



**NOREN LAND AUCTION**  
**JUNE 23, 2023 @ 10 AM**  
**St. James American Legion**  
**620 1st Ave S, St. James, MN**

**381.60 ACRES +/-**  
**SECTION 30 & 31 OF RIVERDALE TWP**  
**WATONWAN COUNTY, MN**

**AUCTIONEERS AND SALES STAFF**

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060





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

**Friday, June 23, 2023 @ 10:00 AM**

**SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN**



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

## NOREN FAMILY 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 Acres +/- x The Bid – W ½ of NE ¼  
Parcel 2- 33.27 Acres +/- x The Bid – N 33.27 of NE ¼ of NE ¼  
Parcel 3- 116.32 Acres +/- x The Bid- S ½ of SE ¼ & NW ¼ of SE ¼  
Parcel 4- 72.01 Acres +/- x The Bid- Govt Lots 9 & 16  
Parcel 5- 80 Acres +/- x The Bid- Govt Lots 10 & 15  
**\*Parcel 1, 2 & 5 will be sold by legal description only. Parcel 3 & 4 will be surveyed and acres adjusted at the time of closing.**

**LEGAL DESCRIPTION 1:** 80 +/- Deeded Acres located in the W ½ of the NE ¼ in Section 31, TWP 107N, Range 31W, Watonwan County, MN

**TAX PARCEL ID 1:** 090310700

**BUILDINGS 1:** None

**REAL ESTATE TAXES 1:** 2023 (NON-HSTD) Ag Taxes = \$3,486.00

**FSA INFORMATION 1:**

Total Deeded Acres	=	80.00 +/- Acres
FSA Tillable Acres	=	78.30 +/- Acres
Corn Base Acres	=	37.90 +/- Acres
Corn PLC Yield	=	142.00 +/- Bushels
Soybean Base Acres	=	37.60 +/- Acres
Soybean PLC Yield	=	41.00 +/- Bushels
Total Base Acres	=	75.50 +/- Acres

**PREDOMINANT SOILS 1:** Fieldon Canisteo Complex, Litchfield Loamy Fine Sand & Crippin Loam

**CPI PARCEL 1:** Crop Productivity Index = 76.7  
**\*See Soils Map**

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

**DRAINAGE PARCEL 1:** Part of Judicial Ditch 26  
**\*See Tile Map**

**NRCS CLASSIFICATION 1:** NHEL

**WETLAND STATUS 1:** Completed 6-29-1993 PC/NW  
**\*See Wetland Determination**

**AUCTIONS – REAL ESTATE - APPRAISALS**



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**LEGAL DESCRIPTION 2:** 33.27 +/- Deeded Acres located in the NE ¼ of the NE ¼ in Section 31, TWP 107N, Range 31W, Watonwan County, MN

**TAX PARCEL ID 2:** 090310810

**BUILDINGS 2:** None

**REAL ESTATE TAXES 2:** 2023 (NON-HSTD) Ag Taxes = \$612.00

**FSA INFORMATION 2:**

Total Deeded Acres	=	33.27 +/- Acres
FSA Tillable Acres	=	30.90 +/- Acres
Corn Base Acres	=	28.70 +/- Acres
Corn PLC Yield	=	146.00 +/- Bushels
Soybean Base Acres	=	2.20 +/- Acres
Soybean PLC Yield	=	41.00 +/- Bushels
Total Base Acres	=	30.90 +/- Acres

**PREDOMINANT SOILS 2:** Fieldon Loam

**CPI PARCEL 2:** Crop Productivity Index = 69.6  
\*See Soils Map

**TOPOGRAPHY 2:** Level  
\*See Topography Map

**DRAINAGE PARCEL 2:** Private tile outlets to Butterfield Creek  
\*See Tile Maps

**NRCS CLASSIFICATION 2:** NHEL

**WETLAND STATUS 2:** Completed 2-28-2014 PC/NW  
\*See FSA Info

**LEGAL DESCRIPTION 3 & 4:** 116.32 +/- Deeded Acres located in the S ½ of the SE ¼ & NW ¼ of the SE ¼ & 72.01 +/- Deeded Acres located in Govt Lots 9 & 16 in Section 30, TWP 107N, Range 31W, Watonwan County, MN

**TAX PARCEL ID 3 & 4:** 090300600 & 090300500

**BUILDINGS 3& 4:** None

**REAL ESTATE TAXES 3 & 4:** 2023 (NON-HSTD) Ag Taxes = \$4,822.00

**FSA INFORMATION 3 & 4:**

Total Deeded Acres	=	188.33 +/- Acres
FSA Tillable Acres	=	174.22 +/- Acres
Corn Base Acres	=	89.26 +/- Acres
Corn PLC Yield	=	142.00 +/- Bushels

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Soybean Base Acres = 64.89 +/- Acres  
Soybean PLC Yield = 41.00 +/- Bushels  
Oats Base Acres = 0.98 +/- Acres  
Oats PLC Yield = 72.00 +/- Bushels  
Total Base Acres = 155.13 +/- Acres

**PREDOMINANT SOILS 3:** Litchfield Loamy Fine Sand & Fieldon Loam

**CPI PARCEL 3:** Crop Productivity Index = 65.8  
\*See Soils Map

**TOPOGRAPHY 3:** Level  
\*See Topography Map

**DRAINAGE PARCEL 3:** Private tile outlets to Butterfield Creek  
\*See Tile Map

**NRCS CLASSIFICATION 3:** NHEL

**WETLAND STATUS 3:** Completed 6-29-1993 PC/NW  
\*See Wetland Determination

**PREDOMINANT SOILS 4:** Coland Clay Loam & Fieldon Loam

**CPI PARCEL 4:** Crop Productivity Index = 79  
\*See Soils Map

**TOPOGRAPHY 4:** Level to Gently Rolling  
\*See Topography Map

**DRAINAGE PARCEL 4:** Private tile outlets to Butterfield Creek  
\*See Tile Map

**NRCS CLASSIFICATION 4:** NHEL

**WETLAND STATUS 4:** Completed 6-29-1993 PC/NW  
\*See Wetland Determination

**LEGAL DESCRIPTION 5:** 80+/- Deeded Acres located in Govt Lots 10 & 15 in Section 30, TWP 107N, Range 31W, Watonwan County, MN

**TAX PARCEL ID 5:** 090300505

**BUILDINGS 5:** None

**REAL ESTATE TAXES 5:** 2023 (NON-HSTD) Ag Taxes = \$3,120.00

**AUCTIONS – REAL ESTATE - APPRAISALS**



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**FSA INFORMATION 5:**

Total Deeded Acres	=	80.00 +/- Acres
FSA Tillable Acres	=	73.98 +/- Acres
Corn Base Acres	=	31.44 +/- Acres
Corn PLC Yield	=	142.00 +/- Bushels
Soybean Base Acres	=	30.41 +/- Acres
Soybean PLC Yield	=	41.00 +/- Bushels
Oats Base Acres	=	0.12 +/- Acres
Oats PLC Yield	=	72.00 +/- Bushels
CRP	=	9.70 +/- Acres
Total Base Acres	=	62.07 +/- Acres

**PREDOMINANT SOILS 5:** Millington Clay Loam & Coland Clay Loam

**CPI PARCEL 5:** Crop Productivity Index = 83  
\*See Soils Map

**TOPOGRAPHY 5:** Level  
\*See Topography Map

**DRAINAGE PARCEL 5:** Private tile outlets to Butterfield Creek  
\*See Tile Maps

**NRCS CLASSIFICATION 5:** NHEL

**WETLAND STATUS 5:** Completed 6-29-1993 and updated in 5-28-2014 PC/NW  
\*See Wetland Determination

**LEASE STATUS 1-5:** These farms are 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**



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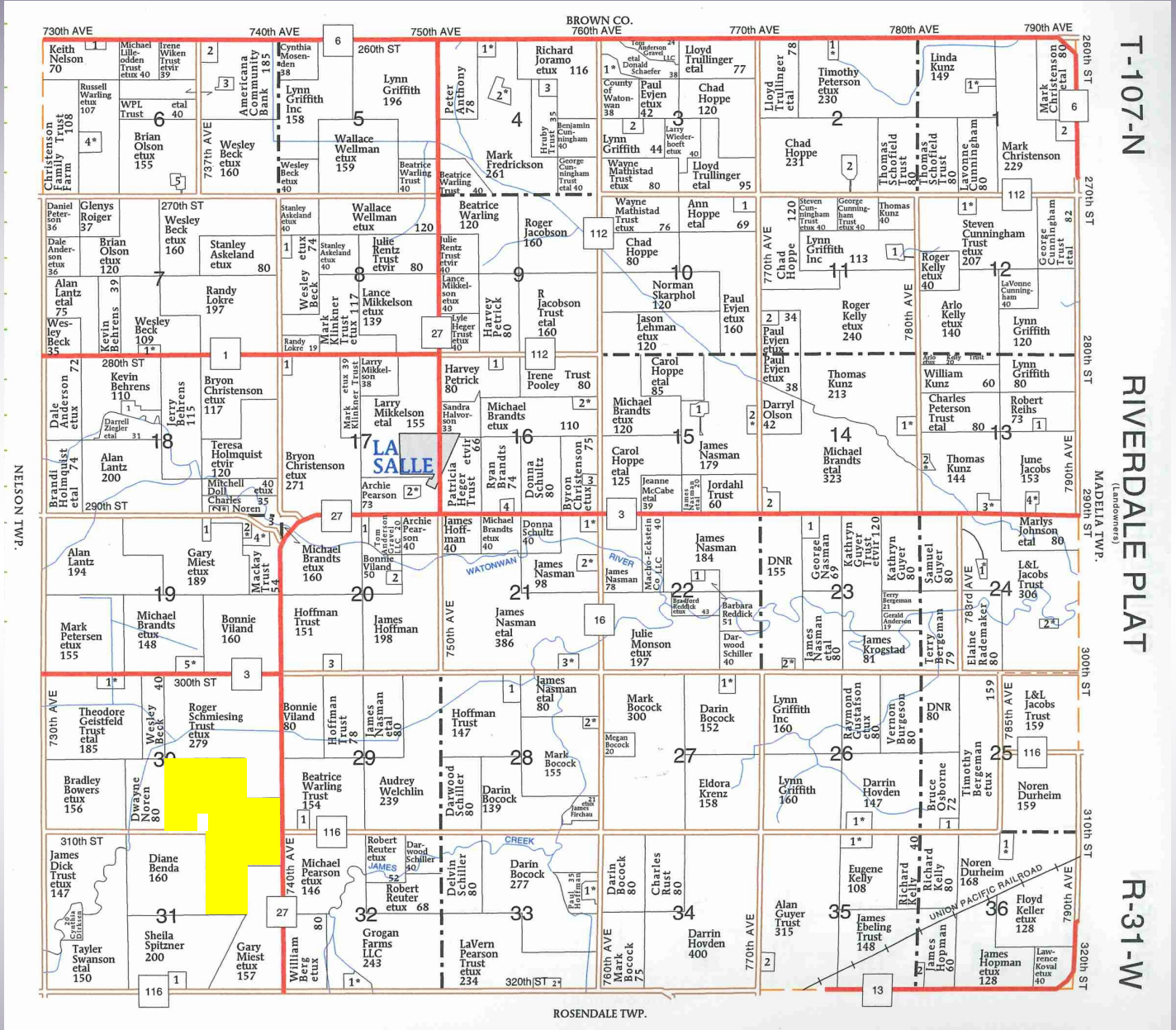


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T-107-N

RIVERDALE PLAT  
(Landowners)

R-31-W



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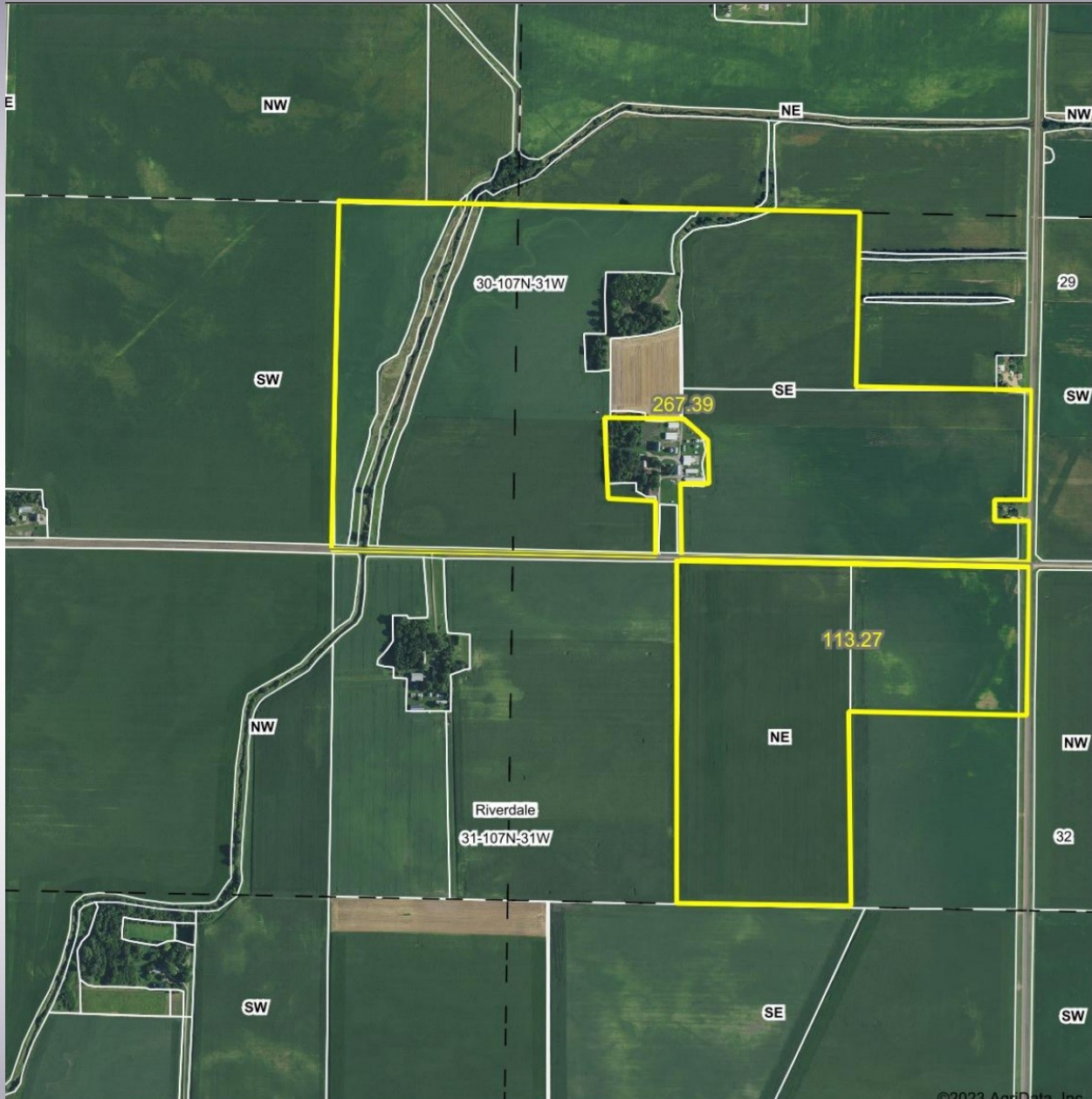
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381.60 Deeded Acres



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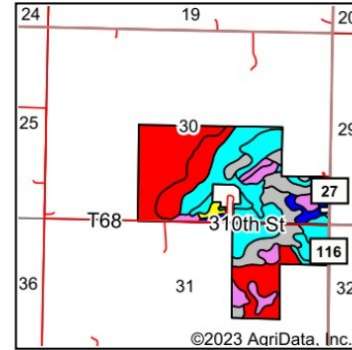
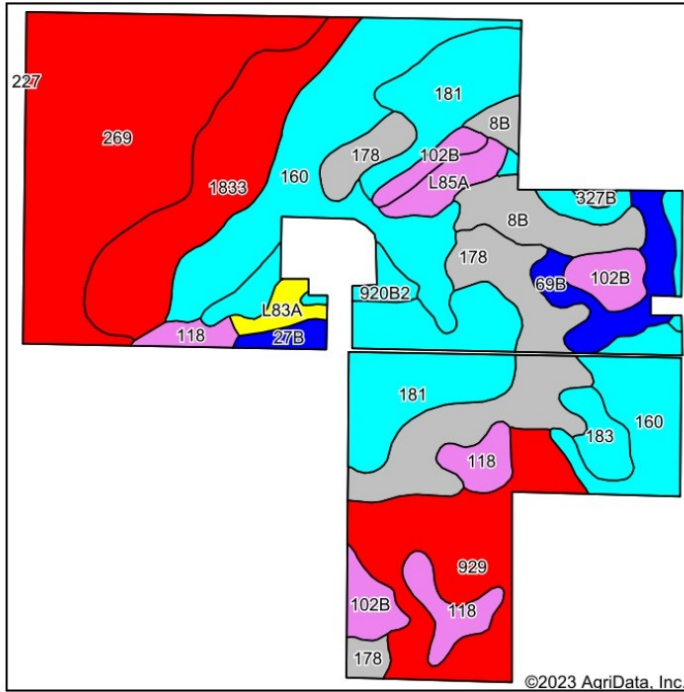


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Soils Map



State: Minnesota  
County: Watonwan  
Location: 30-107N-31W  
Township: Riverdale  
Acres: 381.6  
Date: 5/22/2023



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
269	Millington clay loam, occasionally flooded	74.54	19.5%		83
160	Fieldon loam, 0 to 2 percent slopes	63.36	16.6%		74
181	Litchfield loamy fine sand	51.64	13.5%		67
178	Granby loamy sand	39.35	10.3%		50
929	Fieldon-Canisteo complex	36.34	9.5%		83
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	35.36	9.3%		83
118	Crippin loam, 1 to 3 percent slopes	14.55	3.8%		100
8B	Sparta loamy sand, 1 to 6 percent slopes	14.47	3.8%		39
102B	Clarion loam, 2 to 6 percent slopes	14.20	3.7%		95
69B	Fedji loamy fine sand, 1 to 6 percent slopes	11.68	3.1%		60
920B2	Clarion-Estherville complex, 2 to 6 percent slopes	6.86	1.8%		76
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.99	1.6%		99
183	Dassel fine sandy loam	5.77	1.5%		72
L83A	Webster clay loam, 0 to 2 percent slopes	3.80	1.0%		93
27B	Dickinson fine sandy loam, 2 to 6 percent slopes	2.84	0.7%		60
327B	Dickman sandy loam, 2 to 6 percent slopes	0.85	0.2%		49
<b>Weighted Average</b>					<b>74.5</b>



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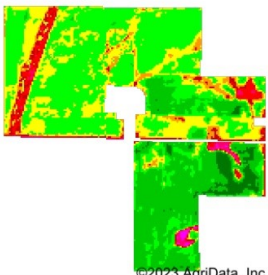
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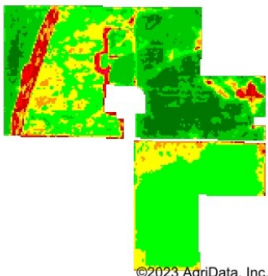
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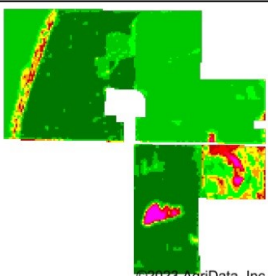
### Max NDVI Multi-year

2022	
	Std. Dev: <b>7.16</b> Max: <b>87</b> Mean: <b>76.12</b> Min: <b>28</b>
	Crop: Corn - 54% Soybeans - 40%
Remarks	

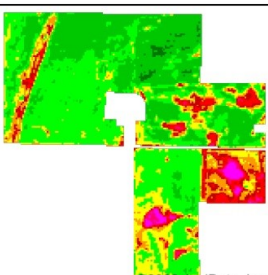
  

2021	
	Std. Dev: <b>6.22</b> Max: <b>87</b> Mean: <b>78.17</b> Min: <b>45</b>
	Crop: Corn - 55% Soybeans - 40%
Remarks	

2020	
	Std. Dev: <b>7.28</b> Max: <b>88</b> Mean: <b>82.37</b> Min: <b>27</b>
	Crop: Soybeans - 49% Corn - 44%
Remarks	

2019	
	Std. Dev: <b>8.49</b> Max: <b>87</b> Mean: <b>75.93</b> Min: <b>31</b>
	Crop: Corn - 46% Soybeans - 45%
Remarks	

Client:

Farm:

Field:



Date: 5/22/2023  
Acres: 381.6


State: MN  
County: Watonwan  
Location: 30-107N-31W  
Township: Riverdale  
Map Center: 44° 2' 12.17, -94° 36' 2.48

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


**Soils Weighted Average**  
Productivity Index: 74.5

**Elevation (feet)**  
Min: 1,027.3  
Max: 1,057.3  
Range: 30.0  
Mean: 1,042.3  
Std Dev: 7.3



Maps Provided By:



