETLANDS:

Yes	No	Field No.(s)	Total Wetland Acres
<input checked="" type="checkbox"/>	<input type="checkbox"/>		

13. 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.

Yes	No	Field No.(s)	Total Wetland Acres
<input checked="" type="checkbox"/>	<input type="checkbox"/>	14B, 14N	8 Ac.

14. 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.

Yes	No	Field No.(s)	Total Wetland Acres
<input checked="" type="checkbox"/>	<input type="checkbox"/>		

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

Yes	No	Field No.(s)	Total Wetland Acres
<input checked="" type="checkbox"/>	<input type="checkbox"/>		

16. 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.

Yes	No	Field No.(s)	Total Wetland Acres
<input checked="" type="checkbox"/>	<input type="checkbox"/>		

17. NON-EXEMPTED WETLANDS:

18. 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 determination or third party determination.

Yes	No	Field No.(s)	Total Wetland Acres
<input checked="" type="checkbox"/>	<input type="checkbox"/>		

19. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.

20. 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 18 for information on CW.

21. This wetland determination was completed in the: Office ☒ Field ☐

22. This determination was: Delivered ☐ Mailed ☐ To the Person on Date: 3/14/88

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 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of this 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.

23. Remarks: Three 100's H&H fields in the track. There are wetlands in fields 14B & 14N. They were farmed as they have in the past.

24. Signature of SCS District Conservationist: Steve W. Brown

25. Date: 3/14/88

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



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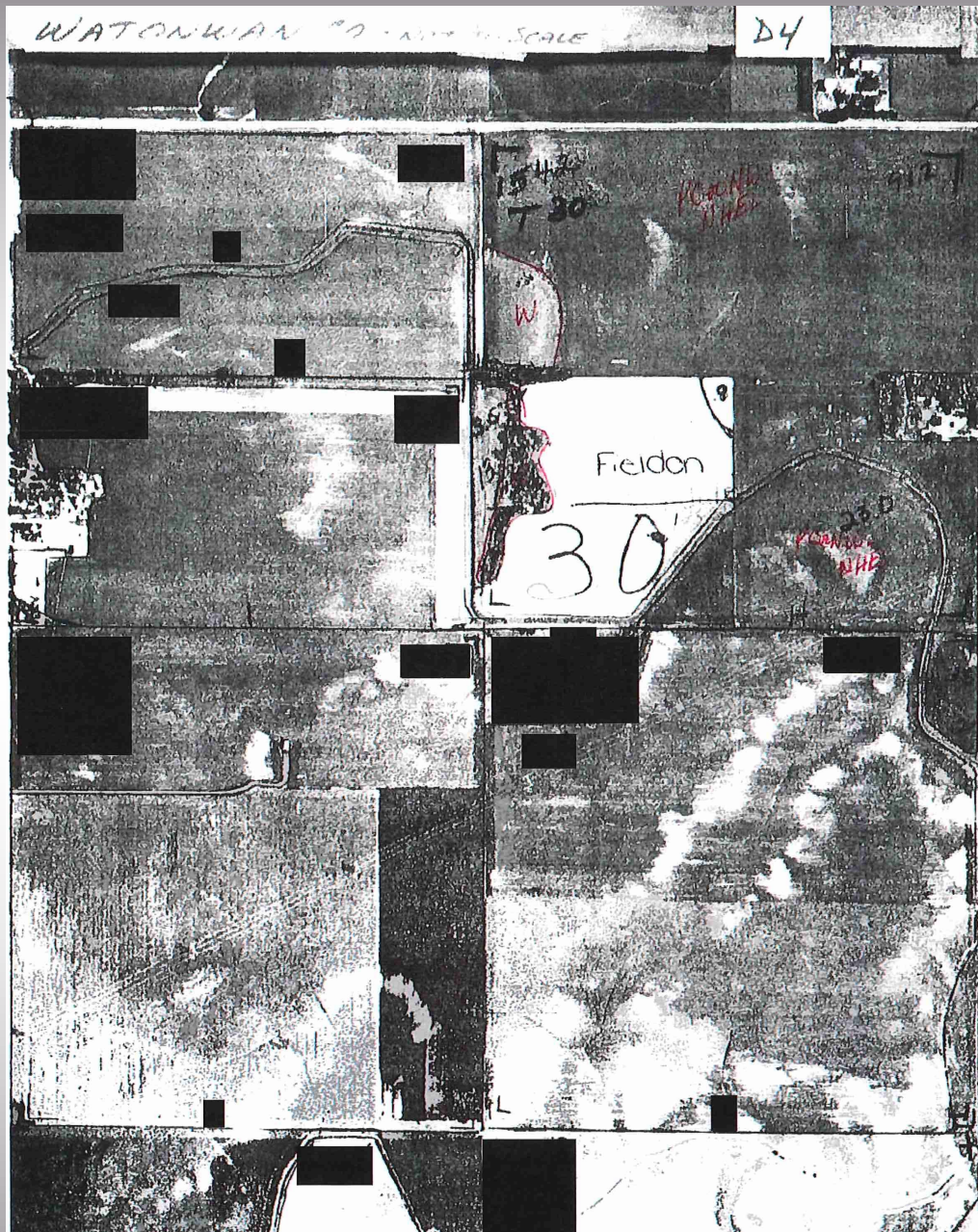
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WETLAND DETERMINATION MAP



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BeaconTM Watonwan County, MN

Summary

Parcel ID 040300210
Property Address
Sec/Twp/Rng 30-106-030
Brief Tax Description Sect-30 Twp-106 Range-030 150.97 AC NE1/4 LESS 11.13AC; PT OF SE1/4 OF NW1/4
(Note: Not to be used on legal documents)
Deeded Acres 150.97
Class 101 - (NON-HSTD) AGRICULTURAL
District (402) FIELDON SD#0837
School District 0837
Creation Date 09/17/2001

Owners

Primary Taxpayer
Kenneth L & Barbara A Scheef
610 Victoria St
Fairmont, MN 56031

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	52.2	0	0	0	144.000	AC
2	WOODS 2A	0	0	0	0	2.000	AC
3	WASTE 2A	0	0	0	0	2.010	AC
4	ROADS 2A	0	0	0	0	2.960	AC
Total						150.970	

Valuation

	2022 Assessment	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$814,600	\$709,000	\$751,400	\$751,400	\$706,500
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$814,600	\$709,000	\$751,400	\$751,400	\$706,500

Taxation

	2022 Payable	2021 Payable	2020 Payable	2019 Payable
Estimated Market Value	\$709,000	\$751,400	\$751,400	\$706,500
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$709,000	\$751,400	\$751,400	\$706,500
Net Taxes Due	\$5,428.00	\$5,492.00	\$5,342.00	\$5,322.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$5,428.00	\$5,492.00	\$5,342.00	\$5,322.00



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FARMLAND AUCTION

Thursday, November 17, 2022 @ 1:30 PM

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



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