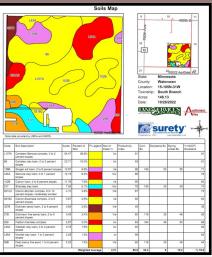
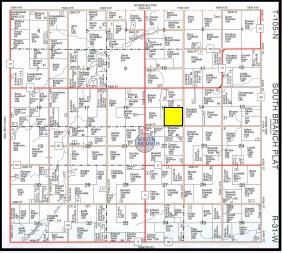
D AUCTI

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 Backup Date 12-6-22 @ same time. Watch website for updates!







PROPERTY LOCATION: From Truman, MN: Go 3 miles north on MN Hwy 15, then head west on 420th St for 5 miles, then north on 770th Ave for 1 mile.

PROPERTY LEGAL DESCRIPTION: 160 +/- Deeded Acres: SE 1/4 in Section 15, Township 105 North, Range 31 West, Watonwan County, Minnesota.

AUCTION SALE TERMS:

The Heckman Family Farm will be offered for sale as one parcel on sale day unless sufficient interest is shown in splitting the farm. 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 January 11th, 2023, 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:

Prime Watonwan County Farmland up for auction December 5th, 2022! This farm offers both excellent bare land and an existing building site (non habitable) to purchase. The bare land carries a CPI rating of 88.6 and has good county drainage for it's outlet. This farm is located 10 miles southeast of St. James or 9 miles northwest of Truman. For anyone who would like to view the building site prior to the auction, please make an appointment with sales staff. The 2022 fall tillage has already been completed and ready for the spring of 2023! 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: Heckman Family Farm





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

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**

FARMLAND AUCTION

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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

S 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: NHEL (Non-Highly Erodible Land)

WETLAND STATUS: Completed 6-22-1989.

*See Wetland Determination

CONSERVATION 1.7 acres enrolled in a snow fence conservation easement in May of

EASEMENT: 2001. This easement runs through May of 2031.

*See Conservation Easement

AUCTIONS – REAL ESTATE - APPRAISALS





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LEASE STATUS:

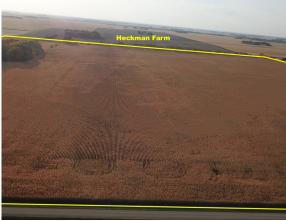
This farm is under lease for the 2022 crop year. Sellers will keep all of the 2022 farm rent. The farm is open for the 2023 crop year.

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!









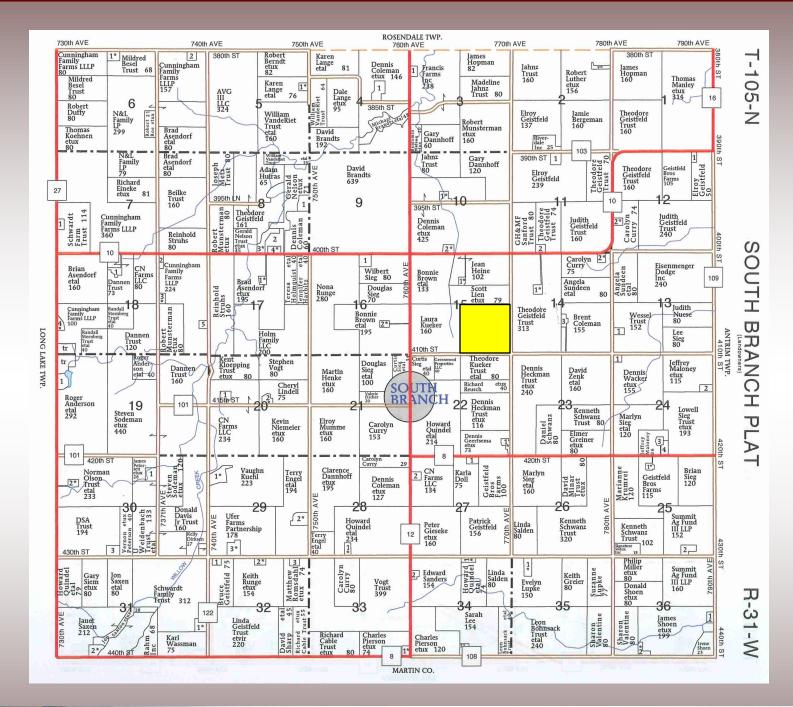
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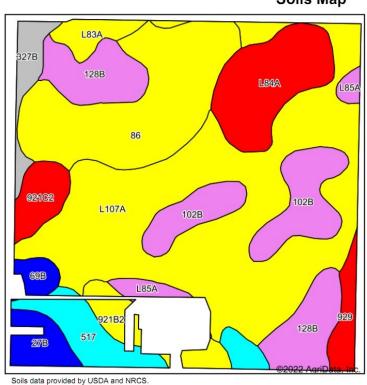
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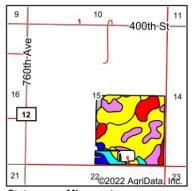
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Soils Map





