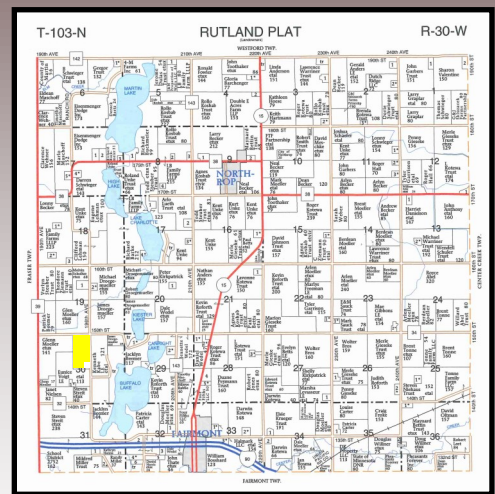
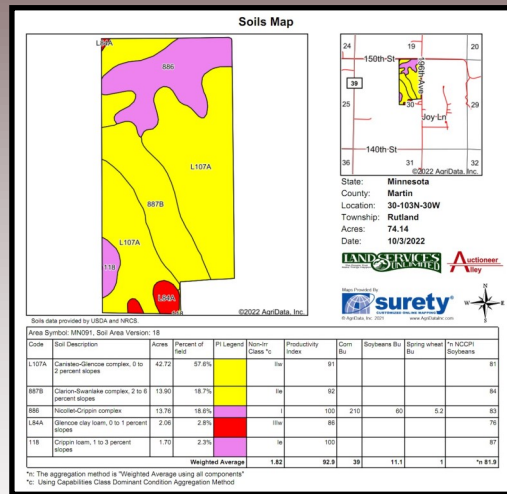
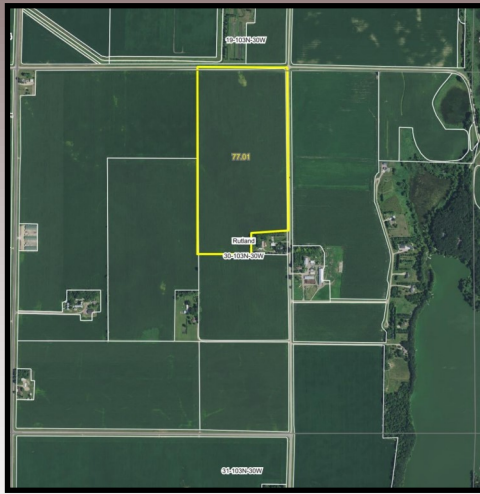


77.01 Acres +/- Bare Farmland in Rutland Twp, Martin Co., MN

FARMLAND AUCTION

Thursday, November 17, 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 Fairmont, MN I-90 Exit 99: Go 1/2 mile north on 190th Ave/Bixby Rd, then head east on 140th Street for 3/4 miles, then head north on 196th Avenue for 1/2 mile.

PROPERTY LEGAL DESCRIPTION: 77.01 +/- Deeded Acres: GL 4 & 9 (W EXC) & N 1 AC IN GL 10 (W EX) in Section 30, Township 103 North, Range 30 West, Martin County, Minnesota.

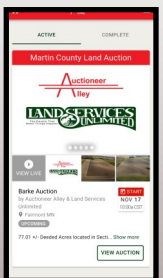
AUCTION SALE TERMS:

The Barke 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:

As good as they come with this high quality farm up for public auction on November 17th! This top quality farm is just northwest of Fairmont, MN and has excellent outlets with corn and soybean processors within just a few miles. This farm carries a high 92.9 CPI with an excellent drainage outlet in County ditch 72. While this level to gently rolling farm would make a great addition to a farmer buyer or an investor please come ready to purchase as the Barke Family has chosen public auction to give all potential land buyers an equal opportunity to purchase on sale day. 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: Robert J. Barke & Lavonne F. Barke Revocable Trusts



