

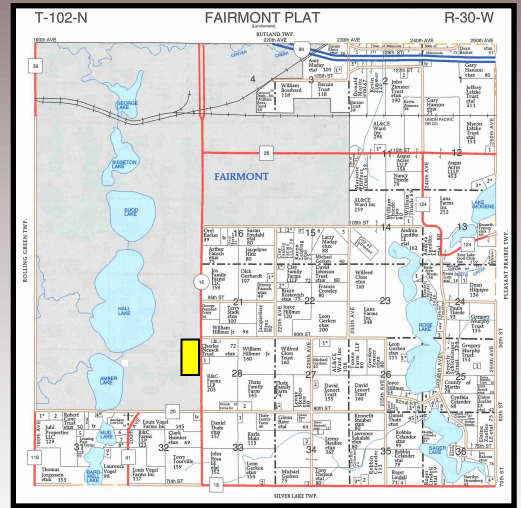
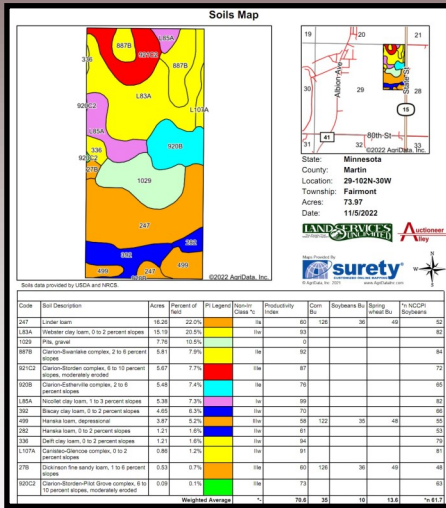
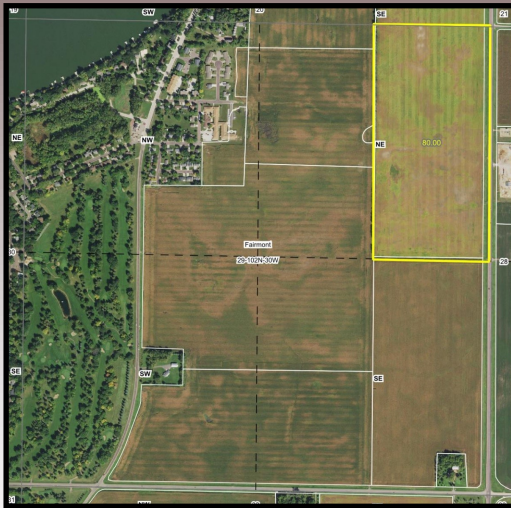
80 Acres +/- Bare Farmland in Fairmont Twp, Martin Co., MN

FARMLAND AUCTION

Wednesday, November 30, 2022 @ 10:00 AM

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

Backup Date 12-1-22 @ same time. Watch website for updates!



PROPERTY LOCATION: The subject property is located on the south edge of Fairmont, MN on State Highway 15

PROPERTY LEGAL DESCRIPTION: 80 +/- Deeded Acres: E 1/2 of the NE 1/4 in Section 29, Township 102 North, Range 30 West, Martin County, Minnesota.

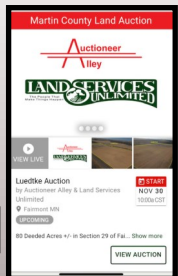
AUCTION SALE TERMS:

The Luedtke farm will be offered for sale as one parcel on sale day. Please review farm booklet on our website 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 30, 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 open to be farmed in 2023 by the new buyer. 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 be working for the Luedtke Family! This farm is located just south of Fairmont, MN and has excellent access to grain markets with corn and soybean processors within just a few miles. This farm carries a 70.6 CPI with county drainage going west to Hall Lake. Please come ready to purchase as the Luedtke 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!



