



**REBELEIN LAND AUCTION**  
**NOVEMBER 14, 2023 @ 10 AM**  
**Kiester Community Hall**  
**106 S 1st Street, Kiester, MN**



**55 ACRES +/-**  
**SECTION 23 OF KIESTER TWP**  
**FARIBAULT COUNTY, MN**

**AUCTIONEERS AND SALES STAFF**

**DUSTYN HARTUNG 507-236-7629**

**LEAH HARTUNG 507-236-8786**

**KEVIN KAHLER 507-920-8060**



# 55 Acres +/- of Bare Farmland in Kiester Twp, Faribault Co., MN

# **FARMLAND AUCTION**

**Tuesday, November 14, 2023 @ 10:00 AM**

**SALE LOCATION: Auction will be held at the Kiester Community Center 106 S 1st Street, Kiester, MN**



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

## REBELEIN PROPERTY INFORMATION

**SALE METHOD:** This farm will be offered for sale as one parcel on sale day.  
55 Deeded Acres x the Bid  
**\*Selling by legal description only**

**LEGAL DESCRIPTION:** 55 +/- Deeded Acres: NW ¼ of the NW ¼ and East 15 acres of the SW ¼ of the NW ¼ in Section 23, Township 101 North, Range 24 West, Faribault County, Minnesota. **\*CRP is not included in the sale**

**TAX PARCEL ID:** 110230200

**BUILDINGS:** None

**REAL ESTATE TAXES:** 2023 (NON-HSTD) Ag Taxes = \$2,508.00

**FSA INFORMATION:**

Total Deeded Acres	=	55.00 +/- Acres
FSA Tillable Acres	=	52.01 +/- Acres
Corn Base Acres	=	47.75 +/- Acres
Corn PLC Yield	=	156.00 +/- Bushels
Soybean Base Acres	=	4.26 +/- Acres
Soybean PLC Yield	=	40.00 +/- Bushels
Total Base Acres	=	52.01 +/- Acres

**PREDOMINANT SOILS:** Clarion-Storden-Pilot Grove Complex, Clarion-Storden Complex, Delft Clay Loam, Canisteo Glencoe & Clarion Swanlake

**CPI:** Crop Productivity Index = 86  
**\*See Soils Map**

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

**DRAINAGE:** This farm is not part of any county drainage system.

**NRCS CLASSIFICATION:** NHEL (Non-Highly Erodible Land)

**WETLAND STATUS:** Completed 1-29-1993  
**\*See Wetland Determination**

**LEASE STATUS:** This farm is under lease for the 2023 crop year. Sellers will keep all of the 2023 farm rent. The farm is open for the 2024 crop year.

