

HALVERSON LAND AUCTION MAY 23, 2023 @ 10 AM Knights of Columbus Hall 920 E 10th St., Fairmont

160 ACRES +/-SECTION 14 OF WESTFORD TWP MARTIN COUNTY, MN

AUCTIONEERS AND SALES STAFF DUSTYN HARTUNG 507-236-7629 LEAH HARTUNG 507-236-8786 KEVIN KAHLER 507-920-8060



SALE LOCATION: Auction will be held at Knights of Columbus Hall 920 E 10th Street, Fairmont, MN



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

HALVERSON PROPERTY INFORMATION

SALE METHOD:	These parcels of bare farmland and building site will be offered for sale on our Multi Parcel Board Bidding system as follows:					
	Parcel 1- 78.06 Deeded Acres x The Bid $- N \frac{1}{2}$ of the NE $\frac{1}{4}$ Parcel 2- 76.39 Deeded Acres x The Bid $- S \frac{1}{2}$ of the NE $\frac{1}{4}$ Parcel 3- 154.45 Deeded Acres x The Bid - Combination of Parcel 1 & 2 Parcel 4- Building Site sold by gross dollars. Approx. 5.55 Acres *Parcel 3 will be sold by legal description only. If parcels 1 & 2 are sold to separate buyers, the seller will survey the property and acres will be adjusted prior to closing. If parcel 4 is sold to a separate buyer, the parcel will be surveyed to encompass the existing boundary lines of the building site.					
LEGAL DESCRIPTION:	160 +/- Deeded Acres located in the NE ¼ in Section 14, TWP 104N Range 30W, Martin County, MN					
TAX PARCEL ID 1-4:	200140300					
IMPROVEMENTS:	Approximately 5.55 acre building site to be offered separately. *To view the property prior to sale day, please make arrangements with sales staff.					
REAL ESTATE TAXES 1-3:	2022 (HSTD) Ag Taxes = \$4,012.00 *Building Site is included in this amount					
FSA INFORMATION 1-3:	Total Deeded Acres= 160.00 +/- AcresFSA Tillable Acres= 150.45 +/- AcresCorn Base Acres= 93.80 +/- AcresCorn PLC Yield= 198.00 +/- BushelsSoybean Base Acres= 56.30 +/- AcresSoybean PLC Yield= 42.00 +/- BushelsTotal Base Acres= 150.10 +/- Acres					
PREDOMINANT SOILS 1-3	: Canisteo Glencoe & Clarion Swanlake					
CPI PARCEL 1-3:	Crop Productivity Index = 90.7 *Excellent *See Soils Map					
TOPOGRAPHY 1-3:	Level to Gently Rolling *See Topography Map					
DRAINAGE PARCEL 1-3:	This parcel is part of Judicial Ditch 75. *See Tile Maps					

AUCTIONS - REAL ESTATE - APPRAISALS



ww.auctioneera

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

ev_com

SALE LOCATION: Auction will be held at Knights of Columbus Hall 920 E 10th Street, Fairmont, MN



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

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

WETLAND STATUS 1-3: Completed 1-29-2011 NW/PC *See Wetland Determination

LEASE STATUS 1-3:

This farm is under lease for the 2023 crop year. Sellers will keep first half rent with the buyer receiving the second half rent.

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



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

ww.auctioneera



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

160 Acres +/- of Farmland & Building Site in Westford Twp, Martin Co., MN **FARMLAND AUCTION THEOREM 10 SALE LOCATION**: Auction will be held at Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

WESTFORD PLAT **R-30-W** T-104-N WATONWAN CO. STATE HWY 15 240th AVF 230th AVE 250th AVE 190th AVE ATE HV 47 1 Dallas Becker LE etal 210th AVE Loren Wesse etal 48 Myrna Burk etal 99 250th S Bonnie Wolle 98 Todd Boesch 136 Barbara Shoen Edward Sanders III etal 174 Mark Hanse etal 177 250th Edward Sanders 233 93 Donald Shoen etux 266 1 29 Steve Graham 143 etal 191 Mark Hanser 80 Lyle Wolle State of Minnesota 247 Mark Hans etal 195 51* etux 80 James Hansen etal 80 Mark Hansen etal 76 Sanders Farms 23 51 4 3 5 6 Clayton Duncan 86 Valley News Co Inc 300 Arlo Brov etal 79 Dennis Hartman Trust etux 80 Appleo Trust 155 3 Kathleen Zoeller 154 Richa Eckn etux 55 sraham 30 Wayne Maloney etux 80 Thompson Insurance Inc 111 1 ST 52 40th ST 240th 1 1* Edward etal Sanders III 80 Bosshart Farms LLC 236 Melinda Ohlenkamp Trust etal 154 1* TRUMAN Wayne Maloney 69 Penelope Ritter etvir 155 Thomas Dodge 151 State of Minnesota 220 HJS Farms Inc 239 Vern Bau etux 80 2* Mark Hansen etal 52 2 10 Dennis Hartman Trust 1* etux 7 Larry Krenz 81 Larry Krenz 40 Arnold Bentz Trust etux 130 Terry Pettersen etal 292 Tony Weihe etux 160 Wayne Maloney 234 Priscilla Horsman etvir 160 Janet Tyrrell 160 Steven Graham etal 130 Sanders Farms 77 Gerald Duncanson 80 4* 1 2* 50 Watonwan Farm 21 Service Co Steve Graham 70 80 Sanders Farms 80 Nancy Garrison Beenker Trust etal 158 Helen Halverson Trust 160 Wright Farm Trust 8 Marlen Halverson Trust 155 250th AVE Audrey Becker LE etal 274 udrey ecker E etal Arnold Bentz Trust etux 11 Steven Graham 80 ette tal State of Minnesota 13 Zemke 219 **18** 1 Alan Prosser 79 John Petersen etux 240 55 tr Kerry Krenz 114 Beenken Trust etal 160 Terry etal 83 David Bentz etal 152 HJS Farms Inc 160 Edward Sanders III etal 160 220th ST NASHVILLE TWP WAVERLY TWP Roy Levik Trust etal Kerry Krenz etal 40 HJS Farms Inc 1* 75 Sherry Bentz 79 Ross Becker Robert Biggs etux 153 220th S Roy Levik Trust Mitchell Family Farm 39 Bradley Sherman etux 80 220th ST 2 Mark Hansen etal 80 11 3 PERCI