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

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

BARKE PROPERTY INFORMATION

SALE METHOD:	This farm will be offered for sale as one parcel on sale day. 77.01 Deeded Acres x the bid * Selling by legal description only
LEGAL DESCRIPTION:	77.01 +/- Deeded Acres: GL 4 & 9 (W EXC) & N 1 AC IN GL 10 in Section 30, Township 103 North, Range 30 West, Martin County, Minnesota. *See Full Legal Description
TAX PARCEL ID:	160300400
BUILDINGS:	None
REAL ESTATE TAXES:	2022 (NON-HSTD) Ag Taxes = \$3,600.00
FSA INFORMATION:	Total Deeded Acres = 77.01 +/- Acres FSA Tillable Acres = 74.14 +/- Acres Corn Base Acres = 38.50 +/- Acres Corn PLC Yield = 170.00 +/- Bushels Soybean Base Acres = 35.64 +/- Acres Soybean PLC Yield = 41.00 +/- Bushels Total Base Acres = 74.14 +/- Acres
PREDOMINANT SOILS:	Canisteo-Glencoe, Clarion-Swanlake, Nicollet-Crippin & Glencoe Clay
CPI:	Crop Productivity Index = 92.9 *Excellent *See Soils Map
TOPOGRAPHY:	Level *See Topography Map
DRAINAGE:	This farm is part of County Ditch 72 *See County Tile Map
NRCS CLASSIFICATION:	NHEL (Non-Highly Erodible Land)
WETLAND STATUS:	Completed 2-11-1991. *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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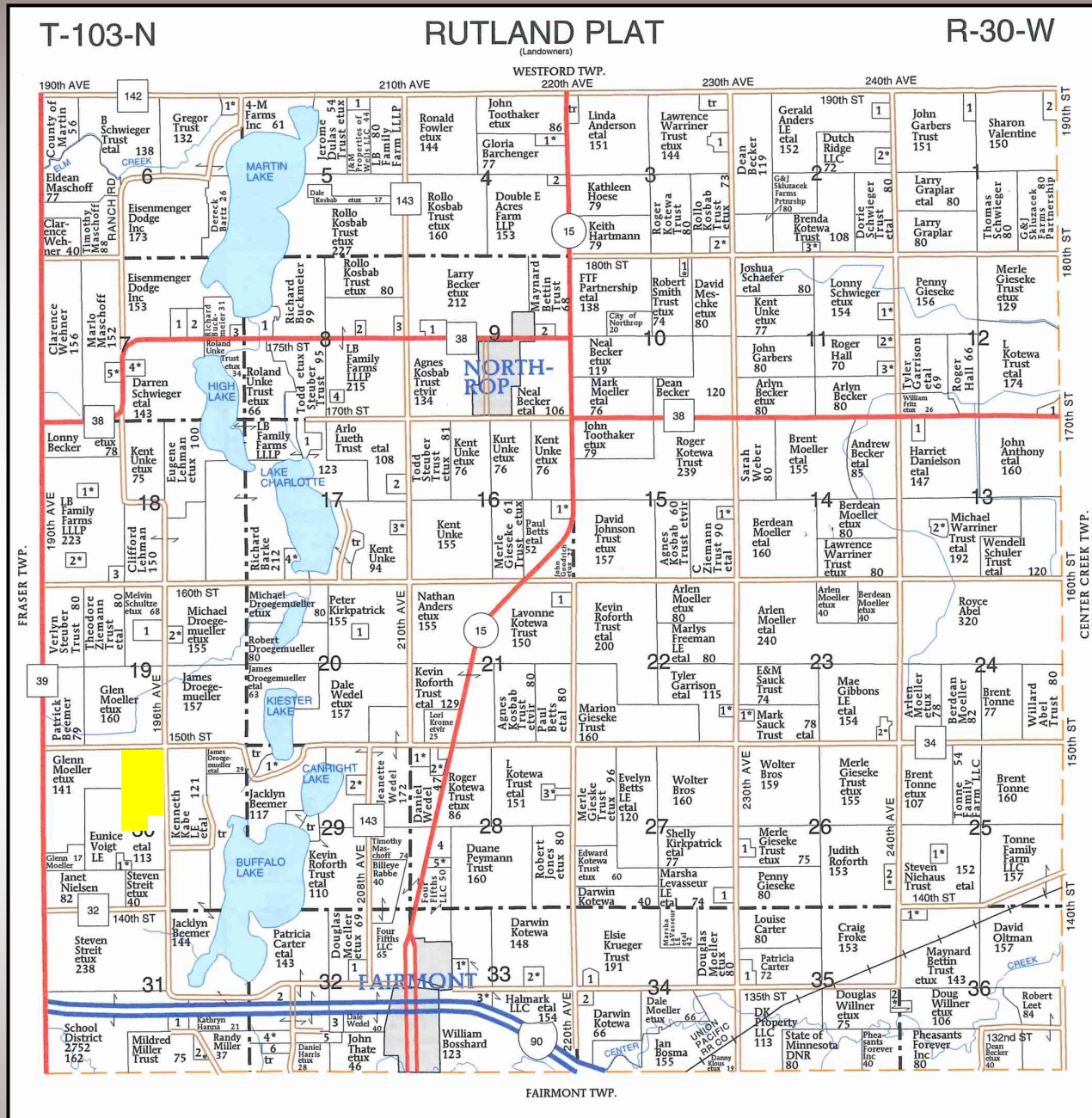
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LAND SERVICES UNLIMITED
The People That Make Things Happen

