



FAIRMONT AREA SCHOOLS

LAND AUCTION

DECEMBER 21, 2023 @ 10 AM

Fairmont Elementary School

Budd Room 714 Victoria Street

115.93 ACRES +/-

SECTION 31 OF RUTLAND TWP

MARTIN COUNTY, MN

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060



115.93 Acres +/- of Bare Farmland in Rutland Twp., Martin Co., MN

FARMLAND AUCTION

Thursday, December 21, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Budd Room, Fairmont Elementary School 714 Victoria Street



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

FAIRMONT AREA SCHOOLS 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- 38.06 +/- Deeded Acres x The Bid
Parcel 2- 77.87 +/- Deeded Acres x The Bid
Parcel 3- 115.93 +/- Deeded Acres x The Bid *Combination of 1 & 2
*Parcel acres and legals have been updated on 12-19-23 by survey

LEGAL DESCRIPTION 1: 38.06 +/- Deeded Acres located in part of Government Lot 11, 12 and 13 in Section 31, TWP 103N, Range 30W, Martin County, MN
*See Full Legal Description

TAX PARCEL ID 1: 160310700

BUILDINGS 1: None

REAL ESTATE TAXES 1-3: 2023 (NON-HSTD) Ag Taxes = \$5,532.00
*Assessed as one parcel in 2023 and includes acres not being sold

FSA INFORMATION 1-3:

Total Deeded Acres	=	115.93 +/- Acres
FSA Tillable Acres	=	113.66 +/- Acres
Corn Base Acres	=	57.80 +/- Acres
Corn PLC Yield	=	171.00 +/- Bushels
Soybean Base Acres	=	55.82 +/- Acres
Soybean PLC Yield	=	39.00 +/- Bushels
Total Base Acres	=	113.66 +/- Acres

PREDOMINANT SOILS 1: Canisteo-Glencoe, Clarion Loam, Delft Clay Loam & Crippin Loam

CPI PARCEL 1: CPI= 93.7 *Excellent
*See Soils Map

TOPOGRAPHY 1: Level
*See Topography Map

DRAINAGE PARCEL 1: This farm is not part of any county drainage system.

NRCS CLASSIFICATION 1: NHEL

WETLAND STATUS 1: Not Completed

AUCTIONS – REAL ESTATE - APPRAISALS



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LEGAL DESCRIPTION 2: 77.87 +/- Deeded Acres located in part of Government Lot 11,12, 13, 14 & 15 in Section 31, TWP 103N, Range 30W, Martin County, MN
**See Full Legal Description*

TAX PARCEL ID 2: 160310700

BUILDINGS 2: None

PREDOMINANT SOILS 2: Delft Clay Loam, Linder Loam, Clarion Loam & Canisteo-Glencoe Complex

CPI PARCEL 2: CPI= 83.4
**See Soils Map*

TOPOGRAPHY 2: Gently Rolling
**See Topography Map*

DRAINAGE PARCEL 2: This farm is not part of any county drainage system.

NRCS CLASSIFICATION 2: NHEL

WETLAND STATUS 2: Not Completed

LEASE STATUS: 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.

FALL TILLAGE 1 & 2: The 2023 fall tillage has been completed on the farms. At the time of closing the new buyer will be required to reimburse the current tenant for his custom work.

Parcel 1: 37.08 Acres X \$26.20= \$971.00
Parcel 2: 76.58 Acres X \$19.75 = \$1,512.00

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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PARCEL 1 LEGAL DESCRIPTION

That part of Government Lots 11, 12 and 13, Section 31, Township 103 North, Range 30 West, Martin County, Minnesota, described as follows:

Commencing at the West Quarter corner of said Section 31; thence on an assumed bearing of South 89 degrees 59 minutes 16 seconds East, along the east-west quarter line of said section, a distance of 397.90 feet to an iron monument located on the northerly right of way line of Interstate Highway No. 90, said iron monument being the point of beginning of the tract to be described; thence continuing South 89 degrees 59 minutes 16 seconds East, along said east-west quarter line, a distance of 2292.99 feet to the Northeast corner of said Government Lot 12; thence South 89 degrees 58 minutes 52 seconds East, along said east-west quarter line, a distance of 1298.95 feet to the Center of said section; thence South 1 degree 09 minutes 22 seconds West, along the north-south quarter line of said section, a distance of 512.20 feet to an iron monument located on said north right of way of Interstate Highway No. 90; thence South 89 degrees 57 minutes 13 seconds West, along said north right of way line, a distance of 1917.48 feet to a right of way monument; thence Westerly, along said north right of way line, along a curve, concave to the north, having a radius of 11,359.17 feet, a central angle of 2 degrees 45 minutes 19 seconds, a chord distance of 546.18 feet, a chord bearing of North 88 degrees 42 minutes 04 seconds West, an arc distance of 546.23 feet to a right of way monument; thence North 81 degrees 06 minutes 27 seconds West, along said north right of way line, a distance of 465.78 feet to a right of way monument; thence northwesterly, along said north right of way line, along a curve, concave to the northeast, having a radius of 854.93 feet, a central angle of 39 degrees 58 minutes 04 seconds, a chord distance of 584.35 feet, a chord bearing of North 61 degrees 08 minutes 30 seconds West, an arc distance of 596.37 feet to a right of way monument; thence North 41 degrees 23 minutes 35 seconds West, along said north right of way line, a distance of 65.85 feet to a right of way monument; thence Northwesterly, along said north right of way line, along a curve concave to the southwest, having a radius of 816.22 feet, a central angle of 10 degrees 00 minutes 29 seconds, a chord distance of 142.39 feet, a chord bearing of North 46 degrees 05 minutes 24 seconds West, an arc distance of 142.57 feet to the point of beginning, containing 38.06 acres, subject to easements now of record in said county and state.

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PARCEL 2 LEGAL DESCRIPTION

That part of Government Lots 11, 12, 13, 14, and 15, Section 31, Township 103 North, Range 30 West, Martin County, Minnesota, described as follows:

Commencing at the Southwest corner of said Section 31; thence on an assumed bearing of North 0 degrees 20 minutes 57 seconds East, along the west line of said section, a distance of 375.00 feet to a survey monument, said survey monument being the point of beginning of the tract to be described; thence South 89 degrees 36 minutes 32 seconds East a distance of 942.00 feet to an iron monument; thence North 50 degrees 00 minutes East a distance of 202.00 feet to an iron monument; thence North 86 degrees 00 minutes East a distance of 258.62 feet to an iron monument; thence South 65 degrees 00 minutes East a distance of 142.83 feet to an iron monument; thence South 57 degrees 00 minutes East a distance of 250.00 feet to an iron monument; thence South 25 degrees 00 minutes East a distance of 100.00 feet to an iron monument; thence South 2 degrees 00 minutes West a distance of 240.00 feet to an iron monument located on the south line of said section; thence South 89 degrees 39 minutes 01 seconds East, along said south line, a distance of 945.64 feet to the Southeast corner of said Government Lot 15; thence North 0 degrees 39 minutes 49 seconds East, along the east line of said Government Lot 15, a distance of 1316.27 feet to the Northeast Quarter of said Government Lot 15; thence South 89 degrees 52 minutes 14 seconds East, along the south line of said Government Lot 11, a distance of 1288.32 feet to the Southeast corner of said Government Lot 11; thence North 1 degree 09 minutes 22 seconds East, along the north-south quarter line of said section, a distance of 519.81 feet to an iron monument located on the south right of way line of Interstate Highway No. 90; thence North 88 degrees 19 minutes 44 seconds West, along said south right of way line, a distance of 182.03 feet to a right of way monument; thence South 89 degrees 56 minutes 31 seconds West, along said south right of way line, a distance of 1729.46 feet to a right of way monument; thence Westerly, along said south right of way line, along a curve, concave to the north, having a radius of 11,643.17 feet, a central angle of 3 degrees 23 minutes 15 seconds, a chord distance of 688.25 feet, a chord bearing of North 88 degrees 22 minutes 56 seconds West, an arc distance of 688.35 feet to a right of way monument; thence South 88 degrees 24 minutes 52 seconds West, along said south right of way line, a distance of 404.05 feet to a right of way monument; thence South 56 degrees 42 minutes 38 seconds West, along said south right of way line, a distance of 299.97 feet to an iron monument; thence South 26 degrees 00 minutes West a distance of 191.54 feet to an iron monument; thence South 7 degrees 00 minutes East a distance of 140.00 feet to an iron monument; thence North 86 degrees 15 minutes East a distance of 545.00 feet to an iron monument; thence South 15 degrees 00 minutes East a distance of 120.00 feet to an iron monument; thence South 11 degrees 00 minutes West a distance of 190.00 feet to an iron monument; thence South 8 degrees 00 minutes East a distance of 540.00 feet to an iron monument; thence South 86 degrees 00 minutes West a distance of 200.00 feet to an iron monument; thence South 50 degrees 00 minutes West a distance of 200.00 feet to an iron monument; thence North 89 degrees 36 minutes 32 seconds West a distance of 927.27 feet to a survey monument located on the west line of said section; thence South 0 degrees 20 minutes 57 seconds West, along said west line, a distance of 40.00 feet to the point of beginning, containing 77.87 acres, subject to easements now of record in said county and state.

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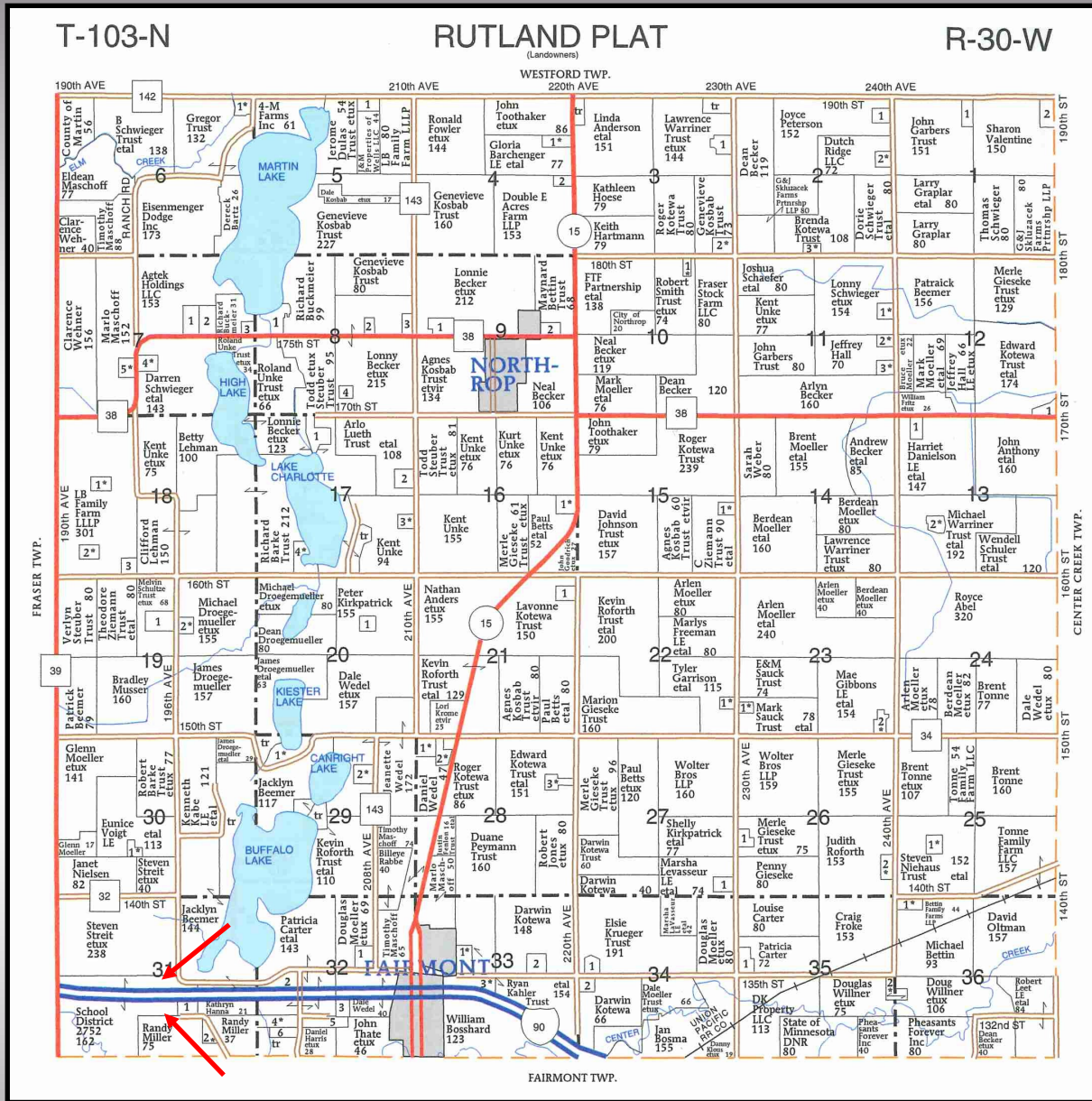
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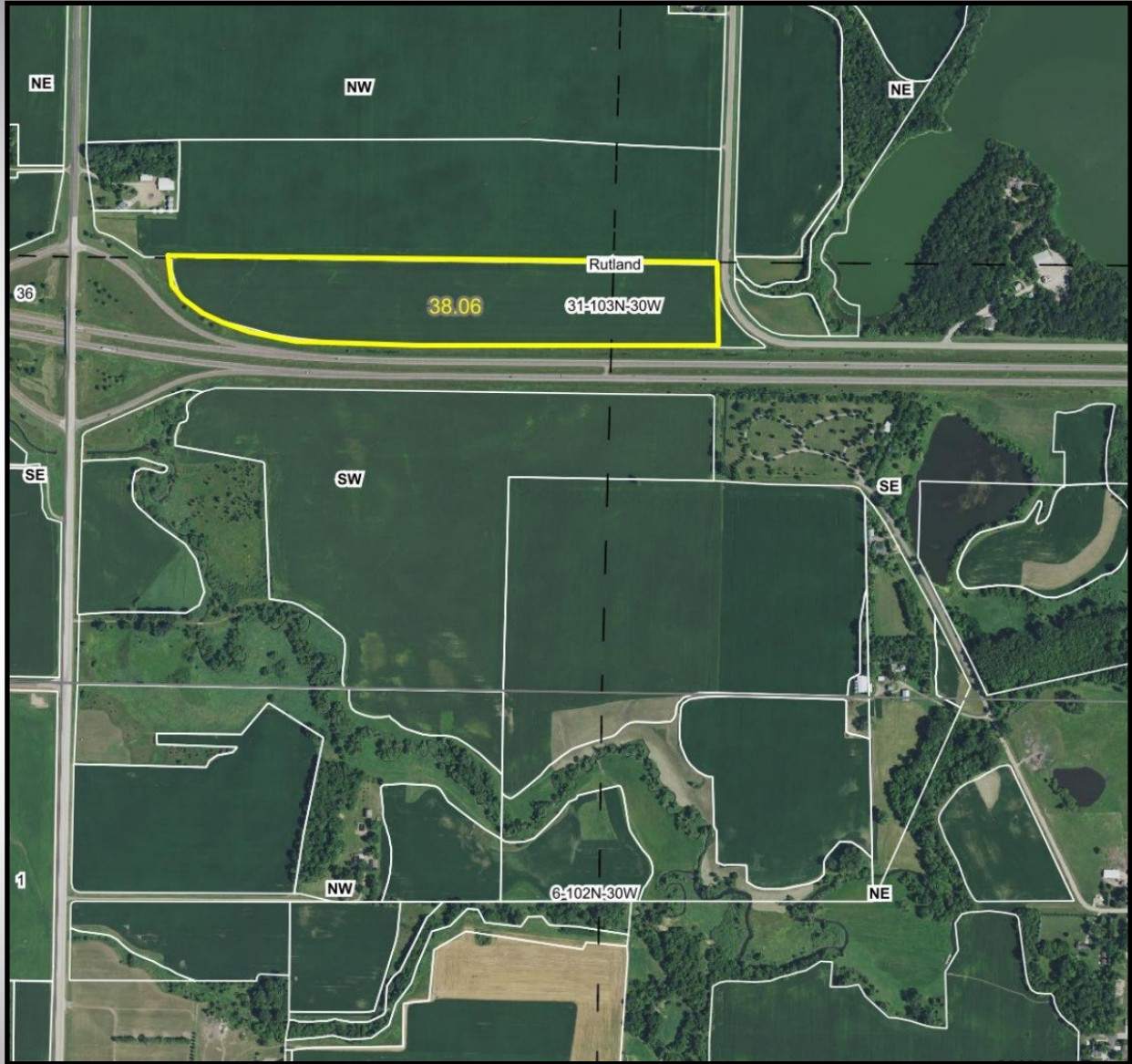
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PARCEL 1: 38.06 Acres