Constance Eads 51 Bradley Sherman etux 156 210th AVE Nancy Garrison 108 Paul Ruen Trust etux 120 Connie Urban 130 Bradley Shermar 160 Mitchell Family Farm 145 Jerome Reinke 150 Joanne Shermar 80 Jear Lieb 102 1* Ross Becker etux 75 Hr 19 Rollo Kosbab Trust etal 235 Rollo Kasbab 69 w Trust etal Jordan Lieben: 109 20 80 Charles Patsche etux 153 Ronald Schultz etux 160 Beenken Trust etal 78/ Beenken Trust etal 155 Dennis Howell etal 240 lanet Krause 80 Lucinda Anderson Baarts Family Trust Robert Sitzman etux 160 2* Baarts Family Trust 40 Brum-mond 115 210th ST Heidi Voyle 3* etal Greg Kauf man etux 42 ST 210th 1* Beverly Hussong Dennis Howell etal 86 James Hansen 60 1* 210th ST 1 1* Mark Hansen 85 Bill Brt 74 Gregory Kaufman etux 160 6 19 mmond rochniak Edward Sanders III etal w 153 Thomas ones 72 20 aarts amily rust Kirk Vogt 119 Eulalie Grunig LE Debra Cichanski 80 Dora Kieth Worthley 155 Robert 26 etux 240 Sandra Grefe 60 etal 2* 28 2 30 30th AVE N 2 Jack Armi etal 126 Mark Tease Trust etux 195 Rollo Kosbab Trust John Toothaker etux 68 Roberta Hintz etal 230 Ronald Fowler etux 114 An 154 etal Mark Sauck etal 153 3 Mark Grefe 150 Lorna Miller Trust Lucinda Anderson LE etal 78 Garry Roser etal 80 Verna Pome enke 80 Maur ST 51) 3* Roger Geiger etux 104 Albert Egenee Ronald Rowler Edux 81 4 Ronald Fowler etux 56 H Tracey Wiemers Derek Bartz 85 1* Sandra Grefe 40 Sandra Grefe 70 Mark Grefe 80 William Cieslinski 77 AVE 4-M Farms Inc 13 MURP Solladora And Randy Fischer etux 35 Fred Henning etal 80 190th AVE Doreei Rabbe Trust etux 295 Philip Hartman etal Curtis Sager 44 Frederic Steven Graham Lonni Roloff etux 56 122 Barbara Kotewa etal 156 etal 153 32 31 243rd AVE Southern MN Construction 160 Sandra Schlomann etal 180 Loren Mapson etal 77 190th ST 1* Mary 4-M Farm Inc 158 Kieth Worthley 302 Peggy Silker 163 Bonita Baarts Fowle Trust etal 231 Roger Kotev Trust etux County of 28 3 Roloff * etal 90th ST 142

RUTLAND TWP.

uctioneer

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

ev.com

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

www.auctioneera

SALE LOCATION: Auction will be held at Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