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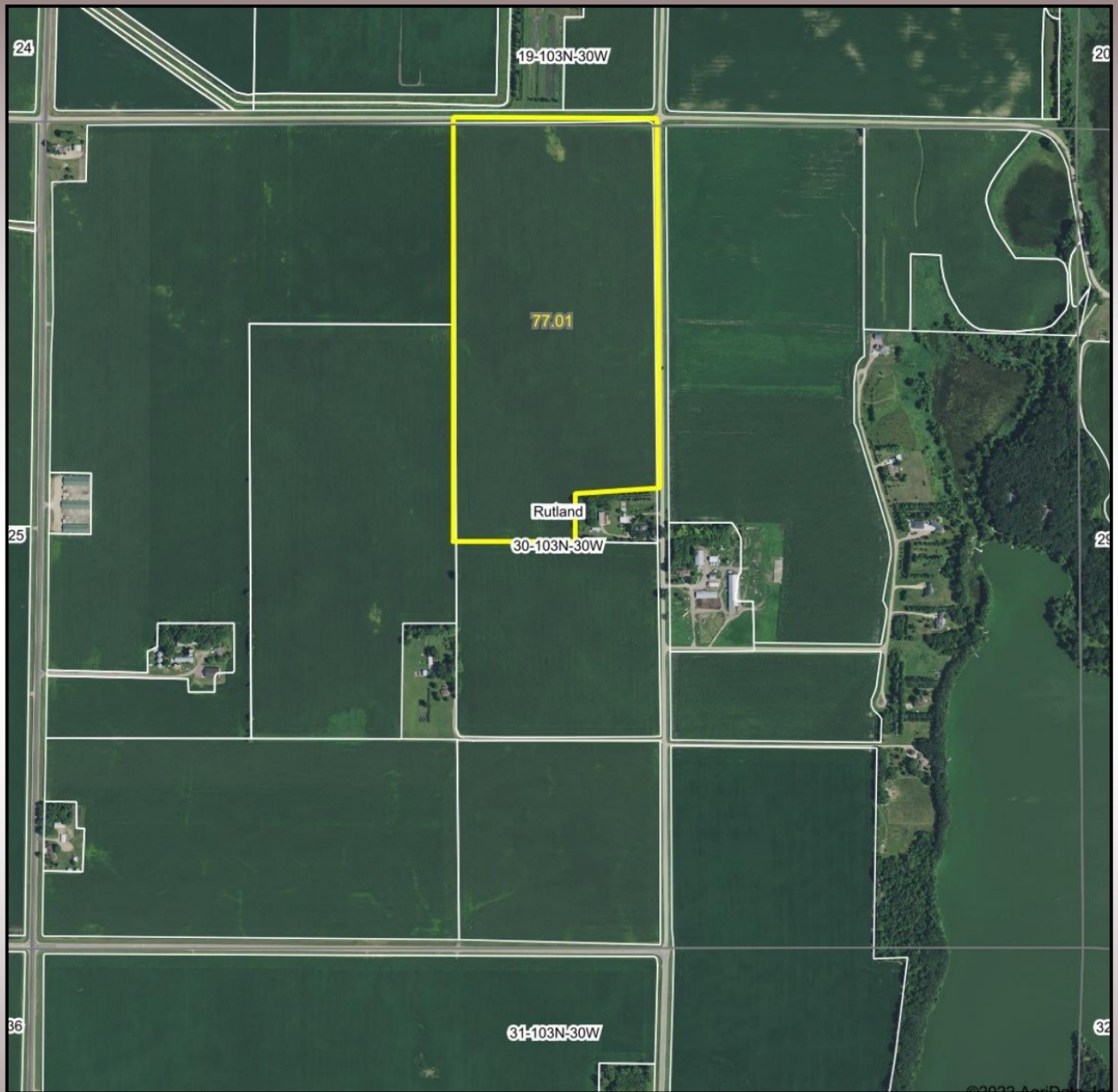
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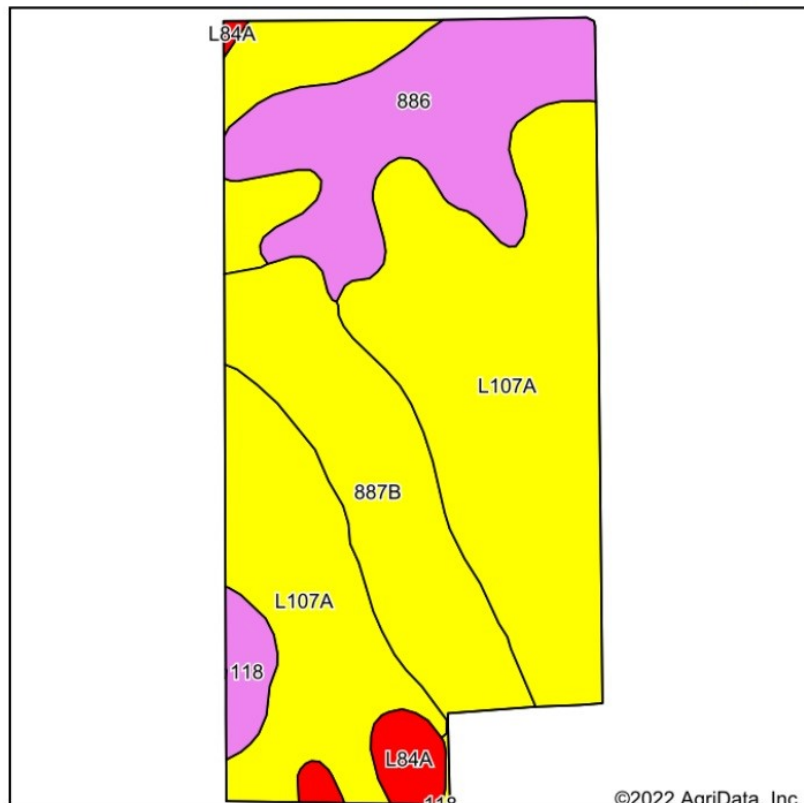
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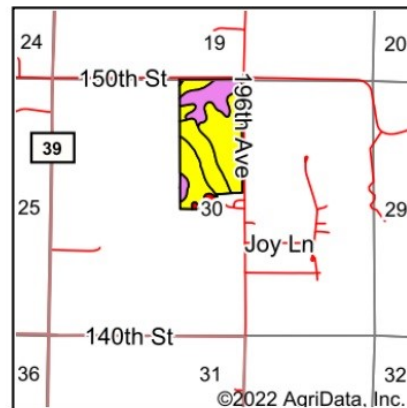
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Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Martin**
Location: **30-103N-30W**
Township: **Rutland**
Acres: **74.14**
Date: **10/3/2022**



