



BOECK LAND AUCTION

MAY 25, 2023 @ 10 AM

Snowbirds Event Center

224 East Main Street, Amboy, MN

160.63 ACRES +/-

SECTIONS 2 & 11 OF PLEASANT MOUND TWP

BLUE EARTH COUNTY, MN

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060



160.63 Acres +/- of Bare Farmland in Pleasant Mound Twp, Blue Earth Co., MN

FARMLAND AUCTION

Thursday, May 25, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Snowbird Event Center 224 East Main St, Amboy, MN



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

BOECK 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- 80.00 Deeded Acres x The Bid – South 80 located in 11/105/29
Parcel 2- 80.63 Deeded Acres x The Bid – North 80 located in 2/105/29
***Parcel 1 & 2 will be sold by legal description only.**

LEGAL DESCRIPTION 1: 80+/- Deeded Acres located in the NE ¼ of the NW ¼ & NW ¼ of the NE ¼ in Section 11, TWP 105N, Range 29W, Blue Earth County, MN

TAX PARCEL ID 1: R47.21.11.200.010

BUILDINGS 1: None

REAL ESTATE TAXES 1: 2023 (NON-HSTD) Ag Taxes = \$3,506.00

FSA INFORMATION 1-2:

Total Deeded Acres	=	160.63 +/- Acres
FSA Tillable Acres	=	152.00 +/- Acres
Corn Base Acres	=	74.66 +/- Acres
Corn PLC Yield	=	135.00 +/- Bushels
Soybean Base Acres	=	35.91 +/- Acres
Soybean PLC Yield	=	41.00 +/- Bushels
Wheat Base Acres	=	2.24 +/- Acres
Wheat PLC Yield	=	38.00 +/- Bushels
CRP	=	1.14 +/- Acres
Total Base Acres	=	112.81 +/- Acres

***See CRP Contract & Map**

PREDOMINANT SOILS 1: Waldorf Silty Clay Loam & Barbert Silt Loam

CPI PARCEL 1: Crop Productivity Index = 85.4
***See Soils Map**

TOPOGRAPHY 1: Level
***See Topography Map**

DRAINAGE PARCEL 1: This parcel was patterned tiled in the fall of 2022.
***See Tile Maps**

NRCS CLASSIFICATION 1: NHEL

WETLAND STATUS 1: Not Competed

AUCTIONS – REAL ESTATE - APPRAISALS



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LEGAL DESCRIPTION 2: 80.63 +/- Deeded Acres in Section 2, TWP 105N, Range 29W, Blue Earth County, MN
***Full legal description of parcel 2 is located on the next page.**

TAX PARCEL ID 2: R47.21.02.400.002 R47.21.02.400.006 R47.21.02.400.009

BUILDINGS 2: None

REAL ESTATE TAXES 2: 2023 (NON-HSTD) Ag Taxes = \$3,614.00

PREDOMINANT SOILS 2: Collinwood Silty Clay Loam

CPI PARCEL 2: Crop Productivity Index = 84.8
***See Soils Map**

TOPOGRAPHY 2: Gently Rolling to Rolling
***See Topography Map**

DRAINAGE PARCEL 2: This parcel was patterned tiled in the fall of 2022.
***See Tile Maps**

NRCS CLASSIFICATION 2: NHEL & HEL

WETLAND STATUS 2: Part has been completed and part has not.
***See FSA Info**

LEASE STATUS 1-2: 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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LEGAL DESCRIPTION PARCEL 2

The West 30 acres of the S ½ of the S ½ of the SE ¼ of Section 2, Township 105 North, Range 29 West, Blue Earth County, MN

That part of the southeast quarter of the southeast quarter of Section 2, Township 105 North range 29 West, Blue Earth County, Minnesota, described as: Commencing at the South quarter corner of said Section 2; thence North 00 degrees 03 minutes 02 seconds West, along the North-South center line of said Section 2, a distance of 657.95 feet to the North line of the South Half of the South Half of the Southeast Quarter of said Section 2; thence South 89 degrees 58 minutes 58 seconds East, along said North line, a distance of 1589.72 feet to the point of beginning; thence North 00 degrees 03 minutes 02 seconds West, a distance of 12.35 feet to an iron monument; thence continuing North 00 degrees 03 minutes 02 seconds West, a distance of 400.00 feet; thence South 73 degrees 00 minutes 00 seconds East, a distance of 450.00 feet; thence South 52 degrees 01 minutes 03 seconds East, a distance of 456.63 feet to a point on the North line of the South half of the South half of the Southeast Quarter of said Section 2; thence North 89 degrees 58 minutes 58 seconds West, along said North line, a distance of 789.89 feet to the point of the beginning. Containing 4.58 acres.

That part of the Southeast Quarter (SE 1/4) of Section 2, Township 105 North, Range 29 West, Blue Earth County, Minnesota, described as follows:

Commencing at the south quarter corner of said Section 2; thence on an assumed bearing of North 0 degrees 07 minutes 39 seconds West, along the north-south quarter line of said Section, a distance of 657.95 feet to the North line of the South Half (S 1/2) of the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of said Section; thence North 89 degrees 56 minutes 25 seconds East, along said North line of the South Half (S 1/2) of the South Half (S 1/2) of the Southeast Quarter (SE 1/4), a distance of 1589.72 feet; thence North 0 degrees 07 minutes 39 seconds West a distance of 12.35 feet to an iron monument; thence continuing North 0 degrees 07 minutes 39 seconds West, a distance of 1248.46 feet to an iron monument; thence South 90 degrees 00 minutes 00 seconds West a distance of 1589.72 feet to the north-south quarter line of said Section; thence South 0 degrees 07 minutes 39 seconds East, along said north-south quarter line, a distance of 1247.00 feet to an iron monument; thence continuing South 0 degrees 07 minutes 39 seconds East, along said north-south quarter line, a distance of 15.47 feet to the point of beginning, containing 46.05 acres, subject to easements now of record in said county and state.

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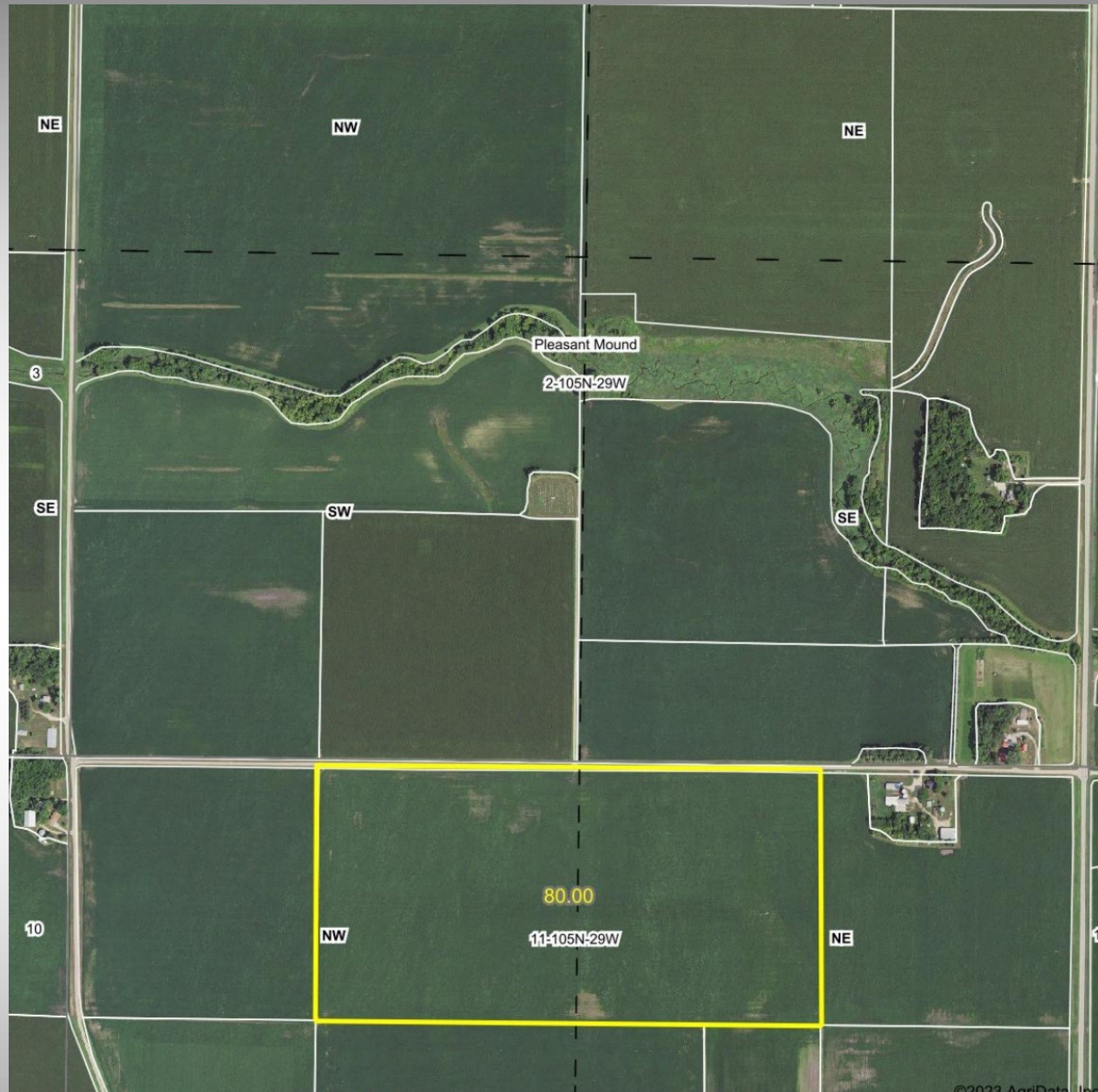
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PARCEL 1: 80 Acres



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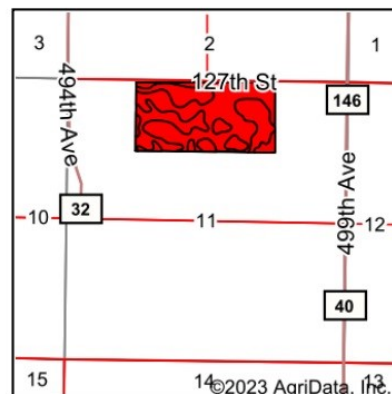
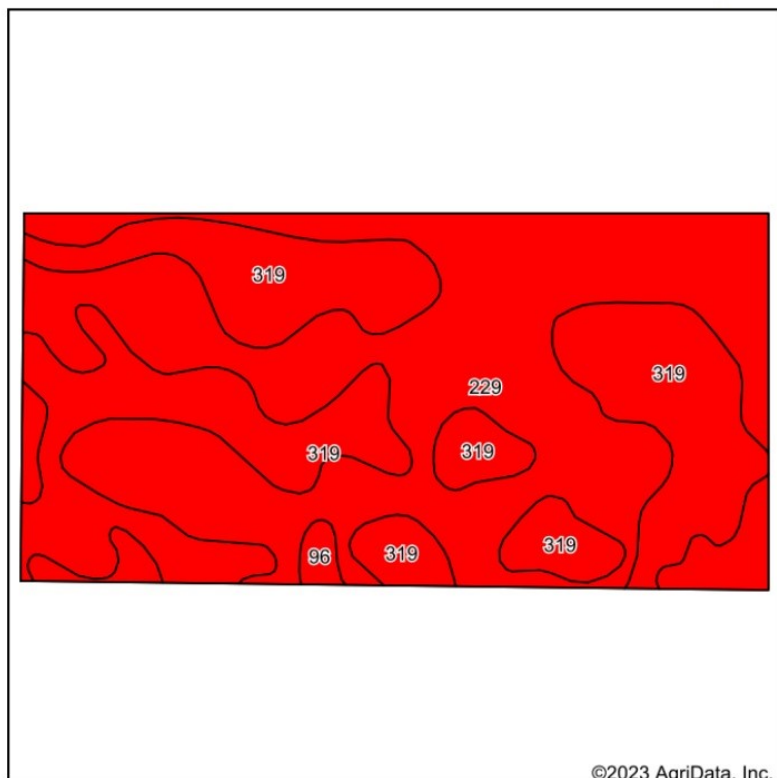
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PARCEL 1

Soils Map



State: **Minnesota**
 County: **Blue Earth**
 Location: **11-105N-29W**
 Township: **Pleasant Mound**
 Acres: **79.19**
 Date: **4/30/2023**



Maps Provided By:



Area Symbol: MN013, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
229	Waldorf silty clay loam, 0 to 2 percent slopes	44.75	56.5%		85
319	Barbert silt loam	33.81	42.7%		86
96	Collinwood silty clay loam, 1 to 3 percent slopes	0.63	0.8%		86
Weighted Average					85.4



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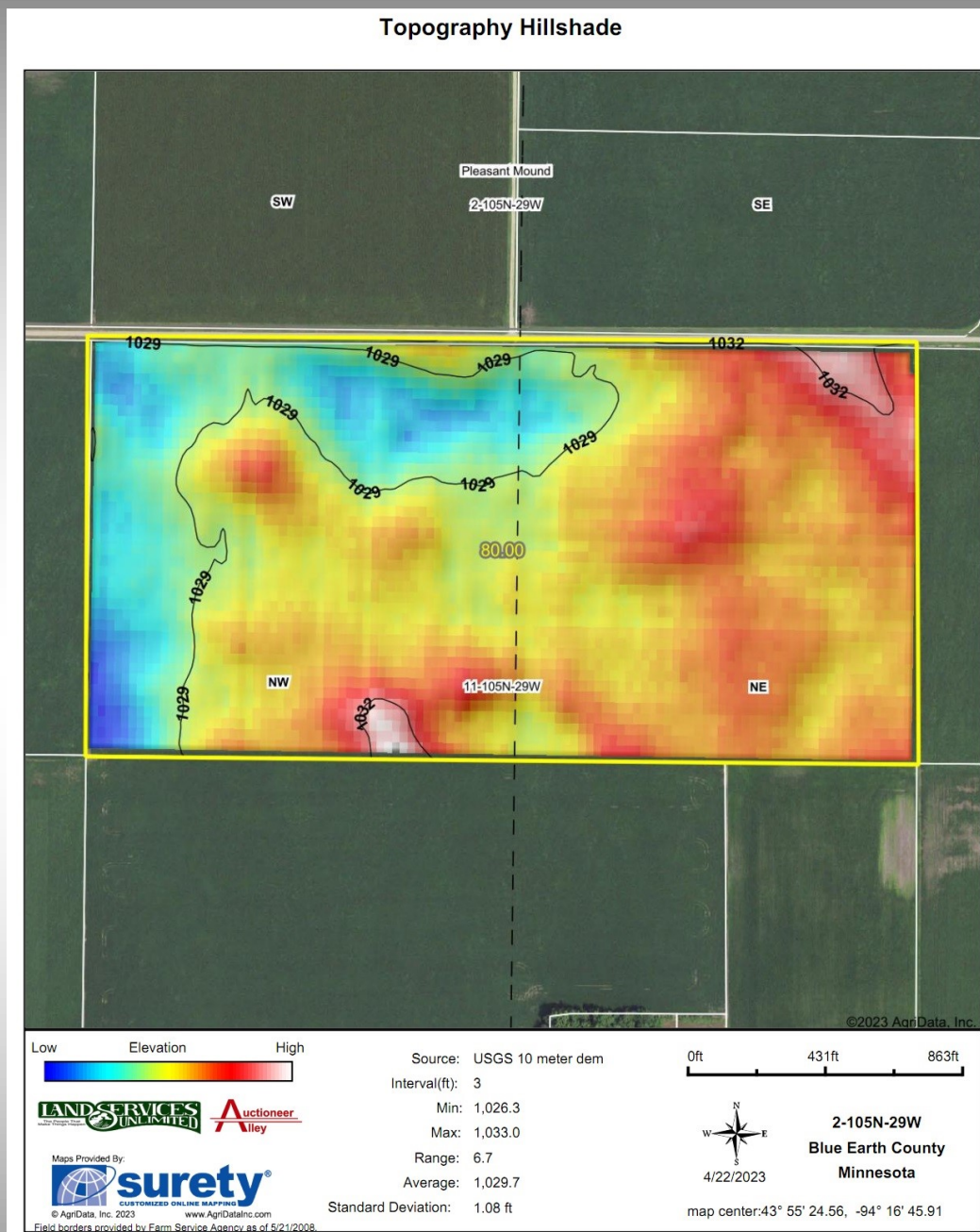
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PARCEL 1

Topography Hillshade



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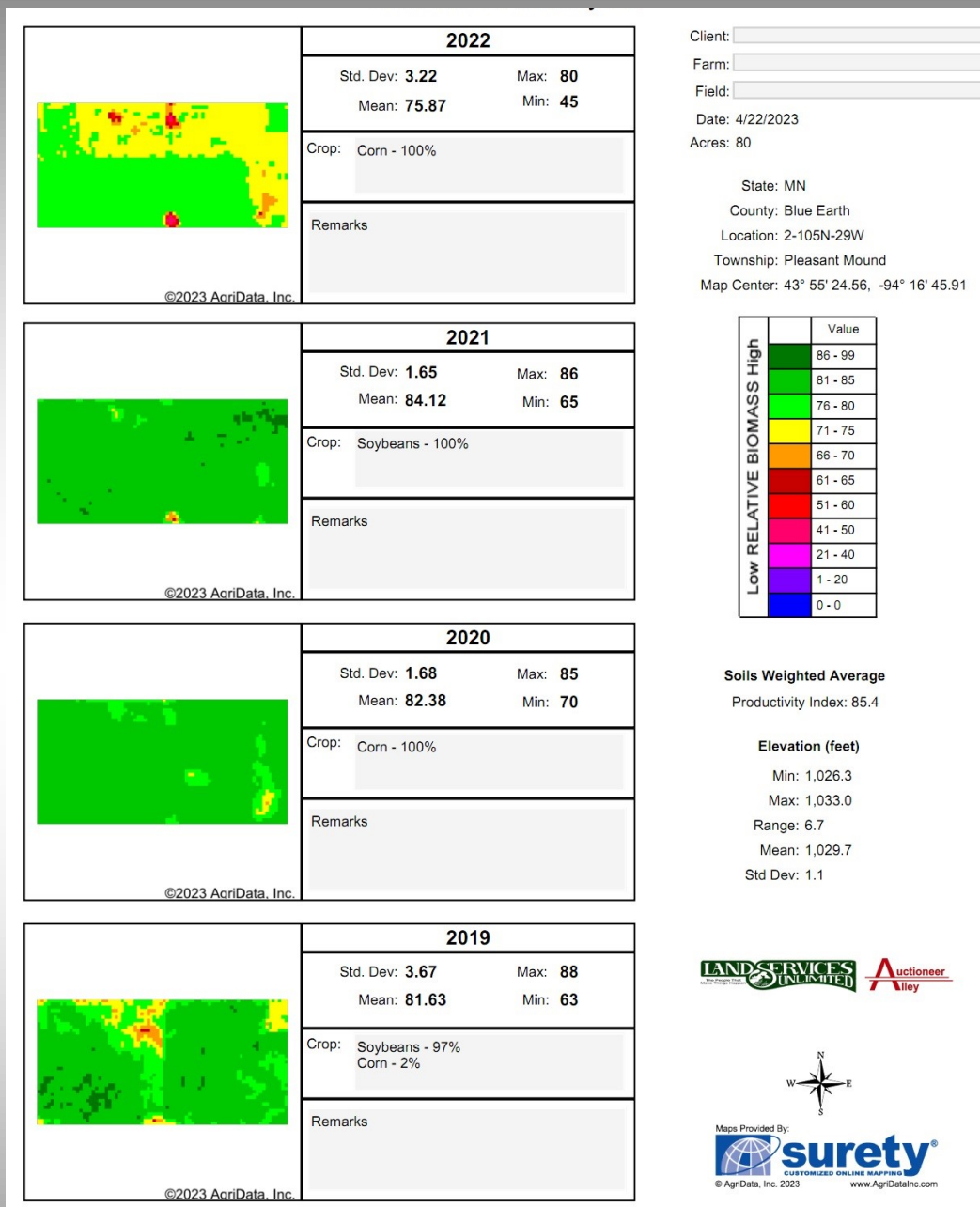
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PARCEL 1 NDVI Map



