



HANSON LAND AUCTION
AUGUST 10, 2023 @ 10 AM
Odin Community Center

267.34 ACRES +/-

**SECTION 31 OF LONG LAKE TWP &
SECTIONS 25 & 36 OF ODIN TWP**

WATONWAN COUNTY, MN

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060



267.34 Acres +/- of Bare Farmland in Odin & Long Lake Twps, Watonwan Co., MN

FARMLAND AUCTION

Thursday, August 10, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Odin Community Center, Odin, MN.



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

HANSON 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- 155.80 Acres +/- x The Bid
Parcel 2- 111.54 Acres +/- x The Bid
Parcel 3- 267.34 Acres +/- x The Bid- Combination of 1 & 2
***Parcel 1-3 will be sold by legal description only.**

LEGAL DESCRIPTION 1: 155.80 +/- Deeded Acres ***See Legal Description**

TAX PARCEL ID 1: 050310400 & 080360100

BUILDINGS 1: None

REAL ESTATE TAXES 1: 2023 HSTD & NON-HSTD Ag Taxes = \$4,445.90

ASSESSMENT 1: New buyer will assume JD 9 drainage assessment of \$275,197.38

FSA INFORMATION 1-3:

Total Deeded Acres	=	267.34 +/- Acres
FSA Tillable Acres	=	231.03 +/- Acres
CRP Acres	=	21.50 +/- Acres
Corn Base Acres	=	135.35 +/- Acres
Corn PLC Yield	=	169.00 +/- Bushels
Soybean Base Acres	=	97.33 +/- Acres
Soybean PLC Yield	=	42.00 +/- Bushels
Total Base Acres	=	232.68 +/- Acres

***2.5 Acres of CRP on Parcel 2 expires 9-30-2023**

PREDOMINANT SOILS 1: Canisteo Glencoe Complex, Glencoe Clay Loam & Webster Clay Loam

CPI PARCEL 1: Crop Productivity Index = 90.9 *** Excellent**
***See Soils Map**

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

DRAINAGE PARCEL 1: Part of Judicial Ditch 9
***See Tile Maps**

NRCS CLASSIFICATION 1: NHEL

WETLAND STATUS 1: Completed 8-7-1989 and updated 9-23-2012 PC/NW on tillable.
.6 Acres wetland in CRP.
***See Wetland Determination**

AUCTIONS – REAL ESTATE - APPRAISALS



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KEVIN KAHLER 507-920-8060

RYAN & CHRIS KAHLER, DOUG WEDEL,

SCOTT CHRISTOPHER & DAR HALL

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www.auctioneeralley.com

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LEGAL DESCRIPTION 2: 111.54 +/- Deeded Acres *See Legal Description

TAX PARCEL ID 2: 080360200 & 180251400

BUILDINGS 2: None

REAL ESTATE TAXES 2: 2023 HSTD & NON-HSTD Ag Taxes = \$2,575.10

ASSESSMENT 1: New buyer will assume JD 9 drainage assessment of \$165,176.84

PREDOMINANT SOILS 2: Canisteo Glencoe Complex, Nicollet Clay Loam & Canisteo Clay Loam

CPI PARCEL 2: Crop Productivity Index = 92.9 *Excellent
*See Soils Map

TOPOGRAPHY 2: Level
*See Topography Map

DRAINAGE PARCEL 2: Part of Judicial Ditch 9. This parcel also has an open drainage ditch along the railroad tracks which outlets to the North. There is an existing drainage agreement which will need to be updated with the new buyer.
*See Tile Maps

NRCS CLASSIFICATION 2: NHEL

WETLAND STATUS 2: Completed 8-7-1989 and updated 9-23-2012 PC/NW
*See Wetland Determination

LEASE STATUS 1-3: These farms are under lease for the 2023 crop year. Sellers will keep all of the 2023 farm 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 1

All that part of the East Half of the Northeast Quarter of Section 36, Township 105, Range 33, Watonwan County, lying east of the C.N.W. Ry. right of way, containing 24 acres, less 2.99 acre building site.

Also, the Northwest Quarter of Section 31, Township 105, Range 32, excepting 19.2 acres in the Southeast corner of Section 31, Township 105, Range 32 described as follows: Commencing at the Quarter stake in the southeast corner of Northwest Quarter, Section 31, Township 105, Range 32; thence North 585 1/2 feet; thence West 1429 1/2 feet; thence South 585 1/2 feet; thence East 1429 1/2 feet to place of beginning containing 136.80 acres, less 2.01 acre building site. Containing 155.80 acres in all.

LEGAL DESCRIPTION PARCEL 2

All that part of the SE 1/4 25-105-33, bounded and described as follows: Commencing at the point of intersection with the S line of West Main Street in Odin, Minn., with the W line of Station grounds of the C. & NWm Rwy Co. (said W line of Station grounds being a line parallel with and distant W 200' from the center line of main track of Rwy Co.); running thence W along said S line of West Main Street 173.52' thence S at right angles to said S line of West Main Street 1138.77' more or less to a line drawn parallel with and distant N 33' from the S line of said SE 1/4; thence E along said last described parallel line 591.52' more or less to said line parallel with and distant W 200' from said center line of main track; thence NWly along said last described parallel line to the place of beginning. All that part of E 1/2 NE 1/4 36-105-33, lying W of the R.R. and N of a line 965.5' N of the S line of said quarter section and parallel to said S line.

W 1/2 NE 1/4 36-105-33, except the following tract: Starting at a point at the NW corner of the NE 1/4 36-105-33; thence S 655'; thence E 231'; thence N 655' thence W 231' to place of beginning.

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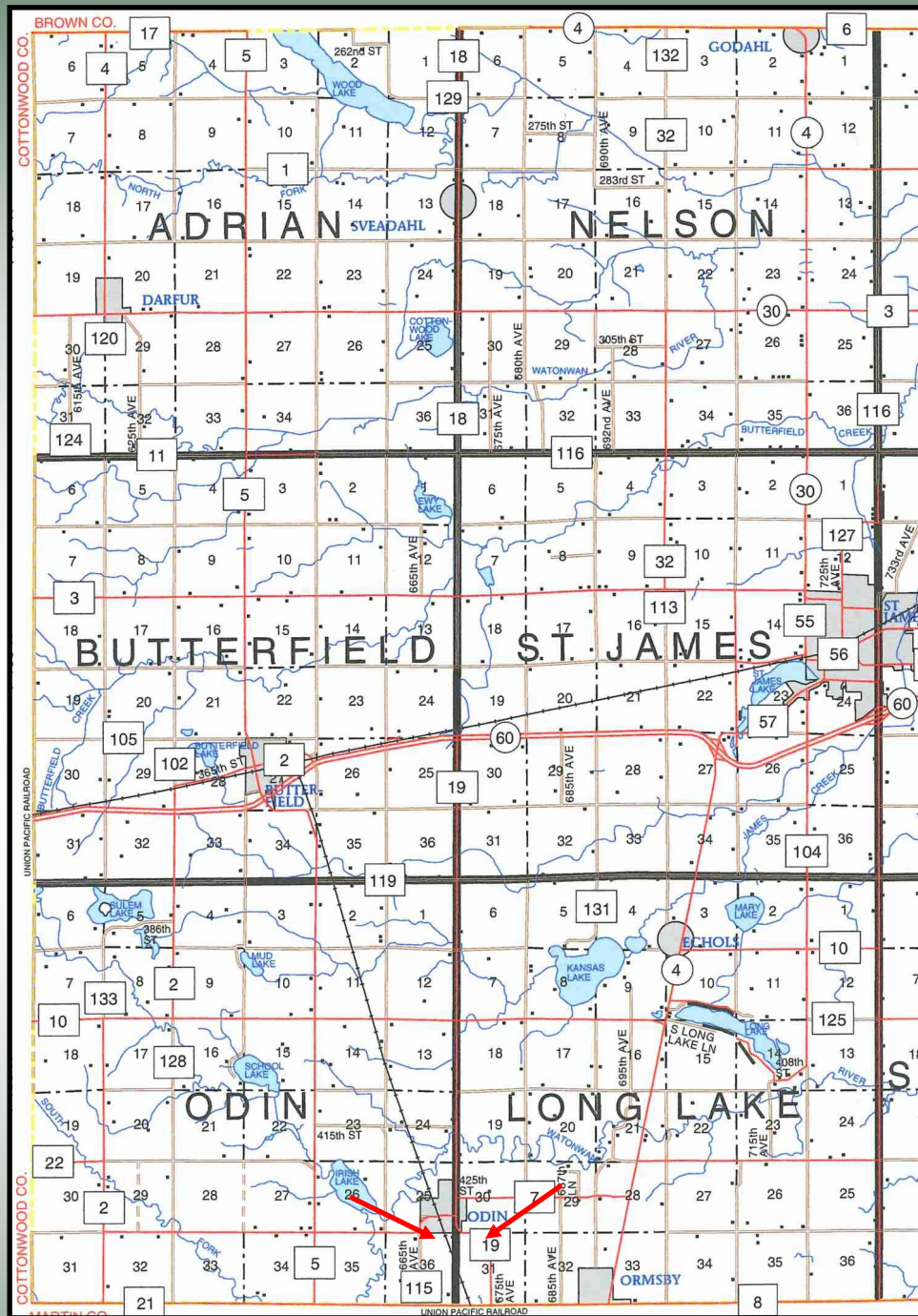
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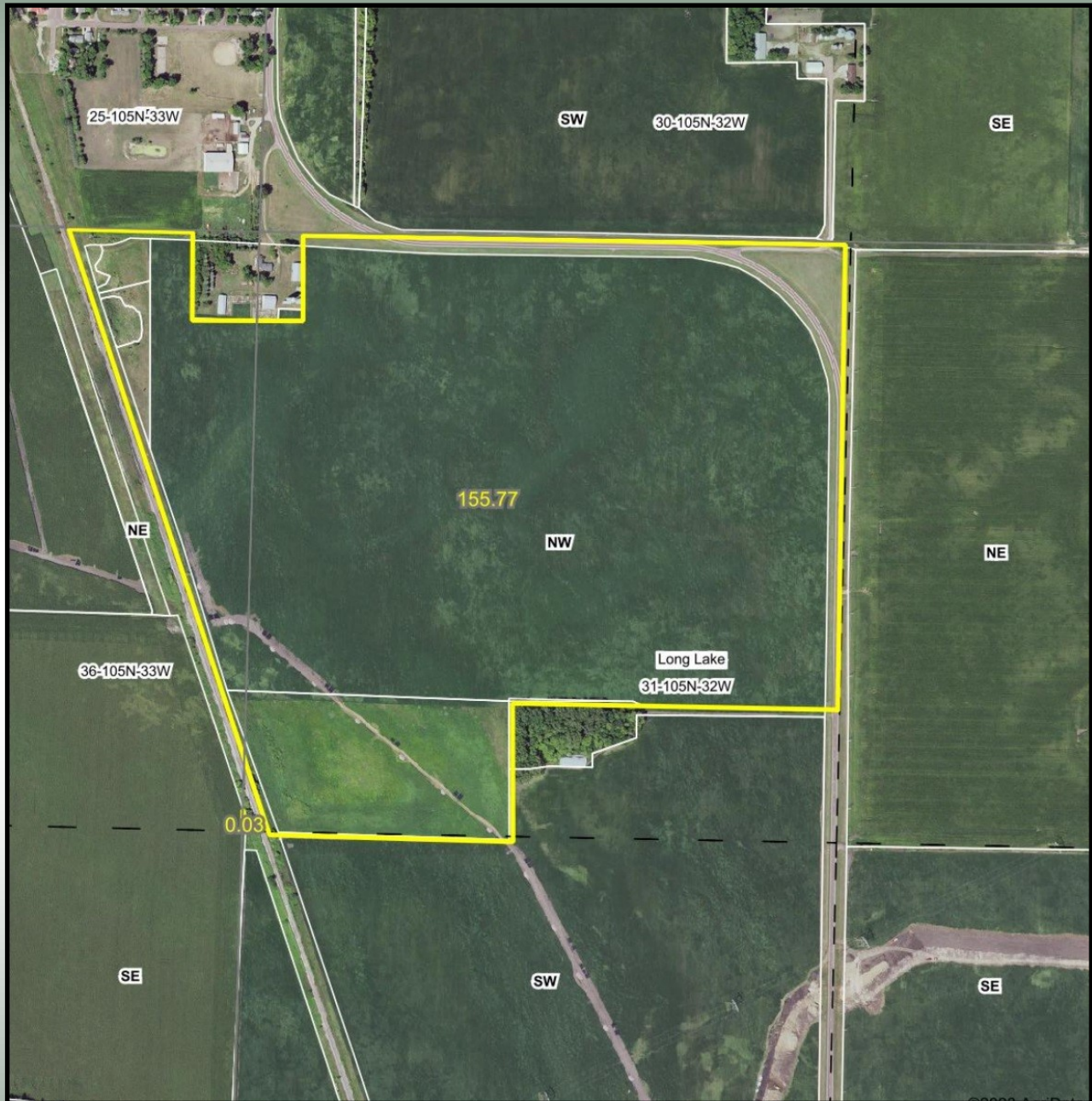
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PARCEL 1: 155.80 Acres



