



TONNESON LAND AUCTION
NOVEMBER 29, 2023 @ 10 AM
St. James American Legion

168.40 ACRES +/-

SECTIONS 2, 11 & 12 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



168.40 Acres +/- of Bare Farmland in Odin Twp., Watonwan Co., MN **FARMLAND AUCTION**

Wednesday, November 29, 2023 @ 10:00 AM

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



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

TONNESON PROPERTY INFORMATION

SALE METHOD: These parcels of bare farmland will be offered for sale on our Multi Parcel Board Bidding system as follows:

Parcel 1- 80 +/- Deeded Acres x The Bid
Parcel 2- 50 +/- Deeded Acres x The Bid
Parcel 3- 38.40 +/- Deeded Acres x The Bid
***Parcels will be sold by legal description only**

LEGAL DESCRIPTION 1: 80 +/- Deeded Acres located in the North ½ of the SW ¼ in Section 12, TWP 105N, Range 33W, Watonwan County, MN

TAX PARCEL ID 1: 080120500

BUILDINGS 1: None

REAL ESTATE TAXES 1: 2023 Ag Taxes = \$4,022.00

FSA INFORMATION 1:

Total Deeded Acres	=	80.00 +/- Acres
FSA Tillable Acres	=	80.00 +/- Acres
Corn Base Acres	=	42.30 +/- Acres
Corn PLC Yield	=	157.00 +/- Bushels
Soybean Base Acres	=	37.70 +/- Acres
Soybean PLC Yield	=	41.00 +/- Bushels
Total Base Acres	=	80.00 +/- Acres

PREDOMINANT SOILS 1: Webster Clay Loam, Nicollet Clay Loam & Clarion Loam

CPI PARCEL 1: CPI= 91.7 *Excellent
***See Soils Map**

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

DRAINAGE PARCEL 1: This farm is not part of any county drainage system, but does have some private tile.
***See Tile Map**

NRCS CLASSIFICATION 1: NHEL

WETLAND STATUS 1: Completed on 1-12-1990
***See Wetland Determination**

AUCTIONS – REAL ESTATE - APPRAISALS



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KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER, DOUG WEDEL,

SCOTT CHRISTOPHER & DAR HALL

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LEGAL DESCRIPTION 2: 50 +/- Deeded Acres located in the N ½ of SE ¼ and SW ¼ E of RR in Section 11, TWP 105N, Range 33W, Watonwan County, MN

TAX PARCEL ID 2: 080110400

BUILDINGS 2: None

REAL ESTATE TAXES 2: 2023 (NON-HSTD) Ag Taxes = \$2,630.00

FSA INFORMATION 2:

Total Deeded Acres	=	50.00 +/- Acres
FSA Tillable Acres	=	50.40 +/- Acres
Corn Base Acres	=	27.20 +/- Acres
Corn PLC Yield	=	157.00 +/- Bushels
Soybean Base Acres	=	21.80 +/- Acres
Soybean PLC Yield	=	41.00 +/- Bushels
Total Base Acres	=	49.00 +/- Acres

PREDOMINANT SOILS 2: Nicollet Clay Loam, Webster Clay Loam & Clarion Loam

CPI PARCEL 2: CPI= 95.6 *Excellent
*See Soils Map

TOPOGRAPHY 2: Level
*See Topography Map

DRAINAGE PARCEL 2: This farm is not part of any county drainage system, but does have some private tile.
*See Tile Map

NRCS CLASSIFICATION 2: NHEL

WETLAND STATUS 2: Completed on 1-12-1990
*See Wetland Determination

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LEGAL DESCRIPTION 3: 38.40 +/- Deeded Acres located in the W 1/2 of E 1/2 of SW 1/4 in Section 2, TWP 105N, Range 33W, Watonwan County, MN

TAX PARCEL ID 3: 080020900

BUILDINGS 3: None

REAL ESTATE TAXES 3: 2023 (NON-HSTD) Ag Taxes = \$1,916.00

FSA INFORMATION 2:

Total Deeded Acres	=	38.40 +/- Acres
FSA Tillable Acres	=	38.40 +/- Acres
Corn Base Acres	=	20.60 +/- Acres
Corn PLC Yield	=	157.00 +/- Bushels
Soybean Base Acres	=	17.80 +/- Acres
Soybean PLC Yield	=	41.00 +/- Bushels
Total Base Acres	=	38.40 +/- Acres

PREDOMINANT SOILS 3: Nicollet Clay Loam, Canisteo Clay Loam & Webster Clay Loam

CPI PARCEL 3: CPI= 94.6 *Excellent
*See Soils Map

TOPOGRAPHY 3: Level
*See Topography Map

DRAINAGE PARCEL 3: This farm is not part of any county drainage system, but does have some private tile.
*See Tile Map

NRCS CLASSIFICATION 3: NHEL

WETLAND STATUS 3: Completed on 1-12-1990
*See Wetland Determination

LEASE STATUS 1-3: This farm is under lease for the 2023 crop year. Sellers will retain all of the 2023 farm rent. Farm is open to be farmed by the new buyer in 2024.

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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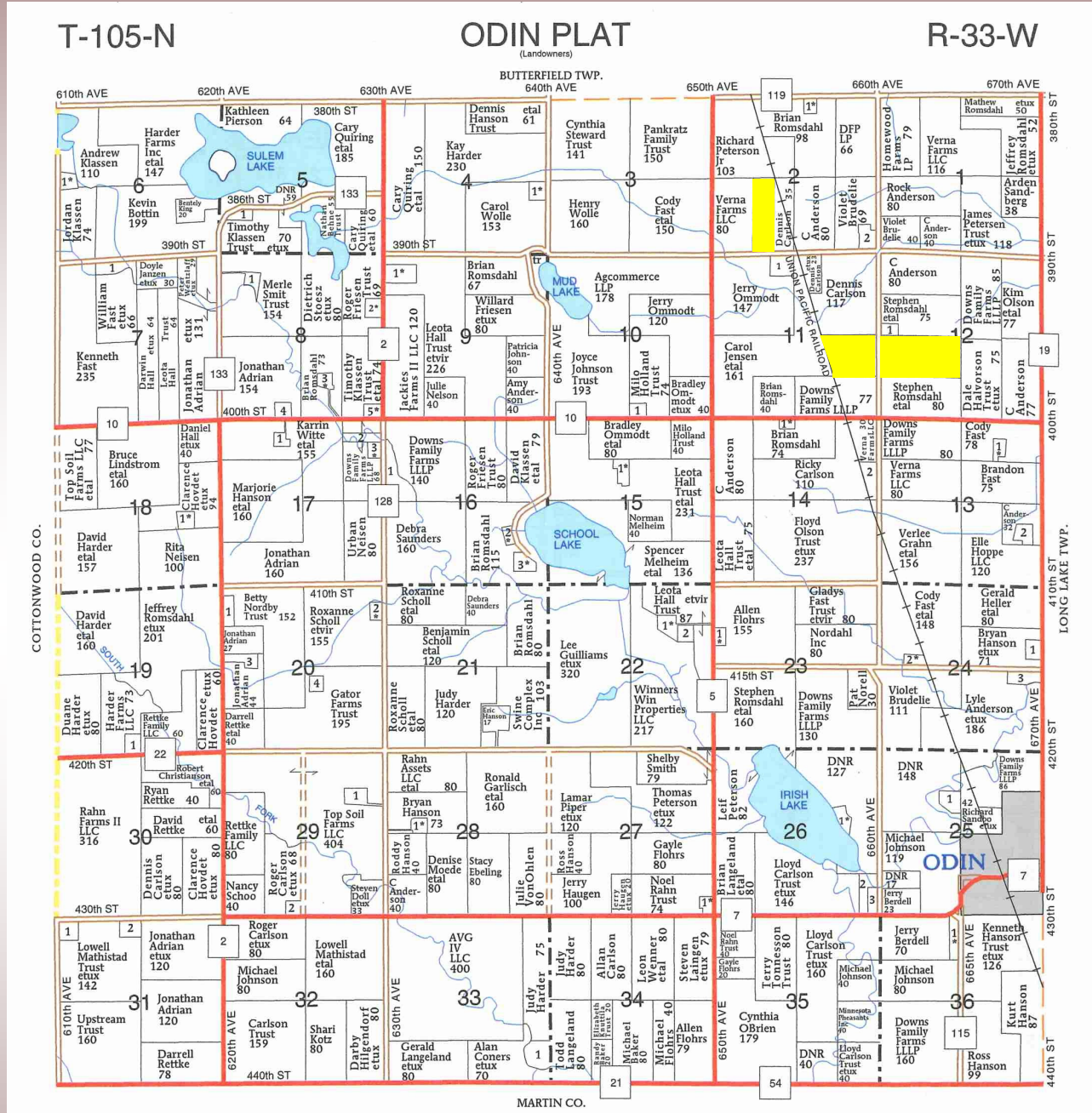
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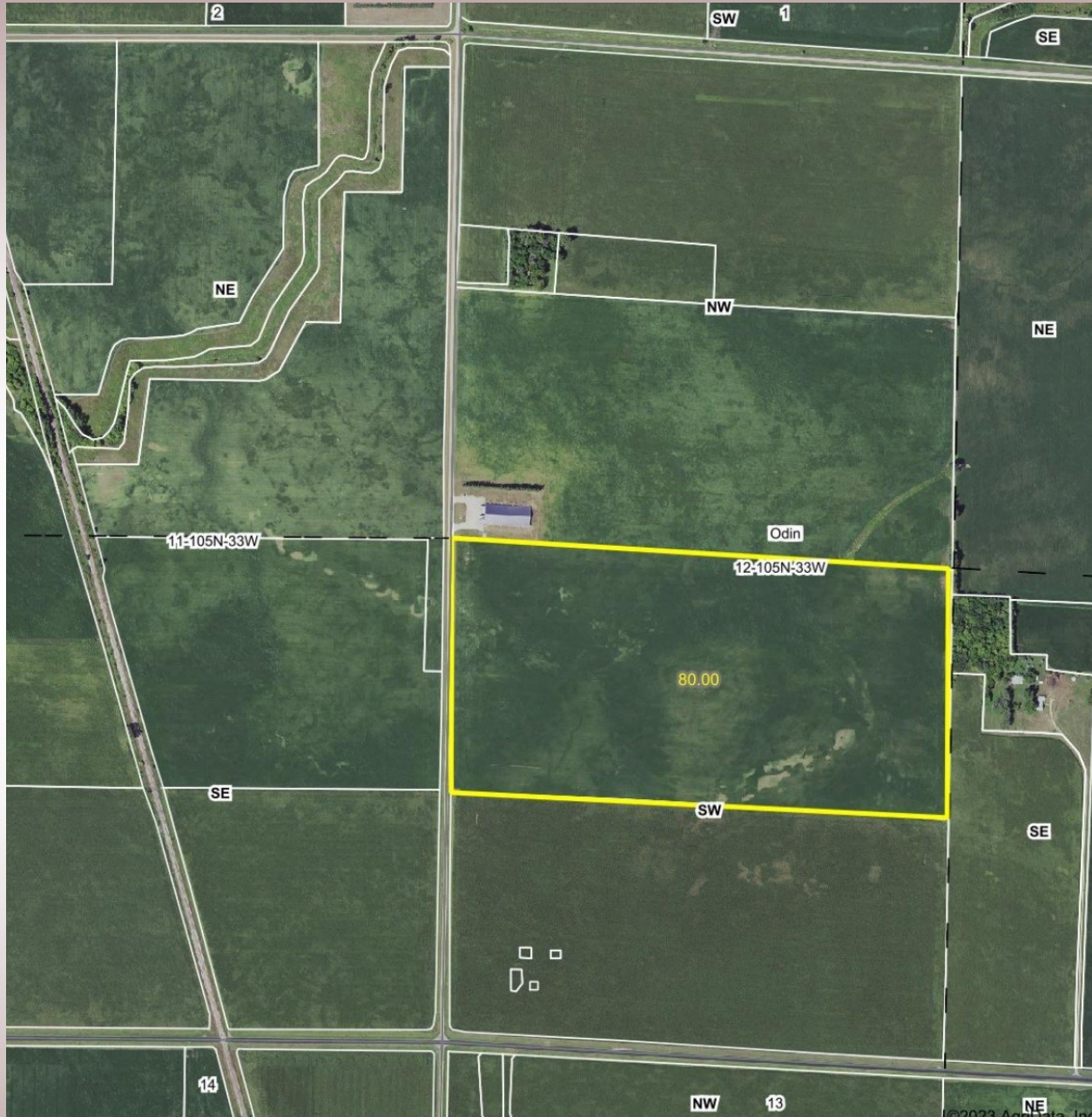
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PARCEL 1: 80 Acres