**If there are any questions prior to the sale please call and thank you for looking!**

**AUCTIONS – REAL ESTATE - APPRAISALS**



## 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**

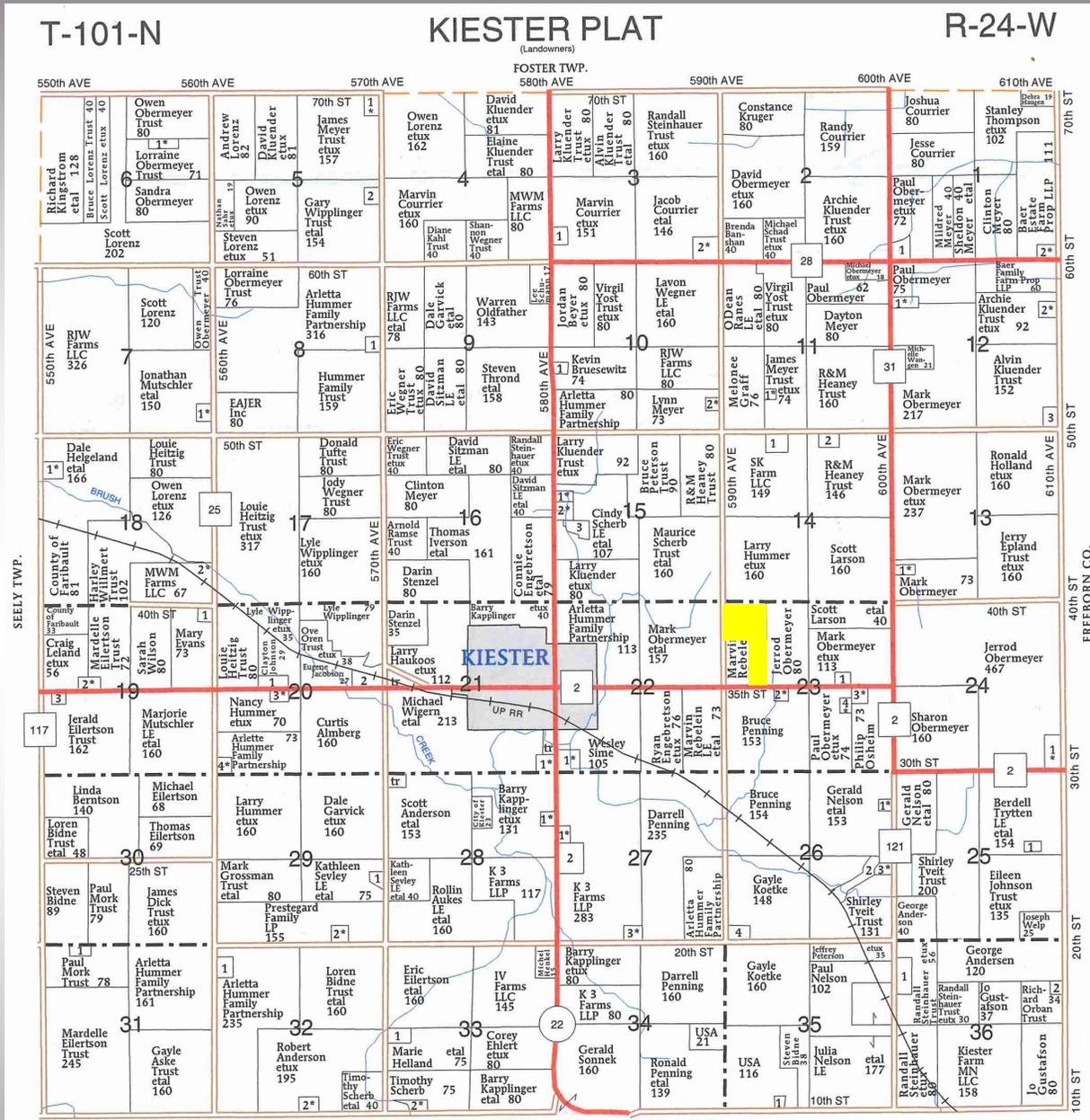
**www.auctioneeralley.com**

55 Acres +/- of Bare Farmland in Kiester Twp, Faribault Co., MN

# FARMLAND AUCTION

Tuesday, November 14, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Kiester Community Center 106 S 1st Street, Kiester, MN



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

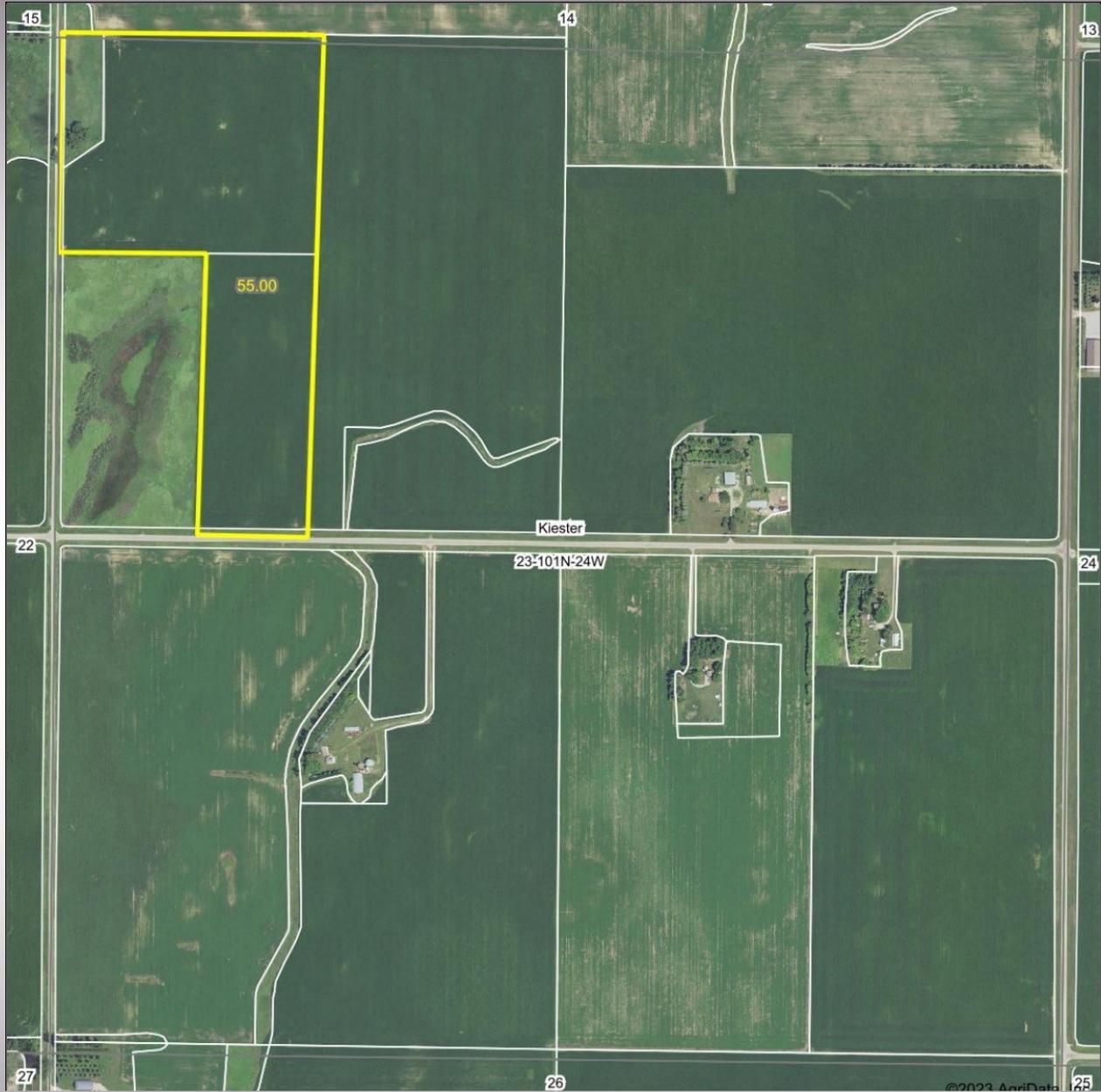
[www.auctioneeralley.com](http://www.auctioneeralley.com)