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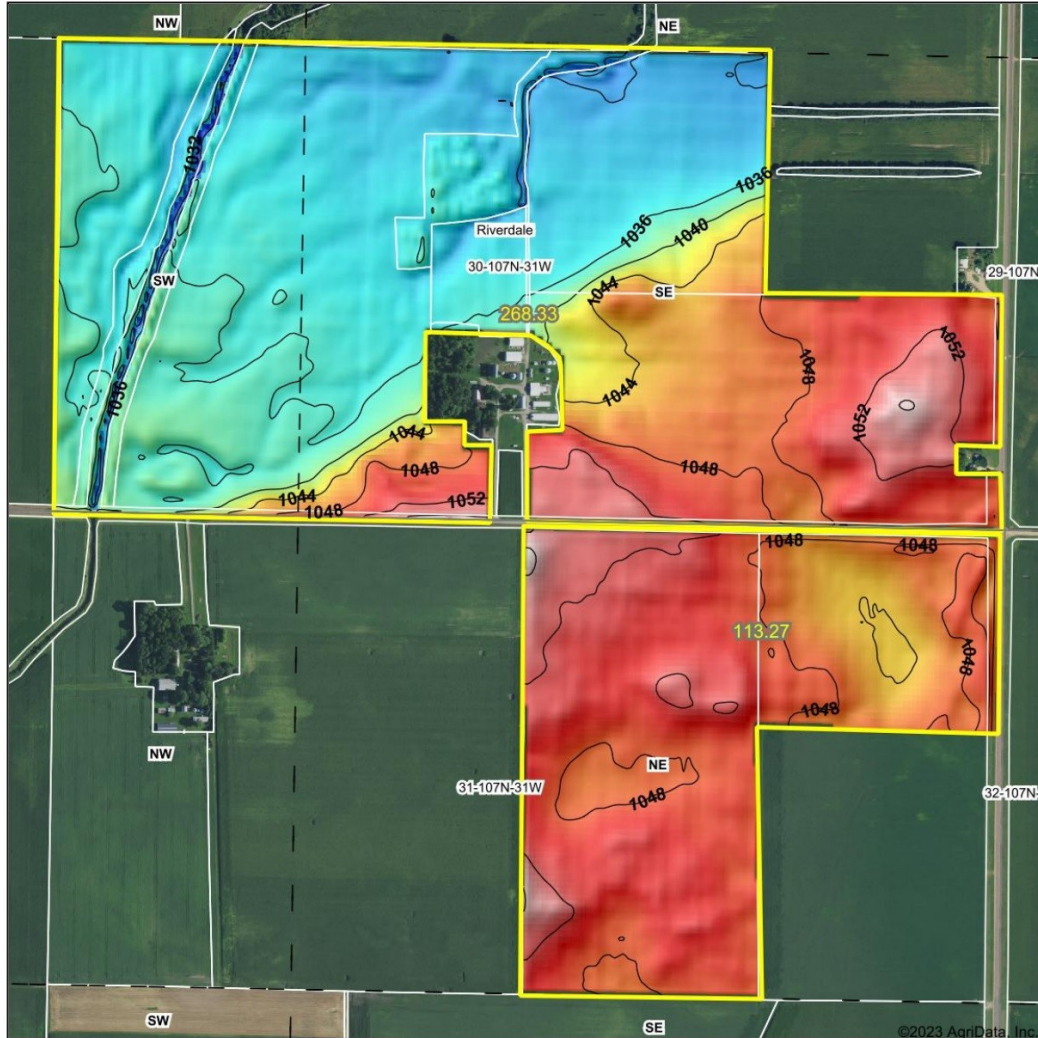


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Topography Hillshade



Low Elevation High



© AgriData, Inc. 2023 www.AgriDataInc.com  
Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem  
Interval(ft): 4  
Min: 1,027.3  
Max: 1,057.3  
Range: 30.0  
Average: 1,042.3  
Standard Deviation: 7.25 ft

0ft 825ft 1651ft



5/22/2023

30-107N-31W  
Watonwan County  
Minnesota

map center:44° 2' 12.17, -94° 36' 2.48



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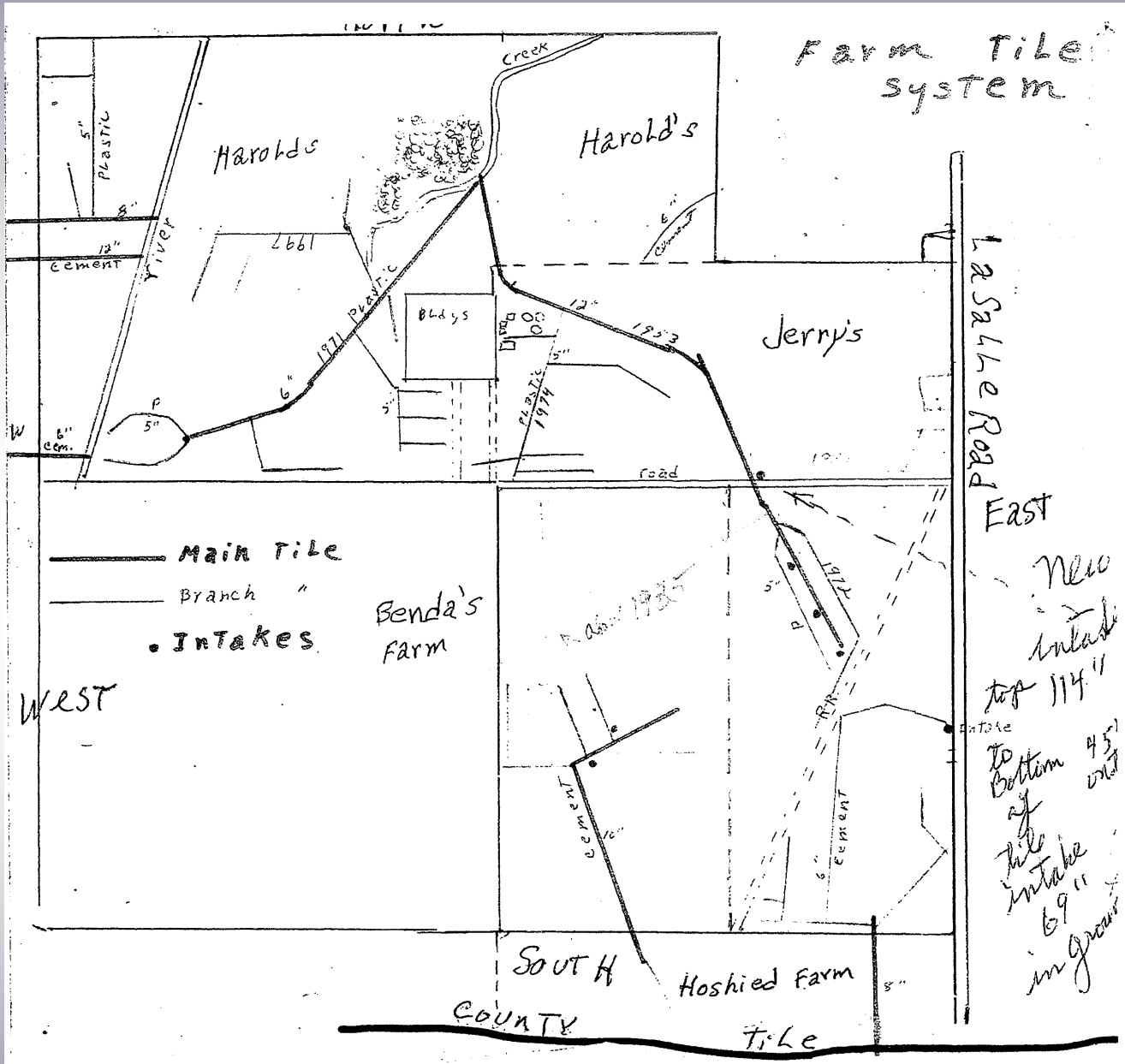
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## Private Tile Map



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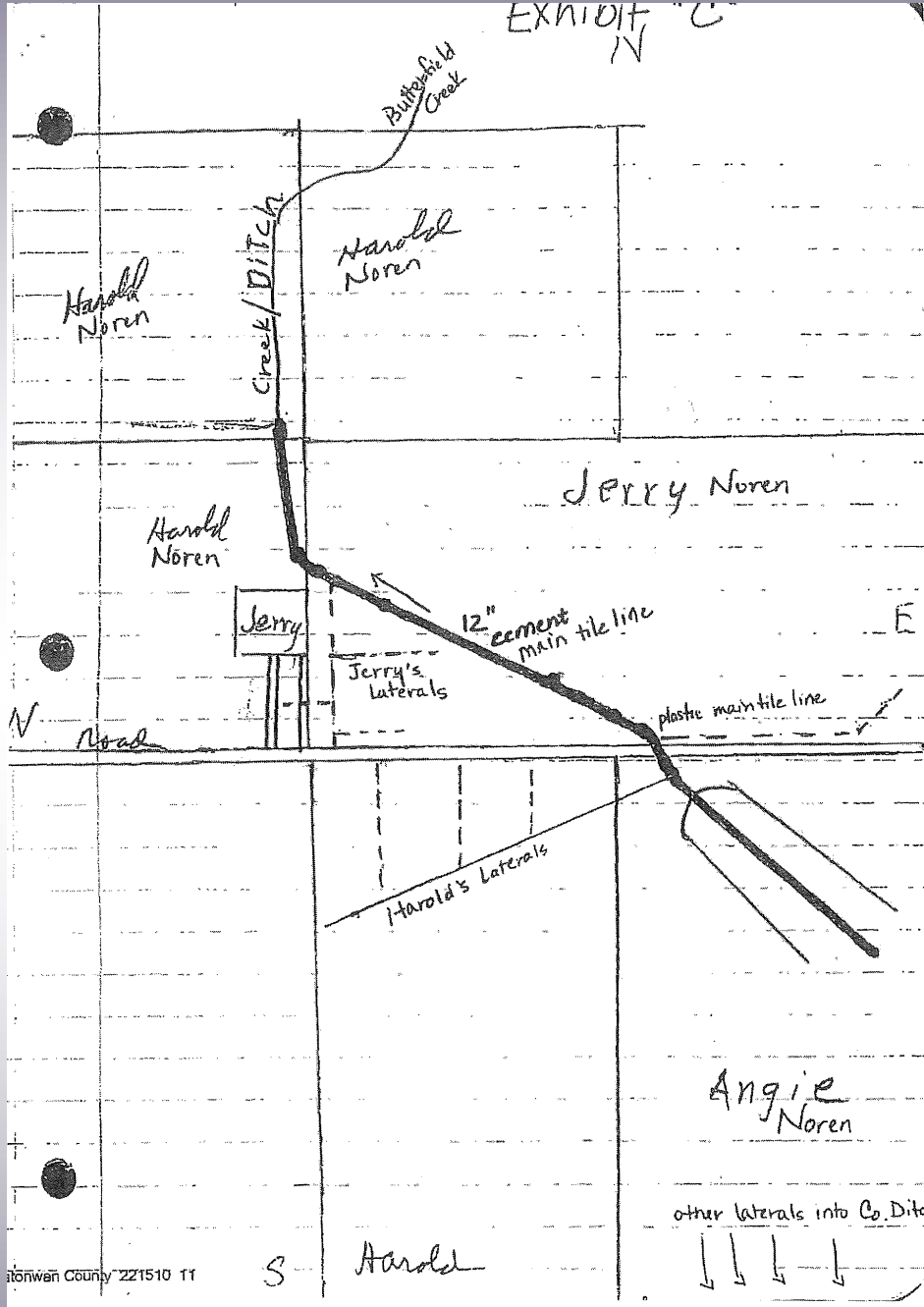


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**Private Tile Map**



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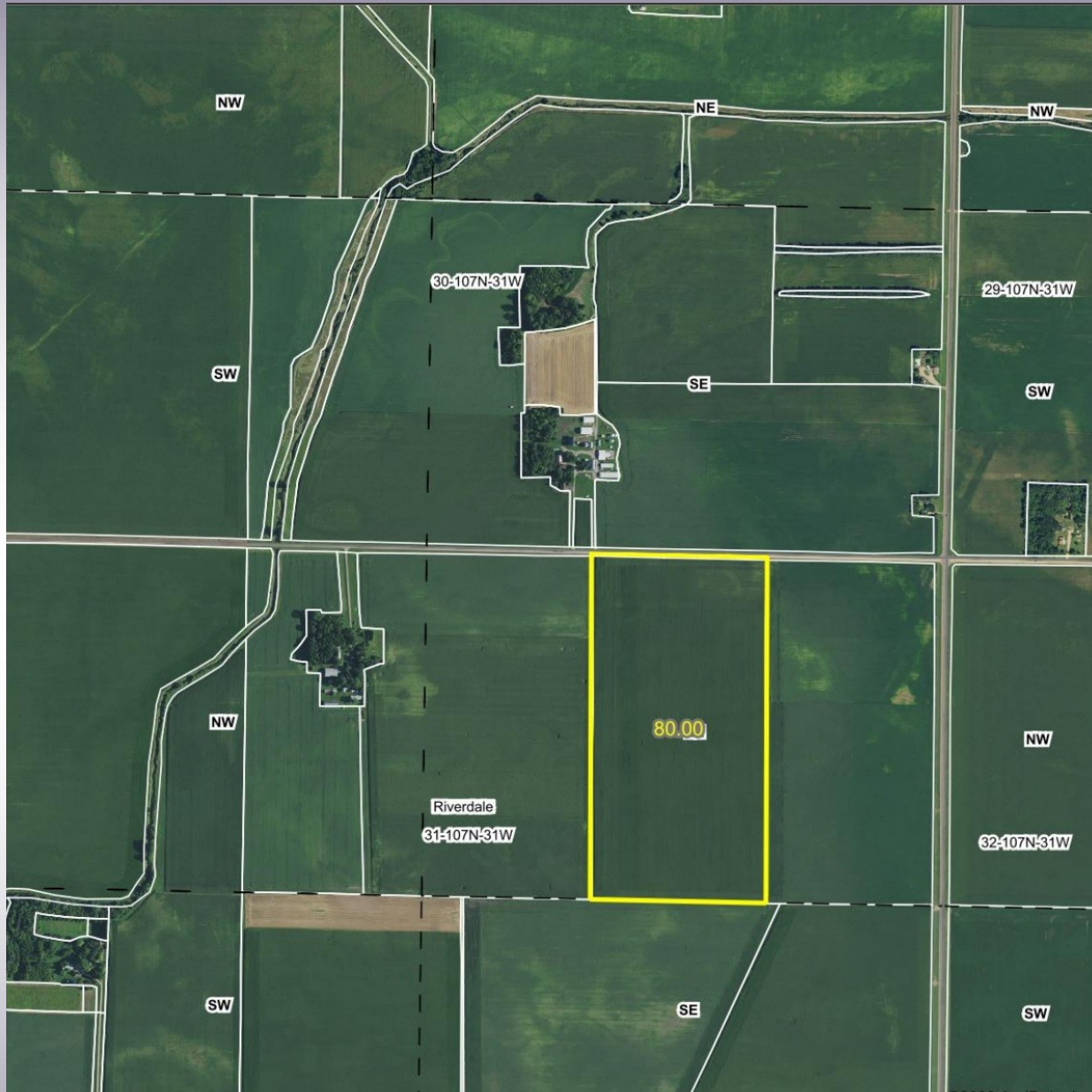
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## PARCEL 1: 80 Acres



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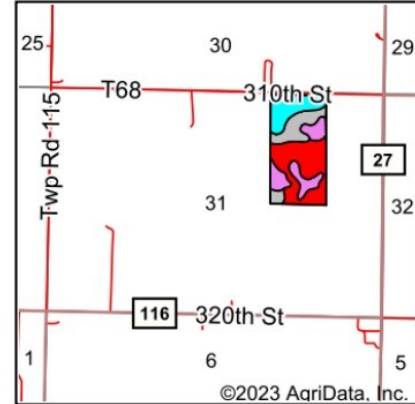
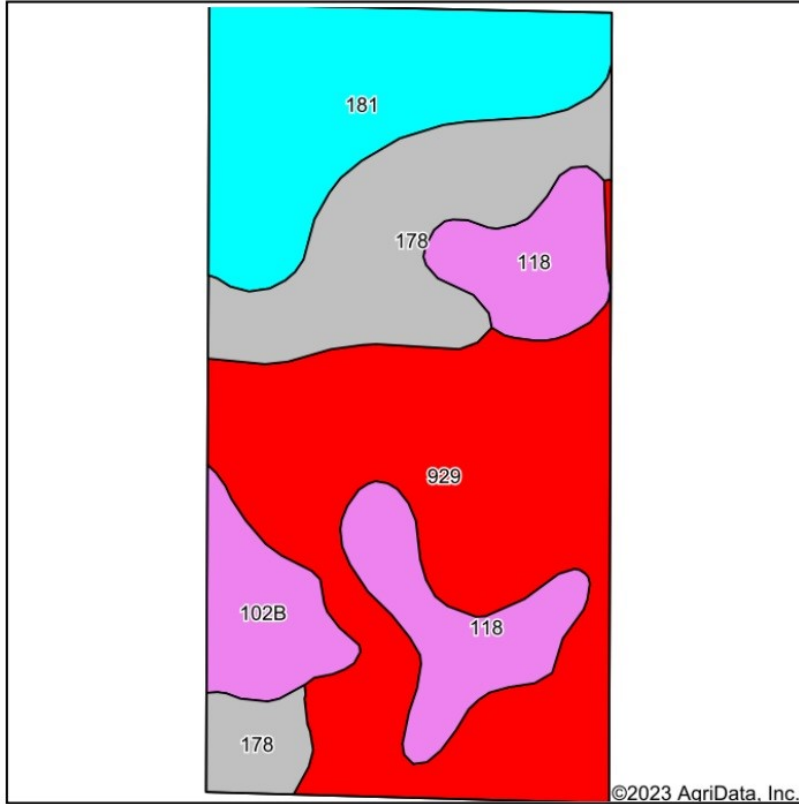
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## PARCEL 1

### Soils Map



State: **Minnesota**  
 County: **Watonwan**  
 Location: **31-107N-31W**  
 Township: **Riverdale**  
 Acres: **78.3**  
 Date: **5/24/2023**



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
929	Fieldon-Canisteo complex	31.34	40.0%		83
181	Litchfield loamy fine sand	16.05	20.5%		67
178	Granby loamy sand	14.73	18.8%		50
118	Crippin loam, 1 to 3 percent slopes	11.23	14.3%		100
102B	Clarion loam, 2 to 6 percent slopes	4.95	6.3%		95
<b>Weighted Average</b>					<b>76.7</b>



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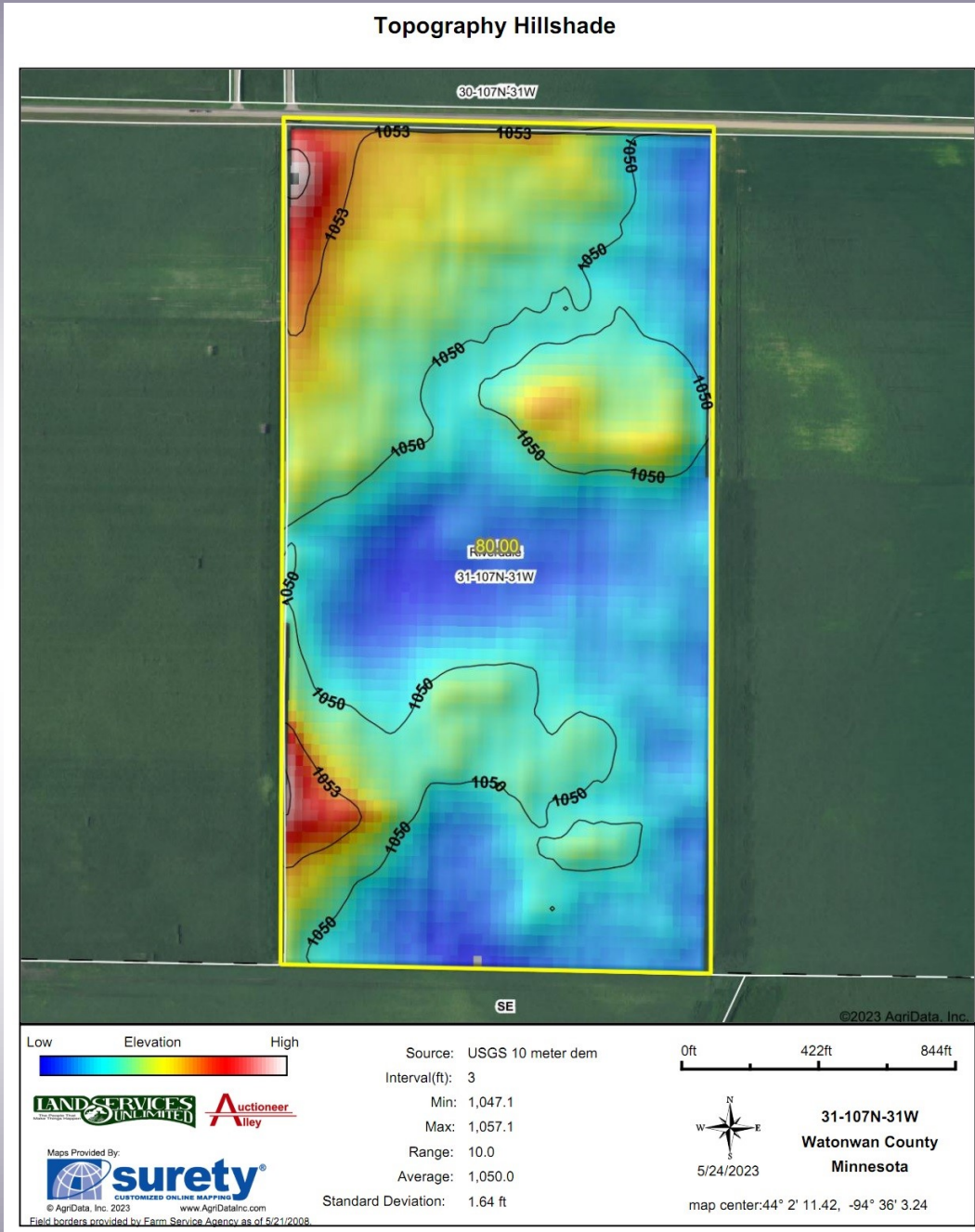
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## PARCEL 1

