



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



160 Acres +/- of Farmland & Building Site in Westford Twp, Martin Co., MN

FARMLAND AUCTION

Tuesday, May 23, 2023 @ 10:00 AM

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 ½ of the NE ¼
Parcel 2- 76.39 Deeded Acres x The Bid – S ½ of the NE ¼
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 +/- Acres |
| FSA Tillable Acres | = | 150.45 +/- Acres |
| Corn Base Acres | = | 93.80 +/- Acres |
| Corn PLC Yield | = | 198.00 +/- Bushels |
| Soybean Base Acres | = | 56.30 +/- Acres |
| Soybean PLC Yield | = | 42.00 +/- Bushels |
| Total 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



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www.auctioneeralley.com

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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!



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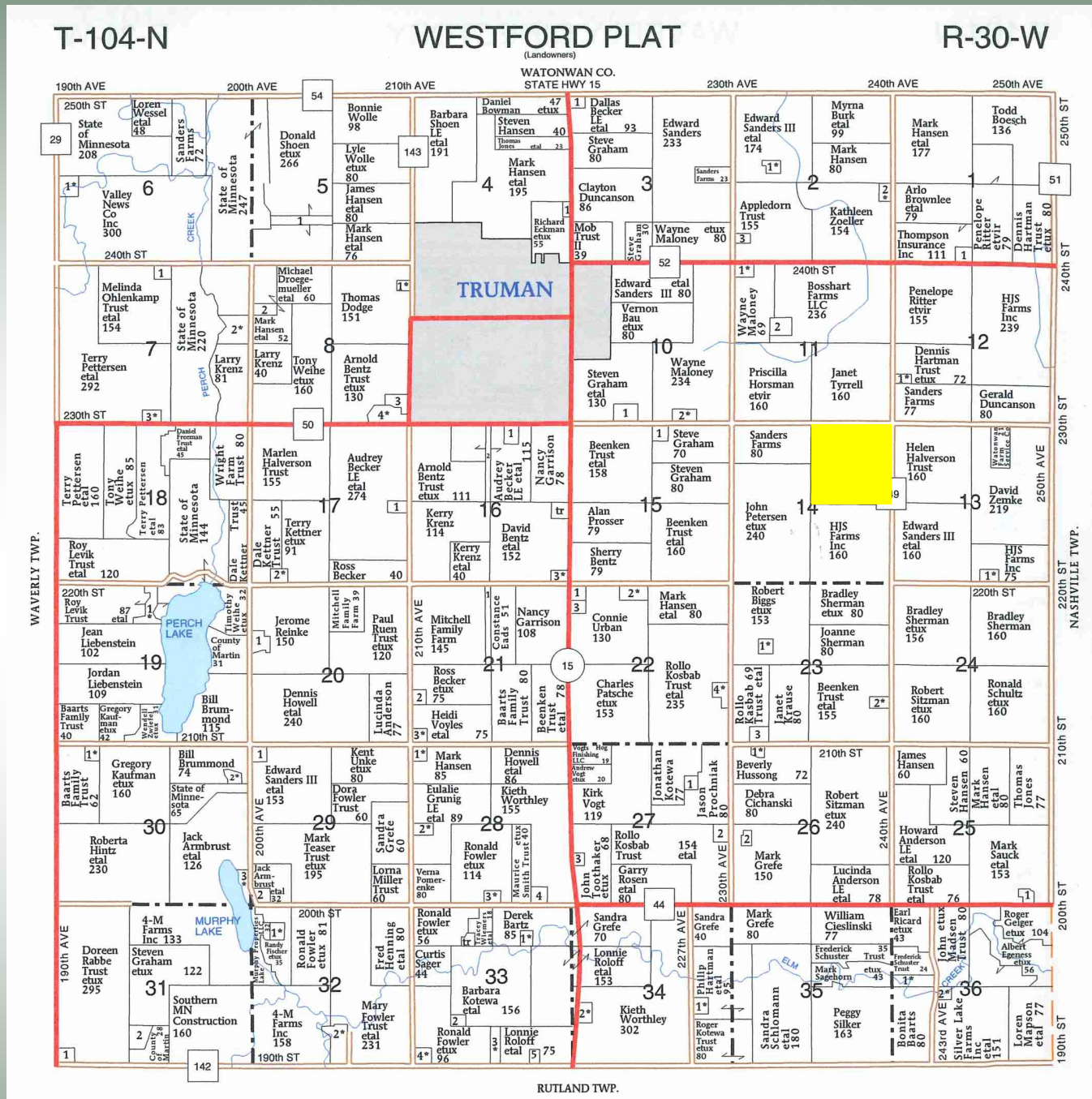
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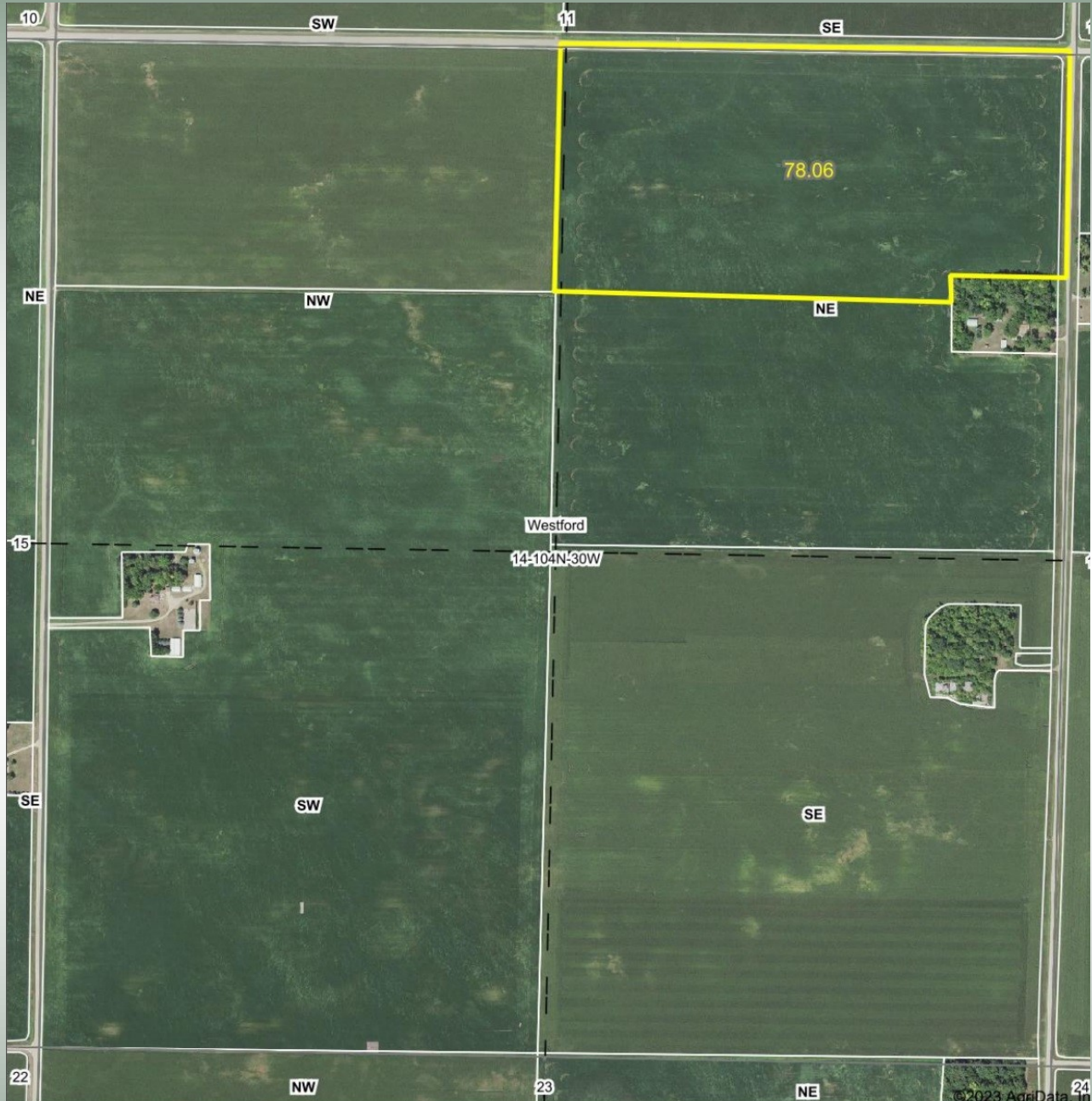
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PARCEL 1: 78.06 Acres



