



# HALVORSEN LAND AUCTION

**JANUARY 18, 2024 @ 10 AM**

**Kiester Community Hall**

**106 S 1st Street, Kiester, MN**

**143.1 ACRES +/-**

**SECTION 21 OF MANSFIELD TWP  
FREEBORN COUNTY, MN**

**AUCTIONEERS AND SALES STAFF**

**DUSTYN HARTUNG 507-236-7629**

**LEAH HARTUNG 507-236-8786**

**KEVIN KAHLER 507-920-8060**



# 143.1 Acres +/- of Bare Farmland in Mansfield Twp, Freeborn Co., MN

# **FARMLAND AUCTION**

## Thursday, January 18, 2024 @ 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

### HALVORSEN PROPERTY INFORMATION

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

**LEGAL DESCRIPTION:** 143.10 +/- Deeded Acres: SE ¼ Excepting 16.90 Acre Building Site in Section 21, Township 101 North, Range 23 West, Freeborn County, MN

**TAX PARCEL ID:** 050210060

**BUILDINGS:** None

**REAL ESTATE TAXES:** 2023 (NON-HSTD) Ag Taxes = \$6,090.00

**FSA INFORMATION:**

Total Deeded Acres	=	143.10 +/- Acres
FSA Tillable Acres	=	137.05 +/- Acres
Corn Base Acres	=	92.70 +/- Acres
Corn PLC Yield	=	147.00 +/- Bushels
Soybean Base Acres	=	33.40 +/- Acres
Soybean PLC Yield	=	39.00 +/- Bushels
Total Base Acres	=	126.10 +/- Acres

*\*FSA tillable to be adjusted following closing*

**PREDOMINANT SOILS:** Medo Muck, Estherville Sandy Loam, Blue Earth Mucky Silt Loam & Mayer Loam

**CPI:** Crop Productivity Index = 67.2  
*\*See Soils Map*

**TOPOGRAPHY:** Level  
*\*See Topography Map*

**DRAINAGE:** This farm is not part of any county drainage system.  
*\*See private tile map*

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

**WETLAND STATUS:** Completed 1-23-1991  
*\*See Wetland Determination*

**LEASE STATUS:** The 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!**

**AUCTIONS – REAL ESTATE - APPRAISALS**



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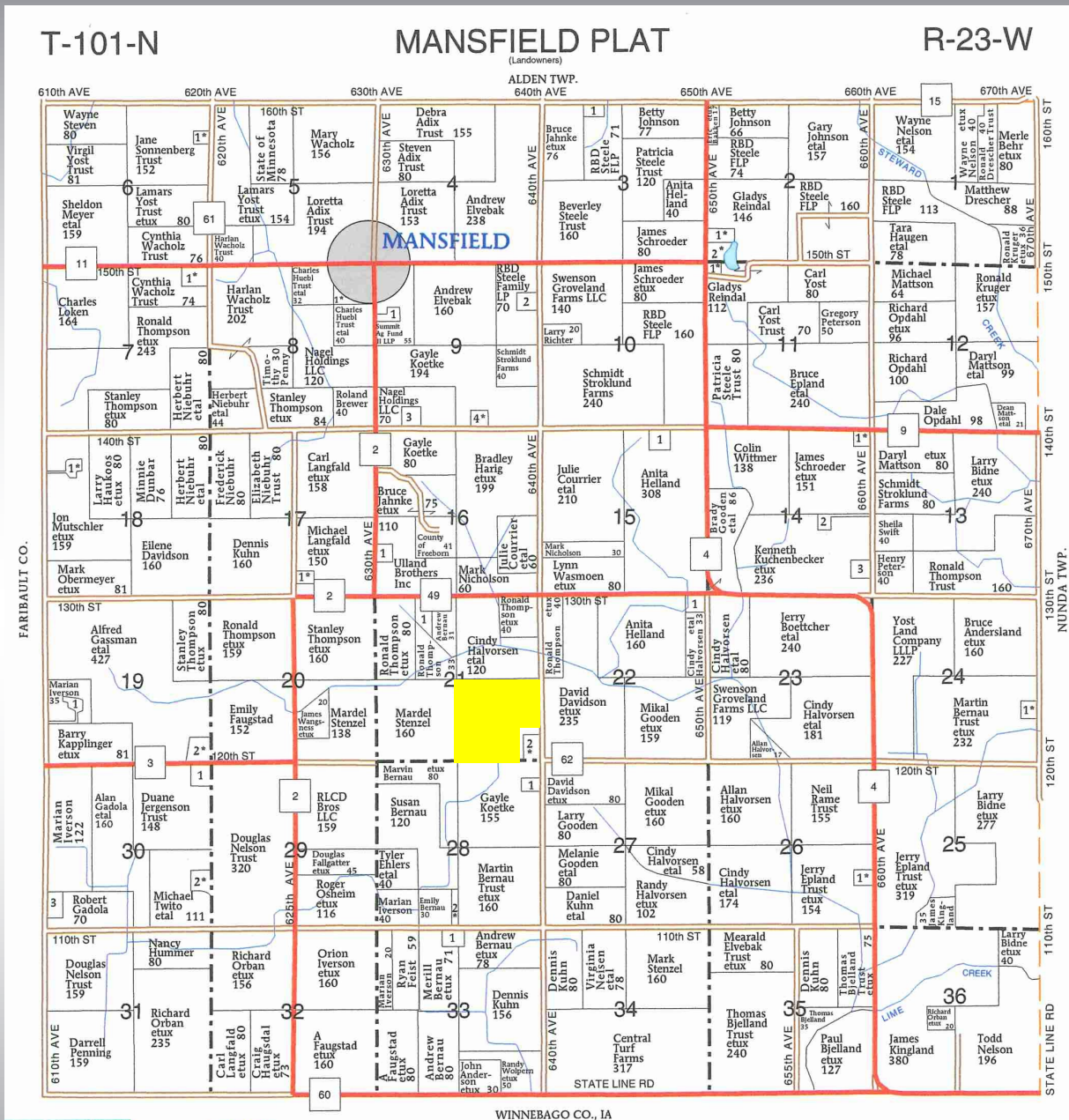
**www.auctioneeralley.com**