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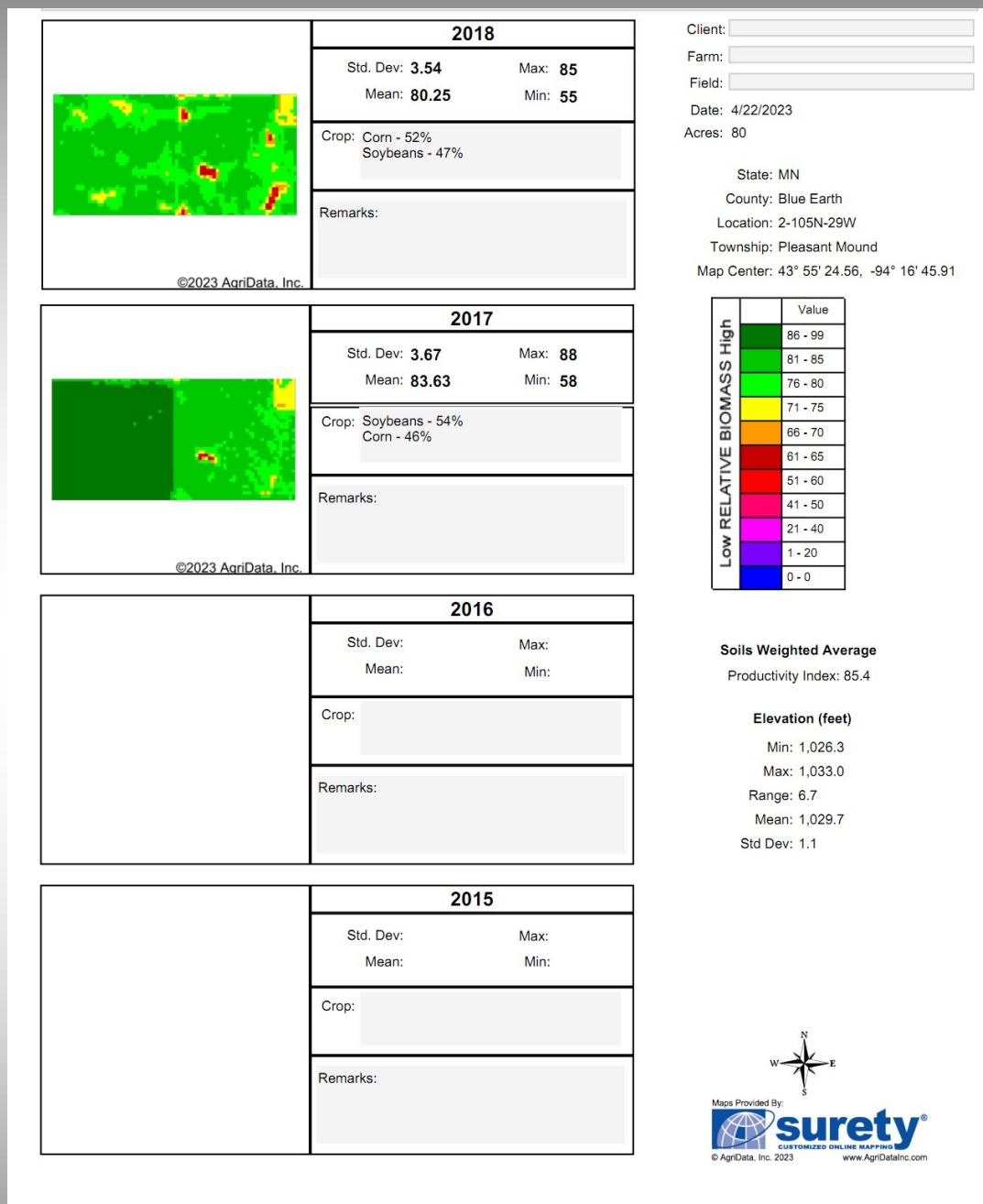
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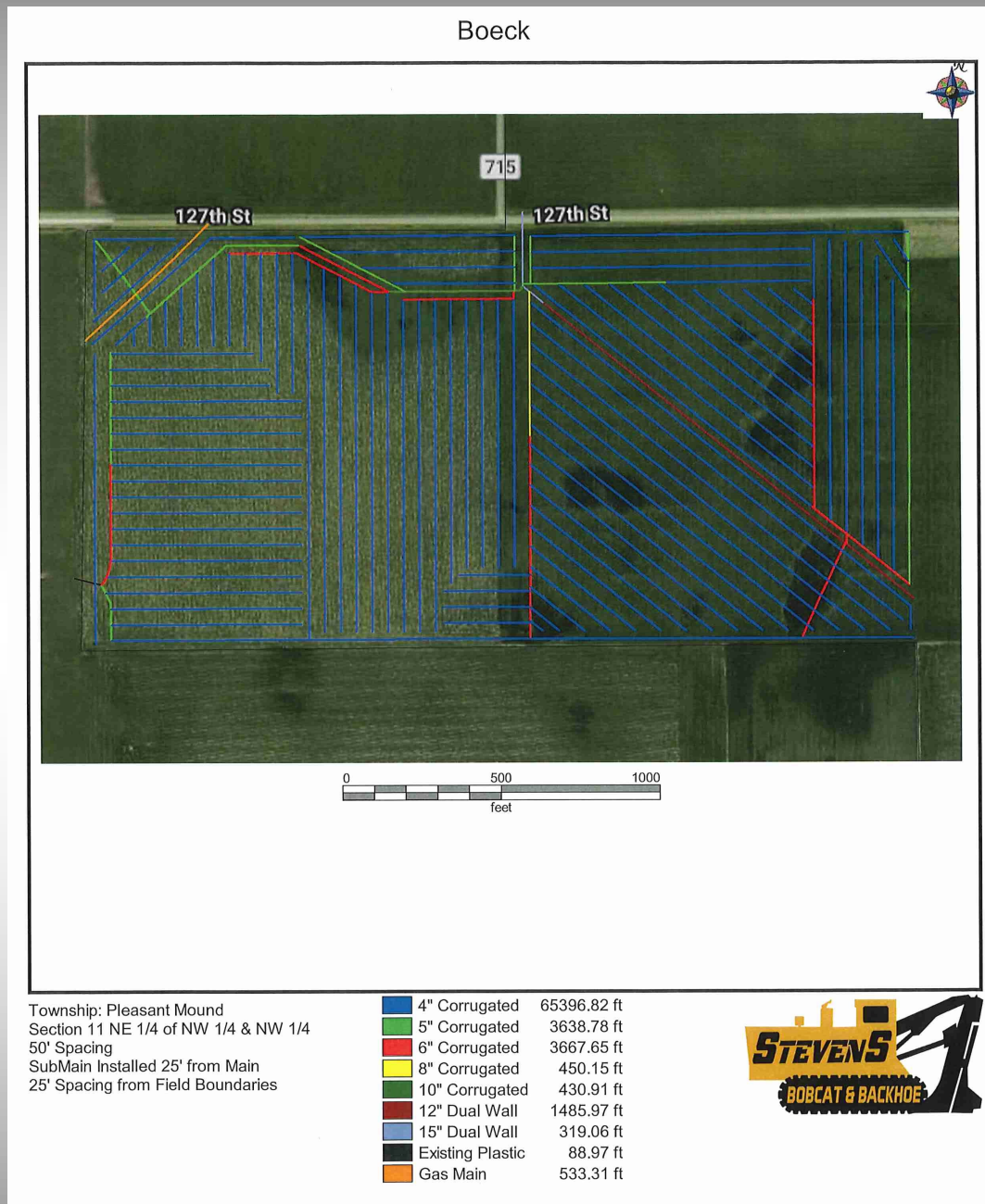
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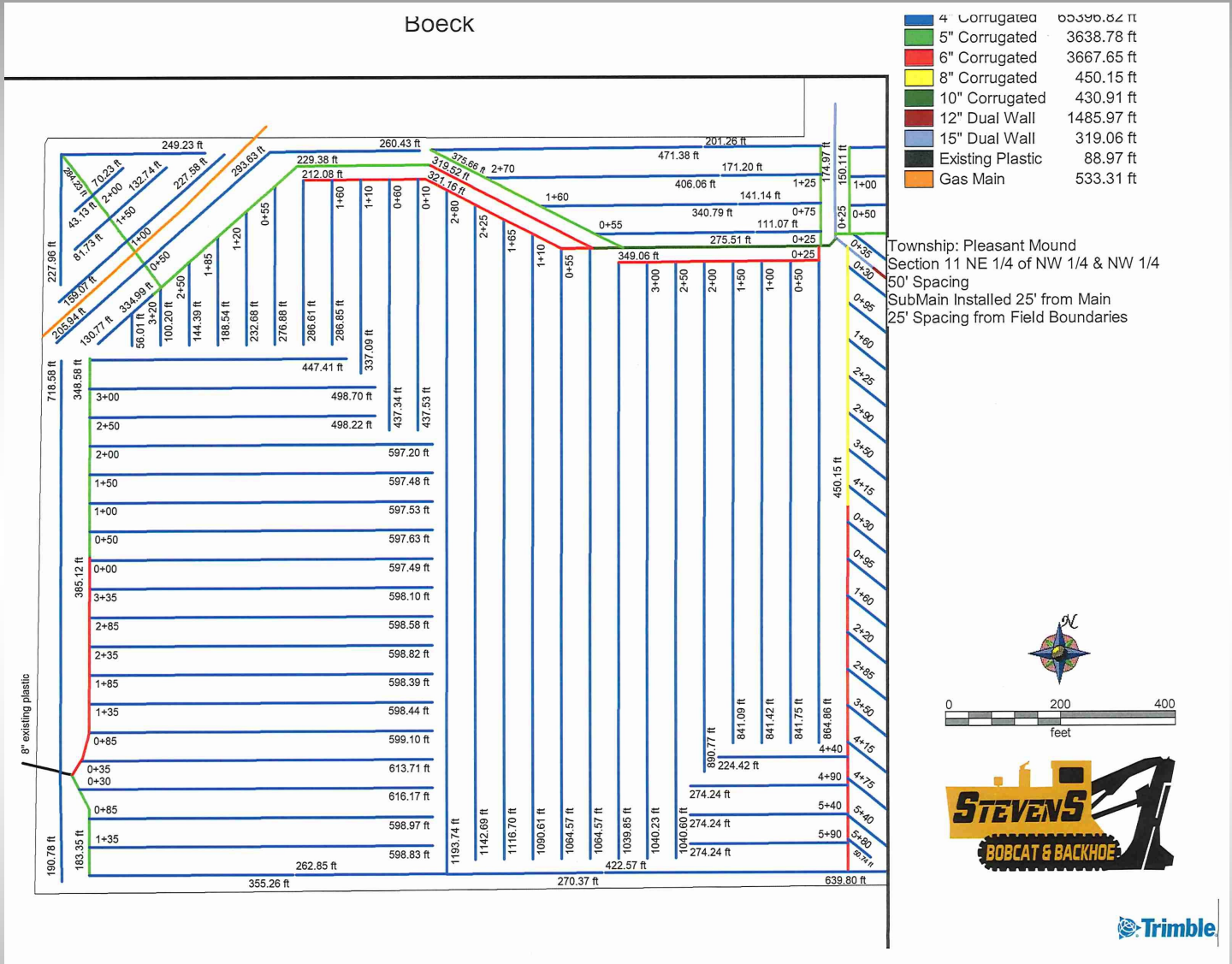
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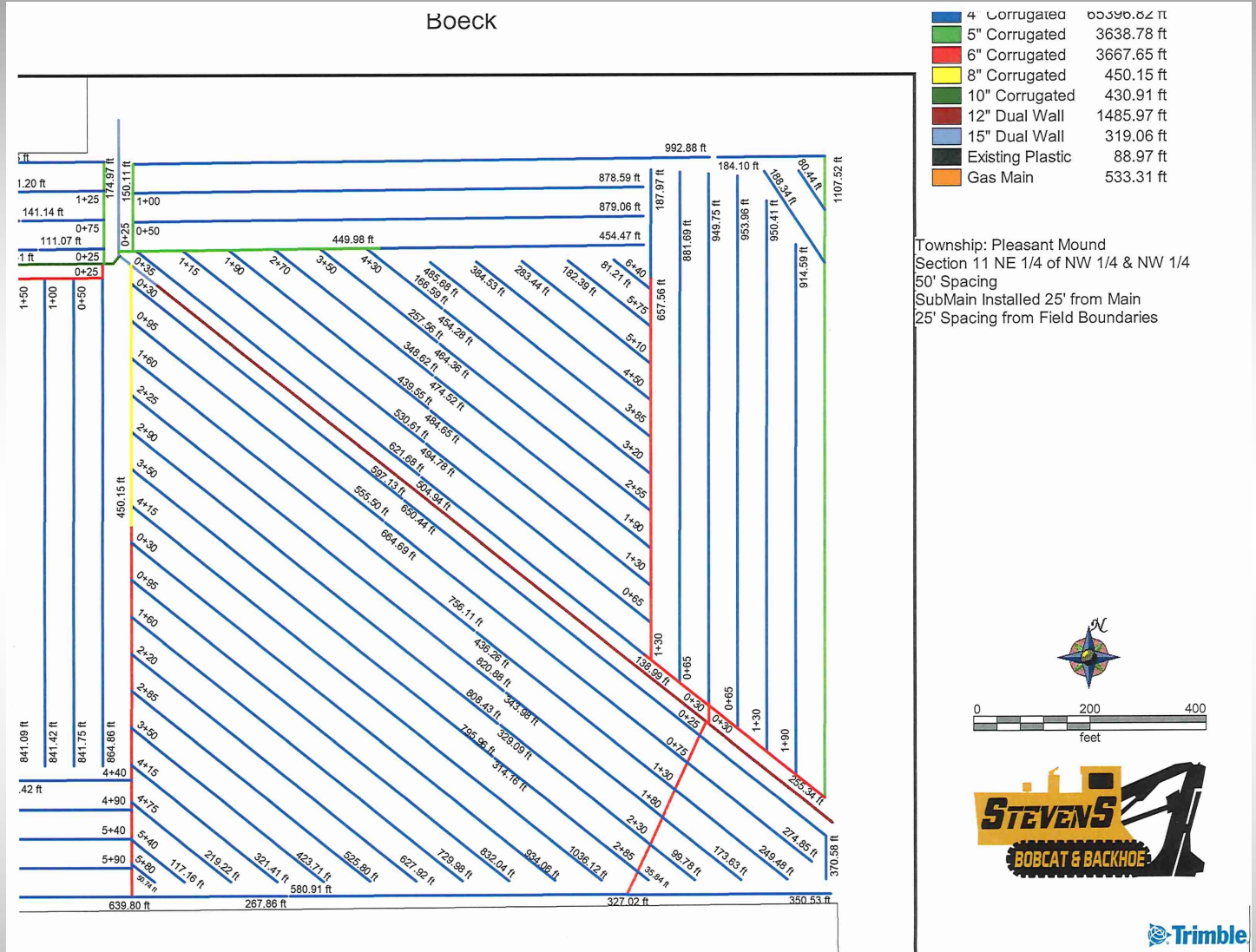
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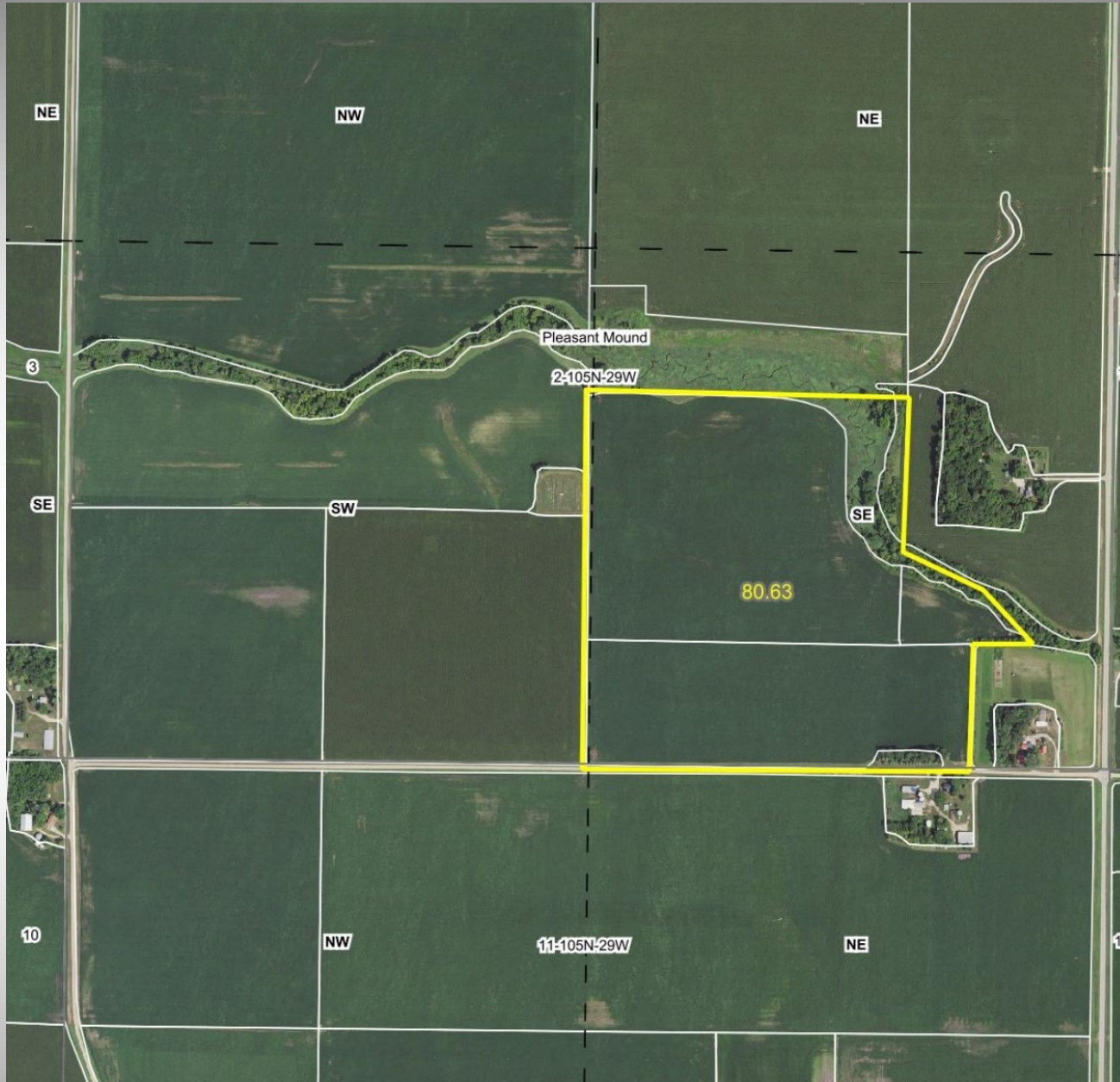
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PARCEL 2: 80.63 Acres



