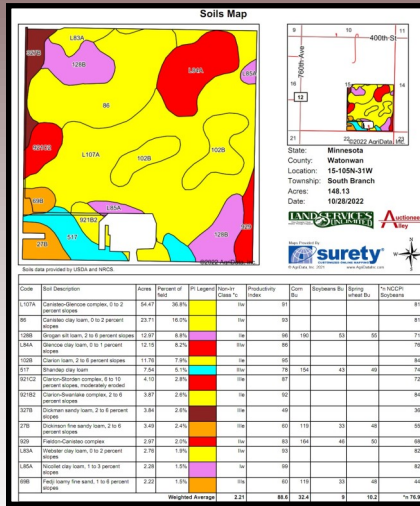


160 Acres +/- Land & Building Site in South Branch Twp, Watonwan Co., MN

FARMLAND AUCTION

Monday, December 5, 2022 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN *Inclement Weather/Blizzard Back-up Date 12-6-22 @ same time. Watch website for updates!



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

HECKMAN PROPERTY INFORMATION

SALE METHOD:	This farm will be offered for sale as one parcel on sale day. 160 Deeded Acres x the Bid *Selling by legal description only		
LEGAL DESCRIPTION:	160 +/- Deeded Acres: SE 1/4 in Section 15, Township 105 North, Range 31 West, Watonwan County, Minnesota.		
TAX PARCEL ID:	120150500		
BUILDINGS:	6 Acre Building Site (Non-Habitable) be sold with Farmland and in AS IS condition		
REAL ESTATE TAXES:	2022 (NON-HSTD) Ag Taxes = \$7,868.29		
FSA INFORMATION:	Total Deeded Acres	=	160.00 +/- Acres
	FSA Tillable Acres	=	146.40 +/- Acres
	Corn Base Acres	=	112.45 +/- Acres
	Corn PLC Yield	=	173.00 +/- Bushels
	Soybean Base Acres	=	33.15 +/- Acres
	Soybean PLC Yield	=	53.00 +/- Bushels
	Total Base Acres	=	145.60 +/- Acres
PREDOMINANT SOILS:	Canisteo-Glencoe, Canisteo Clay Loam, Grogan Silt Loam & Glencoe Clay Loam		
CPI:	Crop Productivity Index = 88.9 *See Soils Map		
TOPOGRAPHY:	Level to Gently Rolling *See Topography Map		
DRAINAGE:	This farm is part of Judicial Ditch #35. *See County Tile Map		
NRCS CLASSIFICATION:	NHSL (Non-Highly Erodible Land)		
WETLAND STATUS:	Completed 6-22-1989. *See Wetland Determination		
CONSERVATION EASEMENT:	1.7 acres enrolled in a snow fence conservation easement in May of 2001. This easement runs through May of 2031. *See Conservation Easement		

AUCTIONS – REAL ESTATE - APPRAISALS



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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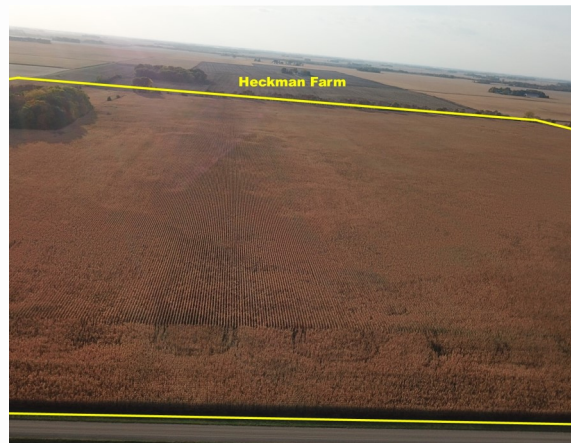
LEASE STATUS:

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 farm. The new buyer will be responsible for the reimbursement of this at the time of closing.
146.41 Acres X \$25.00=\$3,660.00