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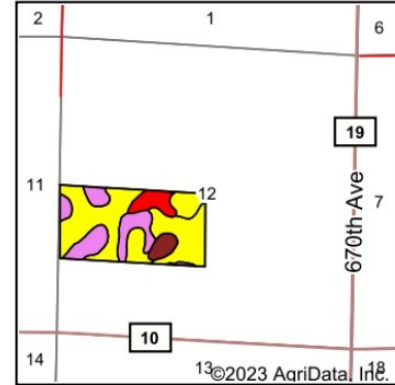
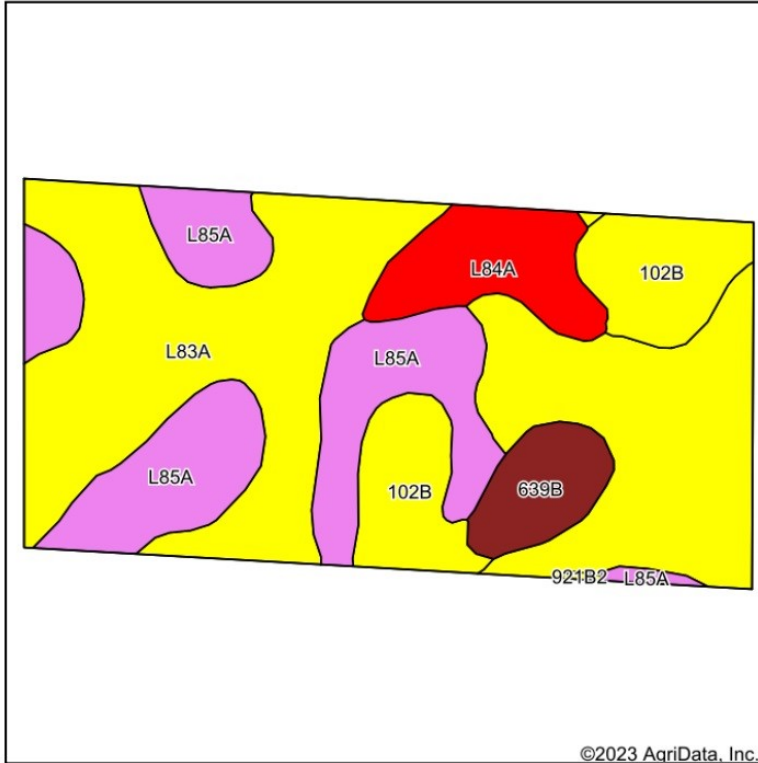
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PARCEL 1

Soils Map



State: **Minnesota**
 County: **Watonwan**
 Location: **12-105N-33W**
 Township: **Odin**
 Acres: **79**
 Date: **10/27/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MN165, Soil Area Version: 20

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	40.84	51.7%		IIw	93	82
L85A	Nicollet clay loam, 1 to 3 percent slopes	18.28	23.1%		Iw	99	81
102B	Clarion loam, 2 to 6 percent slopes	9.98	12.6%		Ile	95	83
L84A	Glencoe clay loam, 0 to 1 percent slopes	6.00	7.6%		IIIw	86	76
639B	Ridgeport sandy loam, 1 to 6 percent slopes	3.83	4.8%		IIle	43	35
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	0.07	0.1%		Ile	92	82
Weighted Average					1.89	91.7	*n 79.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



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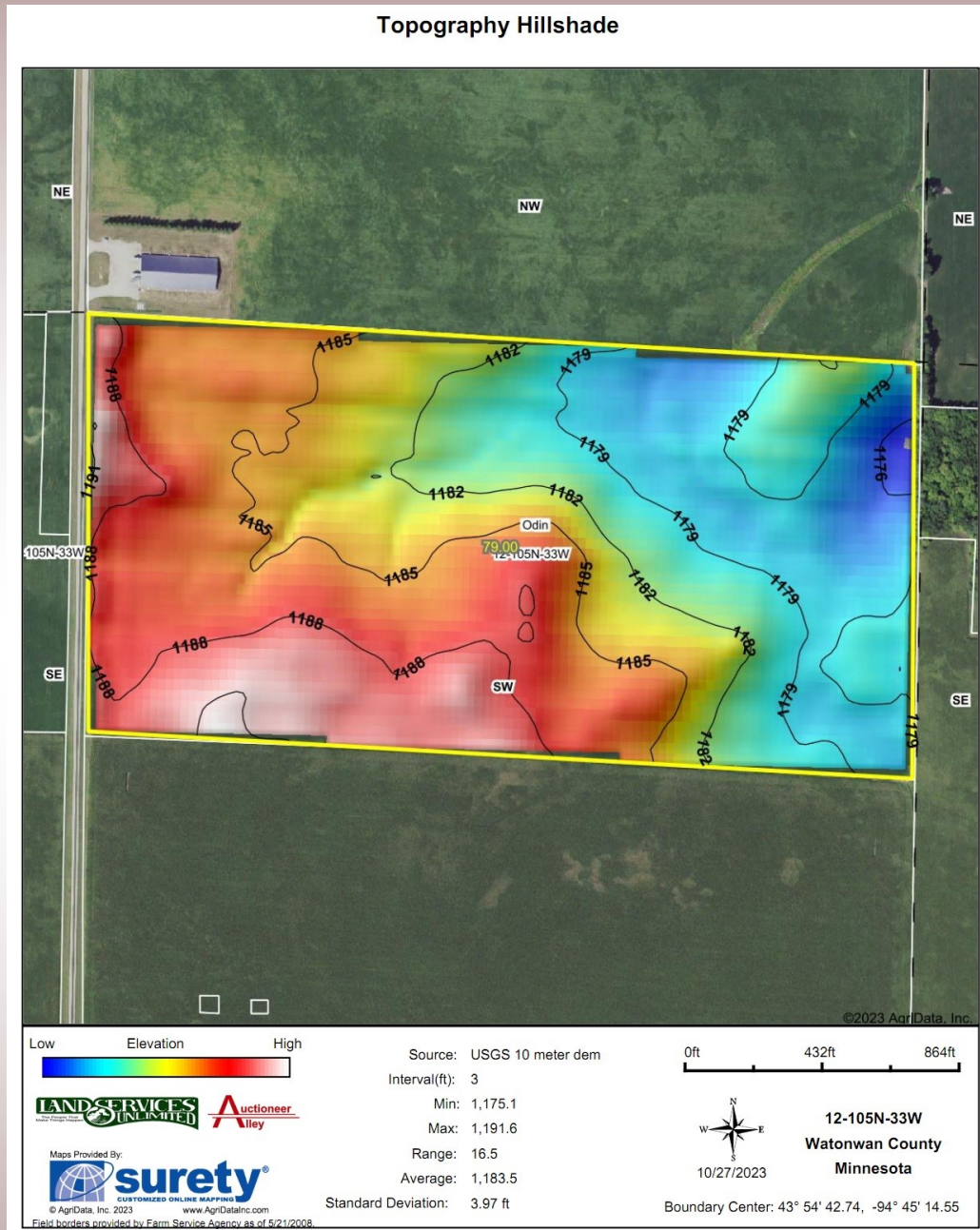
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PARCEL 1