Area Symbol: MN091, Soil Area Version: 18

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
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	42.72	57.6%		IIw	91				81
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	13.90	18.7%		IIe	92				84
886	Nicollet-Crippin complex	13.76	18.6%		I	100	210	60	5.2	83
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.06	2.8%		IIIw	86				76
118	Crippin loam, 1 to 3 percent slopes	1.70	2.3%		Ie	100				87
Weighted Average					1.82	92.9	39	11.1	1	*n 81.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



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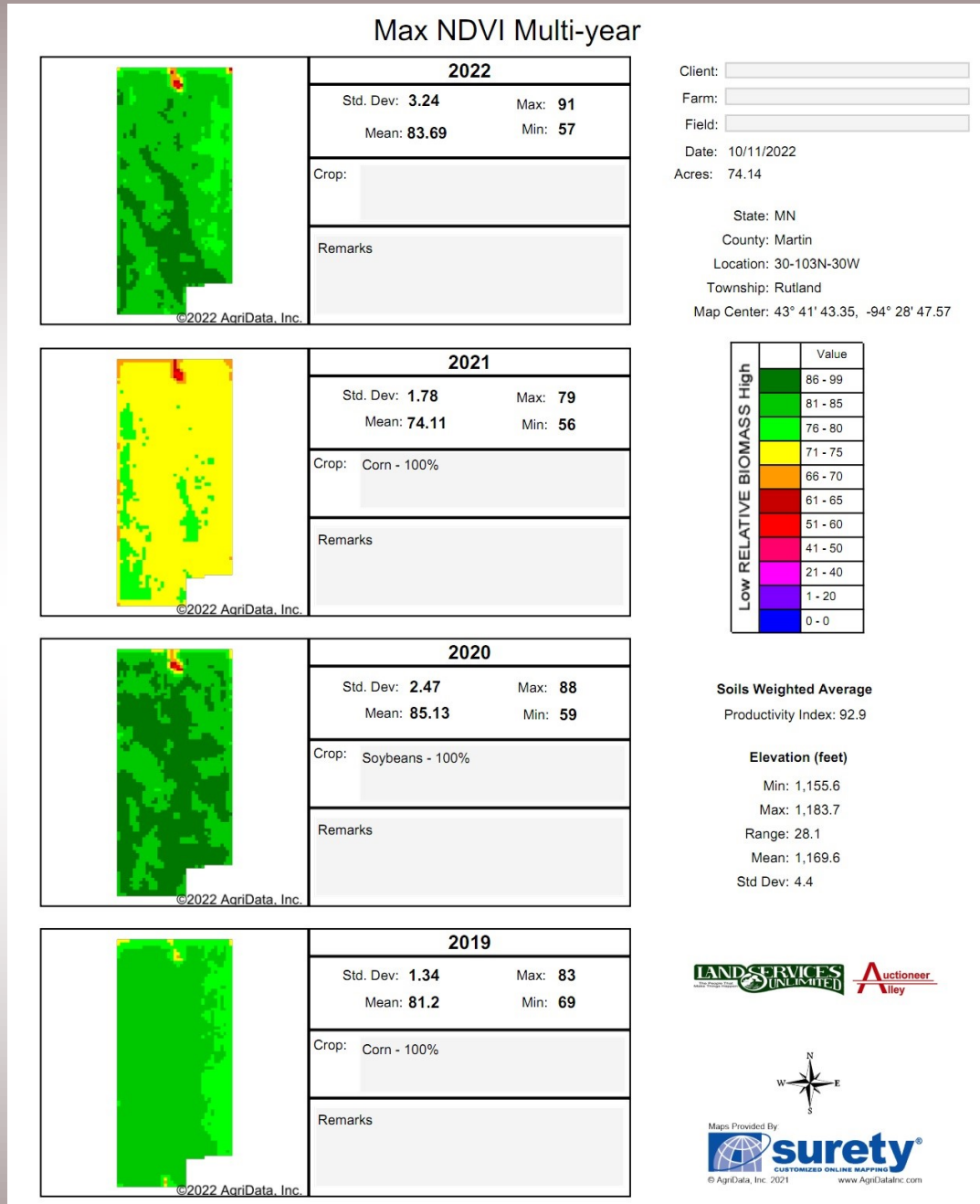
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NDVI MAP



