



ABERSON LAND AUCTION
NOVEMBER 9, 2023 @ 10 AM
Comfrey Community Hall
120 Brown St E, Comfrey, MN

128.01 ACRES +/-

SECTION 26 OF BASHAW TWP

BROWN COUNTY, MN

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060



128.01 Acres +/- of Bare Farmland in Bashaw Twp., Brown Co., MN

FARMLAND AUCTION

Thursday, November 9, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Comfrey Community Center 120 Brown Street E, Comfrey, MN



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

ABERSON PROPERTY INFORMATION

SALE METHOD:	This farm will be offered for sale as one parcel on sale day. 128.01 Deeded Acres x the Bid *Selling by legal description only
LEGAL DESCRIPTION:	128.01 Deeded Acres: The South 53.33 acres of the E 1/2 NW 1/4 and the E 1/2 SW 1/4, EXCEPT the West 420' of the South 552' all in Section 26, Township 108 North, Range 34 West, Brown County, MN.
TAX PARCEL ID:	11002600206070
BUILDINGS:	None
REAL ESTATE TAXES:	2023 (NON-HSTD) Ag Taxes = \$4,978.00
FSA INFORMATION:	Total Deeded Acres = 128.01 +/- Acres FSA Tillable Acres = 124.48 +/- Acres Corn Base Acres = 59.90 +/- Acres Corn PLC Yield = 131.00 +/- Bushels Soybean Base Acres = 59.90 +/- Acres Soybean PLC Yield = 40.00 +/- Bushels Total Base Acres = 119.80 +/- Acres
PREDOMINANT SOILS:	Webster Clay Loam, Normania Loam, Amiret Loam, & Canisteo Clay
CPI:	Crop Productivity Index = 94.8 *Excellent *See Soils Map
TOPOGRAPHY:	Level to Gently Rolling *See Topography Map
DRAINAGE:	This farm is not part of any county drainage system, but does have a lot of private tile. *See Tile Map
NRCS CLASSIFICATION:	NHEL (Non-Highly Erodible Land)
WETLAND STATUS:	Completed *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