55 Acres +/- of Bare Farmland in Kiester Twp, Faribault Co., MN

# FARMLAND AUCTION

Tuesday, November 14, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Kiester Community Center 106 S 1st Street, Kiester, MN



## 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

[www.auctioneeralley.com](http://www.auctioneeralley.com)

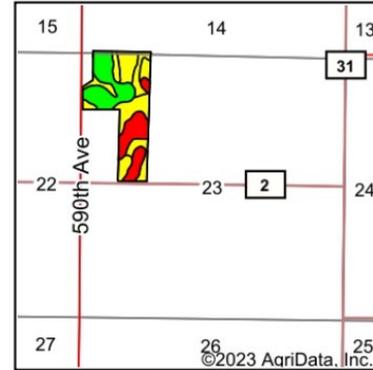
# 55 Acres +/- of Bare Farmland in Kiester Twp, Faribault Co., MN

# **FARMLAND AUCTION**

**Tuesday, November 14, 2023 @ 10:00 AM**

**SALE LOCATION:** Auction will be held at the Kiester Community Center 106 S 1st Street, Kiester, MN

**Soils Map**



State: **Minnesota**  
 County: **Faribault**  
 Location: **23-101N-24W**  
 Township: **Kiester**  
 Acres: **52.01**  
 Date: **10/2/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN043, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans	
920C2	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	14.23	27.4%		Ille	73	61	
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	11.50	22.1%		Ille	87	71	
336	Delft clay loam, 0 to 2 percent slopes	9.79	18.8%		Ilw	94	79	
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	8.13	15.6%		Ilw	91	81	
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	6.51	12.5%		Ile	92	82	
102B	Clarion loam, 2 to 6 percent slopes	1.85	3.6%		Ile	95	83	
<b>Weighted Average</b>						<b>2.49</b>	<b>86</b>	<b>*n 73.1</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method