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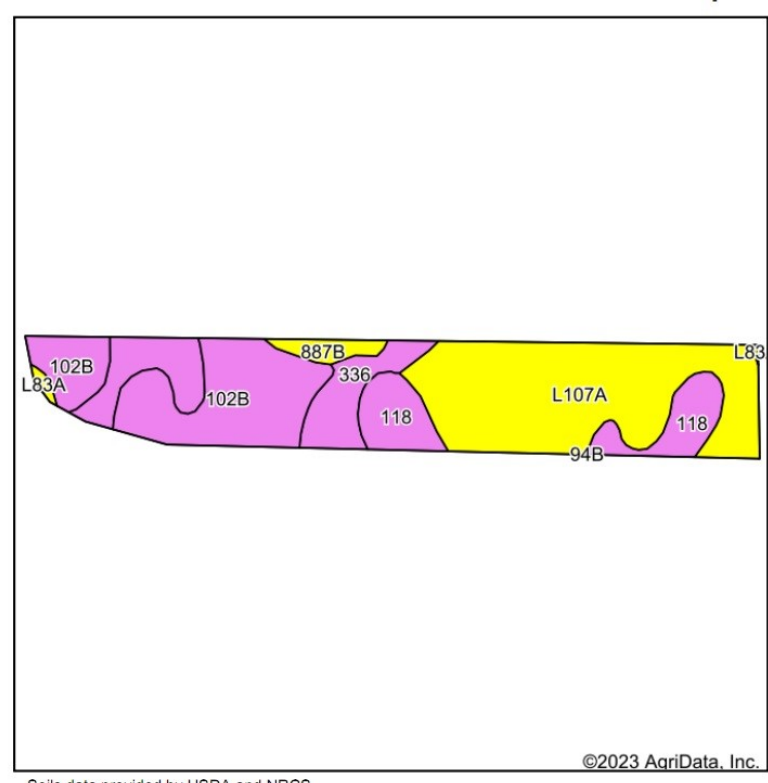
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PARCEL 1

Soils Map



State: **Minnesota**
 County: **Martin**
 Location: **31-103N-30W**
 Township: **Rutland**
 Acres: **37.08**
 Date: **11/22/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MN091, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	15.55	41.9%	Yellow	91
102B	Clarion loam, 2 to 6 percent slopes	9.82	26.5%	Purple	95
336	Delft clay loam, 0 to 2 percent slopes	5.72	15.4%	Purple	94
118	Crippin loam, 1 to 3 percent slopes	4.82	13.0%	Purple	100
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	0.95	2.6%	Yellow	92
L83A	Webster clay loam, 0 to 2 percent slopes	0.22	0.6%	Yellow	93
Weighted Average					93.7



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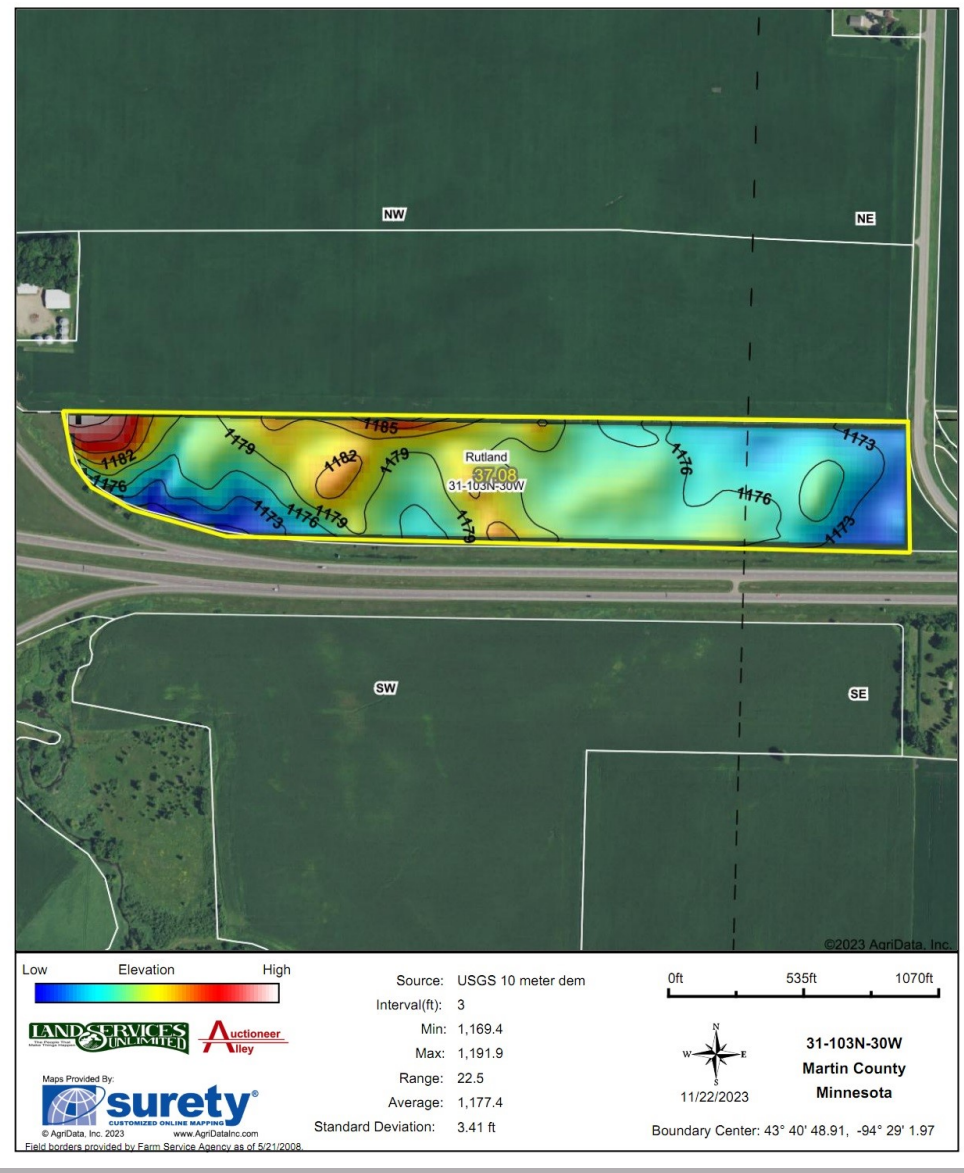
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PARCEL 1