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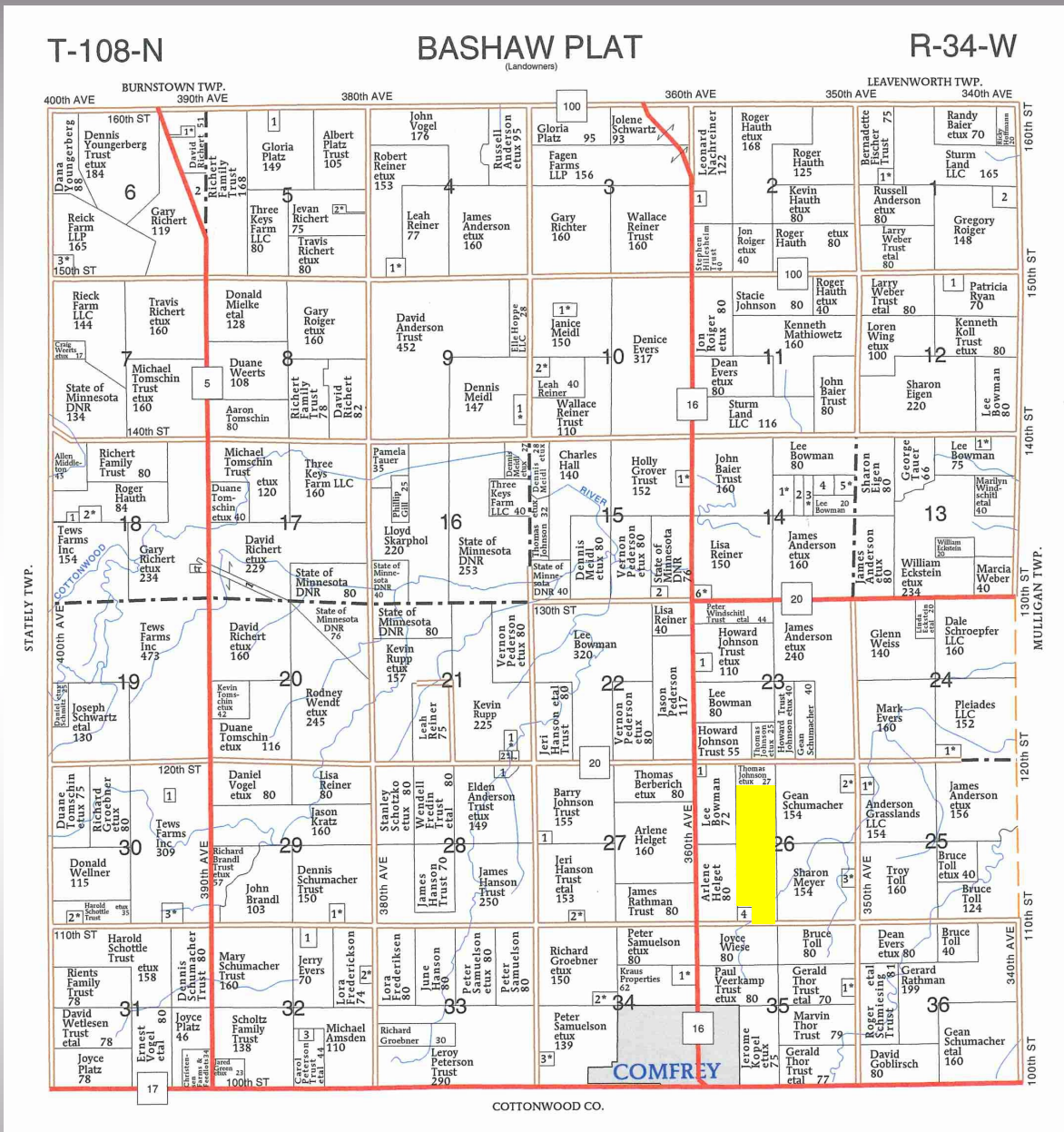
www.auctioneeralley.com