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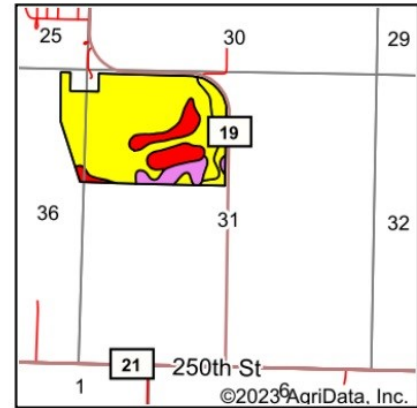
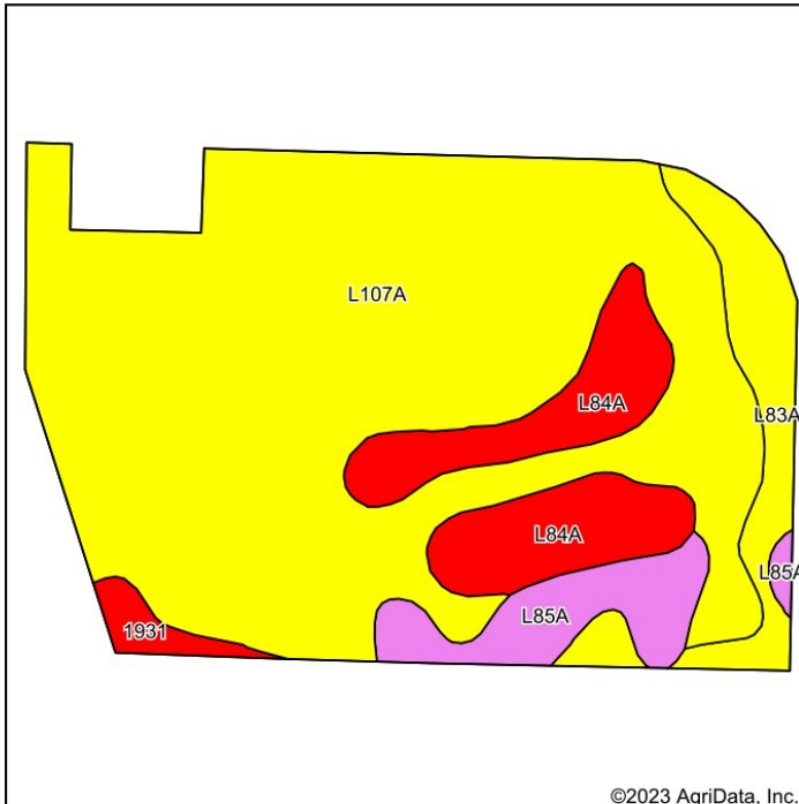
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PARCEL 1

Soils Map



State: **Minnesota**
 County: **Watonwan**
 Location: **31-105N-32W**
 Township: **Long Lake**
 Acres: **123.63**
 Date: **7/12/2023**



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
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	88.89	71.9%		91
L84A	Glencoe clay loam, 0 to 1 percent slopes	15.32	12.4%		86
L83A	Webster clay loam, 0 to 2 percent slopes	9.63	7.8%		93
L85A	Nicollet clay loam, 1 to 3 percent slopes	7.91	6.4%		99
1931	Essexville sandy loam	1.88	1.5%		81
Weighted Average					90.9



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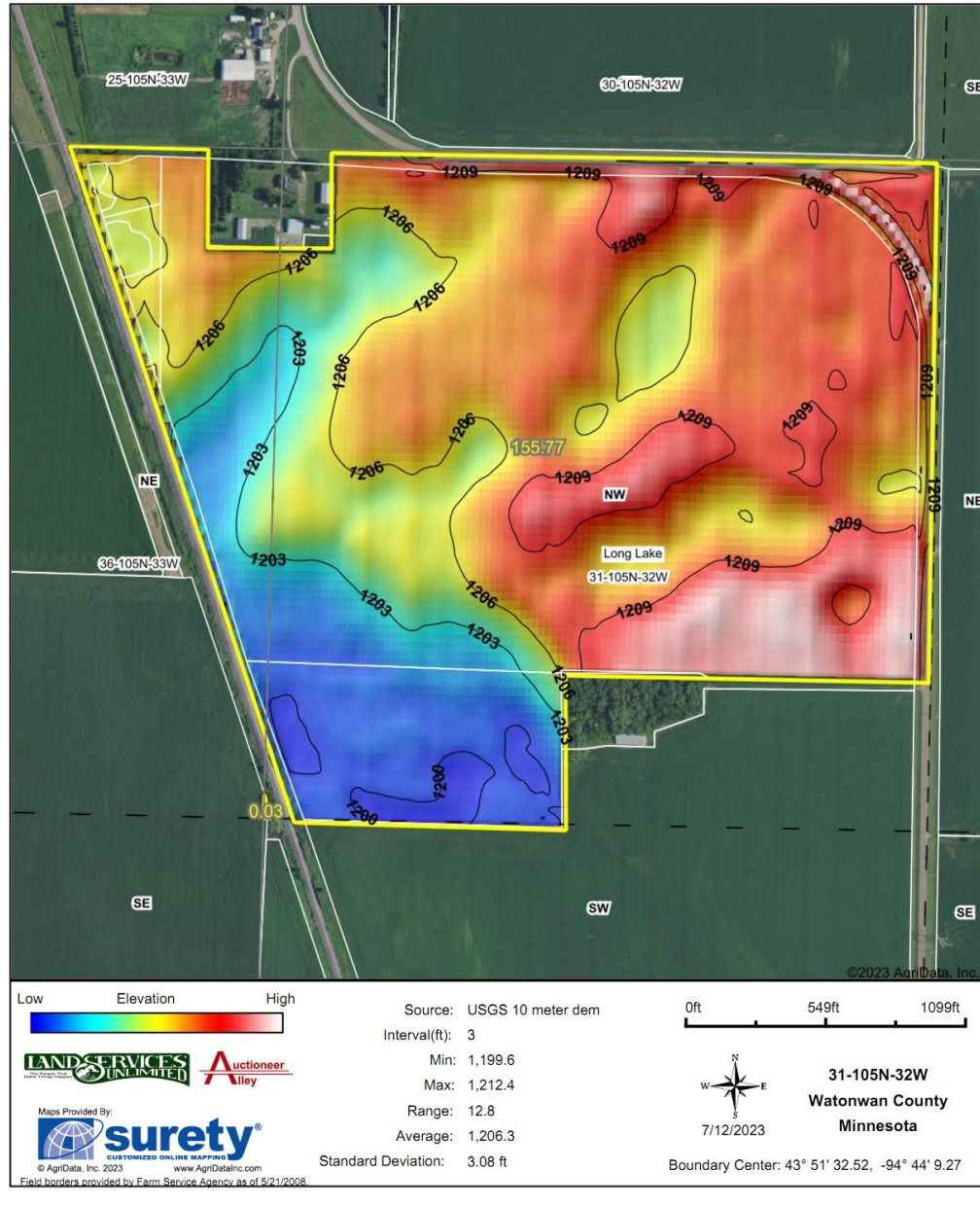
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PARCEL 1

Topography Hillshade



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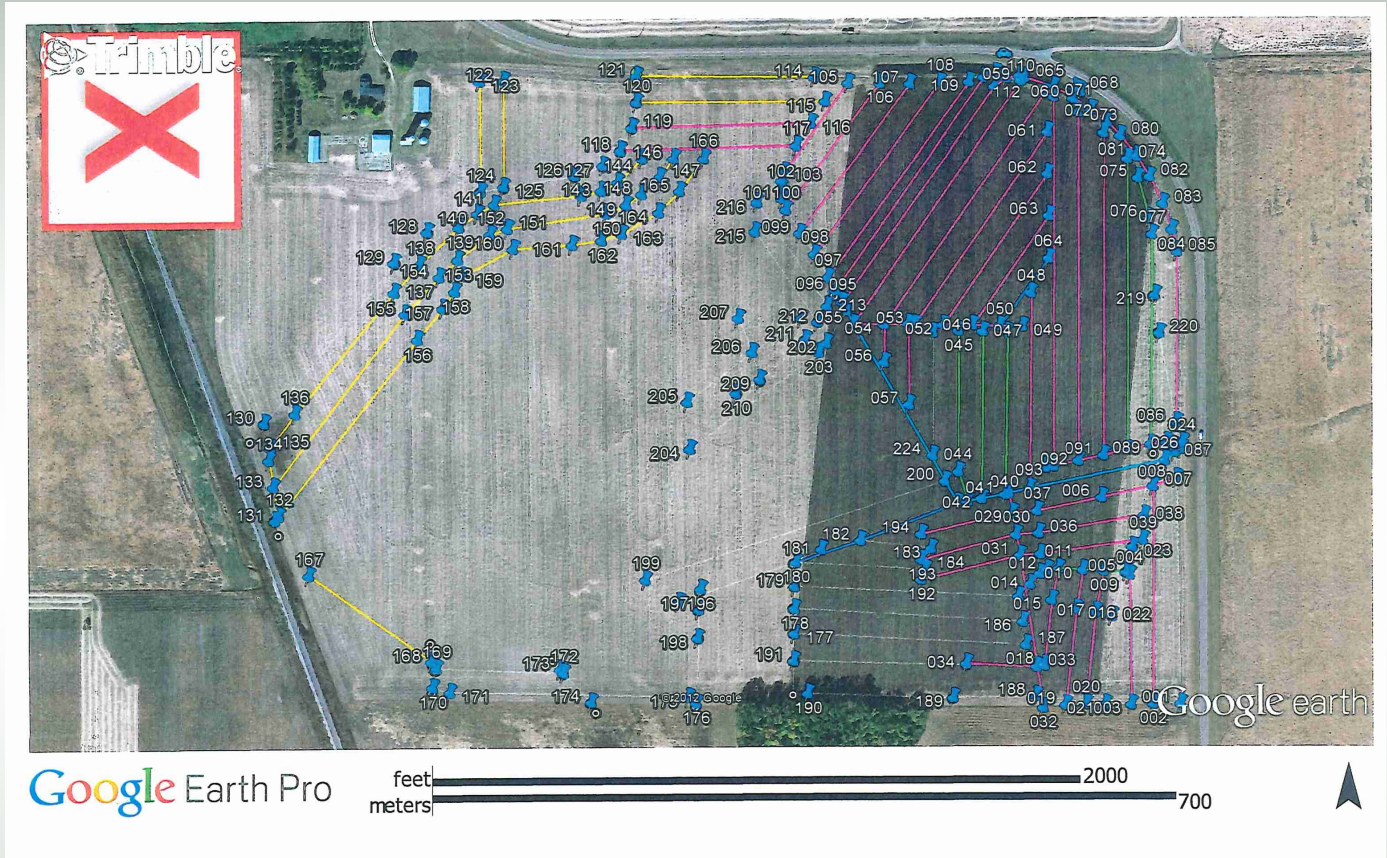
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PARCEL 1 2012 Tile Map