**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

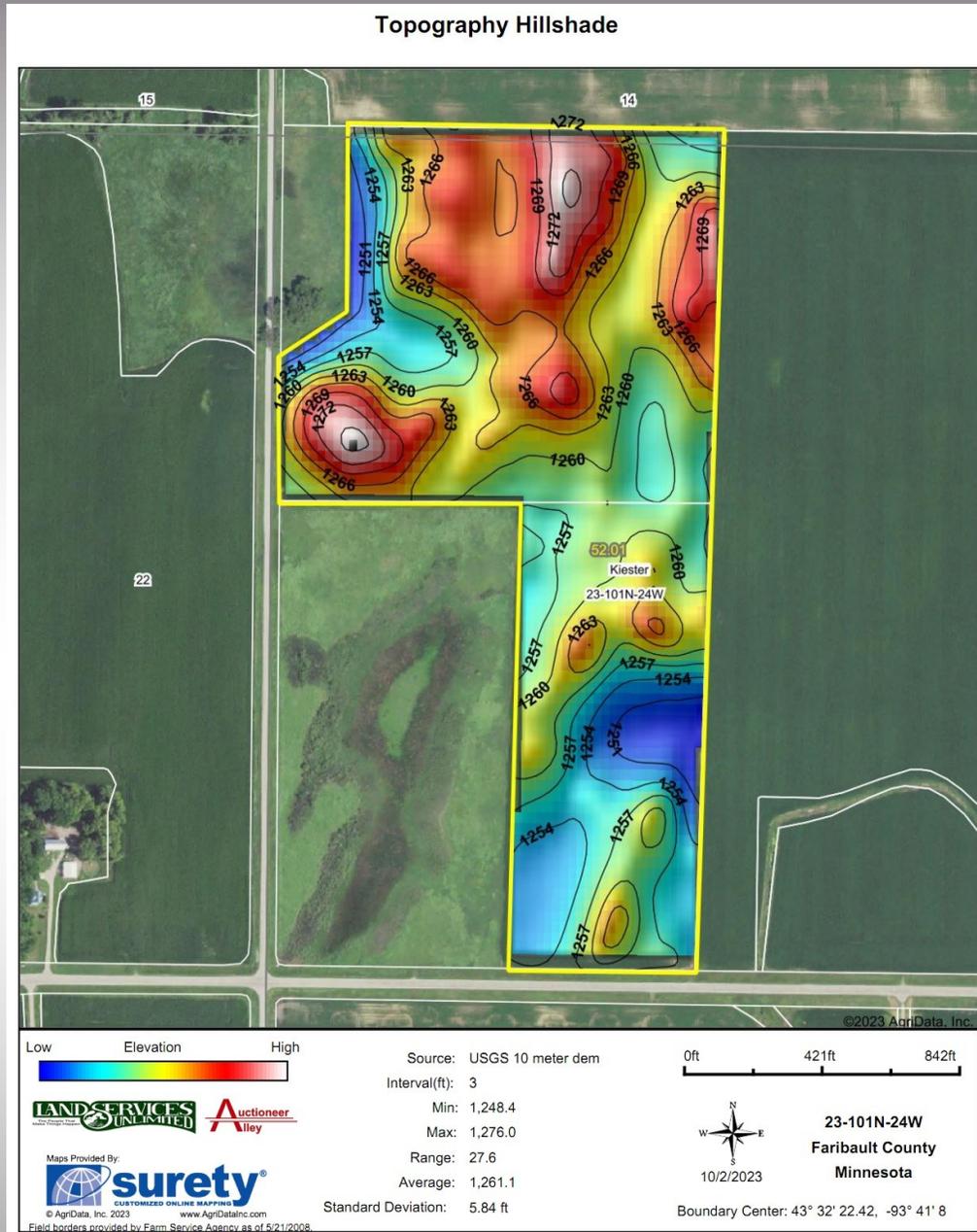
**www.auctioneeralley.com**

# 55 Acres +/- of Bare Farmland in Kiester Twp, Faribault Co., MN

# **FARMLAND AUCTION**

Tuesday, November 14, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Kiester Community Center 106 S 1st Street, Kiester, MN



**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

[www.auctioneeralley.com](http://www.auctioneeralley.com)

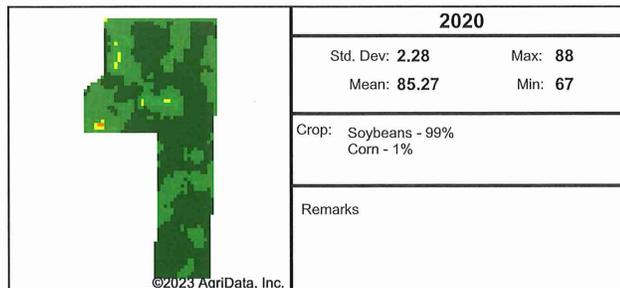
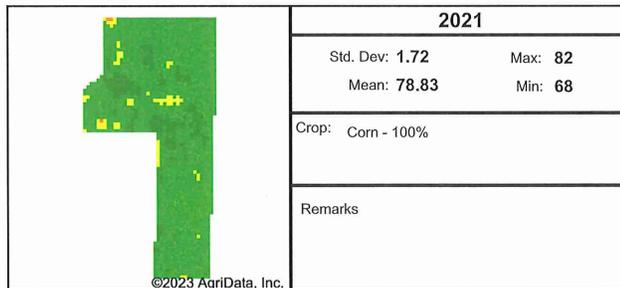
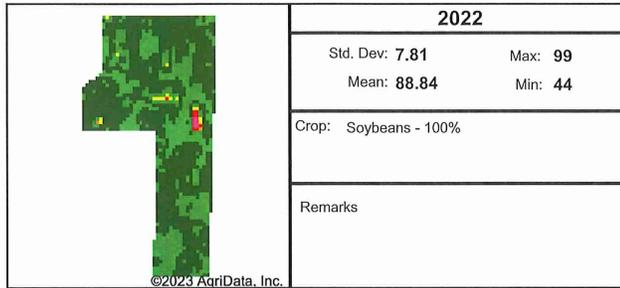
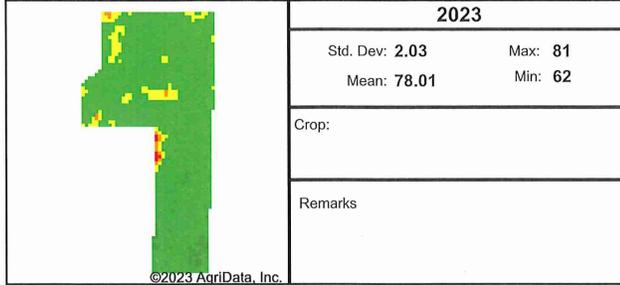
55 Acres +/- of Bare Farmland in Kiester Twp, Faribault Co., MN