PARCEL 1: 78.06 Acres

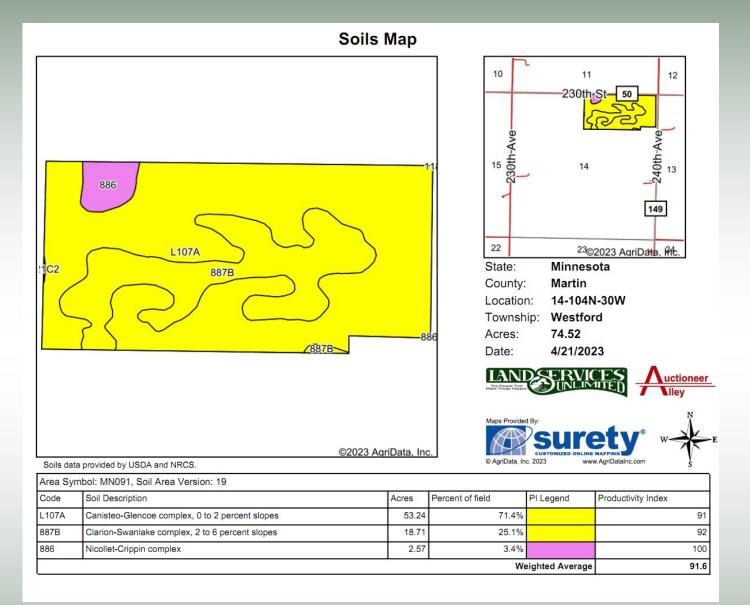


lley

AUCTIONEERS AND SALES STAFF uctioneer **DUSTYN HARTUNG 507-236-7629** LEAH HARTUNG 507-236-8786 **KEVIN KAHLER 507-920-8060** 105 S State Street, Fairmont, MN 56031-507-238-4318 **ALLEN, RYAN & CHRIS KAHLER DOUG WEDEL & SCOTT CHRISTOPHER** ww.auctioneera ev.com

SALE LOCATION: Auction will be held at Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

PARCEL 1



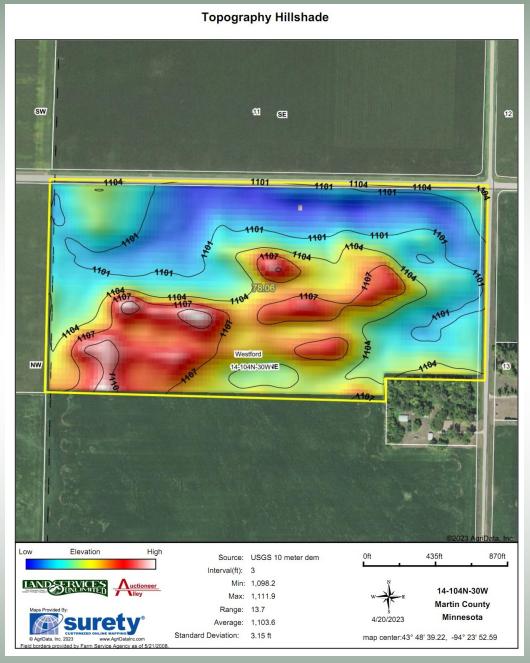
uctioneer

llev 105 S State Street, Fairmont, MN 56031-507-238-4318 ww.auctioneera

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** ev.com

SALE LOCATION: Auction will be held at Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

PARCEL 1



AND SERVICES UNLIMITED

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

www.auctioneera

Uctioneer Ulley 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

SALE LOCATION: Auction will be held at Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

PARCEL 2: 76.39 Acres



ictioneer

lley

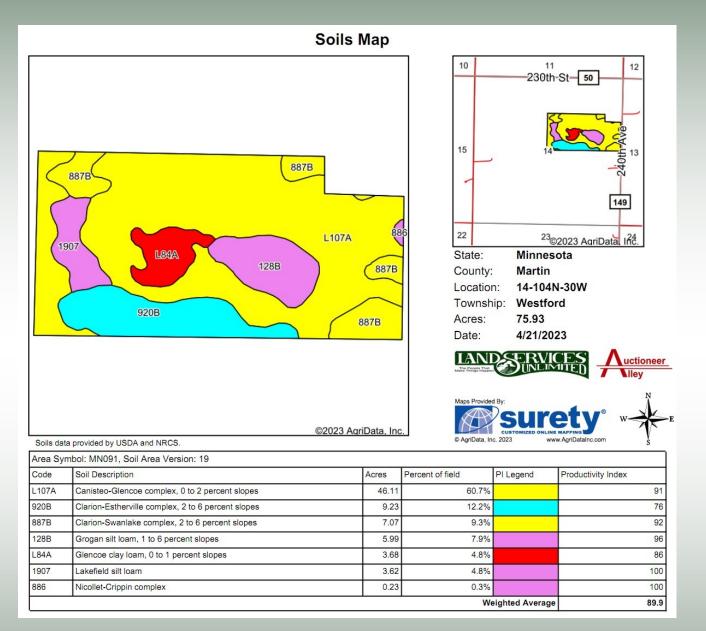
105 S State Street, Fairmont, MN 56031-507-238-4318

www.auctioneera

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** ev.com

SALE LOCATION: Auction will be held at Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