Topography Hillshade



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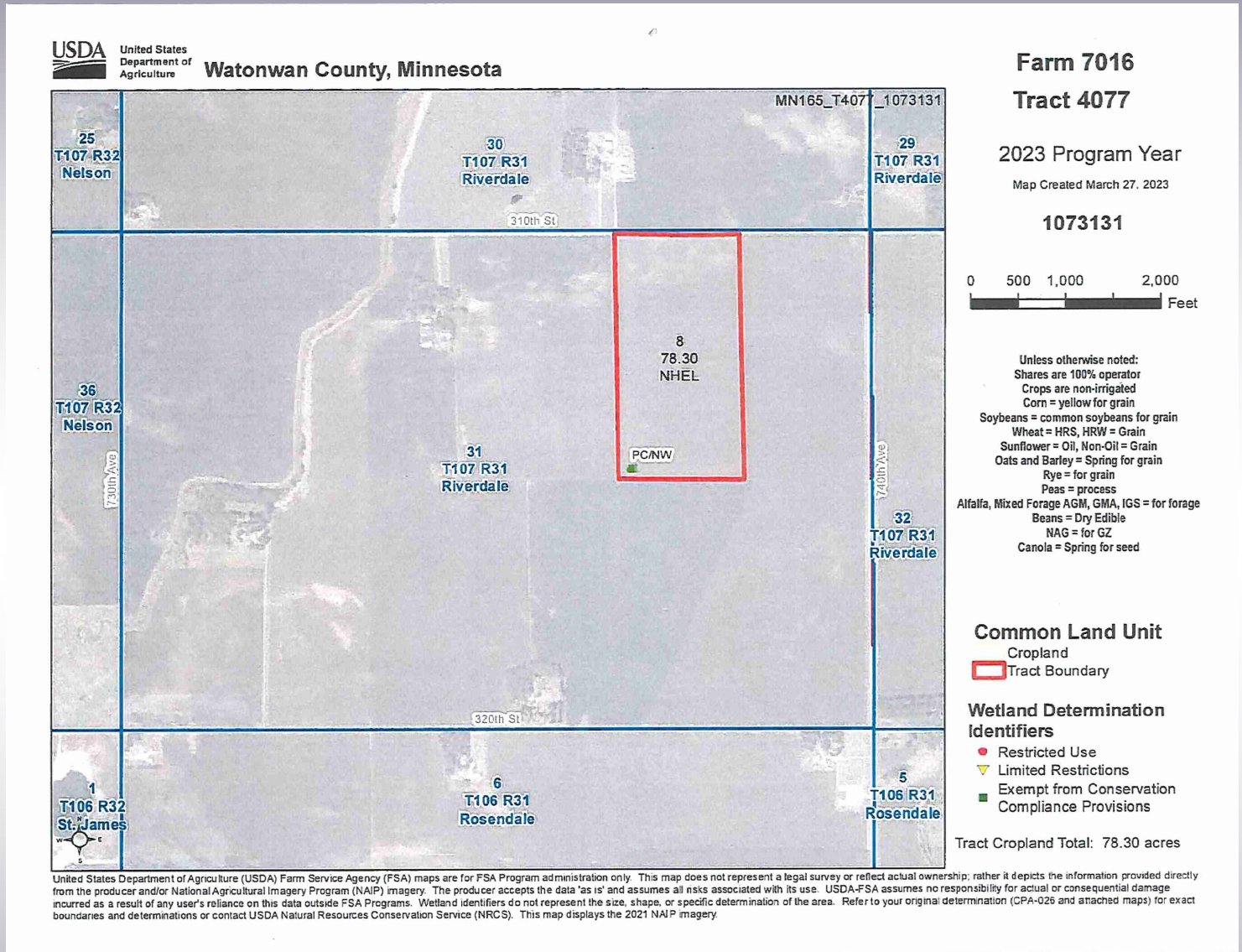
# 381.60 Acres +/- Bare Farmland in Riverdale Twp, Watonwan Co., MN

# FARMLAND AUCTION

Friday, June 23, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

## PARCEL 1



### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

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

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## PARCEL 1

MINNESOTA WATONWAN Form: FSA-156EZ See Page 2 for non-discriminatory Statements	 United States Department of Agriculture Farm Service Agency	FARM : 7016 Prepared : 5/1/23 3:58 PM CST Crop Year : 2023							
<b>Abbreviated 156 Farm Record</b>									
CRP Contract Number(s) : None Recon ID : 27-165-2021-22 Transferred From : None ARCPLC G/IF Eligibility : Eligible									
<b>Farm Land Data</b>									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
78.30	78.30	78.30	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	78.30	0.00		0.00	0.00	0.00	0.00	
<b>Crop Election Choice</b>									
ARC Individual	ARC County	Price Loss Coverage							
None	None	OATS, CORN, SOYBN							
<b>DCP Crop Data</b>									
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP					
Corn	37.90	0.00	142	0					
Soybeans	37.60	0.00	41	0					
TOTAL	75.50	0.00							
<b>NOTES</b>									
Tract Number : 4077 Description : W2 NE4 31-107-31 RIVERDALE FSA Physical Location : MINNESOTA/WATONWAN ANSI Physical Location : MINNESOTA/WATONWAN BIA Unit Range Number : HEL Status : NHEL: No agricultural commodity planted on undetermined fields Wetland Status : Tract does not contain a wetland WL Violations : None Owners : JAMIE SEINER, KRISTA GELLERT, STEVEN NOREN Recon ID : None									
<b>Tract Land Data</b>									
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane		
78.30	78.30	78.30	0.00	0.00	0.00	0.00	0.0		

Page: 1 of 2



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MINNESOTA WATONWAN Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency  Abbreviated 156 Farm Record	FARM : 7016 Prepared : 5/1/23 3:58 PM CST Crop Year : 2023
--	---	--

Tract 4077 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	78.30	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	37.90	0.00	142
Soybeans	37.60	0.00	41
<b>TOTAL</b>	<b>75.50</b>	<b>0.00</b>	

NOTES

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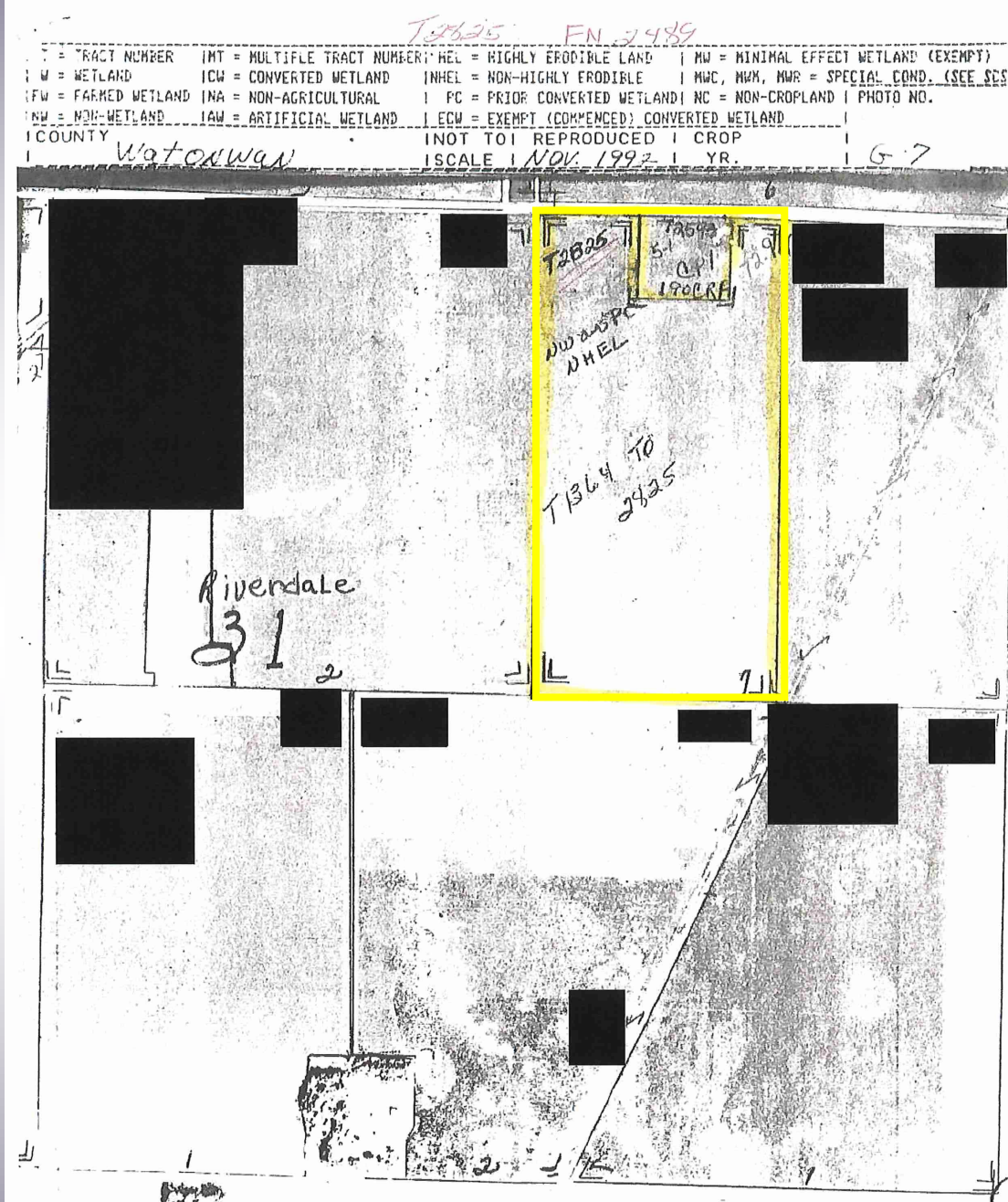
381.60 Acres +/- Bare Farmland in Riverdale Twp, Watonwan Co., MN

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## PARCEL 1 Wetland Determination



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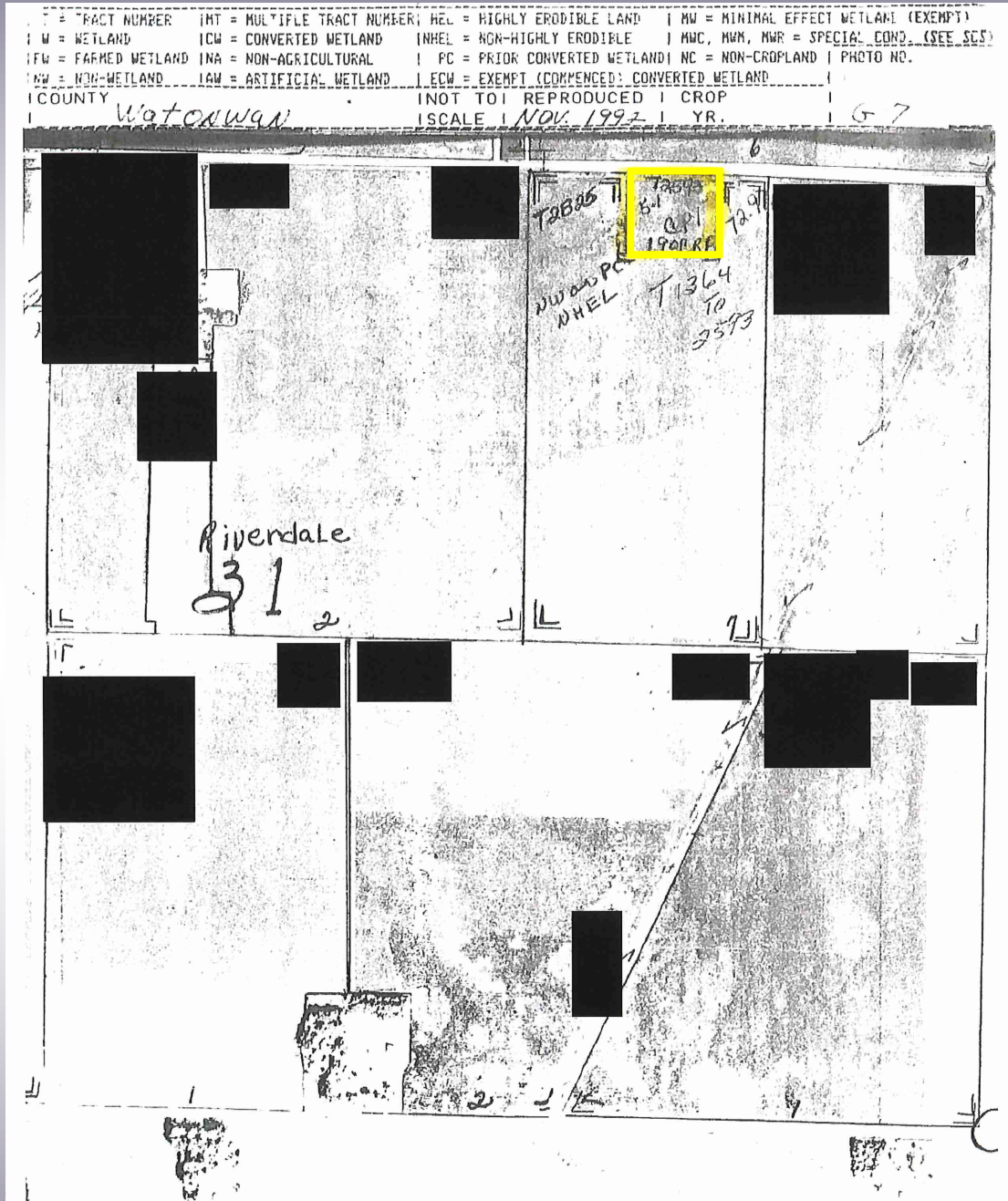


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## PARCEL 1



### Summary

Parcel ID 090310700  
 Property Address 31-107-031  
 Sec/Twp/Rng SECT-31 TWP-107 RANGE-031 80.00 AC W1/2 OF NE1/4  
 Brief Tax Description (Note: Not to be used on legal documents)  
 Deeded Acres 80.00  
 Class 101 - (NON-HSTD) 2A/1B/4BB AGRICULTURAL  
 District (0902) TWP OF RIVERDALE-0840  
 School District 0840

[View Map](#)

### Owners

Primary Taxpayer  
 Jamie Seiner Etal  
 720 MADISON AVE S  
 PIERRE SD 57501

### Land

Seq	Code	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	0	0	0	79,000	A
2	ROADS 2A	0	0	0	1,000	A
Total					80,000	

### Valuation

	2023 Assessment	2022 Assessment	2021 Assessment	2020 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$713,100	\$509,400	\$443,300	\$470,500
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Estimated Market Value	\$713,100	\$509,400	\$443,300	\$470,500

### Taxation

	2023 Payable	2022 Payable	2021 Payable
Estimated Market Value	\$509,400	\$443,300	\$470,500
- Excluded Value	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0
= Taxable Market Value	\$509,400	\$443,300	\$470,500
Net Taxes Due	\$3,486.00	\$3,674.00	\$3,748.00
+ Special Assessments	\$0.00	\$76.00	\$76.00
= Total Taxes Due	\$3,486.00	\$3,750.00	\$3,824.00

### Taxes Paid

Payment #	Receipt #	Receipt Print Date	Amt Write Off	Amt Charge	Amt Payment
99062		4/19/2023	\$0.00	\$0.00	(\$3,486.00)
91701		5/19/2022	\$0.00	\$0.00	(\$1,250.00)
87578		5/9/2022	\$0.00	\$0.00	(\$1,250.00)
84895		4/11/2022	\$0.00	\$0.00	(\$1,250.00)
83966	250465	12/7/2021	\$0.00	\$50.98	(\$688.31)
76914	243890	5/17/2021	\$0.00	\$0.00	(\$637.33)
71127	237761	4/15/2021	\$0.00	\$0.00	(\$1,274.66)
71002	237618	4/13/2021	\$0.00	\$0.00	(\$1,274.68)
63128	230051	5/20/2020	\$0.00	\$0.00	(\$650.00)
57605	224804	5/5/2020	\$0.00	\$0.00	(\$650.00)
57196	224268	4/29/2020	\$0.00	\$0.00	(\$650.00)
49711	216863	9/12/2019	\$0.00	\$0.00	(\$898.00)
42777	210046	4/22/2019	\$0.00	\$0.00	(\$898.00)



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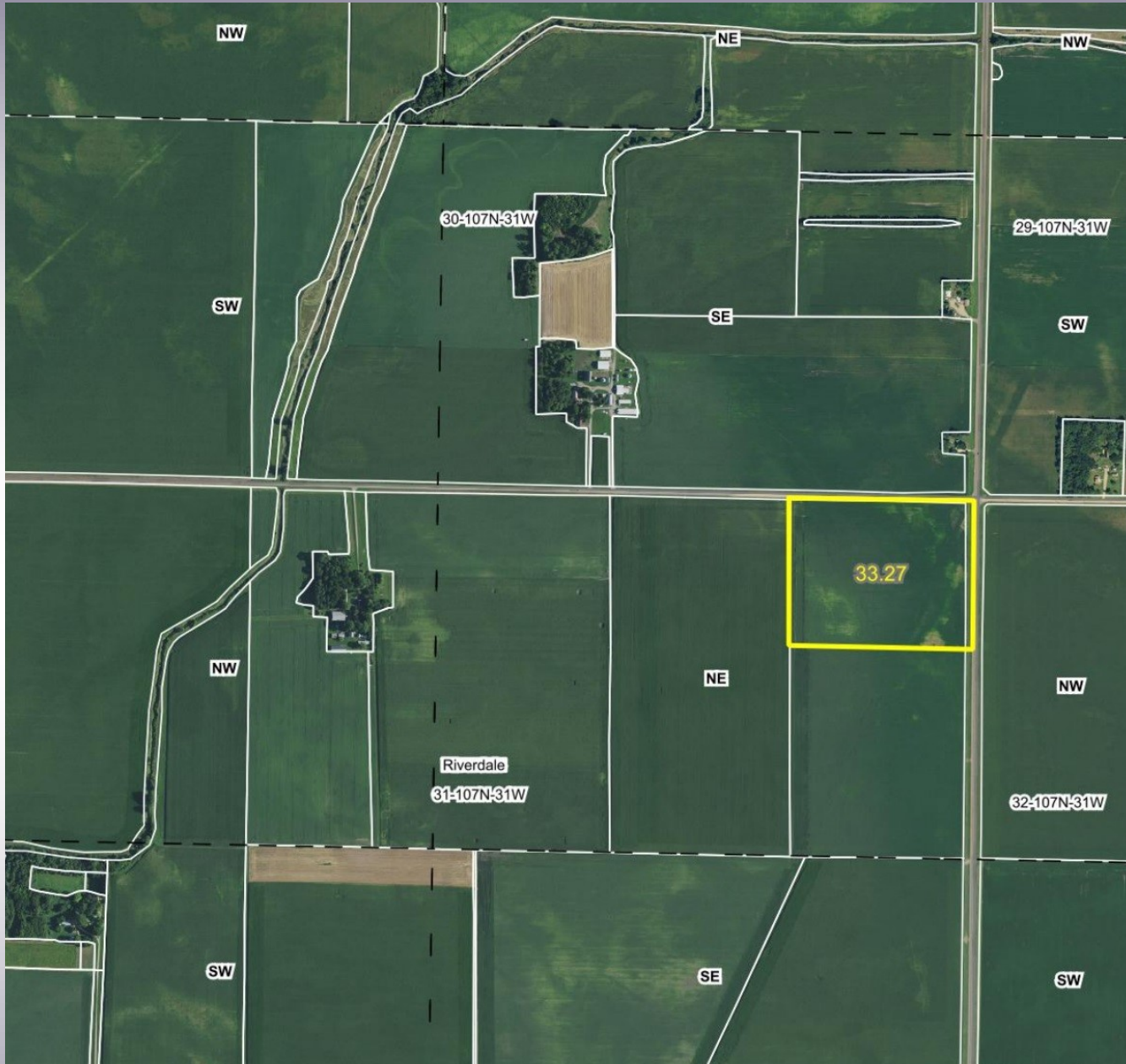