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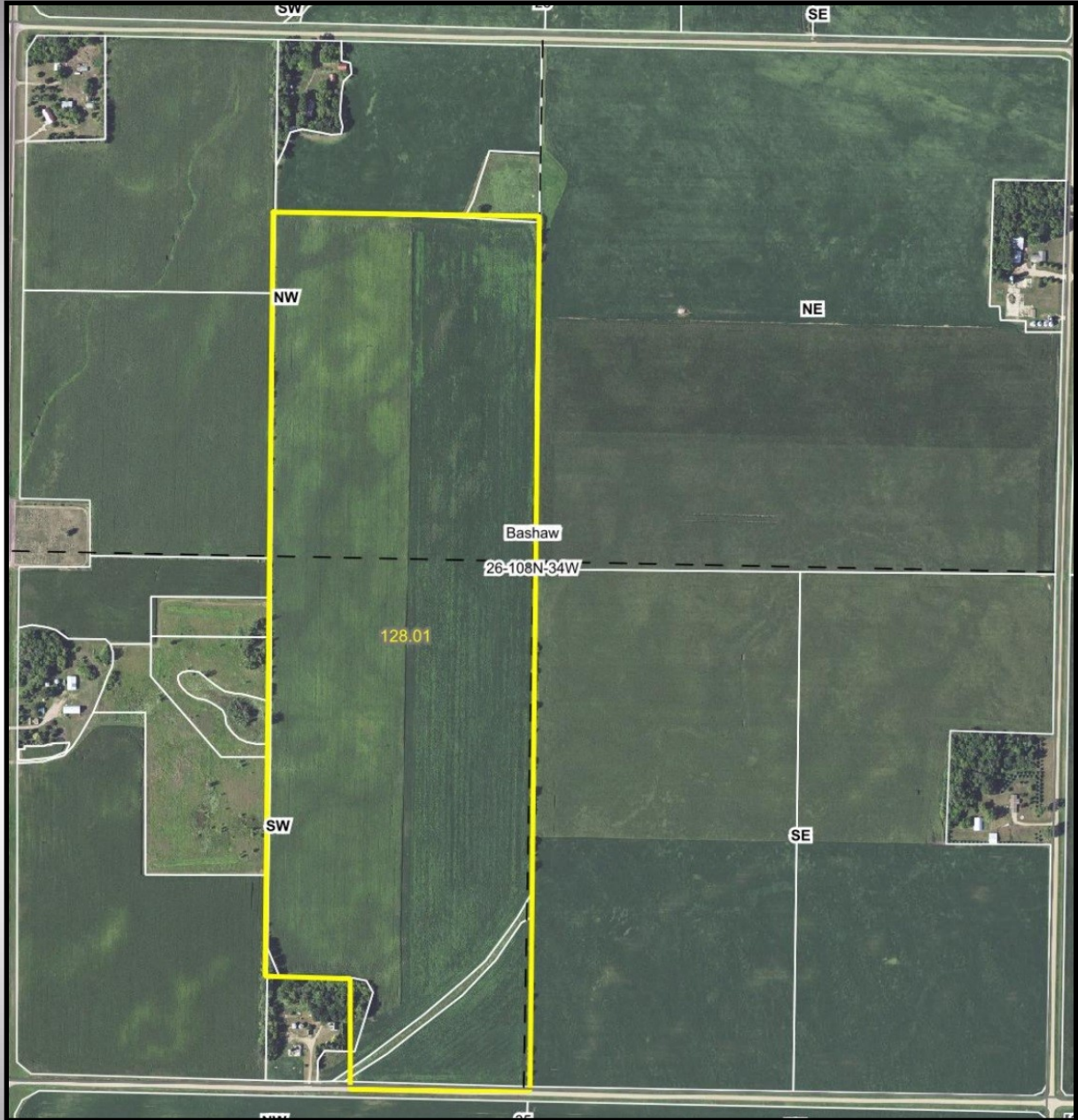
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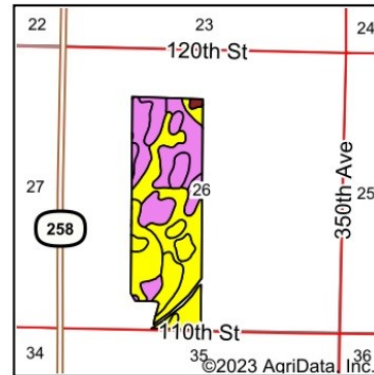
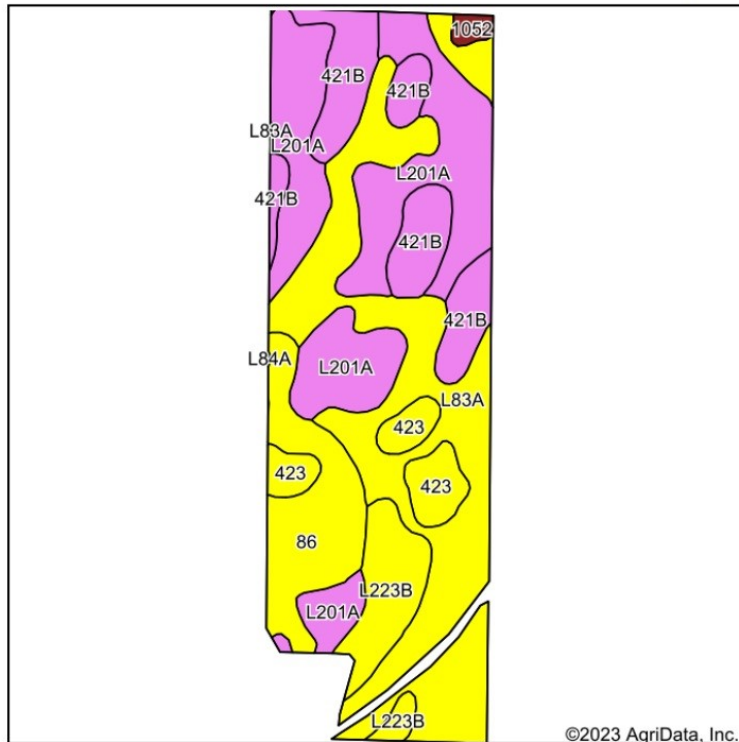
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Soils Map