PARCEL 2



uctioneer

llev

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

ww.auctioneera

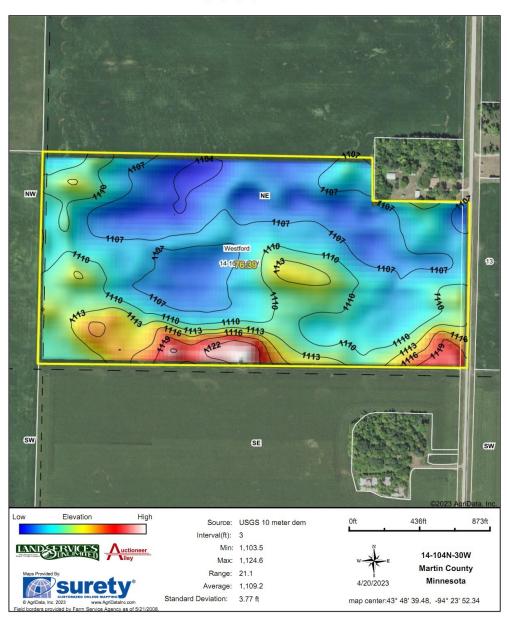
AUCTIONEERS AND SALES STAFF **DUSTYN HARTUNG 507-236-7629** LEAH HARTUNG 507-236-8786 **KEVIN KAHLER 507-920-8060 ALLEN, RYAN & CHRIS KAHLER DOUG WEDEL & SCOTT CHRISTOPHER** ev.com

160 Acres +/- of Farmland & Building Site in Westford Twp, Martin Co., MN uesday, May 23, 2023 @ 10:00

SALE LOCATION: Auction will be held at Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

PARCEL 2

Topography Hillshade



uctioneer

lley

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**



160 Acres +/- of Farmland & Building Site in Westford Twp, Martin Co., MN **FARMLAND AUCTION JUESDAY, May 23, 2023 @ 10:00 AM** <u>SALE LOCATION</u>: Auction will be held at Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

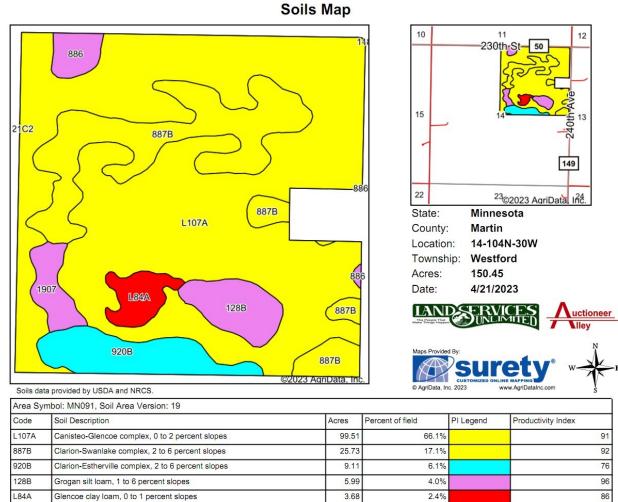
PARCEL 3: 154.45 Acres



Auctioneers and sales staff Dusty Hartung 507-236-7629 Leah Hartung 507-236-8786 Kevin Kahler 507-920-8060 Allen, Ryan & Chris Kahler Doug wedel & scott christopher

160 Acres +/- of Farmland & Building Site in Westford Twp, Martin Co., MN uesday, May 23, 2023 @ 10:00 AM SALE LOCATION: Auction will be held at Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

PARCEL 3



1907 Lakefield silt loam 3.62 2.4% 886 Nicollet-Crippin complex 2.81 1.9% Weighted Average

uctioneer

lley

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

ww.auctioneera

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**

ev.com

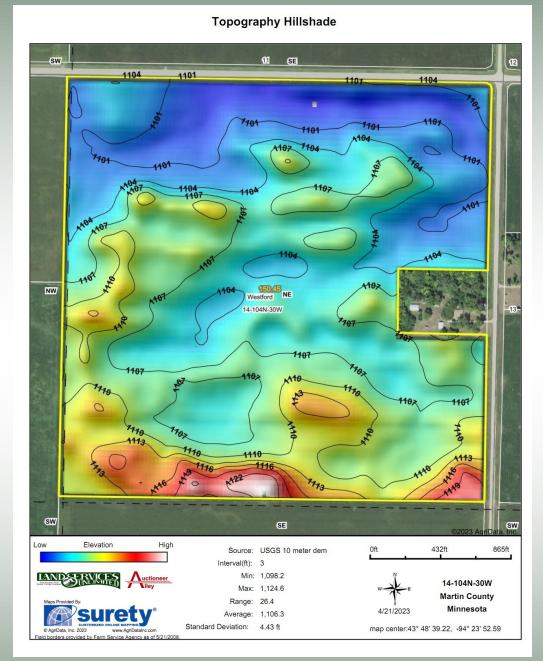
100

100

90.7

SALE LOCATION: Auction will be held at Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

PARCEL 3



ucti<u>oneer</u>

lley

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

ev.com

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

SALE LOCATION: Auction will be held at Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