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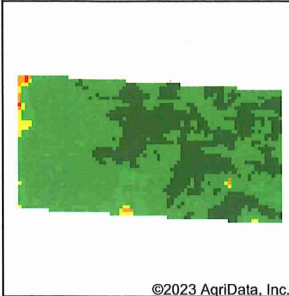
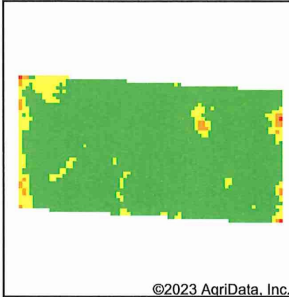




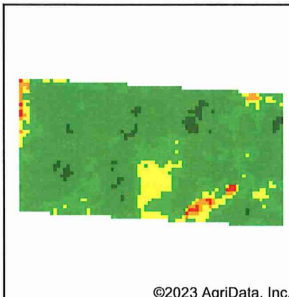
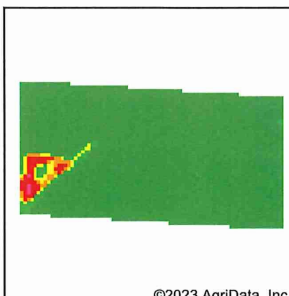
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PARCEL 1 NDVI Map

Max NDVI Multi-year

 <p>©2023 AgriData, Inc.</p>	2023		Client: _____																								
	Std. Dev: 2.83	Max: 87	Farm: _____																								
	Mean: 83.76	Min: 55	Field: _____																								
	Crop: _____		Date: 10/27/2023																								
Remarks: _____		Acres: 79																									
		State: MN																									
		County: Watonwan																									
		Location: 12-105N-33W																									
		Township: Odin																									
		Boundary Center: 43° 54' 42.74, -94° 45' 14.55																									
 <p>©2023 AgriData, Inc.</p>	2022		<table border="1"> <thead> <tr> <th>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: #00b050;"></td><td>81 - 85</td></tr> <tr><td style="background-color: #00ff00;"></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: #ff0000;"></td><td>61 - 65</td></tr> <tr><td style="background-color: #ff69b4;"></td><td>51 - 60</td></tr> <tr><td style="background-color: #ff00ff;"></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: #0000ff;"></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																									
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	66 - 70																										
	61 - 65																										
	51 - 60																										
	41 - 50																										
	21 - 40																										
	1 - 20																										
	0 - 0																										
Std. Dev: 1.96	Max: 80	Soils Weighted Average																									
Mean: 77.48	Min: 64	Productivity Index: 91.7																									
Crop: Corn - 100%		Elevation (feet)																									
Remarks: _____		Min: 1,175.1																									
		Max: 1,191.6																									
		Range: 16.5																									
		Mean: 1,183.5																									
		Std Dev: 4.0																									
		 																									
																											
																											
		<p>© AgriData, Inc. 2023 www.AgriDataInc.com</p>																									
 <p>©2023 AgriData, Inc.</p>	2021																										
	Std. Dev: 3.88	Max: 86																									
	Mean: 81.06	Min: 61																									
	Crop: Soybeans - 100%																										
Remarks: _____																											
 <p>©2023 AgriData, Inc.</p>	2020																										
	Std. Dev: 4.28	Max: 85																									
	Mean: 82.83	Min: 43																									
	Crop: Corn - 99% Soybeans - 1%																										
Remarks: _____																											



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PARCEL 1 FSA Map



Martin County, Minnesota

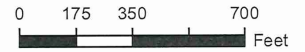


Farm 11144

Tract 16853

2023 Program Year

Map Created April 10, 2023



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

Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 80.00 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.



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PARCEL 1

MINNESOTA MARTIN Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 11144 Prepared : 9/21/23 8:55 AM CST Crop Year : 2023
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Tract 16853 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	80.00	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	42.30	0.00	157
Soybeans	37.70	0.00	41
TOTAL	80.00	0.00	



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PARCEL 1 Wetland Determination Map



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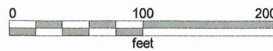
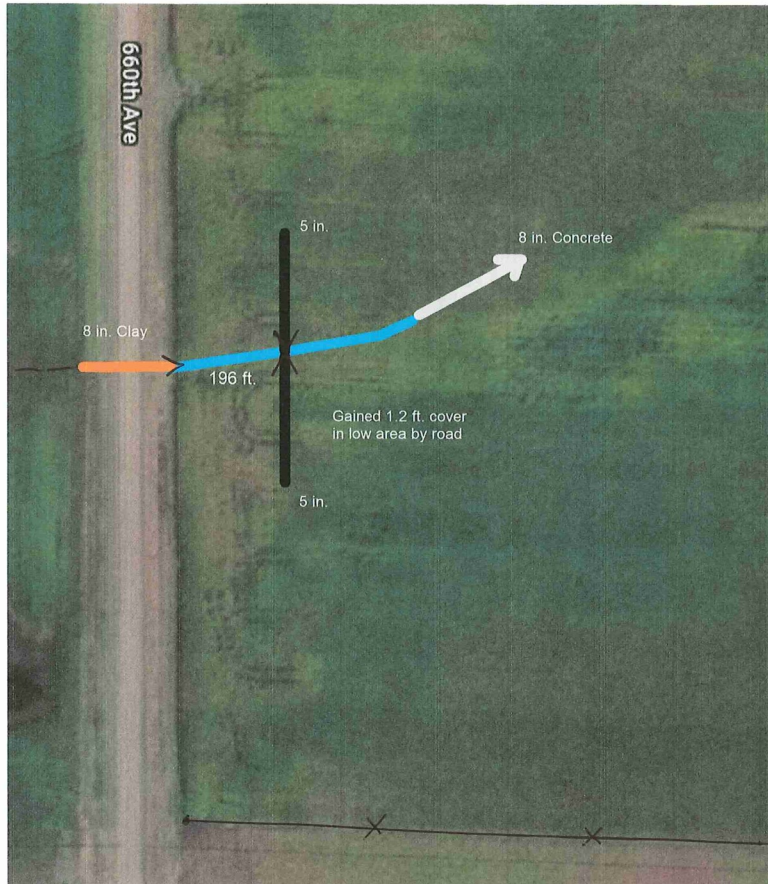
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PARCEL 1 Tile Map

Thomas Tonneson Odin Sec. 12 SW



EKSTROM
DRAINAGE, LLC

Ekstrom Drainage, LLC
Truman, MN
507-236-6352

Plastic Drain Tile Installed 9/2020:
8 in. - 196 ft.