State: Minnesota
County: Watonwan
Location: 15-105N-31W
Township: South Branch

Acres: 146.4 Date: 11/22/2022









Area Sy	mbol: 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
	•	•	Weig	hted Average	88.8





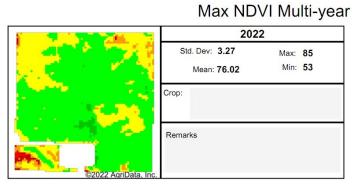
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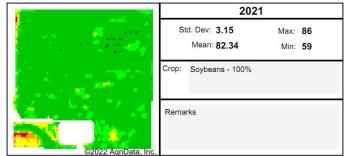
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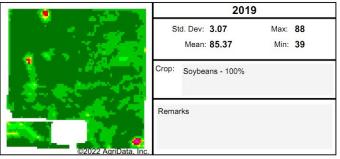
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Client:	
Farm:	
Field:	
Date:	10/12/2022
Acres:	146.79
	State: MN
	County: Watonwan
L	ocation: 15-105N-31W
То	wnship: South Branch
Мар	Center: 43° 53' 55.47, -94° 32' 21.38

_	Value
ow RELATIVE BIOMASS High	86 - 99
S	81 - 85
AS	76 - 80
N	71 - 75
B	66 - 70
VE	61 - 65
ATI	51 - 60
EL	41 - 50
Α.	21 - 40
ρ	1 - 20
	0 - 0

Soils Weighted Average Productivity Index: 88.8 Elevation (feet)

Min: 1,085.8 Max: 1,109.7 Range: 23.9 Mean: 1,100.4 Std Dev: 4.1

NDSERVICES Auctioneer







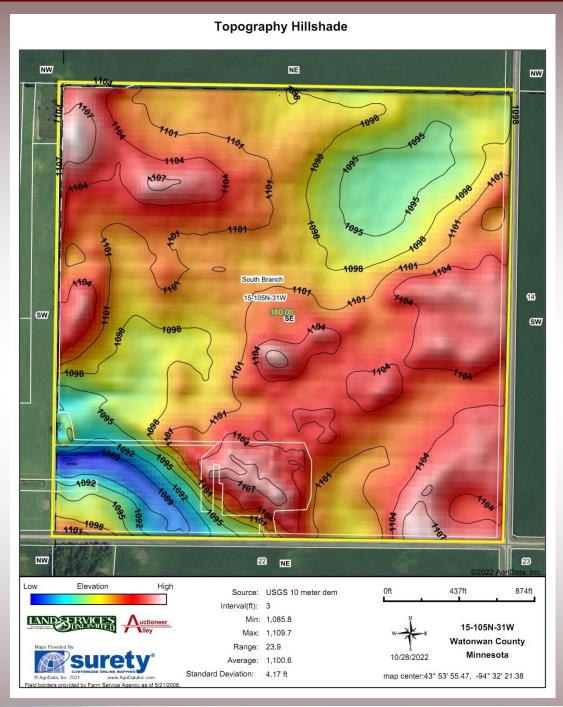
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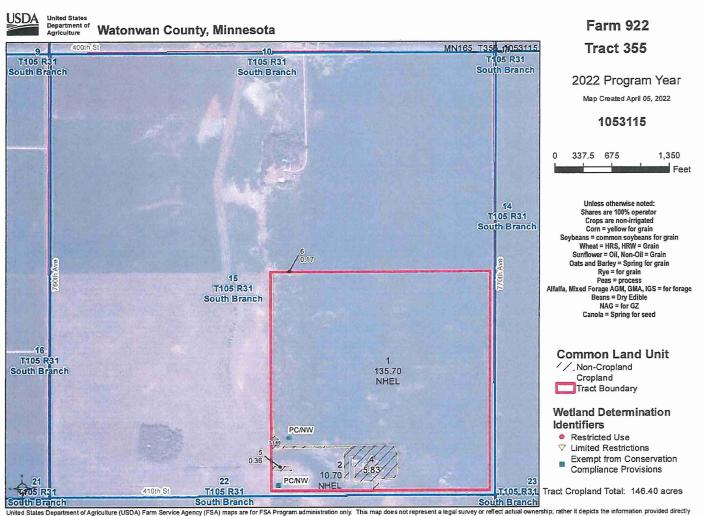
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FSA MAP