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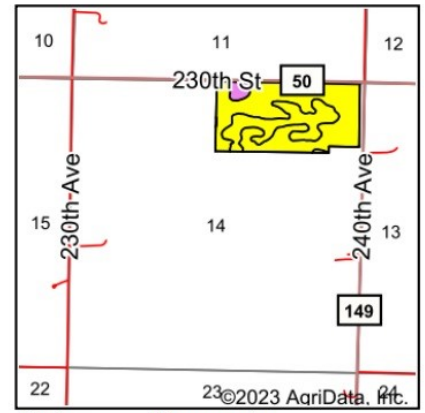
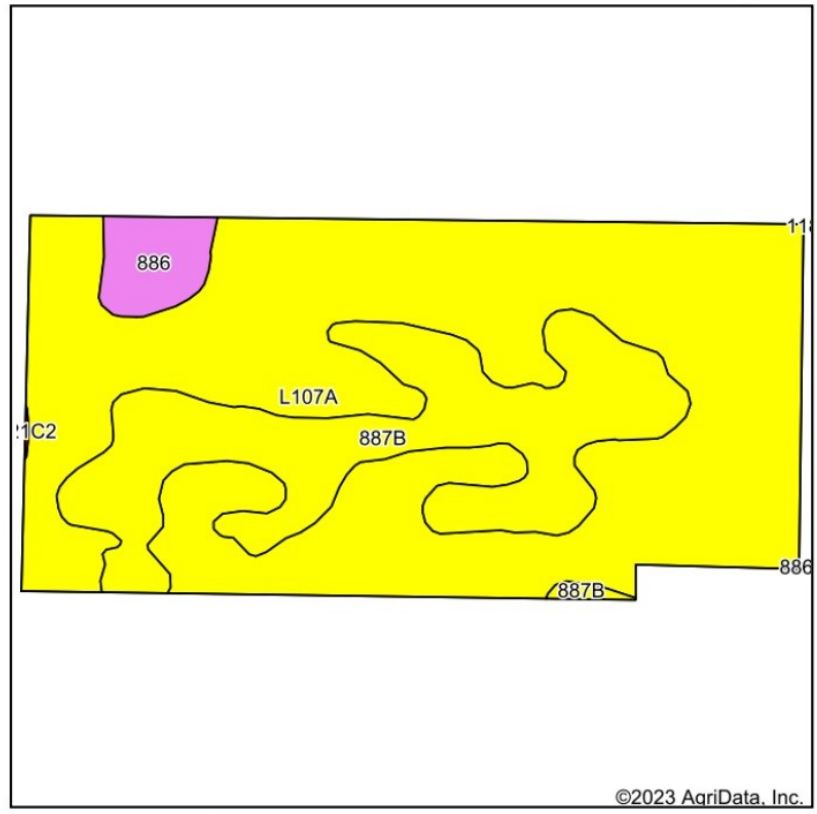
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PARCEL 1

Soils Map



State: **Minnesota**
 County: **Martin**
 Location: **14-104N-30W**
 Township: **Westford**
 Acres: **74.52**
 Date: **4/21/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MN091, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	53.24	71.4%		91
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	18.71	25.1%		92
886	Nicollet-Crippin complex	2.57	3.4%		100
Weighted Average					91.6