Owner: Andrea Luedtke Estate



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

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Fairmont, MN 56031
507-238-4318

LUEDTKE PROPERTY INFORMATION

SALE METHOD:	This farm will be offered for sale as one parcel on sale day. 80 Deeded Acres x the Bid *Selling by legal description only		
LEGAL DESCRIPTION:	80 +/- Deeded Acres: E ½ of the NE ¼ in Section 29, Township 102 North, Range 30 West, Martin County, Minnesota.		
TAX PARCEL ID:	230370970		
BUILDINGS:	None		
REAL ESTATE TAXES:	2022 (NON-HSTD) Ag Taxes = \$2,444.00		
FSA INFORMATION:	Total Deeded Acres	=	80.00 +/- Acres
	FSA Tillable Acres	=	73.91 +/- Acres
	Corn Base Acres	=	49.27 +/- Acres
	Corn PLC Yield	=	168.00 +/- Bushels
	Soybean Base Acres	=	24.64 +/- Acres
	Soybean PLC Yield	=	46.00 +/- Bushels
	Total Base Acres	=	73.91 +/- Acres
PREDOMINANT SOILS:	Linder Loam & Webster Clay Loam		
CPI:	Crop Productivity Index = 70.6 *See Soils Map		
TOPOGRAPHY:	Level to Gently Rolling *See Topography Map		
DRAINAGE:	This farm is part of Judicial Ditch #74 which outlets to Hall Lake. *See County Tile Map		
NRCS CLASSIFICATION:	NHEL (Non-Highly Erodible Land)		
WETLAND STATUS:	Completed 8-6-2018 *See Wetland Determination		
LEASE STATUS:	This farm is under lease for the 2022 crop year. Sellers will keep all of the 2022 farm rent. The farm is open for the 2023 crop year.		
FALL TILLAGE:	The current tenant did fall tillage on the corn stalks. The new buyer will be responsible for the reimbursement of this at the time of closing. 38 Acres X \$25.00=\$950.00		