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PARCEL 1

Watonwan County, MN

Summary

Parcel ID 050310400
 Property Address 67013 430TH ST
 ODIN MN 56160
 Sec/Twp/Rng 31-105-032
 Brief Tax Description SECT-31 TWP-105 RANGE-032 136.80 AC NW1/4 LESS S 19.20AC OF E1/2
 (Note: Not to be used on legal documents)
 Deeded Acres 136.80
 Class 101 - (NON-HSTD) 2A/1B/4BB AGRICULT
 District (0501) TWP OF LONG LAKE-0836
 School District 0836

[View Map](#)

Owners

Primary Taxpayer
[Kenneth & Dolores Hanson Trust](#)
 1640 SUHR DR
 HENDRICKS MN 56136

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	67.4	0	0	0	132.800	A
2	ROADS 2A	0	0	0	0	4.000	A
Total						136.800	

Extra Features

Code	Description	Dimensions	Units
MACSHD	OLD MACHINE SHED	52 x 52	2704
MACHSD	MACHINE SHED	48 x 80	3840
GRBDB	GRAIN BIN - DB	0 x 24	1
GRBSB	GRAIN BIN - SB	0 x 24	1
OLDSHD	MISC. SHED	14 x 32	448

Valuation

	2023 Assessment	2022 Assessment	2021 Assessment	2020 Assessment
+ Estimated Building Value	\$18,800	\$19,000	\$16,900	\$14,900
+ Estimated Land Value	\$1,245,100	\$966,700	\$841,400	\$892,900
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Estimated Market Value	\$1,263,900	\$985,700	\$858,300	\$907,800

Taxation

	2023 Payable	2022 Payable	2021 Payable
Estimated Market Value	\$985,700	\$858,300	\$907,800
- Excluded Value	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0
= Taxable Market Value	\$985,700	\$858,300	\$907,800
Net Taxes Due	\$3,343.38	\$3,096.00	\$3,094.79
+ Special Assessments	\$16,590.62	\$0.00	\$281.21
= Total Taxes Due	\$19,934.00	\$3,096.00	\$3,376.00



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PARCEL 1

Watonwan County, MN

Summary

Parcel ID 080360100
 Property Address 67013 430TH ST
 ODIN MN 56160
 Sec/Twp/Rng 36-105-033
 Brief SECT-36 TWP-105 RANGE-033 24.00 AC E1/2 OF NE1/4 E OF RR LESS 5.00AC
 Tax Description IN NE1/4
 (Notes: Not to be used on legal documents)
 Deeded Acres 24.00
 Class 101 - (HSTD) 2A/1B/4BB AGRICULTURAL
 District (0802) TWP OF ODIN-0836
 School District 0836

[View Map](#)

Owners

Primary Taxpayer
[Kenneth & Dolores Hanson Trust](#)
 1640 SUHR DR
 HENDRICKS MN 56136

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	64.3	0	0	0	23.000	A
2	AG BLDG SITE	0	0	0	0	1.000	A
Total						24.000	

Buildings

Building 1
 Year Built 1900
 Architecture 1.25 STORY
 Above Grade Living Area 0
 Construction Quality D 5.5 REG
 Foundation Type CEMNT BLOC
 Frame Type WOOD FRAME
 Exterior Walls ALUM SIDES
 Roof Structure GABLE/HIP
 Roof Cover COMP SHNGL
 Interior Walls PLASTER
 Floor Cover CARPET/SHT VINYL
 Heat AIR DUCTED
 Air Conditioning CENTRAL
 Bedrooms 4
 Bathrooms 1.5
 Stories 1.25

Extra Features

Code	Description	Dimensions	Units
MACSHD	OLD MACHINE SHED	30 x 80	2400
RESBIN	RESIDUAL BIN VALUE	0 x 14	1
GARUNF	GARAGE UNFINISHED	25 x 30	750
00DECKR	DECK - ROOF	8 x 10	80
003000	1/2 BATH	0 x 0	1
009100	PATIO	0 x 0	68
009100	PATIO	8 x 8	64

Valuation

	2023 Assessment	2022 Assessment	2021 Assessment	2020 Assessment
+ Estimated Building Value	\$82,500	\$72,800	\$52,900	\$53,600
+ Estimated Land Value	\$273,600	\$209,700	\$158,000	\$166,500
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Estimated Market Value	\$356,100	\$282,500	\$210,900	\$220,100

Taxation

	2023 Payable	2022 Payable	2021 Payable
Estimated Market Value	\$282,500	\$210,900	\$220,100
- Excluded Value	\$0	\$0	\$0
- Homestead Exclusion	(\$26,400)	(\$28,000)	(\$28,400)
= Taxable Market Value	\$256,100	\$182,900	\$191,700
Net Taxes Due	\$1,102.52	\$578.10	\$513.41
+ Special Assessments	\$5,069.48	\$1,767.90	\$1,876.59
= Total Taxes Due	\$6,172.00	\$2,346.00	\$2,390.00



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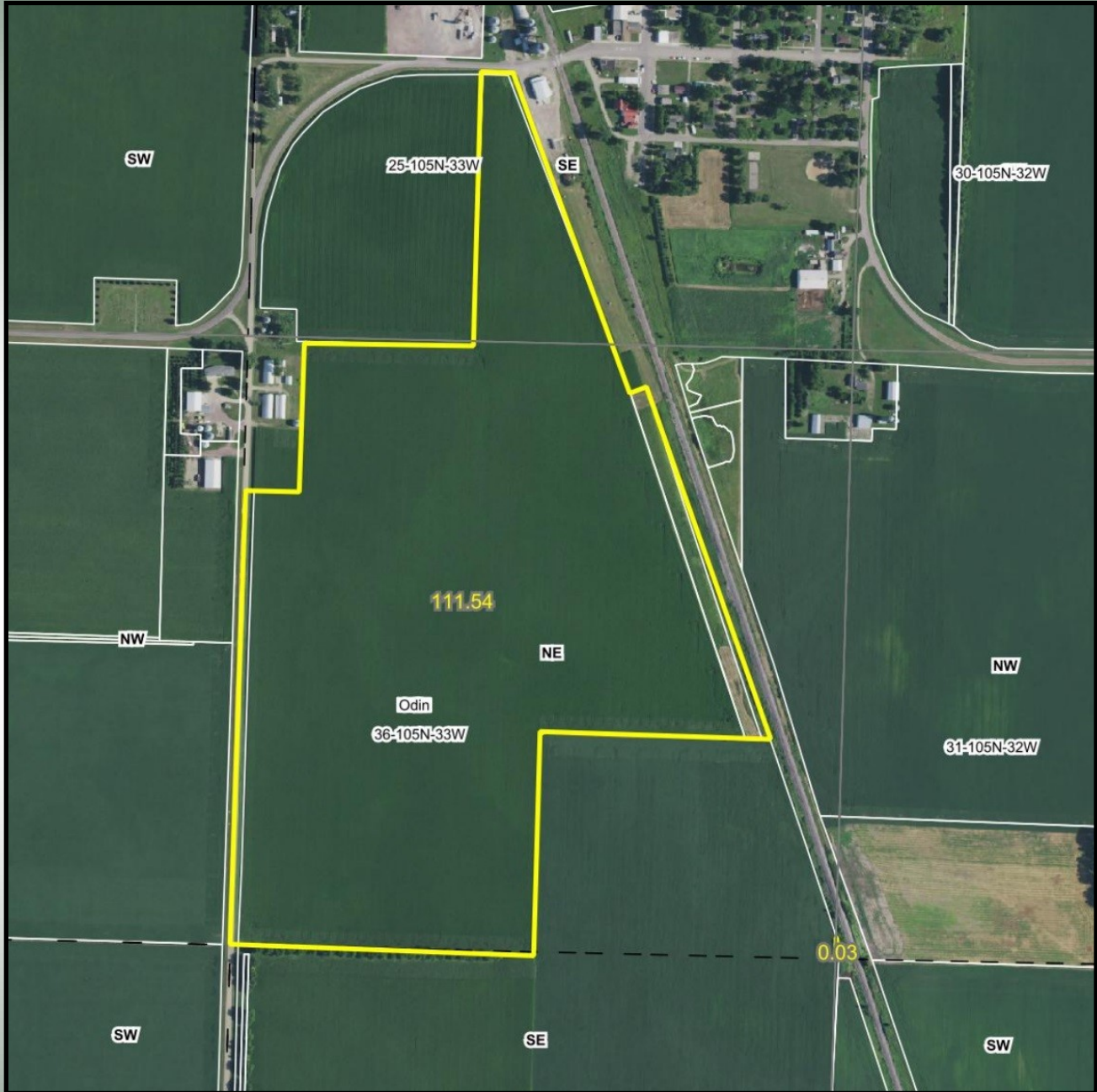
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PARCEL 2: 111.54 Acres