- █ 8 Inch
- █ Existing Clay Tile
- █ Existing Concrete Tile
- █ Existing Plastic Tile



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*Recreated from Tom Tonneson hand drawing



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PARCEL 1

Watonwan County, MN

Summary

Parcel ID 080120500
 Property Address
 Sec/Twp/Rng 12-105-033
 Brief Tax Description SECT-12 TWP-105 RANGE-033 80.00 AC N1/2 OF SW1/4
 (Note: Not to be used on legal documents)
 Deeded Acres 80.00
 Class 101 - (NON-HSTD) 2A/1B/4BB AGRICULTURAL
 District (0802) TWP OF ODIN-0836
 School District 0836

[View Map](#)

Owners

Primary Owner
[THOMAS D TONNESON](#)
 2002 HOWARD DR
 NORTH MANKATO MN 56003

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	82.1	0	0	0	79.000	A
2	ROADS 2A	0	0	0	0	1.000	A
Total						80.000	

Valuation

	2023 Assessment	2022 Assessment	2021 Assessment	2020 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$980,700	\$700,500	\$609,700	\$647,000
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Estimated Market Value	\$980,700	\$700,500	\$609,700	\$647,000

Taxation

	2023 Payable	2022 Payable	2021 Payable
Estimated Market Value	\$700,500	\$609,700	\$647,000
- Excluded Value	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0
= Taxable Market Value	\$700,500	\$609,700	\$647,000
Net Taxes Due	\$4,022.00	\$4,192.00	\$4,200.00
+ Special Assessments	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$4,022.00	\$4,192.00	\$4,200.00



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PARCEL 2: 50 Acres



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

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168.40 Acres +/- of Bare Farmland in Odin Twp., Watonwan Co., MN

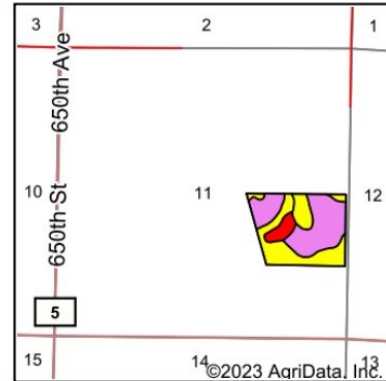
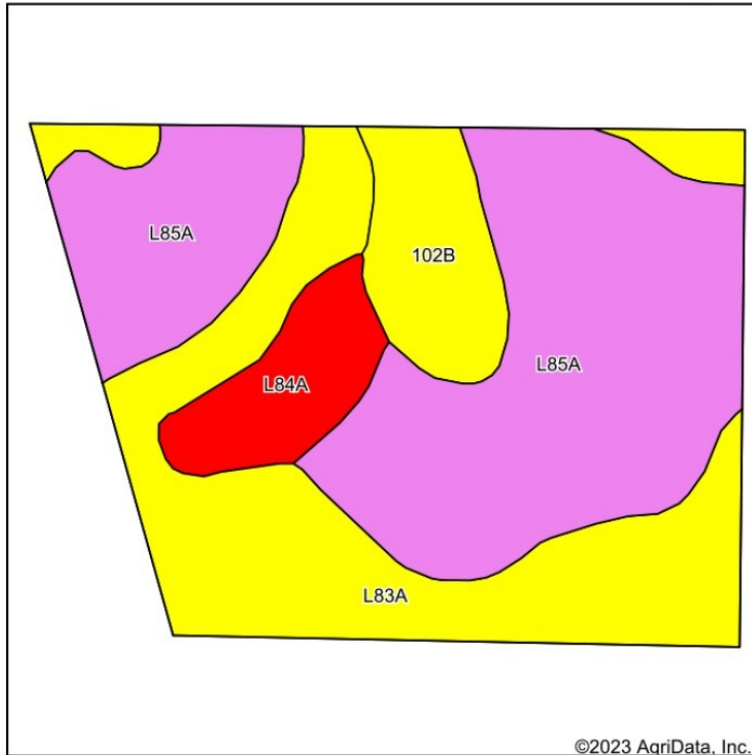
FARMLAND AUCTION

Wednesday, November 29, 2023 @ 10:00 AM

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

PARCEL 2

Soils Map



State: **Minnesota**
 County: **Watonwan**
 Location: **12-105N-33W**
 Township: **Odin**
 Acres: **49**
 Date: **10/27/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MN165, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans	
L85A	Nicollet clay loam, 1 to 3 percent slopes	24.32	49.6%		Iw	99	81	
L83A	Webster clay loam, 0 to 2 percent slopes	16.63	33.9%		IIw	93	82	
102B	Clarion loam, 2 to 6 percent slopes	4.33	8.8%		Ile	95	83	
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.72	7.6%		IIIw	86	76	
Weighted Average						1.58	95.6	*n 81.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



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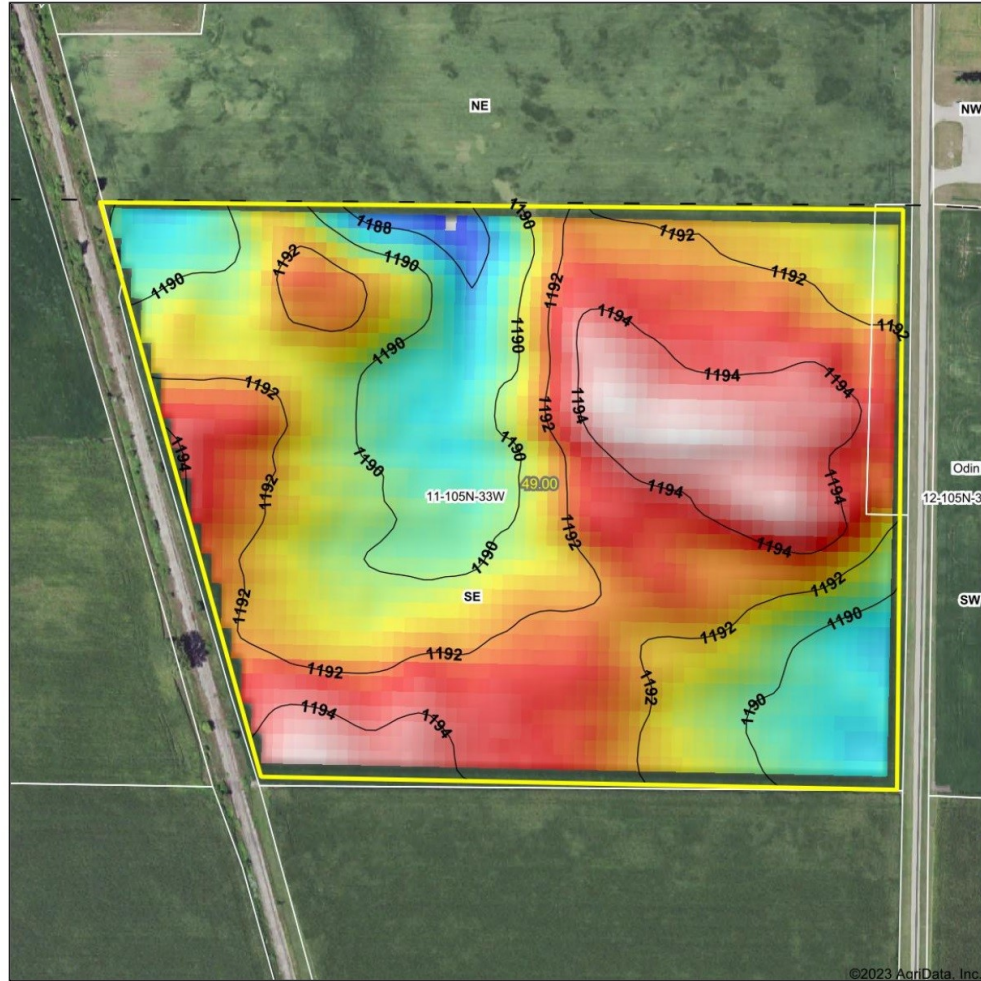
168.40 Acres +/- of Bare Farmland in Odin Twp., Watonwan Co., MN **FARMLAND AUCTION**

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PARCEL 2

Topography Hillshade



Low Elevation High

Source: USGS 10 meter dem
Interval(ft): 2
Min: 1,186.6
Max: 1,195.7
Range: 9.1
Average: 1,191.8
Standard Deviation: 1.84 ft

0ft 317ft 634ft

11-105N-33W
Watonwan County
Minnesota
10/27/2023
Boundary Center: 43° 54' 43.15, -94° 45' 45.87

LAND SERVICES UNLIMITED Auctioneer Alley

Maps Provided By: surety

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Field borders provided by Farm Service Agency as of 5/21/2008.