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

AUCTIONS – REAL ESTATE - APPRAISALS



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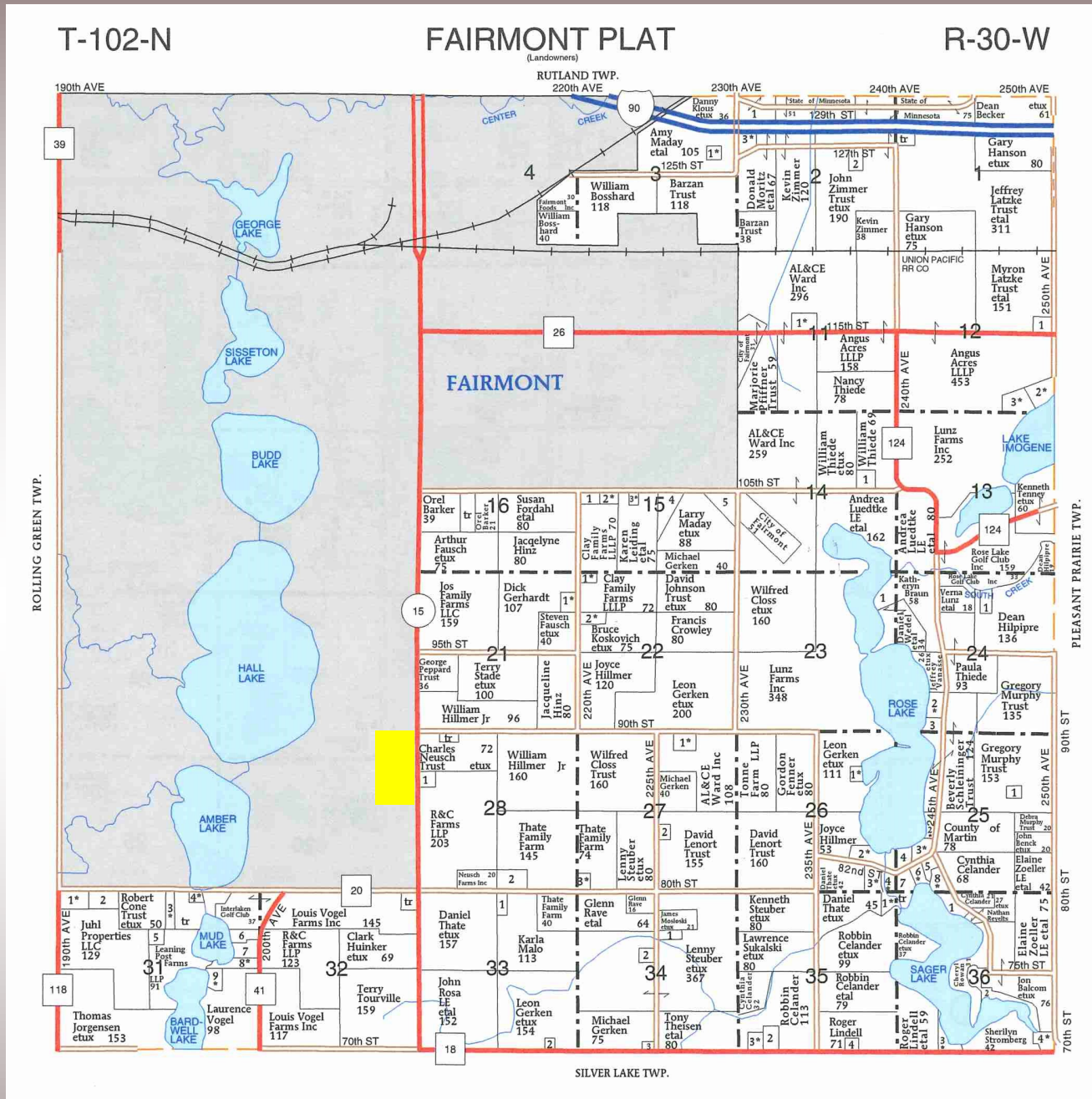
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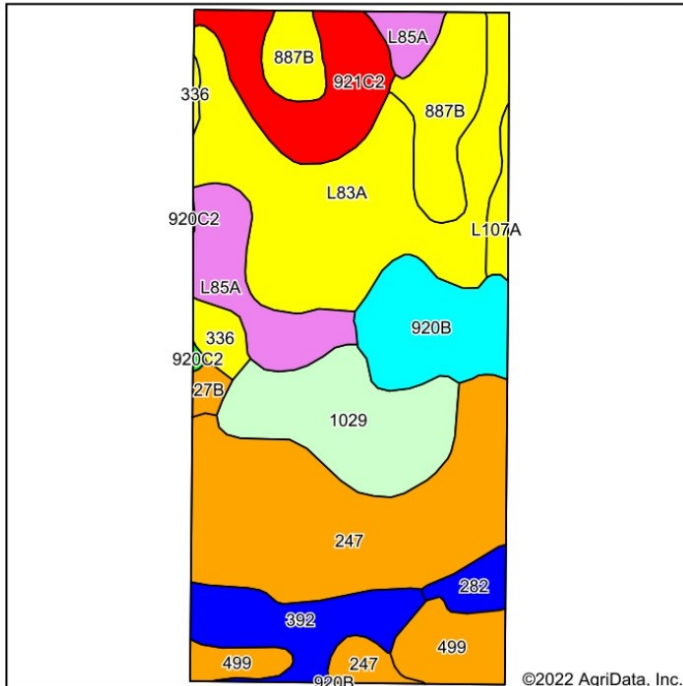
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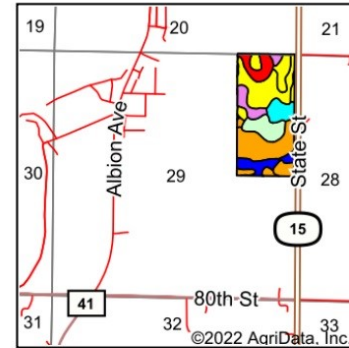
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Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Martin**
Location: **29-102N-30W**
Township: **Fairmont**
Acres: **73.97**
Date: **11/5/2022**