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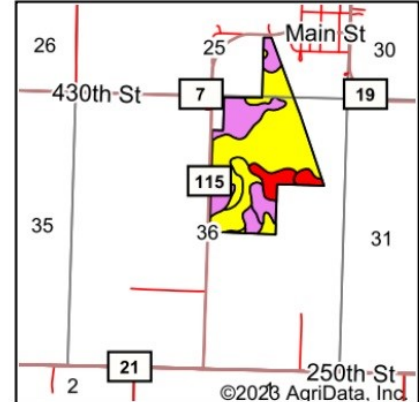
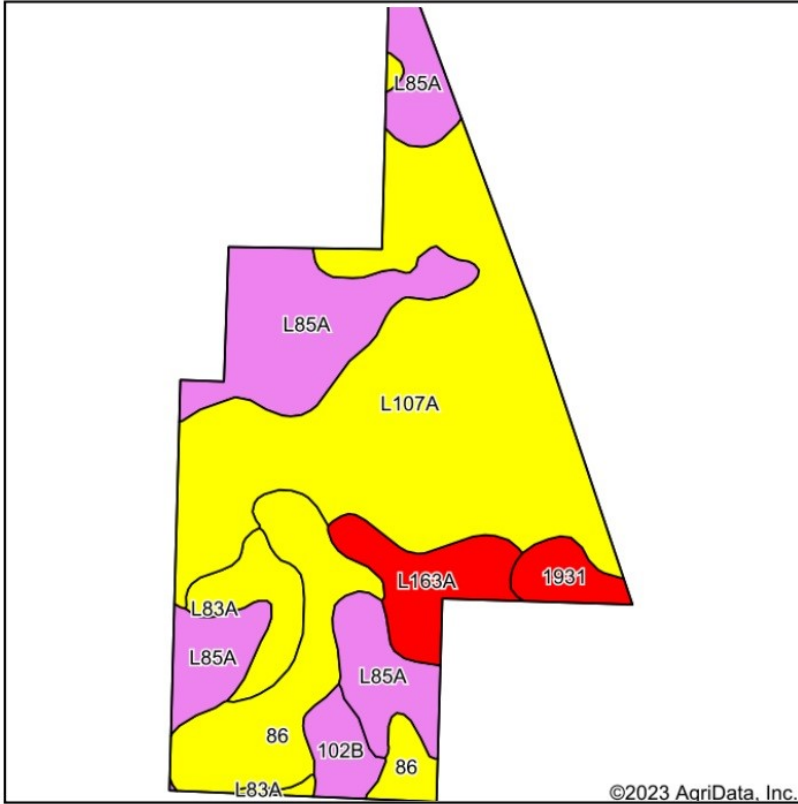
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PARCEL 2

Soils Map



State: **Minnesota**
 County: **Watonwan**
 Location: **36-105N-33W**
 Township: **Odin**
 Acres: **107.4**
 Date: **7/12/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: MN165, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	48.27	44.9%		91
L85A	Nicollet clay loam, 1 to 3 percent slopes	26.83	25.0%		99
86	Canisteo clay loam, 0 to 2 percent slopes	14.18	13.2%		93
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	6.76	6.3%		86
L83A	Webster clay loam, 0 to 2 percent slopes	5.39	5.0%		93
102B	Clarion loam, 2 to 6 percent slopes	3.05	2.8%		95
1931	Essexville sandy loam	2.92	2.7%		81
Weighted Average					92.9



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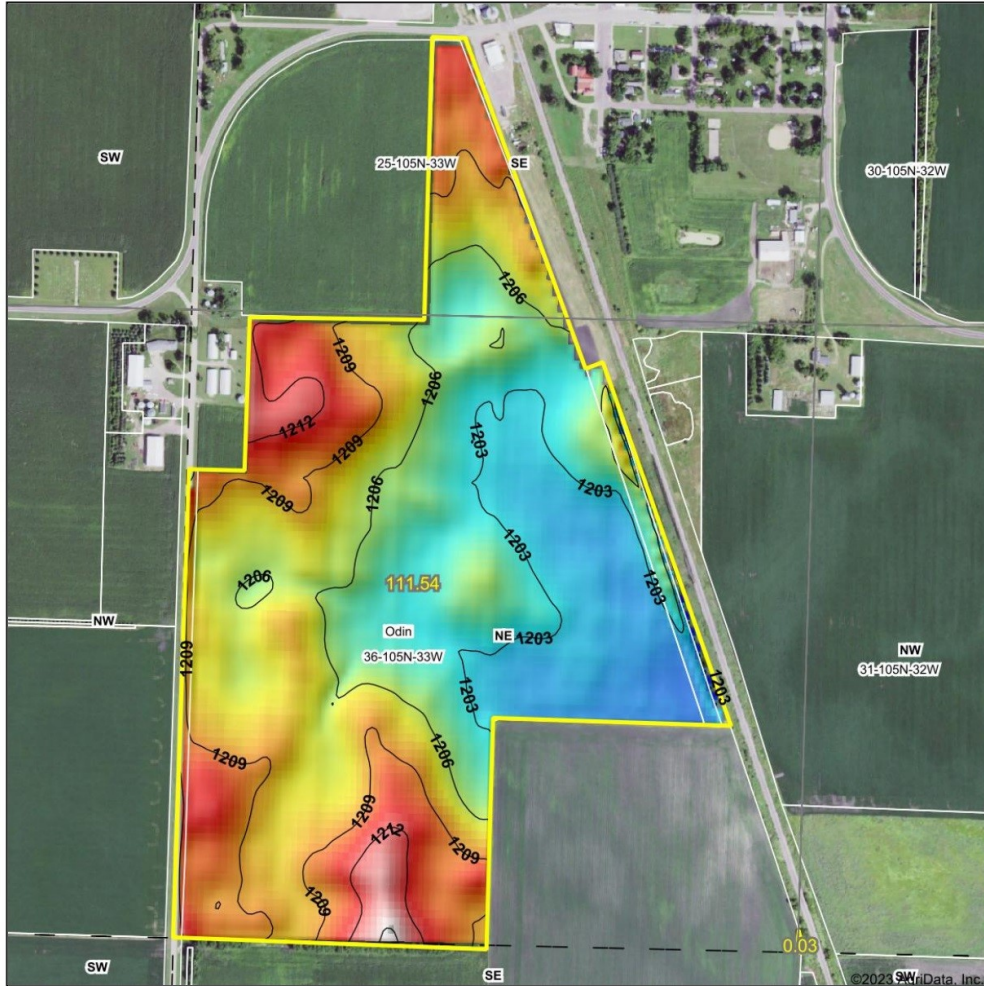
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PARCEL 2

Topography Hillshade



<p>Low Elevation High</p>	<p>Source: USGS 10 meter dem</p> <p>Interval(ft): 3</p> <p>Min: 1,199.1</p> <p>Max: 1,215.5</p> <p>Range: 16.4</p> <p>Average: 1,206.5</p> <p>Standard Deviation: 3.15 ft</p>	<p>0ft 591ft 1181ft</p> <p> 7/12/2023 36-105N-33W Watonwan County Minnesota Boundary Center: 43° 51' 38.37, -94° 44' 39.24 </p>
<p>LAND SERVICES UNLIMITED</p> <p>The People That Make Things Happen</p> <p> </p> <p> <small>Maps Provided By:</small> <small>CUSTOMIZED ONLINE MAPPING</small> <small>© AgriData, Inc. 2023 www.AgriDataInc.com</small> <small>Field borders provided by Farm Service Agency as of 5/21/2008.</small> </p>		



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PARCEL 2

Watonwan County, MN

Summary

Parcel ID 080360200
 Property Address
 Sec/Twp/Rng 36-105-033
 Brief Tax Description SECT-36 TWP-105 RANGE-033 101.54 AC NE1/4 W OF RR LESS S 965' OF E1/2 & 3.47AC
 (Note: Not to be used on legal documents)
 Deeded Acres 101.54
 Class 101 - (HSTD) 2A/1B/4BB AGRICULTURAL
 District (0802) TWP OF ODIN-0836
 School District 0836

[View Map](#)

Owners

Primary Taxpayer
[Kenneth & Dolores Hanson Trust](#)
 1640 SUHR DR
 HENDRICKS MN 56136

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	73.5	0	0	0	99.290	A
2	WASTE 2A	0	0	0	0	0.540	A
3	ROADS 2A	0	0	0	0	1.710	A
Total						101.540	

Valuation

	2023 Assessment	2022 Assessment	2021 Assessment	2020 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$1,103,600	\$788,400	\$686,200	\$728,100
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Estimated Market Value	\$1,103,600	\$788,400	\$686,200	\$728,100

Taxation

	2023 Payable	2022 Payable	2021 Payable
Estimated Market Value	\$788,400	\$686,200	\$728,100
- Excluded Value	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0
= Taxable Market Value	\$788,400	\$686,200	\$728,100
Net Taxes Due	\$2,239.56	\$2,354.00	\$2,356.75
+ Special Assessments	\$11,226.44	\$0.00	\$199.25
= Total Taxes Due	\$13,466.00	\$2,354.00	\$2,556.00

Taxes Paid

Payment #	Receipt #	Receipt Print Date	Amt Write Off	Amt Charge	Amt Payment
98878		4/17/2023	\$0.00	\$0.00	(\$6,733.00)
85394		4/18/2022	\$0.00	\$0.00	(\$2,354.00)
72990	239749	5/7/2021	\$0.00	\$0.00	(\$2,556.00)
59858	226802	5/12/2020	\$0.00	\$0.00	(\$2,366.00)
42409	209638	4/11/2019	\$0.00	\$0.00	(\$2,248.00)



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

KEVIN KAHLER 507-920-8060

RYAN & CHRIS KAHLER, DOUG WEDEL,

SCOTT CHRISTOPHER & DAR HALL

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

www.auctioneeralley.com

267.34 Acres +/- of Bare Farmland in Odin & Long Lake Twps, Watonwan Co., MN

FARMLAND AUCTION

Thursday, August 10, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Odin Community Center, Odin, MN.

PARCEL 2

Watonwan County, MN

Summary

Parcel ID 180251400
 Property Address 25-105-033
 Sec/Twp/Rng 25-105-033
 Brief Tax Description SECT-25 TWP-105 RANGE-033 10.00 AC E100' OF SE1/4 W OF RR S OF MAIN
 (Note: Not to be used on legal documents)
 Deeded Acres 10.00
 Class 101 - (NON-HSTD) 2A/1B/4BB AGRICULT
 District (1802) CITY OF ODIN-0836
 School District 0836

[View Map](#)

Owners

Primary Taxpayer
[Kenneth & Dolores Hanson Trust](#)
 1640 SUHR DR
 HENDRICKS MN 56136

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	77.5	0	0	0	10.000	A
Total						10.000	

Valuation

	2023 Assessment	2022 Assessment	2021 Assessment	2020 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$117,200	\$83,700	\$72,900	\$77,300
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Estimated Market Value	\$117,200	\$83,700	\$72,900	\$77,300

Taxation

	2023 Payable	2022 Payable	2021 Payable
Estimated Market Value	\$83,700	\$72,900	\$77,300
- Excluded Value	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0
= Taxable Market Value	\$83,700	\$72,900	\$77,300
Net Taxes Due	\$335.54	\$340.00	\$349.77
+ Special Assessments	\$740.46	\$0.00	\$12.23
= Total Taxes Due	\$1,076.00	\$340.00	\$362.00

Taxes Paid

Payment #	Receipt #	Receipt Print Date	Amt Write Off	Amt Charge	Amt Payment
98877		4/17/2023	\$0.00	\$0.00	(\$538.00)
85453		4/18/2022	\$0.00	\$0.00	(\$340.00)
73076	239748	5/7/2021	\$0.00	\$0.00	(\$362.00)
60099	226803	5/12/2020	\$0.00	\$0.00	(\$332.00)
42427	209639	4/11/2019	\$0.00	\$0.00	(\$314.00)