# FARMLAND AUCTION

Tuesday, November 14, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Kiester Community Center 106 S 1st Street, Kiester, MN

## Max NDVI Multi-year



Client: \_\_\_\_\_  
 Farm: \_\_\_\_\_  
 Field: \_\_\_\_\_  
 Date: 10/2/2023  
 Acres: 52.01

State: MN  
 County: Faribault  
 Location: 23-101N-24W  
 Township: Kiester  
 Boundary Center: 43° 32' 22.42, -93° 41' 8

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: 86

Elevation (feet)  
 Min: 1,248.4  
 Max: 1,276.0  
 Range: 27.6  
 Mean: 1,261.1  
 Std Dev: 5.8



### 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

[www.auctioneeralley.com](http://www.auctioneeralley.com)

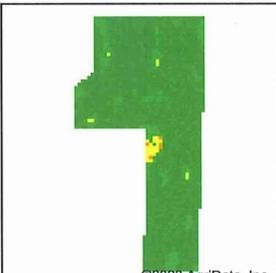
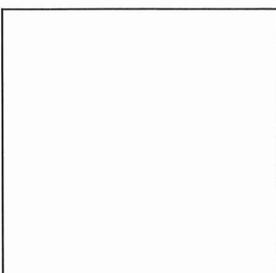
55 Acres +/- of Bare Farmland in Kiester Twp, Faribault Co., MN

# FARMLAND AUCTION

Tuesday, November 14, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Kiester Community Center 106 S 1st Street, Kiester, MN

### Max NDVI Multi-year

 <p style="font-size: 8px;">©2023 AgriData, Inc.</p>	<b>2019</b>		Client: _____ Farm: _____ Field: _____ Date: 10/2/2023 Acres: 52.01  State: MN County: Faribault Location: 23-101N-24W Township: Kiester Boundary Center: 43° 32' 22.42, -93° 41' 8
	Std. Dev: <b>2.12</b>	Max: <b>84</b>	
	Mean: <b>81.91</b>	Min: <b>69</b>	
	Crop: Corn - 100%		
Remarks:			
 <p style="font-size: 8px;">©2023 AgriData, Inc.</p>	<b>2018</b>		
	Std. Dev: <b>4.44</b>	Max: <b>87</b>	
	Mean: <b>80.75</b>	Min: <b>45</b>	
	Crop: Soybeans - 100%		
Remarks:			
 <p style="font-size: 8px;">©2023 AgriData, Inc.</p>	<b>2017</b>		
	Std. Dev: <b>1.87</b>	Max: <b>85</b>	
	Mean: <b>81.86</b>	Min: <b>70</b>	
	Crop: Corn - 100%		
Remarks:			
 <p style="font-size: 8px;">©2023 AgriData, Inc.</p>	<b>2016</b>		
	Std. Dev:	Max:	
	Mean:	Min:	
	Crop:		
Remarks:			

Low RELATIVE BIOMASS High		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: 86

**Elevation (feet)**  
 Min: 1,248.4  
 Max: 1,276.0  
 Range: 27.6  
 Mean: 1,261.1  
 Std Dev: 5.8



Maps Provided By: **surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023      www.AgriDataInc.com



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

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

[www.auctioneeralley.com](http://www.auctioneeralley.com)

