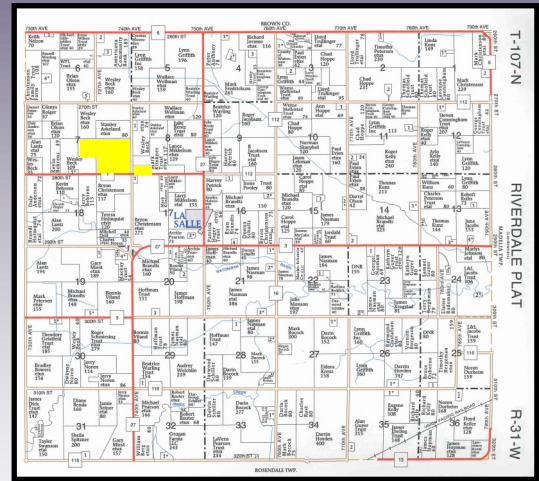
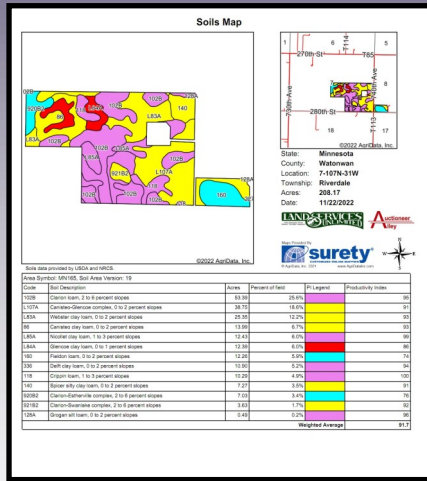


# 207.98 Acres +/- Bare Farmland in Riverdale Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Thursday, December 8, 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 12-9-22 @ same time. Watch website for updates!



**PROPERTY LOCATION:** From La Salle, MN: Go 1/2 mile North on Co Hwy 27, then 1 mile West on Co Hwy 1

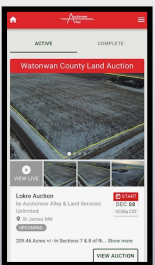
**PROPERTY LEGAL DESCRIPTION:** SE 1/4 & GOVT LOT 9 Less ROW & Less 7.40 Acre Building site in Section 7 & 18.41 Acres in the S 1/2 of the SW 1/4 of the SW 1/4 Less ROW & Less .27 Acres in Section 8 TWP 107N Range 31W, Watonwan County, MN

## **AUCTION SALE TERMS:**

The Lokre Family Farm will be offered for sale in multiple parcels and in combination on our multi parcel board bidding system. Please review farm brochure 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 18th, 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. The property is open to be farmed by the new buyer in 2023. 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+ & Zach Strom represent the sellers in this transaction.

## **AUCTIONEERS NOTE:**

What an excellent opportunity to purchase some high quality farmland just outside of La Salle! Please come ready to purchase this top Watonwan County land being offered for sale on public auction on December 8th! Auctioneer Alley and Land Services Unlimited is honored to be working for the Lokre Family. This good bare farmland carries and excellent crop productivity rating along with being part of the County Ditch 62 allowing the farm to have a good drainage outlet. Located on hard surface County HWY 1, this farm is provided with great access to and from any location. The 2022 fall tillage has already been completed and the property is ready to be farmed by the new buyer in 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.



**Owners: Palmer & Bonnie Lokre Estate**

**ONLINE BIDDING AVAILABLE!**



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

**www.auctioneeralley.com**

## **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 & DAR HALL

# 207.98 Acres +/- Bare Farmland in Riverdale Twp, Watonwan Co., MN

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507-238-4318

## LOKRE PROPERTY INFORMATION

**SALE METHOD:** These parcels of bare farmland will be offered for sale on our Multi Parcel Board Bidding system as follows:

Parcel 1- 76.97 Deeded Acres x The Bid  
Parcel 2- 112.60 Deeded Acres x The Bid  
Parcel 3- 189.57 Deeded Acres x The Bid- Combination of Parcel 1 & 2  
Parcel 4- 18.41 Deeded Acres x The Bid  
**\*Parcel 3 will be sold by legal description only. If parcel 1 & 2 is sold to separate buyers, the seller will survey the property and acres will be adjusted prior to closing. Parcel 4 is being sold by surveyed acres.**

**LEGAL DESCRIPTION:** 207.98 +/- Deeded Acres located in the SE ¼ & GOVT LOT 9 Less ROW & Less 7.40 Acre Building site in Section 7 & 18.41 Acres in the S ½ of the SW ¼ of the SW ¼ Less ROW & Less .27 Acres in Section 8 TWP 107N Range 31W, Watonwan County, MN

**TAX PARCEL ID 1-3:** 090070500

**IMPROVEMENTS 1-4:** None

**REAL ESTATE TAXES 1-3:** 2022 (HSTD) Ag Taxes = \$6,279.00  
**\*Building Site is included in this amount**

**FSA INFORMATION 1-3:**

Total Deeded Acres	=	189.57 +/- Acres
FSA Tillable Acres	=	190.30 +/- Acres
Corn Base Acres	=	125.30 +/- Acres
Corn PLC Yield	=	181.00 +/- Bushels
Soybean Base Acres	=	65.00 +/- Acres
Soybean PLC Yield	=	42.00 +/- Bushels
Total Base Acres	=	190.30 +/- Acres

**PREDOMINANT SOILS 1-3:** Clarion Loam, Canisteo Glencoe & Webster Clay Loam

**CPI PARCEL 1-3:** Crop Productivity Index = 92.9 \*Excellent  
**\*See Soils Map**

**TOPOGRAPHY 1-3:** Level to Gently Rolling  
**\*See Topography Map**

**DRAINAGE PARCEL 1-3:** These parcels are part of County Ditch 62 along with private tile.  
**\*See Tile Maps**

**NRCS CLASSIFICATION 1-3:** NHEL (Non-Highly Erodible Land)

## **AUCTIONS – REAL ESTATE - APPRAISALS**



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**WETLAND STATUS 1-3:** Completed 1-16-1990. NW/PC  
\*See Wetland Determination

**TAX PARCEL ID 4:** 090080400

**REAL ESTATE TAXES 4:** 2022 (HSTD) Ag Taxes = \$422.00

**FSA INFORMATION 4:**

Total Deeded Acres	=	18.41 +/- Acres
FSA Tillable Acres	=	18.60 +/- Acres
Corn Base Acres	=	11.90 +/- Acres
Corn PLC Yield	=	181.00 +/- Bushels
Soybean Base Acres	=	6.70 +/- Acres
Soybean PLC Yield	=	42.00 +/- Bushels
Total Base Acres	=	18.60 +/- Acres

**PREDOMINANT SOILS 4:** Fieldon Loam & Canisteo Glencoe

**CPI PARCEL 4:** Crop Productivity Index = 79.8  
\*See Soils Map

**TOPOGRAPHY 4:** Level  
\*See Topography Map

**DRAINAGE PARCEL 4:** This parcel is not part of a county drainage system.  
\*See Tile Map

**NRCS CLASSIFICATION 4:** NHEL (Non-Highly Erodible)

**WETLAND STATUS 4:** Completed 2-8-1988. NW/PC  
\*See Wetland Determination

**LEASE STATUS 1-4:** 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.

**If there are any questions prior to the sale please call and thank you for looking! We hope to see you on auction day!**

**AUCTIONS – REAL ESTATE - APPRAISALS**



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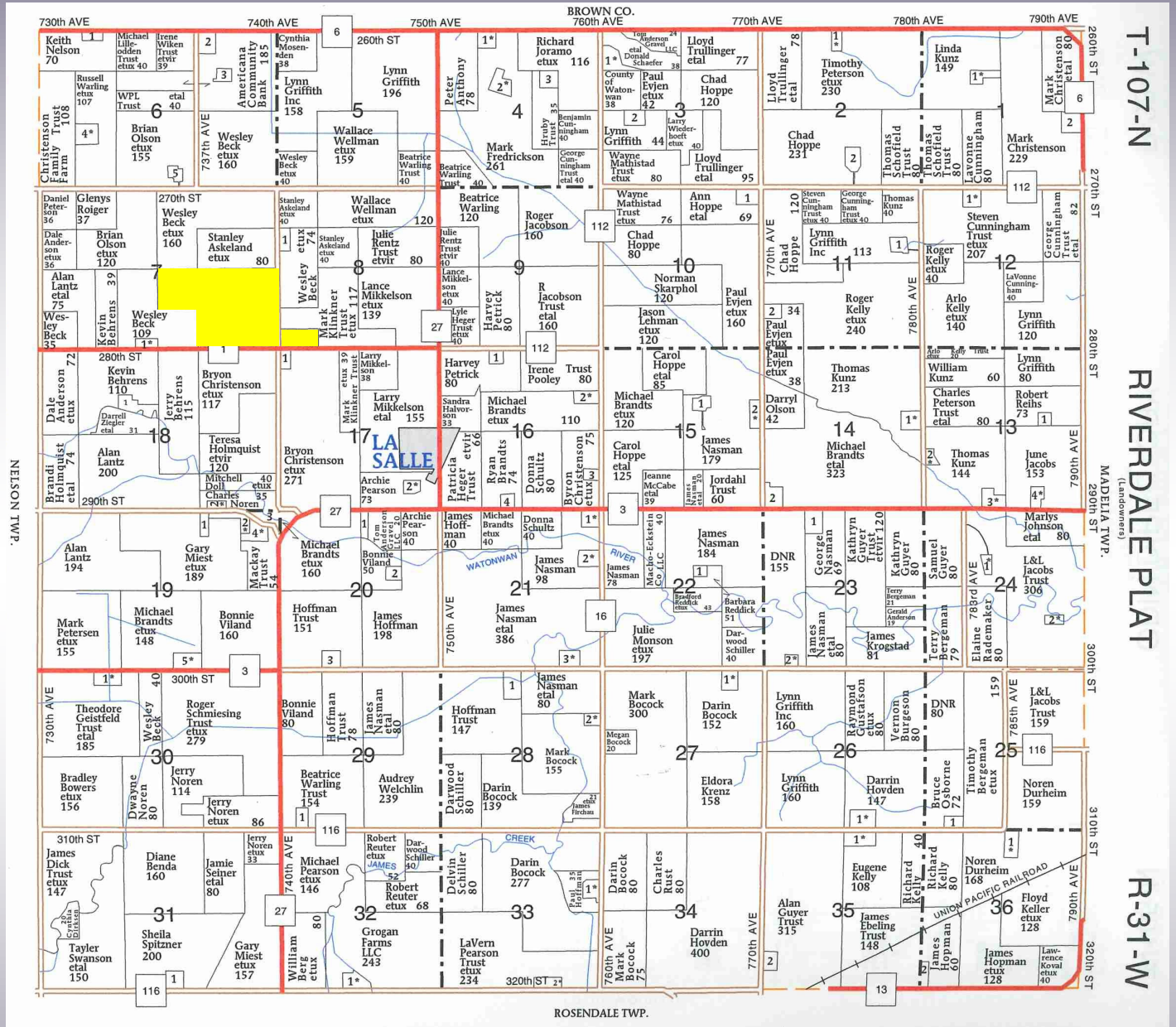
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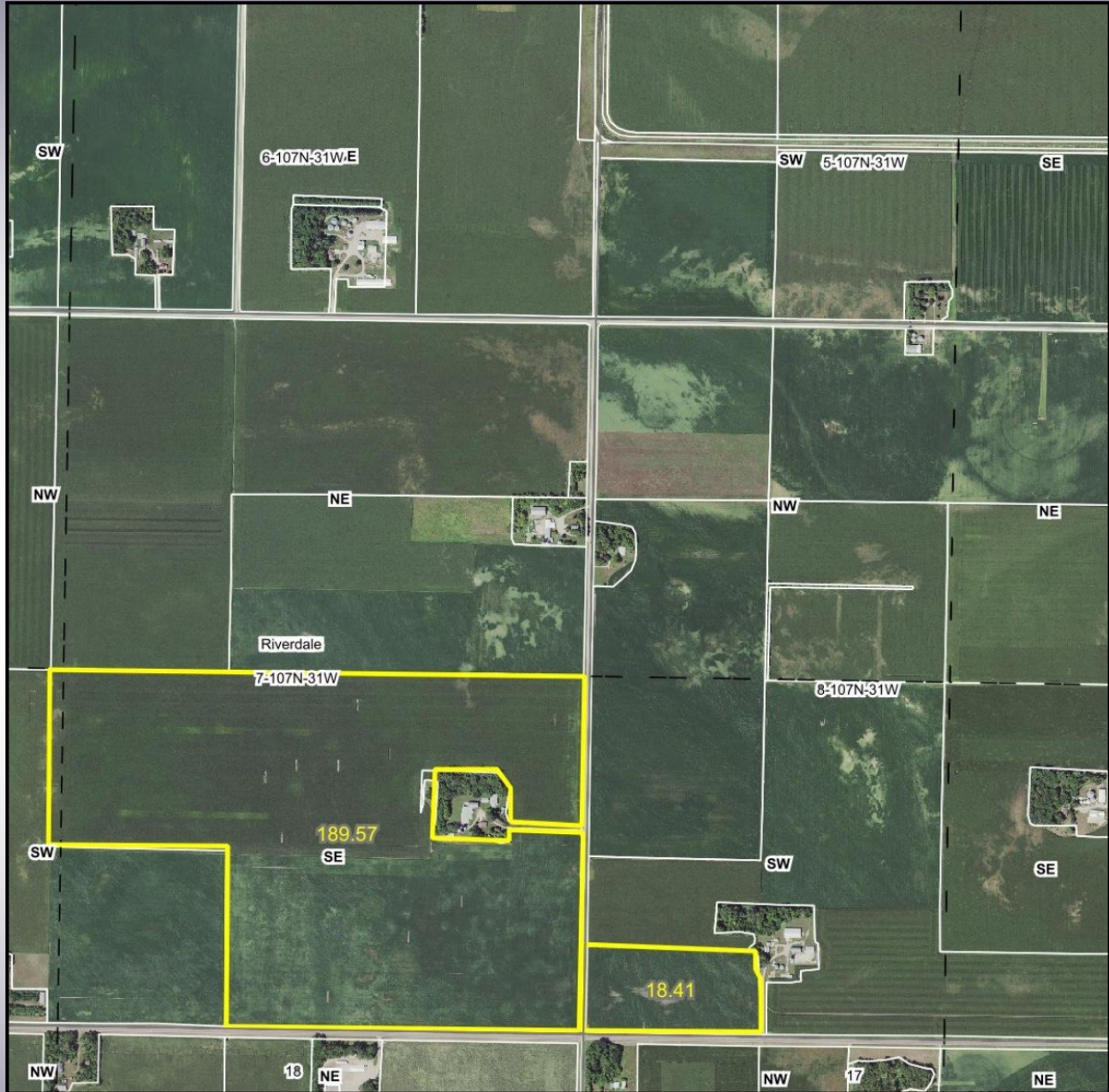
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**207.98 Deeded Acres**