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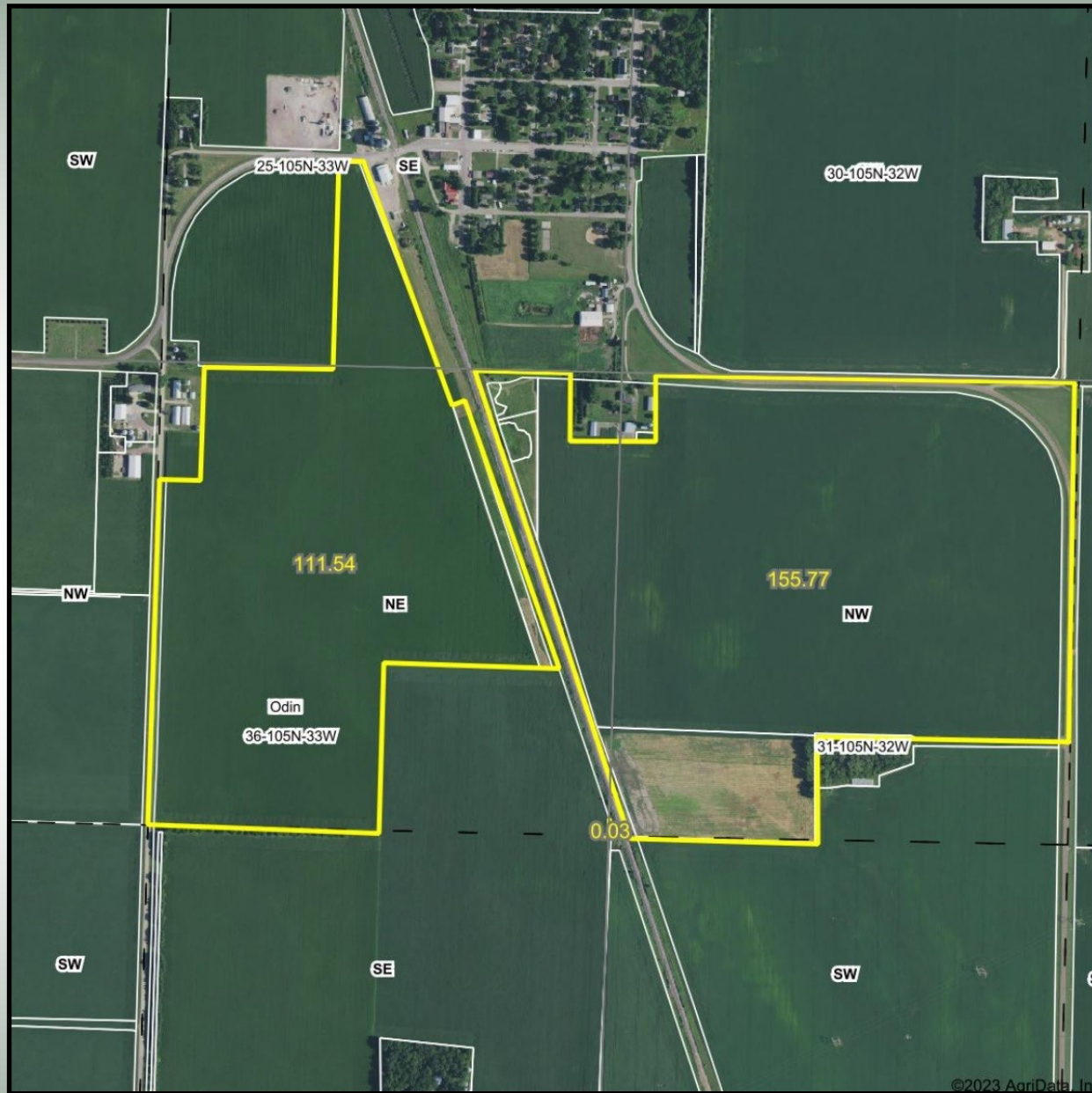
267.34 Acres +/- of Bare Farmland in Odin & Long Lake Twps, Watonwan Co., MN

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PARCEL 3: 267.34 Acres



AUCTIONEERS AND SALES STAFF

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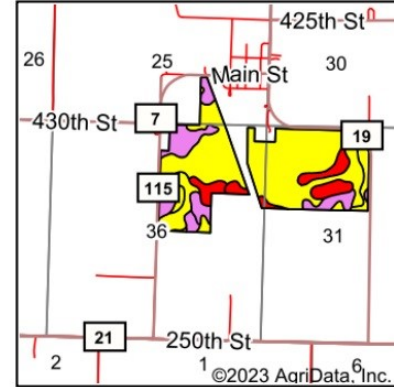
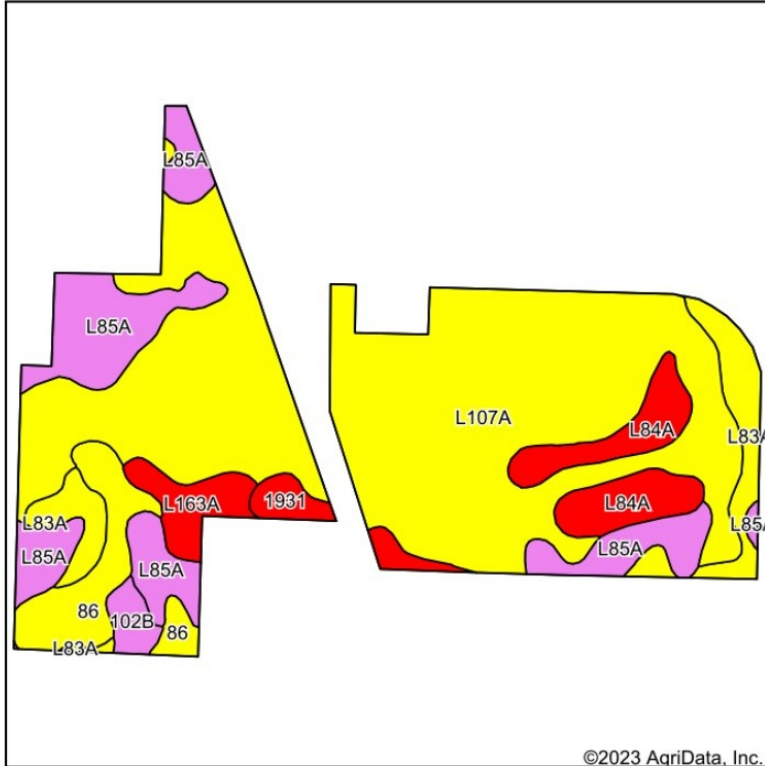
FARMLAND AUCTION

Thursday, August 10, 2023 @ 10:00 AM

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PARCEL 3

Soils Map



State: **Minnesota**
 County: **Watonwan**
 Location: **31-105N-32W**
 Township: **Long Lake**
 Acres: **231.03**
 Date: **7/12/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

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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
L107A	Canistee-Glencoe complex, 0 to 2 percent slopes	137.27	59.4%		91
L85A	Nicollet clay loam, 1 to 3 percent slopes	34.62	15.0%		99
L84A	Glencoe clay loam, 0 to 1 percent slopes	15.32	6.6%		86
L83A	Webster clay loam, 0 to 2 percent slopes	15.00	6.5%		93
86	Canistee clay loam, 0 to 2 percent slopes	14.15	6.1%		93
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	6.75	2.9%		86
1931	Essexville sandy loam	4.87	2.1%		81
102B	Clarion loam, 2 to 6 percent slopes	3.05	1.3%		95
Weighted Average					91.8



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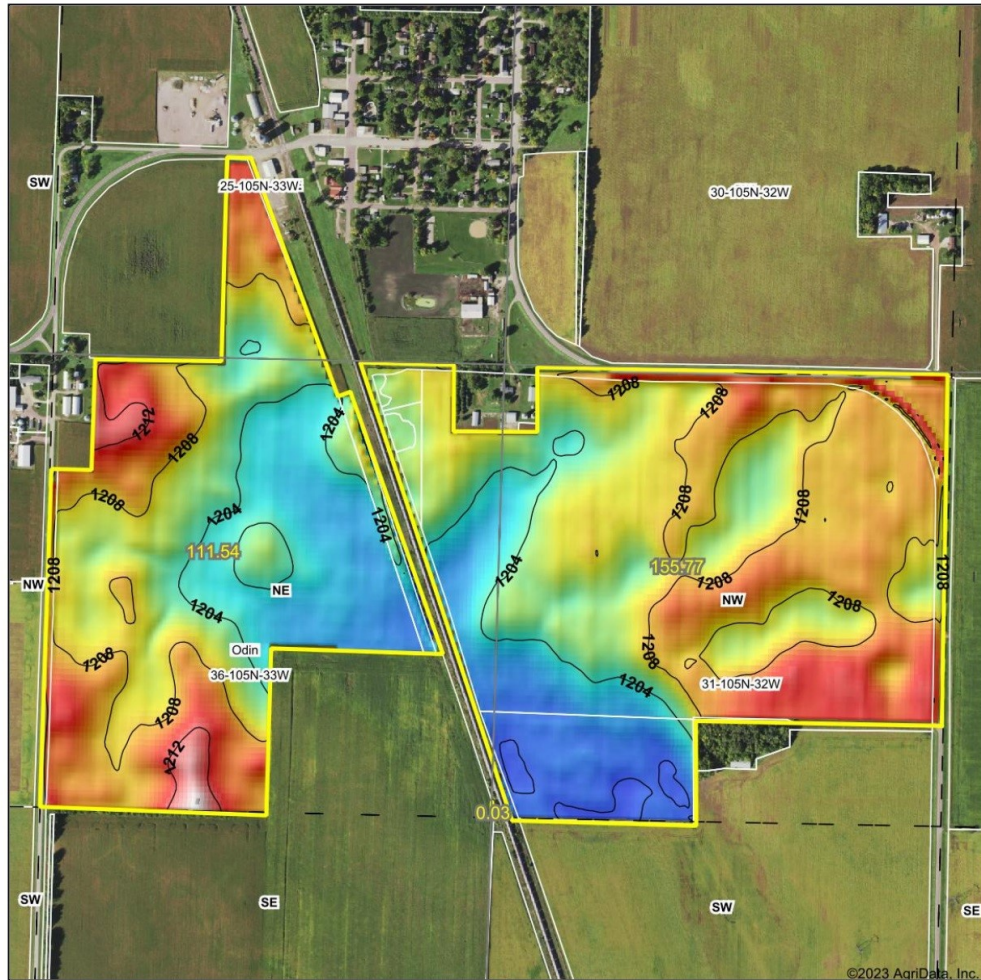
FARMLAND AUCTION

Thursday, August 10, 2023 @ 10:00 AM

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PARCEL 3

Topography Hillshade



Low Elevation High

LAND SERVICES UNLIMITED Auctioneer Alley

Maps Provided By: surety
© AgriData, Inc. 2023 www.AgrIData.com
Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem
Interval(ft): 4
Min: 1,199.1
Max: 1,215.5
Range: 16.4
Average: 1,206.4
Standard Deviation: 3.12 ft

0ft 812ft 1624ft



36-105N-33W
Watonwan County
Minnesota

7/12/2023
Boundary Center: 43° 51' 38.33, -94° 44' 21.61



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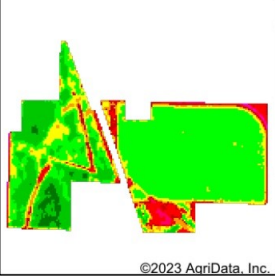
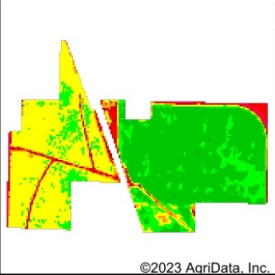
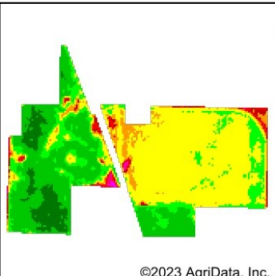
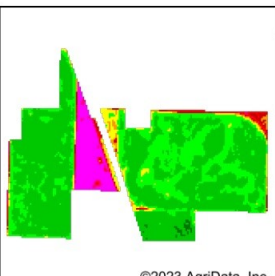
FARMLAND AUCTION