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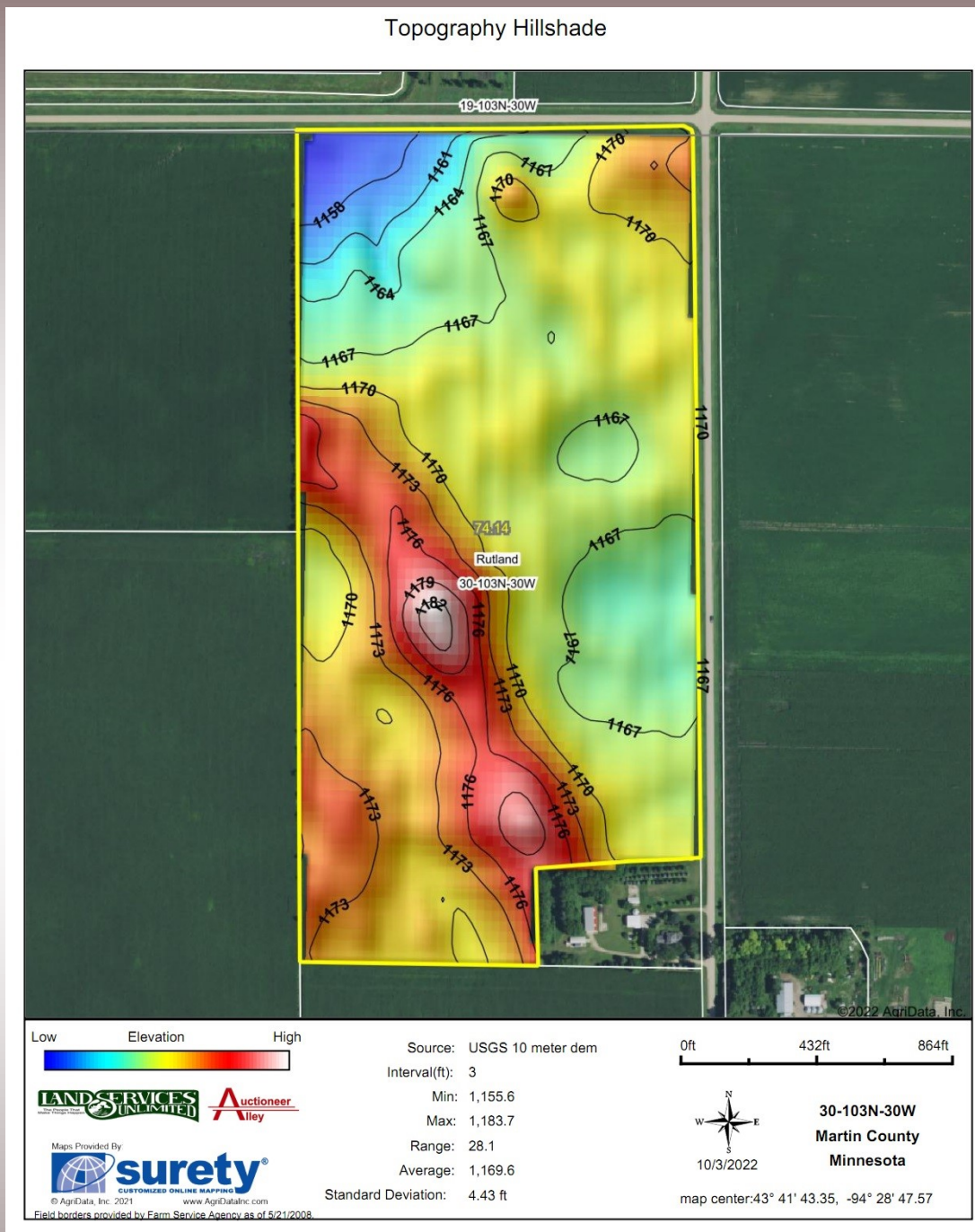
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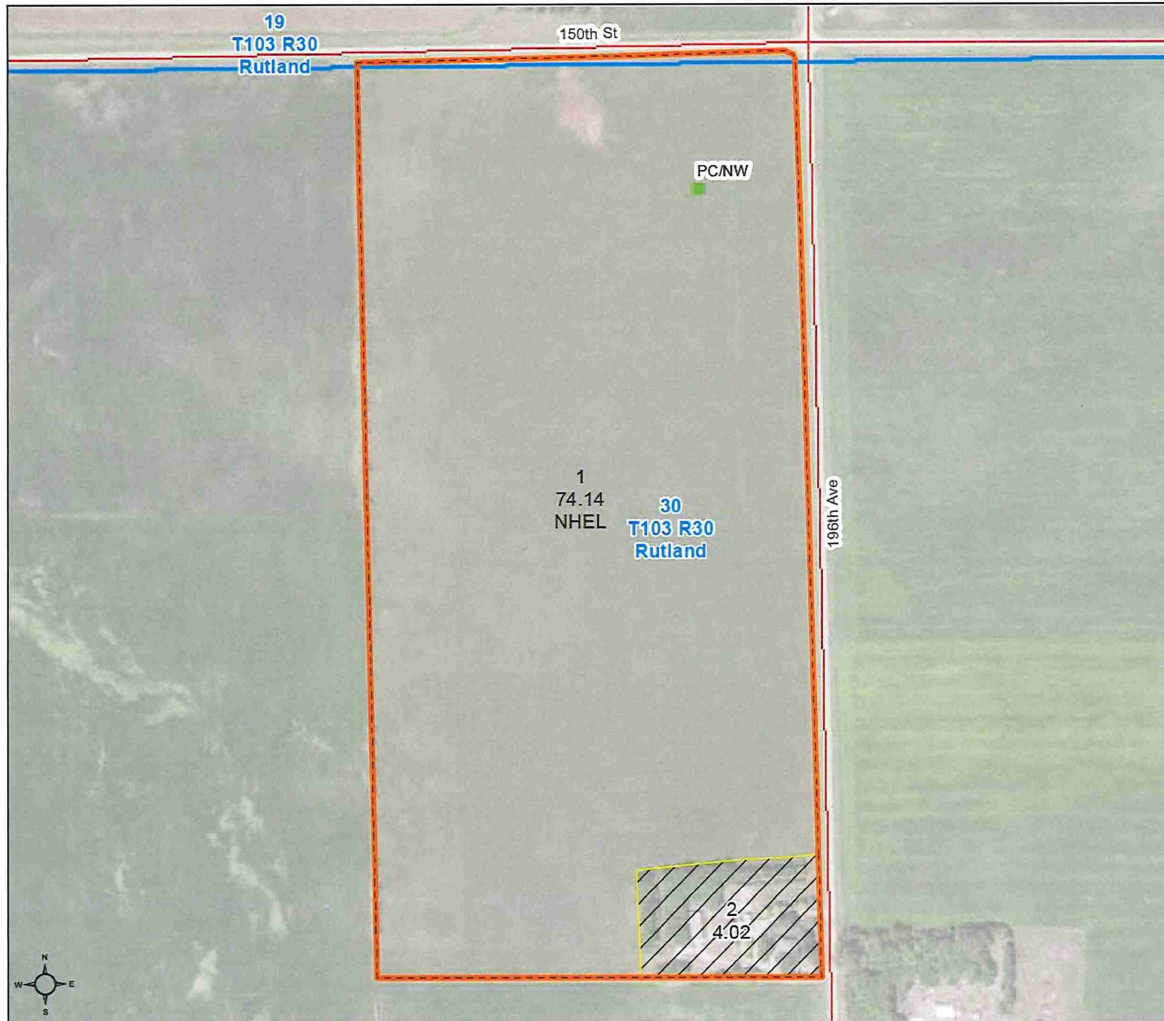
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United States
Department of
Agriculture