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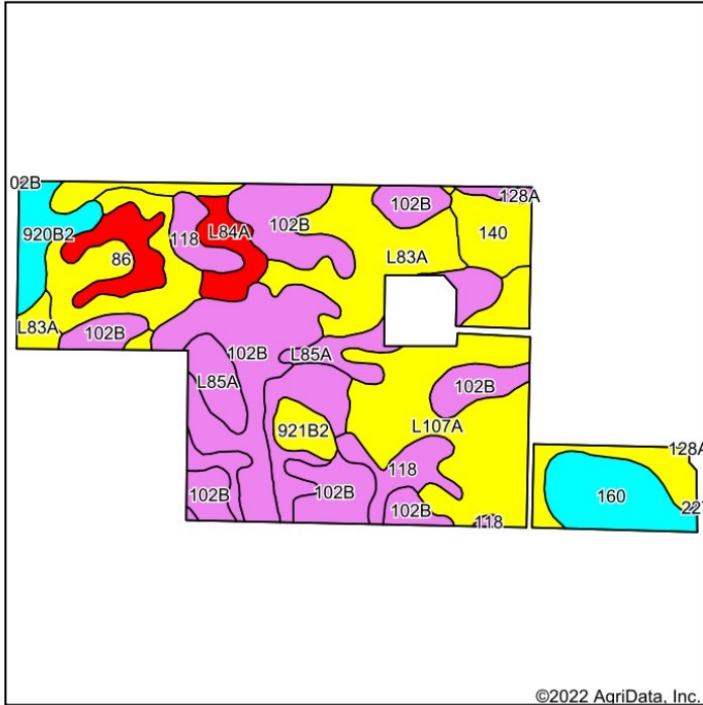
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## 207.98 Deeded Acres

**Soils Map**

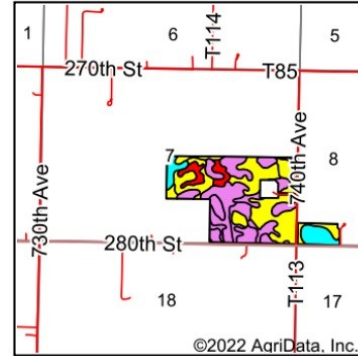


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Soils data provided by USDA and NRCS.

Area Symbol: MN165, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
102B	Clarion loam, 2 to 6 percent slopes	53.39	25.6%		95
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	38.75	18.6%		91
L83A	Webster clay loam, 0 to 2 percent slopes	25.35	12.2%		93
86	Canisteo clay loam, 0 to 2 percent slopes	13.99	6.7%		93
L85A	Nicollet clay loam, 1 to 3 percent slopes	12.43	6.0%		99
L84A	Glencoe clay loam, 0 to 1 percent slopes	12.39	6.0%		86
160	Fieldon loam, 0 to 2 percent slopes	12.26	5.9%		74
336	Delft clay loam, 0 to 2 percent slopes	10.90	5.2%		94
118	Crippin loam, 1 to 3 percent slopes	10.29	4.9%		100
140	Spicer silty clay loam, 0 to 2 percent slopes	7.27	3.5%		91
920B2	Clarion-Estherville complex, 2 to 6 percent slopes	7.03	3.4%		76
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	3.63	1.7%		92
128A	Grogan silt loam, 0 to 2 percent slopes	0.49	0.2%		96
Weighted Average					91.7



State: **Minnesota**  
 County: **Watonwan**  
 Location: **7-107N-31W**  
 Township: **Riverdale**  
 Acres: **208.17**  
 Date: **11/22/2022**



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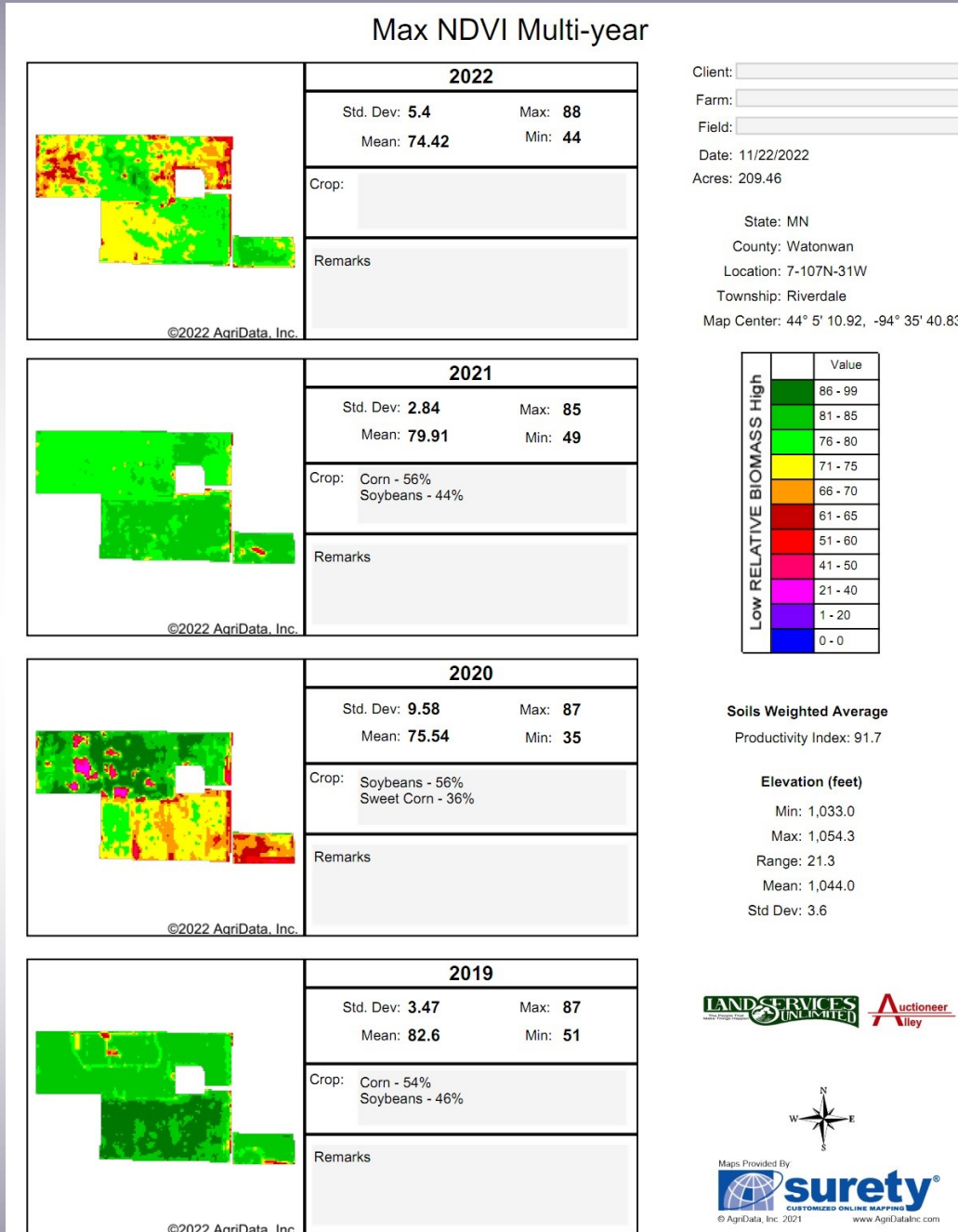
# 207.98 Acres +/- Bare Farmland in Riverdale Twp, Watonwan Co., MN

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## 207.98 Deeded Acres



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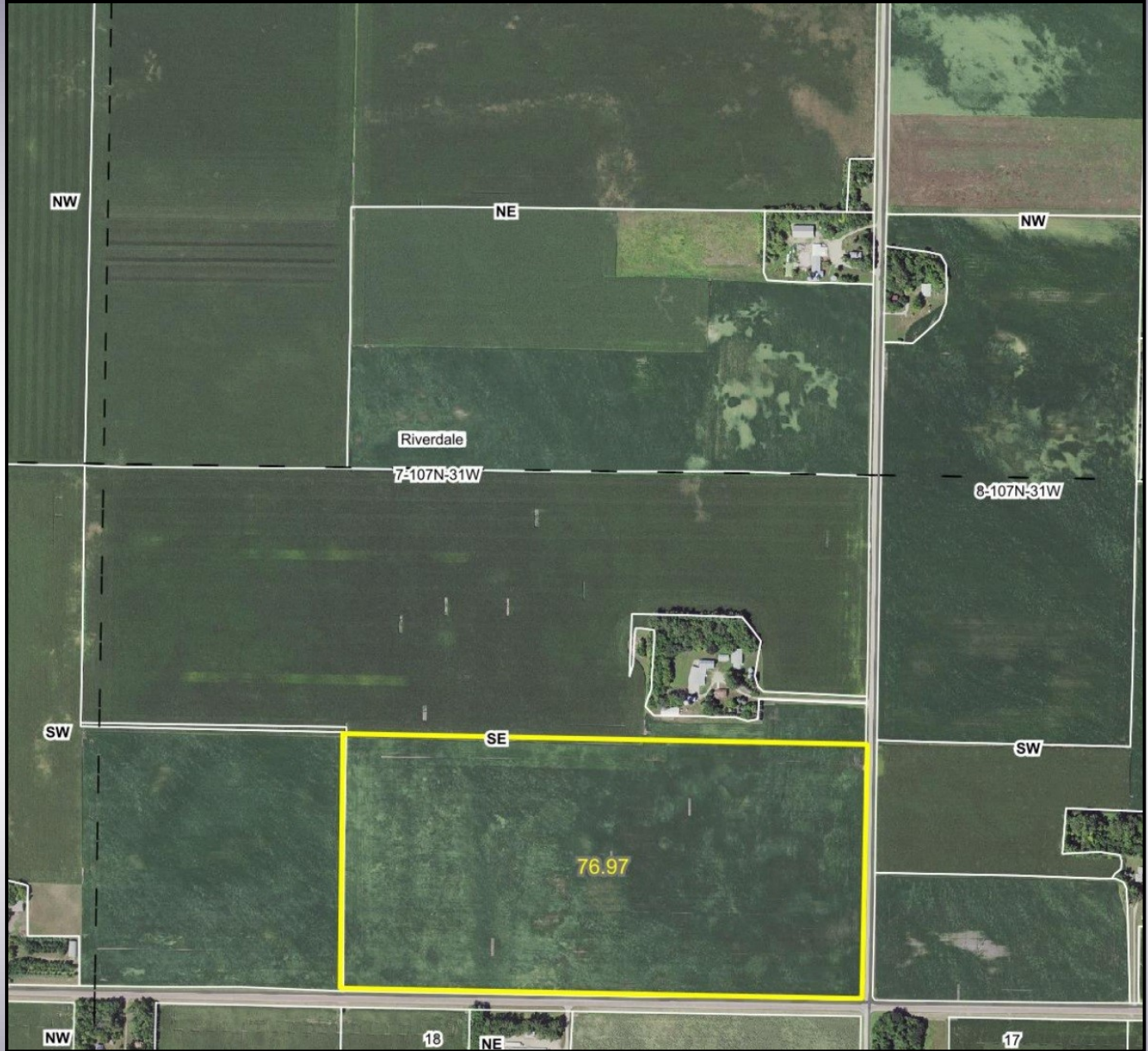
DOUG WEDEL, SCOTT CHRISTOPHER & DAR HALL

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**PARCEL 1: 76.97 Acres**



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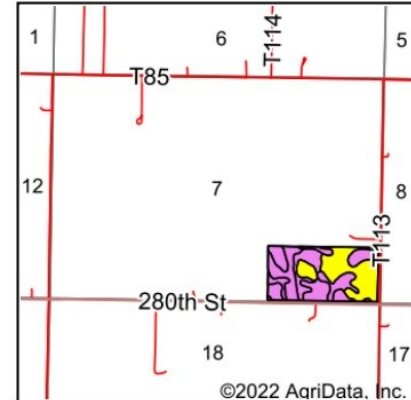
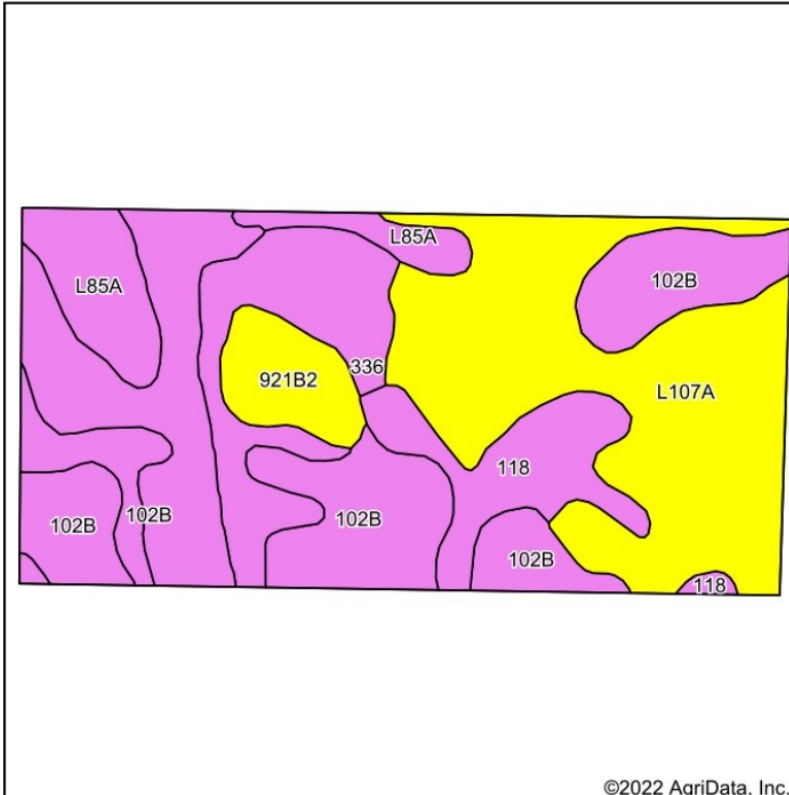
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## PARCEL 1

### Soils Map



State: **Minnesota**  
 County: **Watonwan**  
 Location: **7-107N-31W**  
 Township: **Riverdale**  
 Acres: **75.97**  
 Date: **12/2/2022**



Soils data provided by USDA and NRCS.