381.60 Acres +/- Bare Farmland in Riverdale Twp, Watonwan Co., MN  
**FARMLAND AUCTION**

**Friday, June 23, 2023 @ 10:00 AM**

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**PARCEL 2: 33.27 Acres**



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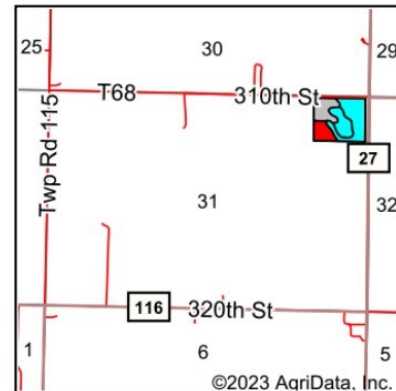
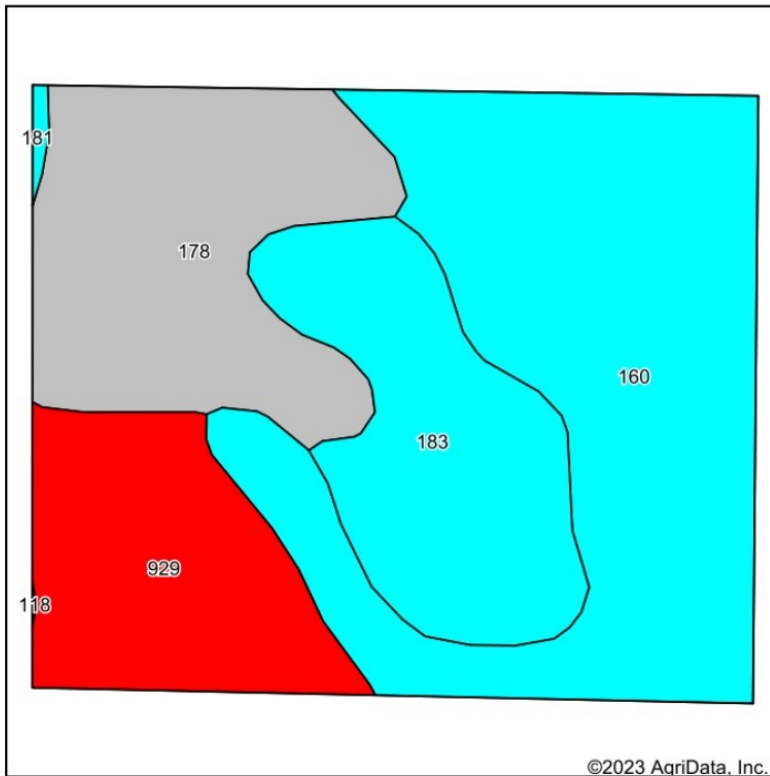
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## PARCEL 2

### Soils Map



State: **Minnesota**  
 County: **Watonwan**  
 Location: **31-107N-31W**  
 Township: **Riverdale**  
 Acres: **30.9**  
 Date: **5/24/2023**



Maps Provided By:



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
160	Fieldon loam, 0 to 2 percent slopes	13.11	42.4%		74
178	Granby loamy sand	6.98	22.6%		50
183	Dassel fine sandy loam	5.77	18.7%		72
929	Fieldon-Canisteo complex	4.94	16.0%		83
181	Litchfield loamy fine sand	0.10	0.3%		67
<b>Weighted Average</b>					<b>69.6</b>



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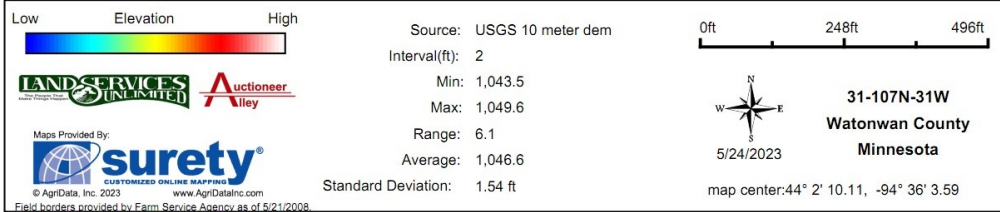
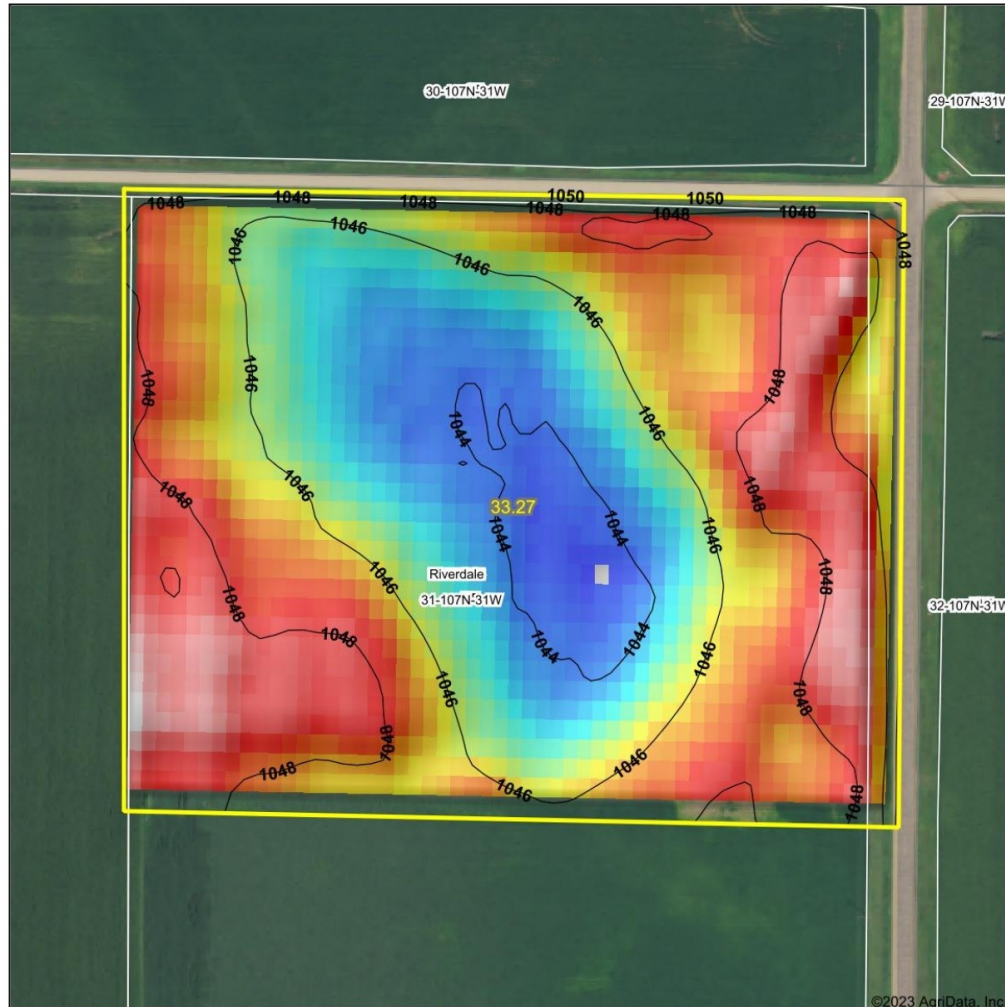
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## PARCEL 2

Topography Hillshade



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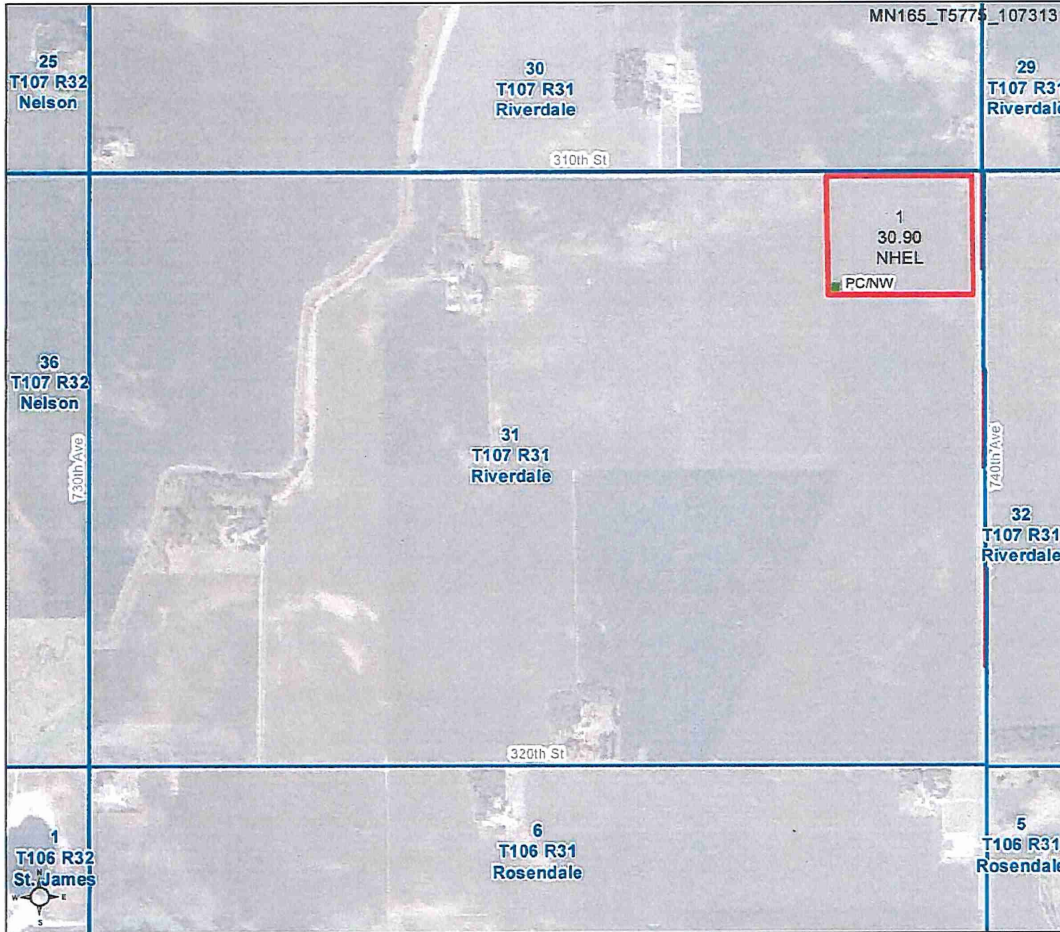
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## PARCEL 2



Watonwan County, Minnesota



Farm 6147

Tract 5775

2023 Program Year

Map Created March 27, 2023

1073131



Unless otherwise noted:  
 Shares are 100% operator  
 Crops are non-irrigated  
 Corn = yellow for grain  
 Soybeans = common soybeans for grain  
 Wheat = HRS, HRW = Grain  
 Sunflower = Oil, Non-Oil = Grain  
 Oats and Barley = Spring for grain  
 Rye = for grain  
 Peas = process  
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
 Beans = Dry Edible  
 NAG = for GZ  
 Canola = Spring for seed

### Common Land Unit

- Cropland
- Tract Boundary

### Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 30.90 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 2

MINNESOTA WATONWAN	 United States Department of Agriculture Farm Service Agency	FARM : 6147 Prepared : 5/1/23 3:58 PM CST Crop Year : 2023							
Form: FSA-156EZ <small>See Page 2 for non-discriminatory Statements</small>	<b>Abbreviated 156 Farm Record</b>								
Operator Name : ██████████									
CRP Contract Number(s) : None									
Recon ID : 27-165-2014-37									
Transferred From : None									
ARCPLC G/IF Eligibility : Eligible									
<b>Farm Land Data</b>									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
30.90	30.90	30.90	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	30.90	0.00		0.00	0.00	0.00	0.00	
<b>Crop Election Choice</b>									
ARC Individual			ARC County			Price Loss Coverage			
None			None			CORN, SOYBN			
<b>DCP Crop Data</b>									
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP					
Corn	28.70	0.00	146	0					
Soybeans	2.20	0.00	41	0					
<b>TOTAL</b>	<b>30.90</b>	<b>0.00</b>							
<b>NOTES</b>									
Tract Number : 5775									
Description : N 30AC E1/2 NE1/4 31-107-31 RIVERDALE									
FSA Physical Location : MINNESOTA/WATONWAN									
ANSI Physical Location : MINNESOTA/WATONWAN									
BIA Unit Range Number :									
HEL Status : NHEL: No agricultural commodity planted on undetermined fields									
Wetland Status : Tract does not contain a wetland									
WL Violations : None									
Owners : LYNETTE R NOREN, JERRY WAYNE NOREN									
Other Producers : ██████████									
Recon ID : None									
<b>Tract Land Data</b>									
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane		
30.90	30.90	30.90	0.00	0.00	0.00	0.00	0.0		

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MINNESOTA WATONWAN Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 6147 Prepared : 5/1/23 3:58 PM CST Crop Year : 2023
--	---	--

Tract 5775 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	30.90	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	28.70	0.00	146
Soybeans	2.20	0.00	41
<b>TOTAL</b>	<b>30.90</b>	<b>0.00</b>	

### NOTES

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## PARCEL 2 Wetland Determination



United States Department of Agriculture

Natural Resources Conservation Service

NRCS-CPA-026E  
9/2012

### HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name	[Redacted]	Request Date:	9/18/2013	County:	Watonwan
Address	[Redacted]				
Agency or Person Requesting Determination:	operator	Tract No:	1362 <del>4899</del>	FSA Farm No:	4505 <del>6147</del> & <del>6157</del>

#### Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination?

Are there highly erodible soil map units on this farm?

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not, fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field(s)	HEL(Y/N)	Sodbust (Y/N)	Acres	Determination Date
<b>Refer to the Previous HEL determination available on file from your FSA office</b>				

The Highly Erodible Land determination was completed in the

#### Section II - Wetlands

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Field(s)	Wetland Label	Occurrence Year	Acres	Determination Date	Certification Date
1	PC/NW		75.8	1/29/2014	2/28/2014

The wetland determination was completed in the office It was Mail On: 1/29/2014

Remarks: This is a certified wetland determination for Tract 1362 located in Riverdale Township Section 31. Field 1 is Prior Converted and/or Non Wetland (PC/NW).

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist	Date
	1/29/2014
Betsy B. G. Norland	1/29/2014

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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

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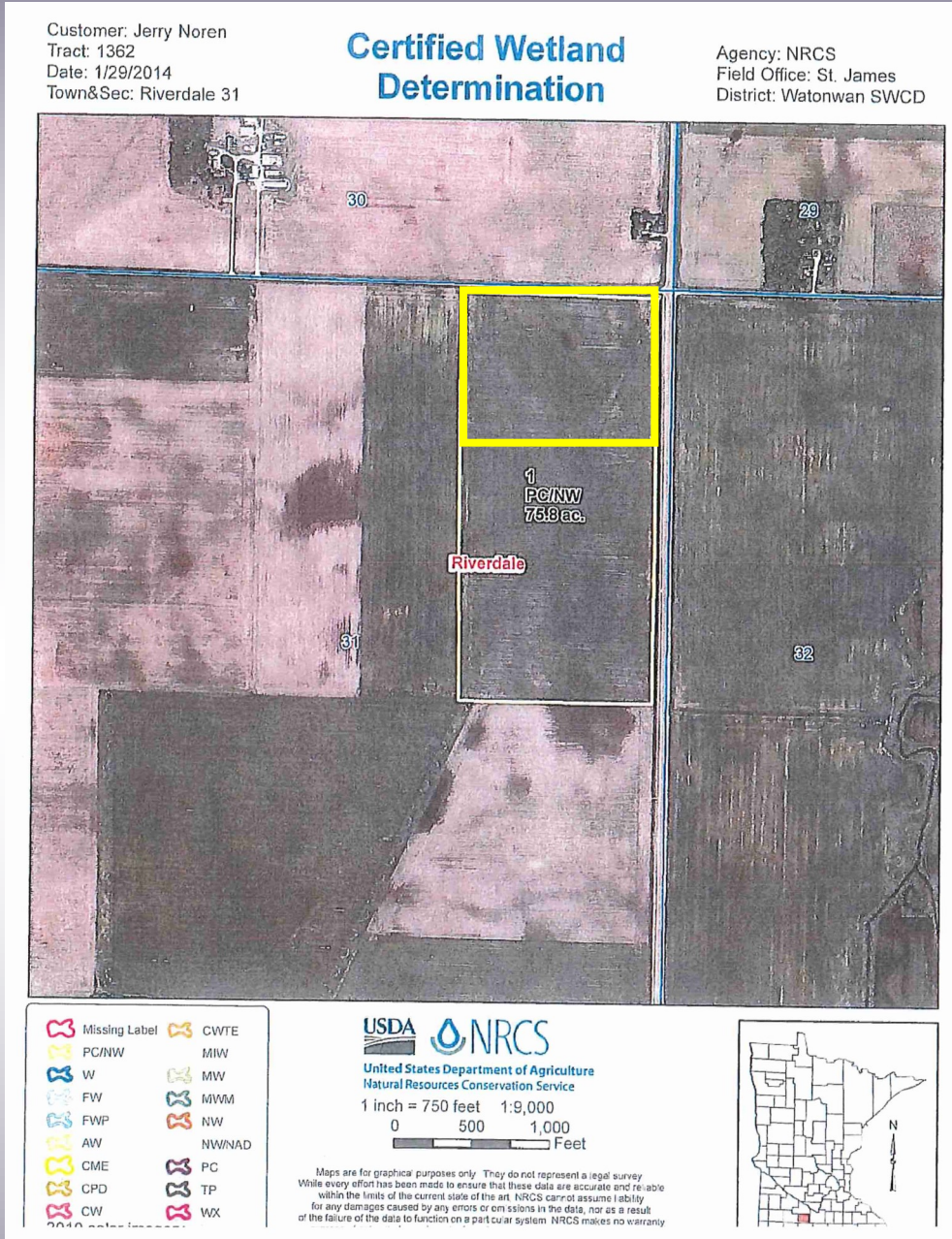


# 381.60 Acres +/- Bare Farmland in Riverdale Twp, Watonwan Co., MN FARMLAND AUCTION

Friday, June 23, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

## PARCEL 2



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

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## PARCEL 2



### Summary

Parcel ID 090310810  
 Property Address 31-107-031  
 Sec/Twp/Rng 31-107-031  
 Brief Tax Description SECT-31 TWP-107 RANGE-031 33.27 AC PT OF E1/2 OF NE1/4  
 (Note: Not to be used on legal documents)  
 Deeded Acres 33.27  
 Class 101 - (NON-HSTD) 2A/1B/4BB AGRICULT  
 District (0902) TWP OF RIVERDALE-0840  
 School District 0840

[View Map](#)

### Owners

Primary Taxpayer  
 Lynette Noren  
 73640 310TH ST  
 SAINT JAMES MN 56081

### Land

Seq	Code	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	0	0	0	30.800	A
2	ROADS 2A	0	0	0	2.470	A
Total					33.270	

### Sales

Multi Parcel	Instr Type	Qualified Sale	Sale Date	Buyer	Seller	Sale Price	Adjusted Sale Price	eCRV
N	WD	U	11/1/2013	NOREN,JERRY & LYNETTE	NOREN,ANGELA	\$338,174	\$338,174	518986

### Valuation

	2023 Assessment	2022 Assessment	2021 Assessment	2020 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$250,200	\$178,700	\$155,500	\$165,100
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Estimated Market Value	\$250,200	\$178,700	\$155,500	\$165,100

### Taxation

	2023 Payable	2022 Payable	2021 Payable
Estimated Market Value	\$178,700	\$155,500	\$165,100
- Excluded Value	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0
= Taxable Market Value	\$178,700	\$155,500	\$165,100
Net Taxes Due	\$612.00	\$644.00	\$658.00
+ Special Assessments	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$612.00	\$644.00	\$658.00

