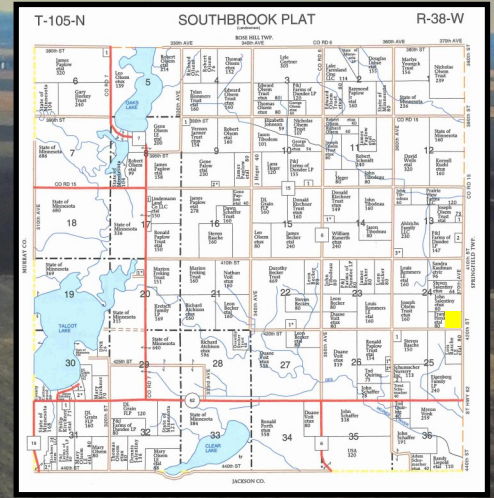
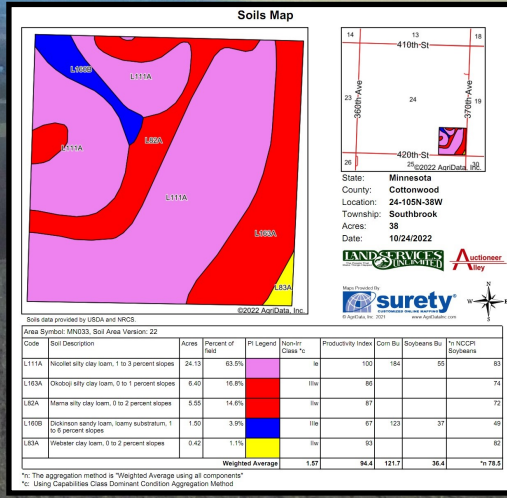


# 40 Acres +/- Bare Farmland in Southbrook Twp, Cottonwood Co., MN

# FARMLAND AUCTION

Wednesday, December 7, 2022 @ 1:30 PM

**SALE LOCATION:** Auction will be held at Heron Lake Community Center 312 10th Street, Heron Lake, MN \*Inclement Weather/Blizzard Backup Date 12-8-22 @ same time. Watch website for updates!



**PROPERTY LOCATION:** From Windom, MN: Go 10 1/2 miles west on Hwy 62 to 370th Avenue, then go 1 mile north or from Heron Lake, MN: Go 5 miles north on 375th Ave (turns into 380th Ave), then 1 mile west on 420th Street.

**PROPERTY LEGAL DESCRIPTION:** 40 +/- Deeded Acres: SE 1/4 of the SE 1/4 in Section 24, Township 105 North, Range 38 West, Cottonwood County, Minnesota.

## AUCTION SALE TERMS:

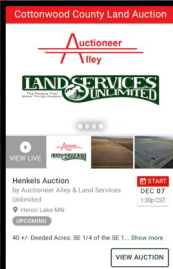
The Henkels farm will be offered for sale as one parcel on sale day. Please review farm booklet on our website for specific details. All bidders must register for a bidding number prior to bidding on sale day. The successful buyer at the conclusion of the auction will enter into a purchase agreement & 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 January 11, 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 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:

Excellent Cottonwood County Farmland Auction December 7, 2022! Auctioneer Alley and Land Services Unlimited is excited to be offering the Henkels Family farm for sale with it's high quality soils carrying a CPI rating of 94.4! Along with this outstanding 40 acre parcel comes the opportunity for the new buyer to rent the adjoining 40 acres to the west for the 2023 crop year! This property would make an outstanding addition to an existing farm operation or a potential land investor. Please come ready to purchase as the Henkel Family has chosen public auction to give all potential buyers an equal opportunity to participate 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: Henkels Family**



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

[www.auctioneeralley.com](http://www.auctioneeralley.com)

## AUCTIONEERS AND SALES STAFF

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LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER



# 40 Acres +/- Bare Farmland in Southbrook Twp, Cottonwood Co., MN

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Fairmont, MN 56031  
507-238-4318