Area Symbol: MN165, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
102B	Clarion loam, 2 to 6 percent slopes	25.45	33.5%		95
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	24.00	31.6%		91
336	Delft clay loam, 0 to 2 percent slopes	10.99	14.5%		94
118	Crippin loam, 1 to 3 percent slopes	6.22	8.2%		100
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.68	7.5%		99
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	3.63	4.8%		92
Weighted Average					94.2



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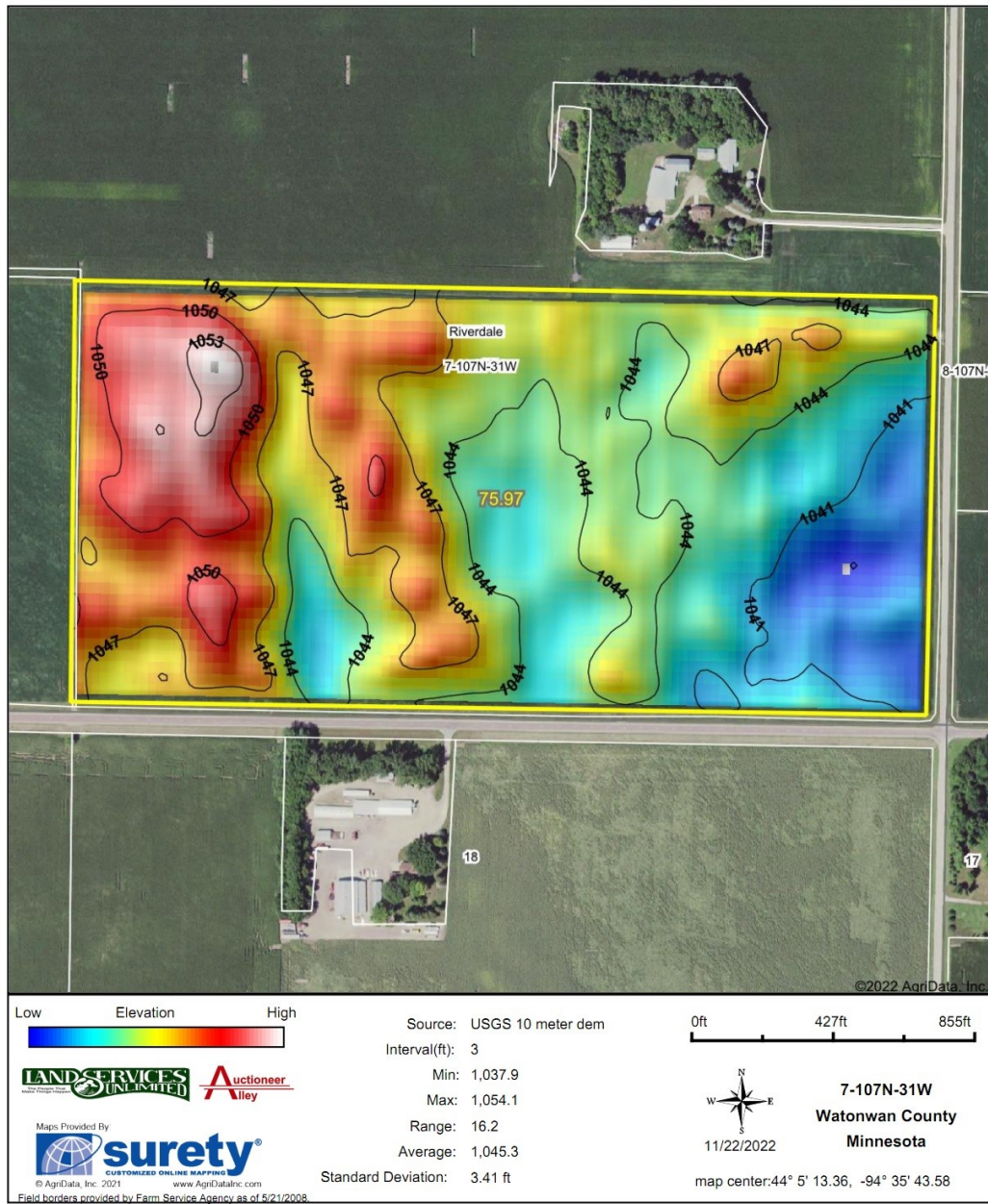
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## PARCEL 1

Topography Hillshade



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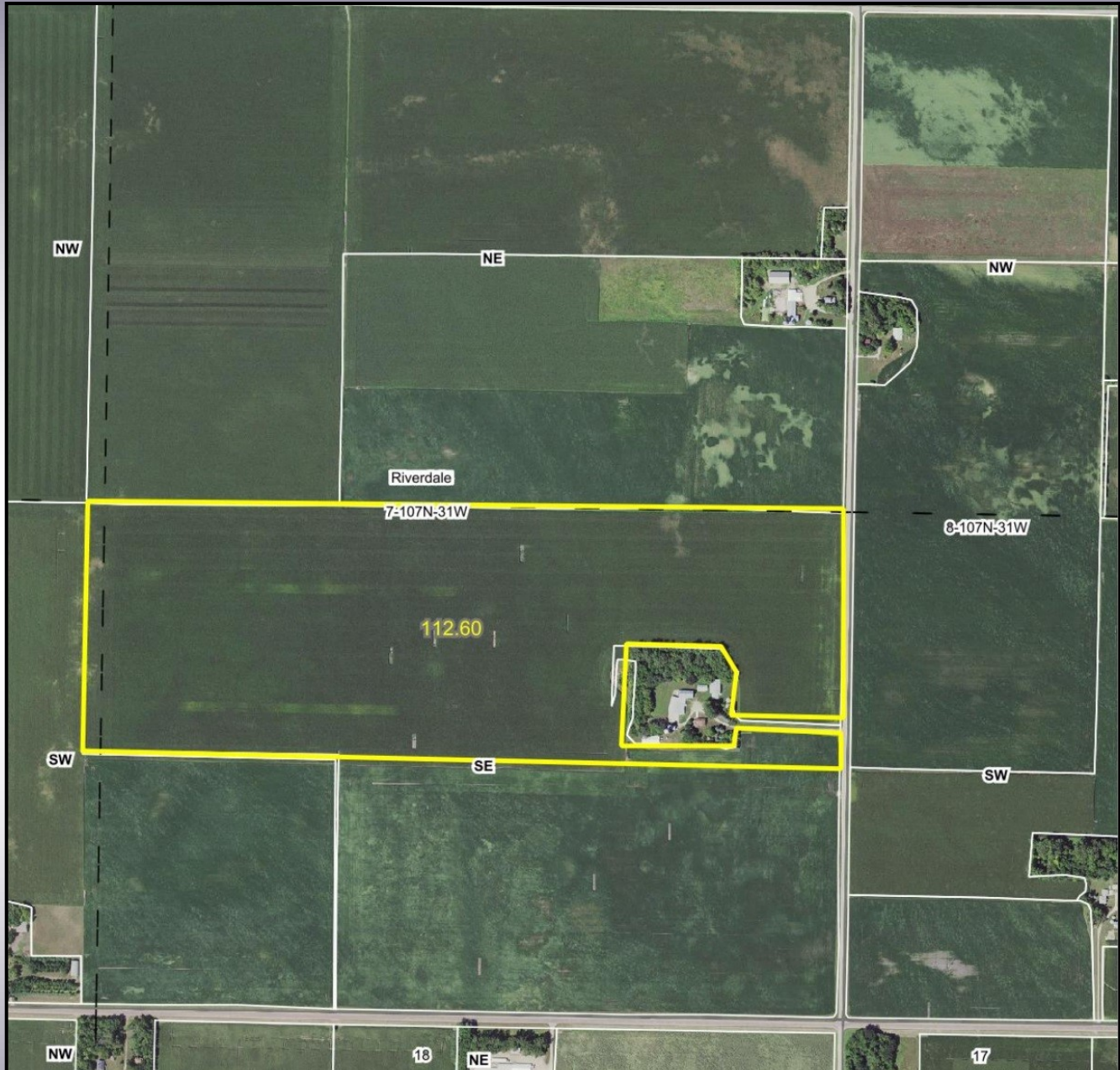
207.98 Acres +/- Bare Farmland in Riverdale Twp, Watonwan Co., MN

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**PARCEL 2: 112.60 Acres**



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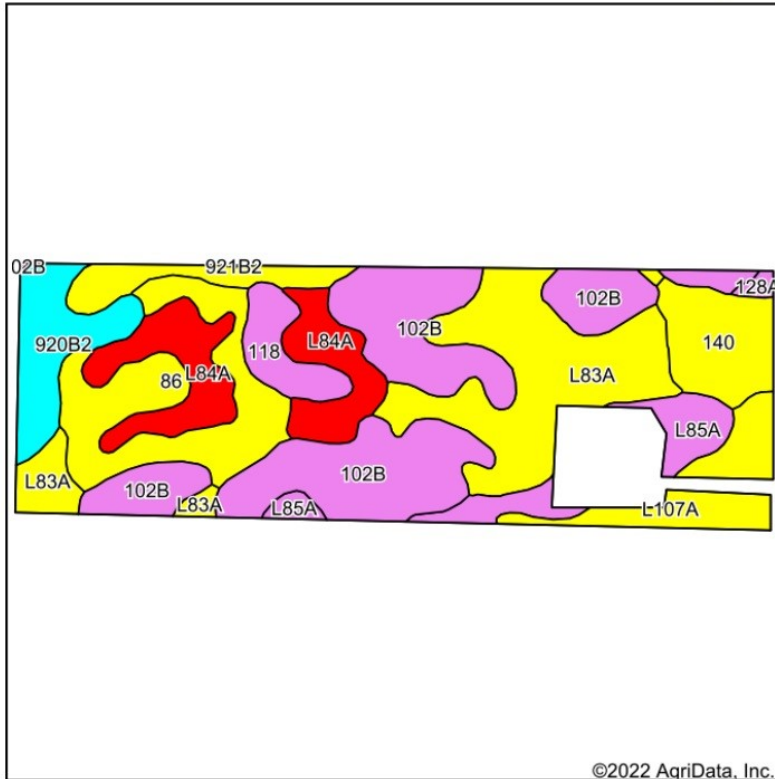
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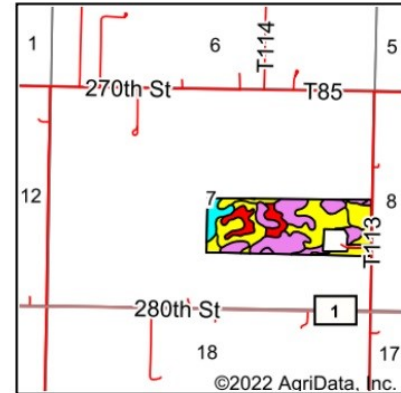
## PARCEL 2

### Soils Map



Soils data provided by USDA and NRCS.

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State: **Minnesota**  
County: **Watonwan**  
Location: **7-107N-31W**  
Township: **Riverdale**  
Acres: **112.6**  
Date: **11/22/2022**



Area Symbol: MN165, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
102B	Clarion loam, 2 to 6 percent slopes	28.02	24.9%		95
L83A	Webster clay loam, 0 to 2 percent slopes	25.92	23.0%		93
86	Canisteo clay loam, 0 to 2 percent slopes	13.99	12.4%		93
L84A	Glencoe clay loam, 0 to 1 percent slopes	12.39	11.0%		86
920B2	Clarion-Estherville complex, 2 to 6 percent slopes	7.21	6.4%		76
140	Spicer silty clay loam, 0 to 2 percent slopes	7.10	6.3%		91
L85A	Nicollet clay loam, 1 to 3 percent slopes	6.79	6.0%		99
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	6.74	6.0%		91
118	Crippin loam, 1 to 3 percent slopes	3.97	3.5%		100
128A	Grogan silt loam, 0 to 2 percent slopes	0.47	0.4%		96
Weighted Average					92



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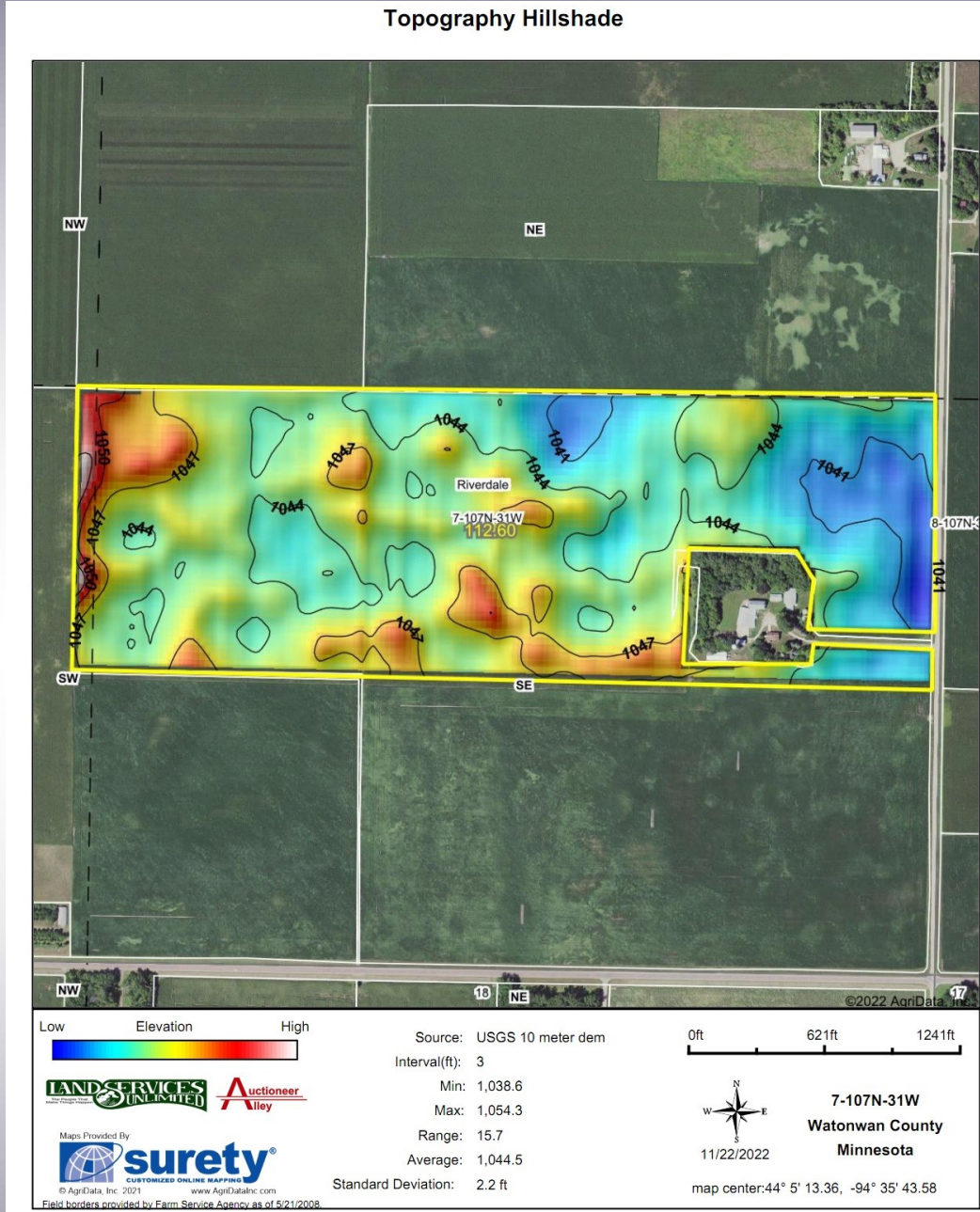
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## PARCEL 2