Topography Hillshade



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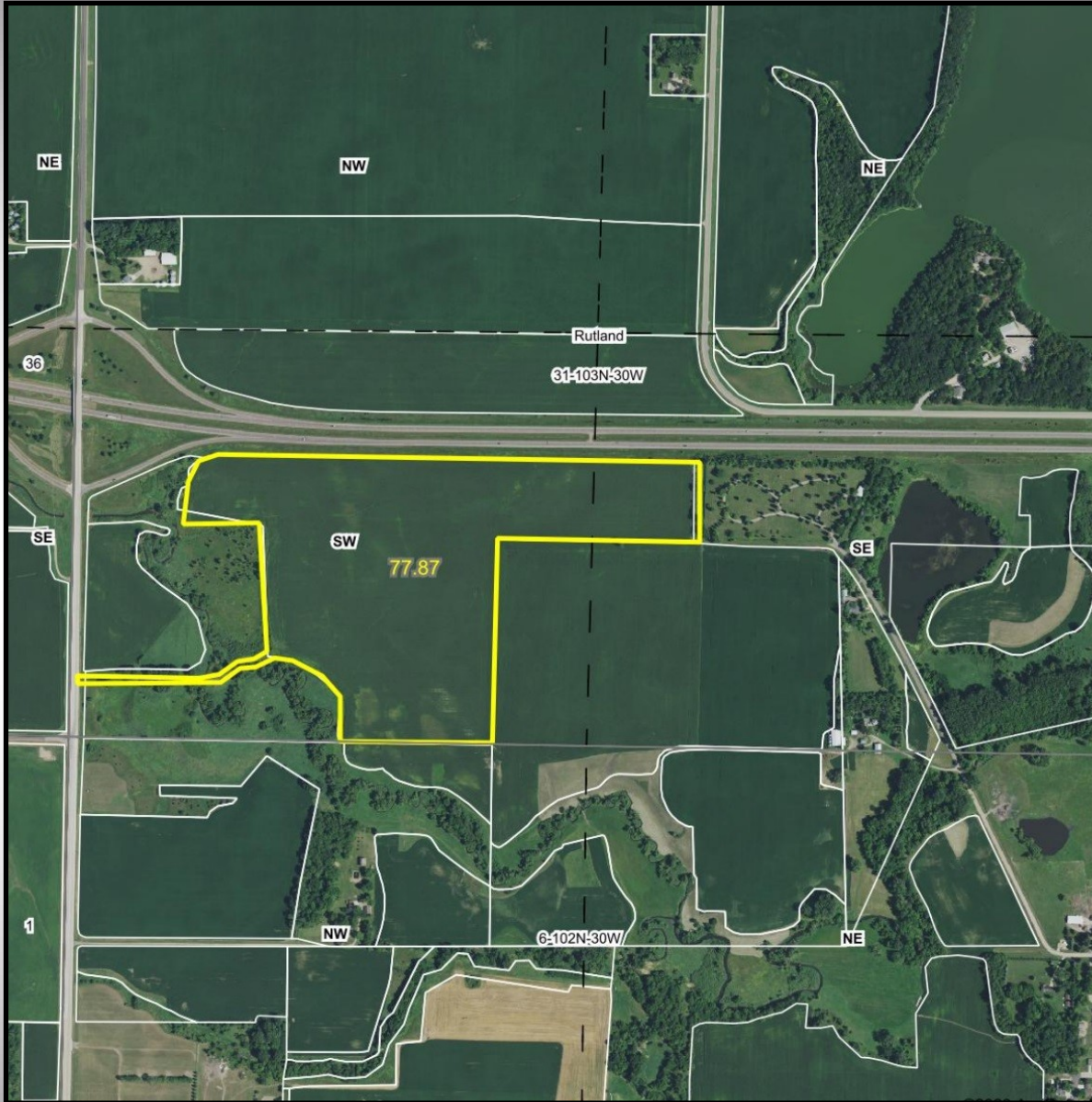
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PARCEL 2: 77.87 Acres



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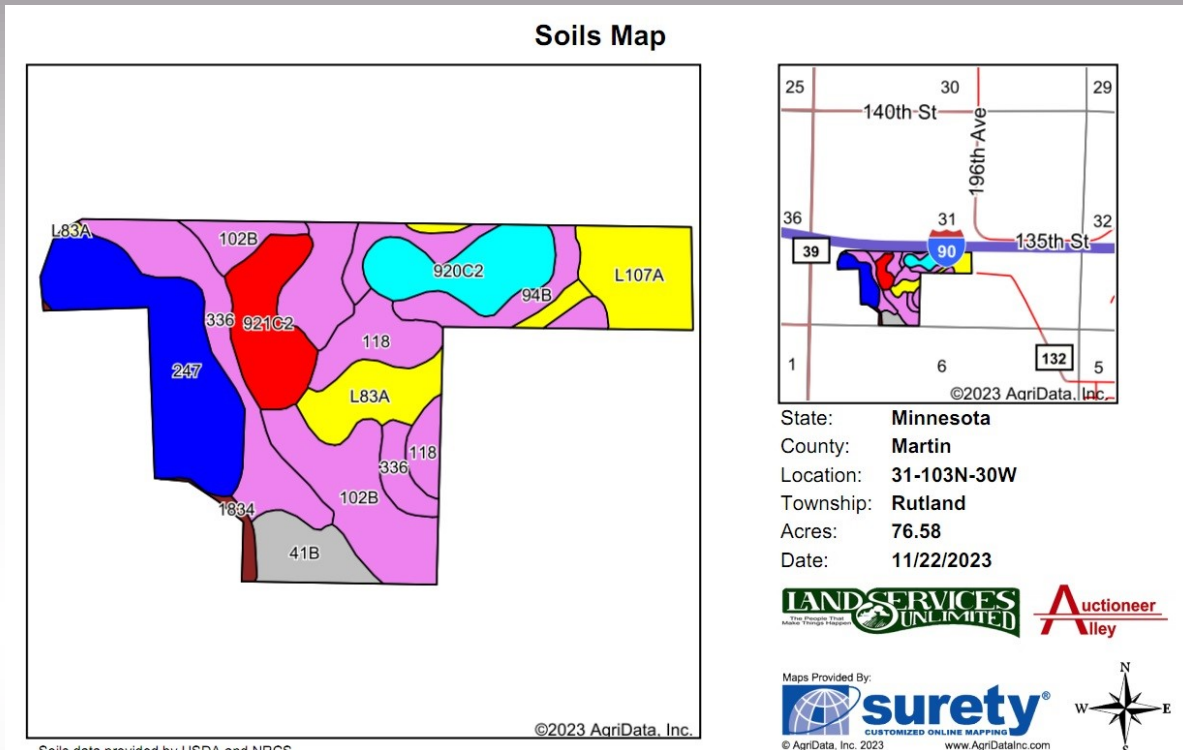
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PARCEL 2