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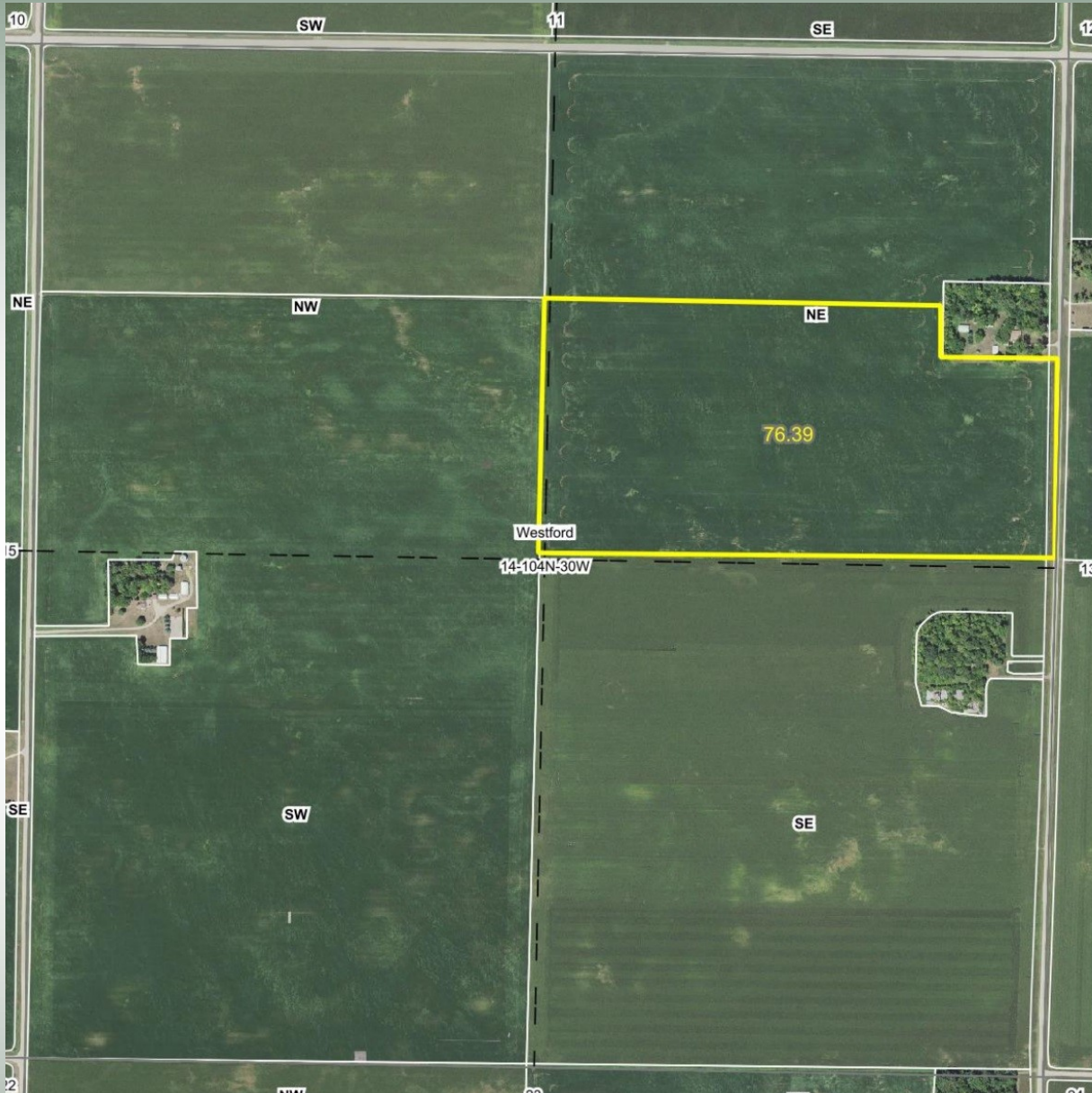
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PARCEL 2: 76.39 Acres



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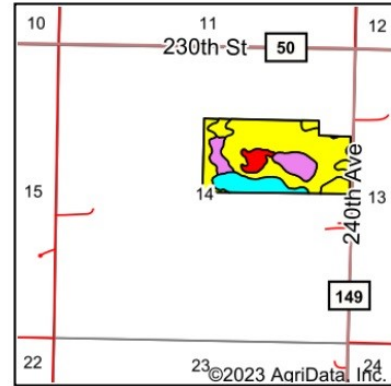
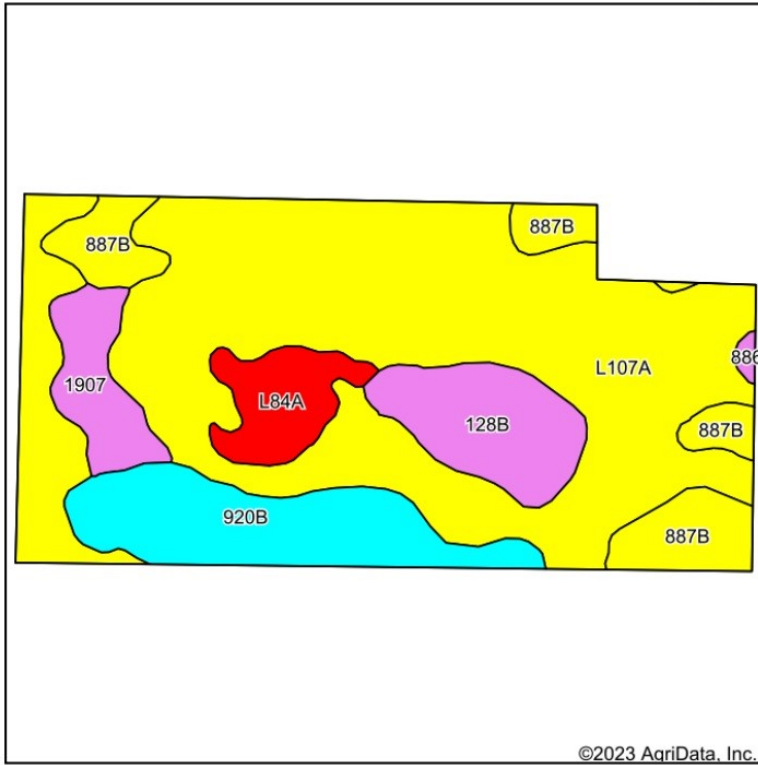
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PARCEL 2