Topography Hillshade



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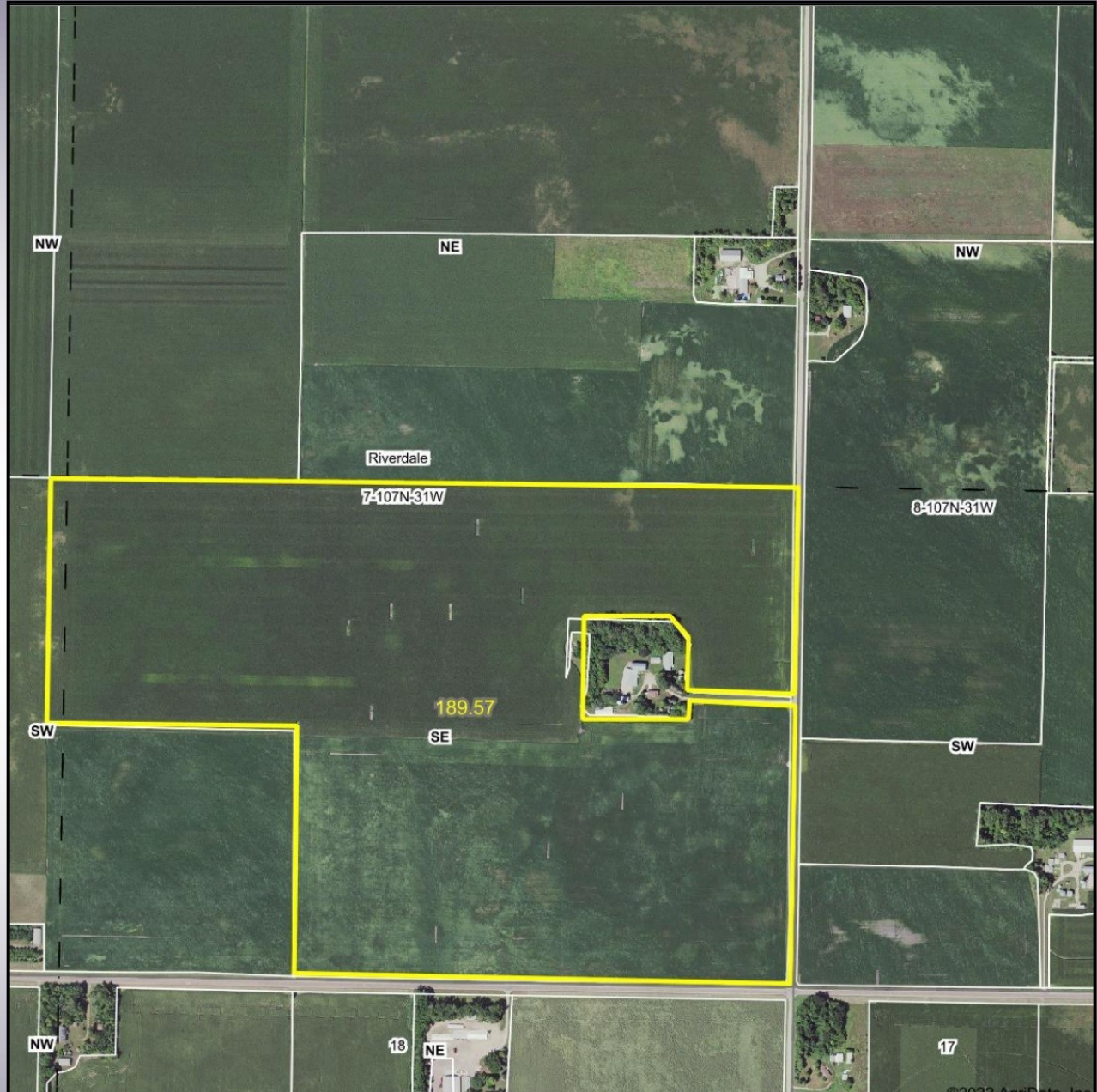
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**PARCEL 3: 189.57 Acres-Combination of 1 & 2**



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LEAH HARTUNG 507-236-8786

ALLEN, RYAN & CHRIS KAHLER

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# 207.98 Acres +/- Bare Farmland in Riverdale Twp, Watonwan Co., MN

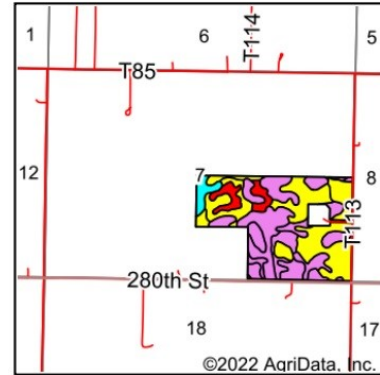
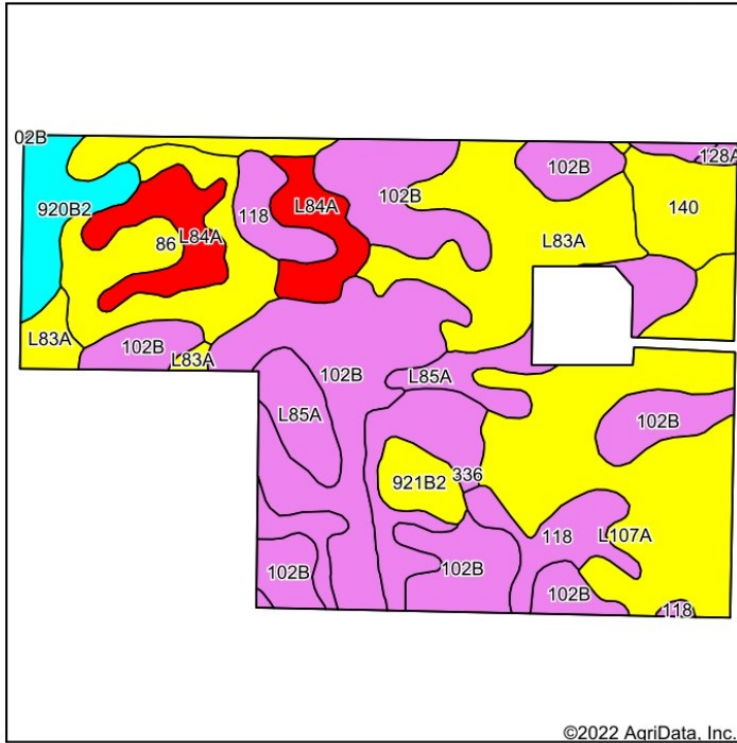
# FARMLAND AUCTION

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## PARCEL 3

### Soils Map



State: **Minnesota**  
County: **Watonwan**  
Location: **7-107N-31W**  
Township: **Riverdale**  
Acres: **189.57**  
Date: **11/22/2022**



Maps Provided By



**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2021 www.AgridataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: MN165, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
102B	Clarion loam, 2 to 6 percent slopes	53.36	28.1%		95
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	32.44	17.1%		91
L83A	Webster clay loam, 0 to 2 percent slopes	25.35	13.4%		93
86	Canisteo clay loam, 0 to 2 percent slopes	13.99	7.4%		93
L85A	Nicollet clay loam, 1 to 3 percent slopes	12.43	6.6%		99
L84A	Glencoe clay loam, 0 to 1 percent slopes	12.39	6.5%		86
336	Delft clay loam, 0 to 2 percent slopes	10.90	5.7%		94
118	Crippin loam, 1 to 3 percent slopes	10.29	5.4%		100
140	Spicer silty clay loam, 0 to 2 percent slopes	7.27	3.8%		91
920B2	Clarion-Estherville complex, 2 to 6 percent slopes	7.03	3.7%		76
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	3.63	1.9%		92
128A	Grogan silt loam, 0 to 2 percent slopes	0.49	0.3%		96
Weighted Average					92.9



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### Topography Hillshade



**Auctioneer**  
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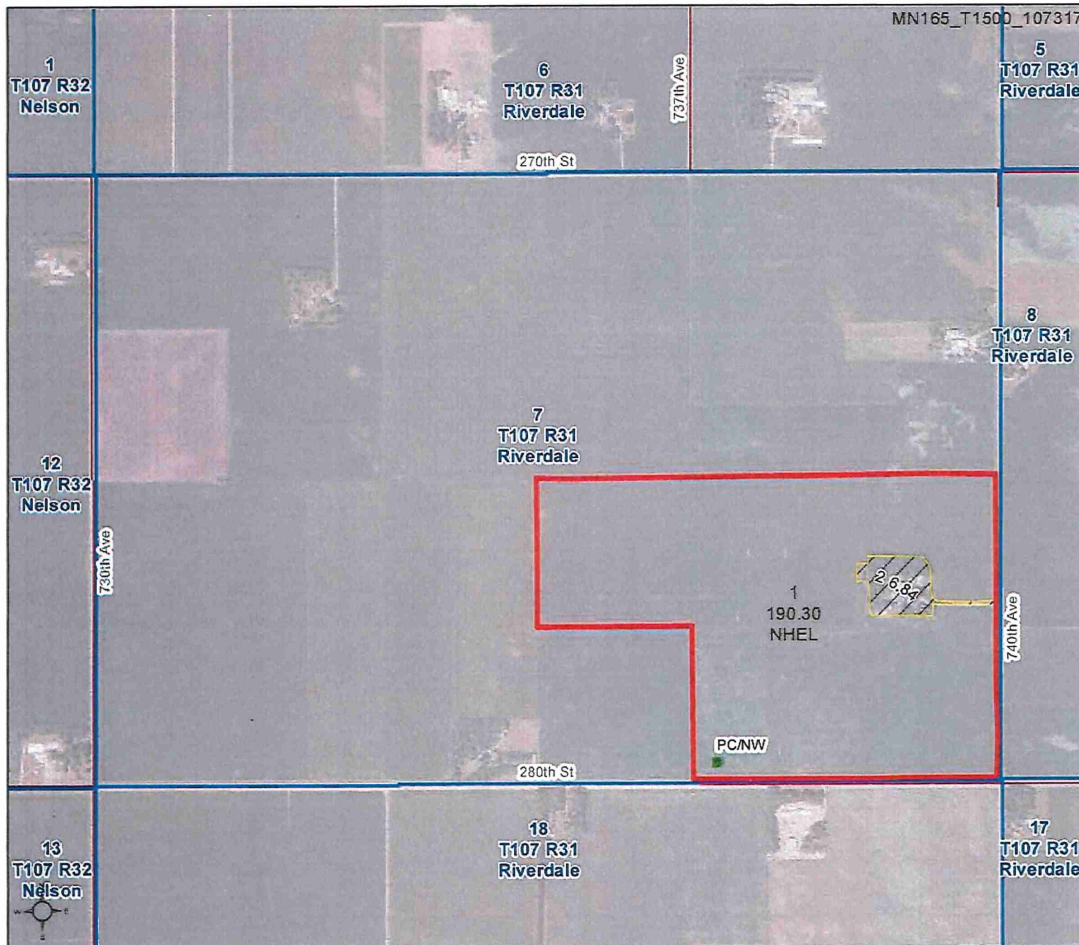
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## PARCEL 3 FSA MAP



United States  
Department of  
Agriculture

Watonwan County, Minnesota



**Farm 1795**

**Tract 1500**

**2022 Program Year**

Map Created April 05, 2022

**107317**

0 500 1,000 2,000  
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: 190.30 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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## PARCEL 3 FSA INFORMATION

Minnesota	U.S. Department of Agriculture	FARM: 1795
Watonwan	Farm Service Agency	Prepared: 11/14/22 1:00 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]	COMB 1617 & 730

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
215.74	208.9	208.9	0.0	0.0	0.0	0.0	0.0	Active	2

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod
0.0	0.0	208.9	0.0	0.0	0.0

---

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
CORN	SOYBN	NONE	NONE	NONE	NONE

---

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	137.2	181	0.00	
SOYBEANS	71.7	42	0.00	0
Total Base Acres:	208.9			

---

Tract Number: 1500      Description SE2 7; LOT 9 7-107-31 RIVERDALE

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
197.14	190.3	190.3	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	190.3	0.0	0.0	0.0

---

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	125.3	181	0.00
SOYBEANS	65.0	42	0.00
Total Base Acres:	190.3		

Owners: LOKRE, BONITA



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## PARCEL 3 WETLAND DETERMINATION

U.S.D.A. Soil Conservation Service SCS-CPA-026 (1-88)

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

2. Date of Request 1-10-90

3. County Watonwan

4. Name of USDA Agency or Person Requesting Determination Producer

5. Farm No. and Tract No. 1795 T-1500

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?	X			
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.		X		
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.	X			
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.				
14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.				
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.				
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.				
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: 1-10-90				

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 No wetlands or HEL on this tract. Redetermination:

22. Signature of SCS District Conservationist Jim Mathews

23. Date 1-10-90

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



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WATONWAN CO. NOT TO SCALE RIVERDALE 37

Riverdale  
7

2 2 2 3

1500

PC

19147

NW/PC  
NHEL



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**Alley**

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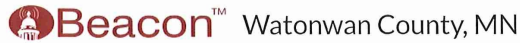
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## PARCEL 3 ASSESSOR INFORMATION



### Summary

Parcel ID 090070500  
Property Address 27711 740TH AVE  
ST JAMES  
Sec/Twp/Rng 07-107-031  
Brief Sect-07 Twp-107 Range-031 196.97 AC SE1/4 LESS RD R/W; GOVT LOT 9  
Tax Description  
(Note: Not to be used on legal documents)  
Deeded Acres 196.97  
Class 106 - (HSTD) AG SON/DAU-MOTH/FATH; 106 - (HSTD) AG SON/DAU-MOTH/FATH  
District (902) RIVERDALE SD#0840  
School District 0840  
Creation Date 07/10/1989



### Owners

Primary Taxpayer  
Randy Lokre Etal  
105 11th St S  
St James, MN 56081  
Alternate Taxpayer  
Bonita C Lokre  
225 Drew Ave SE Apt 209  
Madelia, MN 56062

(Note: Information may not reflect recent sales or transfers)

### Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	77.1	0	0	0	193.970	AC
2	ROADS 2A	0	0	0	0	2.000	AC
3	AG BLDG SITE SELECT	0	0	0	0	1.000	AC
Total						196.970	

### Sales

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price	eCRV
N	WD	U	03/24/2008	LOKRE,RANDY ETAL	LOKRE,PALMER & BONITA	\$1	\$1	.
Y	WD	U	02/08/1996	COUNTY OF WATONWAN	LOKRE,PALMER & BONITA C	\$2,433	\$2,433	.