State: **Minnesota**
 County: **Brown**
 Location: **26-108N-34W**
 Township: **Bashaw**
 Acres: **124**
 Date: **9/5/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN015, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans	
L83A	Webster clay loam, 0 to 2 percent slopes	41.49	33.5%		llw	93	82	
L201A	Normania loam, 1 to 3 percent slopes	36.05	29.1%		le	99	83	
421B	Amiret loam, 2 to 6 percent slopes	16.68	13.5%		lle	98	83	
86	Canisteo clay loam, 0 to 2 percent slopes	13.76	11.1%		llw	93	81	
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	8.46	6.8%		lle	92	81	
423	Seaforth loam, 1 to 3 percent slopes	6.66	5.4%		lls	95	84	
1052	Klossner, Okoboji and Glencoe soils, ponded, 0 to 1 percent slopes	0.90	0.7%		Vlllw	5	9	
Weighted Average						1.75	94.8	*n 81.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



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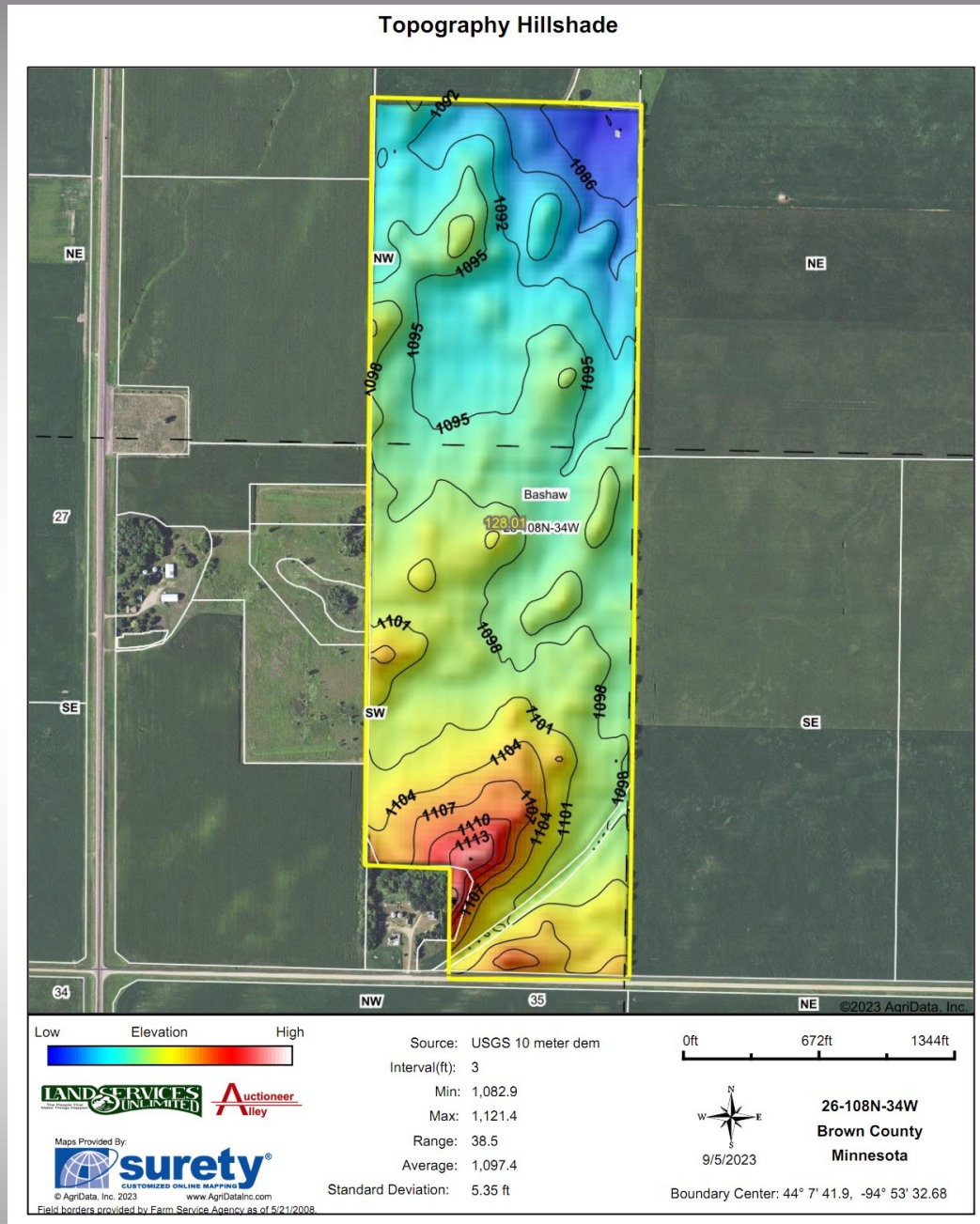
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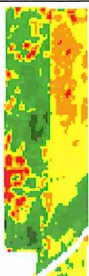