Soils Map



State: **Minnesota**
 County: **Martin**
 Location: **14-104N-30W**
 Township: **Westford**
 Acres: **75.93**
 Date: **4/21/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MN091, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	46.11	60.7%	91	91
920B	Clarion-Estherville complex, 2 to 6 percent slopes	9.23	12.2%	76	76
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	7.07	9.3%	92	92
128B	Grogan silt loam, 1 to 6 percent slopes	5.99	7.9%	96	96
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.68	4.8%	86	86
1907	Lakefield silt loam	3.62	4.8%	100	100
886	Nicollet-Crippin complex	0.23	0.3%	100	100
Weighted Average					89.9



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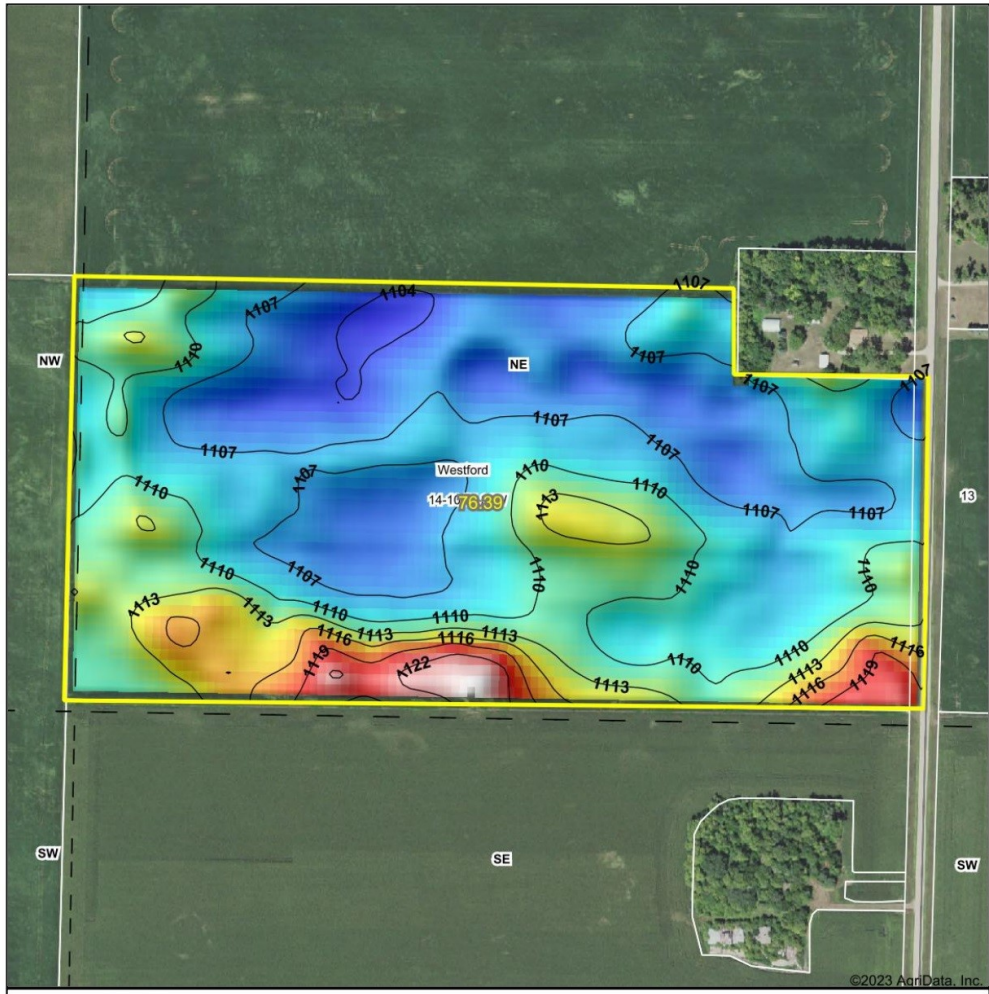
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PARCEL 2