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 reflance on this data outside FSA Programs. Welland identifiers do not present the state, 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

								FARM:	922
Minnesota			u.s. 1	Departmen	t of Agriculture	9	F	repared:	10/31/22 1:45 PM
Watonwan			F	arm Servi	ce Agency		C	rop Year:	2022
Report ID: FSA-1	56EZ		Abbrev	iated 15	6 Farm Rec	ord		Page:	1 of 2
DISCLAIMER: This and complete repre	Is data extracted sentation of data	I from the web farm contained in the Mi	database, Beca DAS system, w	ause of pote hich is the s	ntial messaging system of record	fallures in MID/ for Farm Recor	AS, this data is ds.	not guarante	ed to be an accurate
Operator Name					Farm le	dentifier			
Farms Associate	d with Operato	r:							
ARC/PLC G/I/F EI	ligibility: Eligibi	le							
CRP Contract Nu	mber(s): None								
		DCP				CRP		Farm	Number of
Farmland	Cropland	Cropland	WBP	WRP	EWP	Cropland	GRP	Status	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/		ative iod			
0.0		•							
0,0	0.0	146.4	0.0	0.0		0.0			
PLC		ARC-CO	ARC		C/PLC PLC-De	fault	ARC-CO-Det	fault	ARC-IC-Default
NONE	C	ORN , SOYBN	NON		NON		NONE	uun	NONE
Crop		ase eage		PLC Yield	CCC-505 CRP Reduction	on HIP			
•		-							
CORN	11:	2,45		173	0.00	0			
CORN SOYBEANS	112 33	2,45 3.15							
•	112 33	2,45		173	0.00	0			
CORN SOYBEANS Total Base Acres	11: 33 5: 14	2,45 3.15	-105-31 SOUT	173 53	0.00	0			
CORN SOYBEANS	112 33 33 14	2,45 3,15 35.6		173 53 I'H BRANCI	0.00	0			
CORN SOYBEANS Total Base Acres Tract Number: 38	112 33 5: 14 	2.45 3.15 15.6 escription SE4 15		173 53 I'H BRANCI	0.00 0.00	0			
CORN SOYBEANS Total Base Acres Tract Number: 3: FSA Physical Lor	11: 33 5: 14 55 De cation : Wate	2.45 3.15 15.6 escription SE4 15	ANS	173 53 IH BRANCI	0,00 0.00 H Location: Wate	0			
CORN SOYBEANS Total Base Acres Tract Number: 3: FSA Physical Lor	11: 33 33 5: 14 55 De cation : Wate	2,45 3.15 3.5.6 	ANS	173 53 IH BRANCI	0,00 0.00 H Location: Wate	0			
CORN SOYBEANS Total Base Acres Tract Number: 38 FSA Physical Lot BIA Range Unit N HEL Status: Ni Wetland Status:	11: 33 14 55 De cation: Water Number: HEL: no agricult Tract does n	2.45 3.15 15.6 escription SE4 15 onwan, MN	ANS	173 53 IH BRANCI	0,00 0.00 H Location: Wate	0			
CORN SOYBEANS Total Base Acres Tract Number: 38 FSA Physical Lot BIA Range Unit N HEL Status: N8	11: 33 33 5: 14 55 De cation : Wate	2.45 3.15 15.6 escription SE4 15 onwan, MN	ANS	173 53 IH BRANCI	0,00 0.00 H Location: Wate	0		CDD	
CORN SOYBEANS Total Base Acres Tract Number: 38 FSA Physical Lot BIA Range Unit N HEL Status: Ni Wetland Status:	11: 33 14 55 De cation: Water Number: HEL: no agricult Tract does n	2.45 3.15 3.56	ANS nted on undet d	173 53 IH BRANCI	0,00 0.00 H Location: Wate	0 0	WP G	CRP ropland	GRP
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CORN SOYBEANS Total Base Acres Tract Number: 3t FSA Physical Lo BIA Range Unit N HEL Status: Ni Wetland Status: WL Violations: Farmland 154.45 State	11: 33 3: 14 55 De cation: Water Number: HEL: no agricult Tract does n None Croplan 146.4 Ot	2.45 3.15 3.15 45.6 escription SE4 15 onwan, MN ural commodity pla tot contain a wetlan d DCP Cr 146 ther	ANS nted on undet d opland 6.4 Effective	173 53 FH BRANCI I Physical ermined fie	0,00 0.00 H Location: Wate	onwan, MN	.0	ropland 0.0 Native	
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WETLAND DETERMINATION