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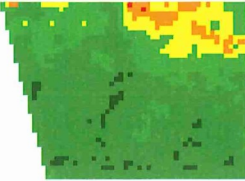
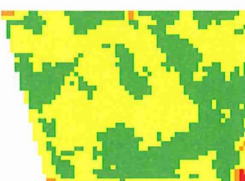
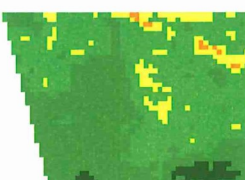

FARMLAND AUCTION

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PARCEL 2 NDVI Map



Max NDVI Multi-year


 <p style="font-size: 8px;">©2023 AgriData, Inc.</p>	2023		
	Std. Dev: 4.37	Max: 87	
	Mean: 80.9	Min: 64	
	Crop:		
Remarks			
<p>Client: <input type="text"/></p> <p>Farm: <input type="text"/></p> <p>Field: <input type="text"/></p> <p>Date: 10/27/2023</p> <p>Acres: 49</p> <p style="text-align: center;">State: MN</p> <p style="text-align: center;">County: Watonwan</p> <p style="text-align: center;">Location: 11-105N-33W</p> <p style="text-align: center;">Township: Odin</p> <p style="text-align: center;">Boundary Center: 43° 54' 43.1, -94° 45' 45.82</p>			
 <p style="font-size: 8px;">©2023 AgriData, Inc.</p>	2022		
	Std. Dev: 1.76	Max: 80	
	Mean: 74.99	Min: 62	
	Crop: Corn - 100%		
Remarks			
 <p style="font-size: 8px;">©2023 AgriData, Inc.</p>	2021		
	Std. Dev: 3.49	Max: 86	
	Mean: 79.97	Min: 67	
	Crop: Soybeans - 100%		
Remarks			
 <p style="font-size: 8px;">©2023 AgriData, Inc.</p>	2020		
	Std. Dev: 0.69	Max: 85	
	Mean: 83.79	Min: 78	
	Crop: Corn - 100%		
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: 95.6

Elevation (feet)
Min: 1,186.6
Max: 1,195.7
Range: 9.1
Mean: 1,191.8
Std Dev: 1.8



Maps Provided By:



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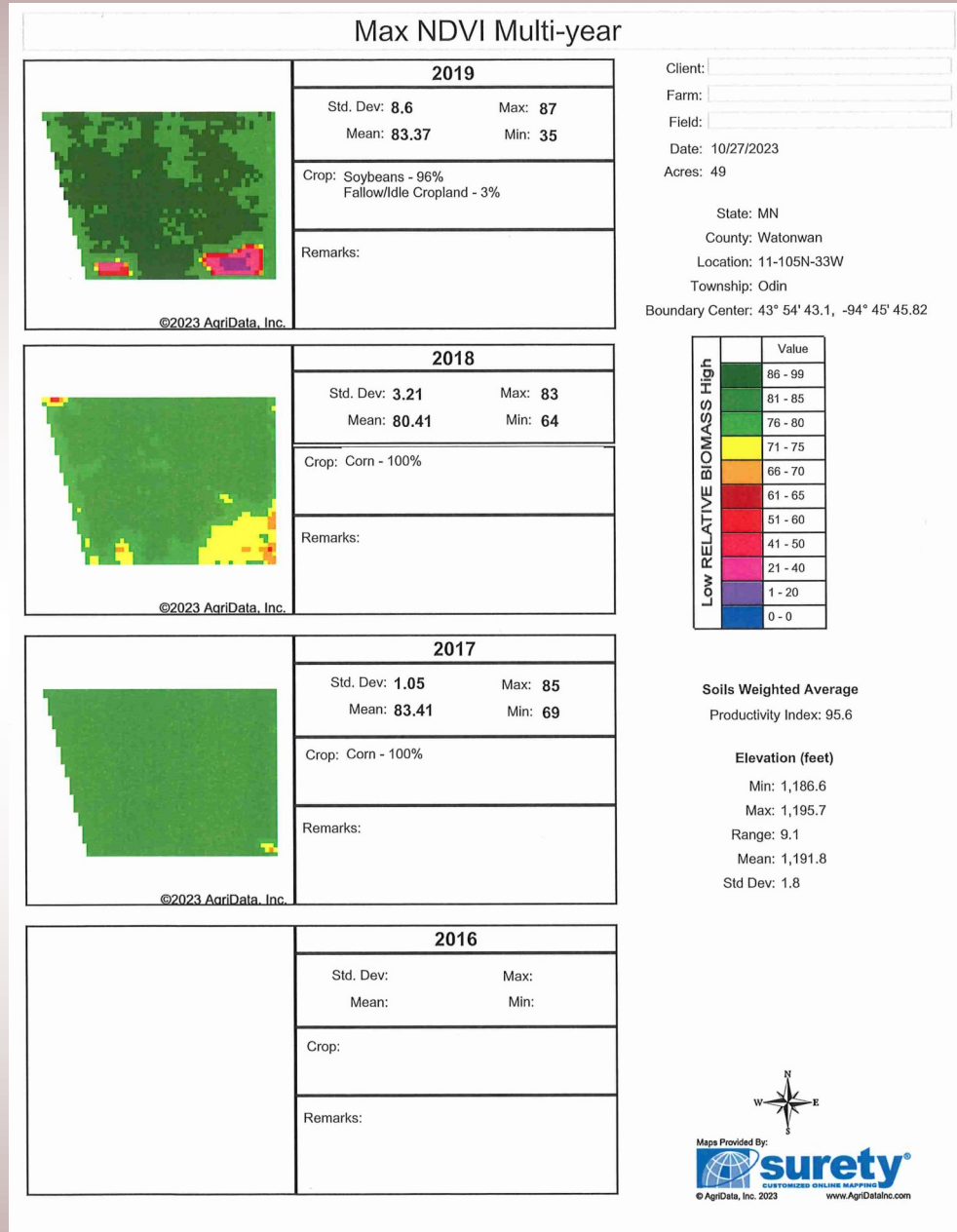
168.40 Acres +/- of Bare Farmland in Odin Twp., Watonwan Co., MN

FARMLAND AUCTION

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PARCEL 2 NDVI Map



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PARCEL 2 FSA Map



Martin County, Minnesota

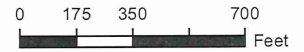


Farm 11144

Tract 16854

2023 Program Year

Map Created April 10, 2023



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

Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 50.40 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.



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FARMLAND AUCTION

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PARCEL 2

Tract Number : 16854

Description : NE4 SE4 E OF RR 11-105-33 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 : THOMAS TONNESON

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
50.40	50.40	50.40	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	50.40	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	27.20	0.00	157
Soybeans	21.80	0.00	41
TOTAL	49.00	0.00	



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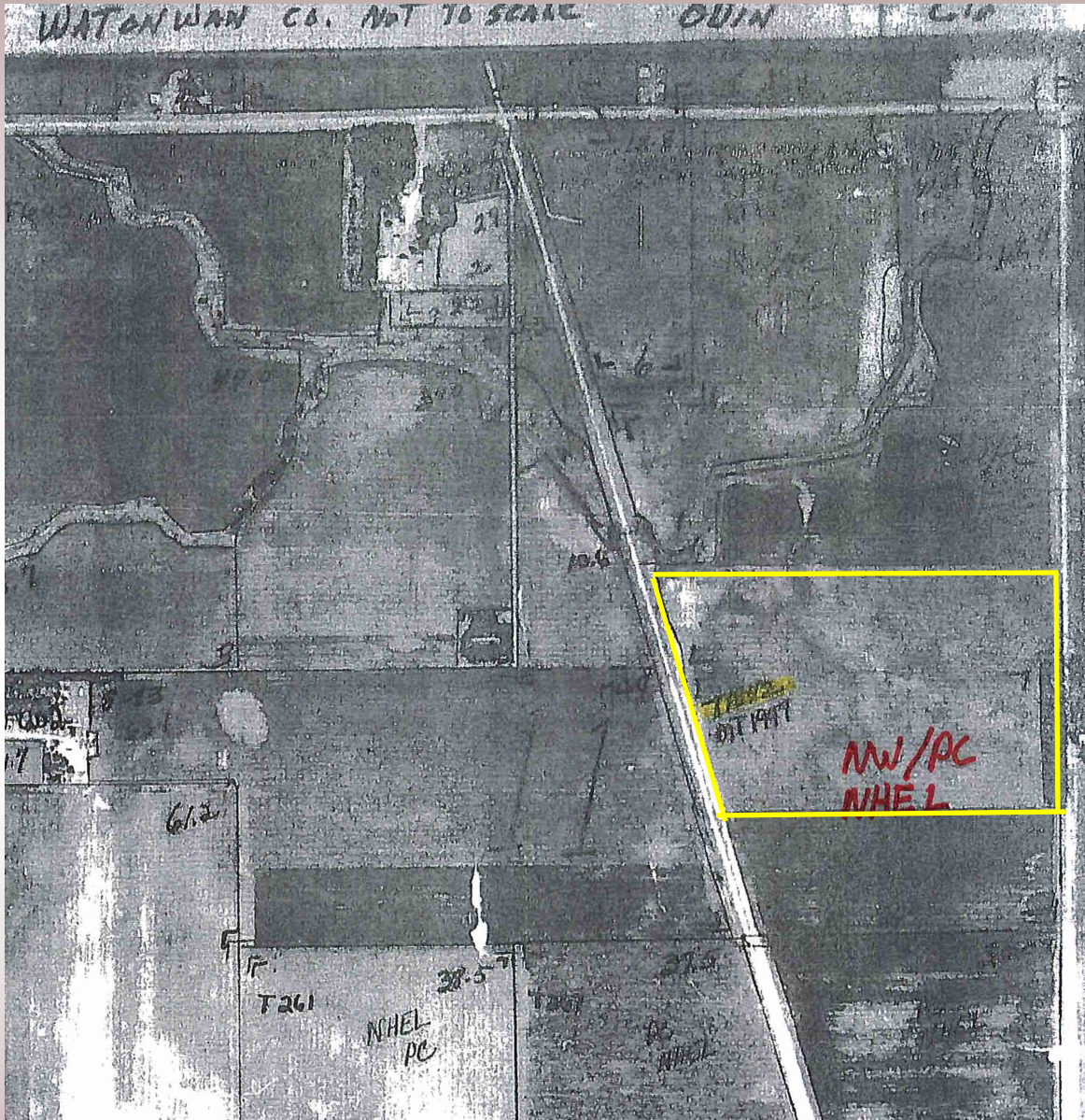
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PARCEL 2 Wetland Determination Map