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
247	Linder loam	16.26	22.0%		IIIs	60	126	36	49	52
L83A	Webster clay loam, 0 to 2 percent slopes	15.19	20.5%		IIW	93				82
1029	Pits, gravel	7.76	10.5%			0				
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	5.81	7.9%		IIe	92				84
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	5.67	7.7%		IIIe	87				72
920B	Clarion-Esterville complex, 2 to 6 percent slopes	5.48	7.4%		IIe	76				65
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.38	7.3%		IW	99				82
392	Biscay clay loam, 0 to 2 percent slopes	4.65	6.3%		IIW	70				66
499	Hanska loam, depressional	3.87	5.2%		IIW	58	122	35	48	55
282	Hanska loam, 0 to 2 percent slopes	1.21	1.6%		IIW	61				53
336	Delft clay loam, 0 to 2 percent slopes	1.21	1.6%		IIW	94				79
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	0.86	1.2%		IIW	91				81
27B	Dickinson fine sandy loam, 1 to 6 percent slopes	0.53	0.7%		IIIe	60	126	36	49	48
920C2	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	0.09	0.1%		IIIe	73				63
Weighted Average					*-	70.6	35	10	13.6	*n 61.7



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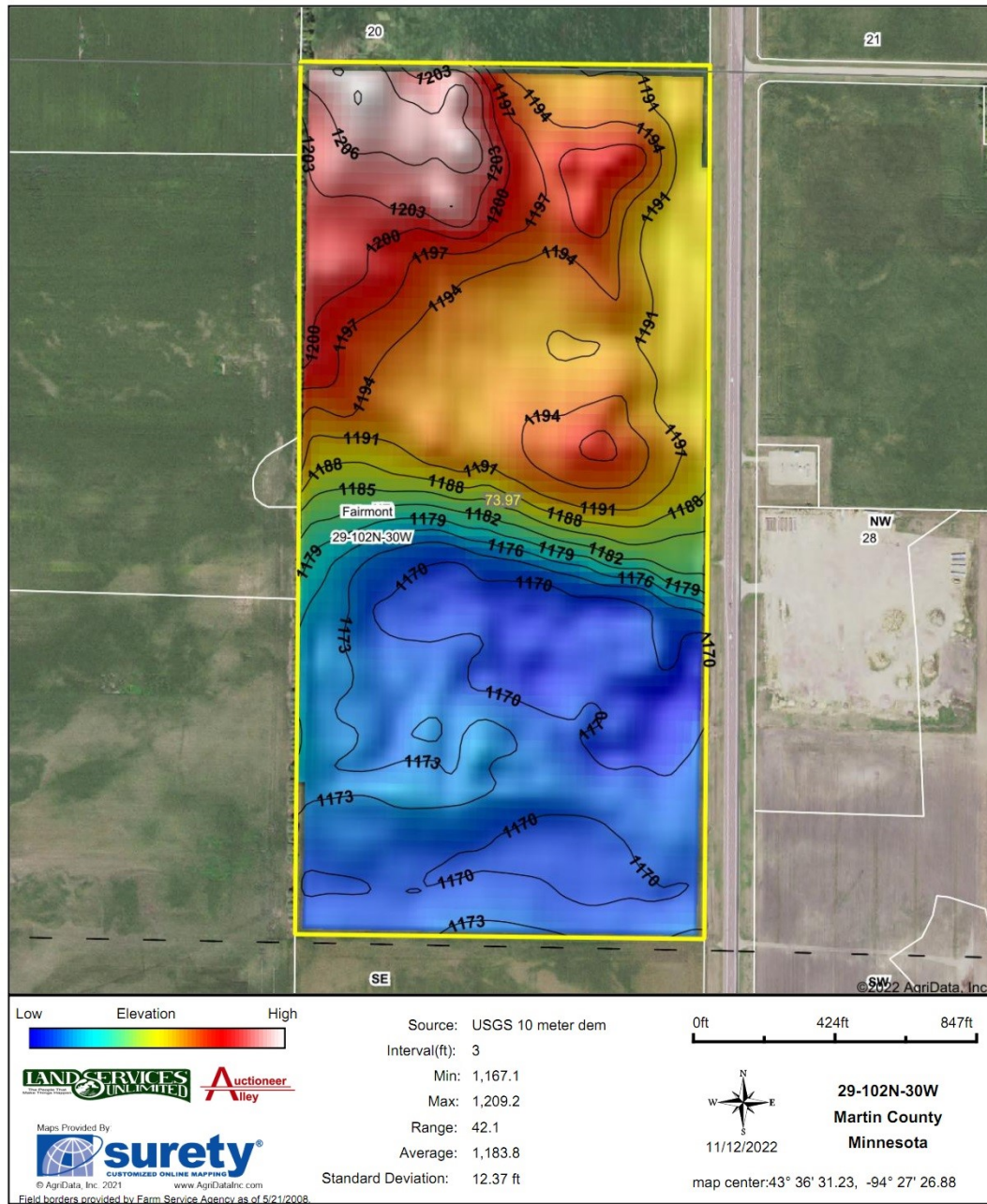
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Topography Hillshade