## HENKELS PROPERTY INFORMATION

<b>SALE METHOD:</b>	This farm will be offered for sale as one parcel on sale day. 40 Deeded Acres x the Bid <b>*Selling by legal description only</b>		
<b>LEGAL DESCRIPTION:</b>	40 +/- Deeded Acres: SE ¼ of the SE ¼ in Section 24, Township 105 North, Range 38 West, Cottonwood County, Minnesota.		
<b>TAX PARCEL ID:</b>	150240101		
<b>BUILDINGS:</b>	None		
<b>REAL ESTATE TAXES:</b>	2022 (NON-HSTD) Ag Taxes = \$1,511.00 <b>*This is approximate as the farm is currently assessed as 80 acres</b>		
<b>FSA INFORMATION:</b>	Total Deeded Acres	=	40.00 +/- Acres
	FSA Tillable Acres	=	37.97 +/- Acres
	Corn Base Acres	=	18.71 +/- Acres
	Corn PLC Yield	=	164.00 +/- Bushels
	Soybean Base Acres	=	18.70 +/- Acres
	Soybean PLC Yield	=	45.00 +/- Bushels
	Total Base Acres	=	37.41 +/- Acres
	<b>*These are approximate as FSA has this under one tract # as 80 acres</b>		
<b>PREDOMINANT SOILS:</b>	Nicollet Silty Clay Loam & Okoboji Silty Clay Loam		
<b>CPI:</b>	Crop Productivity Index = 94.4 *Excellent <b>*See Soils Map</b>		
<b>TOPOGRAPHY:</b>	Level <b>*See Topography Map</b>		
<b>DRAINAGE:</b>	This farm is not part of any county drainage. <b>*See County Tile Map</b>		
<b>NRCS CLASSIFICATION:</b>	NHEL (Non-Highly Erodible Land)		
<b>WETLAND STATUS:</b>	Completed 4-15-1993. No wetlands on the parcel for sale. <b>*See Wetland Determination</b>		
<b>LEASE STATUS:</b>	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.		

**AUCTIONS – REAL ESTATE - APPRAISALS**



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**OPTION TO RENT:**

The adjoining land owner to the west, Franklin Henkels, has decided to offer his 40 acre farm for rent to the new buyer. The term of this lease will be for the 2023 crop year.

**\*For more information please call**

**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.  
37.97 Acres X \$36.00=\$1,367.00

Also, if the option to rent is picked up by the new buyer, the fall tillage will also need to be reimbursed at the time of closing on the rental piece.  
38.00 Acres X \$36.00=\$1,368.00

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



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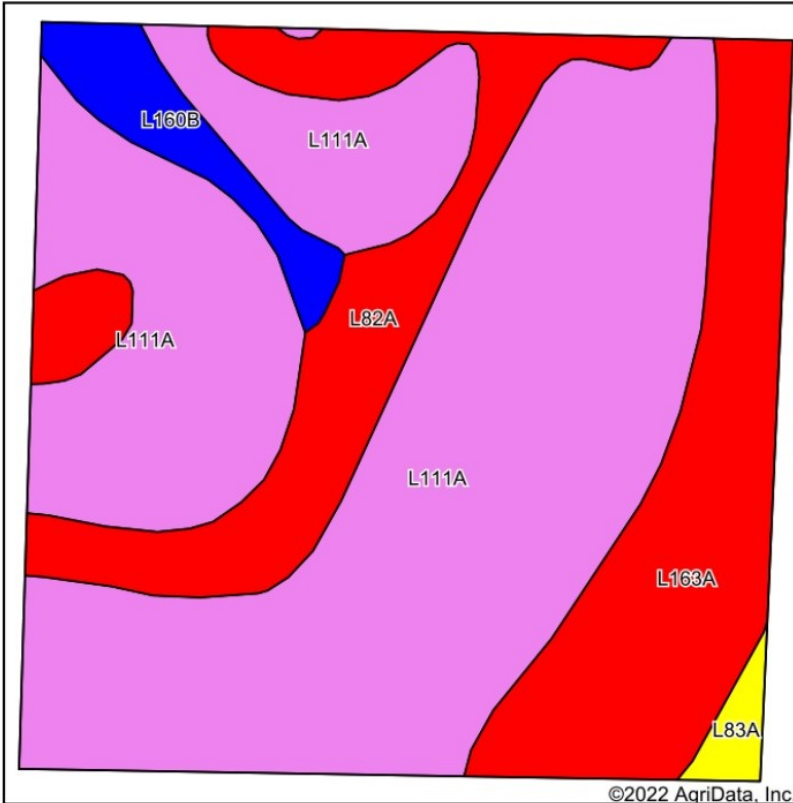
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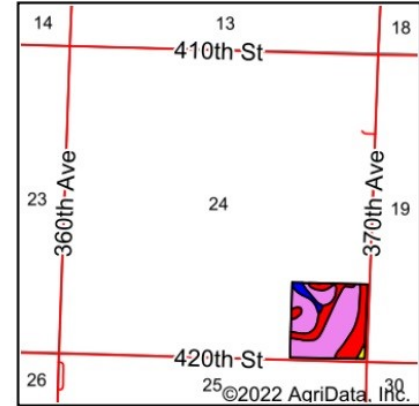
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Soils Map



©2022 AgriData, Inc.