PARCEL 3

	2022	Client:
1. A. A.	Std. Dev: 2.14 Max: 81 Mean: 74.47 Min: 63	Farm: Field:
	Crop: Corn - 100%	Date: 4/21/2023 Acres: 150.45
	Remarks	State: MN County: Martin Location: 14-104N-30W Township: Westford Map Center: 43° 48' 39.47, -94° 23' 52.3
©2023 AgriData, In		Value
a Maria an	2021 Std. Dev: 1.68 Max: 86 Mean: 84.35 Min: 70	5 86 - 99
	Crop: Soybeans - 100%	81-85 76-80 71-75 66-70 81-65 61-65 51-60
©2023 AgriData, In	Remarks	B1 - 65 51 - 60 41 - 50 21 - 40 1 - 20
	2020	0-0
	Std. Dev: 1.09 Max: 85 Mean: 82.63 Min: 73	Soils Weighted Average Productivity Index: 90.7
(–	Crop: Corn - 100%	Elevation (feet) Min: 1,098.2
	Remarks	Max: 1,124.6 Range: 26.4
©2023 AgriData, In	c.	Mean: 1,106.3 Std Dev: 4.4
	2019	
	Std. Dev: 12.89 Max: 82 Mean: 55.13 Min: 29	
14 Mg.	Crop: Soybeans - 90% Fallow/Idle Cropland - 10%	W-X-F
	Remarks	Mars Provided By: Support Support AgriData, Inc. 2023 Wark Approbating.com

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

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

ww.auctioneeralley.com

llev

ctioneer

SALE LOCATION: Auction will be held at Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

PARCEL 3

	Max ND'	VI Multi-yea	r
	201	8	Client:
22 S	Std. Dev: 2.87 Mean: 76.51	Max: 81 Min: 57	Farm: Field:
$\sim r^3$	Crop: Corn - 100%		Date: 4/21/2023 Acres: 150.45 State: MN
©2023 AgriData, Inc	Remarks:		County: Martin Location: 14-104N-30W Township: Westford Map Center: 43° 48' 39.47, -94° 23' 52.31
	201	7	Value
	Std. Dev: 1.59 Mean: 85 Crop: Soybeans - 100%	Max: 88 Min: 67	B 6 - 99 B 1 - 85 F 6 - 80 F 7 6 - 80 F 7 6 - 80 F 7 6 - 80 F 7 6 - 70 B 6 6 - 70 B 6 1 - 65 F 1 - 60 F 1 - 50 F 1 - 40 F 1 - 50 F 1 - 40 F
©2023 AgriData, Inc	Remarks:		51-60 41-50 21-40 1-20 0-0
	201	6	
	Std. Dev:	Max:	Soils Weighted Average
	Mean:	Min:	Productivity Index: 90.7
	Crop:		Elevation (feet) Min: 1,098.2
	Remarks:		Max: 1,124.6 Range: 26.4 Mean: 1,106.3
			Std Dev: 4.4
	201	5	
	Std. Dev:	Max:	
	Mean:	Min:	
	Crop:		Ă.
	Remarks:		
			w Agnuata, nu. 2023 WWW.Agnuatainc.com

ctioneer

llev

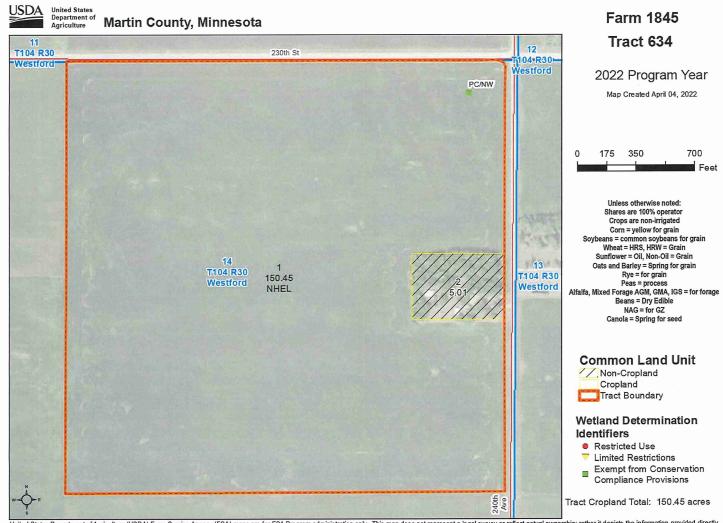
105 S State Street, Fairmont, MN 56031-507-238-4318

ww.auctioneera

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

SALE LOCATION: Auction will be held at Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

PARCEL 3



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 he producer and/or Na ional 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 refiance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determina ion 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.

lley

People That hings Happ

AUCTIONEERS AND SALES STAFF uctioneer **DUSTYN HARTUNG 507-236-7629** LEAH HARTUNG 507-236-8786 **KEVIN KAHLER 507-920-8060** 105 S State Street, Fairmont, MN 56031-507-238-4318 **ALLEN, RYAN & CHRIS KAHLER DOUG WEDEL & SCOTT CHRISTOPHER** vww.auctioneera ev.com

SALE LOCATION: Auction will be held at Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