		_		
of Conse letion Service				2. Date of Request
HIGHLY ERODIBLE LAND AND WETLAN				1-20-19
CONSERVATION DETERMINATION				3. County
		Marriagna I - Colvins		Waterman
Name of USDA Agency or Person Requesting Determination	ľ		o, and Tract No.	
SECTION I - HIGHLY ER	ODIBLE	933 LAND	T 155	
is soil survey now available for making a highly erodible land determination?	Yes	No	Field No.(s)	Total Acres
	\sim			
Are there highly erodible soil map units on this farm?	×			
List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.				
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-salde or diversion program.				
). This Highly Erodible Land determination was completed in the: Office 🥌 Field		A COLUMN TO SERVICE A COLU	**************************************	
NOTE: If you have highly eradible croplend fields, you may need to have a conserva local office of the Soil Conservation Service.		developed	for these fields. For f	urther Information, contact ti
SECTION II — WET . Are there hydric solls on this farm?	LAND	T No	Field No.(s)	Total Watland Acre
The state of the second	><	140	F1810 140.(8)	Total Wedland Acre
st field numbers and acres, where appropriate, for the following KEMPTED WETLANDS:				
. 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.				
. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to PSA 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.				
s, Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands, These Wetlands are not subject to FSA.				
 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. 				
ON-EXEMPTED WETLANDS:	L	1	***************************************	
5. 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.				
7. The planned alteration measures on wetlands in fields with FSA.			_ are considered main	tenance and are in compliance
3. The planned alteration measures on watlands in fleids	n on CW,		re not considered to b	pe maintenance and if installed
9. This wetland determination was completed in the: Office Field			1	
). This determination was: Delivered Mailed To the Person on Date:	10-	22- 59	7	
NOTE: If you do not agree with this determination, you may request a reconsiderati reconsideration is a prerequisite for any further appeal. The request for the reconsideration is made to the reconsideration of the producer's copy of this form for more information on appeals procedure.	ration mu	ist be in wr	iting and must state v	our reasons for the request.
NOTE: If you intend to convert additional land to cropland or after any wetlands, yo Abandonment is where land has not been cropped, managed, or maintained for 5 year agricultural commodity on abandoned wetlands.	ou must ir	nitiate anot e. You sho	her Form AD-1026 at uld inform SCS if you	the local office of ASCS, plan to produce an
1. Remarks Mr. of the Mark of	T: , +			
2. Signature of SCS District Conservationist			23.	Date
Qua Matterio				6-22-89





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

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

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 Backup Date 12-6-22 @ same time. Watch website for updates!