Ⓜ There are other parcels involved in one or more of the above sales:

### Valuation

	2022 Assessment	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment
+ Estimated Building Value	\$126,100	\$98,000	\$103,000	\$102,000	\$102,000
+ Estimated Land Value	\$1,665,100	\$1,427,800	\$1,513,900	\$1,513,900	\$1,364,700
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$1,791,200	\$1,525,800	\$1,616,900	\$1,615,900	\$1,466,700

### Taxation

	2022 Payable	2021 Payable	2020 Payable	2019 Payable
Estimated Market Value	\$1,525,800	\$1,616,900	\$1,615,900	\$1,466,700
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	(\$28,500)	(\$28,300)	(\$29,500)	(\$29,500)
= Taxable Market Value	\$1,497,300	\$1,588,600	\$1,586,400	\$1,437,200
Net Taxes Due	\$6,279.00	\$6,398.49	\$6,276.49	\$5,925.98
+ Special Assessments	\$23.00	\$227.51	\$227.51	\$432.02
= Total Taxes Due	\$6,302.00	\$6,626.00	\$6,504.00	\$6,358.00



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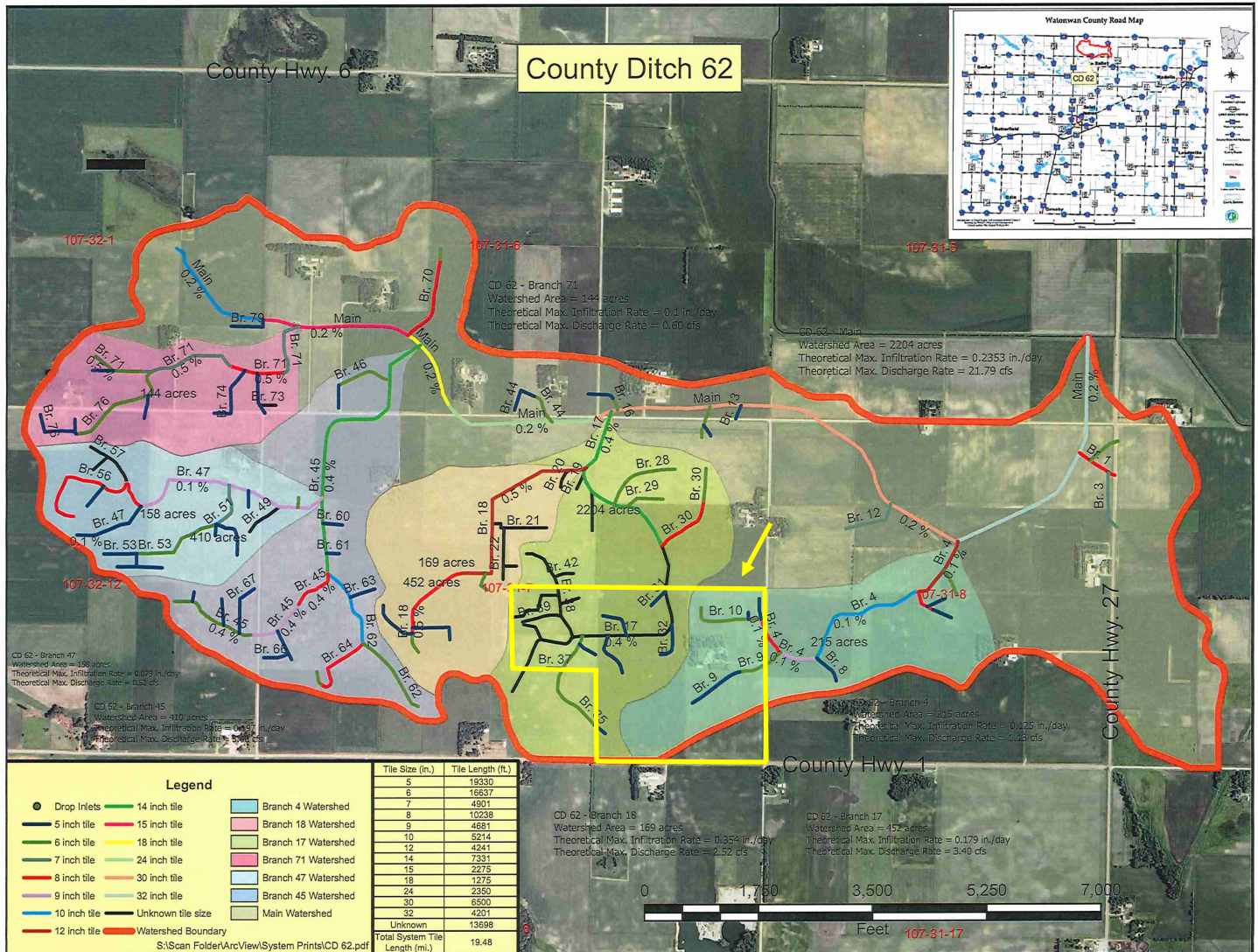
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## PARCEL 3 COUNTY TILE MAP



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## **PARCEL 3 DRAINAGE AGREEMENT**

### Drainage Maintenance Agreement

Lokre Property: Government Lot 9 and North one half of Southeast Quarter of Section 7  
Riverdale Township

Beck property: Government Lot 8 of Section 7 Riverdale Township

A 8 inch tile line has been install in August of 2019 starting at the county tile proceeding west 1695 feet to the south property line of Becks. This tile enhances the tile outlet for the Beck property. The Becks have paid for this installation. Lokres have provided for crop damages.

Lokres have installed additional branch lines into the 8" tile. Lokres may add additional branch lines to the 8" line up to its capacity. Becks need to be notified of new additions prior to installation.

Future maintenance costs to the 8" will share equally between Becks and Lokres. Either party may notify the other of needed repairs or work prior to staring the work. Work is to be completed with standard cost and workmanship. Crop damages are part of the expenses if entering a growing crop is necessary. Access to the Lokre property is granted for tile repairs if needed.


No new acres may added by either party to this tile and agreement.

Both parties agree that this agreement will be assigned to future property owners.

A tile map is attached for documentation.

  
Beck PR

3-15-2020

  
Lokre PR

3-15-2020



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## PARCEL 3 TILE MAP PART OF DRAINAGE AGREEMENT



Bryan Nelson Construction  
34710 340th Ave, St. James MN 56081

Wesley Beck - August 2019  
Watonwan County - Riverdale Sec 7



Existing Tile  
8"-1695'

Surveyed & Installed Using  
**Trimble**  
Surveying Equipment



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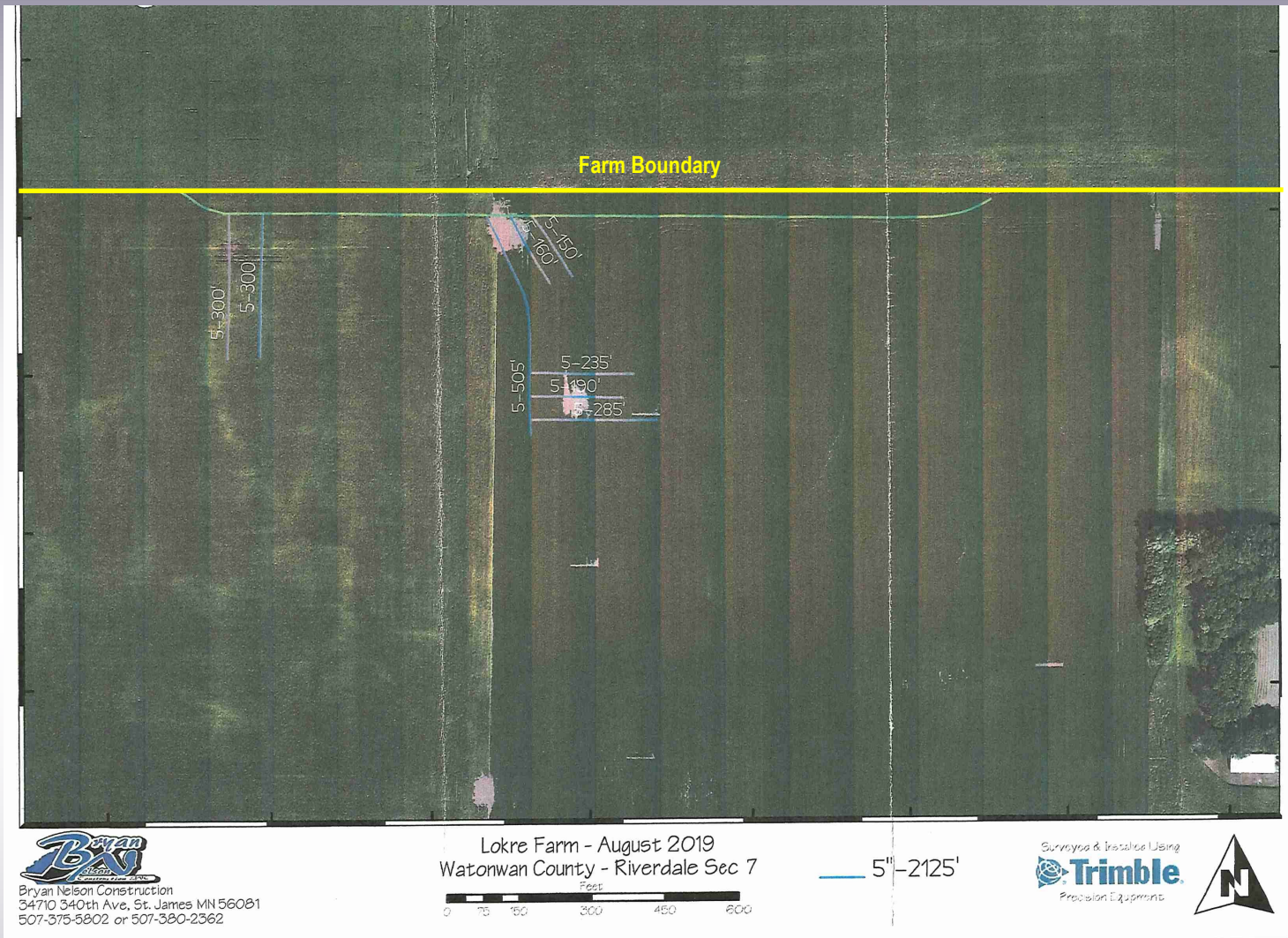
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## PARCEL 3 TILE MAP



Bryan Nelson Construction  
34710 340th Ave, St. James MN 56081  
507-375-5802 or 507-380-2362

David Lokre - September 2020  
Watonwan County - Riverdale Sec 8



- Intake
- 5"-809'
- - - 8" Concrete

Surveyed & Installed Using  
**Trimble**  
Precision Equipment



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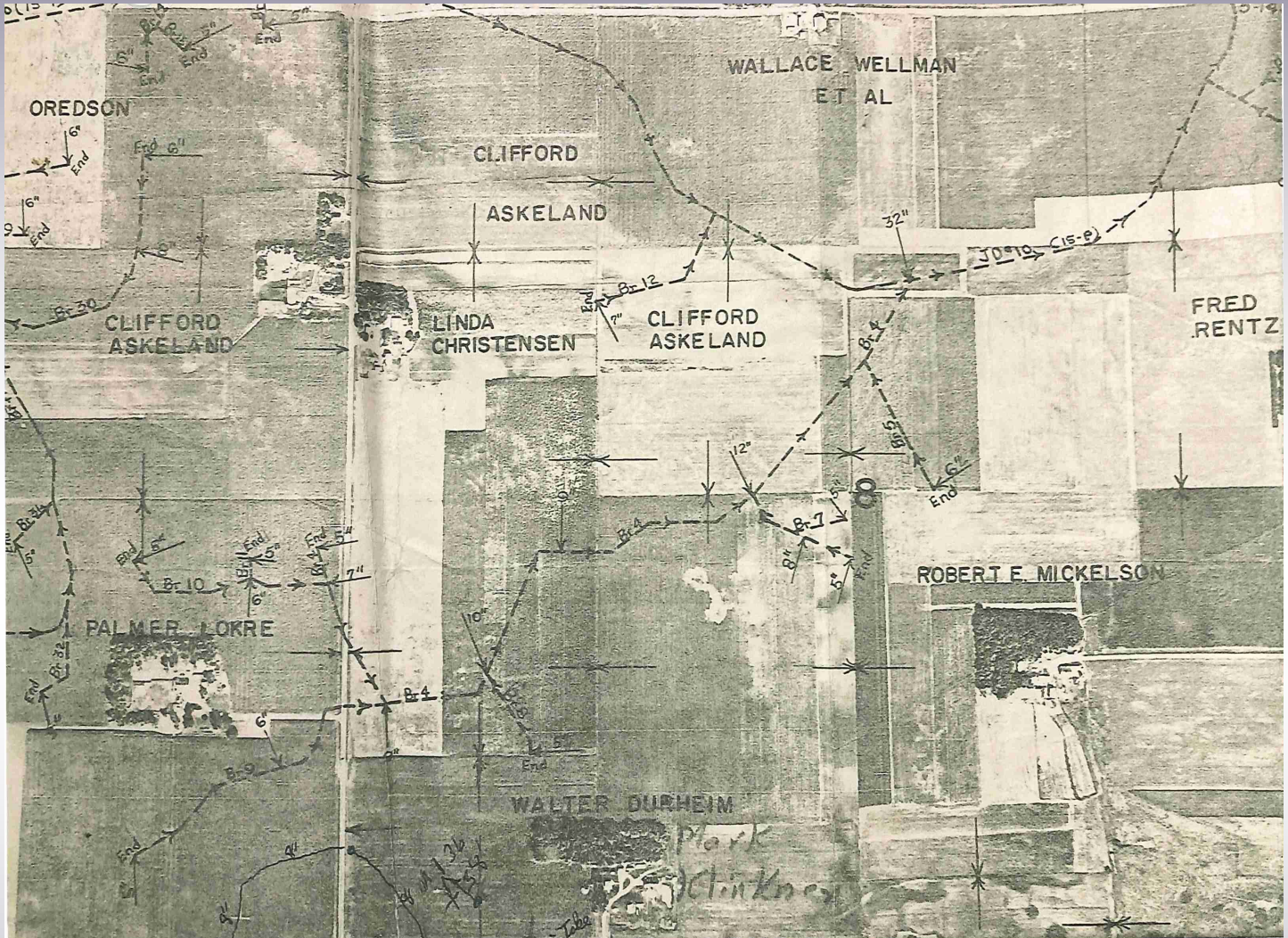
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**FARMLAND AUCTION**

**Thursday, December 8, 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 12-9-22 @ same time. Watch website for updates!