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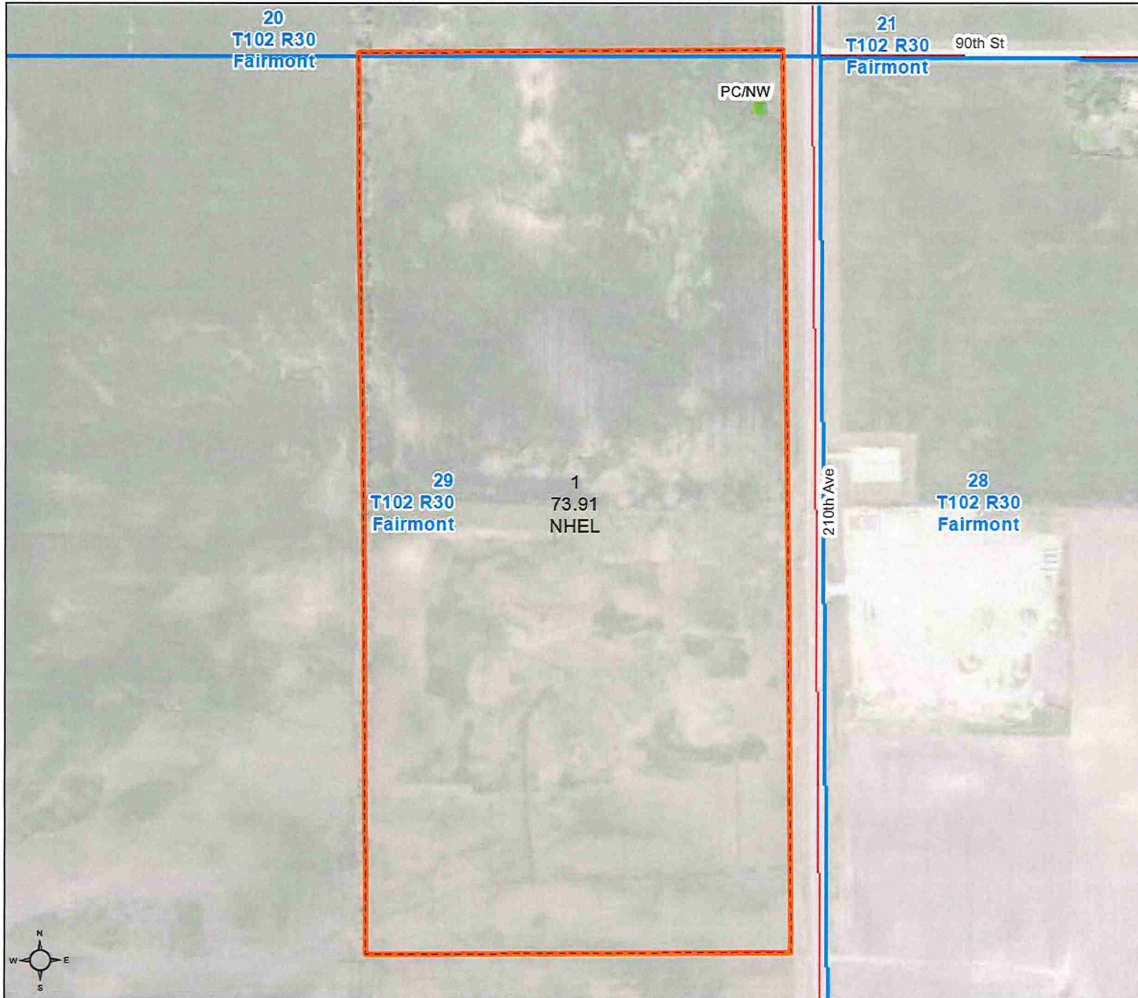
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United States
Department of
Agriculture