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PARCEL 2 Tile Map

*Recreated from Tom Tonneson hand drawing



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PARCEL 2

Watonwan County, MN

Summary

Parcel ID 080110400
 Property Address
 Sec/Twp/Rng 11-105-033
 Brief Tax Description SECT-11 TWP-105 RANGE-033 50.00 AC N1/2 OF SE1/4 E OF RR
 (Note: Not to be used on legal documents)
 Deeded Acres 50.00
 Class 101 - (NON-HSTD) 2A/1B/4BB AGRICULTURAL
 District (0802) TWP OF ODIN-0836
 School District 0836

[View Map](#)

Owners

Primary Owner
[THOMAS D TONNESON](#)
 333 CLARION ST
 MANKATO MN 56001

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	86.54	0	0	0	49.000	A
2	ROADS 2A	0	0	0	0	1.000	A
Total						50.000	

Valuation

	2023 Assessment	2022 Assessment	2021 Assessment	2020 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$641,200	\$458,000	\$398,600	\$423,000
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Estimated Market Value	\$641,200	\$458,000	\$398,600	\$423,000

Taxation

	2023 Payable	2022 Payable	2021 Payable
Estimated Market Value	\$458,000	\$398,600	\$423,000
- Excluded Value	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0
= Taxable Market Value	\$458,000	\$398,600	\$423,000
Net Taxes Due	\$2,630.00	\$2,740.00	\$2,746.00
+ Special Assessments	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$2,630.00	\$2,740.00	\$2,746.00



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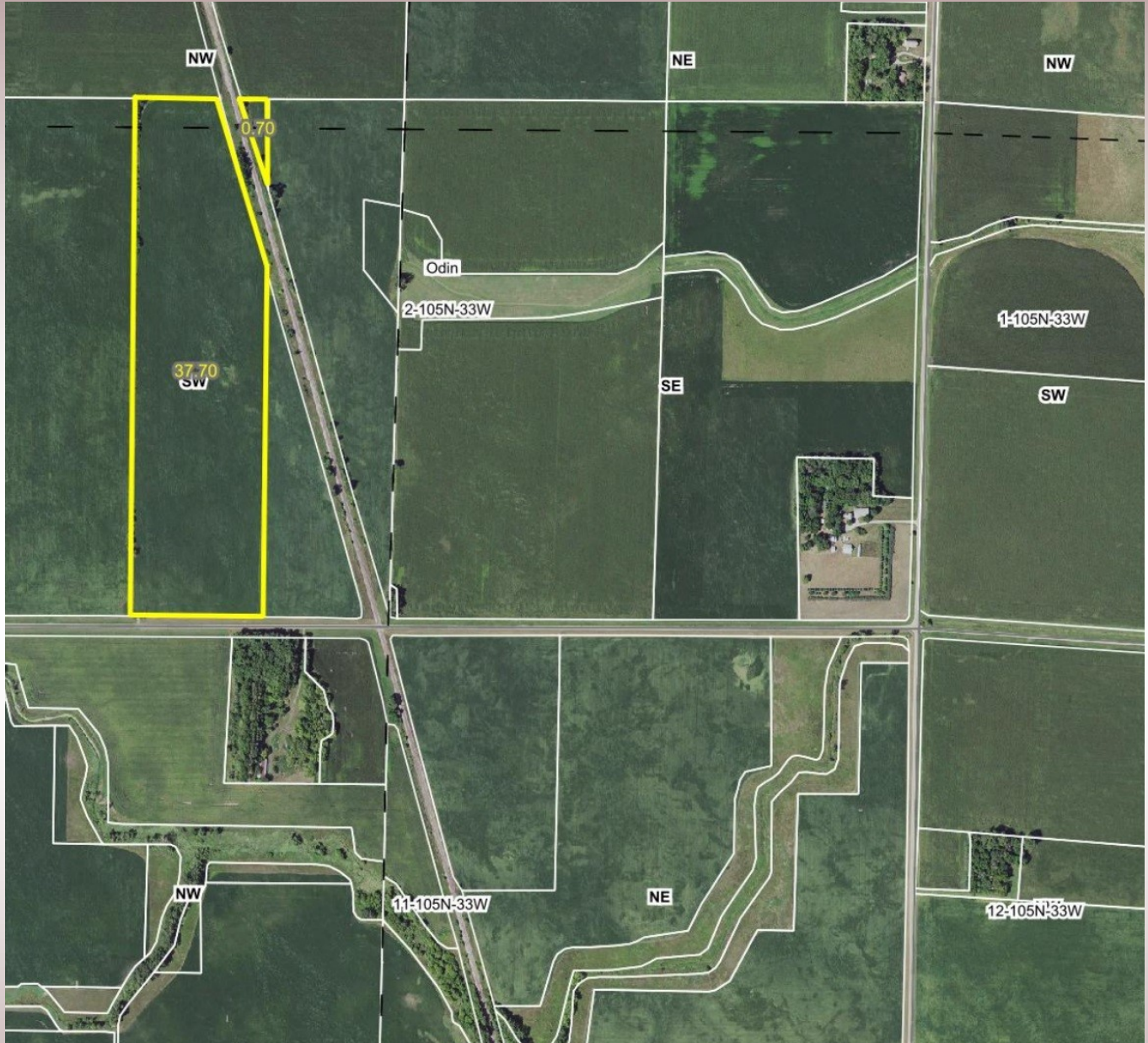
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PARCEL 3: 38.40 Acres



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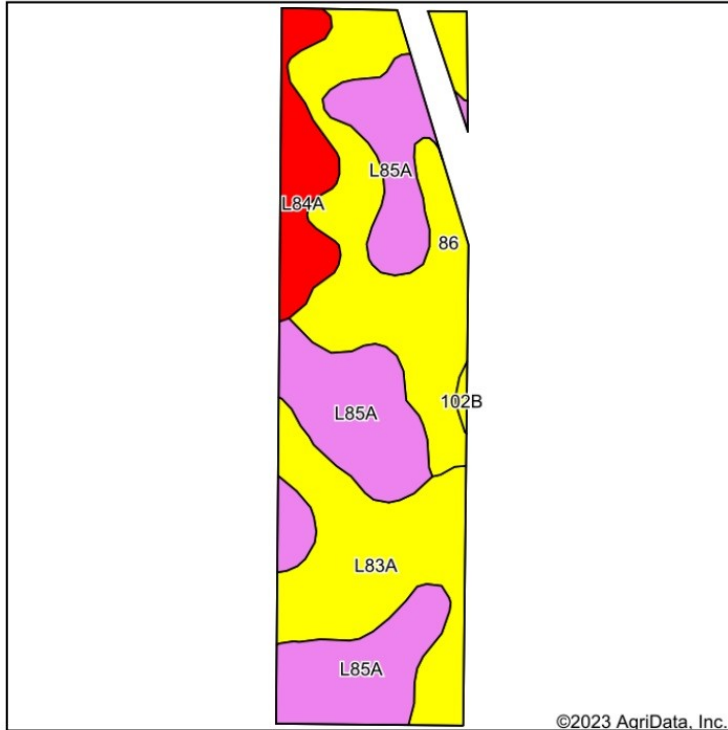
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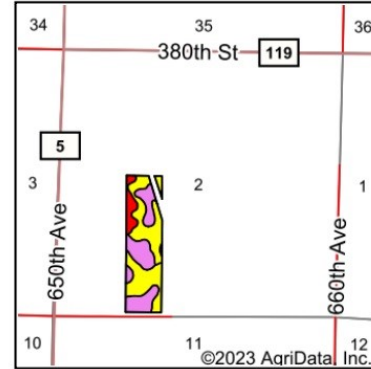
SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

PARCEL 3

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Watonwan**
 Location: **2-105N-33W**
 Township: **Odin**
 Acres: **38.4**
 Date: **10/27/2023**



Area Symbol: MN165, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
L85A	Nicollet clay loam, 1 to 3 percent slopes	13.98	36.4%		lw	99	81
86	Canisteo clay loam, 0 to 2 percent slopes	11.62	30.3%		llw	93	81
L83A	Webster clay loam, 0 to 2 percent slopes	9.16	23.9%		llw	93	82
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.49	9.1%		lllw	86	76
102B	Clarion loam, 2 to 6 percent slopes	0.15	0.4%		lle	95	83
Weighted Average					1.73	94.6	*n 80.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