Topography Hillshade



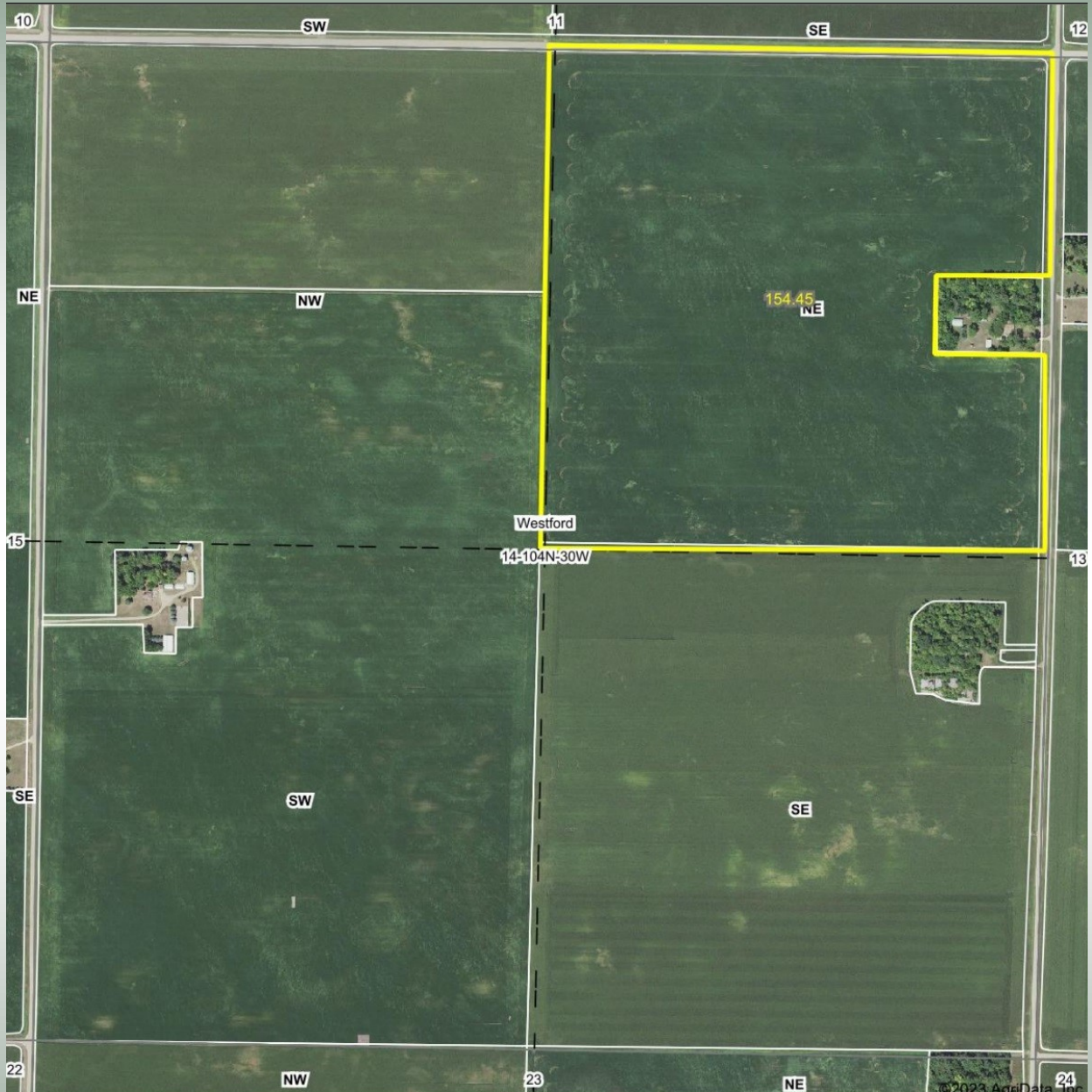
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PARCEL 3: 154.45 Acres



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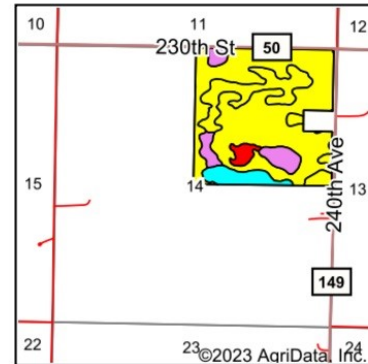
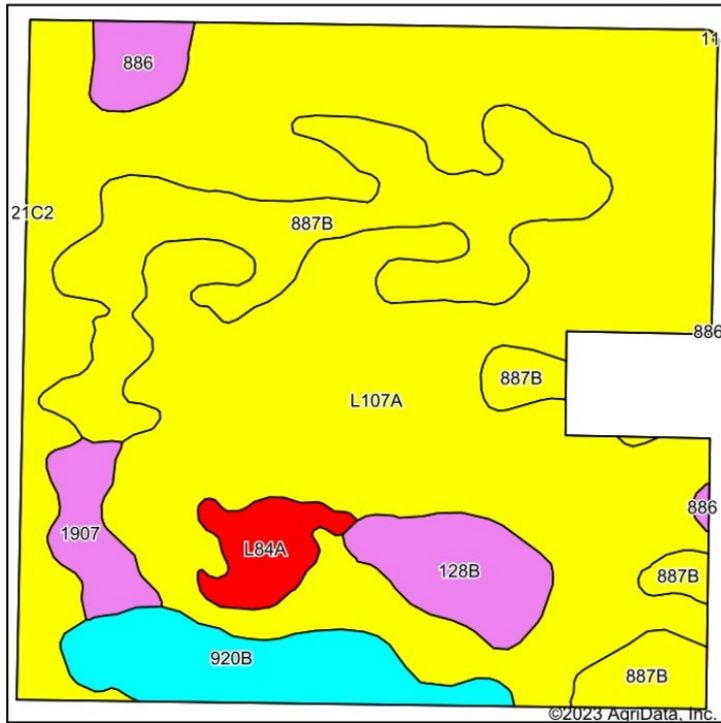
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PARCEL 3

Soils Map



State: **Minnesota**
 County: **Martin**
 Location: **14-104N-30W**
 Township: **Westford**
 Acres: **150.45**
 Date: **4/21/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MN091, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	99.51	66.1%		91
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	25.73	17.1%		92
920B	Clarion-Estherville complex, 2 to 6 percent slopes	9.11	6.1%		76
128B	Grogan silt loam, 1 to 6 percent slopes	5.99	4.0%		96
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.68	2.4%		86
1907	Lakefield silt loam	3.62	2.4%		100
886	Nicollet-Crippin complex	2.81	1.9%		100
Weighted Average					90.7