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



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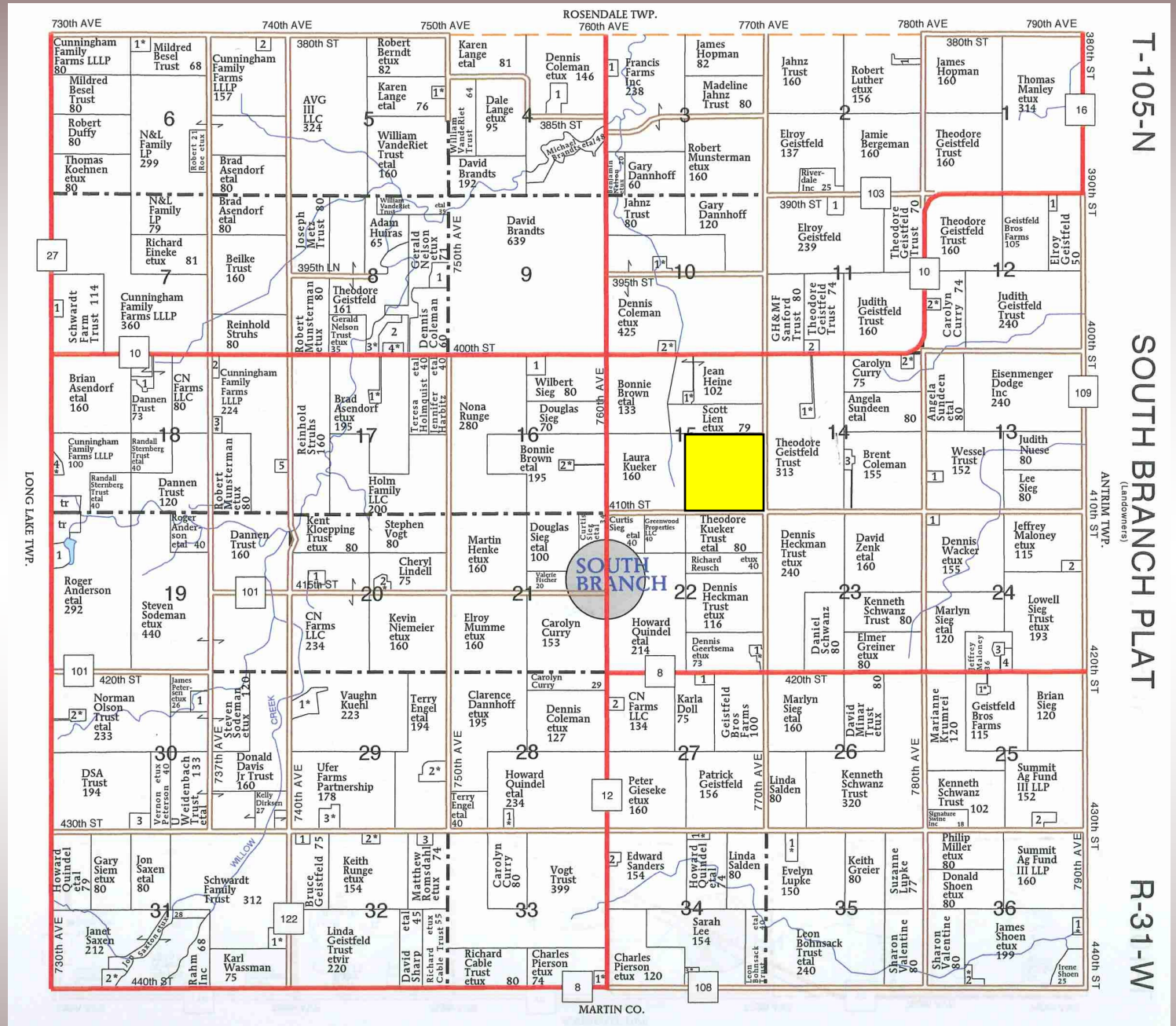
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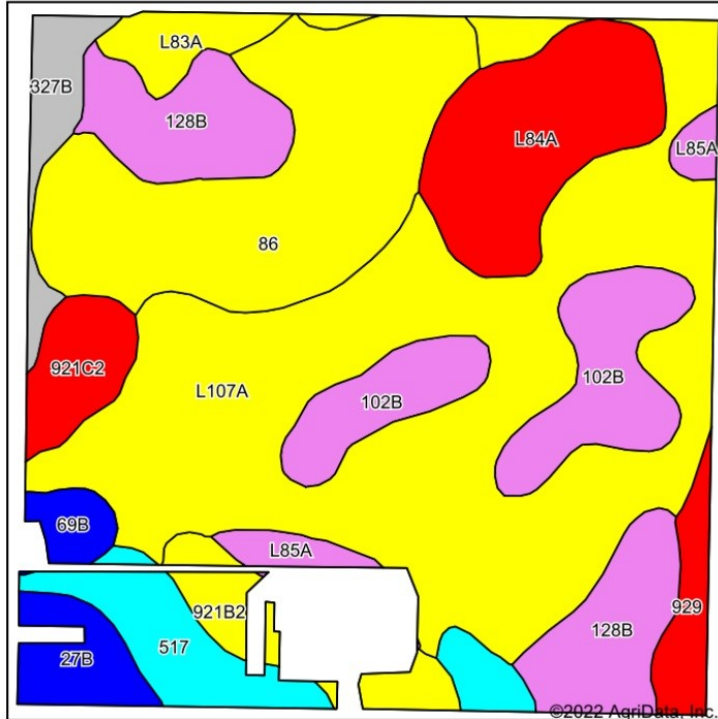
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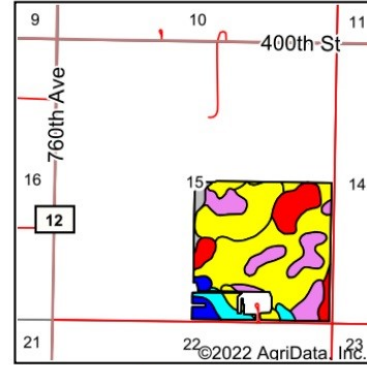
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Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Watonwan**
Location: **15-105N-31W**
Township: **South Branch**
Acres: **146.4**
Date: **11/22/2022**