Martin County, Minnesota



Farm 10777

Tract 1218

2022 Program Year

Map Created April 04, 2022

0 180 360 720
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: 74.14 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

Tract Number: 1218 Description 81A W2 NE4 (30)RUT

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 does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
78.16	74.14	74.14	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	74.14	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	38.5	170	0.00
SOYBEANS	35.64	41	0.00
Total Base Acres:	74.14		

Owners: BARKE, ROBERT J



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WETLAND DETERMINATION

U.S.D.A. ^{7EC 30} Soil Conservation Service ^{SCS-CPA-028 (1-88)} ^{7/12/18} ^{7/12/18}

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

1. Name and Address of Person: Robert Barke, Rt. 1 Box 8, Fairmont, MN 56031

2. Date of Request: 7/12/18

3. County: Martin

4. Name of USDA Agency or Person Requesting Determination: ASCS

5. Farm No. and Tract No.: Rutland Sec. 30

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
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.		✓	None	
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 <input checked="" type="checkbox"/> Field <input type="checkbox"/>				

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?	Yes	No	Field No.(s)	Total Wetland Acres
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.	✓		None	
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.			1	
14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.			None	
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.			None	4.39
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.			None	
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 <input checked="" type="checkbox"/> Field <input type="checkbox"/>				
20. This determination was: Delivered <input type="checkbox"/> Mailed <input checked="" type="checkbox"/> To the Person on Date: 2-15-91				
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 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: [Signature]				23. Date: 2/11/91
Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, handicap, etc.				



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WETLAND DETERMINATION MAP



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Summary

Parcel ID 160300400
Property Address 30-103-030
Sec/Twp/Rng SECT-30 TWP-103 RANGE-030 77.01 AC GL 4 & 9 (W EXC)&N 1AC IN GL 10 (W EX) 77.005 AC
Brief Tax Description (Note: Not to be used on legal documents)
Deeded Acres 77.01
Class 101 - (NON-HSTD) 2A/1B/4BB AGRICULTURAL
District (1601) RUTLAND-2752
School District 2752
Neighborhood 00001600 - RUTLAND
Contact Appraiser: [Jessica Laue](#)

[View Map](#)

Owner

Primary Owner
ROBERT J BARKE REVOC TRUST &
LAVONNE F BARKE REVOC TRUST
551 BURTON LN
FAIRMONT MN 56031

Land

Seq	Code	Dim 1	Dim 2	Dim 3	Units	UT
1	TILL A1 86-100 CPI	0	0	0	74.260	A
2	ROAD	0	0	0	2.750	A
Total					77.010	

Valuation

	2023 Assessment	2022 Assessment	2021 Assessment	2020 Assessment	2019 Assessment
+ Estimated Land Value	\$608,900	\$608,900	\$564,400	\$586,700	\$557,000
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$608,900	\$608,900	\$564,400	\$586,700	\$557,000