**PARCEL 3 TILE MAP**



**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 & DAR HALL

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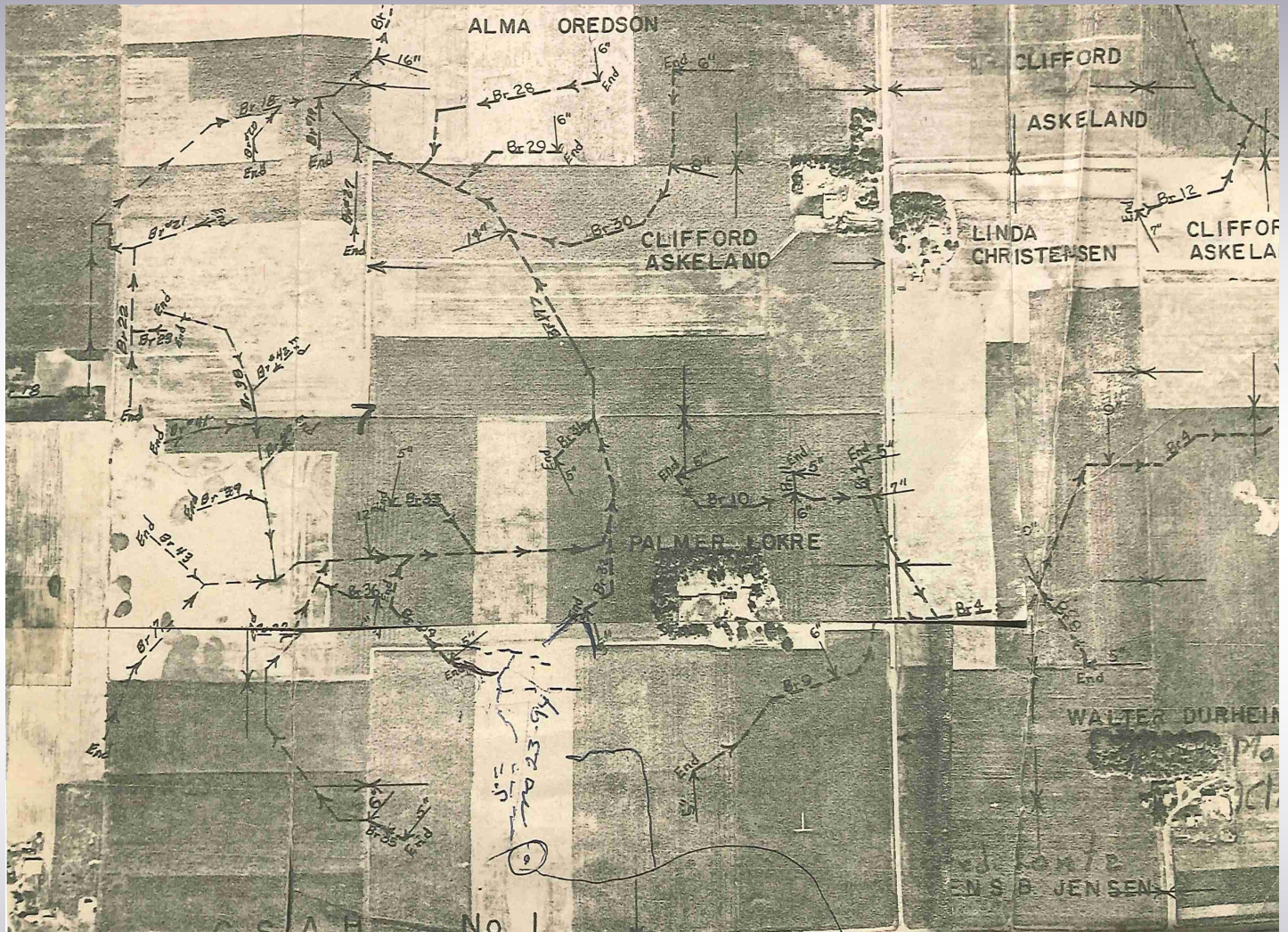
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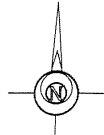
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## BUILDING SITE SURVEY

### SURVEY IN THE N.E. 1/4, S.E. 1/4, SEC. 7, T. 107 N., R. 31 W., WATONWAN COUNTY, MINNESOTA

#### LEGAL DESCRIPTION

That part of the Northeast Quarter of the Southeast Quarter of Section 7, Township 107 North, Range 31 West, Watonwan County, Minnesota, described as follows:  
Commencing at the East Quarter corner of said Section 7; thence on an assumed bearing of South 0 degrees 28 minutes 15 seconds East, along the east line of said section, a distance of 1095.00 feet to an iron monument, said iron monument being the point of beginning of the tract to be described; thence continuing South 0 degrees 28 minutes 15 seconds East, along said east line, a distance of 40.00 feet to an iron monument; thence South 89 degrees 31 minutes 45 seconds West a distance of 545.00 feet to an iron monument; thence South 0 degrees 28 minutes 15 seconds East a distance of 100.00 feet to an iron monument; thence South 89 degrees 31 minutes 45 seconds West a distance of 580.00 feet to an iron monument; thence North 0 degrees 28 minutes 15 seconds West a distance of 550.00 feet to an iron monument; thence North 89 degrees 31 minutes 45 seconds East a distance of 445.00 feet to an iron monument; thence South 45 degrees 28 minutes 15 seconds East a distance of 151.32 feet to an iron monument; thence South 0 degrees 28 minutes 15 seconds East a distance of 303.00 feet to an iron monument; thence North 89 degrees 31 minutes 45 seconds East a distance of 573.00 feet to the point of beginning, containing 7.43 acres, subject to easements now of record in said county and state.

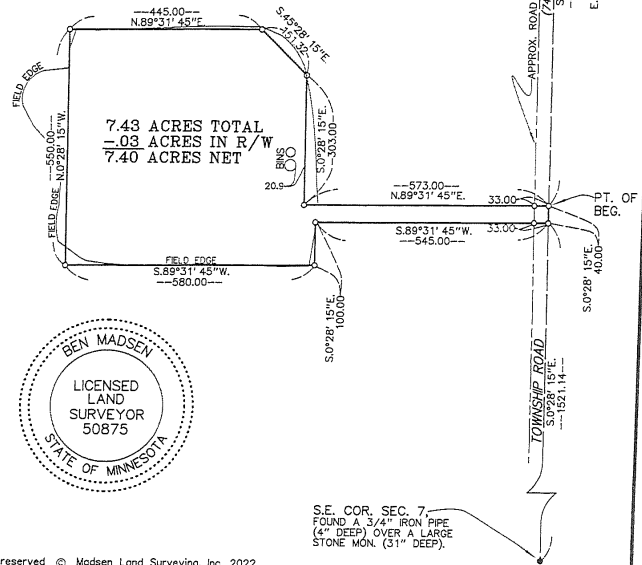


SCALE 1" = 200'

- DENOTES IRON MONUMENTS FOUND OR SET IN PREVIOUS SURVEYS.
- DENOTES IRON MONUMENTS SET & MARKED WITH REG. NO. 50875 UNLESS OTHERWISE SHOWN.

BEARINGS ARE ORIENTED TO THE WATONWAN COUNTY COORDINATE SYSTEM (NAD83 1996 ADJUSTMENT).

N.E. 1/4, S.E. 1/4, SEC. 7




E. 1/4 COR. SEC. 7.  
FOUND A 3/4" IRON PIPE  
(4" DEEP) OVER A 8" X  
8" SANDSTONE MON. (19"  
DEEP).

S.E. COR. SEC. 7.  
FOUND A 3/4" IRON PIPE  
(4" DEEP) OVER A LARGE  
STONE MON. (31" DEEP).

I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

*BEN MADSEN*  
BEN MADSEN  
DATE: 10-27-2022 LICENSE NO. 50875

RANDY LOKRE

DRAWN S.S. TEL: (507) 235-3780 PLOT NUMBER 1  
CHECK B.M.  ADSEN LAND SURVEYING INC.  
SURVEY BY: K.V. 318 EAST BLUE EARTH AVENUE FAIRMONT, MINNESOTA 56031  
FILE NO. 22361

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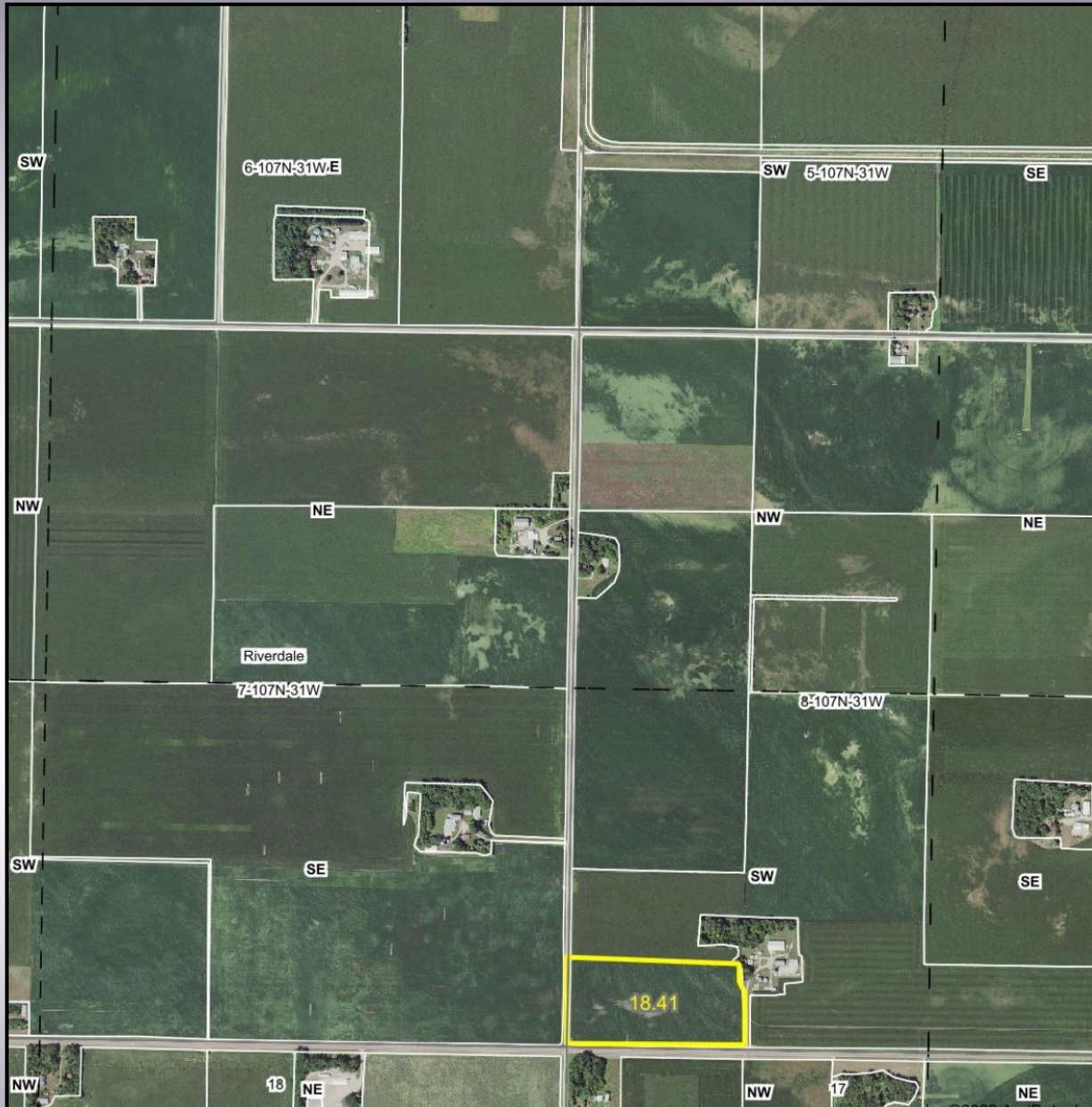
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**PARCEL 4: 18.41 Acres**



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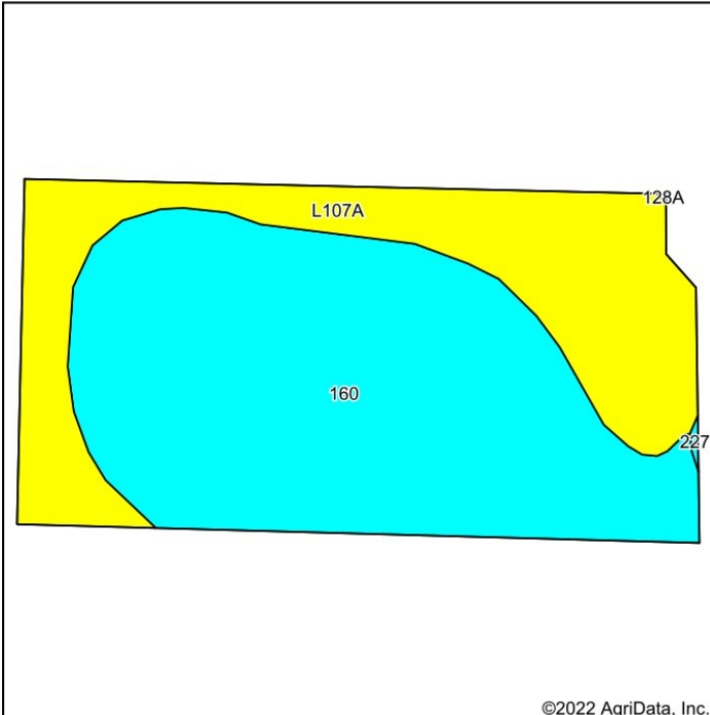
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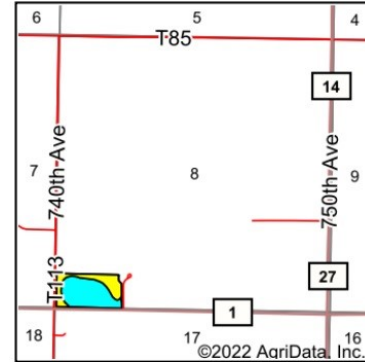
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## PARCEL 4