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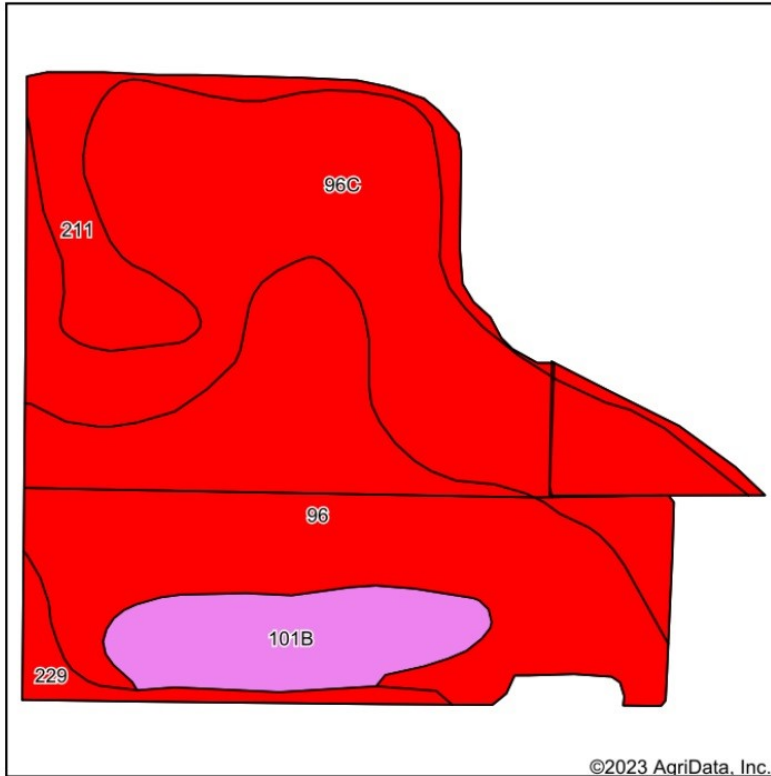
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PARCEL 2

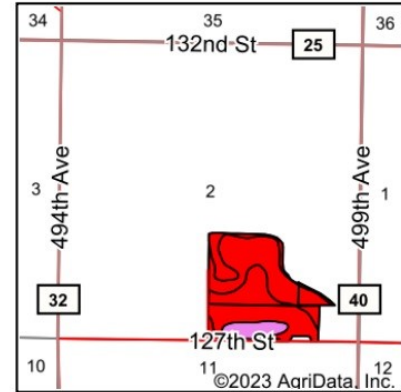
Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN013, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
96C	Collinwood silty clay loam, 6 to 12 percent slopes	28.16	39.6%		81
96	Collinwood silty clay loam, 1 to 3 percent slopes	27.32	38.4%		86
211	Lura silty clay, 0 to 1 percent slopes	6.81	9.6%		81
101B	Truman silt loam, 2 to 6 percent slopes	6.78	9.5%		99
229	Waldorf silty clay loam, 0 to 2 percent slopes	2.06	2.9%		85
Weighted Average					84.8



State: **Minnesota**
 County: **Blue Earth**
 Location: **11-105N-29W**
 Township: **Pleasant Mound**
 Acres: **71.13**
 Date: **4/30/2023**



Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING
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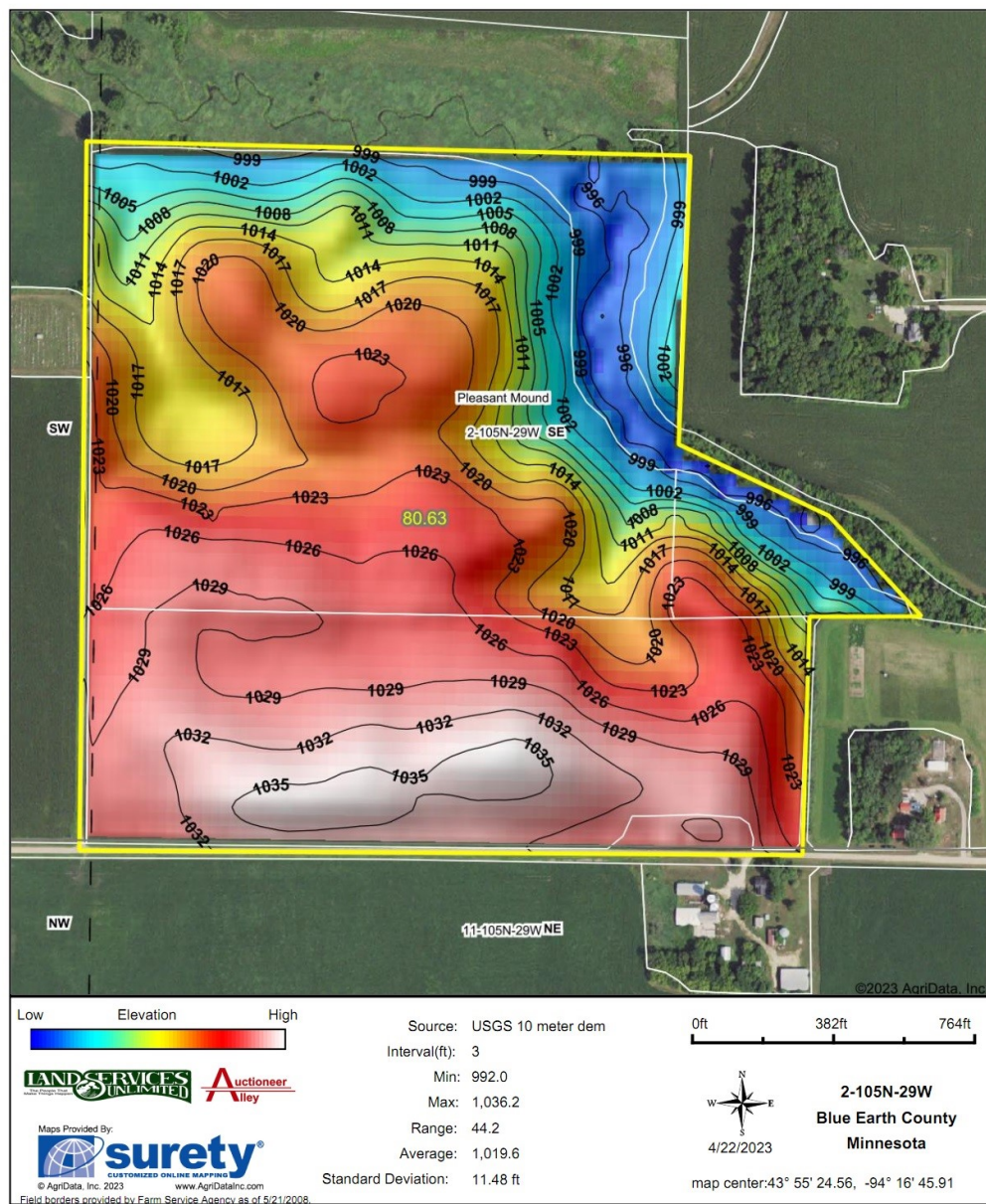
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Topography Hillshade