# 55 Acres +/- of Bare Farmland in Kiester Twp, Faribault Co., MN

# **FARMLAND AUCTION**

Tuesday, November 14, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Kiester Community Center 106 S 1st Street, Kiester, MN

## FSA Map



### AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

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

[www.auctioneeralley.com](http://www.auctioneeralley.com)

# 55 Acres +/- of Bare Farmland in Kiester Twp, Faribault Co., MN

# **FARMLAND AUCTION**

**Tuesday, November 14, 2023 @ 10:00 AM**

**SALE LOCATION:** Auction will be held at the Kiester Community Center 106 S 1st Street, Kiester, MN

**Tract Number** : 3548

**Description** : W1/2-NW1/4-23-101-24 KIESTER TWP. FARIBAULT

**FSA Physical Location** : MINNESOTA/FARIBAULT

**ANSI Physical Location** : MINNESOTA/FARIBAULT

**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** : REBELEIN IRREVOCABLE TRUST

**Other Producers** : None

**Recon ID** : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.01	75.01	75.01	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	52.01	0.00	23.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	47.75	0.00	156
Soybeans	4.26	0.00	40
<b>TOTAL</b>	<b>52.01</b>	<b>0.00</b>	



### 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

[www.auctioneeralley.com](http://www.auctioneeralley.com)



# 55 Acres +/- of Bare Farmland in Kiester Twp, Faribault Co., MN

# FARMLAND AUCTION

Tuesday, November 14, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Kiester Community Center 106 S 1st Street, Kiester, MN

## Wetland Determination

U.S.D.#. Soil Conservation Service		SCS-CPA-026 (June 91)	1. Name and Address of Person BRAD ARNEV K		2. Date of Request 1/29/23
HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION			3. County Faribault		
4. Name of USDA Agency or Person Requesting Determination ASCS				5. Farm No. and Tract No.	
SECTION I - HIGHLY ERODIBLE LAND					
6. Is soil survey now available for making a highly erodible land determination? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		FIELD NO.(s)		TOTAL ACRES	
7. Are there highly erodible soil map units on this farm? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>					
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.		4		32.6	
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.		NONE		-	
10. This Highly Erodible Land determination was completed in the: Office <input checked="" type="checkbox"/> Field <input type="checkbox"/>					
SECTION II - WETLAND					
11. Are there hydric soils on this farm? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		FIELD NO.(s)		TOTAL ACRES	
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW) or Farmed Wetlands Pasture (FWP). Wetlands may be farmed under natural conditions. Farmed Wetlands and Farmed Wetlands Pasture may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.		4		3.0	
13. Prior Converted Cropland (PC). Wetlands that were converted prior to December 23, 1985. The use, management, drainage, and alteration of prior converted cropland (PC) are not subject to the wetland conservation provisions unless the area reverts to wetland as a result of abandonment.		3-4		74.6	
14. Artificial Wetlands (AW). Artificial wetlands includes irrigation-induced wetlands. These wetlands are not subject to the wetland conservation provisions.		NONE		NONE	
15. Minimal Effect Wetlands (MW). These wetlands are to be farmed according to the minimal-effect agreement signed at the time the minimal-effect determination was made.					
16. Mitigation Wetlands (MIV). Wetlands on which a person is actively mitigating a frequently cropped area or a wetland converted between December 23, 1985 and November 28, 1990.					
17. Restoration with Violation (RVW-year). A restored wetland that was in violation as a result of conversion after November 28, 1990, or the planting of an agricultural commodity or forage crop.					
18. Restoration without Violation (RSW). A restored wetland converted between December 23, 1985 and November 28, 1990, on which an agricultural commodity has not been planted.					
19. Replacement Wetlands (RPW). Wetlands which are converted for purposes other than to increase production, where the wetland values are being replaced at a second site.					
20. Good Faith Wetlands (GFW-year). Wetlands on which ASCS has determined a violation to be in good faith and the wetland has been restored.					
21. Converted Wetlands (CW). Wetlands converted after December 23, 1985 and prior to November 28, 1990. In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits.					
22. Converted Wetland (CW-year). Wetlands converted after November 28, 1990. You will be ineligible for USDA program benefits until this wetland is restored.					
23. Converted Wetland Non-Agricultural use (CWNA). Wetlands that are converted for trees, fish production, shrubs, cranberries, vineyards or building and road construction.					
24. Converted Wetland Technical Error (CWTE). Wetlands that were converted as a result of incorrect determination by SCS.					
25. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.					
26. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 22 for information on CW-year.					
27. The wetland determination was completed in the office <input checked="" type="checkbox"/> field <input type="checkbox"/> and was delivered <input type="checkbox"/> mailed <input checked="" type="checkbox"/> to the person on _____					
28. Remarks. This determination applied to the wetland conservation provisions of Food Security Act only. Permits may be required by other Federal state or local agencies or units of government for construction activities on your farm.					
29. I certify that the above determination is correct and adequate for use in determining eligibility for USDA program benefits, and that wetland hydrology, hydric soils, and hydrophytic vegetation under normal circumstances exist on all areas outlined as Wetlands, Farmed Wetlands, and Farmed Wetlands Pasture.		30. Signature of SCS District Conservationist Sten Buehler		31. Date 1/29/23	