### Taxes Paid

Payment #	Receipt #	Receipt Print Date	Amt Write Off	Amt Charge	Amt Payment
99137		4/20/2023	\$0.00	\$0.00	(\$306.00)
96955		11/15/2022	\$0.00	\$0.00	(\$322.00)
90395		5/16/2022	\$0.00	\$0.00	(\$322.00)
82572	249082	11/12/2021	\$0.00	\$0.00	(\$329.00)
76916	243149	5/17/2021	\$0.00	\$0.00	(\$329.00)
69424	235546	11/16/2020	\$0.00	\$0.00	(\$329.00)
57903	225054	5/6/2020	\$0.00	\$0.00	(\$329.00)
53548	220717	11/8/2019	\$0.00	\$0.00	(\$309.00)
47140	214359	5/14/2019	\$0.00	\$0.00	(\$309.00)



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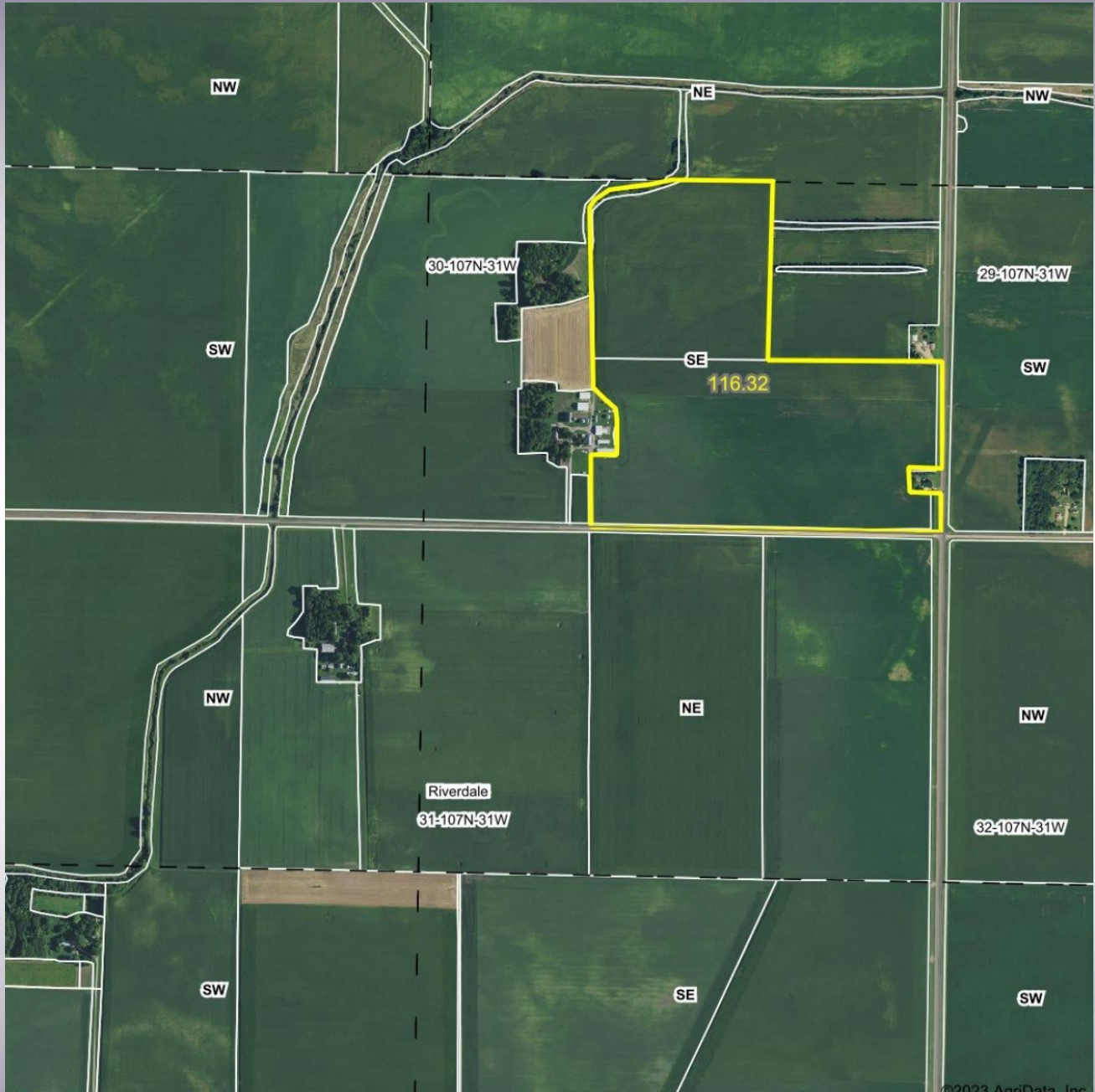


381.60 Acres +/- Bare Farmland in Riverdale Twp, Watonwan Co., MN  
**FARMLAND AUCTION**

**Friday, June 23, 2023 @ 10:00 AM**

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

**PARCEL 3: 116.32 Acres**



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

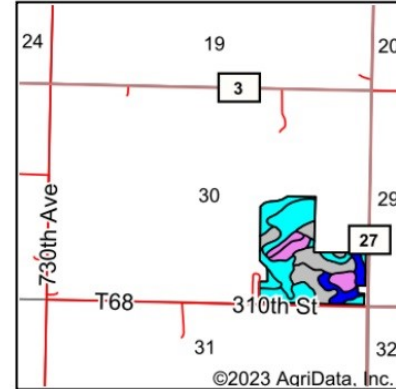
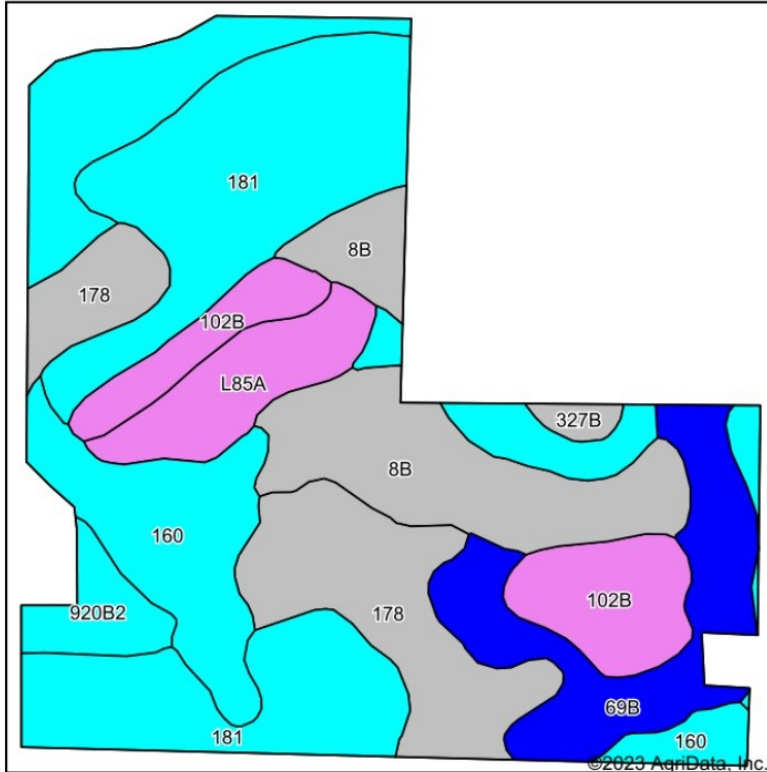
# FARMLAND AUCTION

Friday, June 23, 2023 @ 10:00 AM

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## PARCEL 3

Soils Map



State: **Minnesota**  
 County: **Watonwan**  
 Location: **31-107N-31W**  
 Township: **Riverdale**  
 Acres: **111.5**  
 Date: **5/24/2023**



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
181	Litchfield loamy fine sand	32.28	29.0%		67
160	Fieldon loam, 0 to 2 percent slopes	19.71	17.7%		74
178	Granby loamy sand	14.72	13.2%		50
8B	Sparta loamy sand, 1 to 6 percent slopes	14.49	13.0%		39
69B	Fedji loamy fine sand, 1 to 6 percent slopes	11.33	10.2%		60
102B	Clarion loam, 2 to 6 percent slopes	9.16	8.2%		95
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.99	5.4%		99
920B2	Clarion-Estherville complex, 2 to 6 percent slopes	3.04	2.7%		76
327B	Dickman sandy loam, 2 to 6 percent slopes	0.78	0.7%		49
<b>Weighted Average</b>					<b>65.8</b>



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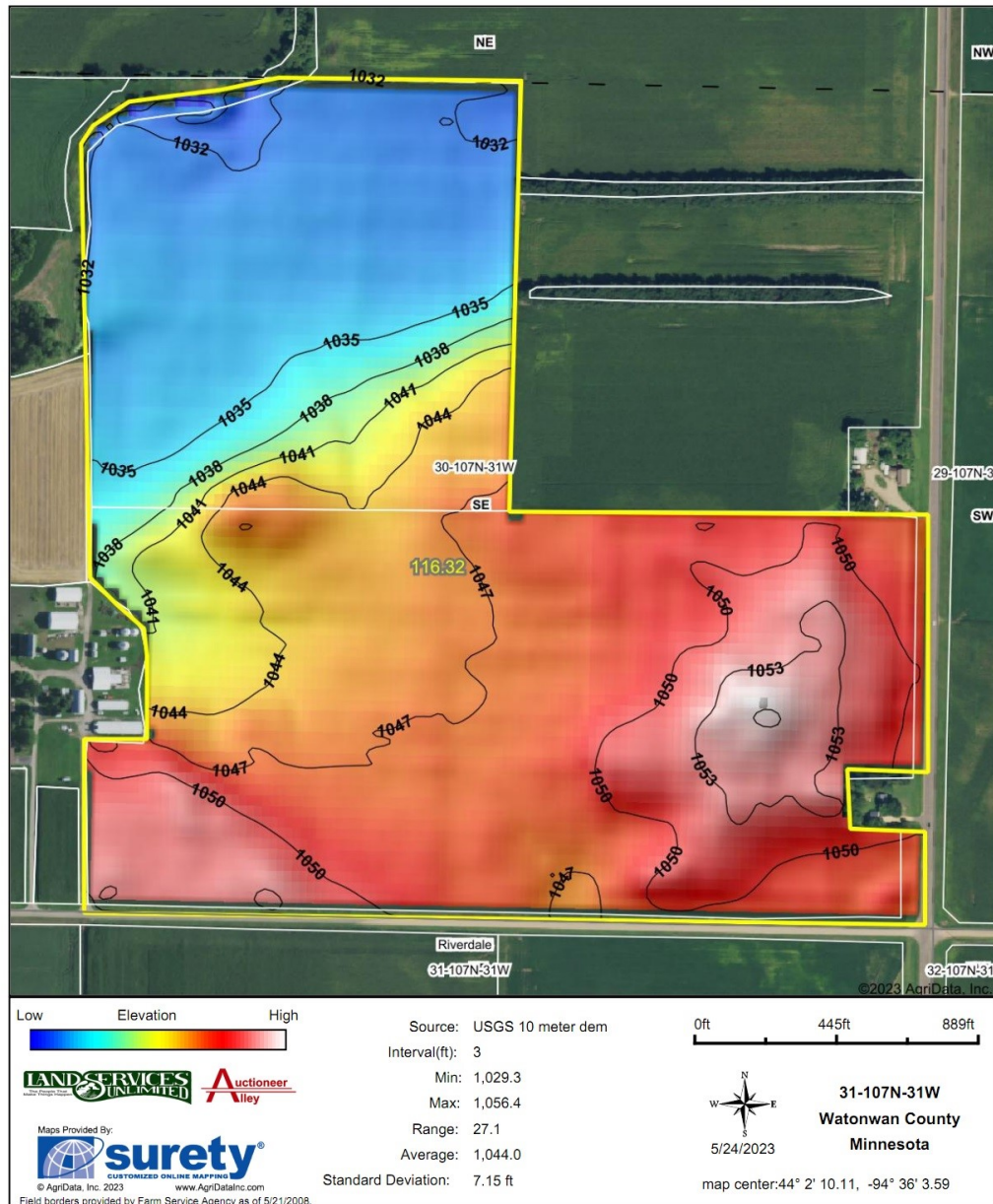
# 381.60 Acres +/- Bare Farmland in Riverdale Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Friday, June 23, 2023 @ 10:00 AM**

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## PARCEL 3

Topography Hillshade



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

# FARMLAND AUCTION

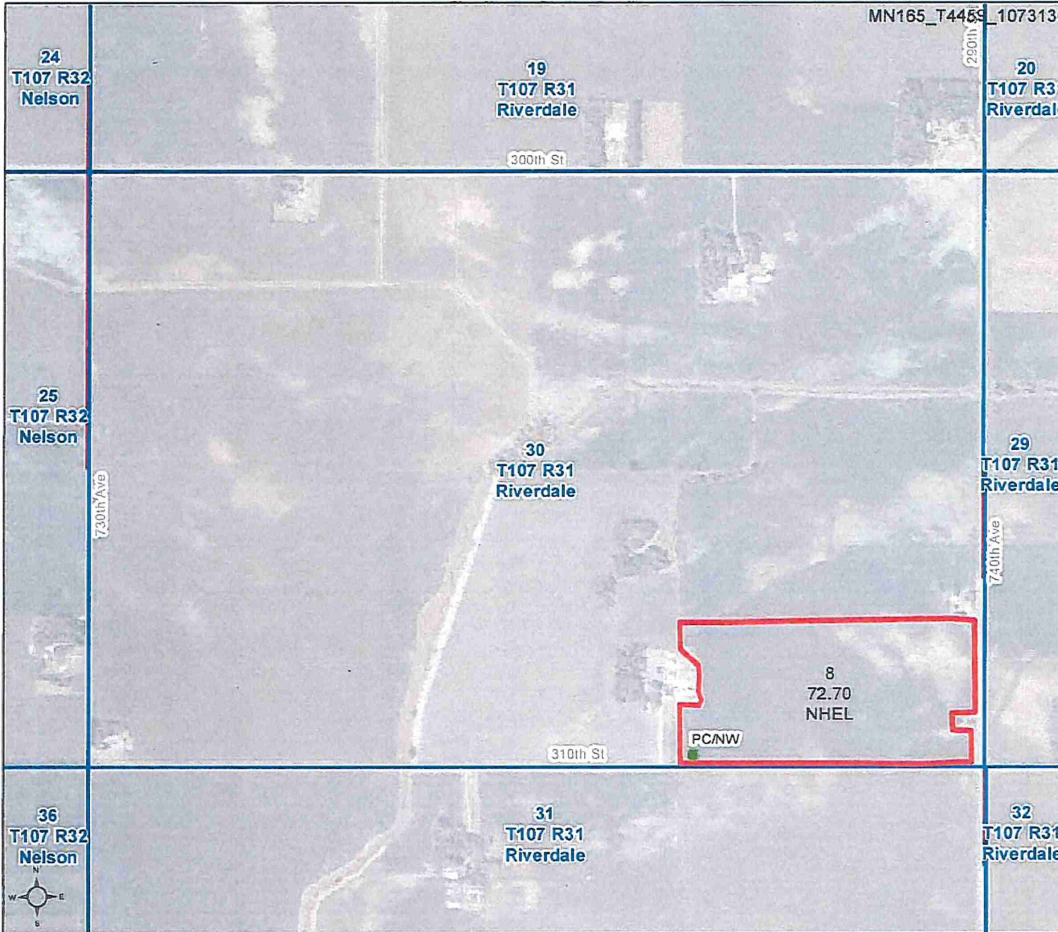
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## PARCEL 3



Watonwan County, Minnesota



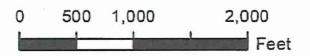
Farm 6615

Tract 4459

2023 Program Year

Map Created March 27, 2023

1073130



Unless otherwise noted:  
 Shares are 100% operator  
 Crops are non-irrigated  
 Corn = yellow for grain  
 Soybeans = common soybeans for grain  
 Wheat = HRS, HRW = Grain  
 Sunflower = Oil, Non-Oil = Grain  
 Oats and Barley = Spring for grain  
 Rye = for grain  
 Peas = process  
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
 Beans = Dry Edible  
 NAG = for GZ  
 Canola = Spring for seed

### Common Land Unit

- Cropland
- Tract Boundary

### Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 72.70 acres

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

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## PARCEL 3

MINNESOTA WATONWAN	 United States Department of Agriculture Farm Service Agency	FARM : 6615 Prepared : 5/1/23 3 58 PM CST Crop Year : 2023							
Form: FSA-156EZ <small>See Page 2 for non-discriminatory Statements</small>	Abbreviated 156 Farm Record								
Operator Name : [REDACTED]									
CRP Contract Number(s) : None									
Recon ID : 27-165-2017-65									
Transferred From : None									
ARCPLC G//F Eligibility : Eligible									
<b>Farm Land Data</b>									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
72.70	72.70	72.70	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	72.70	0.00		0.00	0.00	0.00	0.00	
<b>Crop Election Choice</b>									
ARC Individual			ARC County			Price Loss Coverage			
None			None			OATS, CORN, SOYBN			
<b>DCP Crop Data</b>									
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP					
Oats	0.80	0.00	72						
Corn	39.60	0.00	142	0					
Soybeans	16.70	0.00	41	0					
TOTAL	57.10	0.00							
<b>NOTES</b>									
[REDACTED]									
Tract Number : 4459									
Description : S2 SE4 30-107-31 RIVERDALE									
FSA Physical Location : MINNESOTA/WATONWAN									
ANSI Physical Location : MINNESOTA/WATONWAN									
BIA Unit Range Number :									
HEL Status : NHEL No agricultural commodity planted on undetermined fields									
Wetland Status : Tract does not contain a wetland									
WL Violations : None									
Owners : LYNETTE R NOREN, JERRY WAYNE NOREN									
Other Producers : [REDACTED]									
Recon ID : None									
<b>Tract Land Data</b>									
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane		
72.70	72.70	72.70	0.00	0.00	0.00	0.00	0.0		

Page: 1 of 2



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

# FARMLAND AUCTION

Friday, June 23, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

## PARCEL 3

MINNESOTA WATONWAN Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency  Abbreviated 156 Farm Record	FARM : 6615 Prepared : 5/1/23 3:58 PM CST Crop Year : 2023
--	---	--

Tract 4459 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	72.70	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	0.80	0.00	72
Corn	39.60	0.00	142
Soybeans	16.70	0.00	41
<b>TOTAL</b>	<b>57.10</b>	<b>0.00</b>	

NOTES

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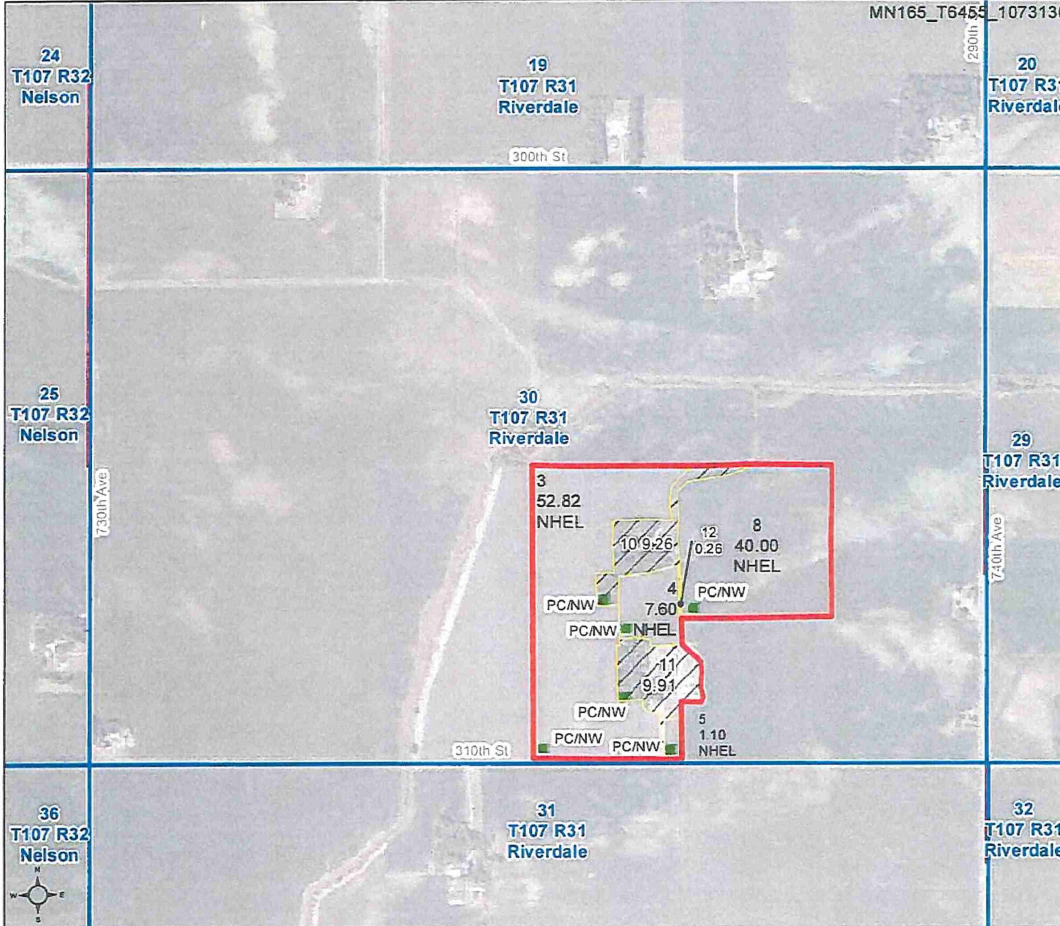
SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