State: **Minnesota**
 County: **Martin**
 Location: **31-103N-30W**
 Township: **Rutland**
 Acres: **76.58**
 Date: **11/22/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MN091, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
336	Delft clay loam, 0 to 2 percent slopes	13.38	17.5%		94
247	Linder loam	12.92	16.9%		60
102B	Clarion loam, 2 to 6 percent slopes	10.05	13.1%		95
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	6.55	8.6%		91
920C2	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	6.33	8.3%		73
118	Crippin loam, 1 to 3 percent slopes	6.11	8.0%		100
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	6.09	8.0%		87
L83A	Webster clay loam, 0 to 2 percent slopes	5.34	7.0%		93
94B	Terril loam, 2 to 6 percent slopes	5.33	7.0%		99
41B	Estherville sandy loam, 2 to 6 percent slopes	3.73	4.9%		44
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	0.75	1.0%		20
Weighted Average					83.4



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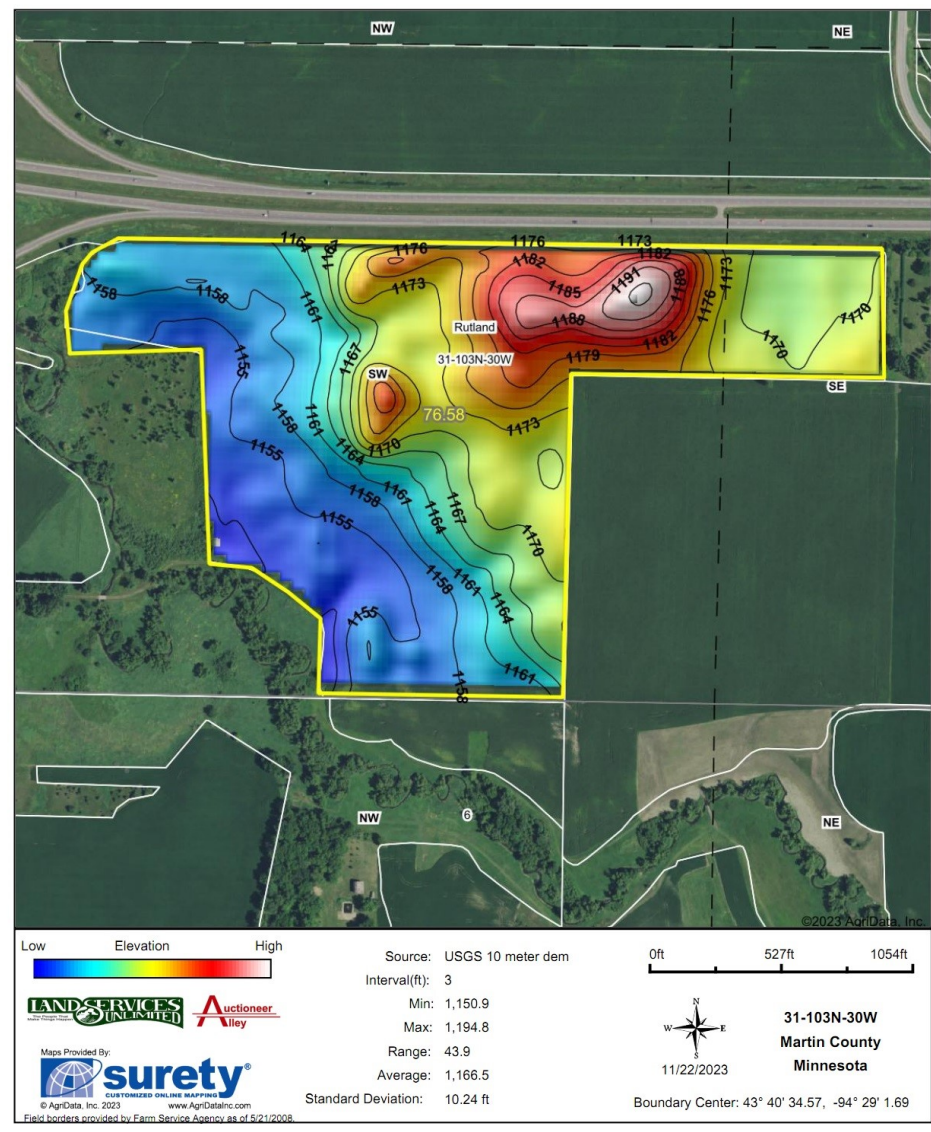
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PARCEL 2

Topography Hillshade



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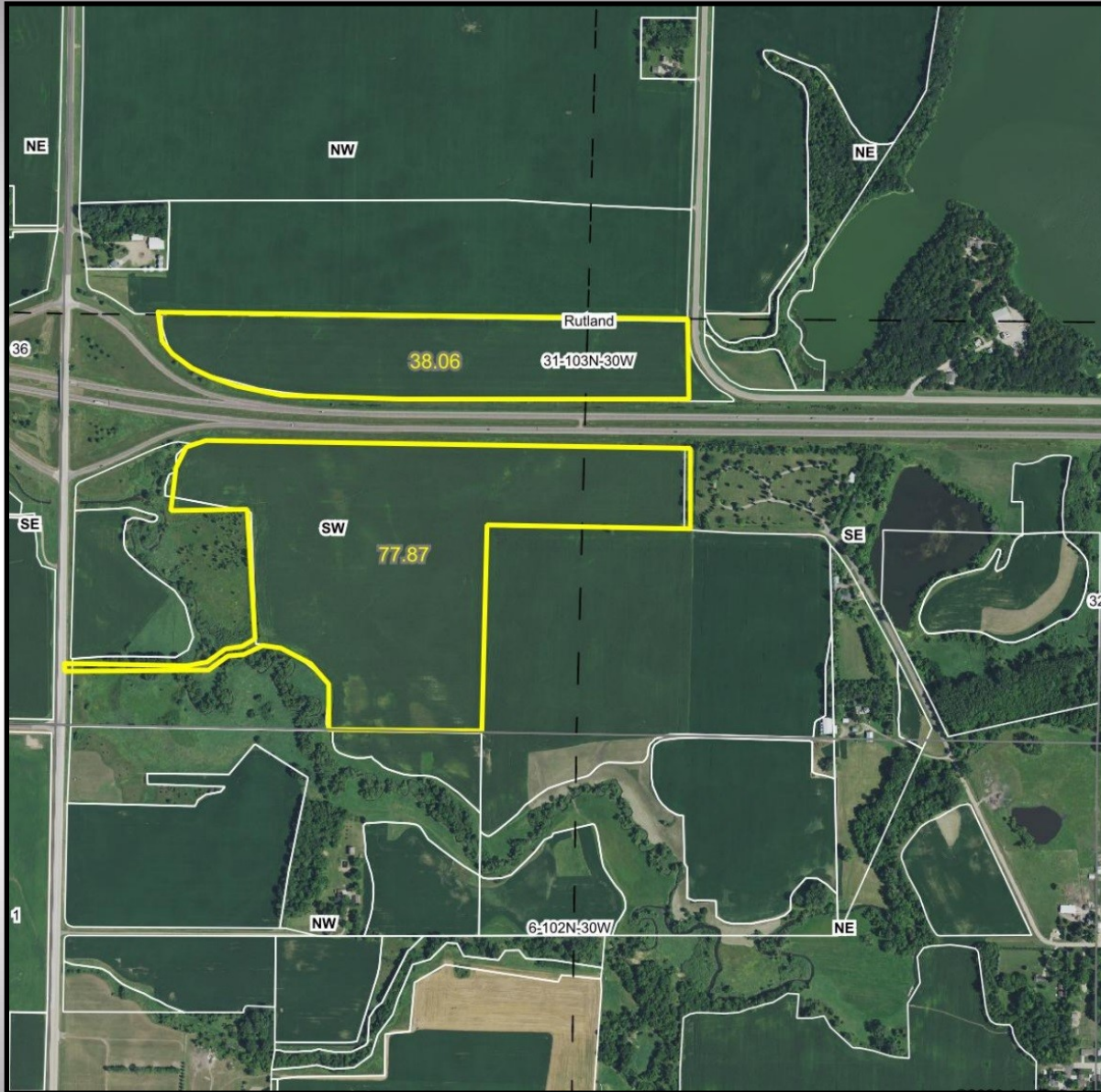
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PARCEL 3: 115.93 Acres



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PARCEL 3

Soils Map

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Soils data provided by USDA and NRCS.