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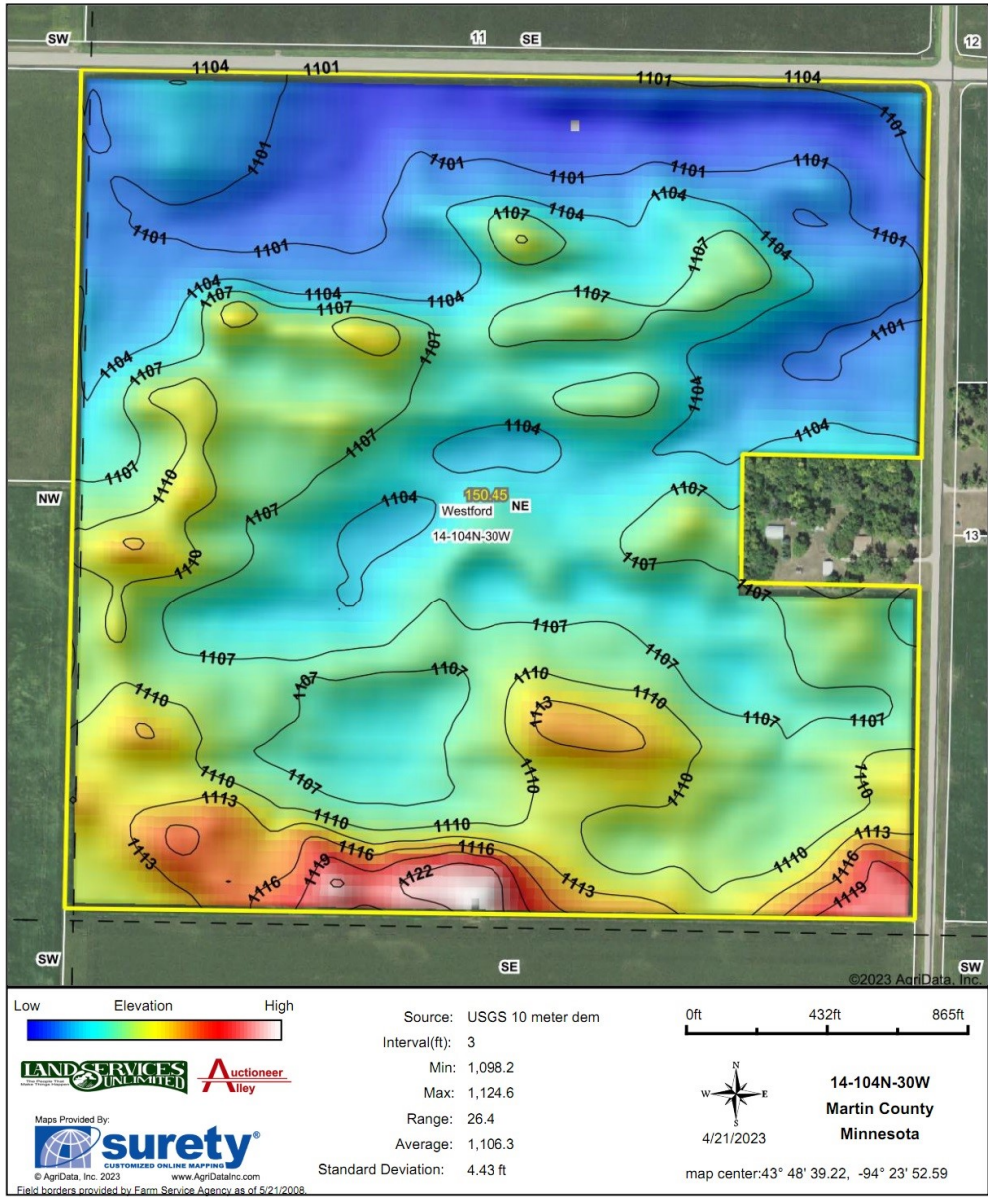
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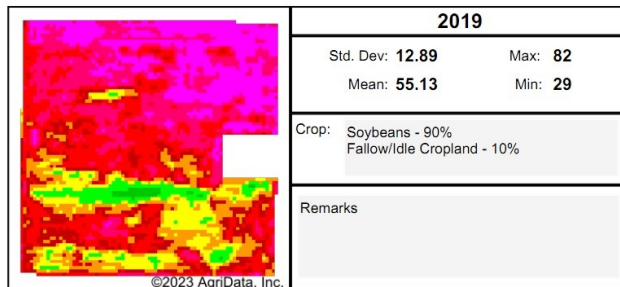
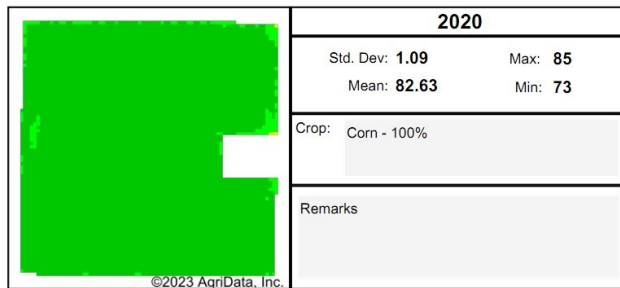
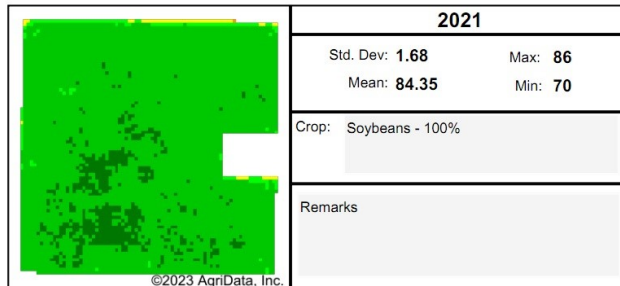
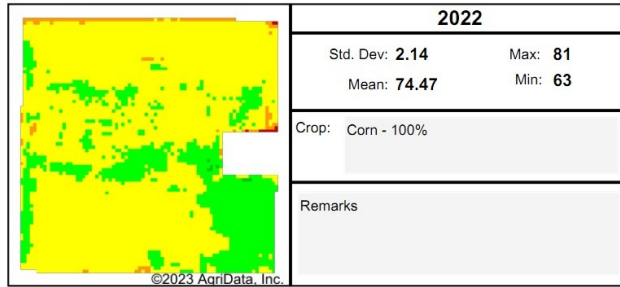
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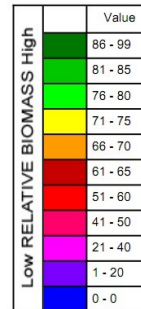
Max NDVI Multi-year



Client:
 Farm:
 Field:

Date: 4/21/2023
 Acres: 150.45

State: MN
 County: Martin
 Location: 14-104N-30W
 Township: Westford
 Map Center: 43° 48' 39.47, -94° 23' 52.31