## PARCEL 3 & 4



United States  
Department of  
Agriculture

Watonwan County, Minnesota



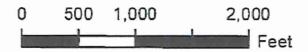
Farm 7015

Tract 6455

2023 Program Year

Map Created March 27, 2023

1073130



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: 101.52 acres

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## PARCEL 3 & 4

MINNESOTA WATONWAN Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	FARM : 7015 Prepared : 5/2/23 10:51 AM CST Crop Year : 2023
---	--	---

Operator Name	[REDACTED]								
CRP Contract Number(s)	: None								
Recon ID	: 27-165-2021-22								
Transferred From	: None								
ARCPLC G/IF Eligibility	: Eligible								

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
120.95	101.52	101.52	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	101.52	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	OATS, CORN, SOYBN

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Oats	0.18	0.00	72	
Corn	49.66	0.00	142	0
Soybeans	48.19	0.00	41	0
<b>TOTAL</b>	<b>98.03</b>	<b>0.00</b>		

**NOTES**

<b>Tract Number</b>	: 6455
<b>Description</b>	: GL 9 & 16, NW4 SE4 30-107-31 Riverdale
<b>FSA Physical Location</b>	: MINNESOTA/WATONWAN
<b>ANSI Physical Location</b>	: MINNESOTA/WATONWAN
<b>BIA Unit Range Number</b>	:
<b>HEL Status</b>	: NHEL: No agricultural commodity planted on undetermined fields
<b>Wetland Status</b>	: Tract does not contain a wetland
<b>WL Violations</b>	: None
<b>Owners</b>	: LYNETTE R NOREN
<b>Other Producers</b>	: [REDACTED]
<b>Recon ID</b>	: 27-165-2021-21

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
120.95	101.52	101.52	0.00	0.00	0.00	0.00	0.0



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SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

## PARCEL 3 & 4

MINNESOTA WATONWAN Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency	FARM : 7015 Prepared : 5/2/23 10:51 AM CST Crop Year : 2023					
<b>Abbreviated 156 Farm Record</b>							
Tract 6455 Continued ...							
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	101.52	0.00	0.00	0.00	0.00	0.00
<b>DCP Crop Data</b>							
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield				
Oats	0.18	0.00	72				
Corn	49.66	0.00	142				
Soybeans	48.19	0.00	41				
<b>TOTAL</b>	<b>98.03</b>	<b>0.00</b>					
<b>NOTES</b>							
<p><small>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.</small></p> <p><small>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.</small></p> <p><small>To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-1027, found online at <a href="http://www.ascr.usda.gov/complaint_filing_cust.html">http://www.ascr.usda.gov/complaint_filing_cust.html</a> 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) 632-9592. 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 <a href="mailto:program.inlake@usda.gov">program.inlake@usda.gov</a>. USDA is an equal opportunity provider, employer, and lender.</small></p>							



### AUCTIONEERS AND SALES STAFF

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LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

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

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

Friday, June 23, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

## PARCEL 3 & 4 Wetland Determination



United States Department of Agriculture

Natural Resources Conservation Service

NRCS-CPA-026E  
9/2012

### HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name: [Redacted] Request Date: 9/18/2013 County: Watonwan  
Address: [Redacted]  
Agency or Person Requesting Determination: [Redacted] Operator: [Redacted] Tract No: 4434 FSA Farm No: 5623

#### Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination?   
Are there highly erodible soil map units on this farm?

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field(s)	HEL(Y/N)	Sodbust(Y/N)	Acres	Determination Date
<b>Refer to the Previous HEL determination available on file from your FSA office</b>				

The Highly Erodible Land determination was completed in the

RECEIVED

#### Section II - Wetlands

JUN - 2 2014

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label on the National Food Security Act Manual for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Field(s)	Wetland Label	Occurrence Year	Acres	Determination Date	Certification Date
11	PC/NW		9.3	5/28/2014	6/27/2014
12	PC/NW		9.9	5/28/2014	6/27/2014

The wetland determination was completed in the Office It was Mail On: 5/28/2014

Remarks: A Certified Wetland Determination has been completed for Fields 11 and 12 of Tract 4434. There are no maintenance/ use restrictions on Prior-Converted/ Non-Wetland (PC/NW) land unless further manipulation would convert an adjacent Wetland (W).

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist <i>Heather Funk</i> Heather Funk	Date 5/28/2014
---	-------------------

The U.S. Department of Agriculture (USDA) prohibits discrimination in all of its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, political beliefs, genetic information, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Assistant Secretary for Civil Rights, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Stop 9410, Washington, DC 20250-9410, or call tollfree at (866) 632-9992 (English) or (800) 877-8339 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 845-6136 (Spanish Federal-relay). USDA is an equal opportunity provider and employer.



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

Friday, June 23, 2023 @ 10:00 AM

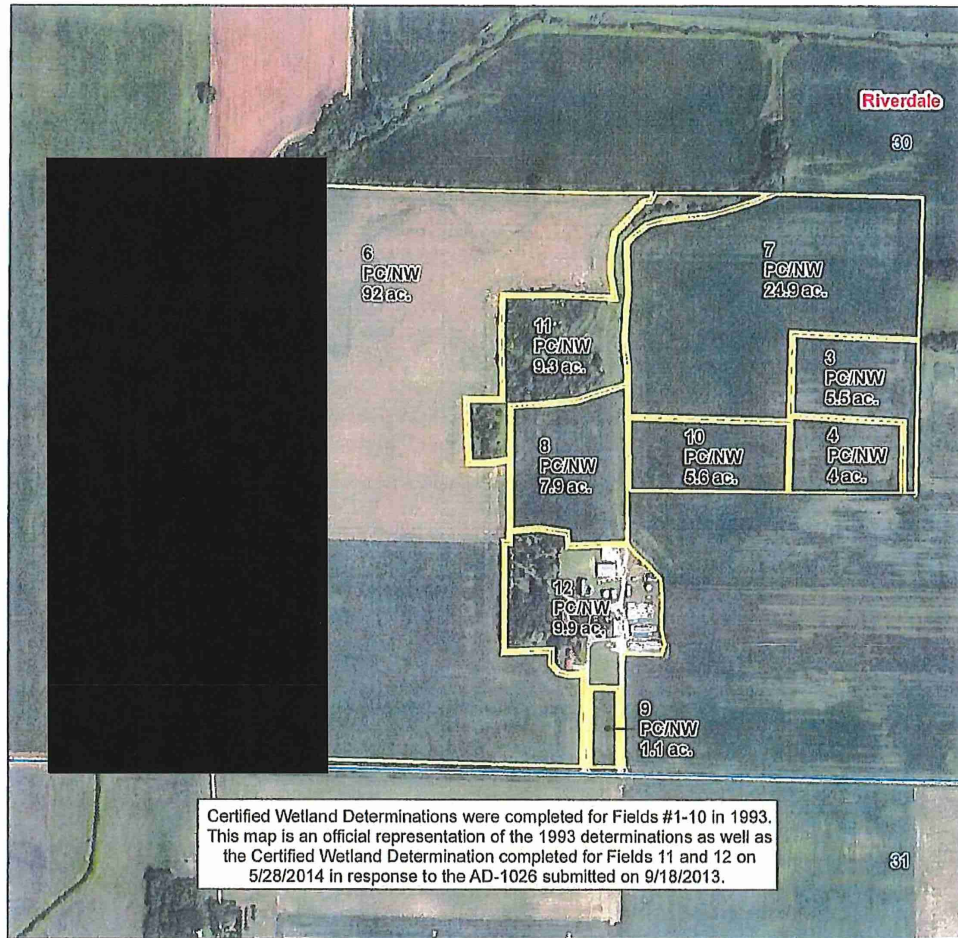
SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

## PARCEL 3 & 4

Customer: Jerry Noren  
Tract: 4434  
Date: 5/28/2014  
Town&Sec: Riverdale-30

### Certified Wetland Determination

Agency: NRCS  
Field Office: St. James  
District: Watonwan SWCD



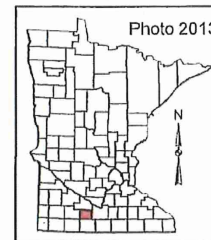
Certified Wetland Determinations were completed for Fields #1-10 in 1993. This map is an official representation of the 1993 determinations as well as the Certified Wetland Determination completed for Fields 11 and 12 on 5/28/2014 in response to the AD-1026 submitted on 9/18/2013.

	Missing Label		CWTE
	PC/NW		MIW
	W		MW
	FW		MWM
	FWP		NW
	AW		NW/NAD
	CME		PC
	CPD		TP
	CW		WX

USDA NRCS  
United States Department of Agriculture  
Natural Resources Conservation Service

0 500 1,000 Feet

Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, NRCS cannot assume liability for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to function on a particular system. NRCS makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.



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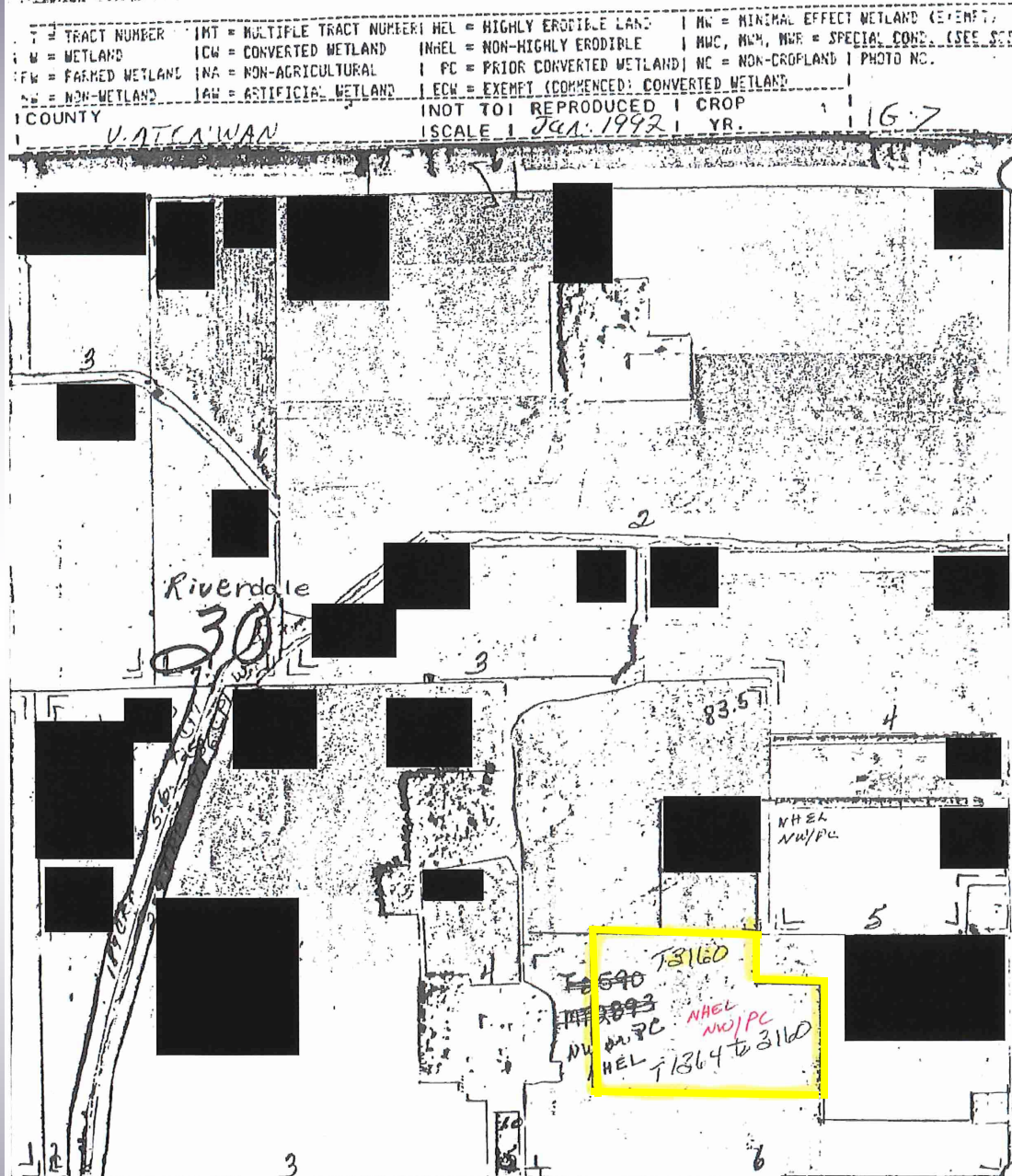


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## PARCEL 3 & 4 Wetland Determination



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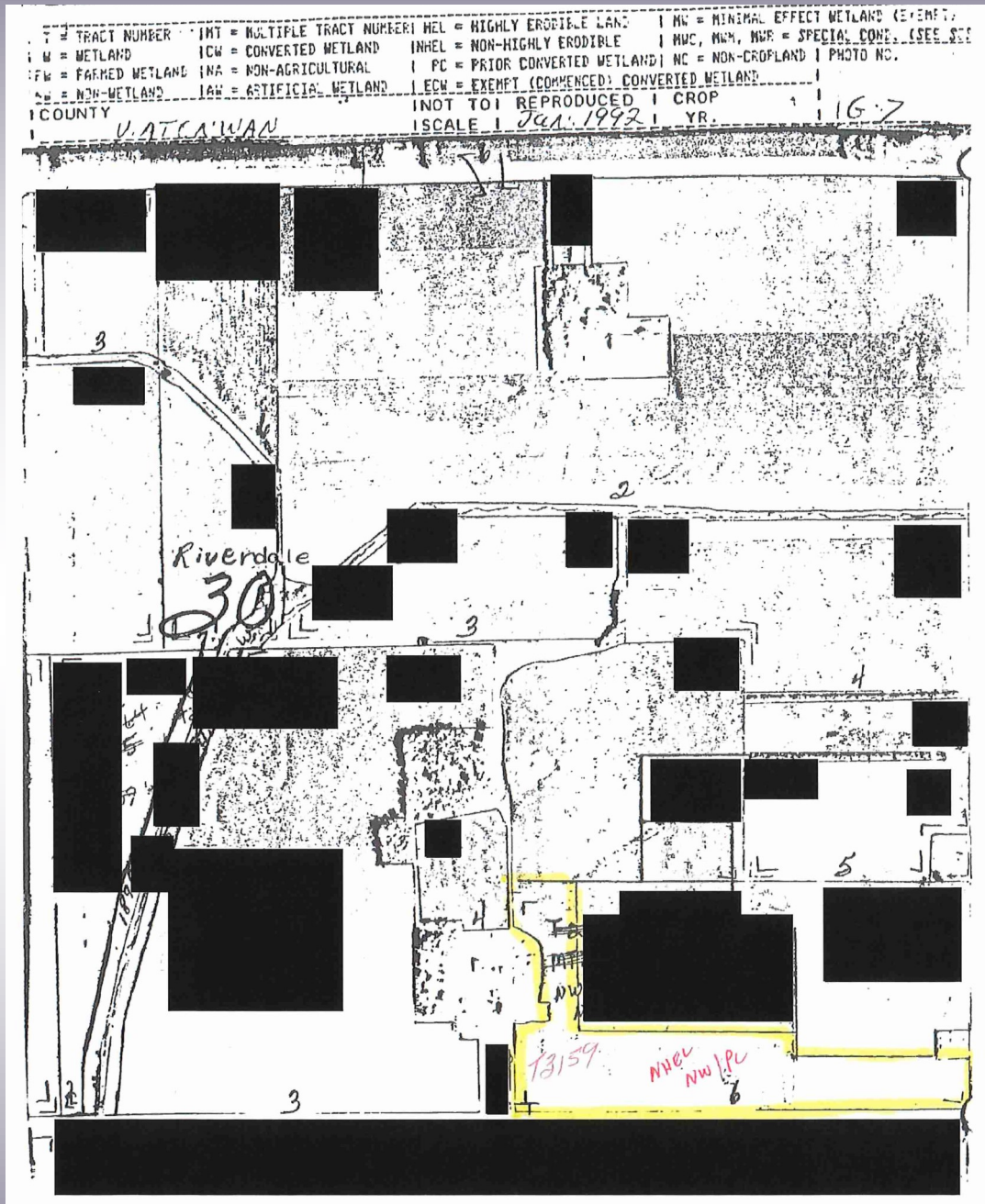


381.60 Acres +/- Bare Farmland in Riverdale Twp, Watonwan Co., MN  
**FARMLAND AUCTION**

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**PARCEL 3 & 4 Wetland Determination**



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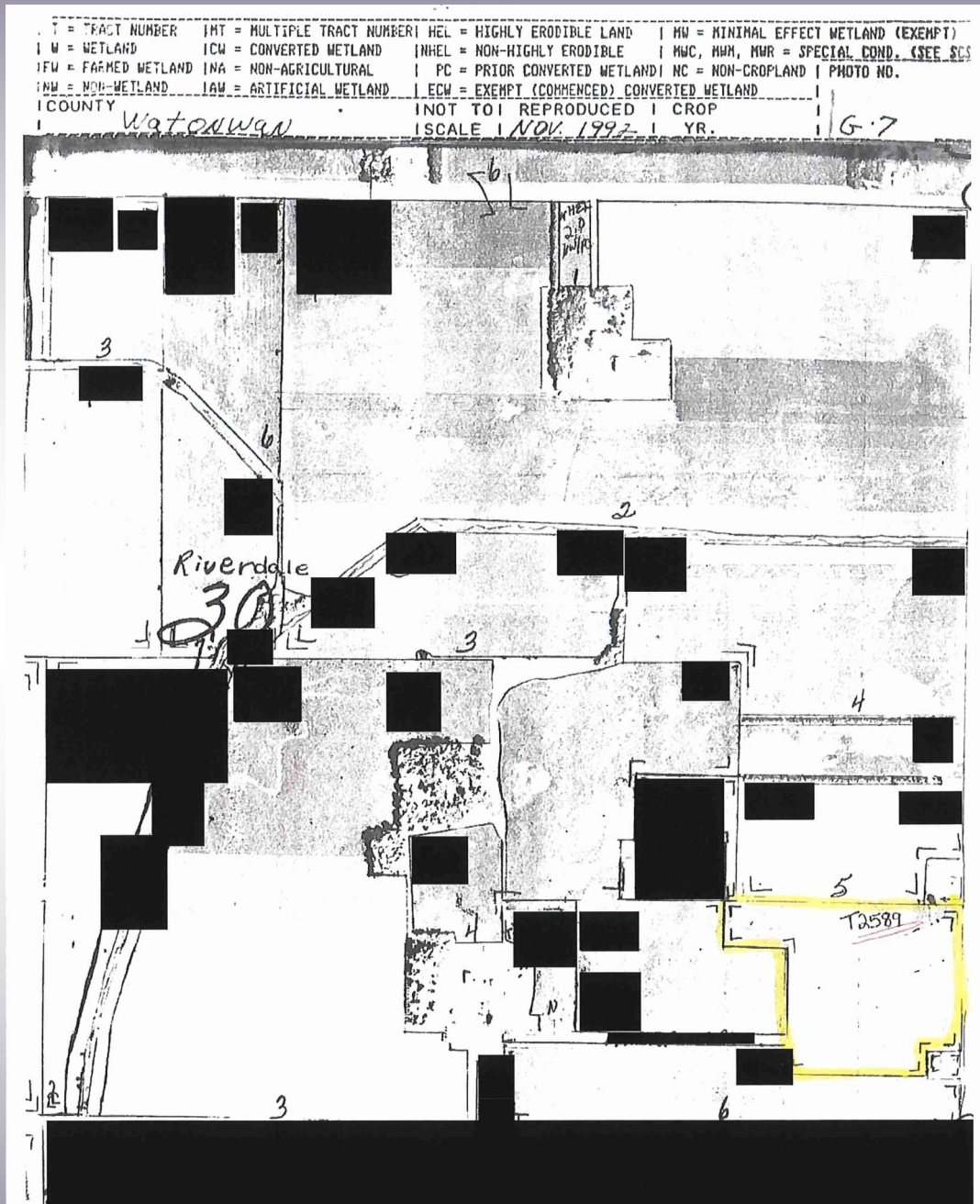


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## PARCEL 3 & 4 Wetland Determination



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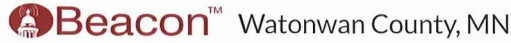
# 381.60 Acres +/- Bare Farmland in Riverdale Twp, Watonwan Co., MN