Area Symbol: MN165, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	54.41	37.2%		91
86	Canisteo clay loam, 0 to 2 percent slopes	23.71	16.2%		93
128B	Grogan silt loam, 2 to 6 percent slopes	12.97	8.9%		96
L84A	Glencoe clay loam, 0 to 1 percent slopes	12.15	8.3%		86
102B	Clarion loam, 2 to 6 percent slopes	11.76	8.0%		95
517	Shandep clay loam	7.29	5.0%		78
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.96	2.7%		87
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	3.69	2.5%		92
27B	Dickinson fine sandy loam, 2 to 6 percent slopes	3.49	2.4%		60
327B	Dickman sandy loam, 2 to 6 percent slopes	3.28	2.2%		49
929	Fieldon-Canisteo complex	2.97	2.0%		83
L83A	Webster clay loam, 0 to 2 percent slopes	2.76	1.9%		93
L85A	Nicollet clay loam, 1 to 3 percent slopes	2.24	1.5%		99
69B	Fedji loamy fine sand, 1 to 6 percent slopes	1.72	1.2%		60
Weighted Average					88.9



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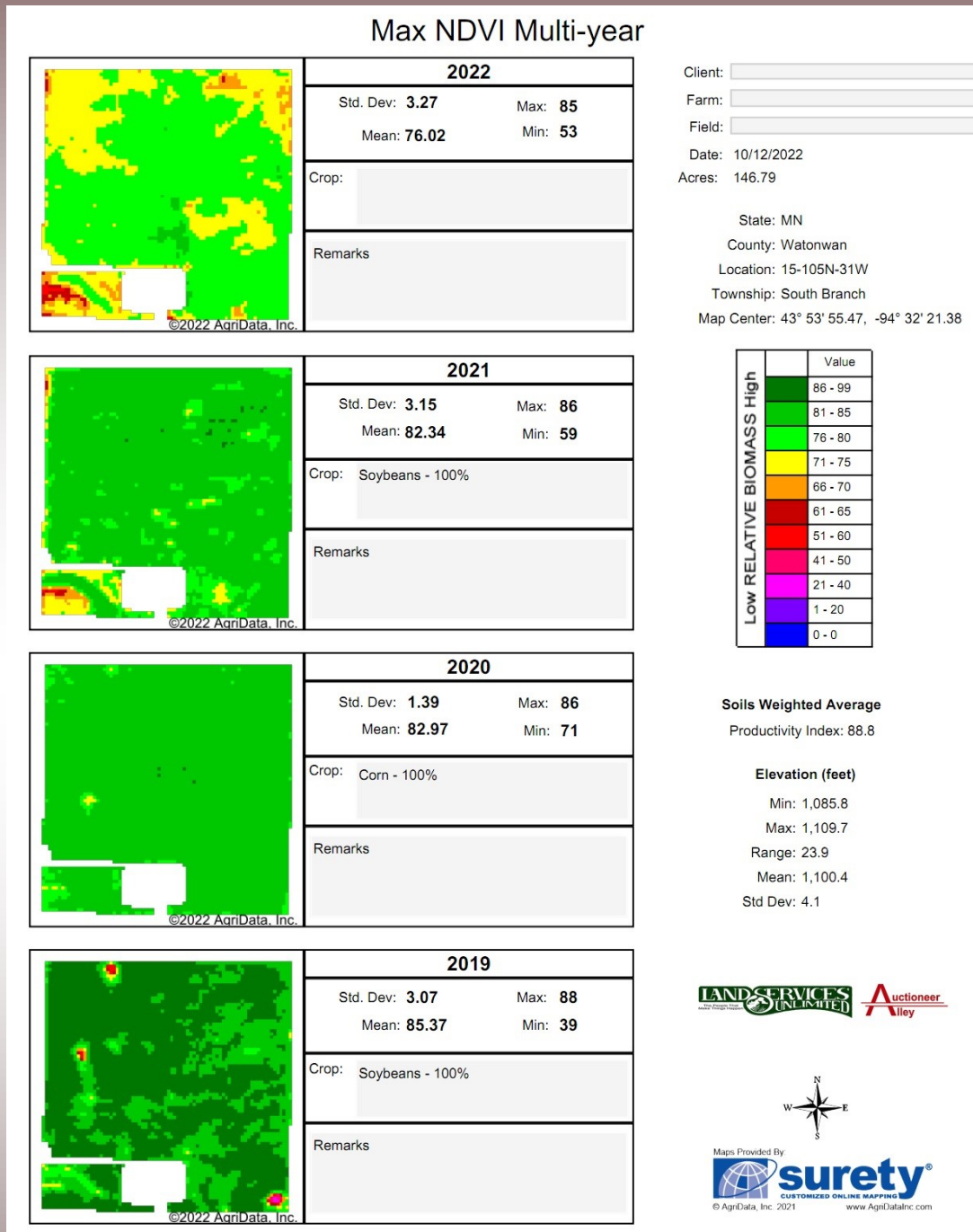
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Auctioneer
Alley