Area Symbol: MN091, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	21.90	19.3%		91
102B	Clarion loam, 2 to 6 percent slopes	19.99	17.6%		95
336	Delft clay loam, 0 to 2 percent slopes	19.21	16.9%		94
247	Linder loam	12.92	11.4%		60
118	Crippin loam, 1 to 3 percent slopes	10.94	9.6%		100
920C2	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	6.33	5.6%		73
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	6.09	5.4%		87
L83A	Webster clay loam, 0 to 2 percent slopes	5.46	4.8%		93
94B	Terrii loam, 2 to 6 percent slopes	5.33	4.7%		99
41B	Estherville sandy loam, 2 to 6 percent slopes	3.73	3.3%		44
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	1.01	0.9%		92
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	0.75	0.7%		20
Weighted Average					86.8

State: **Minnesota**

County: **Martin**

Location: **31-103N-30W**

Township: **Rutland**

Acres: **113.66**

Date: **11/22/2023**

Maps Provided By:

CUSTOMIZED ONLINE MAPPING

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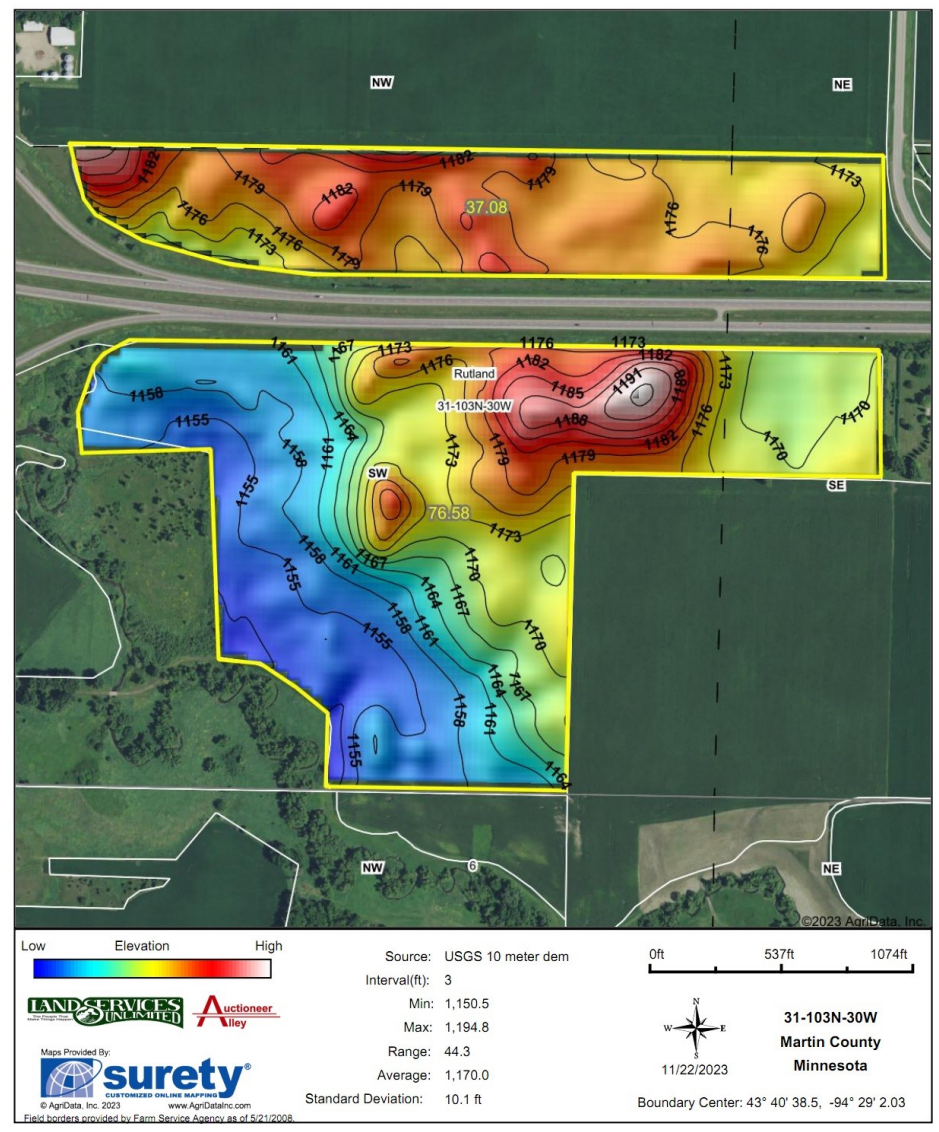
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Topography Hillshade



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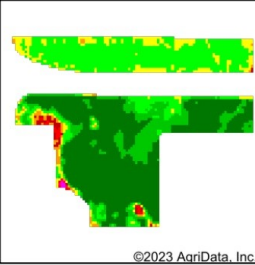
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PARCEL 3 NDVI Map

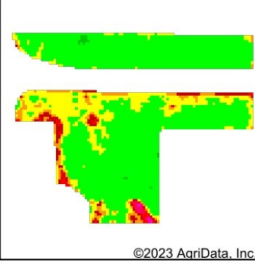
Max NDVI Multi-year

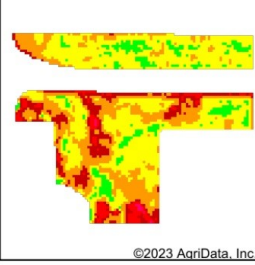
2023	
	Std. Dev: 7.12 Max: 93 Mean: 82.51 Min: 35
	Crop: Remarks:

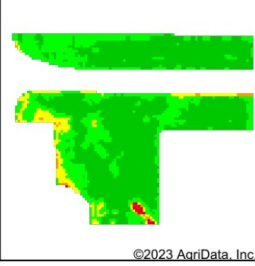
Client:
Farm:
Field:
Date: 11/22/2023
Acres: 113.66

State: MN
County: Martin
Location: 31-103N-30W
Township: Rutland
Boundary Center: 43° 40' 38.5, -94° 29' 2.03

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


2022	
	Std. Dev: 4.79 Max: 81 Mean: 76.18 Min: 39
	Crop: Corn - 98% Soybeans - 2% Remarks:


2021	
	Std. Dev: 4.88 Max: 80 Mean: 70.35 Min: 44
	Crop: Corn - 99% Soybeans - 1% Remarks:


2020	
	Std. Dev: 3.07 Max: 85 Mean: 80.29 Min: 50
	Crop: Corn - 99% Soybeans - 1% Remarks:

Soils Weighted Average
Productivity Index: 86.8

Elevation (feet)
Min: 1,150.5
Max: 1,194.8
Range: 44.3
Mean: 1,170.0
Std Dev: 10.1





Maps Provided By: 
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AUCTIONEERS AND SALES STAFF

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LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

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115.93 Acres +/- of Bare Farmland in Rutland Twp., Martin Co., MN