ASCS Copy



### 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

[www.auctioneeralley.com](http://www.auctioneeralley.com)

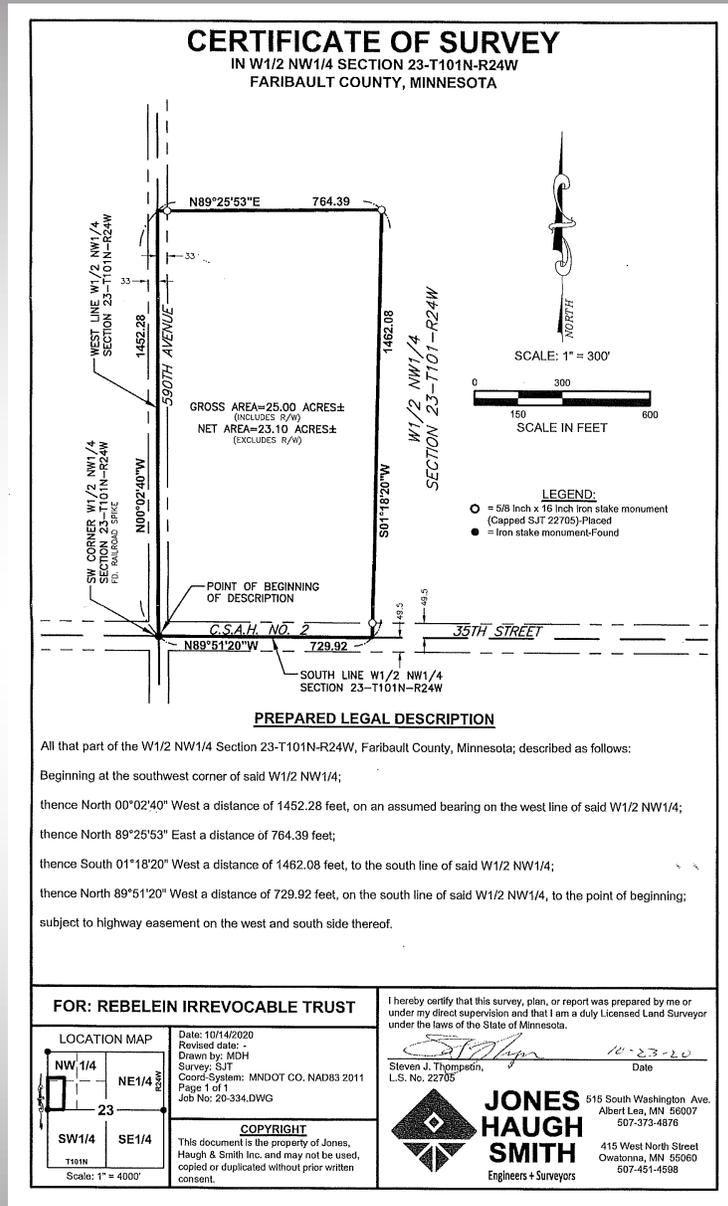
# 55 Acres +/- of Bare Farmland in Kiester Twp, Faribault Co., MN

# **FARMLAND AUCTION**

**Tuesday, November 14, 2023 @ 10:00 AM**

**SALE LOCATION:** Auction will be held at the Kiester Community Center 106 S 1st Street, Kiester, MN

## CRP Legal Description



**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

[www.auctioneeralley.com](http://www.auctioneeralley.com)

# 55 Acres +/- of Bare Farmland in Kiester Twp, Faribault Co., MN

# **FARMLAND AUCTION**

**Tuesday, November 14, 2023 @ 10:00 AM**

**SALE LOCATION: Auction will be held at the Kiester Community Center 106 S 1st Street, Kiester, MN**

**Summary**

Parcel ID 110230200  
 Property Address 23-101-024  
 Sec/Twp/Rng 23-101-024  
 Brief Tax Description Sect-23 Twp-101 Range-024 80.00 AC W 1/2 OF NW 1/4  
 (Note: Not to be used on legal documents)  
 Deeded Acres 80.00  
 Class 101 - (NON-HSTD) AGRICULTURAL  
 District (1101) 1101 KIESTER TOWNSHIP  
 School District 2134  
 Creation Date 06/27/1989