# FARMLAND AUCTION

Friday, June 23, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

## PARCEL 3



### Summary

Parcel ID 090300600  
 Property Address 30-107-031  
 Sec/Twp/Rng 30-107-031  
 Brief Tax Description SECT-30 TWP-107 RANGE-031 77.52 AC PT OF S1/2 OF SE1/4  
 (Note: Not to be used on legal documents)  
 Deeded Acres 77.52  
 Class 101 - (HSTD) 2A/1B/4BB AGRICULTURAL  
 District (0902) TWP OF RIVERDALE-0840  
 School District 0840

[View Map](#)

### Owners

Primary Taxpayer  
[Lynette Noren](#)  
 73640 310TH ST  
 SAINT JAMES MN 56081

### Land

Seq	Code	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	0	0	0	74.630	A
2	ROADS 2A	0	0	0	2.890	A
Total					77.520	

### Valuation

	2023 Assessment	2022 Assessment	2021 Assessment	2020 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$522,500	\$373,200	\$324,800	\$344,700
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Estimated Market Value	\$522,500	\$373,200	\$324,800	\$344,700

### Taxation

	2023 Payable	2022 Payable	2021 Payable
Estimated Market Value	\$373,200	\$324,800	\$344,700
- Excluded Value	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0
= Taxable Market Value	\$373,200	\$324,800	\$344,700
Net Taxes Due	\$1,135.00	\$1,217.00	\$1,233.00
+ Special Assessments	\$23.00	\$23.00	\$23.00
= Total Taxes Due	\$1,158.00	\$1,240.00	\$1,256.00

### Taxes Paid

Payment #	Receipt #	Receipt Print Date	Amt Write Off	Amt Charge	Amt Payment
99134		4/20/2023	\$0.00	\$0.00	(\$579.00)
96947		11/15/2022	\$0.00	\$0.00	(\$620.00)
90392		5/16/2022	\$0.00	\$0.00	(\$620.00)
82568	249081	11/12/2021	\$0.00	\$0.00	(\$628.00)
76912	243152	5/17/2021	\$0.00	\$0.00	(\$628.00)
69422	235545	11/16/2020	\$0.00	\$0.00	(\$629.00)
57901	225052	5/6/2020	\$0.00	\$0.00	(\$629.00)
53547	220716	11/8/2019	\$0.00	\$0.00	(\$587.00)
47136	214358	5/14/2019	\$0.00	\$0.00	(\$587.00)



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

# FARMLAND AUCTION

Friday, June 23, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

## PARCEL 3 & 4

 **Beacon**™ Watonwan County, MN

**Summary**

Parcel ID 090300500  
 Property Address 73634 310TH ST  
 ST JAMES MN 56081  
 Sec/Twp/Rng 30-107-031  
 Brief SECT-30 TWP-107 RANGE-031 113.81 AC NW1/4 OF SE1/4; GOVT LOTS 9 & 16  
 Tax Description LESS 6.19AC IN GOVT LOT 16  
 (Note: Not to be used on legal documents)  
 Deeded Acres 113.81  
 Class 101 - (NON-HSTD) 2A/1B/4BB AGRICULTURAL;200 - (NON-HSTD) 4BB AG NON  
 HMST HGA SINGLE  
 District (0902) TWP OF RIVERDALE-0840  
 School District 0840

[View Map](#)

**Owners**

Primary Taxpayer  
[Lynette Noren](#)  
 73640 310TH ST  
 SAINT JAMES MN 56081

**Land**

Seq	Code	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	0	0	0	103.830	A
2	MEADOW/PASTURE 2A	0	0	0	2.000	A
3	WOODS 2A	0	0	0	6.000	A
4	ROADS 2A	0	0	0	0.980	A
5	SELECT RES SITE W/AG	0	0	0	1.000	A
Total					113.810	

**Buildings**

Building 1  
 Year Built 1951  
 Architecture 1.25 STORY

**Extra Features**

Code	Description	Dimensions	Units
GARUNF	GARAGE UNFINISHED	24 x 30	720
BSMTFN	BASEMENT FINISH	12 x 18	216

**Valuation**

	2023 Assessment	2022 Assessment	2021 Assessment	2020 Assessment
+ Estimated Building Value	\$153,000	\$104,900	\$77,100	\$78,200
+ Estimated Land Value	\$938,700	\$687,100	\$576,700	\$608,700
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Estimated Market Value	\$1,091,700	\$792,000	\$653,800	\$686,900

**Taxation**

	2023 Payable	2022 Payable	2021 Payable
Estimated Market Value	\$792,000	\$653,800	\$686,900
- Excluded Value	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0
= Taxable Market Value	\$792,000	\$653,800	\$686,900
Net Taxes Due	\$3,641.00	\$3,433.00	\$3,445.00
+ Special Assessments	\$23.00	\$23.00	\$23.00
= Total Taxes Due	\$3,664.00	\$3,456.00	\$3,468.00



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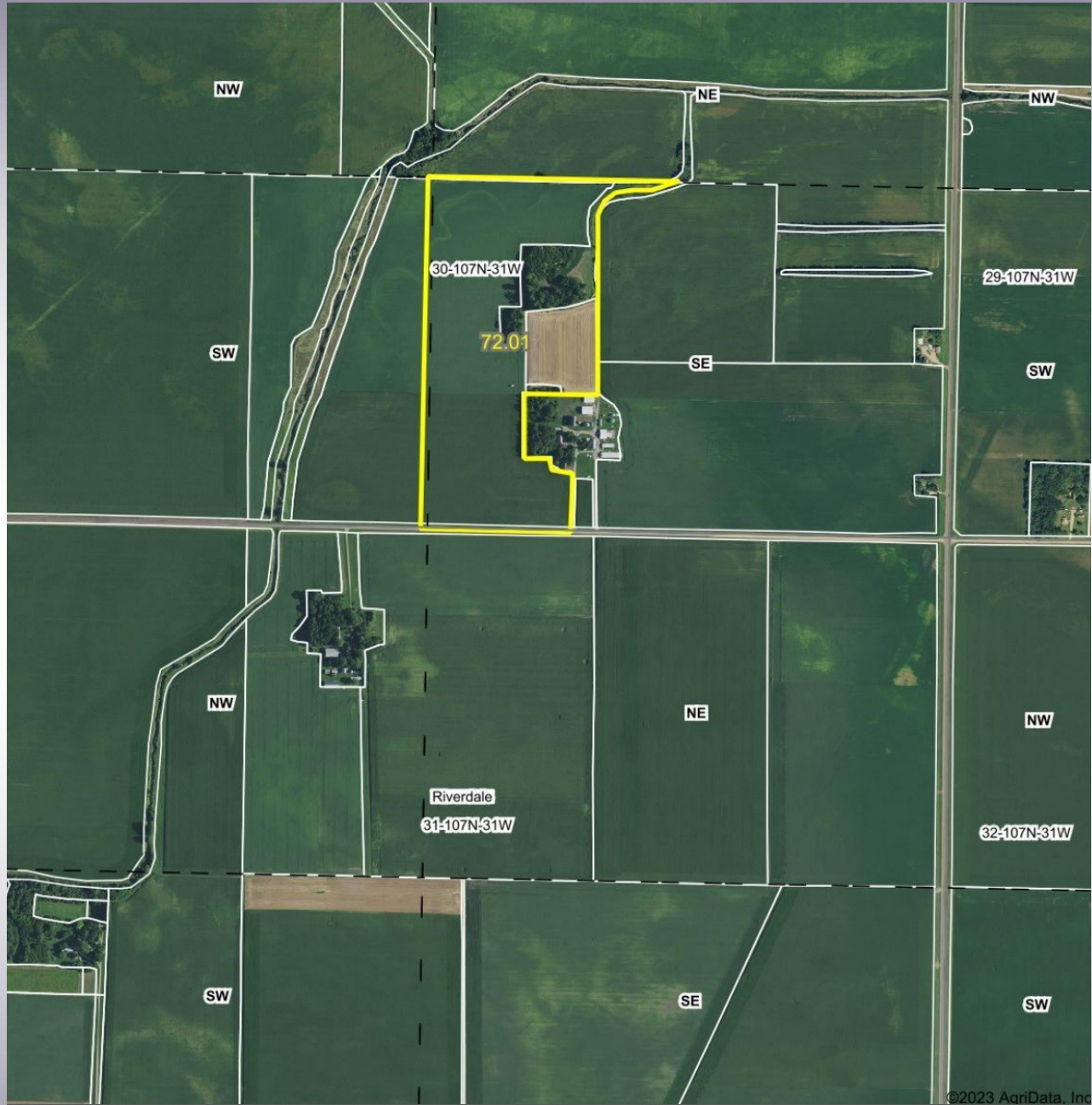
381.60 Acres +/- Bare Farmland in Riverdale Twp, Watonwan Co., MN

# FARMLAND AUCTION

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## PARCEL 4: 72.01 Acres



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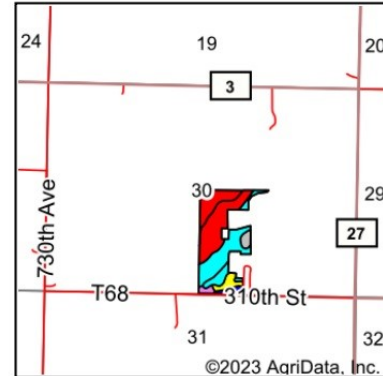
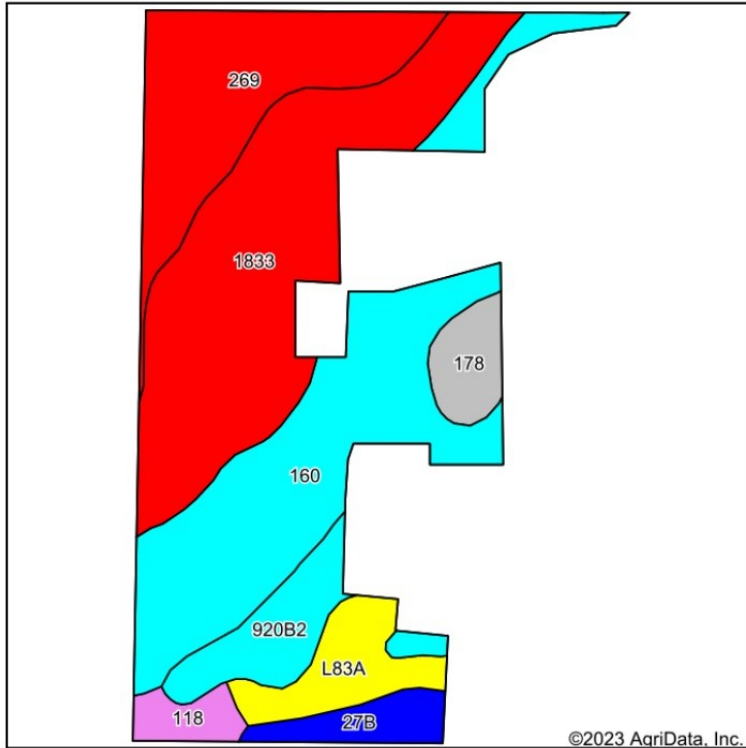
# FARMLAND AUCTION

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## PARCEL 4

### Soils Map



State: **Minnesota**  
 County: **Watonwan**  
 Location: **31-107N-31W**  
 Township: **Riverdale**  
 Acres: **61.52**  
 Date: **5/24/2023**



Maps Provided By:



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	
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	19.48	31.7%		83	
160	Fieldon loam, 0 to 2 percent slopes	17.57	28.6%		74	
269	Millington clay loam, occasionally flooded	10.67	17.3%		83	
920B2	Clarion-Estherville complex, 2 to 6 percent slopes	4.22	6.9%		76	
L83A	Webster clay loam, 0 to 2 percent slopes	3.78	6.1%		93	
178	Granby loamy sand	2.21	3.6%		50	
27B	Dickinson fine sandy loam, 2 to 6 percent slopes	2.11	3.4%		60	
118	Crippin loam, 1 to 3 percent slopes	1.48	2.4%		100	
<b>Weighted Average</b>					<b>79</b>	



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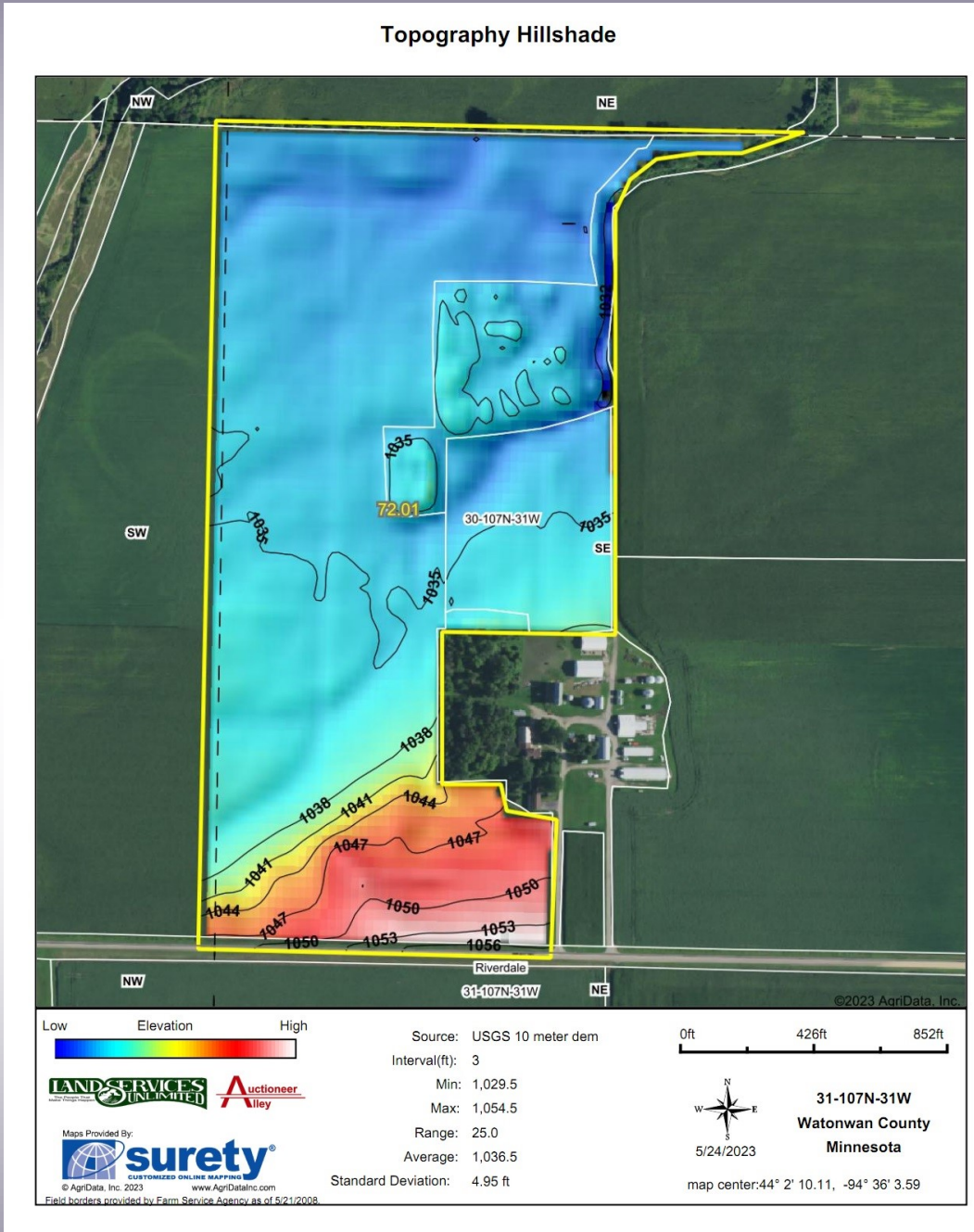
# 381.60 Acres +/- Bare Farmland in Riverdale Twp, Watonwan Co., MN **FARMLAND AUCTION**

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## PARCEL 4

Topography Hillshade



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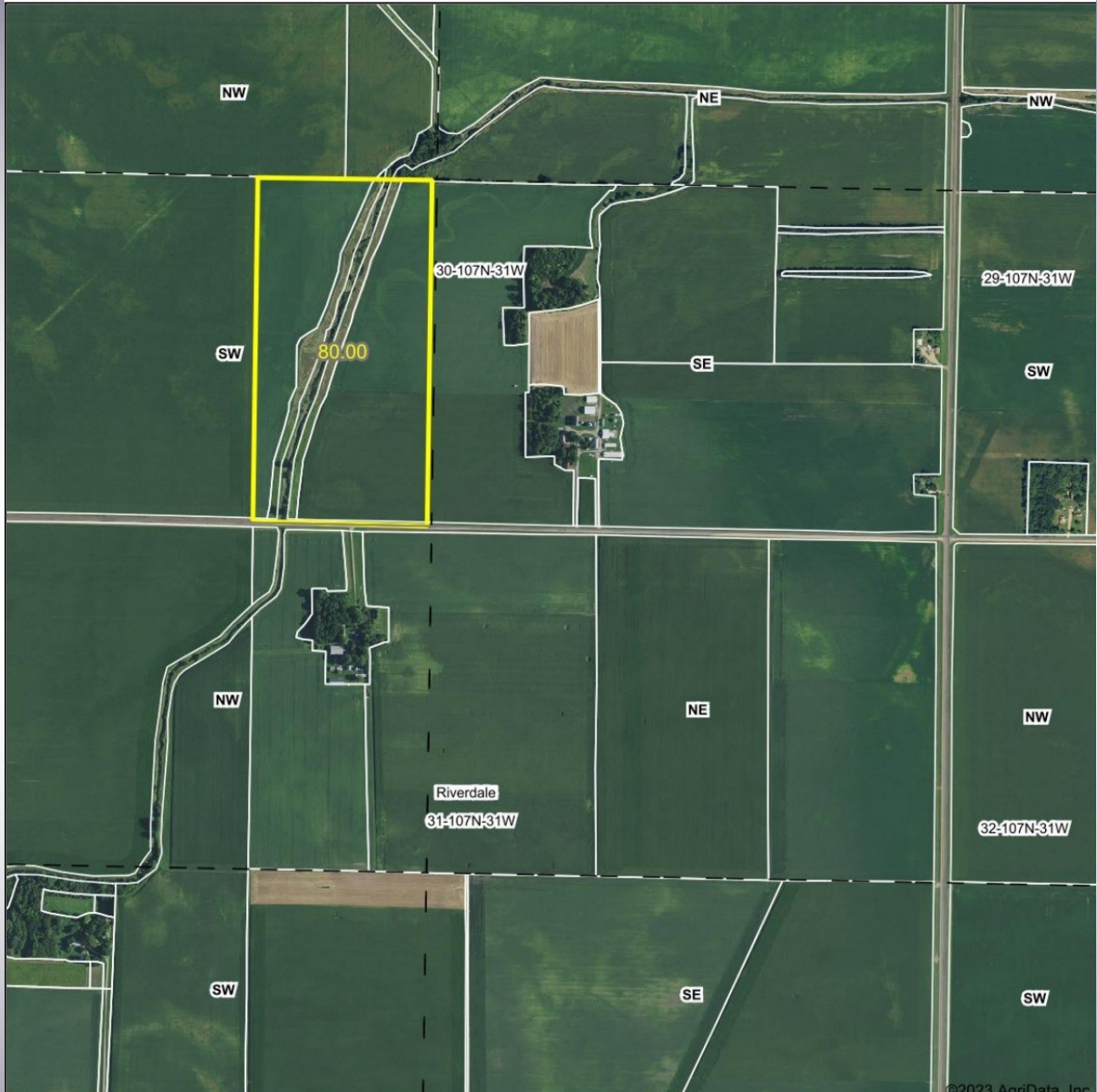
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# FARMLAND AUCTION

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## PARCEL 5: 80 Acres



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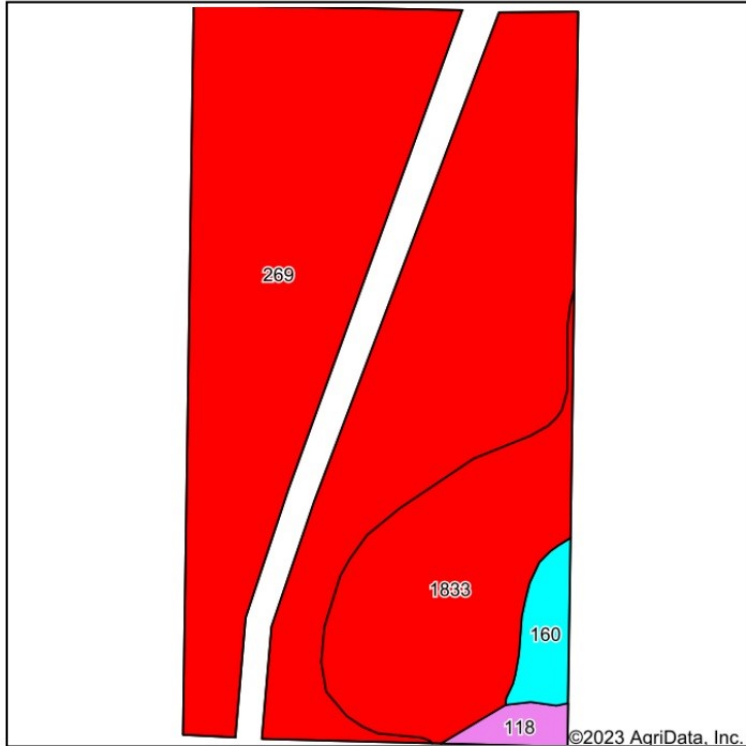
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## PARCEL 5

Soils Map



Soils data provided by USDA and NRCS.