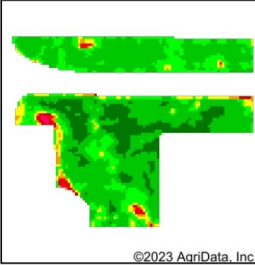
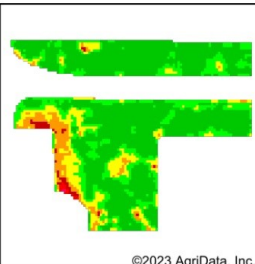
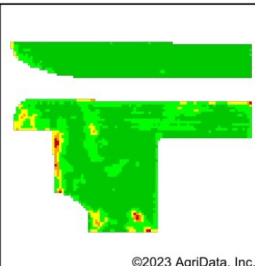
FARMLAND AUCTION

Thursday, December 21, 2023 @ 10:00 AM

SALE LOCATION: Auction will be held at the Budd Room, Fairmont Elementary School 714 Victoria Street

PARCEL 3 NDVI Map

Max NDVI Multi-year

2019	
 <p style="font-size: small;">©2023 AgriData, Inc.</p>	Std. Dev: 4.87 Max: 87 Mean: 81.28 Min: 45
	Crop: Soybeans - 70% Corn - 29%
Remarks:	
2018	
 <p style="font-size: small;">©2023 AgriData, Inc.</p>	Std. Dev: 4.76 Max: 84 Mean: 79.18 Min: 47
	Crop: Corn - 97% Soybeans - 3%
Remarks:	
2017	
 <p style="font-size: small;">©2023 AgriData, Inc.</p>	Std. Dev: 2.84 Max: 85 Mean: 80.88 Min: 59
	Crop: Corn - 94% Soybeans - 4%
Remarks:	
2016	
Std. Dev: Max: Mean: Min:	
Crop:	
Remarks:	

Client:

Farm:

Field:

Date: 11/22/2023


Acres: 113.66

State: MN
 County: Martin
 Location: 31-103N-30W
 Township: Rutland
 Boundary Center: 43° 40' 38.5, -94° 29' 2.03

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: 86.8

Elevation (feet)
 Min: 1,150.5
 Max: 1,194.8
 Range: 44.3
 Mean: 1,170.0
 Std Dev: 10.1



Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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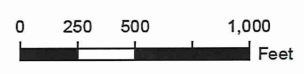
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PARCEL 3 FSA Map

USDA United States Department of Agriculture
Martin County, Minnesota

Farm 8956
Tract 1213

2023 Program Year
Map Created April 10, 2023

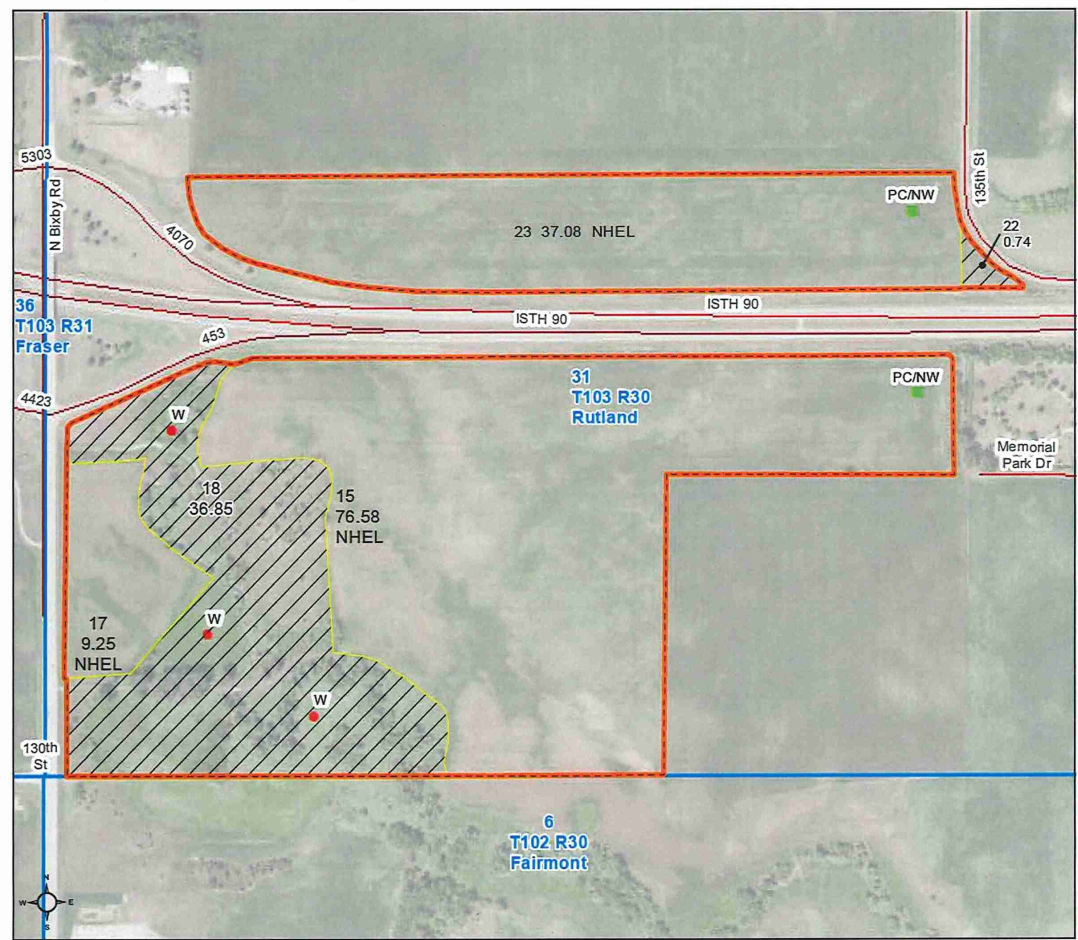


- Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA,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

- Common Land Unit**
- Non-Cropland
 - Cropland
 - Tract Boundary

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

Tract Cropland Total: 122.91 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 3 FSA Information

MINNESOTA MARTIN		 United States Department of Agriculture Farm Service Agency		FARM : 8956	
Form: FSA-156EZ				Prepared : 11/17/23 2:47 PM CST	
See Page 2 for non-discriminatory Statements.		Abbreviated 156 Farm Record		Crop Year : 2024	

Operator Name	:	[REDACTED]
CRP Contract Number(s)	:	None
Recon ID	:	27-091-2008-38
Transferred From	:	None
ARCPLC G//F Eligibility	:	Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
160.50	122.91	122.91	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	122.91	0.00		0.00	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
Corn	62.47	0.00	171	
Soybeans	60.44	0.00	39	
TOTAL	122.91	0.00		

NOTES	

Tract Number	:	1213
Description	:	162.0A S2 (31)RUT
FSA Physical Location	:	MINNESOTA/MARTIN
ANSI Physical Location	:	MINNESOTA/MARTIN
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	:	FAIRMONT SCHOOL DISTRICT
Other Producers	:	None
Recon ID	:	None

Tract Land Data								
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	
160.50	122.91	122.91	0.00	0.00	0.00	0.00	0.0	



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--	---	--

Tract 1213 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	122.91	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	62.47	0.00	171
Soybeans	60.44	0.00	39
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PARCEL 3