Martin County, Minnesota



Farm 10469

Tract 14945

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

Cropland
Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 73.91 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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Tract Number: 14945 Description E2 NE4 SEC 29/FMT

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: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland
73.91	73.91	73.91	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	73.91	0.0	0.0		0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	49.27	168	0.00
SOYBEANS	24.64	46	0.00
Total Base Acres:	73.91		

Owners: LUEDTKE, ANDREA



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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: 4/10/2018 County: Martin
Address: [Redacted]
Agency or Person Operator: [Redacted] Tract No: 14945 FSA Farm No: 10469
Requesting Determination:

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
1	PC/NW		73.9	8/6/2018	

The wetland determination was completed in the: Office It was delivered by: Mail On: 8/6/2018

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
Brian Montroy Brian Montroy	8/6/2018

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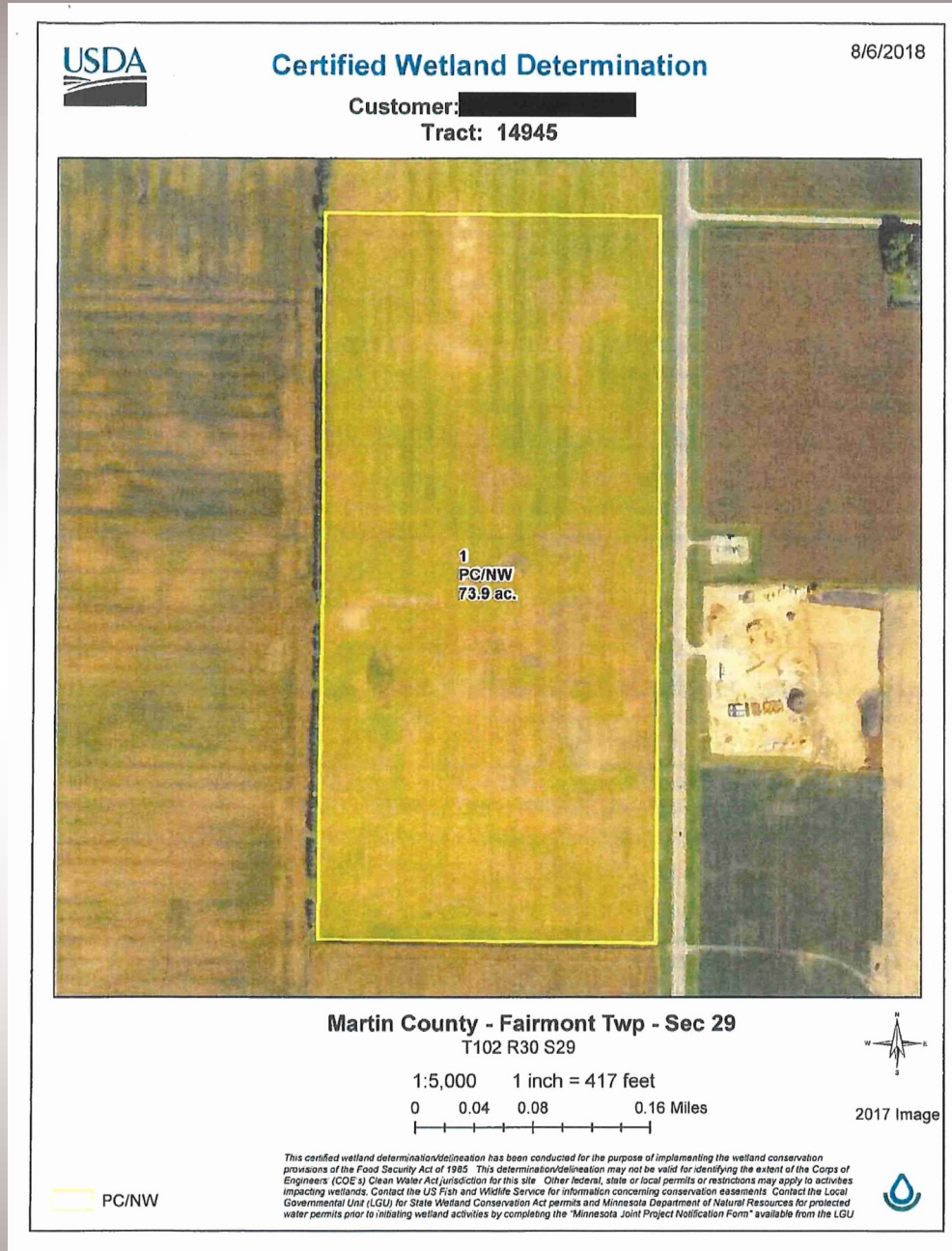
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WETLAND DETERMINATION MAP