WETLAND DETERMINATION MAP







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Beacon[™] Watonwan County, MN

Summary

120150500 76736 410TH ST SAINT JAMES 15-105-031 Sect-15 Twp-105 Range-031 160.00 AC SE1/4 (Note: Not to be used on legal documents)



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

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

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	OC	U	12/29/2006	HECKMAN DAVID/LEROY	HECKMAN LOIS & HARVEY	\$1	\$1	

Valuation

+	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 Pavable	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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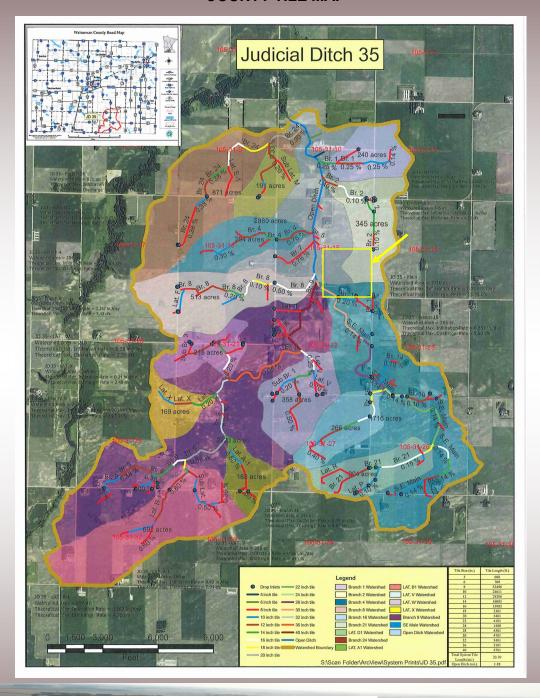
ww.auctioneera ev.com

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COUNTY TILE MAP







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CONSERVATION EASEMENT

•	Living Snowfence Easement [10/99]	Easement I	D#_83-19-00-101	
	LIVING SNOWFÉÑCE COI BLUE EARTHÉRIVER	NSERVATION EASEMEN R BASIN INITIATIVE	NT	
	This conservation easement, hereinafter referred to as "Eabetween <u>Harvey Heckman</u> and Lois Hee hereinafter collectively referred to as "Grantors", and the	ckman, married		
	<u>Watonwan</u> Soil and Water Conse	ervation District, hereinaster reser	red to as the "BERBI".	
	WITNE	SSETH		
	WHEREAS, the BERBI is a Joint Powers Organization of in the greater Blue Earth River Watershed; and	seven Soil and Water Conservati	on Districts [SWCDs]	
	WHEREAS, the mission of BERBI is to implement conser	vation practices; and		
	WHEREAS, the BERBI has developed and secured funding protect county, city and township roadways from blowing	g for a Living Snowfence conservand drifting snow; and	vation program to	
	WHEREAS, the Grantors are the owners of eligible lands Snowfence, designed in accordance with the guidelines est Snowfence Task Force, along a county, city or township ro [30] years.	tablished by the Minnesota Intera	gency Living	
	NOW, THEREFORE, the Grantors, for themselves, their to ne thousand, twenty-five [\$ 1.025.00], do hereby agree to establish and ma below for the "snowfence" area and the "snow catch" area of <u>Watonwan</u> , State of Minnesota, to-wit:	intain a Living Snowfence for the upon the following described lan-	DOLLARS	
	THE LEGAL DESCRIPTION IS ATTACHED	HERETO AND INCORPORA	TED HEREIN.	
	The Easement covers only that portion of the parcel deline "A", which is attached hereto and incorporated herein. The "snowfence" and 1.4 acres of "snow catch" for a of the Easement. The casement area is subject to all prior	total of 1.7 acres that	are subject to the terms	
	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		
	No rights are granted to the general public for access to	or entry upon the lands descri	bed herein.	
	FURTHER, the Grantors represent and warrant that it contaminants in or on the easement area, and the Gran any toxic or hazardous substances, pollutants or contam	tors, their heirs, successors or a	ssigns shall not place	
	FURTHER, the Grantors, their heirs, successors and as to allow authorized agents of the local SWCD to enter u enforcement of this easement, utilizing existing drivewa	pon the easement for the purpo	se of inspection and	
	PAGE SEE ENTR	of 3		
		, <u>9</u> , <u>9</u>		