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
County: **Watonwan**  
Location: **7-107N-31W**  
Township: **Riverdale**  
Acres: **18.6**  
Date: **11/22/2022**



Area Symbol: MN165, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
160	Fieldon loam, 0 to 2 percent slopes	12.29	66.1%		74
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	6.31	33.9%		91
Weighted Average					79.8



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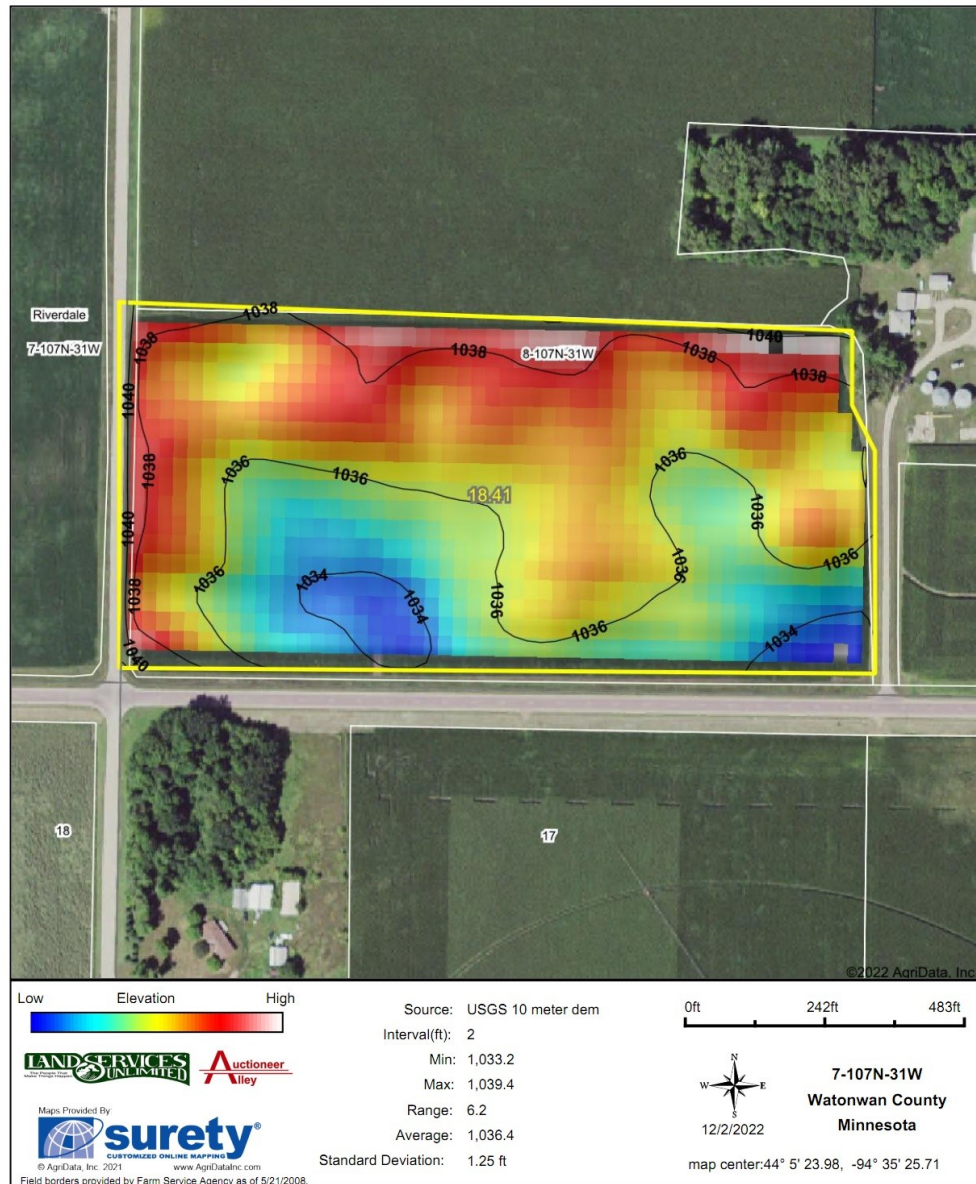
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## PARCEL 4

Topography Hillshade



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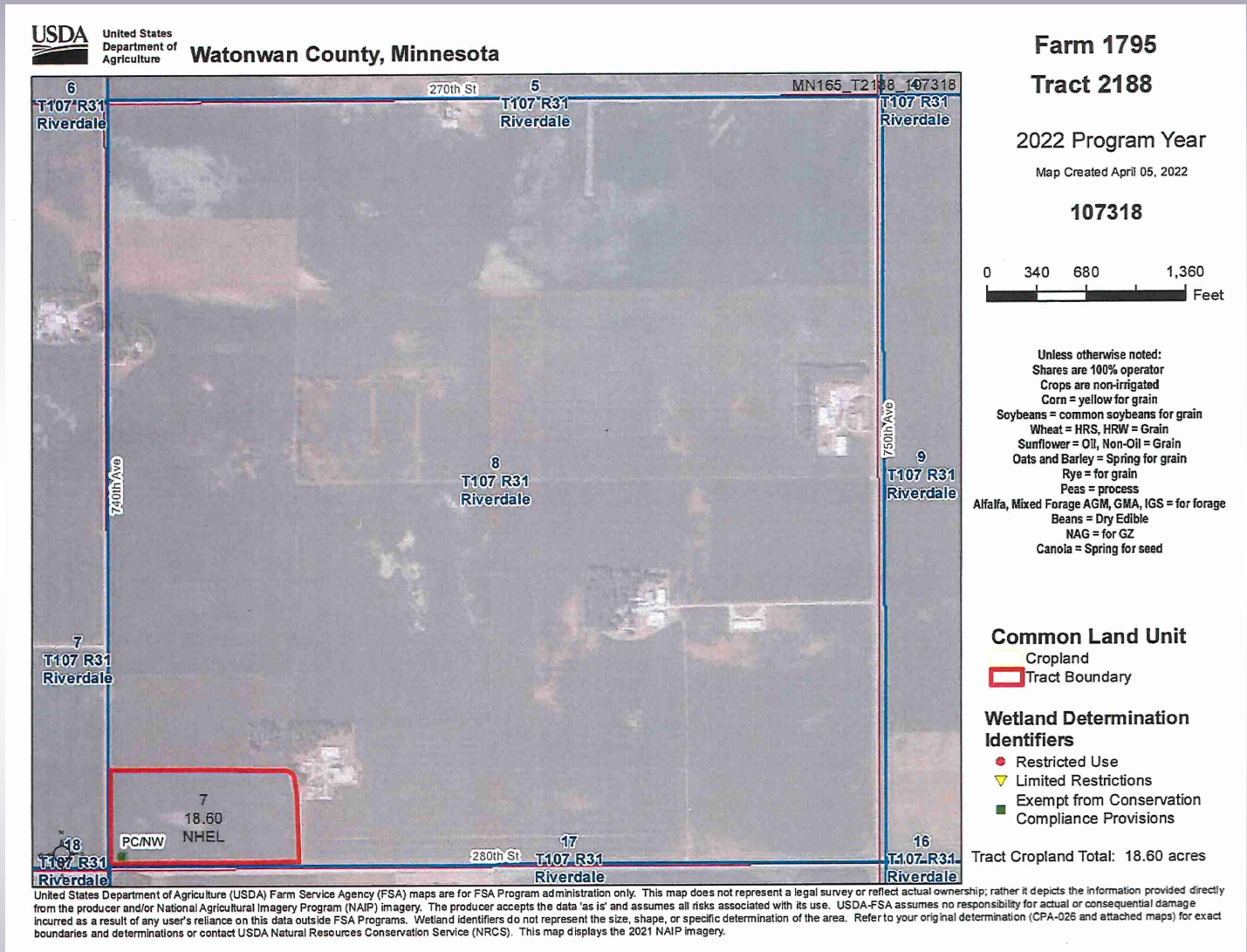
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## PARCEL 4 FSA MAP



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## PARCEL 4 FSA INFORMATION

Minnesota

Watonwan

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 1795

Prepared: 11/14/22 1:00 PM

Crop Year: 2022

Page: 2 of 2

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.

Tract Number: 2188 Description S2 SW4 SW4 8-107-31 RIVERDALE

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
18.6	18.6	18.6	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	18.6	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	11.9	181	0.00				
SOYBEANS	6.7	42	0.00				
Total Base Acres:	18.6						

Owners: LOKRE, BONITA



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## PARCEL 4 WETLAND DETERMINATION

U.S. DEPARTMENT OF AGRICULTURE Soil Conservation Service	
SCS-CPA-26 (07-11-86)	
HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION	
1. NAME OF USDA AGENCY OR PRODUCER REQUESTING DETERMINATION	
OWNER/OPER.: [REDACTED]	
2. DATE OF REQUEST 12/29/87	
4. FARM NO. 1795 Hott T2188	
5. COUNTY Watonwan	
6. Is a soil survey now available for making a highly erodible land determination?	
YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
7. Are highly erodible soil map units on this farm?	
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
8. a. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.	
N/A	
b. Is an approved conservation plan being actively applied on all of these fields? If "no," list the fields (from the ASCS records) on which a plan is not being applied.	
9. a. List highly erodible fields that, according to ASCS records, have been converted for the production of agricultural commodities, 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.	
b. Is an approved conservation system being used on these fields? If "no," list the fields (from the ASCS records) on which a system is not being used	
10. Are there other fields that (1) have highly erodible map units, (2) were not used to produce an agricultural commodity in any crop year after 1980, and (3) were not enrolled in a USDA set-aside or diversion program in any crop year during 1981-1985?	
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
11. CERTIFICATION The conservation plan <input type="checkbox"/> and system(s) <input type="checkbox"/> were approved by the Conservation District on _____, 19____, and conform with the technical requirements of the SCS field office technical guide for the _____ District.	
12. Are hydric soils on this farm? If "yes," list the fields (from the ASCS records) in which they occur.	
7 YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
13. Are wetlands on this farm? If "yes," list the fields, outline the wetland areas within fields on the ASCS photograph(s), and mark with "w".	
YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
14. Are converted wetlands on this farm that have been converted since December 23, 1985? If "yes," list the fields, outline converted wetlands on the ASCS photograph(s), and mark with "cw".	
15. Are converted wetlands covered by exemptions? If "yes," list those fields, outline the exempt converted wetlands on the ASCS photograph(s), and mark with "cw". Note the exemptions for each area:	
a. Field No. _____ c. Field No. _____	
b. Exemption _____ d. Exemption _____	
16. The wetland determination was done in the office <input checked="" type="checkbox"/> field <input type="checkbox"/> .	
17. This determination was hand delivered <input type="checkbox"/> mailed <input checked="" type="checkbox"/> to the producer on 2/18/88 (DATE)	
Any producer who does not agree with this determination may request reconsideration from the person making the determination. This request is a prerequisite for any further appeal. The request must be in writing and must set forth reasons for the request. It must be received by SCS within 15 days after the producer receives the determination.	
18. REMARKS	
No wetlands or highly erodible fields determined T2188 Sec 8 Riverdale	
19. SIGNATURE OF SCS DISTRICT CONSERVATIONIST	
Mark A. Knable	
DATE 2/18/88	
Assistance and programs of the Soil Conservation Service are available without regard to race, religion, color, sex, age, handicap, or national origin.	



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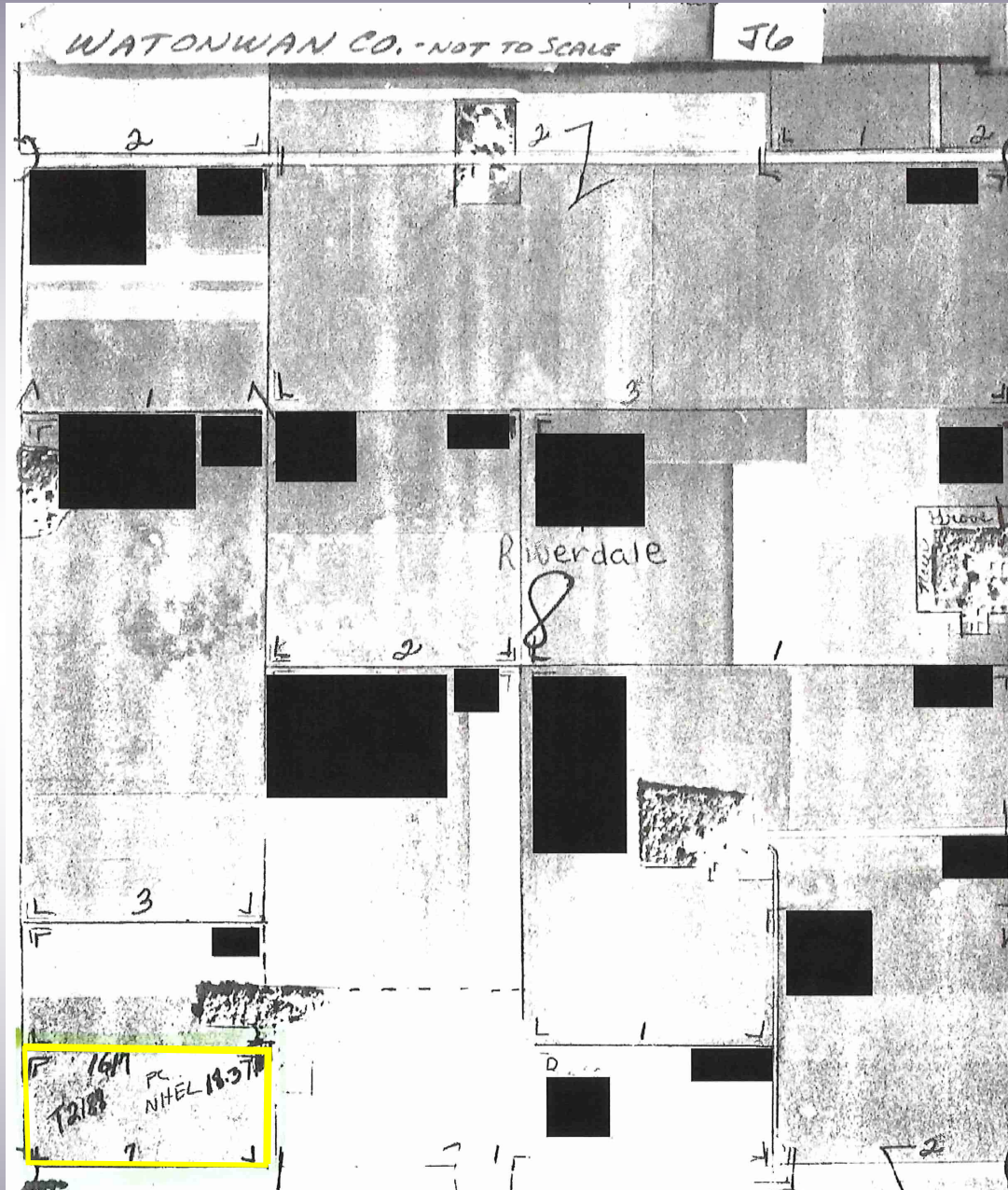
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## PARCEL 4 WETLAND DETERMINATION MAP