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Max NDVI Multi-year


 <small>©2023 AgriData, Inc.</small>	2022	Client: _____ Farm: _____ Field: _____ Date: 10/4/2023 Acres: 124 State: MN County: Brown Location: 26-108N-34W Township: Bashaw Boundary Center: 44° 7' 42.13, -94° 53' 32.57
	Std. Dev: 5.3 Max: 88 Mean: 74.67 Min: 53	
	Crop: Soybeans - 56% Corn - 44%	
	Remarks	
 <small>©2023 AgriData, Inc.</small>	2021	Std. Dev: 3.74 Max: 85 Mean: 78.25 Min: 67
	Crop: Corn - 53% Soybeans - 47%	
	Remarks	
	 <small>©2023 AgriData, Inc.</small>	2020
Crop: Soybeans - 56% Corn - 44%		
Remarks		
 <small>©2023 AgriData, Inc.</small>		2019
	Crop: Soybeans - 52% Corn - 48%	
	Remarks	

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: 94.8

Elevation (feet)
 Min: 1,082.9
 Max: 1,116.2
 Range: 33.3
 Mean: 1,097.2
 Std Dev: 5.2



Maps Provided By:



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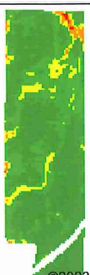
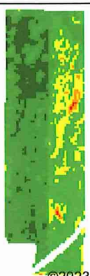

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Max NDVI Multi-year

 <small>©2023 AgriData, Inc.</small>	2018	Client: _____ Farm: _____ Field: _____ Date: 10/4/2023 Acres: 124 State: MN County: Brown Location: 26-108N-34W Township: Bashaw Boundary Center: 44° 7' 42.13, -94° 53' 32.57																						
	Std. Dev: 3 Max: 85 Mean: 79.95 Min: 61	Crop: Corn - 99% Soybeans - 1%																						
	Remarks:																							
 <small>©2023 AgriData, Inc.</small>	2017	Std. Dev: 4.29 Max: 87 Mean: 80.38 Min: 56																						
	Crop: Soybeans - 61% Corn - 39%	Low RELATIVE BIOMASS High <table border="1" style="font-size: small;"> <tr><td style="background-color: #006400; width: 10px;"></td><td>86 - 99</td></tr> <tr><td style="background-color: #008000; width: 10px;"></td><td>81 - 85</td></tr> <tr><td style="background-color: #00FF00; width: 10px;"></td><td>76 - 80</td></tr> <tr><td style="background-color: #FFFF00; width: 10px;"></td><td>71 - 75</td></tr> <tr><td style="background-color: #FFA500; width: 10px;"></td><td>66 - 70</td></tr> <tr><td style="background-color: #FF0000; width: 10px;"></td><td>61 - 65</td></tr> <tr><td style="background-color: #FF0000; width: 10px;"></td><td>51 - 60</td></tr> <tr><td style="background-color: #FF00FF; width: 10px;"></td><td>41 - 50</td></tr> <tr><td style="background-color: #800080; width: 10px;"></td><td>21 - 40</td></tr> <tr><td style="background-color: #0000FF; width: 10px;"></td><td>1 - 20</td></tr> <tr><td style="background-color: #0000FF; width: 10px;"></td><td>0 - 0</td></tr> </table>		86 - 99		81 - 85		76 - 80		71 - 75		66 - 70		61 - 65		51 - 60		41 - 50		21 - 40		1 - 20		0 - 0
		86 - 99																						
		81 - 85																						
	76 - 80																							
	71 - 75																							
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	21 - 40																							
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Remarks:																								
"No Max NDVI imagery available."	2016	Std. Dev: 4.29 Max: 87 Mean: 80.38 Min: 56																						
	Crop: Soybeans - 61% Corn - 39%	Soils Weighted Average Productivity Index: 94.8 Elevation (feet) Min: 1,082.9 Max: 1,116.2 Range: 33.3 Mean: 1,097.2 Std Dev: 5.2																						
	Remarks:																							
"No Max NDVI imagery available."	2015	Std. Dev: Max: Mean: Min:																						
	Crop:	Maps Provided By:  <small>© AgriData, Inc. 2023 www.AgriDataInc.com</small>																						
	Remarks:																							