Martin County, MN

Summary

Parcel ID 160310700
 Property Address 31-103-030
 Sec/Twp/Rng 31-103-030
 Brief SECT-31 TWP-103 RANGE-030 162.07 AC LOTS 11-12-13-14 & 15 (EX HWY)
 Tax Description 162.07 AC
 (Note: Not to be used on legal documents)
 Deeded Acres 162.07
 Class 101 - (NON-HSTD) 2A/1B/4BB AGRICULTURAL;111 - (NON-HSTD) 2B/1B RURAL
 District VACANT LAND;949 - (NON-HSTD) 5E NATIVE PRAIRIE
 (1601) RUTLAND-2752
 School District 2752
 Neighborhood 00001600 - RUTLAND
 Contact Appraiser: [Jessica Laue](#)



[View Map](#)

* The Class code is the Assessor's Office 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

Primary Owner
[SCHOOL DISTRICT #2752](#)
 714 VICTORIA ST
 FAIRMONT MN 56031

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	TILL A1 86-100 CPI	0	0	0	0	91.190	A	12,000.000	0.00	0.00	0.00	12,000.219	1.000	1,094,300
2	TILL A2 75-85 CPI	0	0	0	0	8.860	A	11,000.000	0.00	0.00	0.00	11,004.515	1.000	97,500
3	TILL B2 60-69 CPI	0	0	0	0	17.380	A	8,000.000	0.00	0.00	0.00	7,997.699	1.000	139,000
4	TILL C2 0-49 CPI	0	0	0	0	4.740	A	2,500.000	0.00	0.00	0.00	2,510.549	1.000	11,900
5	RVL WASTE/HUNT/WOODS	0	0	0	0	32.450	A	1,700.000	0.00	0.00	0.00	1,701.079	1.000	55,200
6	ROAD	0	0	0	0	1.950	A	0.000	0.00	0.00	0.00	0.000	1.000	0
7	NATIVE PRAIRIE	0	0	0	0	5.500	A	1,700.000	0.00	0.00	0.00	1,709.091	1.000	9,400
Total						162.070								1,407,300

Valuation

	2023 Assessment	2022 Assessment	2021 Assessment	2020 Assessment
+ Estimated Land Value	\$1,407,300	\$965,500	\$889,400	\$923,300
+ Estimated Building Value	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$1,407,300	\$965,500	\$889,400	\$923,300

Taxation

	2023 Payable	2022 Payable	2021 Payable	2020 Payable	2019 Payable
Classification	101 - 2A/1B/4BB AGRICULTURAL / 111 - 2B/1B RURAL VACANT LAND / 949 - 5E NATIVE PRAIRIE	101 - 2A/1B/4BB AGRICULTURAL / 111 - 2B/1B RURAL VACANT LAND / 949 - 5E NATIVE PRAIRIE	101 - 2A/1B/4BB AGRICULTURAL / 949 - 5E NATIVE PRAIRIE	101 - 2A/1B/4BB AGRICULTURAL / 949 - 5E NATIVE PRAIRIE	101 - 2A/1B/4BB AGRICULTURAL / 949 - 5E NATIVE PRAIRIE
Estimated Market Value	\$965,500	\$889,400	\$923,300	\$879,400	\$719,400
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$965,500	\$889,400	\$923,300	\$879,400	\$719,400
Net Taxes Due	\$5,532.00	\$5,642.00	\$5,858.00	\$5,990.00	\$4,986.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$5,532.00	\$5,642.00	\$5,858.00	\$5,990.00	\$4,986.00
% Change	-1.95%	-3.69%	-2.20%	20.14%	0.81%



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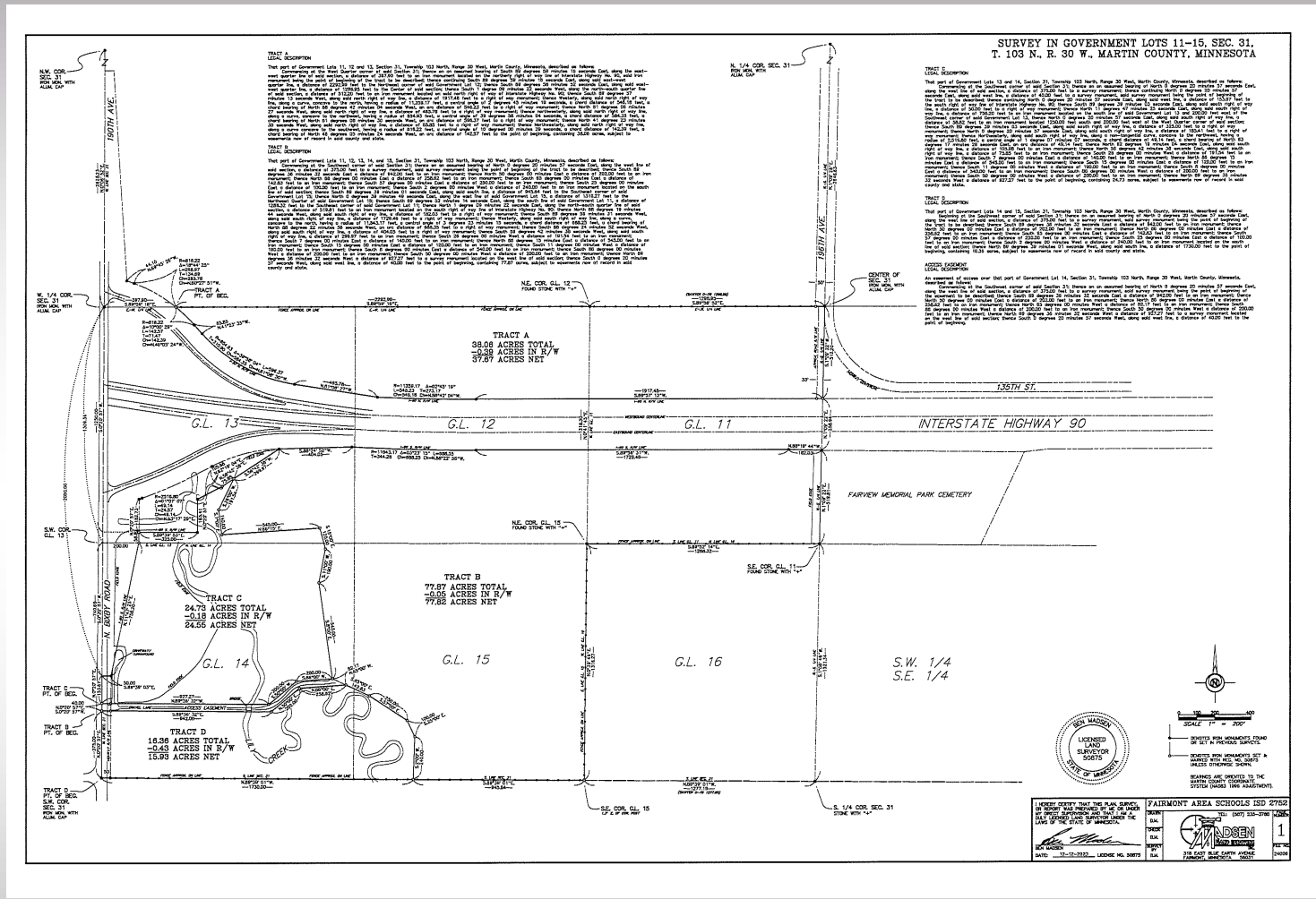
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SURVEY



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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 Fairmont Area School Farm "Hunt Farm" will be offered for sale as three parcels on our multi parcel board bidding system on sale day. Parcel 1 38.06 +/- Deeded Acres, Parcel 2 77.87 +/- Deeded Acres and Parcel 3 115.93 +/- Deeded Acres x The Bid. *Acres were updated upon completed survey. 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 February 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 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. Sellers to sign purchase agreements January 9, 2024 at school board meeting. The seller will provide an updated abstract or 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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