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## PARCEL 4 ASSESSOR INFORMATION



### Summary

Parcel ID 090080400  
 Property Address  
 Sec/Twp/Rng 08-107-031  
 Brief Tax Description Sect-08 Twp-107 Range-031 18.52 AC S1/2 OF SW1/4 OF SW1/4 LESS RD R/W  
 (Note: Not to be used on legal documents)  
 Deeded Acres 18.52  
 Class 106 - (HSTD) AG SON/DAU-MOTH/FATH  
 District (902) RIVERDALE SD#0840  
 School District 0840  
 Creation Date 07/10/1989

### Owners

Primary Taxpayer  
 Randy Lokre Etal  
 105 11th St S  
 St James, MN 56081  
 Alternate Taxpayer  
 Bonita C Lokre  
 225 Drew Ave SE Apt 209  
 Madelia, MN 56062

(Note: Information may not reflect recent sales or transfers)

### Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	60	0	0	0	18.060	AC
2	ROADS 2A	0	0	0	0	0.460	AC
	Total					18.520	

### Sales

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price	eCRV
Y	WD	U	02/08/1996	COUNTY OF WATONWAN	LOKRE,PALMER & BONITA C	\$2,433	\$2,433	-
N	LD	U	03/22/1993	PALMER & BONNIE LOKRE	FCS OF SO MINN ACA	\$0	\$0	-

There are other parcels involved in one or more of the above sales:

### Valuation

	2022 Assessment	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$117,000	\$101,600	\$107,900	\$107,900	\$97,100
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$117,000	\$101,600	\$107,900	\$107,900	\$97,100

### Taxation

	2022 Payable	2021 Payable	2020 Payable	2019 Payable
Estimated Market Value	\$101,600	\$107,900	\$107,900	\$97,100
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$101,600	\$107,900	\$107,900	\$97,100
Net Taxes Due	\$422.00	\$430.00	\$430.00	\$404.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$422.00	\$430.00	\$430.00	\$404.00



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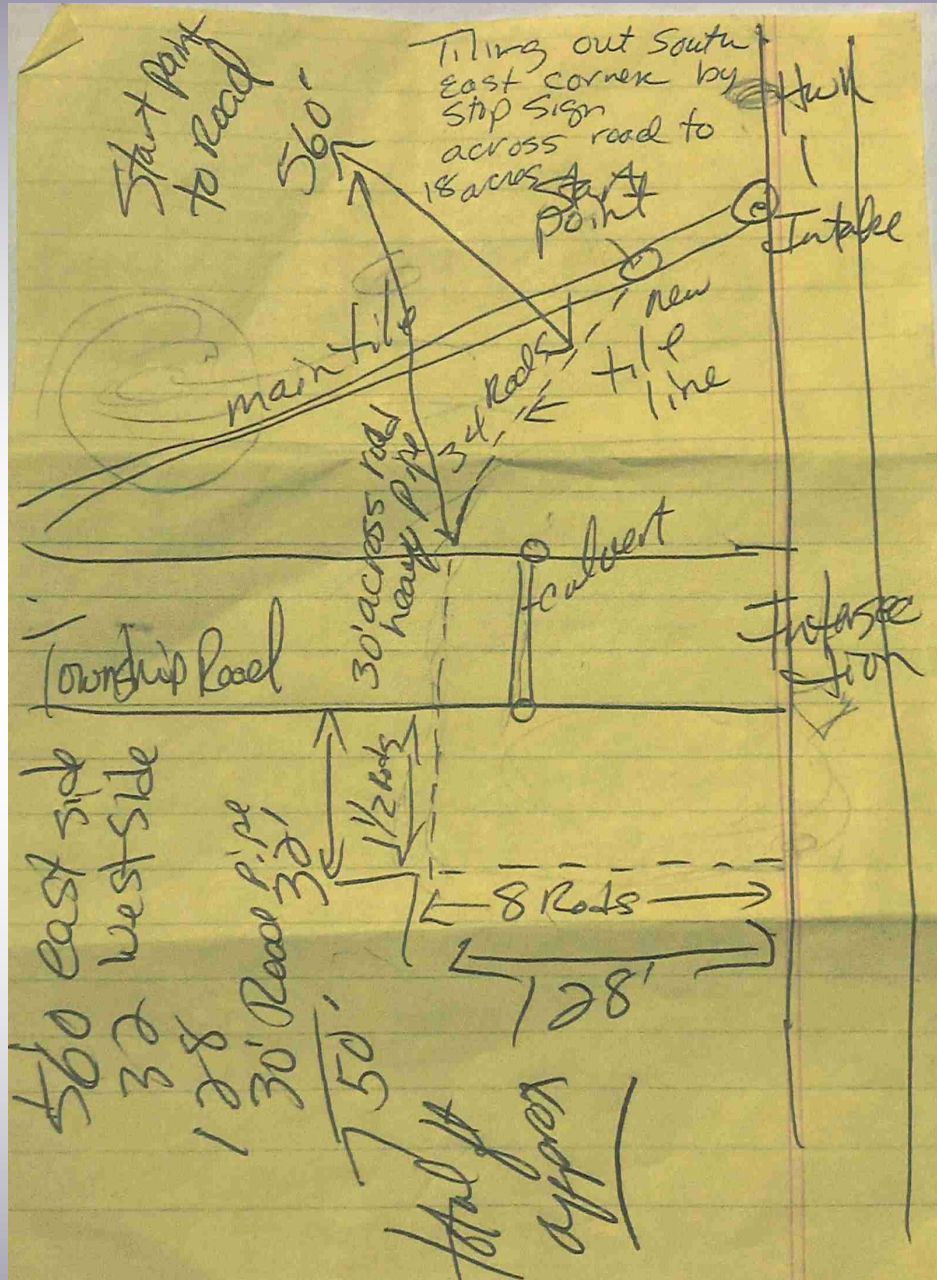
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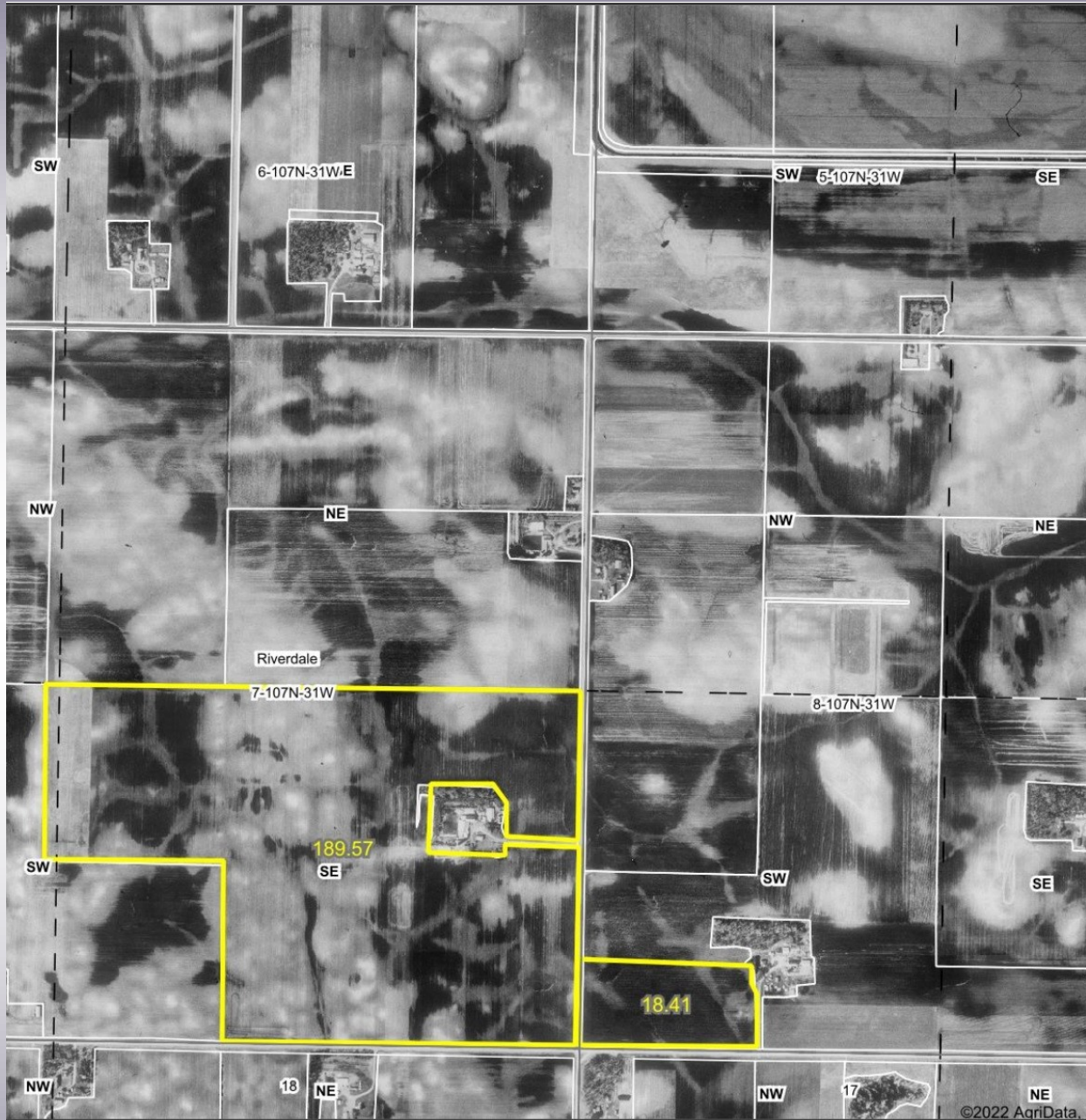
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## OLD TILE MAP



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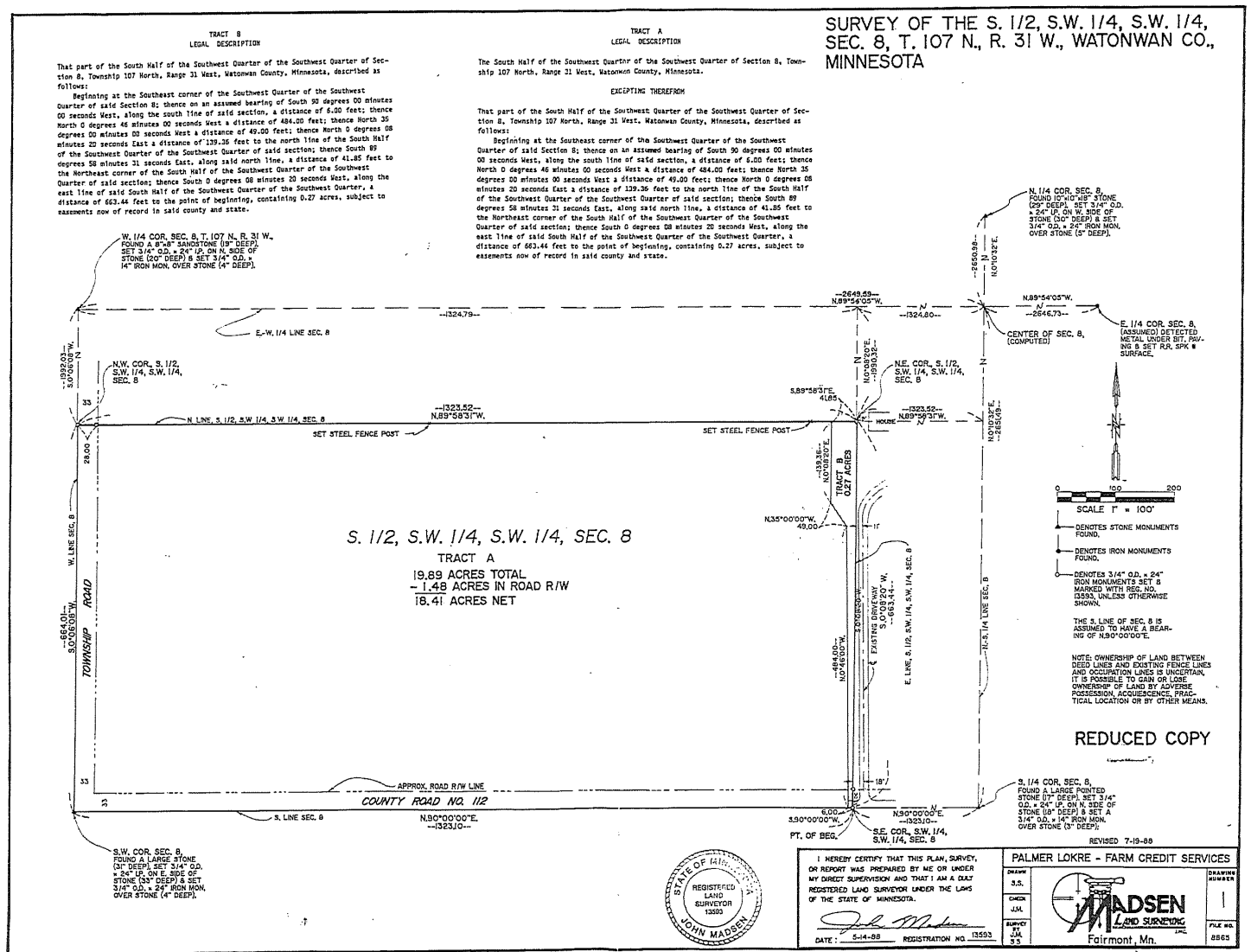
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## PARCEL 4 SURVEY



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