Thursday, August 10, 2023 @ 10:00 AM

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PARCEL 3 NDVI Map



Max NDVI Multi-year


 <p style="font-size: small;">©2023 AgriData, Inc.</p>	2022	Client: <input type="text"/> Farm: <input type="text"/> Field: <input type="text"/> Date: 7/12/2023 Acres: 267.34	
	Std. Dev: 7.2 Max: 88 Mean: 75.85 Min: 30	State: MN County: Watonwan Location: 36-105N-33W Township: Odin Boundary Center: 43° 51' 38.33, -94° 44' 21.61	
	Crop: <input type="text"/>		
	Remarks: <input type="text"/>		
 <p style="font-size: small;">©2023 AgriData, Inc.</p>	2021		
	Std. Dev: 6.6 Max: 86 Mean: 77.07 Min: 40		
	Crop: <input type="text"/>		
	Remarks: <input type="text"/>		
 <p style="font-size: small;">©2023 AgriData, Inc.</p>	2020		
	Std. Dev: 6.39 Max: 87 Mean: 76.57 Min: 36		
	Crop: <input type="text"/>		
	Remarks: <input type="text"/>		
 <p style="font-size: small;">©2023 AgriData, Inc.</p>	2019		
	Std. Dev: 14.66 Max: 86 Mean: 75.71 Min: 21		
	Crop: <input type="text"/>		
	Remarks: <input type="text"/>		


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: 91.4

Elevation (feet)
 Min: 1,199.1
 Max: 1,215.5
 Range: 16.4
 Mean: 1,206.4
 Std Dev: 3.1



Maps Provided By: 
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267.34 Acres +/- of Bare Farmland in Odin & Long Lake Twps, Watonwan Co., MN

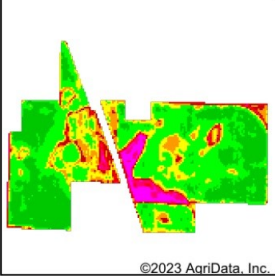
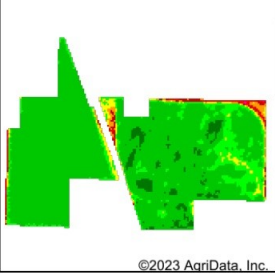
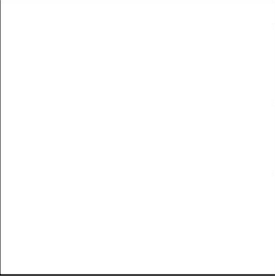
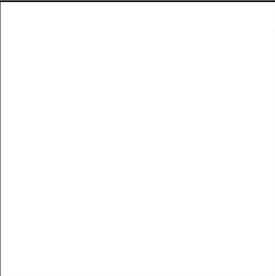
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PARCEL 3 NDVI Map


Max NDVI Multi-year

 <p style="font-size: small;">©2023 AgriData, Inc.</p>	2018	Client: <input type="text"/> Farm: <input type="text"/> Field: <input type="text"/> Date: 7/12/2023 Acres: 267.34 State: MN County: Watonwan Location: 36-105N-33W Township: Odin Boundary Center: 43° 51' 38.33, -94° 44' 21.61	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="writing-mode: vertical-rl; transform: rotate(180deg);">Low RELATIVE BIOMASS High</th> <th>Value</th> </tr> </thead> <tbody> <tr><td style="background-color: #008000;"></td><td>86 - 99</td></tr> <tr><td style="background-color: #00FF00;"></td><td>81 - 85</td></tr> <tr><td style="background-color: #90EE90;"></td><td>76 - 80</td></tr> <tr><td style="background-color: #FFFF00;"></td><td>71 - 75</td></tr> <tr><td style="background-color: #FFA500;"></td><td>66 - 70</td></tr> <tr><td style="background-color: #FF4500;"></td><td>61 - 65</td></tr> <tr><td style="background-color: #FF0000;"></td><td>51 - 60</td></tr> <tr><td style="background-color: #FF69B4;"></td><td>41 - 50</td></tr> <tr><td style="background-color: #FF00FF;"></td><td>21 - 40</td></tr> <tr><td style="background-color: #0000FF;"></td><td>1 - 20</td></tr> <tr><td style="background-color: #000000;"></td><td>0 - 0</td></tr> </tbody> </table>	Low RELATIVE BIOMASS High	Value		86 - 99		81 - 85		76 - 80		71 - 75		66 - 70		61 - 65		51 - 60		41 - 50		21 - 40		1 - 20		0 - 0
	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																										
Std. Dev: 10.34 Max: 85 Mean: 74.53 Min: 33																											
Crop: <input type="text"/>																											
Remarks: <input type="text"/>																											
 <p style="font-size: small;">©2023 AgriData, Inc.</p>	2017																										
	Std. Dev: 4.5 Max: 87 Mean: 81.51 Min: 40																										
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	Remarks: <input type="text"/>																										
 <p style="font-size: small;">©2023 AgriData, Inc.</p>	2016																										
	Std. Dev: Max: Mean: Min:																										
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	Remarks: <input type="text"/>																										
 <p style="font-size: small;">©2023 AgriData, Inc.</p>	2015																										
	Std. Dev: Max: Mean: Min:																										
	Crop: <input type="text"/>																										
	Remarks: <input type="text"/>																										

Soils Weighted Average
Productivity Index: 91.4

Elevation (feet)
 Min: 1,199.1
 Max: 1,215.5
 Range: 16.4
 Mean: 1,206.4
 Std Dev: 3.1



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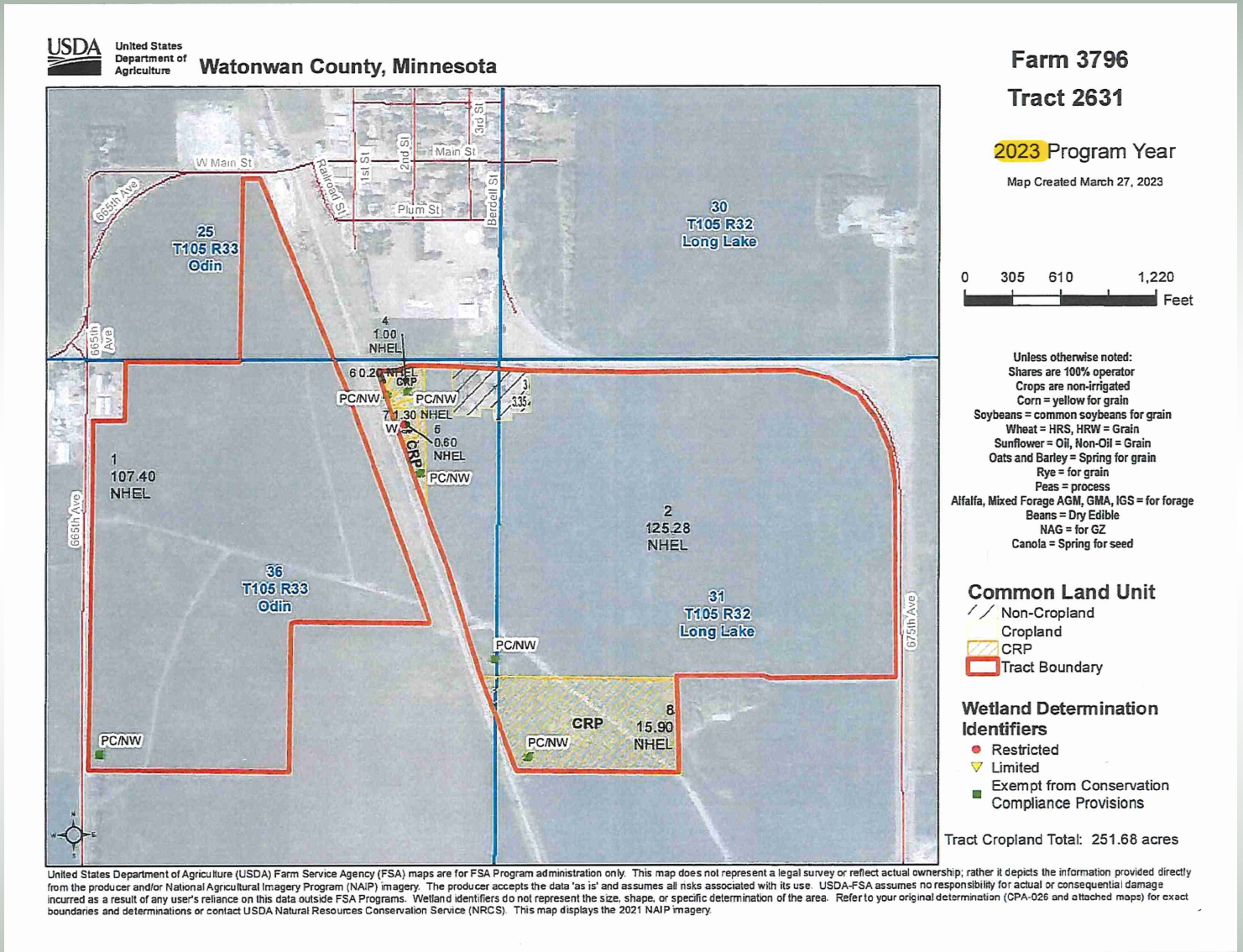
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FARMLAND AUCTION