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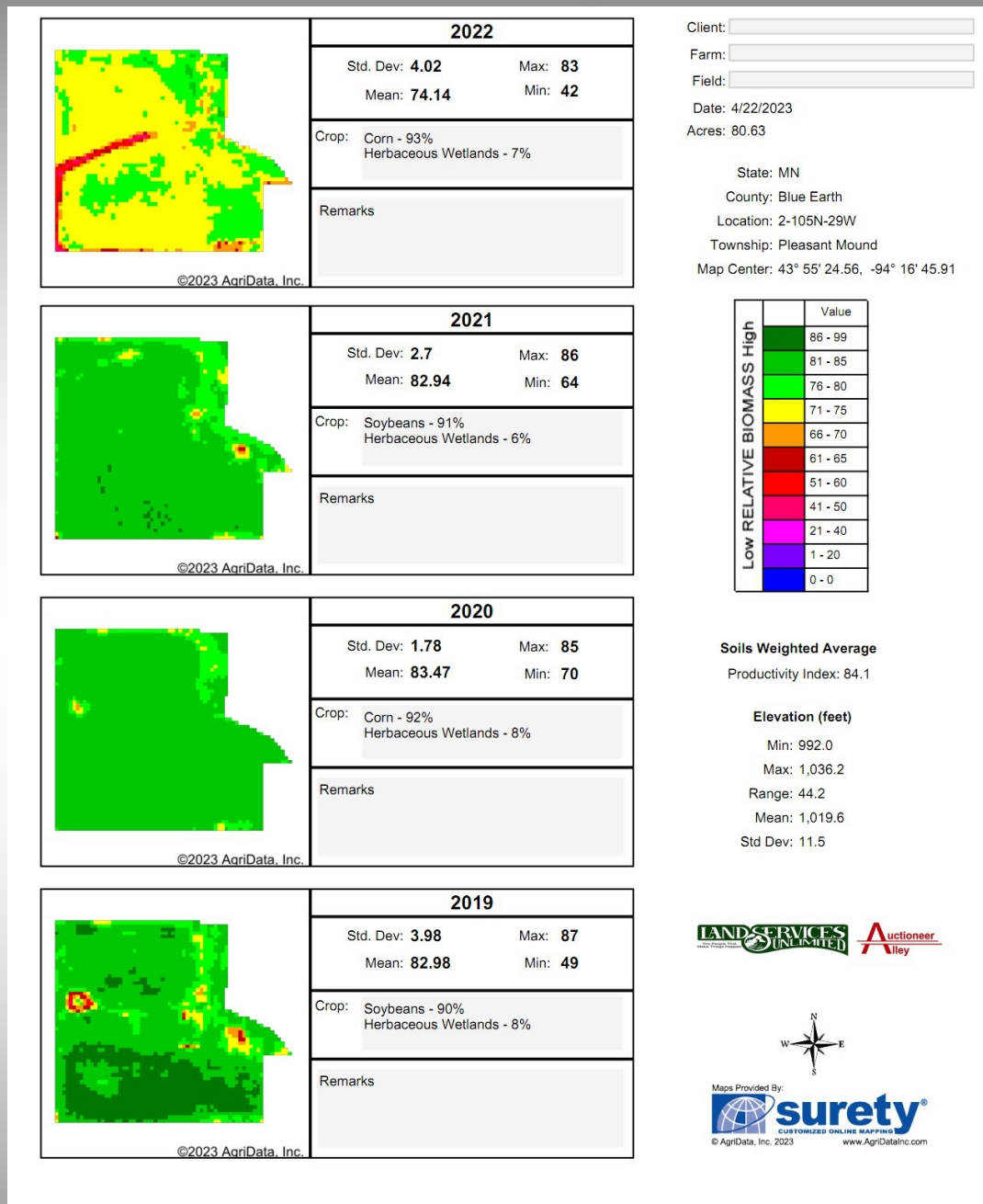
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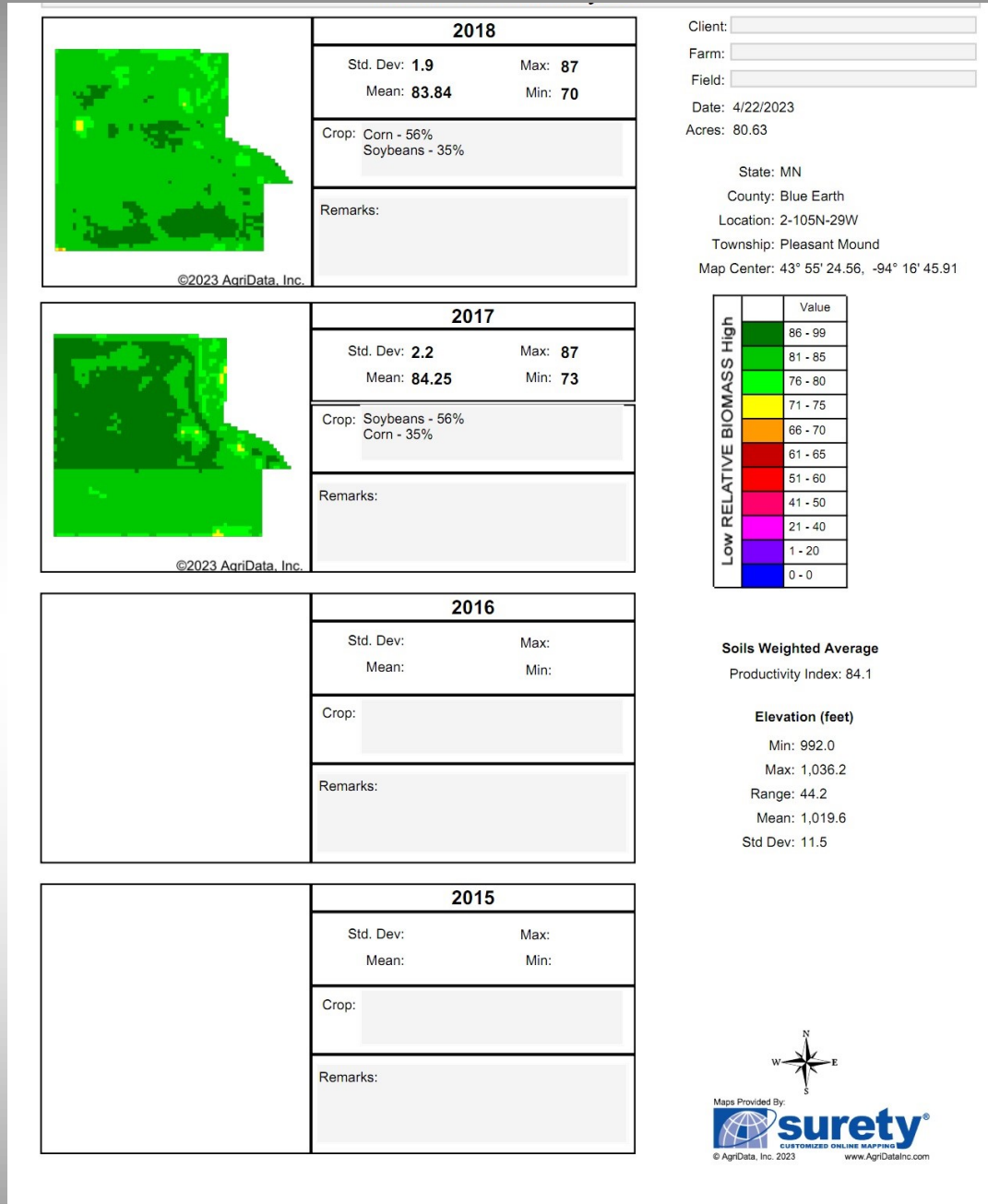
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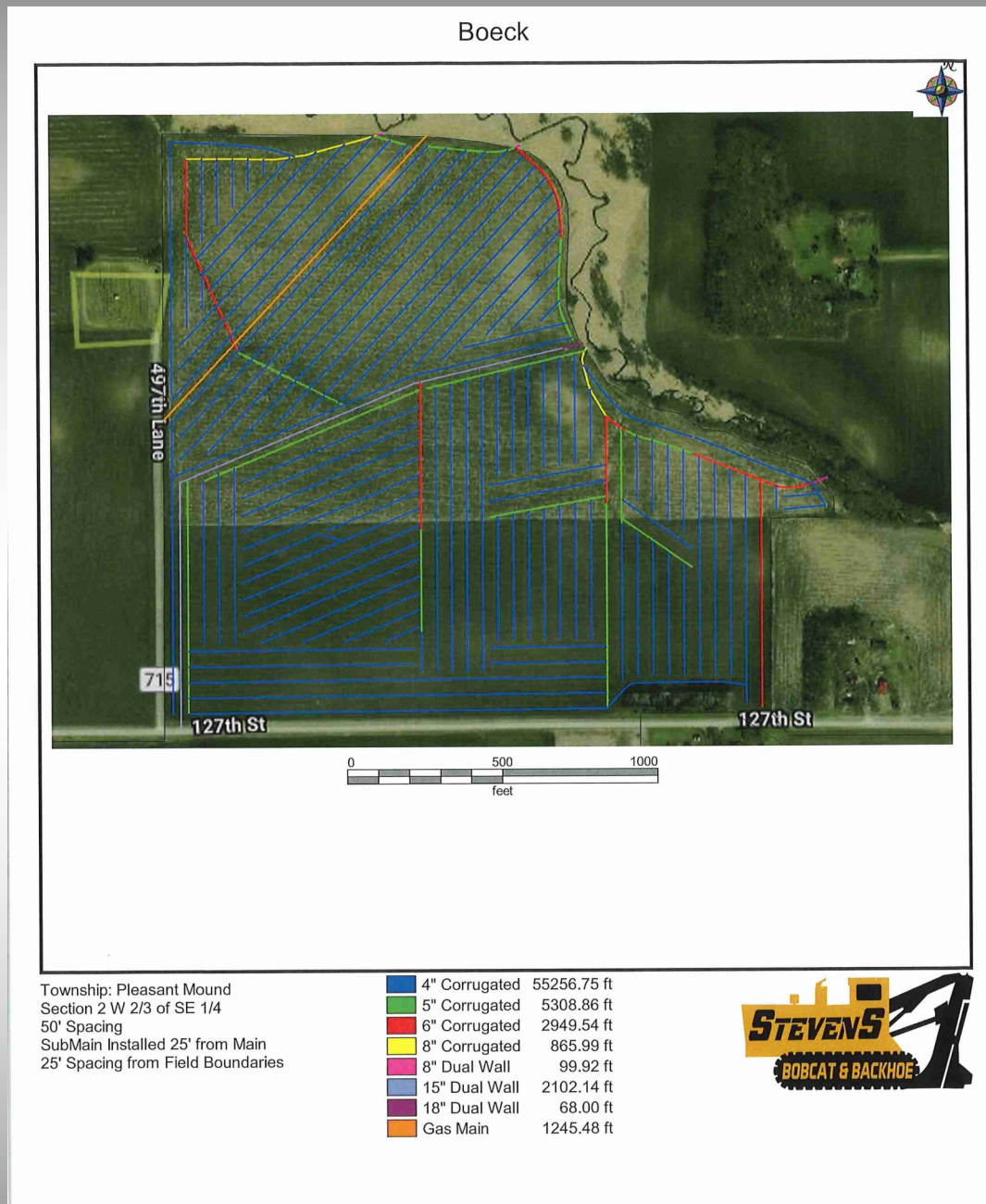
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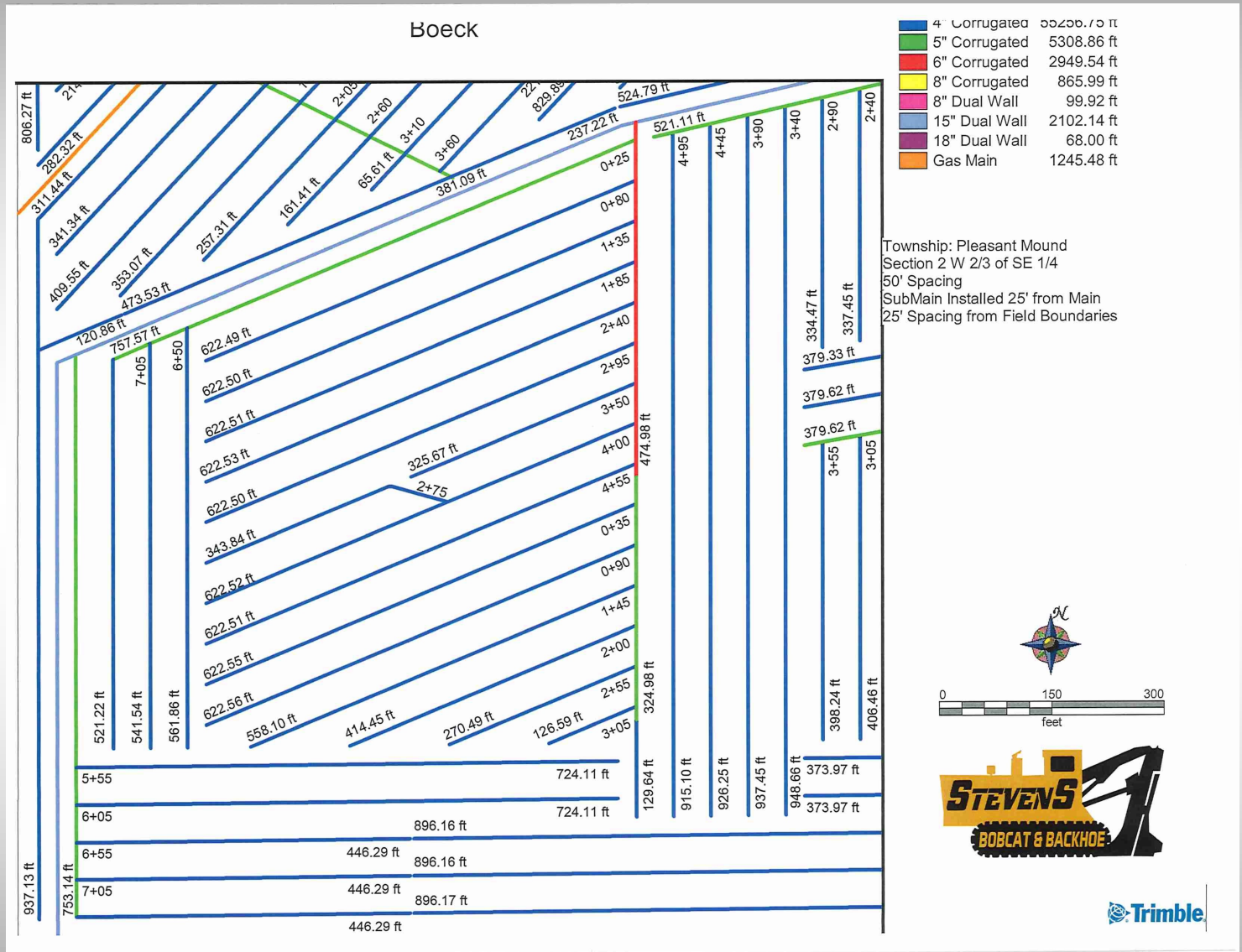
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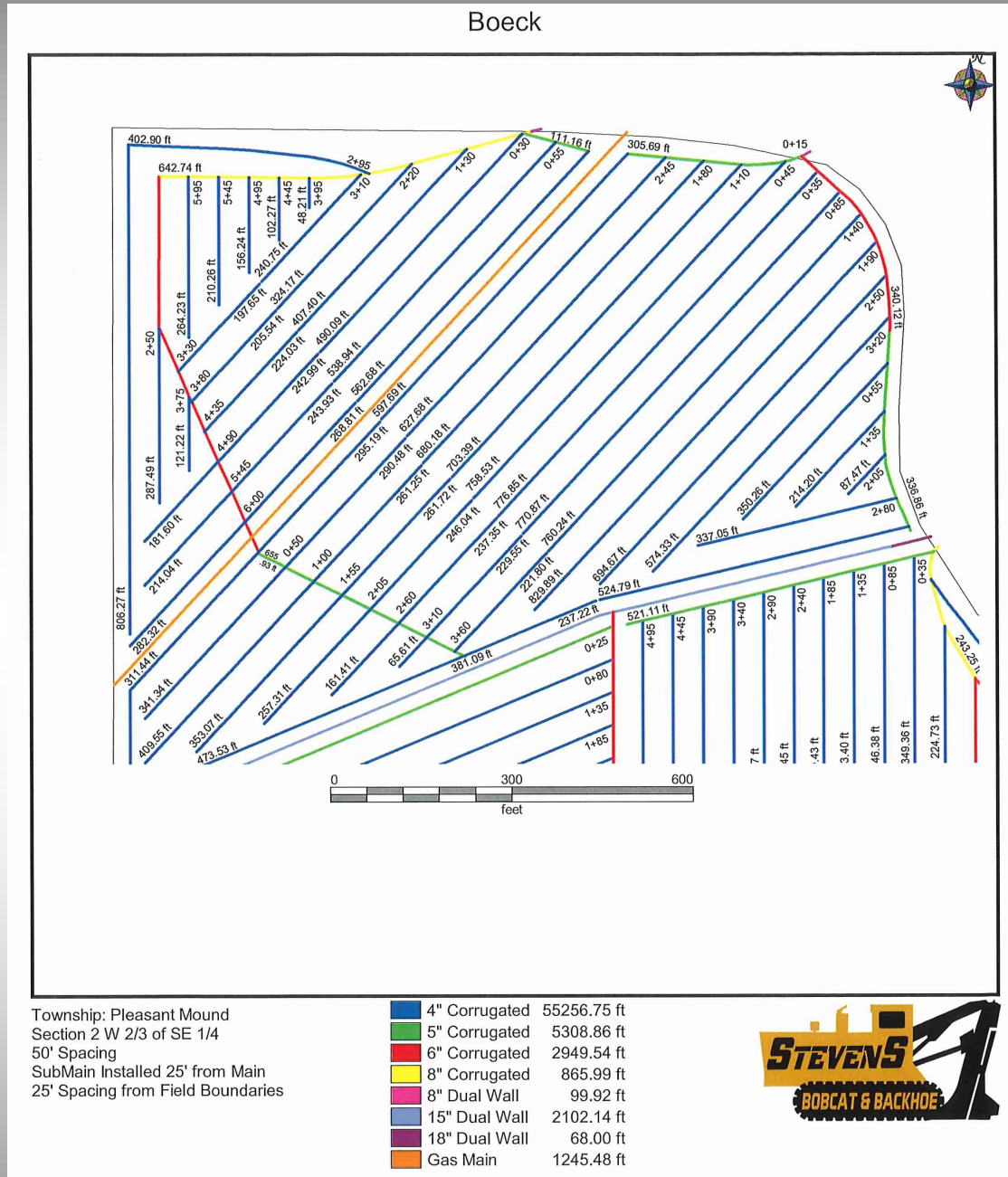
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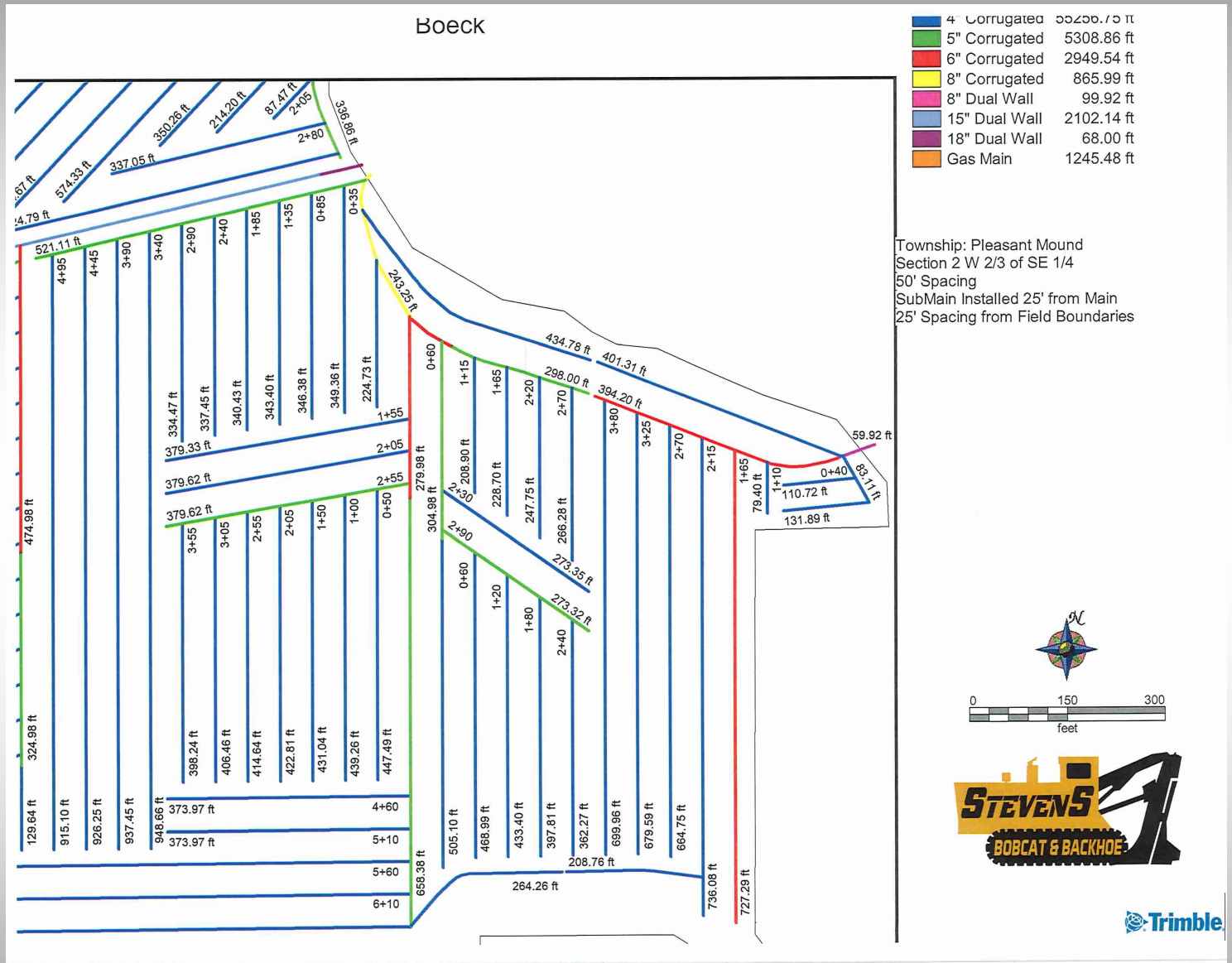
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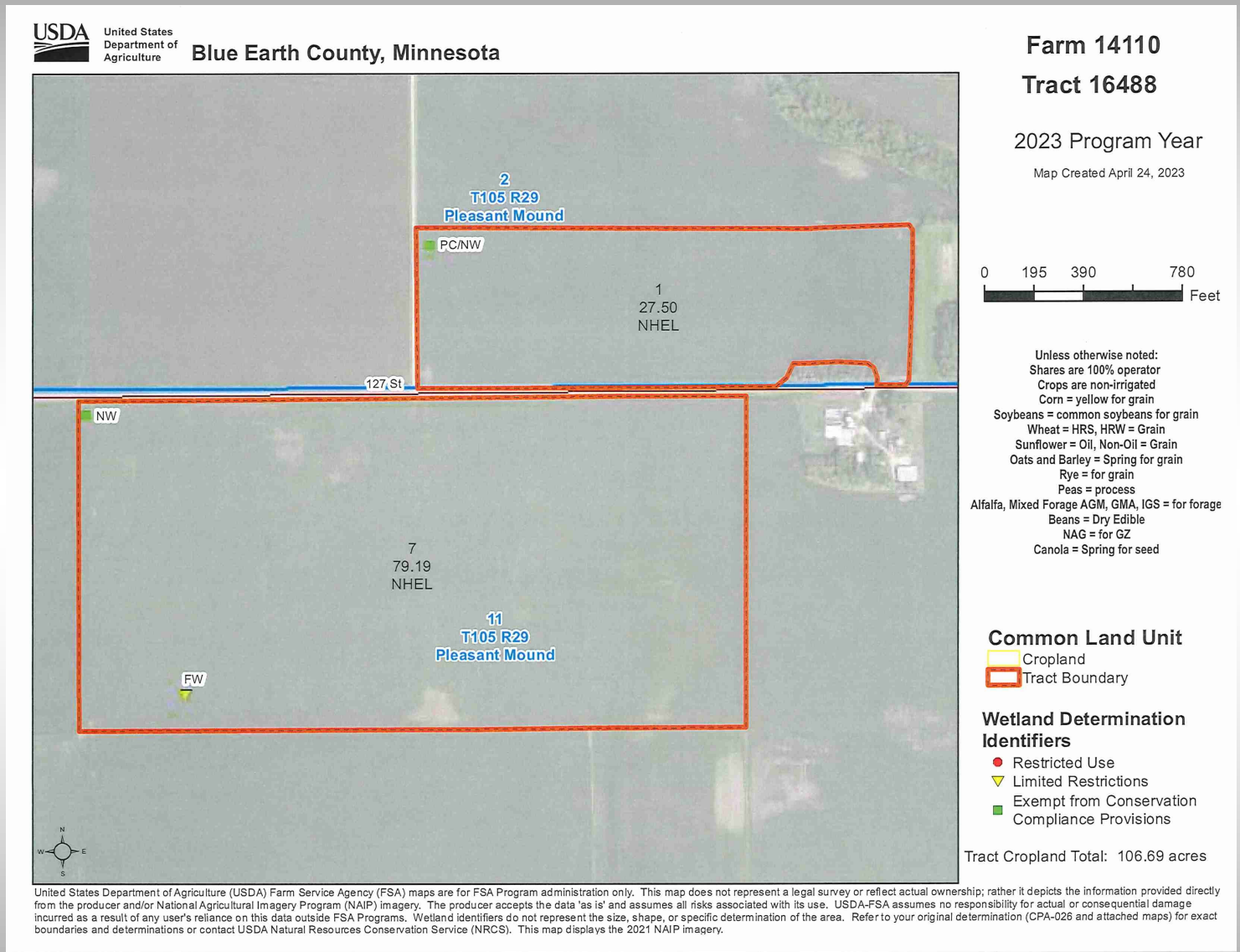
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PARCEL 1 & 2 FSA Map