Soils Weighted Average
 Productivity Index: 90.7

Elevation (feet)
 Min: 1,098.2
 Max: 1,124.6
 Range: 26.4
 Mean: 1,106.3
 Std Dev: 4.4



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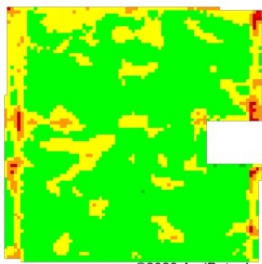
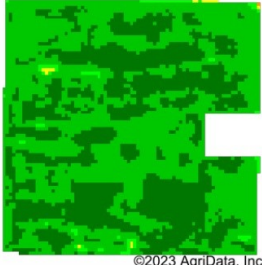


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Max NDVI Multi-year

 <p style="font-size: 8px;">©2023 AgriData, Inc.</p>	2018	Client: <input type="text"/> Farm: <input type="text"/> Field: <input type="text"/> Date: 4/21/2023 Acres: 150.45																																																	
	Std. Dev: 2.87 Max: 81 Mean: 76.51 Min: 57	Crop: Corn - 100%																																																	
	Remarks:																																																		
	State: MN County: Martin Location: 14-104N-30W Township: Westford Map Center: 43° 48' 39.47, -94° 23' 52.31																																																		
 <p style="font-size: 8px;">©2023 AgriData, Inc.</p>	2017	Std. Dev: 1.59 Max: 88 Mean: 85 Min: 67	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="writing-mode: vertical-rl; transform: rotate(180deg);">Low</th> <th style="writing-mode: vertical-rl; transform: rotate(180deg);">Relative Biomass</th> <th style="writing-mode: vertical-rl; transform: rotate(180deg);">High</th> <th>Value</th> </tr> </thead> <tbody> <tr><td style="background-color: #008000;"></td><td></td><td></td><td>86 - 99</td></tr> <tr><td style="background-color: #00FF00;"></td><td></td><td></td><td>81 - 85</td></tr> <tr><td style="background-color: #00FF00;"></td><td></td><td></td><td>76 - 80</td></tr> <tr><td style="background-color: #FFFF00;"></td><td></td><td></td><td>71 - 75</td></tr> <tr><td style="background-color: #FFA500;"></td><td></td><td></td><td>66 - 70</td></tr> <tr><td style="background-color: #FF0000;"></td><td></td><td></td><td>61 - 65</td></tr> <tr><td style="background-color: #FF0000;"></td><td></td><td></td><td>51 - 60</td></tr> <tr><td style="background-color: #FF00FF;"></td><td></td><td></td><td>41 - 50</td></tr> <tr><td style="background-color: #FF00FF;"></td><td></td><td></td><td>21 - 40</td></tr> <tr><td style="background-color: #0000FF;"></td><td></td><td></td><td>1 - 20</td></tr> <tr><td style="background-color: #0000FF;"></td><td></td><td></td><td>0 - 0</td></tr> </tbody> </table>	Low	Relative Biomass	High	Value				86 - 99				81 - 85				76 - 80				71 - 75				66 - 70				61 - 65				51 - 60				41 - 50				21 - 40				1 - 20				0 - 0
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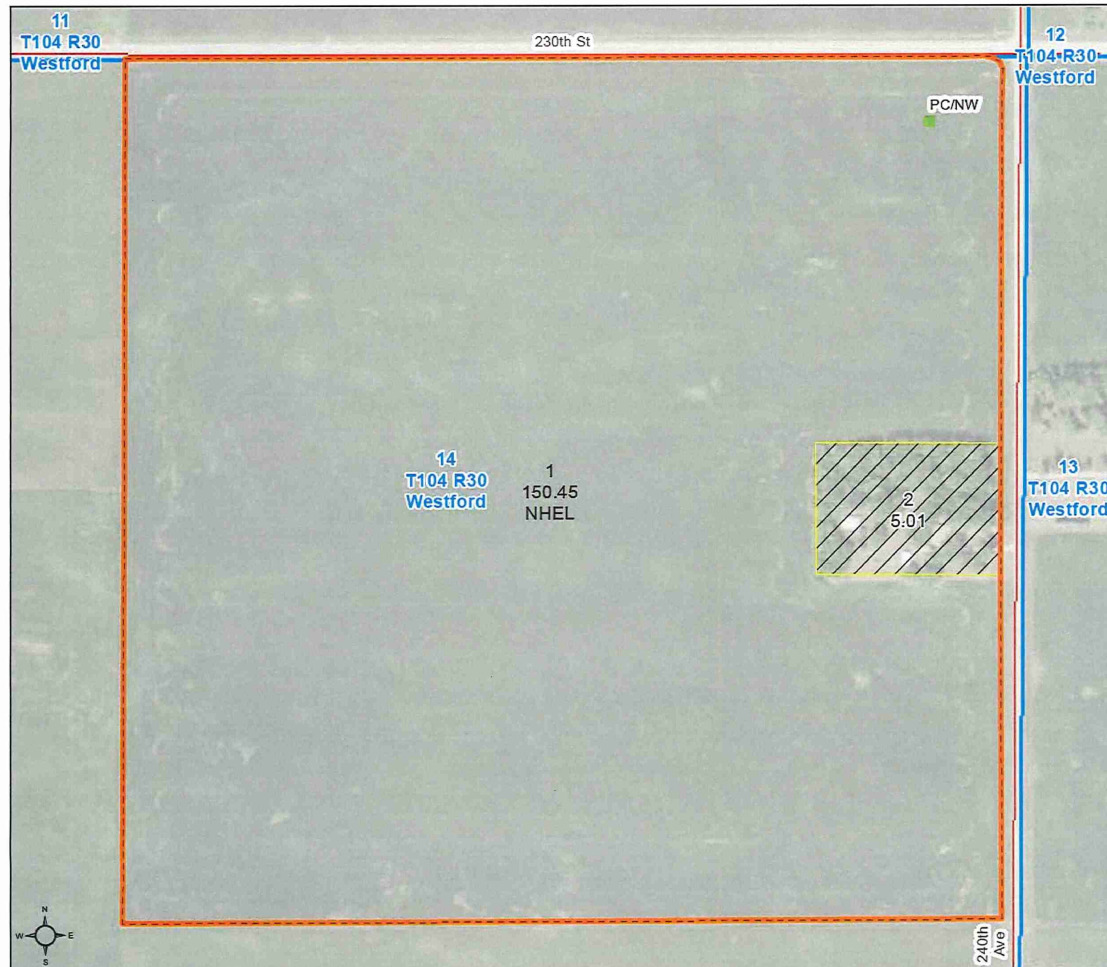
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PARCEL 3