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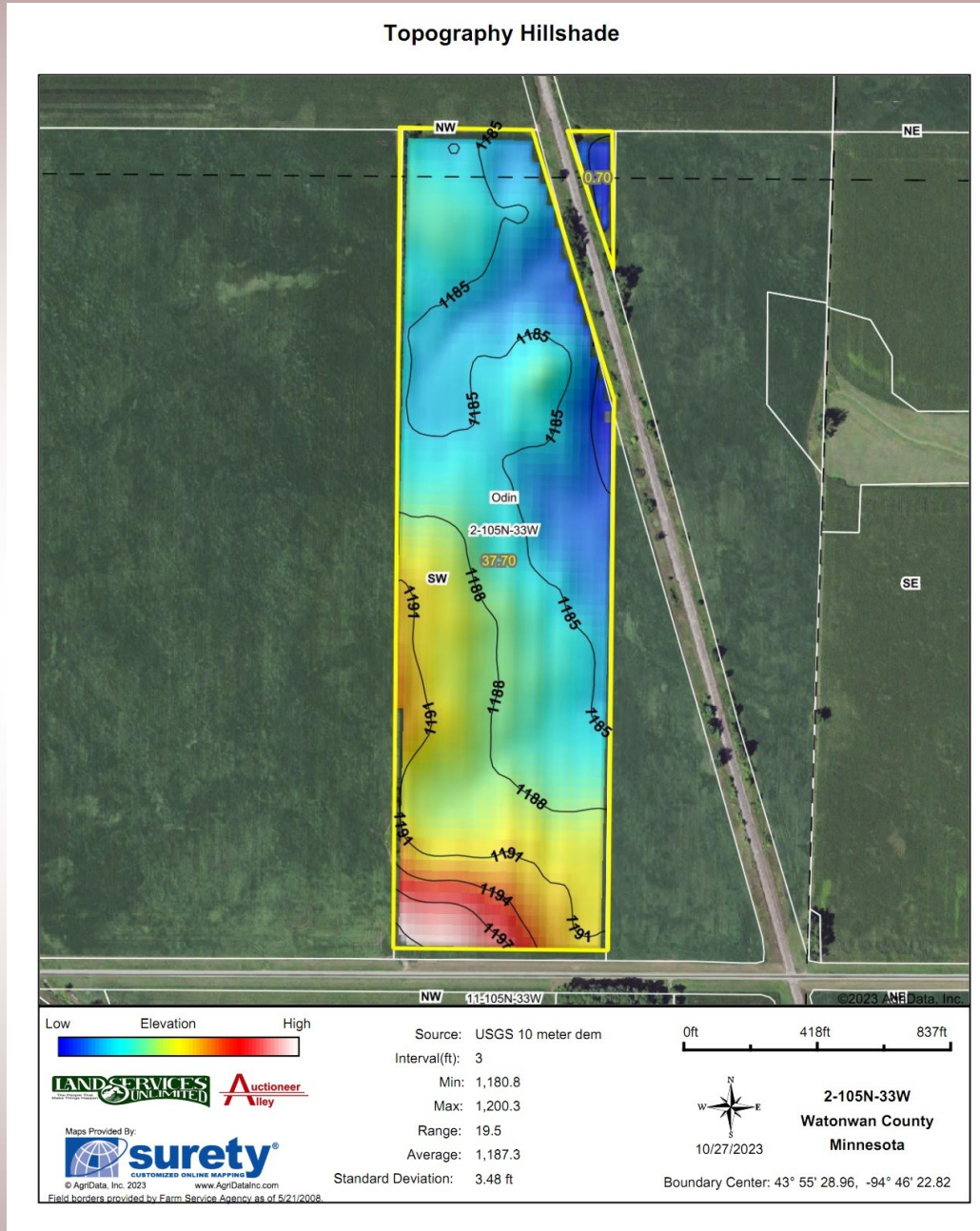
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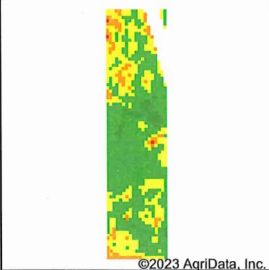
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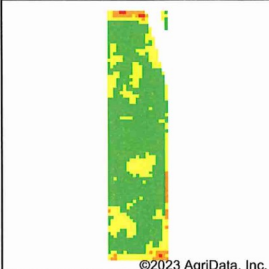


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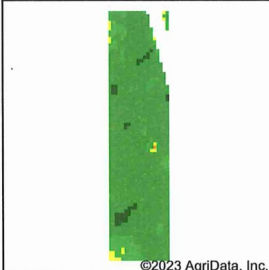


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PARCEL 3 NDVI Map

Max NDVI Multi-year

 <p style="font-size: 8px;">©2023 AgriData, Inc.</p>	2023	Client: <input type="text"/> Farm: <input type="text"/> Field: <input type="text"/> Date: 10/27/2023 Acres: 38.4																																
	Std. Dev: 3.17 Max: 85 Mean: 75.98 Min: 64	Crop:																																
	Remarks	State: MN County: Watonwan Location: 2-105N-33W Township: Odin Boundary Center: 43° 55' 28.81, -94° 46' 22.84																																
	Crop:	<table border="1" style="font-size: 8px;"> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);">Low</td><td style="background-color: #000000;"></td><td>0 - 0</td></tr> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);">RELATIVE BIOMASS</td><td style="background-color: #0000FF;"></td><td>1 - 20</td></tr> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);">High</td><td style="background-color: #FF0000;"></td><td>21 - 40</td></tr> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);"></td><td style="background-color: #FF6600;"></td><td>41 - 50</td></tr> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);"></td><td style="background-color: #FF9900;"></td><td>51 - 60</td></tr> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);"></td><td style="background-color: #FFCC00;"></td><td>61 - 65</td></tr> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);"></td><td style="background-color: #FFCC99;"></td><td>66 - 70</td></tr> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);"></td><td style="background-color: #FFCC66;"></td><td>71 - 75</td></tr> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);"></td><td style="background-color: #FFCC33;"></td><td>76 - 80</td></tr> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);"></td><td style="background-color: #FFCC00;"></td><td>81 - 85</td></tr> <tr><td style="writing-mode: vertical-rl; transform: rotate(180deg);"></td><td style="background-color: #FF9900;"></td><td>86 - 99</td></tr> </table>	Low		0 - 0	RELATIVE BIOMASS		1 - 20	High		21 - 40			41 - 50			51 - 60			61 - 65			66 - 70			71 - 75			76 - 80			81 - 85		
Low		0 - 0																																
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		81 - 85																																
		86 - 99																																
Crop: Corn - 100%	Remarks																																	

 <p style="font-size: 8px;">©2023 AgriData, Inc.</p>	2022	Soils Weighted Average Productivity Index: 94.6	
	Std. Dev: 2.35 Max: 80 Mean: 75.96 Min: 62	Crop: Corn - 100%	Elevation (feet) Min: 1,180.8 Max: 1,200.9 Range: 20.1 Mean: 1,187.3 Std Dev: 3.6
	Remarks	 	
	Crop:	Remarks	

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	Std. Dev: 2.39 Max: 86 Mean: 82.7 Min: 70	Crop: Soybeans - 99% Corn - 1%	
	Remarks	Remarks	
	Crop:	Remarks	

 <p style="font-size: 8px;">©2023 AgriData, Inc.</p>	2020	Crop: Corn - 100%
	Std. Dev: 1.02 Max: 85 Mean: 83.25 Min: 74	Remarks
	Remarks	Remarks
	Crop:	Remarks



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PARCEL 3 NDVI Map



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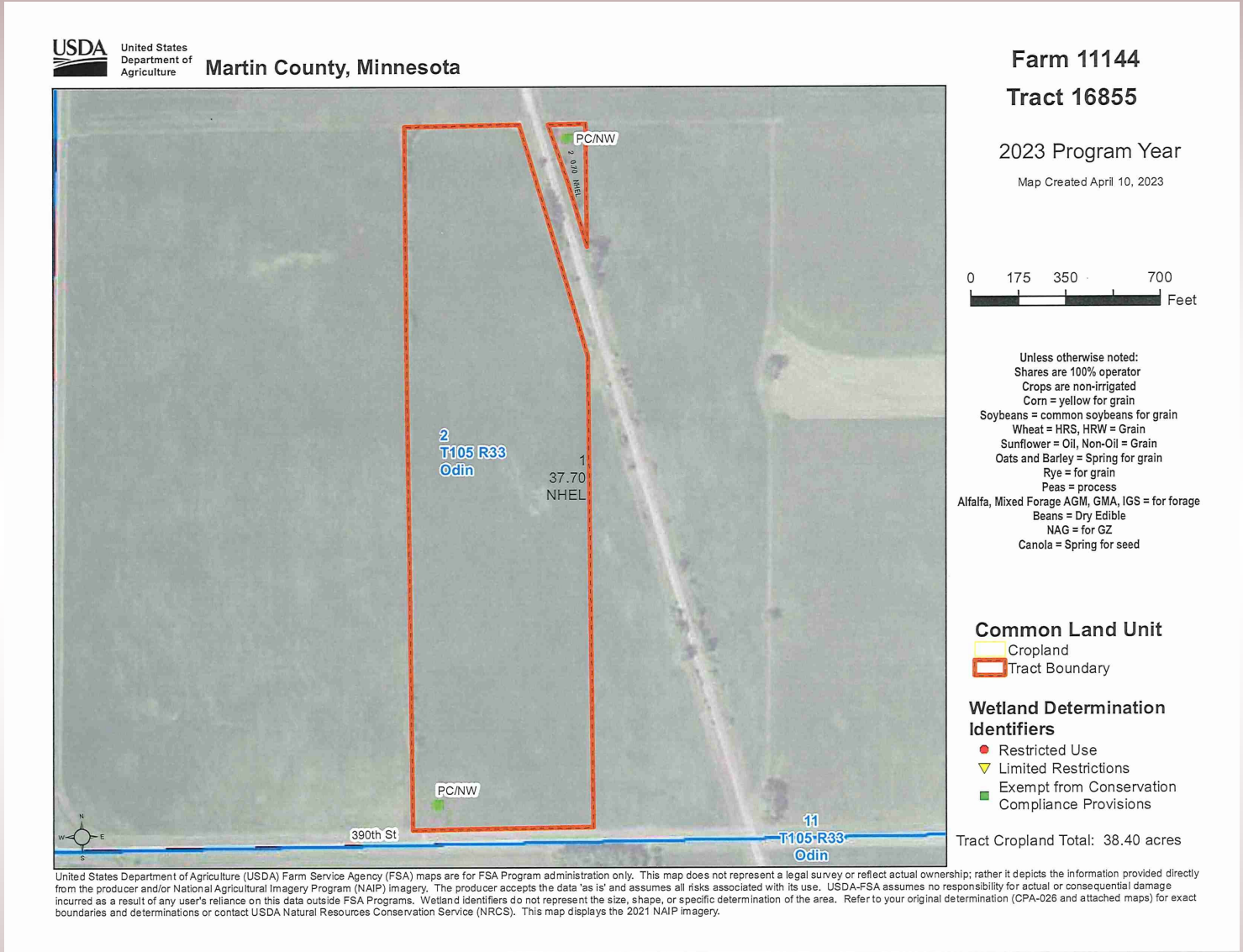
168.40 Acres +/- of Bare Farmland in Odin Twp., Watonwan Co., MN