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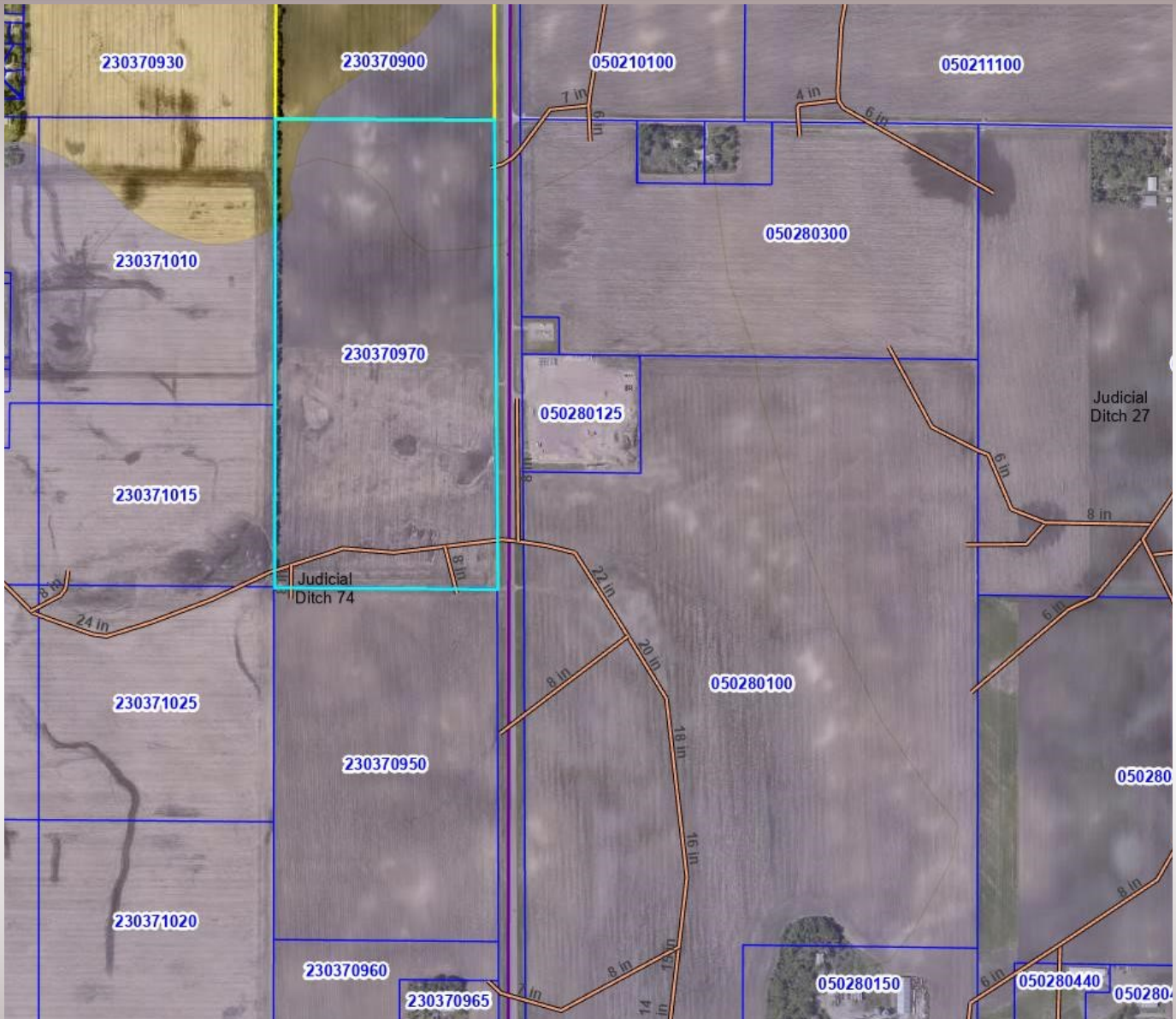
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COUNTY TILE MAP