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MINNESOTA
COTTONWOOD
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5586
Prepared : 9/1/23 1:40 PM CST
Crop Year : 2023

Tract 8479 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	124.48	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	59.90	0.00	131
Soybeans	59.90	0.00	40
TOTAL	119.80	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

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.

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) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



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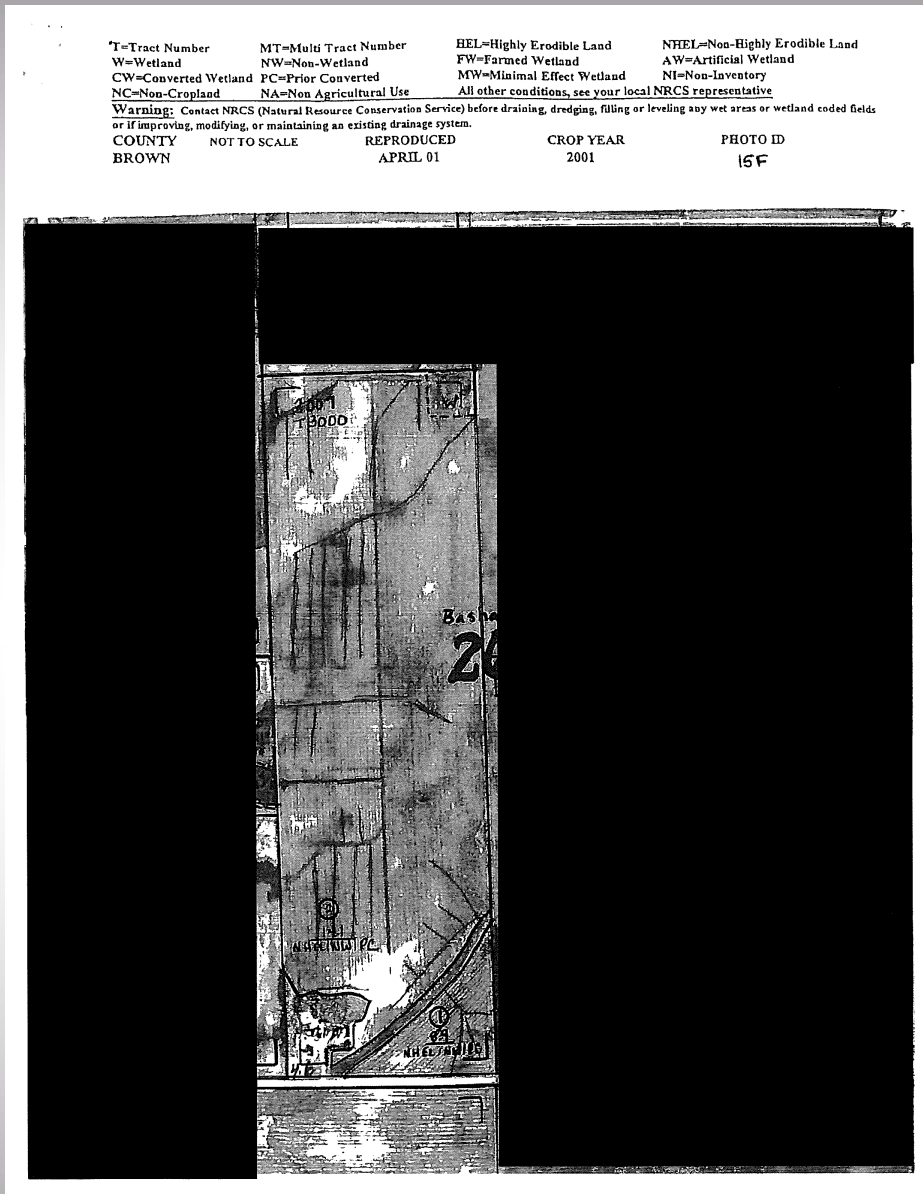
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Wetland Determination Map