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	\$564,400	\$586,700	\$557,000	\$576,500
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$564,400	\$586,700	\$557,000	\$576,500
Net Taxes Due	\$3,600.00	\$3,742.00	\$3,816.00	\$4,026.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$3,600.00	\$3,742.00	\$3,816.00	\$4,026.00
% Change	-3.79%	-1.94%	-5.22%	0.75%



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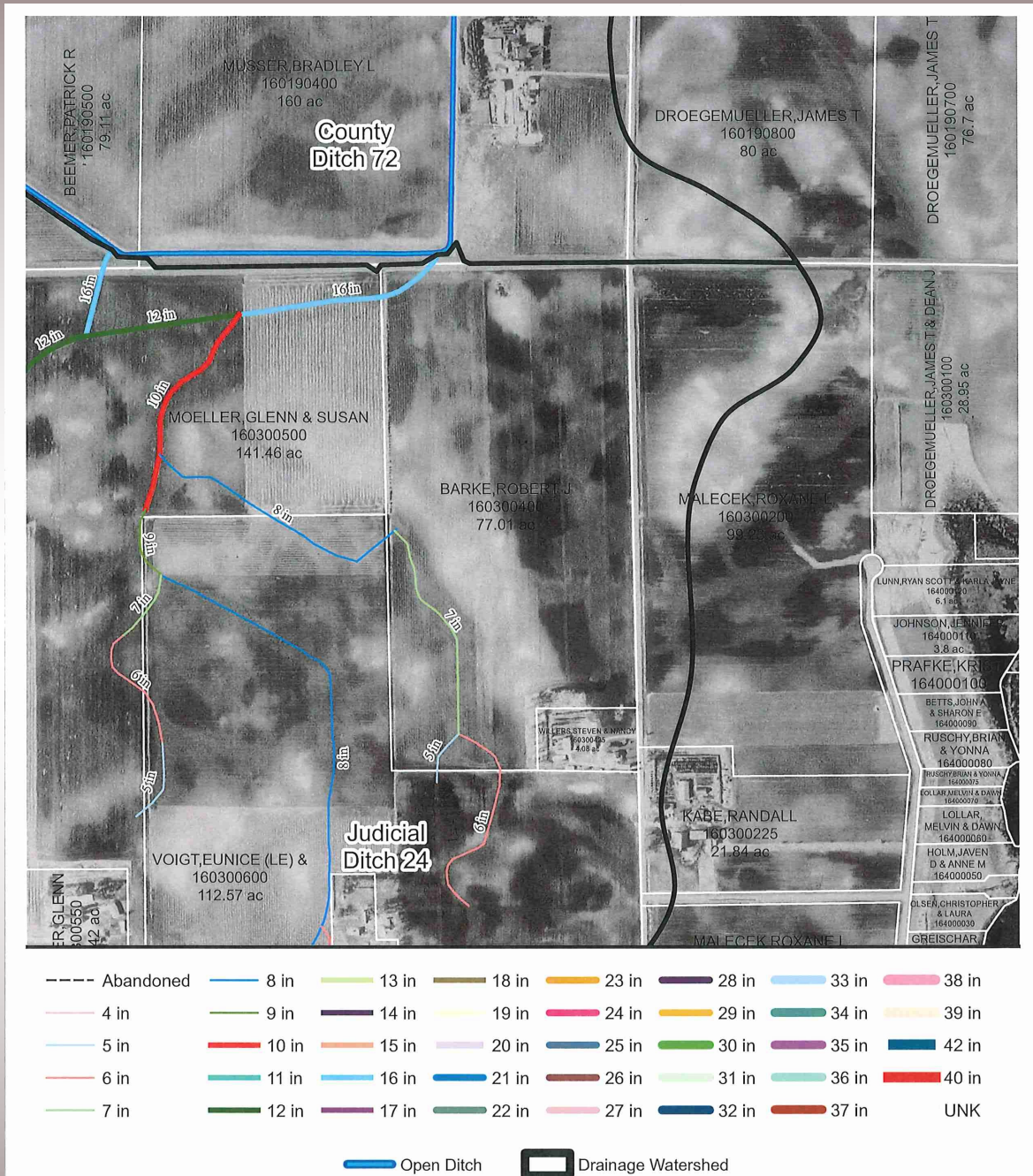
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COUNTY TILE MAP



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FULL LEGAL DESCRIPTION

ABSTRACT OF TITLE

TO THE FOLLOWING DESCRIBED REAL ESTATE IN
MARTIN COUNTY, MINNESOTA

AMENDED CAPTION

Lots Four and Nine of Section Thirty, Township One Hundred Three, Range Thirty
West of the Fifth Principal Meridian,

AND ALSO:

Beginning at the Northeast corner of Government Lot Ten of Section Thirty, Township
One Hundred Three, Range Thirty for a place of beginning; thence West on the North
line of said Lot Ten to the Northwest corner of said Lot Ten; thence South on the
West line of said Lot Ten, 2 rods; thence East parallel to the North line of said
Lot Ten to the East line of said Lot Ten; thence North on the East line of said Lot
Ten, 2 rods to the place of beginning. Being 2 rods of the North end of Government
Lot Ten of Section Thirty, Township One Hundred Three, Range Thirty. Containing
1 acre of land.