State: Minnesota  
County: Cottonwood  
Location: 24-105N-38W  
Township: Southbrook  
Acres: 38  
Date: 10/24/2022



Soils data provided by USDA and NRCS.

Area Symbol: MN033, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	24.13	63.5%		le	100	184	55	83
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	6.40	16.8%		IIlw	86			74
L82A	Marna silty clay loam, 0 to 2 percent slopes	5.55	14.6%		IIlw	87			72
L160B	Dickinson sandy loam, loamy substratum, 1 to 6 percent slopes	1.50	3.9%		IIIle	67	123	37	49
L83A	Webster clay loam, 0 to 2 percent slopes	0.42	1.1%		IIlw	93			82
Weighted Average					1.57	94.4	121.7	36.4	*n 78.5

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



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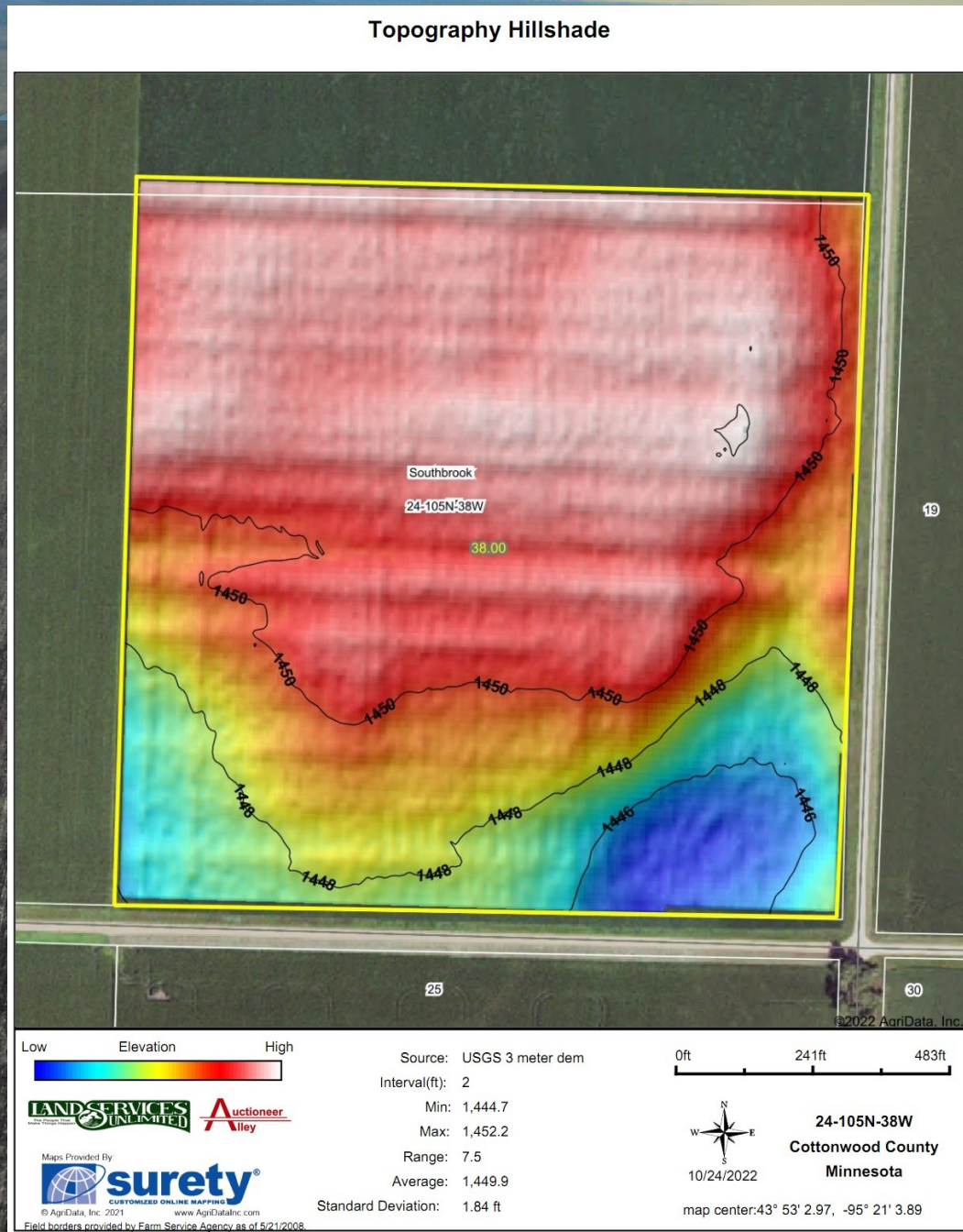