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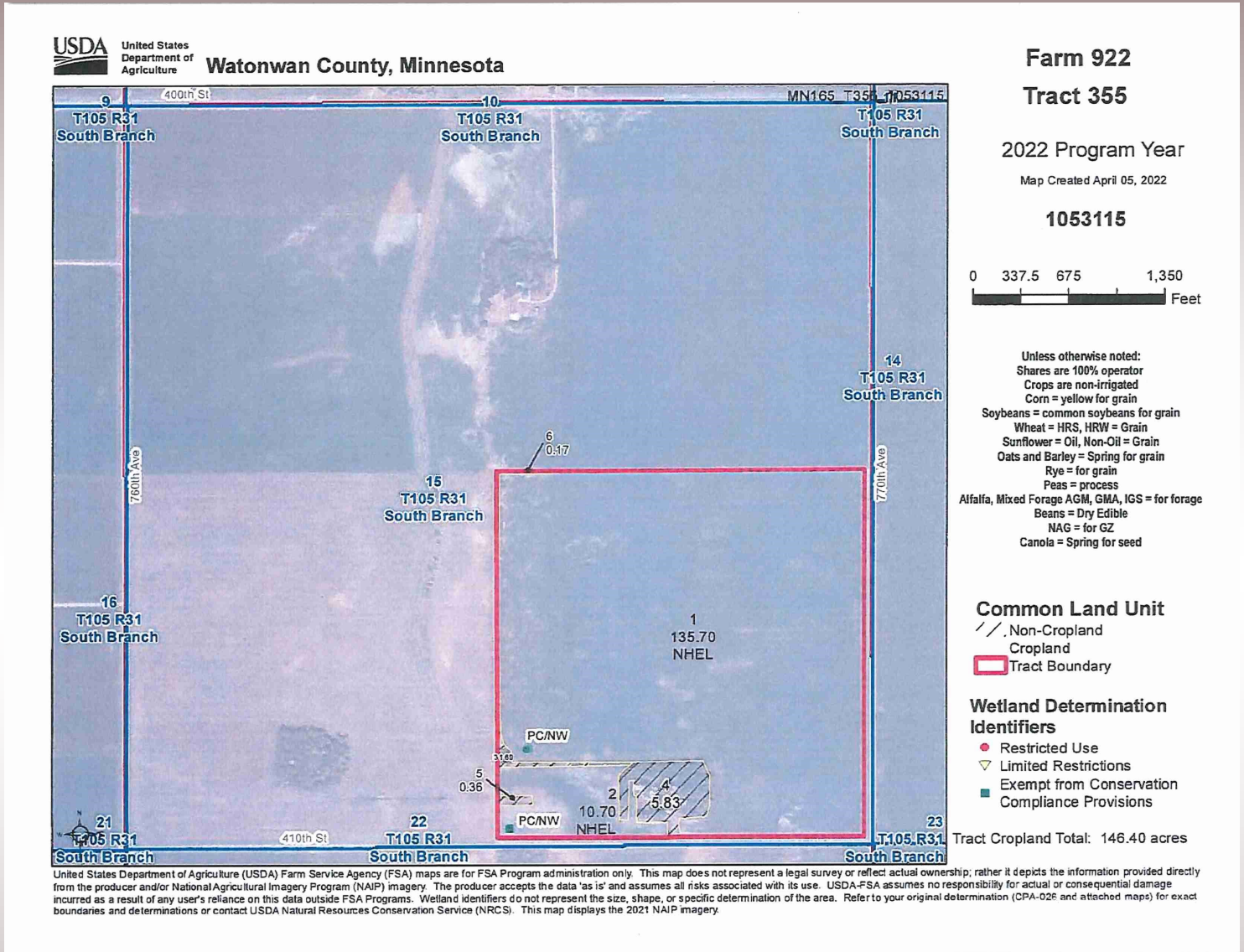
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FSA MAP