FARMLAND AUCTION

Wednesday, November 29, 2023 @ 10:00 AM

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

PARCEL 3 FSA Map



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PARCEL 3

MINNESOTA MARTIN Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 11144 Prepared : 9/21/23 8:55 AM CST Crop Year : 2023
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Tract Number	: 16855
Description	: E4 SW4 2-105-33 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	: THOMAS TONNESON
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
38.40	38.40	38.40	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	38.40	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	20.60	0.00	157
Soybeans	17.80	0.00	41
TOTAL	38.40	0.00	



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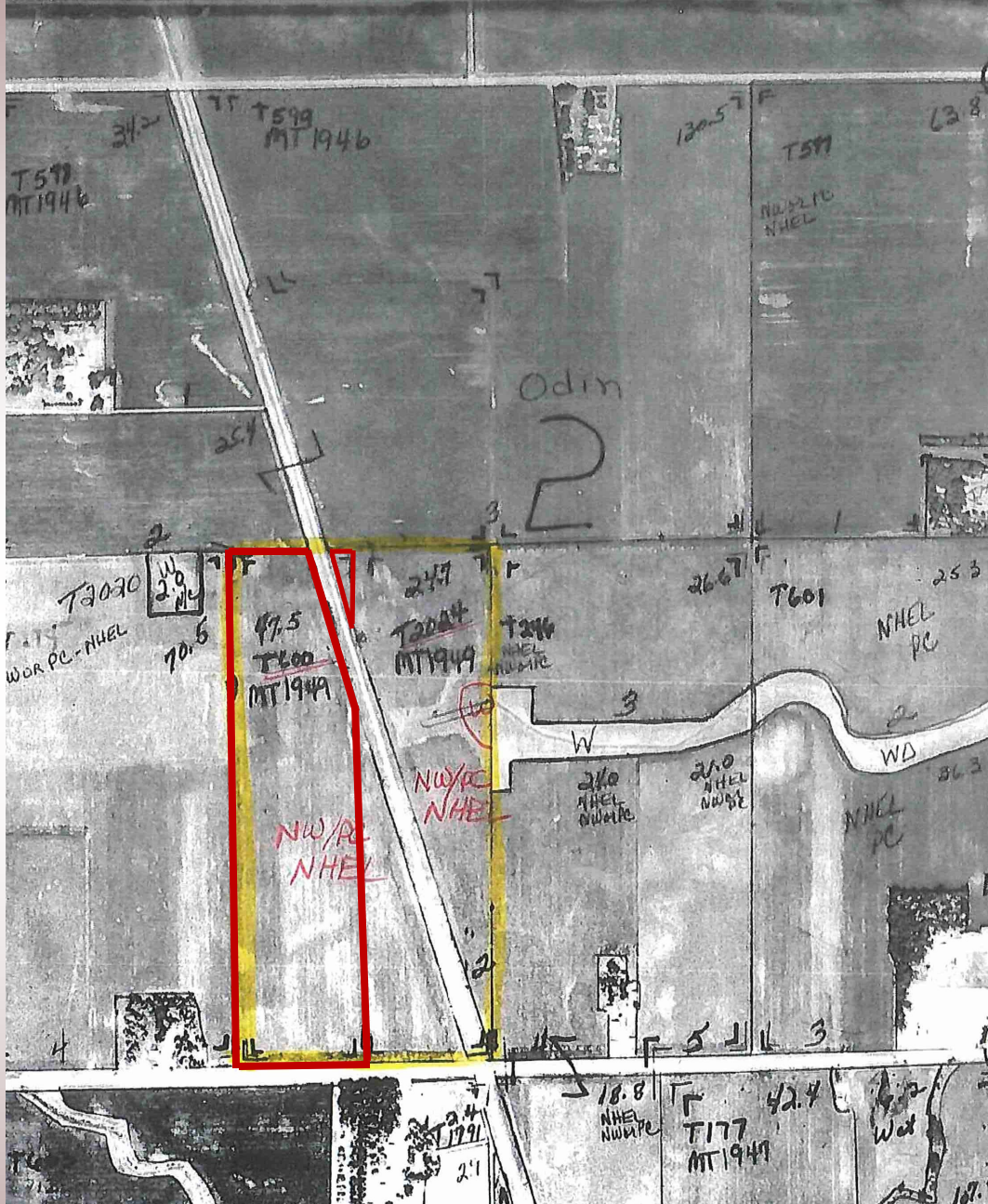
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PARCEL 3 Wetland Determination Map



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PARCEL 3 Tile Map

*Recreated from Tom Tonneson hand drawing



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PARCEL 3

Watonwan County, MN

Summary

Parcel ID 080020900
 Property Address
 Sec/Twp/Rng 02-105-033
 Brief Tax Description SECT-02 TWP-105 RANGE-033 38.40 AC PT OF W1/2 OF E1/2 OF SW1/4
 (Note: Not to be used on legal documents)
 Deeded Acres 38.40
 Class 101 - (NON-HSTD) 2A/1B/4BB AGRICULTURAL
 District (0802) TWP OF ODIN-0836
 School District 0836

[View Map](#)

Owners

Primary Owner
[THOMAS D TONNESON](#)
 333 CLARION ST
 MANKATO MN 56001

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	81.5	0	0	0	37.900	A
2	ROADS 2A	0	0	0	0	0.500	A
Total						38.400	

Valuation

	2023 Assessment	2022 Assessment	2021 Assessment	2020 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$467,000	\$333,600	\$290,400	\$308,100
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Estimated Market Value	\$467,000	\$333,600	\$290,400	\$308,100

Taxation

	2023 Payable	2022 Payable	2021 Payable
Estimated Market Value	\$333,600	\$290,400	\$308,100
- Excluded Value	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0
= Taxable Market Value	\$333,600	\$290,400	\$308,100
Net Taxes Due	\$1,916.00	\$1,996.00	\$2,000.00
+ Special Assessments	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$1,916.00	\$1,996.00	\$2,000.00



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Fairmont, MN 56031
507-238-4318

AUCTION INFORMATION

AGENCY: Auctioneer Alley & Land Services Unlimited+ and its agents represent the seller.

TERMS: The Tonneson Farm will be offered for sale as three parcels on our multi parcel board bidding system on sale day. Parcel 1 80 +/- Deeded Acres, Parcel 2 50 +/- Deeded Acres and Parcel 3 38.40 +/- 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 December 27, 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 retain all 2023 farm rent and pay all 2023 real estate taxes. All real estate taxes thereafter to be paid by buyers. Any appraisal or loan fees are buyer's obligation. Any statements made at the auction may take precedence over any printed information. This sale is subject to the seller's approval.

CONDITIONS: The property is being sold AS IS-WHERE IS. The information provided in this brochure is deemed reliable, but the auctioneer makes no guarantees as to its accuracy. It is the interested bidder's obligation to inspect the property prior to their purchase of it and to rely on their own conclusions. Property is being sold subject to any and all zoning, environmental, state, federal laws or any easements including road, drainage, utility, or other easements or agreements of record. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the buyer.

CONTRACTS & TITLE: Immediately upon the conclusion of the auction, the high bidder will enter into a purchase agreement/ real estate contract and provide funds for the earnest money to be deposited with the real estate company or sellers designated escrow agent the day of the sale. The seller will provide an updated abstract 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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NOTES



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