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CONSERVATION EASEMENT

	FURTE	IER, 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 Soilyand 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 of the vest 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 livestockion 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:
	effectua	IER, this Easement shall be enforceable by the Watonwan SWCD and the as may be authorized by law. Any ambiguities in this Easement shall be construed in a manner which best test the purposes of protecting soil, improving water quality, enhancing wildlife habitat and protecting ys from blowing and drifting snow.
		TNESS WHEREOF, the Grantors have caused this Easement to be duly executed.
	GRAN	TOR[S] SIGNATURE[S] AND ACKNOWLEDGEMENT
	Ha	way Richman Lois Steckman
	STATE	OF MINNESOTA) The foregoing instrument was acknowledged before
	COUN	TY OF Waterwan methis 19th day of June . 2001
	by	Harvey Heckman ; Lois Heckman married
		Stamp or Seell
8		Notary Signature Charlotte, R. Holmoguich CHARLOTTER HOLMOUIST NOTARY PRINCHINANCESTA NOTARY PRINCHINANCESTA
		NOTARY PIRILID-MINISTOTA (*) Wy Commission Expires Inc. 31, 205 W Commission expires on/-31-25
	Instrun	Blue Earth River Basin Initiative 923 North State Street, Suite 165 Fairmont, Minnesota 56031 PAGEOF SEE ENTRY NO2
		SEE ENIKI PO





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FARMLAND AUCTION

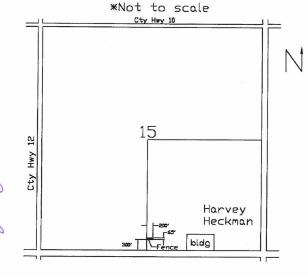
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CONSERVATION EASEMENT

Living Snow Fence Easement Exhibit "A"

Location Map



Sec. 15, T105N, R31W

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.



SEE ENTRY NO.___3



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ALLEN KAHLER

MN/IA REAL ESTATE BROKER &

MN/IA CERTIFIED GENERAL APPRAISER

507-841-1564

AUCTIONEERALLEY@GMAIL.COM



KEVIN KAHLER

MN/IA REAL ESTATE SALESMAN &
LICENSED AUCTIONEER
507-920-8060

AUCTIONEERALLEY@GMAIL.COM
K.KAHLER@HOTMAIL.COM



LEAH HARTUNG

MN/IA REAL ESTATE BROKER &

MN/IA CERTIFIED GENERAL APPRAISER

507-236-8786

LEAH@AUCTIONEERALLEY.COM



DUSTYN HARTUNG
MN/IA REAL ESTATE SALESMAN &
LICENSED AUCTIONEER
507-236-7629
DUSTYN@AUCTIONEERALLEY.COM



DOUG WEDEL

MN REAL ESTATE SALESMAN &

MN APPRAISER &

LICENSED AUCTIONEER

507-236-4255

AUCTIONEERALLEY@GMAIL.COM

WEDELAUCTION@GMAIL.COM



CHRIS KAHLER

MN REAL ESTATE SALESMAN &
LICENSED AUCTIONEER
507-230-6006

AUCTIONEERALLEY@GMAIL.COM
CKAHL_3@HOTMAIL.COM



RYAN KAHLER
LICENSED AUCTIONEER
507-227-8528
AUCTIONEERALLEY@GMAIL.COM
RKAHL 3@HOTMAIL.COM



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