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The People That Make Things Happen

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**FSA MAP \*INCLUDES ENTIRE 80 ACRE PARCEL**



United States  
Department of  
Agriculture

Cottonwood County, Minnesota



**Farm 9084**

**Tract 7558**

2022 Program Year

Map Created April 21, 2022

**1053824**

0 345 690 1,380  
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: 75.94 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 \*INCLUDES ENTIRE 80 ACRE PARCEL

Minnesota		U.S. Department of Agriculture		FARM: 9084					
Cottonwood		Farm Service Agency		Prepared: 10/25/22 8:55 AM					
Report ID: FSA-156EZ		Abbreviated 156 Farm Record		Crop Year: 2023					
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.									
Operator Name		Farm Identifier		Recon Number					
		2021 DIV 1964		2021 - 34					
Farms Associated with Operator:									
ARC/PLC G/I/F Eligibility: Eligible									
CRP Contract Number(s): None									
Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
75.94	75.94	75.94	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	75.94	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	37.41	164	0.00	0					
SOYBEANS	37.41	45	0.00	0					
Total Base Acres:	74.82								
Tract Number: 7558 Description S2SE4 S24 105-38 SOU									
FSA Physical Location : Cottonwood, MN ANSI Physical Location: Cottonwood, 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		
75.94	75.94	75.94	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	75.94	0.0	0.0	0.0				
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction						
CORN	37.41	164	0.00						
SOYBEANS	37.41	45	0.00						
Total Base Acres:	74.82								



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**WETLAND DETERMINATION \*INCLUDES ENTIRE 80 ACRE PARCEL**



United States  
Department of  
Agriculture

Soil  
Conservation  
Service

RR 2 Box 123  
Windom, MN 56101  
(507) 831-1153

AKCS  
T7558

DATE: 4/15/93  
FARM NO: 1964 T2043  
T6093

The SCS has completed a determination of highly erodible lands and wetlands on your farm. Contact our office if you can provide additional information on any areas marked Wetland "W" that may have tile in them.

- ☒ NHEL: This field is not highly erodible.  
☐ HEL: This field is a highly erodible field.  
☐ NW: This field does not contain wetlands.  
☐ W: This area is a wetland. You may not improve, tile, drain, or alter this wetland. If this wetland is altered you may lose all your federal farm program benefits.

- ☒ FW: This is a farmed wetland. Maintenance of existing tile and cropping is permitted under the Food Security Act.  
☐ PC: This field contains a wetland converted prior to December 23, 1985. Cropping, tile maintenance, and other tile improvements are allowed.

☐ Any future tiling on this cropland will not cause loss of USDA eligibility.

☐ You have the right to appeal any wetland or highly erodible determination to the SCS. All appeals should be made in writing.

- ☒ The 1990 Farm Bill has brought a significant change in the definition of a converted wetland, "CW". Any wetland, "W", that is altered or manipulated for the production of an agricultural commodity after November 28, 1990. (The signing of the 1990 farm bill) may result in the loss of USDA Farm Program benefits regardless of whether an annually seeded commodity crop is planted. This is a change from the 1985 Farm Bill which allowed the conversion of wetlands to occur without violation, provided the area was not planted to an annually seeded commodity crop.

- ☒ Other: *New tile needs to stay a specified distance away from the FW. Call us for more information.*

*Gary D. Moreau*  
Gary D. Moreau  
District Conservationist  
The Soil Conservation Service



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**WETLAND DETERMINATION MAP \*INCLUDES ENTIRE 80 ACRE PARCEL**

SOUTHBROOK			
T = TRACT NUMBER	MT = MULTIPLE TRACT NUMBER	HEL = HIGHLY ERODIBLE LAND	MW = MINIMAL EFFECT WETLAND (EXEMPT)
W = WETLAND	ICW = CONVERTED WETLAND	INHEL = NON-HIGHLY ERODIBLE	MWC, MWH, MWR = SPECIAL COND. (SEE SCS)
FW = FARMED WETLAND	INA = NON-AGRICULTURAL	PC = PRIOR CONVERTED WETLAND	NC = NON-CROPLAND
NW = NON-WETLAND	IAW = ARTIFICIAL WETLAND	ECW = EXEMPT (COMMENCED) CONVERTED WETLAND	PHOTO NO.
COUNTY	INOT TOI REPRODUCED		CROP
Cottonwood	ISCALE 1 NOV. 1992		YR.