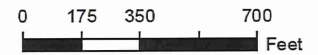
Martin County, Minnesota



Farm 1845
Tract 634

2022 Program Year

Map Created April 04, 2022



- 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: 150.45 acres

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PARCEL 3

MINNESOTA

MARTIN

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1845

Prepared : 3/21/23 2:39 PM CST

Crop Year : 2023

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, family/parental status, income derived from a public assistance program, political beliefs, 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.

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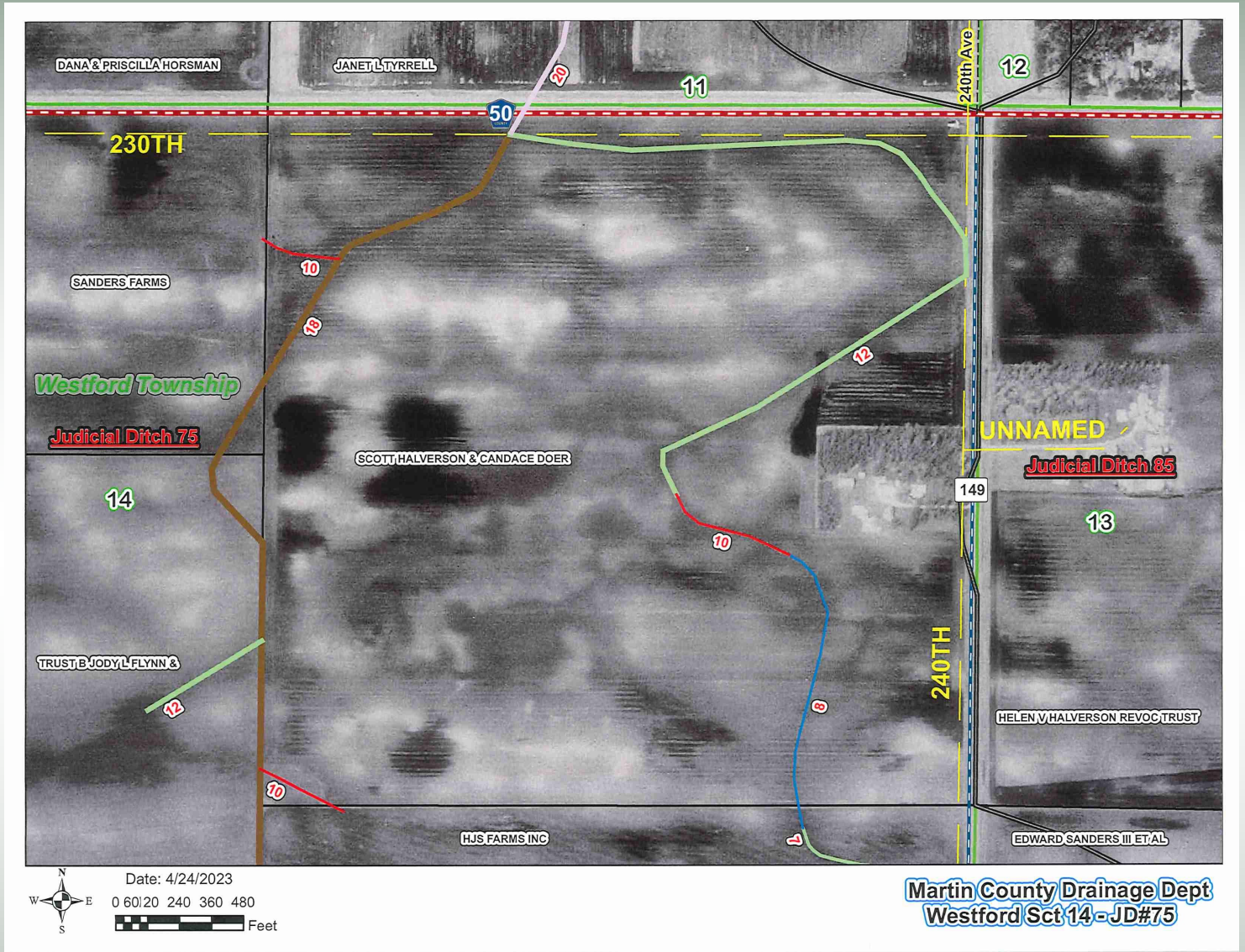
DOUG WEDEL & SCOTT CHRISTOPHER

160 Acres +/- of Farmland & Building Site in Westford Twp, Martin Co., MN **FARMLAND AUCTION**

Tuesday, May 23, 2023 @ 10:00 AM

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

County Drainage Map



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PARCEL 3

 **Beacon**™ Martin County, MN

Summary

Parcel ID 200140300
 Property Address 2273 240TH AVE
 TRUMAN MN 56088
 Sec/Twp/Rng 14-104-030
 Brief Tax Description SECT-14 TWP-104 RANGE-030 160.00 AC NE1/4 160.00 AC
 (Note: Not to be used on legal documents)
 Deeded Acres 160.00
 Class 101 - (HSTD) 2A/1B/4BB AGRICULTURAL
 District (2001) WESTFORD-0458
 School District 0458
 Neighborhood 00002000 - WESTFORD
 Contact Appraiser: [Jeremiah Fitzgerald](#)

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

Sub Area Square Footage

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](#)



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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.



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Fairmont, MN 56031
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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. Any new assessments 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



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