PARCEL 3

ARTIN		USD		States Depart Service Agency		Ilture	Prepare	1: 1845 d: 3/21/23 2:	39 PM CST	
orm: FSA-156EZ		Δ	bbreviate	d 156 Farm	Record		Crop Yea	r: 2023		
ee Page 2 for non-dis	criminatory Statement	3. A		a loo l alli						
Operator Name	:									
CRP Contract Nu	mber(s) : No	ne								
Recon ID	: No	ne								
ransferred From	: No	ne								
RCPLC G/I/F Eli	gibility : Elig	j ble								
	1	TT		Farm Land D	ata					
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts	
155.46	150.45	150.45	0.00	0.00	0.00	0.00	0.0	Active	1	
State Conservation	Other Conservation	Effective DCP	Cropland	Double 0	Cropped	CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	150.45	5	0.0	00	0.00	0.00	0.00	0.00	
	•		_	· 				•		
	ARC Individual		Cro	op Election C ARC County	noice		Price	Loss Coverage	•	
	None			CORN, SOYB	N		. 1100	None		
	none			JURN, SUYB	IN			INUTIO		
				DCP Crop Da	<u>. 1</u> 999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 1999 - 199					
Crop Name		Base Acr	Base Acres CCC-505 CRP Reductio Acres			PLC Yield 198		1	HIP	
Corn		93.80			.00					
Soybeans		56.30)	0	.00		42	-		
TOTAL		150.10)	0	.00					
				NOTES						
Fract Number	. 634									
	: 634									
Description	: (12C	i) NE4 (14)WEST								
Description SA Physical Loc	: (12C ation : MIN	NESOTA/MARTIN								
Description SA Physical Loc NSI Physical Lo	: (12C ation : MINI cation : MINI									
Description FSA Physical Loc ANSI Physical Lo BIA Unit Range N	: (12C ation : MINI cation : MINI umber :	NESOTA/MARTIN NESOTA/MARTIN			mined folds					
Description FSA Physical Loc ANSI Physical Lo BIA Unit Range N IEL Status	: (12C ation : MINI cation : MINI umber : : NHE	NESOTA/MARTIN NESOTA/MARTIN L: No agricultural co		nted on undeter	mined fields					
Description SA Physical Loc ANSI Physical Lo BIA Unit Range N HEL Status Vetland Status	: (12C ation : MIN cation : MIN umber : : NHE : Trac	NESOTA/MARTIN NESOTA/MARTIN L: No agricultural con t does not contain a		nted on undeter	mined fields					
Description FSA Physical Loc ANSI Physical Lo BIA Unit Range N HEL Status Wetland Status WL Violations	: (12C cation : MINI cation : MINI umber : : NHE : Trac : None	NESOTA/MARTIN NESOTA/MARTIN L: No agricultural cou t does not contain a v a		nted on undeter	mined fields					
Description FSA Physical Loc ANSI Physical Lo BIA Unit Range N HEL Status Wetland Status WL Violations Dwners	: (12C cation : MINI cation : MINI umber : : NHE : Trac : Nond : ARL	NESOTA/MARTIN NESOTA/MARTIN L: No agricultural cor t does not contain a v a YS HALVERSON		nted on undeter	mined fields					
Description FSA Physical Loc ANSI Physical Lo BIA Unit Range N HEL Status Wetland Status ML Violations Dwners Dther Producers	: (12C ation : MIN cation : MIN umber : : NHE : Trac : Non : ARL : Non	UESOTA/MARTIN NESOTA/MARTIN L: No agricultural con t does not contain a v a YS HALVERSON a		nted on undeter	mined fields					
Description FSA Physical Loc ANSI Physical Lo BIA Unit Range N HEL Status Wetland Status ML Violations Dwners Dther Producers	: (12C cation : MINI cation : MINI umber : : NHE : Trac : Nond : ARL	UESOTA/MARTIN NESOTA/MARTIN L: No agricultural con t does not contain a v a YS HALVERSON a	wetland							
Tract Number Description "SA Physical Loc ANSI Physical Lo ANSI Physical Lo BIA Unit Range N HEL Status Wetland Status WL Violations Downers Other Producers Recon ID	: (12C cation : MIN1 umber : : NHE : Trac : None : ARL : None : None	VESOTA/MARTIN NESOTA/MARTIN L: No agricultural con t does not contain a v 9 YS HALVERSON 9 9	wetland	Tract Land D	ata			CDD	Summer	
Description FSA Physical Loc ANSI Physical Lo BIA Unit Range N HEL Status Wetland Status ML Violations Dwners Dther Producers	: (12C ation : MIN cation : MIN umber : : NHE : Trac : Non : ARL : Non	UESOTA/MARTIN NESOTA/MARTIN L: No agricultural con t does not contain a v a YS HALVERSON a	wetland			WR	P	GRP	Sugarcane	

ctioneer

llev



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

ww.auctioneera

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

SALE LOCATION: Auction will be held at Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

PARCEL 3

MINNESOTA MARTIN Form: FSA-156EZ



United States Department of Agriculture Farm Service Agency FARM: 1845 Prepared: 3/21/23 2:39 PM CST Crop Year: 2023