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Summary

Parcel ID 230370970
Property Address 899 STATE HIGHWAY 15
FAIRMONT MN 56031
Sec/Twp/Rng 29-102-030
Brief Tax Description SECT-29 TWP-102 RANGE-030 RURAL ANNEX 80.00 AC E1/2 NE1/4 80.
(Note: Not to be used on legal documents)
Deeded Acres 80.00
Class 101 - (NON-HSTD) 2A/1B/4BB AGRICULTURAL
District (2302) CITY OF FAIRMONT-2752
School District 2752
Neighborhood 00235000 - FMT RURAL
Contact Appraiser: [Jessica Laue](#)

[View Map](#)



Owner

Primary Owner
[ANDREA LUEDTKE LE ET AL](#)
155 BEAR GULCH DR
PORTOLA VALLEY CA 94028

ETAL Owners
[LAEL LUEDTKE](#)
15010 20TH AVE
SAINT CHARLES IA 50240

ETAL Owners
KAREN FISHER
155 BEAR GULCH DR
PORTOLA VALLEY CA 94028

ETAL Owners
CHRISTINE MONTESANO

ETAL Owners
ROBERT LUEDTKE JR

Land

Seq	Code	Dim 1	Dim 2	Dim 3	Units	UT
1	TILL A1 86-100 CPI	0	0	0	36.360	A
2	TILL A2 75-85 CPI	0	0	0	6.010	A
3	TILL B1 70-74 CPI	0	0	0	5.180	A
4	TILL B2 60-69 CPI	0	0	0	19.710	A
5	TILL C1 50-59 CPI	0	0	0	4.370	A
6	GRAVEL PIT RECLAIMED	0	0	0	8.300	A
7	WASTE/DITCH/BUFFER	0	0	0	0.070	A
Total					80.000	

Valuation

	2023 Assessment	2022 Assessment	2021 Assessment	2020 Assessment	2019 Assessment
+ Estimated Land Value	\$511,700	\$511,700	\$478,400	\$497,100	\$474,200
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$511,700	\$511,700	\$478,400	\$497,100	\$474,200

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	\$478,400	\$497,100	\$474,200	\$467,100
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$478,400	\$497,100	\$474,200	\$467,100
Net Taxes Due	\$1,932.14	\$1,945.32	\$1,966.48	\$1,909.68
+ Special Assessments	\$511.86	\$856.68	\$537.52	\$554.32
= Total Taxes Due	\$2,444.00	\$2,802.00	\$2,504.00	\$2,464.00
% Change	-12.78%	11.90%	1.62%	0.74%



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