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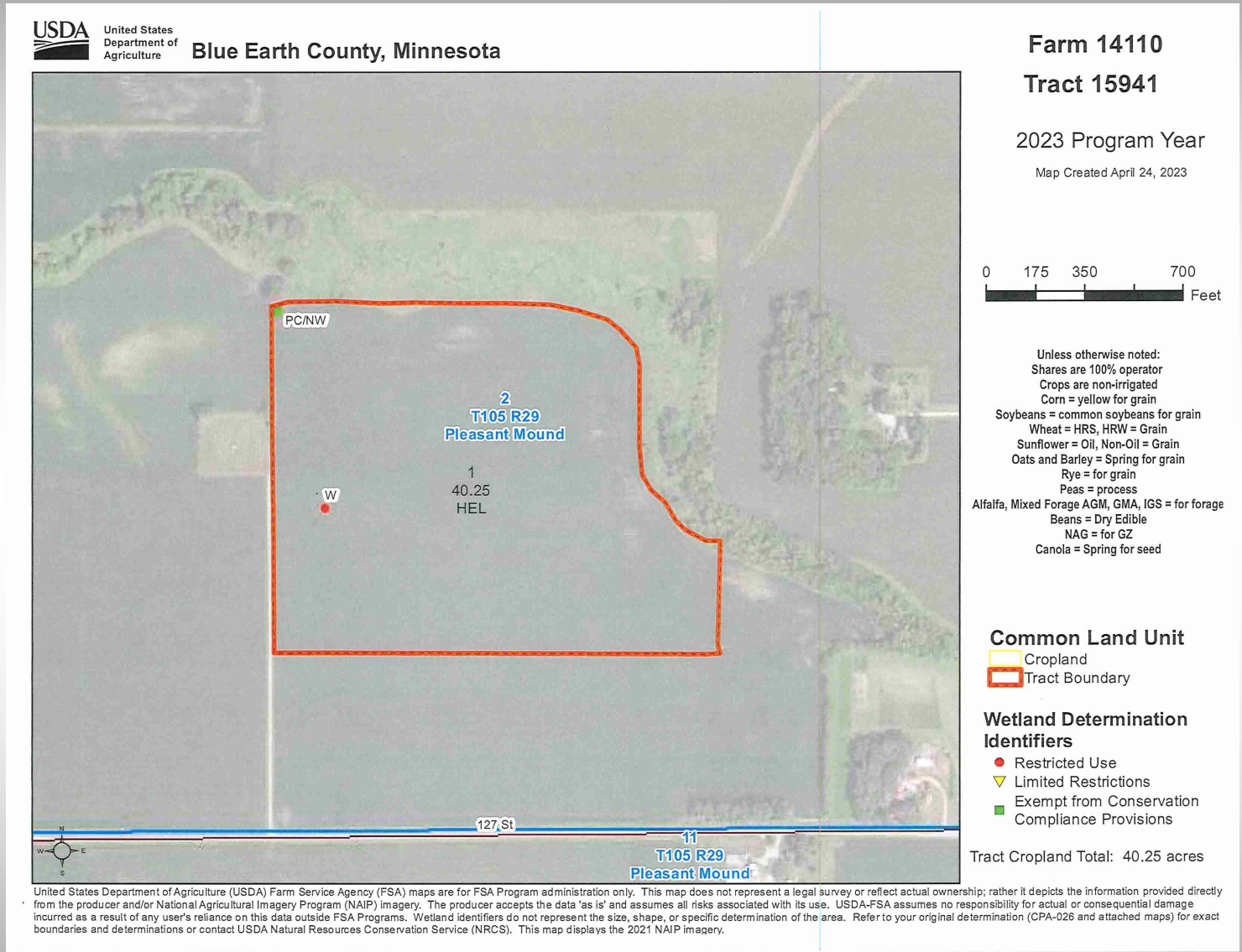
160.63 Acres +/- of Bare Farmland in Pleasant Mound Twp, Blue Earth Co., MN