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FSA INFORMATION

Minnesota	U.S. Department of Agriculture	FARM: 922
Watonwan	Farm Service Agency	Prepared: 10/31/22 1:45 PM
Report ID: FSA-156EZ	Abbreviated 156 Farm Record	Crop Year: 2022
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.		Page: 1 of 2

Operator Name	Farm Identifier
[REDACTED]	[REDACTED]

Farms Associated with Operator:

[REDACTED]

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
154.45	146.4	146.4	0.0	0.0	0.0	0.0	0.0	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod
0.0	0.0	146.4	0.0	0.0	0.0

ARC/PLC					
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	HIP
CORN	112.45	173	0.00	0
SOYBEANS	33.15	53	0.00	0
Total Base Acres:	145.6			

Tract Number: 355 Description: SE4 15-105-31 SOUTH BRANCH

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 does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
154.45	146.4	146.4	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	146.4	0.0	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	112.45	173	0.00
SOYBEANS	33.15	53	0.00
Total Base Acres:	145.6		

Owners: HECKMAN, LEROY HECKMAN, DAVID D



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WETLAND DETERMINATION

U.S. Department of Agriculture
Soil Conservation Service

**HIGHLY ERODIBLE LAND AND WETLAND
CONSERVATION DETERMINATION**

2. Date of Request
1-20-89

3. County
Watonwan

4. Name of USDA Agency or Person Requesting Determination
ASCS

5. Farm No. and Tract No.
923 T 155

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?	<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.	<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 set-aside or diversion program.	<input type="checkbox"/>	<input type="checkbox"/>		
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
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.	<input type="checkbox"/>	<input type="checkbox"/>		
14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.	<input type="checkbox"/>	<input type="checkbox"/>		
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.	<input type="checkbox"/>	<input type="checkbox"/>		
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.	<input type="checkbox"/>	<input type="checkbox"/>		
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 type="checkbox"/> Field <input checked="" type="checkbox"/>				
20. This determination was: Delivered <input type="checkbox"/> Mailed <input checked="" type="checkbox"/> To the Person on Date: 10-22-89				

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
As of 10-22-89, the wetland is in the field.

22. Signature of SCS District Conservationist
Curt Matlock

23. Date
10-22-89

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



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922

WATONWAN CO. - NOT TO SCALE

B-5

South Branch

15

12.41

T355

58.3

26.6

NW 1/4 - NHEC

NW 1/4 - NHEC

10.4



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Beacon™ Watonwan County, MN

Summary

Parcel ID 120150500
 Property Address 76736 410TH ST
 SAINT JAMES
 Sec/Twp/Rng 15-105-031
 Brief Tax Description Sect-15 Twp-105 Range-031 160.00 AC SE1/4
 (Note: Not to be used on legal documents)
 Deeded Acres 160.00
 Class 111 - (NON-HSTD) RURAL VACANT LAND; 101 - (NON-HSTD) AGRICULTURAL
 District (1202) SOUTH BRANCH SD#0840
 School District 0840
 Creation Date 07/10/1989



Owners

Primary Taxpayer
 Leroy A Heckman Etal
 2601 Broken Oak Dr
 Austin, TX 78745
 Alternate Taxpayer
 Leroy Heckman
 David Heckman
 2601 Broken Oak Dr
 Austin, TX 78745

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	65.9	0	0	0	155.750	AC
2	ROADS 2A	0	0	0	0	4.000	AC
3	LIVING SNOW FENCE	0	0	0	0	0.250	AC
Total						160.000	