**Owner**

Primary Taxpayer  
[Marvin C & Elaine M Rebelein](#)  
 Life Estate Etal  
 3354 Boone Cir N  
 C/O Dana Porter  
 New Hope, MN 55427

**Land**

Lot Area 75.02 Acres;3,267,871 SF

Lot Area 1.98 Acres;86,249 SF

Lot Area 3.00 Acres;130,680 SF

Total Lot Area 80.00 Acres;3,484,800 SF

**Agricultural Land**

Description	Soil Type	Acres
64 CER AVERAGE SOIL RATING	64_CER	75.02
WASTELAND	009600	1.98
Z NO ROAD	Z 005395	3.00
		<b>Total Acres: 80.00</b>
		<b>Tax CER/Acres: 0.000</b>

**Recent Sales In Area**

Sale date range:  
 From:  To:

**Valuation**

	2023 Assessment	2022 Assessment	2021 Assessment	2020 Assessment	2019 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$671,100	\$487,600	\$434,700	\$435,100	\$435,100
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$671,100	\$487,600	\$434,700	\$435,100	\$435,100

**Taxation**

	2023 Payable	2022 Payable	2021 Payable	2020 Payable	2019 Payable
Estimated Market Value	\$487,600	\$434,700	\$435,100	\$435,100	\$435,100
- Exempt Value	\$0	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$487,600	\$434,700	\$435,100	\$435,100	\$435,100
Net Taxes Due	\$2,508.00	\$2,502.00	\$2,526.00	\$2,548.00	\$2,640.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$2,508.00	\$2,502.00	\$2,526.00	\$2,548.00	\$2,640.00



**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

**www.auctioneeralley.com**

# 55 Acres +/- of Bare Farmland in Kiester Twp, Faribault Co., MN

# **FARMLAND AUCTION**

**Tuesday, November 14, 2023 @ 10:00 AM**

**SALE LOCATION: Auction will be held at the Kiester Community Center 106 S 1st Street, Kiester, 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:** The Rebelein Farm will be offered for sale as one parcel on sale day. 55+/- Deeded Acres x The Bid. 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 January 9, 2024 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 2023 land rent and pay all 2023 real estate taxes. All real estate taxes thereafter to be paid by buyer. 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**



### 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**

**[www.auctioneeralley.com](http://www.auctioneeralley.com)**

55 Acres +/- of Bare Farmland in Kiester Twp, Faribault Co., MN

# FARMLAND AUCTION

Tuesday, November 14, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Kiester Community Center 106 S 1st Street, Kiester, MN



105 South State Street, Fairmont, MN 56031 • 507-238-4318 • [www.landservicesunlimited.com](http://www.landservicesunlimited.com)



**ALLEN KAHLER**

MNIA REAL ESTATE BROKER &  
MNIA CERTIFIED GENERAL APPRAISER  
507-841-1564  
AUCTIONEERALLEY@GMAIL.COM



**KEVIN KAHLER**

MNIA REAL ESTATE SALESMAN &  
LICENSED AUCTIONEER  
507-920-8060  
AUCTIONEERALLEY@GMAIL.COM  
K.KAHLER@HOTMAIL.COM



**LEAH HARTUNG**

MNIA REAL ESTATE BROKER &  
MNIA CERTIFIED GENERAL APPRAISER  
507-236-8786  
LEAH@AUCTIONEERALLEY.COM



**DUSTYN HARTUNG**

MNIA REAL ESTATE SALESMAN &  
LICENSED AUCTIONEER  
507-236-7629  
DUSTYN@AUCTIONEERALLEY.COM



**DOUG WEDEL**

MN REAL ESTATE SALESMAN &  
MN APPRAISER &  
LICENSED AUCTIONEER  
507-236-4255  
AUCTIONEERALLEY@GMAIL.COM  
WEDELAUCTION@GMAIL.COM



**CHRIS KAHLER**

MN REAL ESTATE SALESMAN &  
LICENSED AUCTIONEER  
507-230-6006  
AUCTIONEERALLEY@GMAIL.COM  
CKAHL\_3@HOTMAIL.COM



**RYAN KAHLER**

LICENSED AUCTIONEER  
507-227-8528  
AUCTIONEERALLEY@GMAIL.COM  
RKAHL\_3@HOTMAIL.COM



**WWW.LANDSERVICESUNLIMITED.COM**

**Acreages - Commercial - Farm Land - Recreational**



## 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

**www.auctioneeralley.com**