FARMLAND AUCTION

Thursday, May 25, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Snowbird Event Center 224 East Main St, Amboy, MN

PARCEL 2 FSA Map



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

www.auctioneeralley.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

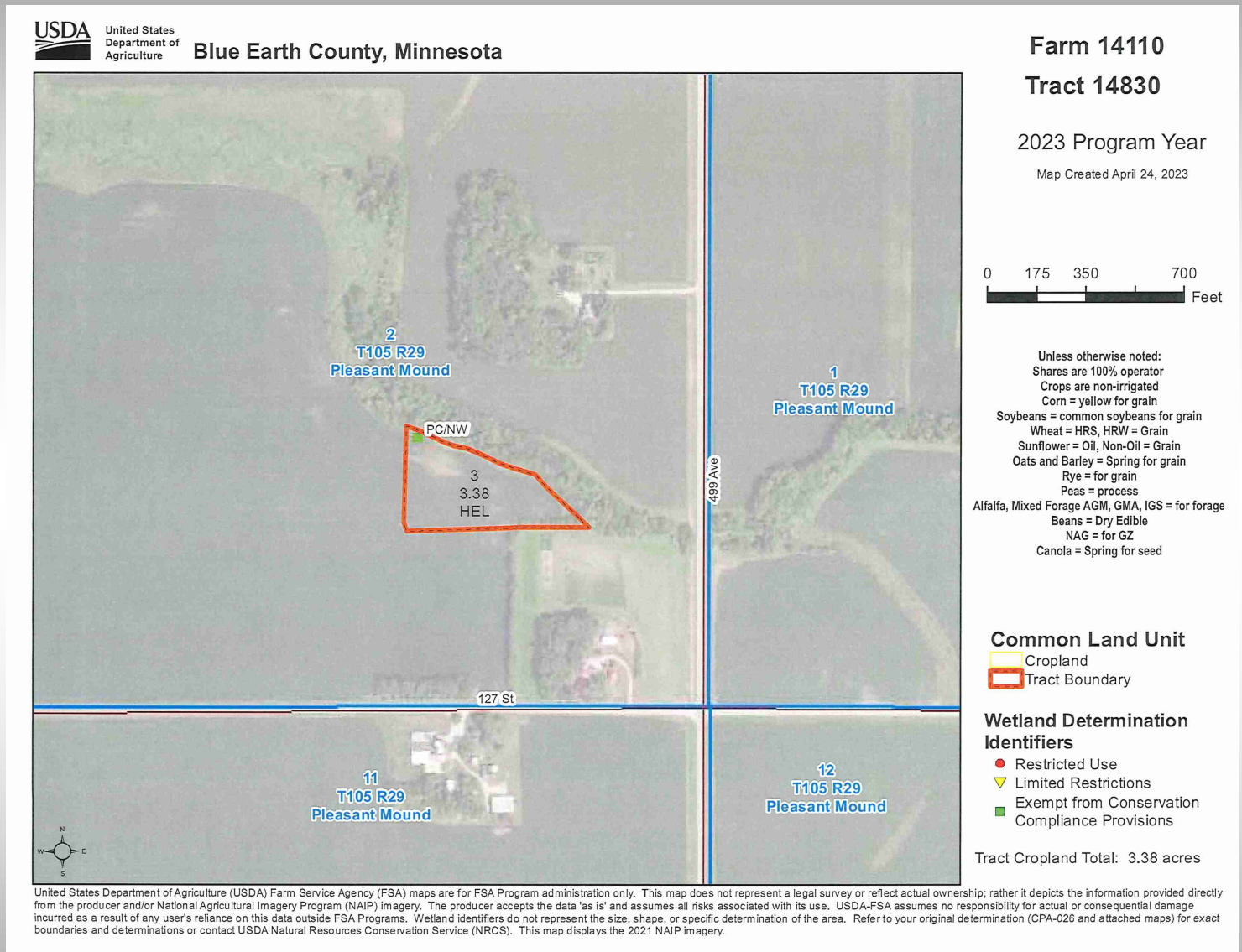
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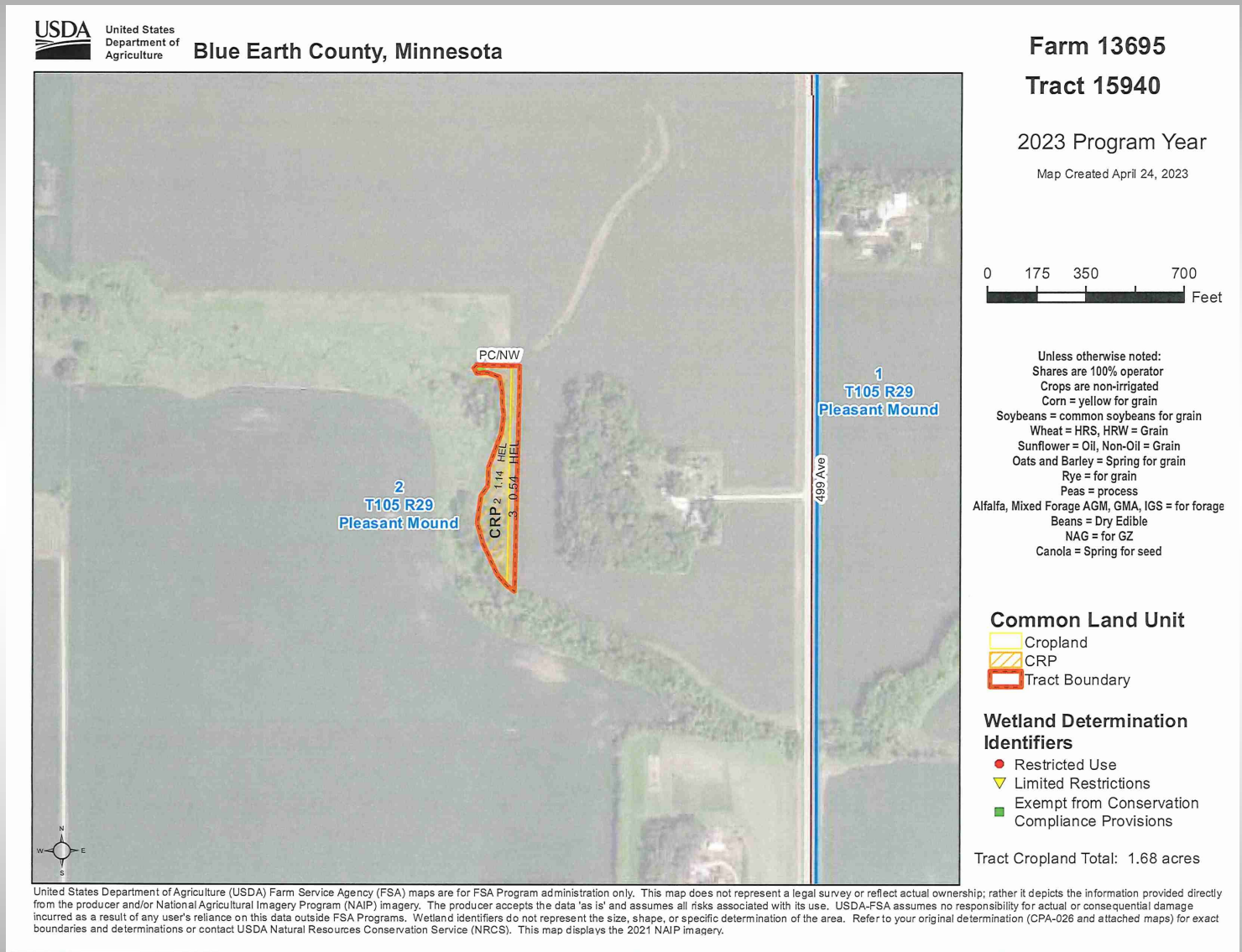
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160.63 Acres +/- of Bare Farmland in Pleasant Mound Twp, Blue Earth Co., MN

FARMLAND AUCTION

Thursday, May 25, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Snowbird Event Center 224 East Main St, Amboy, MN

PARCEL 1 & 2 FSA Information

MINNESOTA
BLUE EARTH

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 14110

Prepared : 4/25/23 8:22 AM CST

Crop Year : 2023

Abbreviated 156 Farm Record

Tract Number : 16488

Description : 11-105-29 Pleasant Mound

FSA Physical Location : MINNESOTA/BLUE EARTH

ANSI Physical Location : MINNESOTA/BLUE EARTH

BIA Unit Range Number :

HEL Status : NHSL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : JANET BOECK

Other Producers : None

Recon ID : 27-013-2023-10

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
106.69	106.69	106.69	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	106.69	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	2.04	0.00	38
Corn	41.73	0.00	136
Soybeans	30.69	0.00	41
TOTAL	74.46	0.00	



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160.63 Acres +/- of Bare Farmland in Pleasant Mound Twp, Blue Earth Co., MN

FARMLAND AUCTION

Thursday, May 25, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Snowbird Event Center 224 East Main St, Amboy, MN

PARCEL 2 FSA Information

Tract Number : 15941

Description : W2SE4(2) Pleasant Mound
FSA Physical Location : MINNESOTA/BUE EARTH
ANSI Physical Location : MINNESOTA/BUE EARTH
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : JANET BOECK
Other Producers : None
Recon ID : 27-013-2019-149

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
40.25	40.25	40.25	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	40.25	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.20	0.00	38
Corn	29.41	0.00	136
Soybeans	4.93	0.00	41
TOTAL	34.54	0.00	

Tract Number : 14830

Description : SW4NE4SE4(2) Pleasant Mound
FSA Physical Location : MINNESOTA/BUE EARTH
ANSI Physical Location : MINNESOTA/BUE EARTH
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : JANET BOECK
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
3.38	3.38	3.38	0.00	0.00	0.00	0.00	0.0



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160.63 Acres +/- of Bare Farmland in Pleasant Mound Twp, Blue Earth Co., MN

FARMLAND AUCTION

Thursday, May 25, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Snowbird Event Center 224 East Main St, Amboy, MN

PARCEL 2 FSA Information

MINNESOTA
BLUE EARTH
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 14110

Prepared : 4/25/23 8:22 AM CST

Crop Year : 2023

Tract 14830 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	3.38	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	3.13	0.00	119
Soybeans	0.22	0.00	37
TOTAL	3.35	0.00	

Tract Number : 15940

Description : W2SE4(2) Pleasant Mound

FSA Physical Location : MINNESOTA/BLUE EARTH

ANSI Physical Location : MINNESOTA/BLUE EARTH

BIA Unit Range Number :