Extra Features

Seq	Code	Description	Dim 1	Dim 2	Units	UT
1	000997	USBL VAC HOUSE	0	0	1,600.000	SF
2	100130	RESIDUAL GARAGE	18	24	432.000	SF
3	00BARN	OLD BARN	32	50	1,600.000	SF
4	00BARN	OLD BARN	28	30	840.000	SF
5	MACSHD	OLD MACHINE SHED	50	80	4,000.000	SF
6	CRNCRB	CORN CRIB	24	32	768.000	SF
7	GRNBIN	GRAIN BIN	0	27	1.000	UT

Sales

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price	eCRV
N	WD	U	07/27/2010	HECKMAN,DAVID/LEROY	HECKMAN,LOIS	\$1	\$1	-
N	QC	U	12/29/2006	HECKMAN,DAVID/LEROY	HECKMAN,LOIS & HARVEY	\$1	\$1	-

Valuation

	2022 Assessment	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment
+ Estimated Building Value	\$13,200	\$15,700	\$66,900	\$66,900	\$66,900
+ Estimated Land Value	\$1,108,600	\$964,900	\$1,036,400	\$1,036,400	\$934,700
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$1,121,800	\$980,600	\$1,103,300	\$1,103,300	\$1,001,600

Taxation

	2022 Payable	2021 Payable	2020 Payable	2019 Payable
Estimated Market Value	\$980,600	\$1,103,300	\$1,103,300	\$1,001,600
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	(\$30,300)	(\$30,300)
= Taxable Market Value	\$980,600	\$1,103,300	\$1,073,000	\$971,300
Net Taxes Due	\$7,868.29	\$8,723.48	\$3,997.65	\$4,029.91
+ Special Assessments	\$307.71	\$530.52	\$986.35	\$380.09
= Total Taxes Due	\$8,176.00	\$9,254.00	\$4,984.00	\$4,410.00



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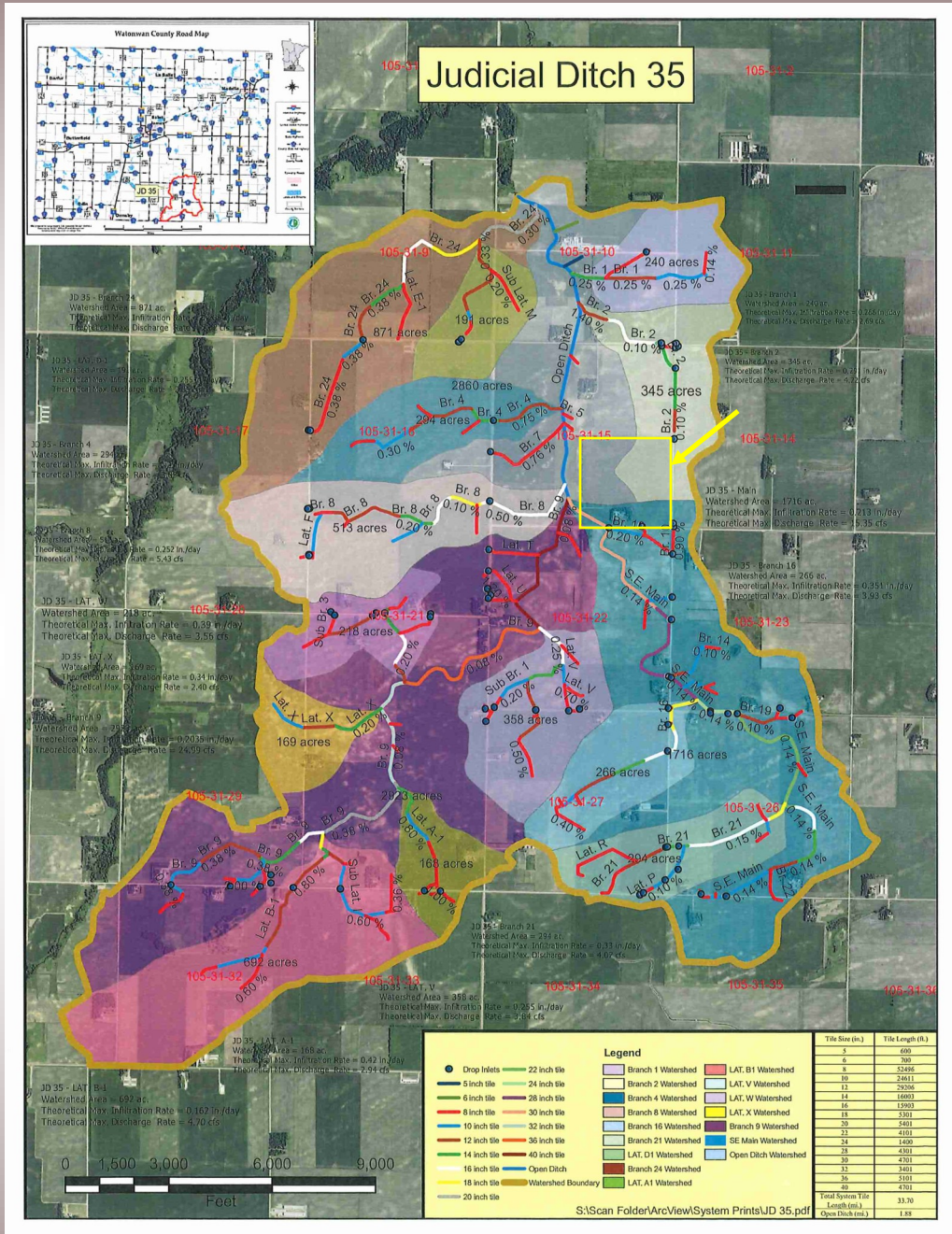
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COUNTY TILE MAP