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©2023 AgriData, Inc.

State: **Minnesota**  
 County: **Watonwan**  
 Location: **31-107N-31W**  
 Township: **Riverdale**  
 Acres: **73.98**  
 Date: **5/24/2023**



Maps Provided By:



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www.AgriDataInc.com



Area Symbol: MN165, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
269	Millington clay loam, occasionally flooded	56.14	75.9%		83
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	14.65	19.8%		83
160	Fieldon loam, 0 to 2 percent slopes	2.07	2.8%		74
118	Crippin loam, 1 to 3 percent slopes	1.12	1.5%		100
<b>Weighted Average</b>					<b>83</b>



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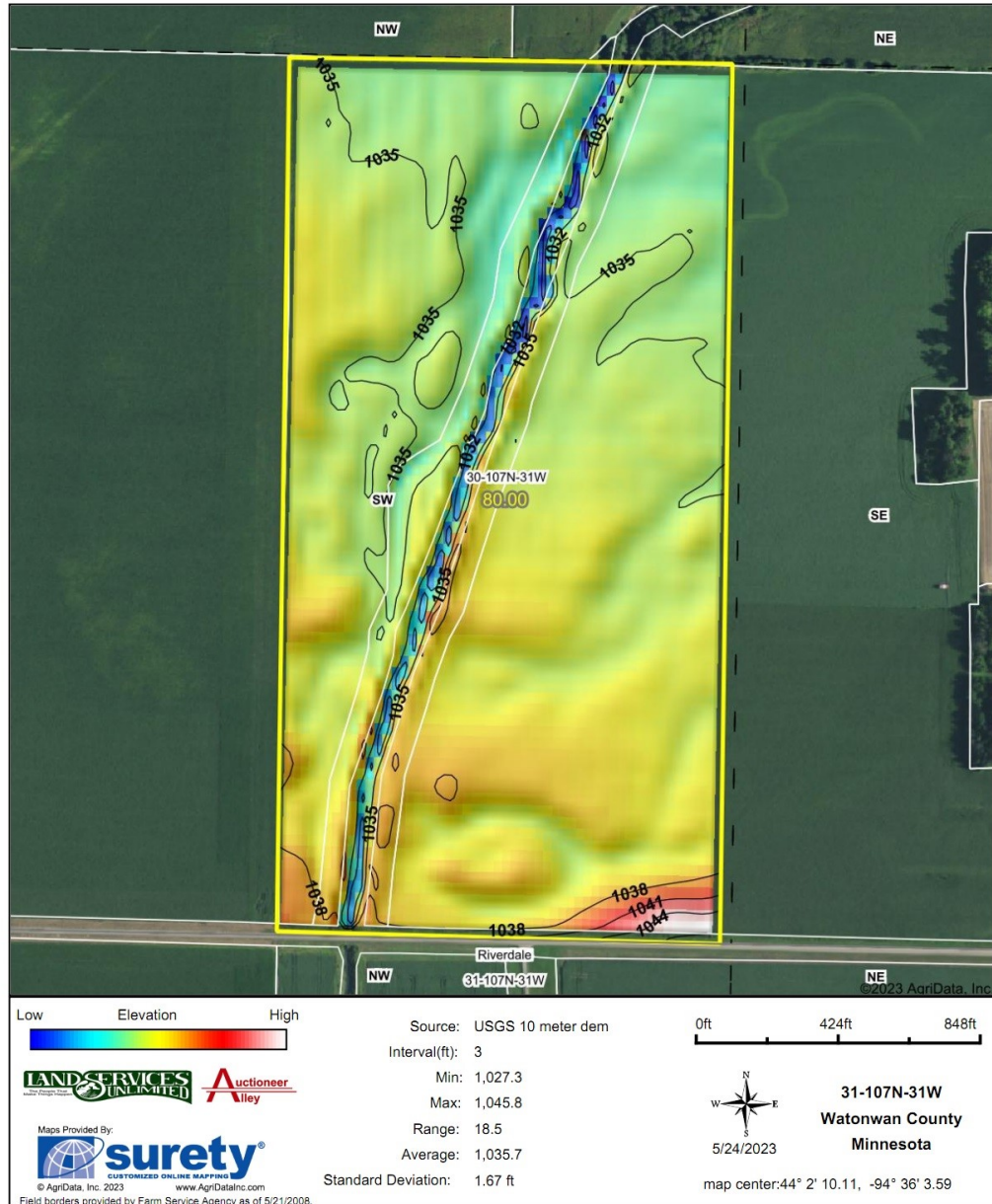
# 381.60 Acres +/- Bare Farmland in Riverdale Twp, Watonwan Co., MN **FARMLAND AUCTION**

**Friday, June 23, 2023 @ 10:00 AM**

**SALE LOCATION:** Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

## PARCEL 5

Topography Hillshade



**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

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## PARCEL 5

USDA United States Department of Agriculture  
 Watonwan County, Minnesota

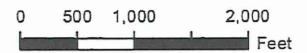
Farm 7014

Tract 6454

2023 Program Year

Map Created March 27, 2023

1073130



Unless otherwise noted:  
 Shares are 100% operator  
 Crops are non-irrigated  
 Corn = yellow for grain  
 Soybeans = common soybeans for grain  
 Wheat = HRS, HRW = Grain  
 Sunflower = Oil, Non-Oil = Grain  
 Oats and Barley = Spring for grain  
 Rye = for grain  
 Peas = process  
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
 Beans = Dry Edible  
 NAG = for GZ  
 Canola = Spring for seed

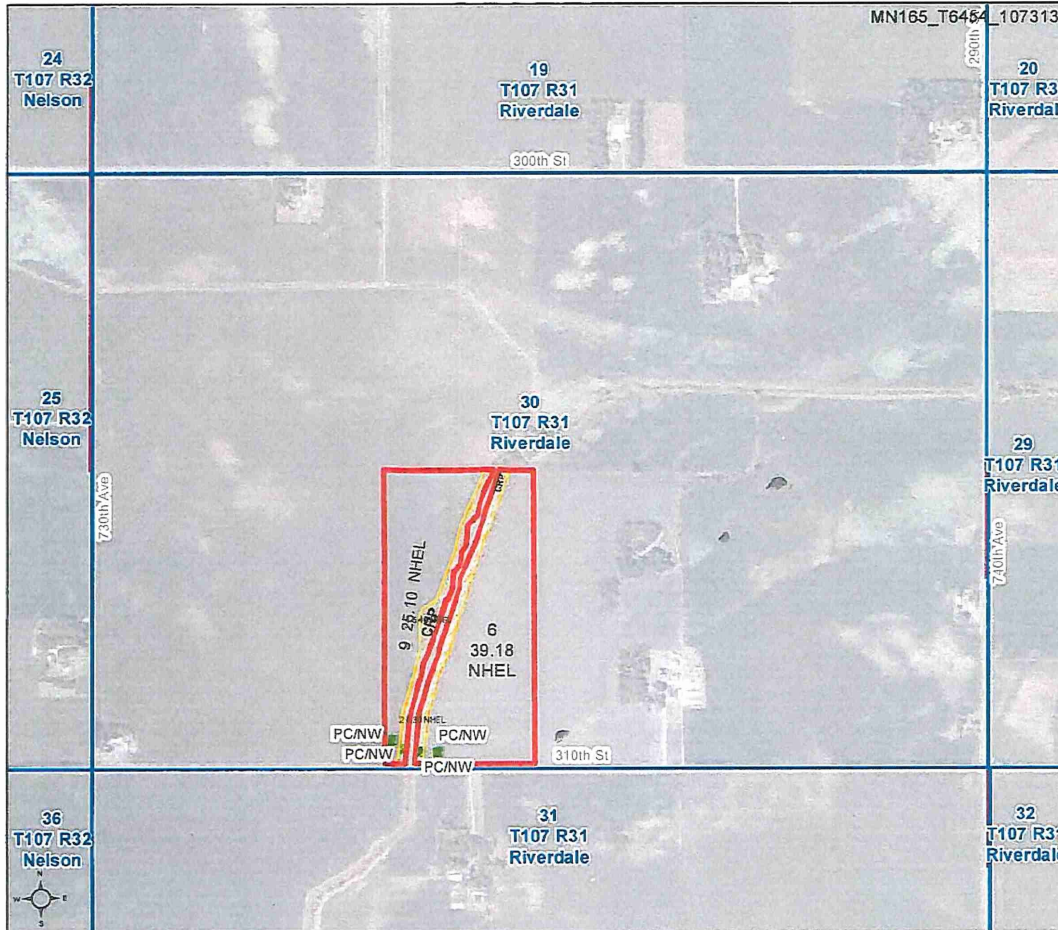
### Common Land Unit

- Cropland
- CRP
- Tract Boundary

### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 73.98 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 5

MINNESOTA WATONWAN		USDA United States Department of Agriculture Farm Service Agency		FARM : 7014					
Form: FSA-156EZ		Abbreviated 156 Farm Record		Prepared : 5/1/23 3:56 PM CST					
See Page 2 for non-discriminatory Statements									
Operator Name : [REDACTED]									
CRP Contract Number(s) : 100RED									
Recon ID : 27-165-2021-22									
Transferred From : None									
ARCPLC G/UF Eligibility : Eligible									
Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
73.98	73.98	73.98	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	64.28	0.00		9.70	0.00	0.00	0.00	
Crop Election Choice									
ARC Individual		ARC County		Price Loss Coverage					
None		None		OATS, CORN, SOYBN					
DCP Crop Data									
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP					
Oats	0.12	0.00	72						
Corn	31.44	0.00	142	0					
Soybeans	30.51	0.00	41	0					
TOTAL	62.07	0.00							
NOTES									
Tract Number : 6454									
Description : GL 10 & 15 30-107-31 Riverdale									
FSA Physical Location : MINNESOTA:WATONWAN									
ANSI Physical Location : MINNESOTA:WATONWAN									
BIA Unit Range Number :									
HEL Status : NHFL No agricultural commodity planted on undetermined fields									
Wetland Status : Tract does not contain a wetland									
WL Violations : None									
Owners : DWAYNE H NOREN									
[REDACTED]									
Recon ID : 27-165-2021-21									
Tract Land Data									
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane		
73.98	73.98	73.98	0.00	0.00	0.00	0.00	0.0		

Page: 1 of 2

MINNESOTA WATONWAN		USDA United States Department of Agriculture Farm Service Agency		FARM : 7014			
Form: FSA-156EZ		Abbreviated 156 Farm Record		Prepared : 5/1/23 3:56 PM CST			
Crop Year : 2023							
Tract 6454 Continued ...							
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	64.28	0.00	9.70	0.00	0.00	0.00
DCP Crop Data							
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield				
Oats	0.12	0.00	72				
Corn	31.44	0.00	142				
Soybeans	30.51	0.00	41				
TOTAL	62.07	0.00					



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## PARCEL 5 CRP Contract

Page 1 of 1

<b>CRP-1</b> (07-06-20) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 27 165		2. SIGN-UP NUMBER 44	
<b>CONSERVATION RESERVE PROGRAM CONTRACT</b>		3. CONTRACT NUMBER 10086D		4. ACRES FOR ENROLLMENT 9.70	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) WATONWAN COUNTY FARM SERVICE AGENCY 623 1ST AVE S STE 1 SAINT JAMES, MN56081-2163		6. TRACT NUMBER 6454		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2013 TO: (MM-DD-YYYY) 09-30-2023	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (507) 375-3191 x2		8. SIGNUP TYPE: Continuous			
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.					
9A. Rental Rate Per Acre \$ 262.80		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment \$ 2,549.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres
9C. First Year Payment \$		6454	0001	CP21	5.40
(Item 9C is applicable only when the first year payment is prorated.)		6454	0002	CP21	4.30
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)					
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) LWAYNE H NOREN 13612 5TH AVE N FLYMOUTH, MN55441-5452		(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><b>NOTE:</b> 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><b>Paperwork Reduction Act (PRA) Statement:</b> 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. <b>RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</b></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 <a href="http://www.ascr.usda.gov/complaint_filing_cust.html">http://www.ascr.usda.gov/complaint_filing_cust.html</a> 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: <a href="mailto:program.intake@usda.gov">program.intake@usda.gov</a>. USDA is an equal opportunity provider, employer, and lender.</p>					



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## PARCEL 5 Wetland Determination



United States Department  
of Agriculture

Natural Resources  
Conservation Service

NRCS-CPA-026E  
9/2012

### HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

	Request Date:	9/18/2013	County:	Watonwan
MN		56081		
Agency or Person Requesting Determination:	Operator	Tract No:	4434	FSA Farm No: 5623

#### Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination?	
Are there highly erodible soil map units on this farm?	

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field(s)	HEL(Y/N)	Sodbust (Y/N)	Acres	Determination Date
<b>Refer to the Previous HEL determination available on file from your FSA office</b>				

The Highly Erodible Land determination was completed in the

RECEIVED

#### Section II - Wetlands

JUN - 2 2014

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label on the Wetlands County FSA additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Field(s)	Wetland Label	Occurrence Year	Acres	Determination Date	Certification Date
11	PC/NW		9.3	5/28/2014	6/27/2014
12	PC/NW		9.9	5/28/2014	6/27/2014

The wetland determination was completed in the Office It was Mail On: 5/28/2014

Remarks:	A Certified Wetland Determination has been completed for Fields 11 and 12 of Tract 4434. There are no maintenance/ use restrictions on Prior-Converted/ Non-Wetland (PC/NW) land unless further manipulation would convert an adjacent Wetland (W).
----------	---

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist	Date
 Heather Funk	5/28/2014

The U.S. Department of Agriculture (USDA) prohibits discrimination in all of its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, political beliefs, genetic information, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotope, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Assistant Secretary for Civil Rights, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Stop 9410, Washington, DC 20250-9410, or call tollfree at (866) 632-9992 (English) or (800) 877-8339 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 845-6136 (Spanish Federal-relay). USDA is an equal opportunity provider and employer.



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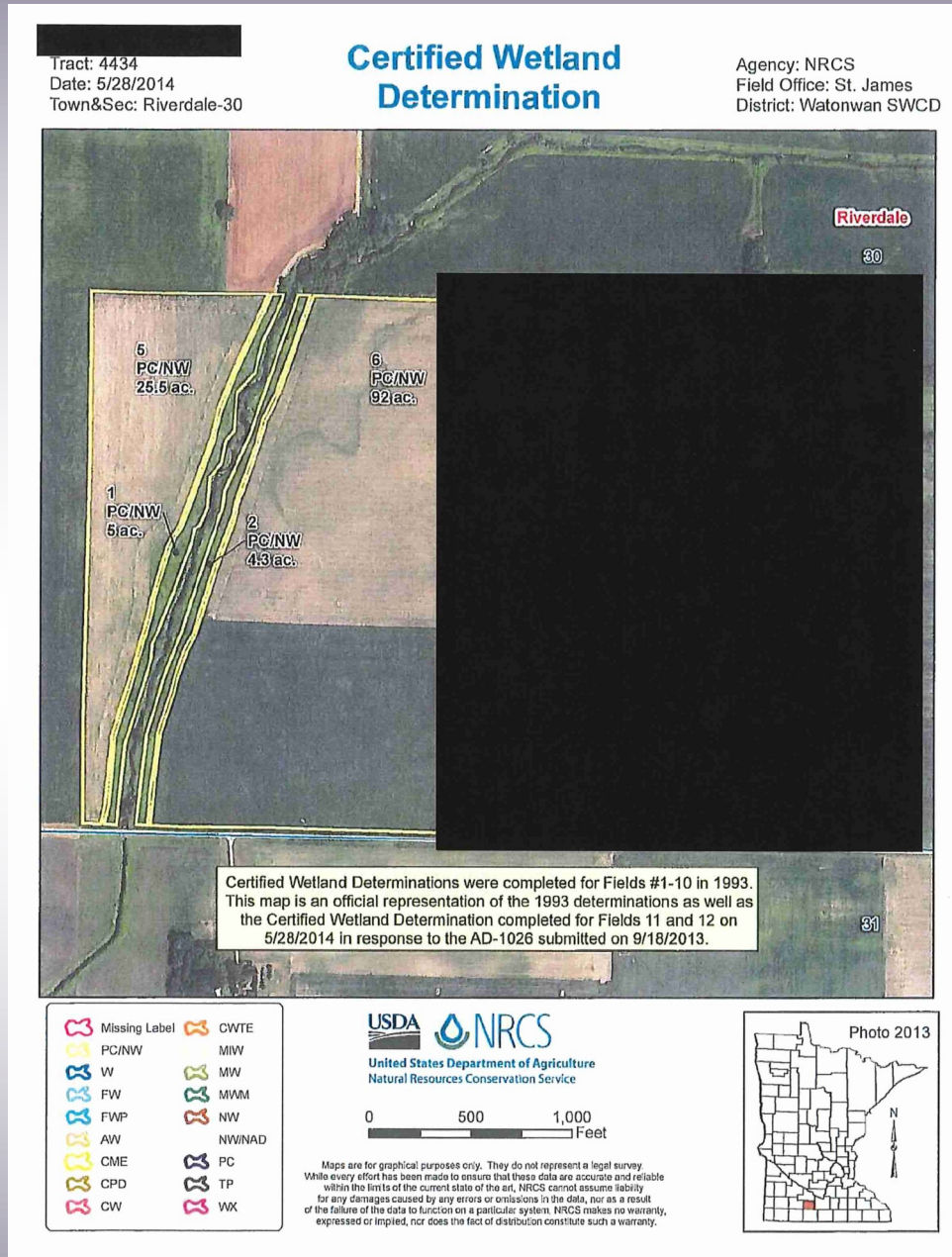


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## PARCEL 5



### Summary

Parcel ID 090300505  
 Property Address 30-107-031  
 Sec/Twp/Rng 30-107-031  
 Brief Tax Description SECT-30 TWP-107 RANGE-031 80.00 AC GOVT LOTS 10 & 15  
(Note: Not to be used on legal documents)  
 Deeded Acres 80.00  
 Class 101 - (NON-HSTD) 2A/1B/4BB AGRICULTURAL  
 District (0902) TWP OF RIVERDALE-0840  
 School District 0840

[View Map](#)

### Owners

Primary Taxpayer  
 Dwayne Noren  
 13612 FIFTH AVE N  
 PLYMOUTH MN 55441

### Land

Seq	Code	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	0	0	0	75.000	A
2	WASTE 2A	0	0	0	4.000	A
3	ROADS 2A	0	0	0	1.000	A
Total					80.000	

### Valuation

	2023 Assessment	2022 Assessment	2021 Assessment	2020 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$637,800	\$456,000	\$396,700	\$420,100
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Estimated Market Value	\$637,800	\$456,000	\$396,700	\$420,100

### Taxation

	2023 Payable	2022 Payable	2021 Payable
Estimated Market Value	\$456,000	\$396,700	\$420,100
- Excluded Value	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0
= Taxable Market Value	\$456,000	\$396,700	\$420,100
Net Taxes Due	\$3,120.00	\$3,288.00	\$3,346.00
+ Special Assessments	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$3,120.00	\$3,288.00	\$3,346.00

### Taxes Paid

Payment #	Receipt #	Receipt Print Date	Amt Write Off	Amt Charge	Amt Payment
101510		5/10/2023	\$0.00	\$0.00	(\$1,560.00)
96941		11/15/2022	\$0.00	\$0.00	(\$1,644.00)
91104		5/17/2022	\$0.00	\$0.00	(\$1,644.00)
82304	248744	11/10/2021	\$0.00	\$0.00	(\$1,673.00)
73437	239977	5/10/2021	\$0.00	\$0.00	(\$1,673.00)
69420	235653	11/16/2020	\$0.00	\$0.00	(\$837.00)
59347	226310	5/11/2020	\$0.00	\$0.00	(\$837.00)

### Taxes Unpaid

Unpaid Tax	<b>Current Taxes Due</b>	\$1,560.00
+ Unpaid Penalty		\$0.00
+ Unpaid Fees		\$0.00
+ Unpaid Interest		\$0.00
= Unpaid Total		\$1,560.00



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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 August 2, 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](http://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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