HEL Status : HEL field on tract, Conservation system being actively applied

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : JANET BOECK

Other Producers : None

Recon ID : 27-013-2019-149

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
1.68	1.68	1.68	0.00	0.00	0.00	0.00	0.0

MINNESOTA
BLUE EARTH
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 13695

Prepared : 4/25/23 8:21 AM CST

Crop Year : 2023

Tract 15940 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	0.54	0.00	1.14	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	0.39	0.00	136
Soybeans	0.07	0.00	41
TOTAL	0.46	0.00	



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PARCEL 2 CRP Contract

Page 1 of 1

CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 27 013		2. SIGN-UP NUMBER 48	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11133B		4. ACRES FOR ENROLLMENT 1.14	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) BLUE EARTH COUNTY FARM SERVICE AGENCY 1160 S VICTORY DR STE 1 MANKATO, MN56001-5358				6. TRACT NUMBER 15940		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2016 TO: (MM-DD-YYYY) 09-30-2031	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (507) 345-4651 x2				8. SIGNUP TYPE: Continuous			
<p>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</p>							
9A. Rental Rate Per Acre \$ 264.99		10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment \$ 302.00		A. Tract No. 15940		B. Field No. 2		C. Practice No. CP21	
9C. First Year Payment \$		D. Acres 1.14		E. Total Estimated Cost-Share \$ 114.00			
(Item 9C is applicable only when the first year payment is prorated.)							
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) JANET BOECK PO BOX 454 AMBOY, MN56010-0454		(2) SHARE 100.00 %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %		(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE				B. DATE (MM-DD-YYYY)	
<p>NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.</p> <p>Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</p> <p>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.</p> <p>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.</p> <p>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) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.</p>							



AUCTIONEERS AND SALES STAFF

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FARMLAND AUCTION

Thursday, May 25, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Snowbird Event Center 224 East Main St, Amboy, MN

PARCEL 1



Summary

Parcel ID R47.21.11.200.010
Property Address N/A
Sec/Twp/Rng 011/105/29
Brief Tax Description NE 1/4 OF NW 1/4 & NW 1/4 OF NE 1/4 SEC 11 TWP 105N RG 29W 80 AC
(Note: Not to be used on legal documents)
Area 80.00 Acres
Use Code 2ANHGA-Agricultural Non-homestead - Non HGA
Tax Authority Group PLEASANT MOUND T SCH 2135

* The Use Code is the Assessor Office's determination of the use of the property for the current assessment year and is not the same as the property's zoning.

* Please contact the zoning authority for information regarding zoning.

Owners

Primary Owner
[BOECK JANET](#)
PO Box 454
Amboy MN 56010

Alternate Taxpayer

Fee Owner

Land

Lot Area 80.00 Acres ; 3,484,800 SF

Agricultural Land

Description	Soil Type	Acres
Ag Land	68CER	77.51
Ag Land	MEADOW	0.06
Ag Land	EXEMPT RD	2.43
		Total Acres: 80.00

Valuation - Assessment Year

	2023 Values	2022 Values	2021 Values
EMV Improvement	\$0	\$0	\$0
EMV Land	\$780,300	\$611,600	\$521,900
EMV Machine	\$0	\$0	\$0
EMV (Estimated Market Value) Total	\$780,300	\$611,600	\$521,900
Green Acres Value	\$0	\$0	\$0

Taxation

	2023 Payable	2022 Payable
Estimated Market Value	\$611,600	\$521,900
Taxable Market Value	\$611,600	\$521,900
Net Tax Amount	\$3,506.00	\$1,792.00
+ Special Assessments	\$0.00	\$0.00
= Total Taxes Due	\$3,506.00	\$1,792.00
+ Penalty	\$0.00	\$0.00
+ Interest	\$0.00	\$0.00
+ Fees	\$0.00	\$0.00
- Amount Paid	\$0.00	\$1,792.00
= Outstanding Balance	\$3,506.00	\$0.00



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FARMLAND AUCTION

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PARCEL 2



Summary

Parcel ID R47.21.02.400.002
Property Address N/A
Sec/Twp/Rng 002/105/29
Brief Tax Description W30A OF S2 OF S2 OF SE4 002 105 29 030.000A
(Note: Not to be used on legal documents)
Area 30.00 Acres
Use Code 2ANHGA-Agricultural Non-homestead - Non HGA
Tax Authority Group PLEASANT MOUND T SCH 2135

* The Use Code is the Assessor Office's determination of the use of the property for the current assessment year and is not the same as the property's zoning.
* Please contact the zoning authority for information regarding zoning.

Owners

Primary Owner	Alternate Taxpayer	Fee Owner
BOECK JANET PO Box 454 Amboy MN 56010		

Land

Lot Area 30.00 Acres ; 1,306,800 SF

Agricultural Land

Description	Soil Type	Acres
Ag Land	81CER	27.63
Ag Land	MEADOW	0.38
Ag Land	WOODS	0.49
Ag Land	EXEMPT RD	1.50
		Total Acres: 30.00

Sales

Date	Seller	Buyer	Recording	eCRV	Sale Condition - NUTC	Type	Multi Parcel	Amount
7/21/2004	ROYER MAVIS & RICHARD	BOECK RODNEY	CRV-19379	19379	Sale of interest in or Payoff of Contract; Mortgage Assumption	Deed		\$60,000.00
1/26/1995	BOECK RODNEY & JANET	BOECK R & J & ROYER MAVIS			Correction Deed, not an actual sale	Deed		\$500.00
12/10/1994	ROYER MAVIS & RICHARD	OECK RODNEY & ROYER MAVIS			Normal Arms-Length Transaction	Deed		\$60,000.00
12/9/1994	BOECK GERHARD H & VERNA	BOECK RODNEY & ROYER MAVIS			Correction Deed, not an actual sale	Deed		\$500.00
11/1/1983					Normal Arms-Length Transaction	Deed		\$1,000.00

There are other parcels involved in one or more of the above sales:
[Recording: CRV-19379 - Parcel: R472111200005](#)

Valuation - Assessment Year

	2023 Values	2022 Values	2021 Values	2020 Values	2019 Values	2018 Values
EMV Improvement	\$0	\$0	\$0	\$0	\$0	\$0
EMV Land	\$317,500	\$258,600	\$220,900	\$220,900	\$234,900	\$217,700
EMV Machine	\$0	\$0	\$0	\$0	\$0	\$0
EMV (Estimated Market Value)	\$317,500	\$258,600	\$220,900	\$220,900	\$234,900	\$217,700
Total						
Green Acres Value	\$0	\$0	\$0	\$0	\$0	\$0

Taxation

	2023 Payable	2022 Payable	2021 Payable	2020 Payable	2019 Payable	2018 Payable
Estimated Market Value	\$258,600	\$220,900	\$220,900	\$234,900	\$217,700	\$235,000
Taxable Market Value	\$258,600	\$220,900	\$220,900	\$234,900	\$217,700	\$235,000



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FARMLAND AUCTION

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PARCEL 2

BLUE EARTH COUNTY

Summary

Parcel ID R47.21.02.400.006
 Property Address N/A
 Sec/Twp/Rng 002/105/29
 Brief Tax Description COM @ SW COR OF SE4 N657.95 TO BEG E1589.72' N1260.81' W1589.72' S1262.47' TO BEG 002 105 29 046.050A
 (Note: Not to be used on legal documents)
 Area 46.05 Acres
 Use Code 2ANHGA-Agricultural Non-homestead - Non HGA
 Tax Authority Group PLEASANT MOUND T SCH 2135

* The Use Code is the Assessor Office's determination of the use of the property for the current assessment year and is not the same as the property's zoning.
 * Please contact the zoning authority for information regarding zoning.

Owners

Primary Owner Alternate Taxpayer Fee Owner
 BOECK JANET
 PO Box 454
 Amboy MN 56010

Land

Lot Area 46.05 Acres ; 2,005,938 SF

Agricultural Land

Description	Soil Type	Acres
Ag Land	71CER	40.58
Ag Land	MEADOW	0.97
Ag Land	WETLAND	4.50
		Total Acres: 46.05

Sales

Date	Seller	Buyer	Recording	eCRV	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/1/1986					Normal Arms-Length Transaction	Deed		\$32,000.00
2/1/1986					Normal Arms-Length Transaction	Deed		\$1,000.00

Valuation - Assessment Year

	2023 Values	2022 Values	2021 Values	2020 Values	2019 Values	2018 Values
EMV	\$0	\$0	\$0	\$0	\$0	\$0
Improvement						
EMV Land	\$433,800	\$341,100	\$291,600	\$291,600	\$317,500	\$294,600
EMV Machine	\$0	\$0	\$0	\$0	\$0	\$0
EMV (Estimated Market Value)	\$433,800	\$341,100	\$291,600	\$291,600	\$317,500	\$294,600
Total						
Green Acres Value	\$0	\$0	\$0	\$0	\$0	\$0

Taxation

	2023 Payable	2022 Payable	2021 Payable	2020 Payable	2019 Payable	2018 Payable
Estimated Market Value	\$341,100	\$291,600	\$291,600	\$317,500	\$294,600	\$313,600
Taxable Market Value	\$341,100	\$291,600	\$291,600	\$317,500	\$294,600	\$313,600
Net Tax Amount	\$1,956.00	\$600.00	\$628.00	\$472.00	\$430.00	\$460.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$1,956.00	\$600.00	\$628.00	\$472.00	\$430.00	\$460.00
+ Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



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FARMLAND AUCTION

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SALE LOCATION: Auction will be held at the Snowbird Event Center 224 East Main St, Amboy, MN

PARCEL 2



Summary

Parcel ID R47.21.02.400.009
Property Address N/A
Sec/Twp/Rng 002/105/29
Brief Tax Description PT SE 1/4 OF SE 1/4, BEG 657.95'N & 1589.72'E OF S COR, N12.35', N400', SE450', SE456.63', W789.89' SEC 02 TWP 105 RG 29 4.58A
(Note: Not to be used on legal documents)
Area 4.58 Acres
Use Code 2ANHGA-Agricultural Non-homestead - Non HGA
Tax Authority Group PLEASANT MOUND T SCH 2135

* The Use Code is the Assessor Office's determination of the use of the property for the current assessment year and is not the same as the property's zoning.
* Please contact the zoning authority for information regarding zoning.

Owners

Primary Owner BOECK JANET PO Box 454 Amboy MN 56010	Alternate Taxpayer	Fee Owner
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Land

Lot Area 4.58 Acres; 199,505 SF

Agricultural Land

Description	Soil Type	Acres
Ag Land	68CER	3.66
Ag Land	WETLAND	0.39
Ag Land	MEADOW	0.06
Ag Land	WOODS	0.47
		Total Acres: 4.58

Sales

Date	Seller	Buyer	Recording	eCRV	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/29/2018	ROELOFS STEPHEN G & JODI MARIE	BOECK RODNEY G & JANET M	CRV-789882	789882	Assessor Value for Sale Year Not Available or Split	Deed		\$20,610.00

Valuation - Assessment Year

	2023 Values	2022 Values	2021 Values	2020 Values	2019 Values	2018 Values
EMV	\$0	\$0	\$0	\$0	\$0	\$0
Improvement						
EMV Land	\$38,800	\$30,700	\$26,300	\$26,300	\$28,600	\$26,400
EMV Machine	\$0	\$0	\$0	\$0	\$0	\$0
EMV (Estimated Market Value)	\$38,800	\$30,700	\$26,300	\$26,300	\$28,600	\$26,400
Total						
Green Acres Value	\$0	\$0	\$0	\$0	\$0	\$0

Taxation

	2023 Payable	2022 Payable	2021 Payable	2020 Payable	2019 Payable
Estimated Market Value	\$30,700	\$26,300	\$26,300	\$28,600	\$26,400
Taxable Market Value	\$30,700	\$26,300	\$26,300	\$28,600	\$26,400
Net Tax Amount	\$176.00	\$90.00	\$94.00	\$80.00	\$76.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$176.00	\$90.00	\$94.00	\$80.00	\$76.00
+ Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Amount Paid	\$0.00	\$90.00	\$94.00	\$80.00	\$76.00
= Outstanding Balance	\$176.00	\$0.00	\$0.00	\$0.00	\$0.00



AUCTIONEERS AND SALES STAFF

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KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

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

www.auctioneeralley.com

160.63 Acres +/- of Bare Farmland in Pleasant Mound Twp, Blue Earth Co., MN

FARMLAND AUCTION

Thursday, May 25, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Snowbird Event Center 224 East Main St, Amboy, 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. 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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