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CONSERVATION EASEMENT

Living Snowfence Easement [10/99]

Easement ID # 83-19-00-101

LIVING SNOWFENCE CONSERVATION EASEMENT BLUE EARTH RIVER BASIN INITIATIVE

This conservation easement, hereinafter referred to as "Easement" is made this 19 day of May, 2001 between Harvey Heckman and Lois Heckman, married hereinafter collectively referred to as "Grantors", and the Blue Earth River Basin Initiative, by and through the Watonwan Soil and Water Conservation District, hereinafter referred to as the "BERBI".

WITNESSETH

WHEREAS, the BERBI is a Joint Powers Organization of seven Soil and Water Conservation Districts [SWCDs] in the greater Blue Earth River Watershed; and

WHEREAS, the mission of BERBI is to implement conservation practices; and

WHEREAS, the BERBI has developed and secured funding for a Living Snowfence conservation program to protect county, city and township roadways from blowing and drifting snow; and

WHEREAS, the Grantors are the owners of eligible lands and have agreed to establish and maintain a Living Snowfence, designed in accordance with the guidelines established by the Minnesota Interagency Living Snowfence Task Force, along a county, city or township roadway adjacent to their property for a period of thirty [30] years.

NOW, THEREFORE, the Grantors, for themselves, their heirs, successors and assigns, in consideration of the sum of One thousand, twenty-five DOLLARS [\$ 1,025.00], do hereby agree to establish and maintain a Living Snowfence for the effective dates listed below for the "snowfence" area and the "snow catch" area upon the following described land situated in the County of Watonwan, State of Minnesota, to-wit:

THE LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED HEREIN.

The Easement covers only that portion of the parcel delineated as the "EASEMENT AREA" identified on Exhibit "A", which is attached hereto and incorporated herein. The easement area consists of 0.3 acres of "snowfence" and 1.4 acres of "snow catch" for a total of 1.7 acres that are subject to the terms of the Easement. The easement area is subject to all prior easements, roadways, and mineral rights of record.

The dates that this easement is effective are as follows:

The "Snowfence" Area May 19, 2001 through May 18, 2031.

The "Snow Catch" Area May 19, 2001 through May 18, 2031.

No rights are granted to the general public for access to or entry upon the lands described herein.

FURTHER, the Grantors represent and warrant that there are no hazardous substances, pollutants or contaminants in or on the easement area, and the Grantors, their heirs, successors or assigns shall not place any toxic or hazardous substances, pollutants or contaminants in or on the easement area.

FURTHER, the Grantors, their heirs, successors and assigns warrant the right of ingress and egress to allow to allow authorized agents of the local SWCD to enter upon the easement for the purpose of inspection and enforcement of this easement, utilizing existing driveways, field roads, and the like whenever possible.

PAGE 1 OF 3
SEE ENTRY NO. 31



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

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DOUG WEDEL & SCOTT CHRISTOPHER

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

www.auctioneeralley.com

160 Acres +/- Land & Building Site in South Branch Twp, Watonwan Co., MN

FARMLAND AUCTION

Monday, December 5, 2022 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN *Inclement Weather/Blizzard Back-up Date 12-6-22 @ same time. Watch website for updates!