EXCEPTING THEREFROM:

That part of Government Lots Nine and Ten of Section Thirty, Township One Hundred
Three North, Range Thirty West, Martin County, Minnesota, described as follows:
Beginning at the Center of said Section Thirty; thence on an assumed bearing of
South 0 degrees 00 minutes West, along the north-south quarter line of said section,
a distance of 45.00 feet to an iron monument; thence North 88 degrees 00 minutes
West, a distance of 540.00 feet to an iron monument; thence North 1 degree 10
minutes West a distance of 302.43 feet to an iron monument; thence North 86 degrees
40 minutes East a distance of 546.75 feet to an iron monument located on the north-
south quarter line of said section; thence South 0 degrees 00 minutes West, along
said north-south quarter line, a distance of 353.00 feet to the point of beginning,
this exception containing 4.08 acres, subject to easements now of record in said
county and state.



WHITEMAN & WHITEMAN
Martin County Abstractors, Inc.
73 Downtown Plaza, P.O. Box 357
Fairmont, Minnesota 56031
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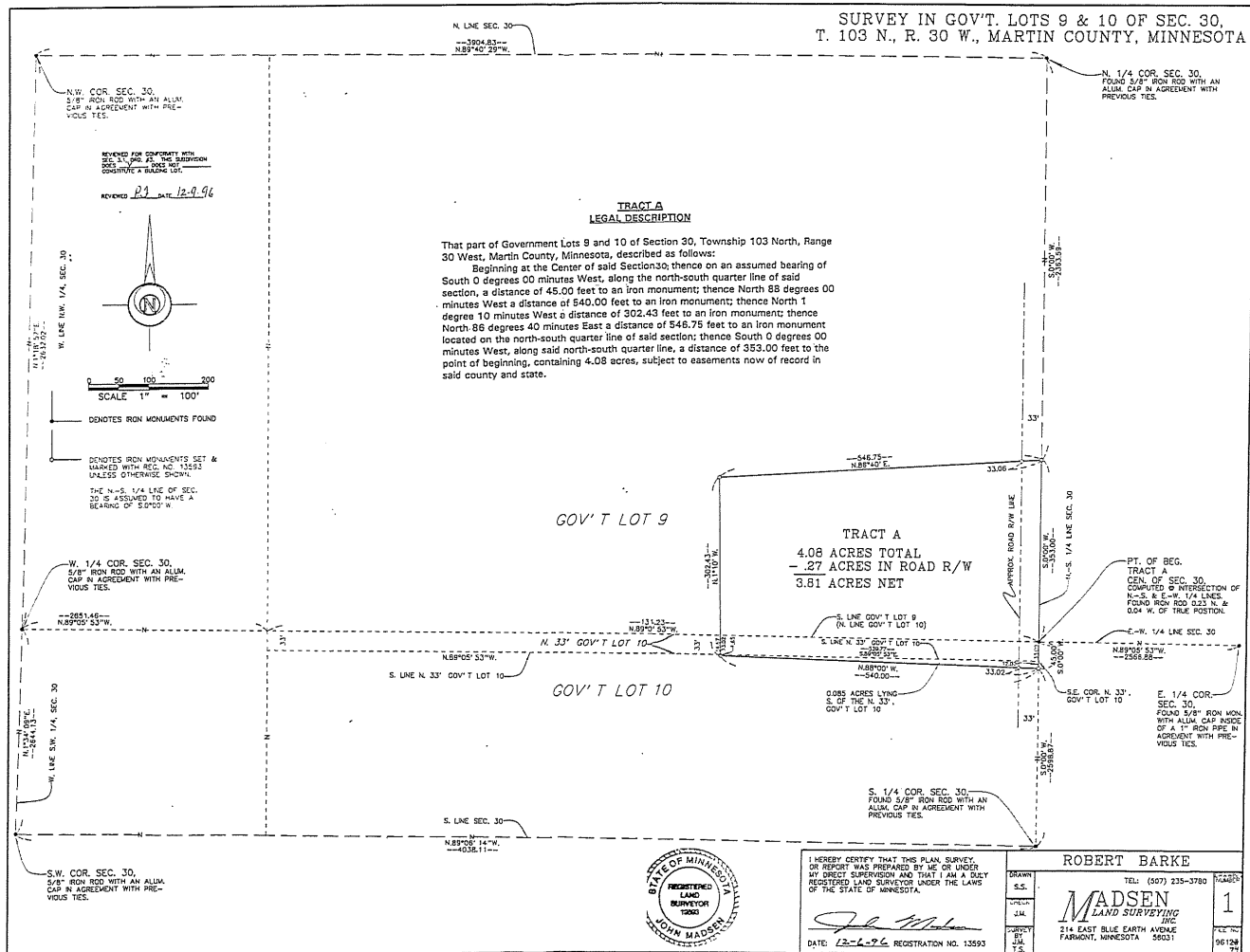
77.01 Acres +/- Bare Farmland in Rutland Twp, Martin Co., MN

FARMLAND AUCTION

Thursday, November 17, 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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