Abbreviated 156 Farm Record

Tract	634	Continued

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	150.45	0.00	0.00	0.00	0.00	0.00

DCP Crop Data							
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield				
Corn	93.80	0.00	198				
Soybeans	56.30	0.00	42				
TOTAL	150.10	0.00					

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, income derived from a public assistance program, political beliefies, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA s TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

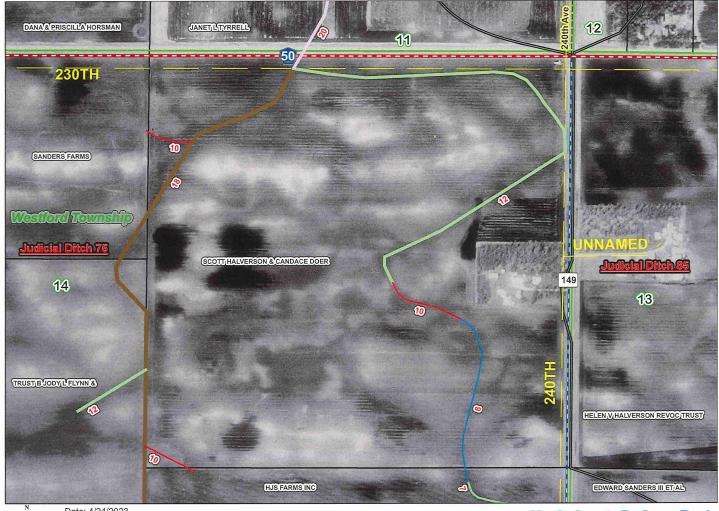
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



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

SALE LOCATION: Auction will be held at Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

County Drainage Map



Date: 4/24/2023 0 60 20 240 360 480 Feet

Martin County Drainage Dept Westford Sct 14-JD#75

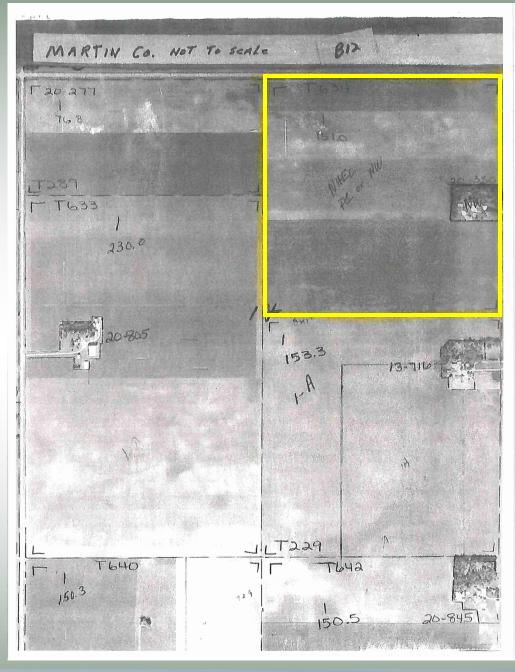


www.auctioneera

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**

SALE LOCATION: Auction will be held at Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

Wetland Determination Map





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**

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

ww.auctioneera ev.com

SALE LOCATION: Auction will be held at Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

PARCEL 3

Beacon[™] Martin County, MN

SECT-14 TWP-104 RANGE-030 160.00 AC NE1/4 160.00 AC (Note: Not to be used on legal documents)

101 - (HSTD) 2A/1B/4BB AGRICULTURAL

(2001) WESTFORD-0458 0458 00002000 - WESTFORD Contact Appraiser: Jeremiah Fitzgerald

200140300 2273 240TH AVE TRUMAN MN 56088

14-104-030

160.00

Summary

Parcel ID Property Address

Sec/Twp/Rng Brief Tax Description

Deeded Acres Class District School District Neighborhood

View Map

Owner

Primary Owner SCOTT HALVERSON & CANDACE DOERFLER & HEIDI KOERITZ 202 W 4TH ST N TRUMAN MN 56088

Buildings

Building 1	
Year Built	1955
Architecture	RANCH
Above Grade Living Area	1536
Construction Quality	AVERAGE
Condition	AVERAGE
Foundation Type	CONC BLOCK
Frame Type	WOOD FRAME
Size/Shape	1.00 IRR
Exterior Walls	SLATE SHK;
Windows	DH/WOOD
Roof Structure	GABLE/HIP
Roof Cover	COMP SHNGL
Interior Walls	PLASTER;
Floor Cover	CARPET;
Heat	FORCED AIR
Air Conditioning	CENTRAL
Bedrooms	4
Bathrooms	1.25
1st Floor Area Sq Ft	1536
Stories	1

Land

Seq	Code Dir		Dim 2	Dim 3	Units	UT	
1	TILL A1 86-100 CPI	0	0	0	140.440	А	
2	TILL A2 75-85 CPI	0	0	0	9.540	A	
3	BUILDING SITE 1	0	0	0	1.000	А	
4	ADDN SITE ACRES	0	0	0	4.360	А	
5	ROAD	0	0	0	4.660	A	
	Total				160.000		