15-446 1964	
T6093	
MT 2843	
L 39.6	NHEL/W
15-446 MT 2843	
1964 T6093	
L 34.8	NHEL



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## Summary

Parcel ID 150240101  
Property Address  
Sec/Twp/Rng 24-105-38  
Lot/Block N/A  
Plat  
Brief Tax Description S1/2 SE1/4 80.  
(Note: Not to be used on legal documents)  
Deeded Acres 80.00  
CER 73.31  
Class AGRICULTURE  
Homestead NON HOMESTEAD  
Twp/City 15  
School District 330

## Owner

Taxpayer  
Henkels/Franklin & John  
6708 82nd St W  
Bloomington MN 55438

## Land

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	3.00	
1	999700	Till + Road Acres	2a	80.00 acre	.00
1	999800	Neg Road Acres	2a	-3.00 acre	

## 2022 Values for 2023 Taxes

	Market	Taxable
Land	\$699,800	\$699,800
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
Total Value	\$699,800	\$699,800

## Valuation/Taxation

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2021 Payable 2022	\$583,200	5,832		199.49	0.00	0.00	\$3,022
2020 Payable 2021	\$613,900	6,139	0.00000	188.65	0.00	0.00	\$3,062
2019 Payable 2020	\$613,900	6,139	0.00000	166.80	0.00	0.00	\$3,086
2018 Payable 2019	\$613,900	6,139	0.00000	131.75	0.00	0.00	\$3,070
2017 Payable 2018	\$613,900	6,139	0.00000	104.86	0.00	0.00	\$2,990

## Current Taxes

Gross Tax	\$3,221.49
Total Credit	\$199.49
Spec Asmt	\$0.00
Net Tax Due	\$3,022.00
Adjusted Tax	\$0.00
Adjusted S.A.	\$0.00
Adjusted Net Due	\$3,022.00
Total Receipts	\$1,511.00
Remain Due	\$1,511.00



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**ALLEN KAHLER**  
MNIA REAL ESTATE BROKER &  
MNIA CERTIFIED GENERAL APPRAISER  
507-841-1564  
[AUCTIONEERALLEY@GMAIL.COM](mailto:AUCTIONEERALLEY@GMAIL.COM)



**KEVIN KAHLER**  
MNIA REAL ESTATE SALESMAN &  
LICENSED AUCTIONEER  
507-920-8060  
[AUCTIONEERALLEY@GMAIL.COM](mailto:AUCTIONEERALLEY@GMAIL.COM)  
[K.KAHLER@HOTMAIL.COM](mailto:K.KAHLER@HOTMAIL.COM)



**LEAH HARTUNG**  
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MNIA CERTIFIED GENERAL APPRAISER  
507-236-8786  
[LEAH@AUCTIONEERALLEY.COM](mailto:LEAH@AUCTIONEERALLEY.COM)



**DUSTYN HARTUNG**  
MNIA REAL ESTATE SALESMAN &  
LICENSED AUCTIONEER  
507-236-7629  
[DUSTYN@AUCTIONEERALLEY.COM](mailto:DUSTYN@AUCTIONEERALLEY.COM)



**DOUG WEDEL**  
MN REAL ESTATE SALESMAN &  
MN APPRAISER &  
LICENSED AUCTIONEER  
507-236-4255  
[AUCTIONEERALLEY@GMAIL.COM](mailto:AUCTIONEERALLEY@GMAIL.COM)  
[WEDELAUCTION@GMAIL.COM](mailto:WEDELAUCTION@GMAIL.COM)



**CHRIS KAHLER**  
MN REAL ESTATE SALESMAN &  
LICENSED AUCTIONEER  
507-230-6006  
[AUCTIONEERALLEY@GMAIL.COM](mailto:AUCTIONEERALLEY@GMAIL.COM)  
[CKAHL\\_3@HOTMAIL.COM](mailto:CKAHL_3@HOTMAIL.COM)



**RYAN KAHLER**  
LICENSED AUCTIONEER  
507-227-8528  
[AUCTIONEERALLEY@GMAIL.COM](mailto:AUCTIONEERALLEY@GMAIL.COM)  
[RKAHL\\_3@HOTMAIL.COM](mailto:RKAHL_3@HOTMAIL.COM)



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## **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