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Wetland Determination

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE

NRCS-CPA-026E
8-95

HIGHLY ERODIBLE LAND AND WETLAND
CONSERVATION DETERMINATION

RECEIVED
5 26 02
8479 In-transfer
Brown County FSA

Name: [REDACTED] Tract: 3000
County: Brown Request Date: Farm:
FSA Farm No.: 2007

Section I - Highly Erodible Land

Fields in this section have undergone a determination of whether they were 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	HEL (Y/N)	Sodbusted (Y/N)	Acres	Determination Date
1	N	N	8.9	06/20/90
2	N	N	114.1	06/20/90
FARM	N	N	4.6	02/28/02

Section II - Wetlands

Fields in this section have had wetland determinations completed. See the Wetlands Explanation section for additional information regarding allowable activities under the wetland conservation provisions of the Farm Bill and Section 404 of the Clean Water Act.

Field	Wetland Label	Acres	Determination Date	Certification Date
1	PC/NW	8.9	06/20/90	Wetlands Not Certified
2	W	2.0	06/20/90	Wetlands Not Certified
2	PC/NW	112.1	06/20/90	Wetlands Not Certified
FARM	NI	4.6	02/28/02	Wetlands Not Certified

Wetlands Explanation

Wetland Label	Explanatory Comments



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NATURAL RESOURCES CONSERVATION SERVICE

NRCS-CPA-026E
8-95

HIGHLY ERODIBLE LAND AND WETLAND
CONSERVATION DETERMINATION

Name: [REDACTED] Tract: 3000 Farm:
County: Brown Request Date: FSA Farm No.: 2007

Wetlands Explanation

Wetland Label	Explanatory Comments
NI	Not Inventoried; Description: An area where no wetland determination has been completed; Authorized Cropping: May be farmed as long as no woody vegetation is removed and no hydrologic manipulation is undertaken; Authorized Maintenance: Request determination from NRCS* prior to initiating any manipulation; If you plan to clear, drain, fill, level or manipulate these areas contact NRCS* and COE**.
PC/NW	Prior Converted Cropland/Non-Wetland; Description: An area that contains both prior converted cropland and non-wetland; Authorized Cropping: No restrictions; Authorized Maintenance: No restrictions unless the manipulation would convert adjacent wetland labels.
W	Wetland; Description: An area that meets the wetland criteria including wetland farmed under natural conditions. Includes abandoned wetland resulting from abandonment of other wetland labels; Authorized Cropping: May be farmed under natural conditions without removal of woody vegetation; Authorized Maintenance: At level needed to maintain original system on related farmed wetland, farmed wetland pasture, and prior converted cropland. Must not convert additional wetlands or exceed "original scope and effect"; If you plan to clear, drain, fill, level or manipulate these areas contact NRCS* and COE**.