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PARCEL 3 FSA Map



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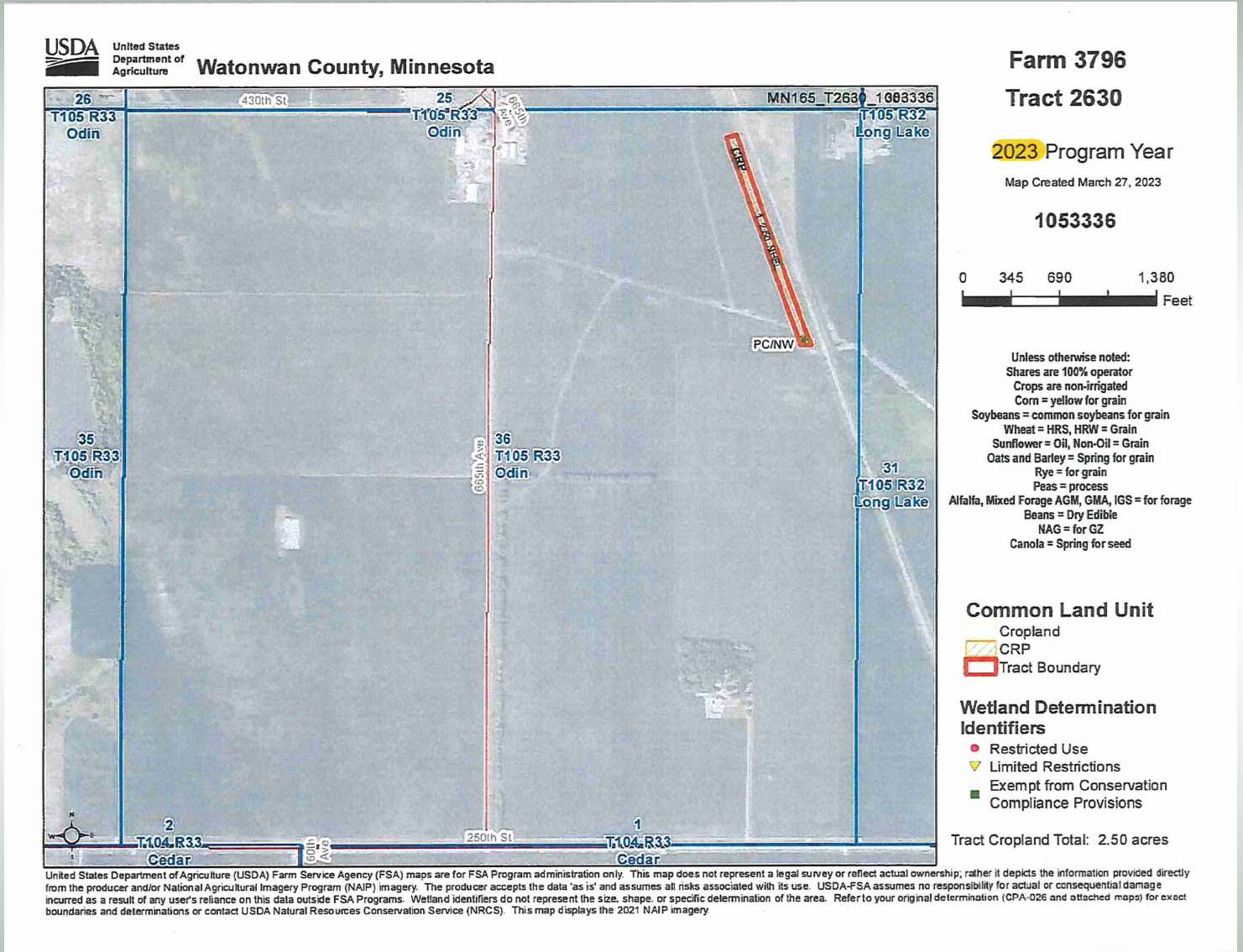
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PARCEL 3 FSA Info

MINNESOTA WATONWAN Form: FSA-156EZ <small>See Page 3 for non-discriminatory Statements.</small>	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 3796 Prepared : 6/8/23 8:40 AM CST Crop Year : 2023							
Operator Name : ██████████ CRP Contract Number(s) : 11175, 11493, 898 Recon ID : None 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
257.53	254.18	254.18	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	232.68	0.00		21.50	0.00	0.00	0.00	
Crop Election Choice									
ARC Individual			ARC County			Price Loss Coverage			
None			CORN, SOYBN			None			
DCP Crop Data									
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP					
Oats	0.00	1.30	0						
Corn	135.35	6.91	169	0					
Soybeans	97.33	6.91	42	0					
TOTAL	232.68	15.12							
NOTES									
Tract Number : 2630 Description : E2 NE4 36-105-33 ODIN 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 : DOLORES D HANSON IRREVOCABLE TRUST, KENNETH R HANSON IRREVOCABLE TRUST Other Producers : ██████████ Recon ID : None									
Tract Land Data									
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane		
2.50	2.50	2.50	0.00	0.00	0.00	0.00	0.0		



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------------------------------------------	------------------------------------------------------------------------------------------------------	------------------------------------------------------------------

Tract 2630 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	0.00	0.00	2.50	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	0.00	1.30	0
TOTAL	0.00	1.30	

NOTES

Tract Number : 2631

Description : NW4LESS S2SE431-105-32LL; PART NE4 36-105-33 ODIN

FSA Physical Location : MINNESOTAWATONWAN

ANSI Physical Location : MINNESOTAWATONWAN

BIA Unit Range Number :

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

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : DOLORES D HANSON IRREVOCABLE TRUST, KENNETH R HANSON IRREVOCABLE TRUST

Other Producers : [REDACTED]

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
255.03	251.68	251.68	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	232.68	0.00	19.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	135.35	6.91	169
Soybeans	97.33	6.91	42
TOTAL	232.68	13.82	

NOTES

Page: 2 of 3



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PARCEL 1 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 27 165		2. SIGN-UP NUMBER 55	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11493		4. ACRES FOR ENROLLMENT 15.90	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) WATONWAN COUNTY FARM SERVICE AGENCY 823 1ST AVE S STE 1 SAINT JAMES, MN56081-2163				6. TRACT NUMBER 2631		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2021 09-30-2031	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (507) 375-3191 x2				8. SIGNUP TYPE: Continuous			
<p><i>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.</i></p>							
9A. Rental Rate Per Acre \$ 278.08		10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment \$ 4,421.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share	
9C. First Year Payment \$		2631	0008	CP23A	15.90	\$ 1,813.00	
(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) <small>EDMOND & BRADY CARVERVILLE TRUST C/O W&B BANK 1140 9TH ST MINNEAPOLIS, MN55416-4151</small>		(2) SHARE 100.00 %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) <small>DOUGLAS & MARCO THORCKLEY TRUST C/O W&B BANK 1140 9TH ST MINNEAPOLIS, MN55416-4151</small>		(2) SHARE 0.00 %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)
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		(5) DATE (MM-DD-YYYY)
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 (16 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.inlake@usda.gov. USDA is an equal opportunity provider, employer, and lender.</p>							



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

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SCOTT CHRISTOPHER & DAR HALL

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

www.auctioneeralley.com

267.34 Acres +/- of Bare Farmland in Odin & Long Lake Twps, Watonwan Co., MN

FARMLAND AUCTION

Thursday, August 10, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Odin Community Center, Odin, MN.

PARCEL 1 CRP Contract

Page 1 of 2

CRP-1 (07-06-20)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO. CODE & ADMIN. LOCATION 27 165	2. SIGN-UP NUMBER 48			
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 11175	4. ACRES FOR ENROLLMENT 3.10			
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) WATONWAN COUNTY FARM SERVICE AGENCY 823 1ST AVE S STE 1 SAINT JAMES, MN56081-2163		6. TRACT NUMBER 2631	7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2016 09-30-2031			
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (507) 375-3191 x2		8. SIGNUP TYPE: FWP				
<p><i>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.</i></p>						
9A. Rental Rate Per Acre \$ 312.00		10. Identification of CRP Land (See Page 2 for additional space)				
9B. Annual Contract Payment \$ 967.00		A. Tract No.	B. Field No.			
9C. First Year Payment \$		C. Practice No.	D. Acres			
(Item 9C is applicable only when the first year payment is prorated.)		E. Total Estimated Cost-Share				
		2631	4	CP28	1.00	\$ 100.00
		2631	5	CP27	0.60	\$ 60.00
2631	6	CP27	0.20	\$ 20.00		
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)						
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) REDUCED R RANCH TRUST 210 288A HWY200 1448 828B SW HORNESCAVS, IOWA 51354-4184		(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) 301382A F HWY200 TRUCKEE TRUST 210 288A HWY200 1448 828B SW HORNESCAVS, IOWA 51354-4184		100.00 %				
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		0.00 %				
		%				
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 (16 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. 3851 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>						

Page 2 of 2

CONTINUATION OF ITEM 10 - Identification of CRP Land

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated C/S
2631	7	CP28	1.30	\$ 130.00



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www.auctioneeralley.com

267.34 Acres +/- of Bare Farmland in Odin & Long Lake Twps, Watonwan Co., MN

FARMLAND AUCTION

Thursday, August 10, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Odin Community Center, Odin, MN.

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 27 165		2. SIGN-UP NUMBER 37	
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 898		4. ACRES FOR ENROLLMENT 2.50	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) WATONWAN COUNTY FARM SERVICE AGENCY 823 1ST AVE S STE 1 SAINT JAMES, MN56081-2163		6. TRACT NUMBER 2630		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 12-01-2008 09-30-2023	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (507) 375-3191 x2		8. SIGNUP TYPE: Continuous			
<p><i>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.</i></p>					
9A. Rental Rate Per Acre \$ 165.49		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment \$ 414.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres
9C. First Year Payment \$		2630		CP21	2.50
(Item 9C is applicable only when the first year payment is prorated.)					E. Total Estimated Cost-Share \$ 0.00
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)					
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) <small>RENEE C & RANDI J DERBOVICKAS TRUST 210 32ND WILSON 1140 53RD DR BESEDA CA, 94525-1641</small>		(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) <small>DOLORES D BARTON ZIMMERMANN TRUST 210 32ND WILSON 1140 53RD DR BESEDA CA, 94525-1641</small>		(2) SHARE 0.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
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	(5) DATE (MM-DD-YYYY)
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>					



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www.auctioneeralley.com

267.34 Acres +/- of Bare Farmland in Odin & Long Lake Twps, Watonwan Co., MN

FARMLAND AUCTION

Thursday, August 10, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Odin Community Center, Odin, MN.

PARCEL 3 Wetland Determination Map



AUCTIONEERS AND SALES STAFF

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PARCEL 3 Wetland Determination



United States Department
of Agriculture

Natural Resources
Conservation Service

NRCS-CPA-026E
9/2000

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address	<div style="background-color: black; width: 100px; height: 20px;"></div>	Request Date: 8/24/2012	County: Watonwan
Agency or Person Requesting Determination:	Landowner	Tract No: 2631	Farm No: 3796

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
Refer to the Previous HEL determination available on file from your FSA office				

Section II - Wetlands

Are there hydric soils on this farm?	Yes
--------------------------------------	-----

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		107.4	8/24/2012	9/23/2012
4	PC/NW		1	8/24/2012	9/23/2012
5	W		0.6	8/24/2012	9/23/2012
6	PC/NW		0.2	8/24/2012	9/23/2012
7	PC/NW		1.3	8/24/2012	9/23/2012
8	PC/NW		15.9	8/24/2012	9/23/2012
9	PC/NW		125.1	8/24/2012	9/23/2012

The wetland determination was completed in the Field It was delivered by: Mail On: 8/24/2012

Remarks:	Preliminary determination a result of checking yes to question 10a or 10b on AD-1026 signed 10/27/2011.
----------	---------------------------------------------------------------------------------------------------------

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
<i>Betsy Norland</i> Betsy Norland	8/24/2012 8/24/2012