Sub Area Square Footage

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

oubraca										
Card	Line	Lower	First	Second	Third	Year Built	Effective Year Built	Area	RCNLD	
1	0		OWB			0	0	1536	99573	

Click here for more information on Sub Area Codes





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

www.auctioneeralley.com

160 Acres +/- of Farmland & Building Site in Westford Twp, Martin Co., MN **FARMLAND AUCTION JUESDAY, May 23, 2023 @ 10:00 AM** <u>SALE LOCATION</u>: Auction will be held at Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

PARCEL 4: 5.55 Acre Building Site at 2273 240th Ave Truman, MN 56088

A very nice well-maintained building site located just SE of Truman, MN with a 3-bedroom, 1 full bathroom house built in 1954. The house had a new furnace and central air installed in 2019 and has an updated septic system. The building site includes a 28' x 40' corn crib, 35' x 50' Quonset and other outbuildings. To view prior to the auction, please make an appointment with Dustyn Hartung 507-236-7629 or Leah Hartung 507-236-8786.



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

DUSTYN HARTUNG 507-236-7629 LEAH HARTUNG 507-236-8786 KEVIN KAHLER 507-920-8060 ALLEN, RYAN & CHRIS KAHLER DOUG WEDEL & SCOTT CHRISTOPHER

SALE LOCATION: Auction will be held at Knights of Columbus Hall 920 E 10th Street, Fairmont, MN



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

AUCTION INFORMATION

AGENCY: Auctioneer Alley & Land Services Unlimited+ and its agents represent the seller.

TERMS: All bidders must register for a bidding number prior to bidding on sale day. 20% earnest money down payment the day of the auction on the bare farmland and 10% down payment on the building site. The unpaid balance shall be due and payable in full on or before June 30th, 2023 when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and down payment is NON-REFUNDABLE. There will be a 2% buyer's premium added onto the final sales price at the conclusion of the auction. The property is being sold subject to a 2023 crop lease. Seller will keep 1st half rent and pay 1st half real estate taxes. Buyer will receive 2nd half rent and pay 2nd half real estate taxes with all real estate taxes thereafter to be paid by the buyers. Any appraisal or loan fees are buyer's obligation. Any statements made at the auction may take precedence over any printed information. This sale is subject to the seller's approval.

CONDITIONS: The property is being sold AS IS-WHERE IS. The information provided in this brochure is deemed reliable, but the auctioneer makes no guarantees as to its accuracy. It is the interested bidder's obligation to inspect the property prior to their purchase of it and to rely on their own conclusions. 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 after the signing of the purchase agreement will be the responsibility of the buyer.

CONTRACTS & TITLE: Immediately upon the conclusion of the auction, the high bidder will enter into a purchase agreement/ real estate contract and provide funds for the earnest money to be deposited with the real estate company or sellers designated escrow agent the day of the sale. The seller will provide an updated abstract or owners title insurance policy and clear title at their expense.

ONLINE BIDDING INFORMATION:

To bid online go to auctioneeralley.com and click on the auction you would like to bid on or download our mobile app on your smart phone or tablet.

Click the bid now button to enter the sale of your choice.

Click register to bid to be allowed to bid and sign in with your username and password. If you do not have a user account, please make one prior to the auction or you won't be allowed to bid.

If you need help, please feel free to contact Dustyn Hartung prior to the sale 507-236-7629. 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.

AUCTIONS - REAL ESTATE - APPRAISALS



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

ww.auctioneera

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

<u>ev_com</u>

SALE LOCATION: Auction will be held at Knights of Columbus Hall 920 E 10th Street, Fairmont, MN





105 South State Street, Fairmont, MN 56031 • 507-238-4318 • www.landservicesunlimited.com



ALLEN KAHLER MN/IA REAL ESTATE BROKER & MN/IA CERTIFIED GENERAL APPRAISER 507-841-1564 AUCTIONEERALLEY@GMAIL.COM



LEAH HARTUNG MN/IA REAL ESTATE BROKER & MN/IA CERTIFIED GENERAL APPRAISER 507-236-8786 LEAH@AUCTIONEERALLEY.COM





KEVIN KAHLER MN/IA REAL ESTATE SALESMAN & LICENSED AUCTIONEER 507-920-8060 AUCTIONEERALLEY@GMAIL.COM K.KAHLER@HOTMAIL.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



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

vww.auctioneera

RYAN KAHLER LICENSED AUCTIONEER 507-227-8528 AUCTIONEERALLEY@GMAIL.COM RKAHL_3@HOTMAIL.COM



CHRIS KAHLER MN REAL ESTATE SALESMAN & LICENSED AUCTIONEER 507-230-6006 AUCTIONEERALLEY@GMAIL.COM CKAHL_3@HOTMAIL.COM



Acreages - Commercial - Farm Land - Recreational

LANDSERVICES The Poople That Wake Things Happen



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