* Natural Resources Conservation Service
** Corps of Engineers

Remarks
TILING AS INDICATED ON ATTACHED AERIAL PHOTO IS OKAY TO DO WITH THE FOLLOWING RESTRICTION. TILE NEAR WETLAND (W) IN NORTHEAST CORNER MUST STAY AWAY FROM EDGE OF WETLAND THE FOLLOWING DISTANCES.

3' Tile Depth	4' Tile Depth
76'	95'

Solid tile may be used if owner want to go closer.

A CERTIFIED WETLAND DETERMINATION HAS NOT BEEN COMPLETED FOR THIS TRACT. OTHER WETLANDS MAY EXIST. THE PERSON SHOULD CONTACT THE CORPS OF ENGINEERS REGARDING POTENTIAL CLEAN WATER ACT REQUIREMENTS.



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Private Tile Map



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Brown County, MN

Summary

Parcel ID 11002600206070
 Property Address 26-108-034
 Sec/Twp/Rng SECT:26 TWP-108 RANGE-034 128.01 AC S 2/3 (53.33 AC) OF E2 OF NW4; & E2 OF SW4 EXC W 420' OF S 552' THEREOF (5.32 AC)
 Brief Tax Description (Note: Not to be used on legal documents)
 Deeded Acres 128.01
 Class 101 - (NON-HSTD) 2A/1B/4BB AGRICULTURAL
 District (1101) BASHAW-0081
 School District 0081

[View Map](#)

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

Owner

Owner
 Henry Aberson Rev Int Tr Etal
 1133 SOUTH ST
 JACKSON MN 56143 1343

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT	Unit Price	Adj 1	Adj 2	Adj 3	Eff Rate	Div %	Value
1	CER VALUE	84.18	0	0	0	109.930	A	156.000	0.00	0.00	0.00	11,162.558	1.000	1,227,100
2	2A WASTE	0	0	0	0	3.100	A	600.000	0.00	0.00	0.00	612.903	1.000	1,900
3	2A ROAD	0	0	0	0	0.680	A	0.000	0.00	0.00	0.00	0.000	1.000	0
4	CER VALUE	84.18	0	0	0	8.900	A	156.000	-15.00	0.00	0.00	9,483.146	1.000	84,400
5	CER VALUE	84.18	0	0	0	5.000	A	156.000	0.00	-20.00	0.00	8,920.000	1.000	44,400
6	2A AG EXCESS	0	0	0	0	0.400	A	6,500.000	0.00	0.00	0.00	6,500.000	1.000	2,600
Total						128.010								1,360,600

Sales

Multi Parcel	Instr Type	Qualified Sale	Sale Date	Buyer	Seller	Sale Price	Adjusted Sale Price	eCRV
N	WD	Q	4/15/2002	ABERSON,HENRY J.AND VIOLA J.	ERICKSON,LEE AND GAIL	\$243,200	\$243,200	847322

Recent Sales In Area

Sale date range:

From:

09/13/2020

Taxation

	2024 Payable	2023 Payable	2022 Payable	2021 Payable	2020 Payable
Estimated Market Value	\$1,360,600	\$1,067,800	\$920,300	\$920,300	\$933,100
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$1,360,600	\$1,067,800	\$920,300	\$920,300	\$933,100
Net Taxes Due		\$4,978.00	\$4,888.00	\$4,736.00	\$4,734.00
+ Special Assessments		\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due		\$4,978.00	\$4,888.00	\$4,736.00	\$4,734.00

Valuation

	2023 Assessment	2022 Assessment	2021 Assessment	2020 Assessment	2019 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$1,360,600	\$1,067,800	\$920,300	\$920,300	\$933,100
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$1,360,600	\$1,067,800	\$920,300	\$920,300	\$933,100



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www.auctioneeralley.com

128.01 Acres +/- of Bare Farmland in Bashaw Twp., Brown Co., MN

FARMLAND AUCTION

Thursday, November 9, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Comfrey Community Center 120 Brown Street E, Comfrey, 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 December 21, 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 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 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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