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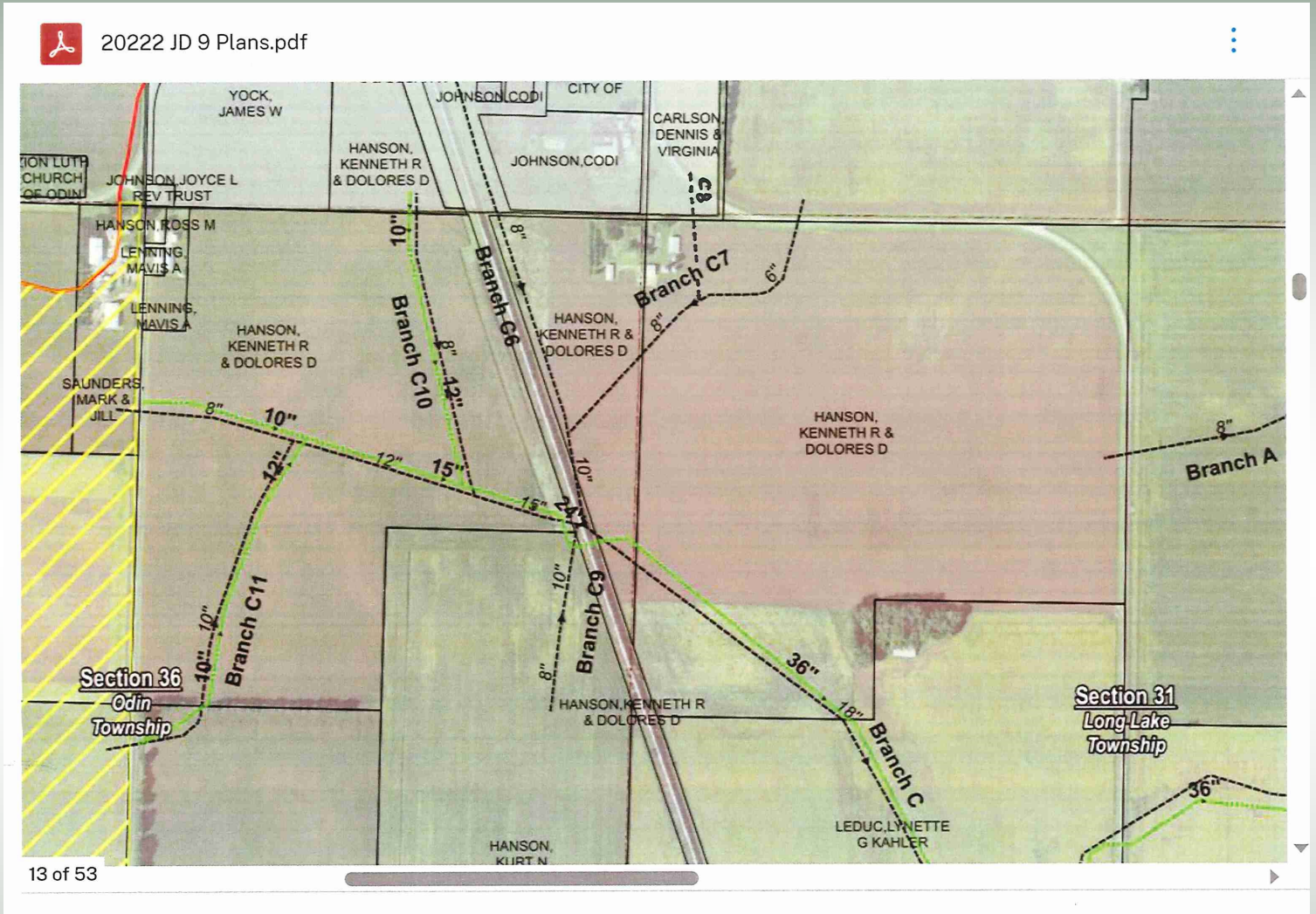
267.34 Acres +/- of Bare Farmland in Odin & Long Lake Twps, Watonwan Co., MN

FARMLAND AUCTION

Thursday, August 10, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Odin Community Center, Odin, MN.

PARCEL 3 County Tile Map



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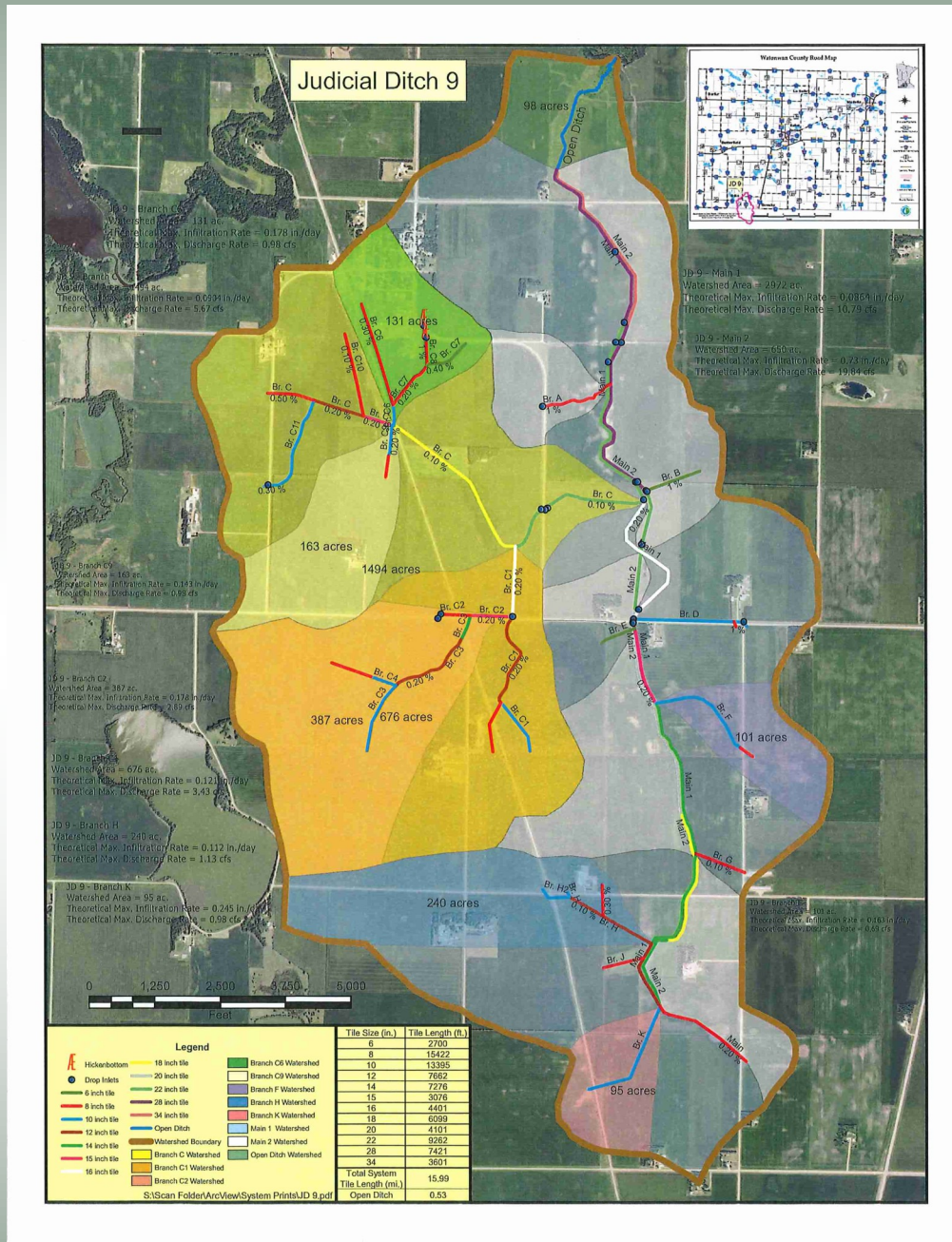
267.34 Acres +/- of Bare Farmland in Odin & Long Lake Twps, Watonwan Co., MN

FARMLAND AUCTION

Thursday, August 10, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Odin Community Center, Odin, MN.

PARCEL 3 JD 9 Watershed



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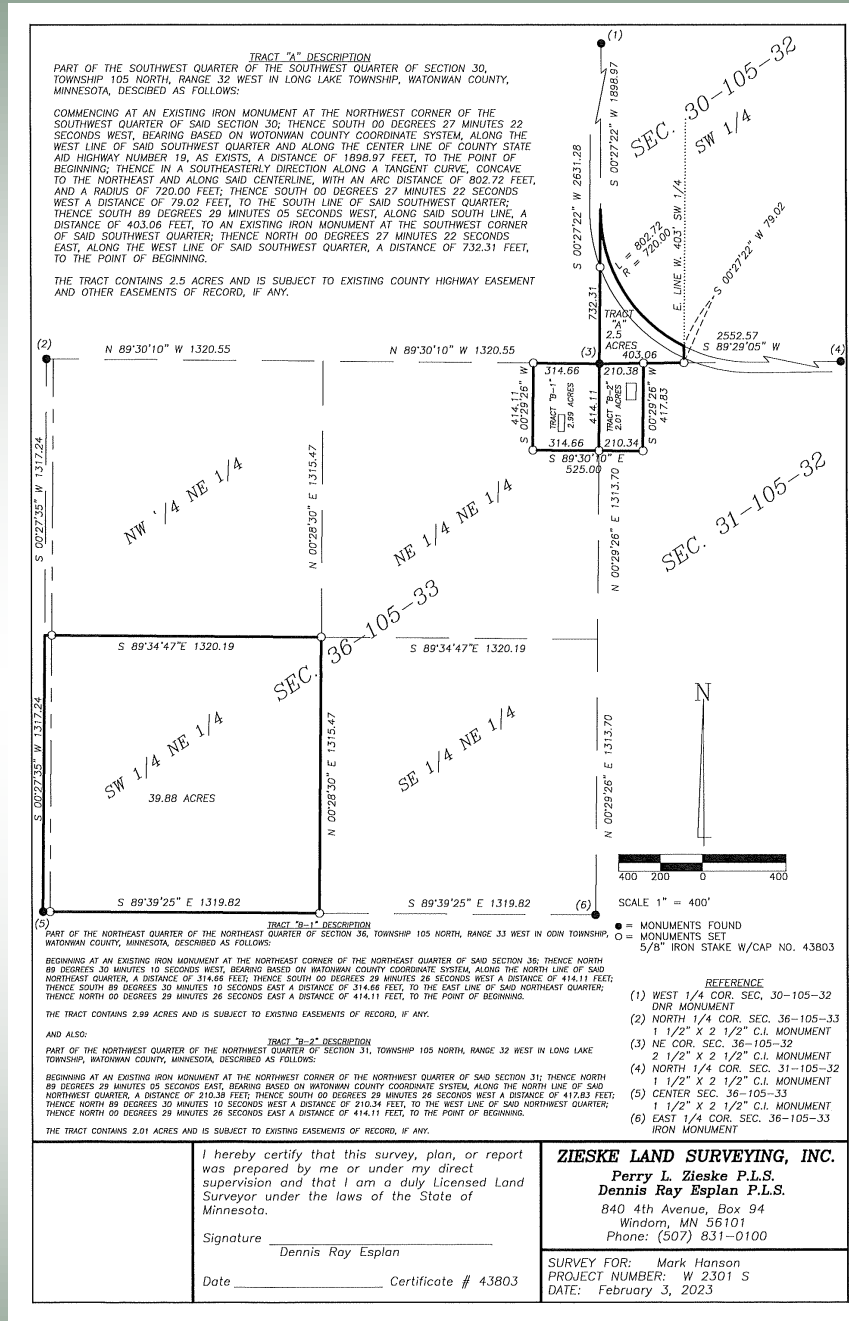
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Building Site Survey



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SALE LOCATION: Auction will be held at the Odin Community Center, Odin, 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 September 29, 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 all of the 2023 farm rent and pay all of the 2023 property taxes. 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 and sales staff make 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.

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267.34 Acres +/- of Bare Farmland in Odin & Long Lake Twps, Watonwan Co., MN

FARMLAND AUCTION

Thursday, August 10, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Odin Community Center, Odin, MN.



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