CONSERVATION EASEMENT

FURTHER, the Grantors, for themselves, their heirs, successors and assigns warrant that they:

1. Shall establish and maintain vegetative cover in accordance with the Conservation Plan on file at the local Soil and Water Conservation District Office. Conservation Plan maintenance includes any necessary replanting of vegetative cover. Any amendment to the Conservation Plan shall be mutually agreed to by the landowner and the local SWCD.
2. Shall not produce agricultural crops on the "snowfence" area, except as provided in the Conservation Plan as approved by the local SWCD for wildlife management purposes.
3. Shall not remove or harvest any trees on the easement area, except as provided in the approved Conservation Plan for forest management and wildlife habitat improvement purposes.
4. Shall not graze livestock on the "snow fence" area of the easement.
5. Shall not place any materials, substances or objects, nor erect or construct any type of structure, temporary or permanent, on the easement area, except as provided in the Conservation Plan.
6. Shall be responsible for weed control by complying with noxious weed control laws and emergency control of pests necessary to protect the Living Snowfence on the easement area.
7. Shall not alter wildlife habitat, natural features, the vegetative cover, or other conservation practices on the easement area as described in the Conservation Plan, without the prior written approval of the local SWCD.
8. Shall restore the easement area to the condition described in the Conservation Plan after any lawful repair or improvement necessary to maintain a public drainage system or public utility system.
9. Shall notify the local SWCD in writing of the names and addresses of the new owners within 30 days after the conveyance of all or part of the title or interest in the land described herein.
10. Shall pay when due all taxes and assessments, if any, that may be levied against the easement area.
11. Shall undertake the protection and management of the easement area in accordance with the conditions set forth in this Easement.
12. Other provisions: None

FURTHER, this Easement shall be enforceable by the Watonwan SWCD and the BERBI as may be authorized by law. Any ambiguities in this Easement shall be construed in a manner which best effectuates the purposes of protecting soil, improving water quality, enhancing wildlife habitat and protecting roadways from blowing and drifting snow.

IN WITNESS WHEREOF, the Grantors have caused this Easement to be duly executed.

GRANTOR[S] SIGNATURE[S] AND ACKNOWLEDGEMENT

Harvey Heckman

Lois Heckman

STATE OF MINNESOTA
COUNTY OF Watonwan

The foregoing instrument was acknowledged before
me this 19th day of June, 2001

by Harvey Heckman & Lois Heckman married

[Notary Stamp or Seal]



Notary Signature Charlotte R. Holmquist
Commission expires on 1-31-05

Instrument Drafted By: Blue Earth River Basin Initiative
923 North State Street, Suite 165
Fairmont, Minnesota 56031

PAGE 2 OF 3
SEE ENTRY NO. 37



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DOUG WEDEL & SCOTT CHRISTOPHER

160 Acres +/- Land & Building Site in South Branch Twp, Watonwan Co., MN

FARMLAND AUCTION

Monday, December 5, 2022 @ 10:00 AM

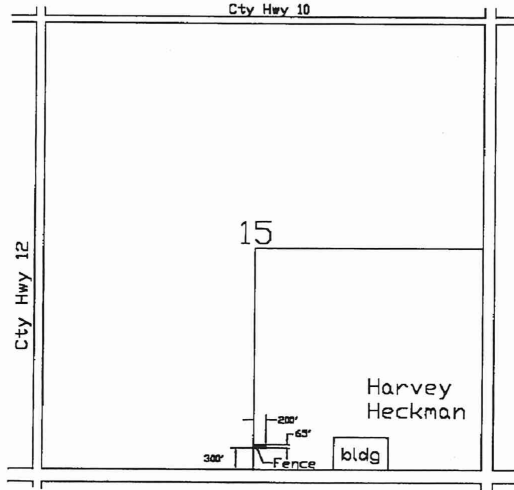
SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN *Inclement Weather/Blizzard Back-up Date 12-6-22 @ same time. Watch website for updates!

CONSERVATION EASEMENT

Living Snow Fence Easement Exhibit "A"

Location Map

*Not to scale
Cty Hwy 10



Legal Description

The 0.3 acre living snow fence easement consists of a strip of land 200 feet long by 65 feet wide. The rectangular easement is located on a 160 acre parcel of land located in the SW 1/4 of the SE 1/4 of section 15 South Branch Township, Watonwan County Minnesota. (T105N R31W) The west end of the easement starts on the west property line and runs 200 feet due east. The rectangular easement is offset 300' north of the north road right of way.

Sec. 15, T105N, R31W

PAGE 3 OF 3
SEE ENTRY NO. 37



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