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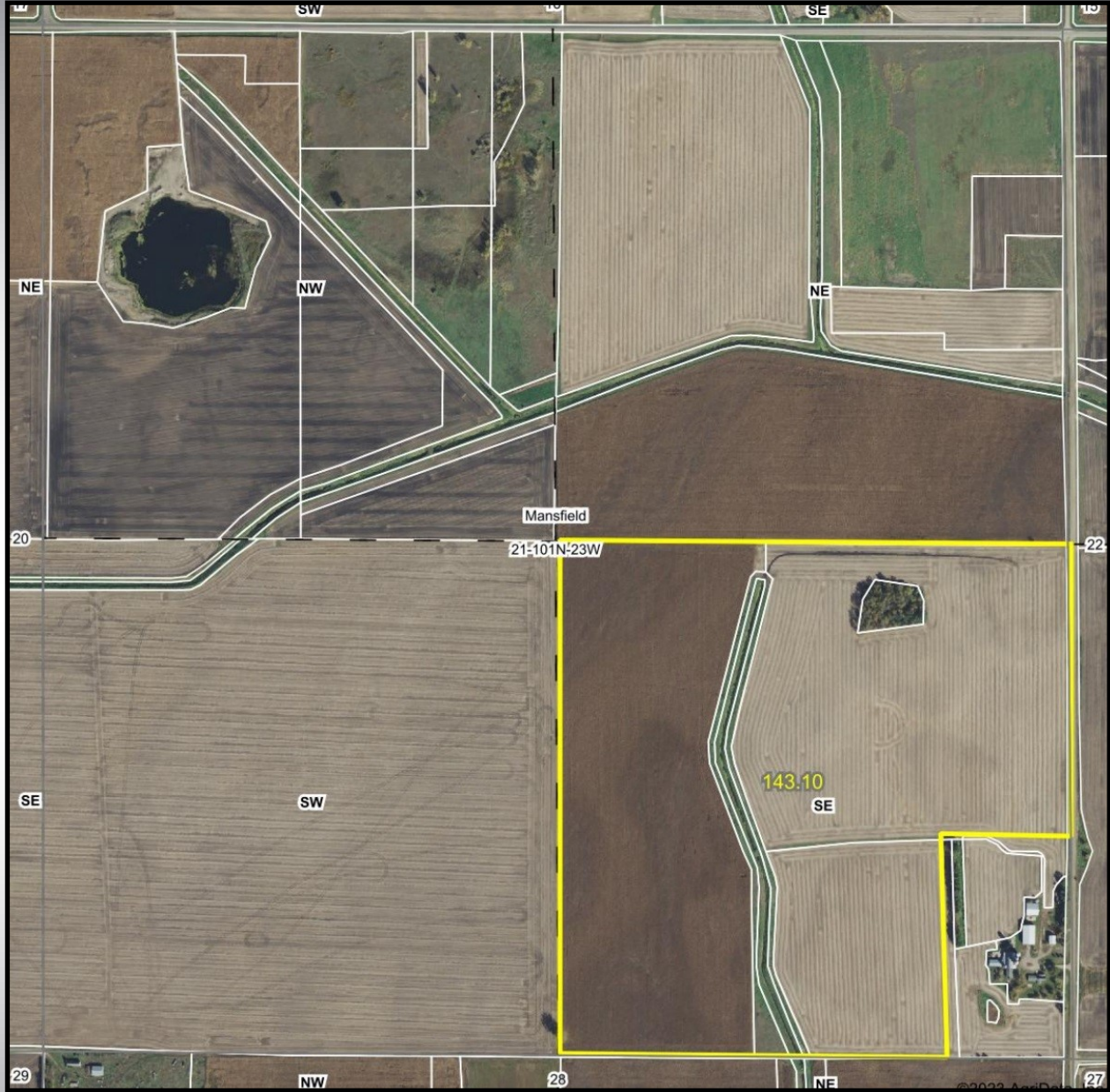
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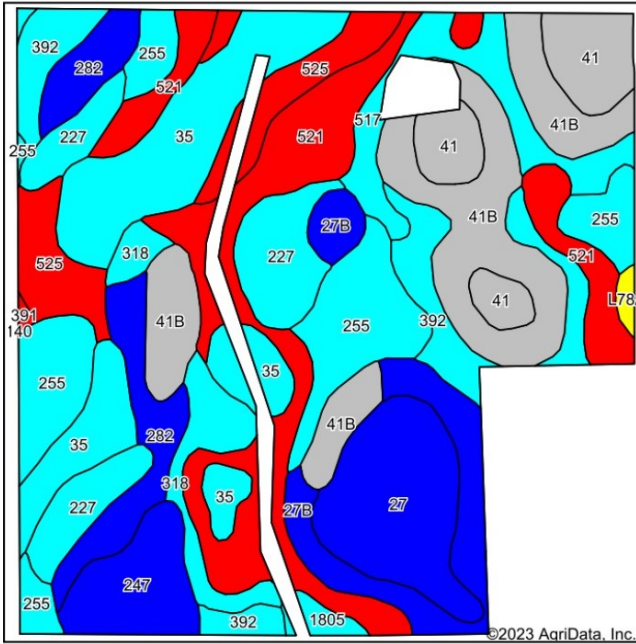
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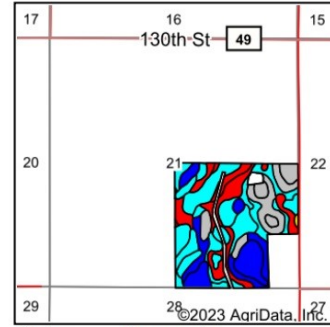
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Soils Map



Soils data provided by USDA and NRCS.

©2023 AgriData, Inc.



State: **Minnesota**  
 County: **Freeborn**  
 Location: **21-101N-23W**  
 Township: **Mansfield**  
 Acres: **137.05**  
 Date: **12/21/2023**



Area Symbol: MN047, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
521	Medo muck, depressional, 0 to 1 percent slopes	18.67	13.6%	[Red]	84
41B	Estherville sandy loam, 2 to 6 percent slopes	17.12	12.5%	[Grey]	44
35	Blue Earth mucky silt loam, 0 to 1 percent slopes	16.11	11.8%	[Cyan]	77
255	Mayer loam, 0 to 2 percent slopes	14.28	10.4%	[Light Blue]	72
27	Dickinson fine sandy loam, 0 to 2 percent slopes	9.37	6.8%	[Blue]	60
227	Lemond loam, 0 to 2 percent slopes	8.87	6.5%	[Light Cyan]	69
392	Biscay clay loam, 0 to 2 percent slopes	8.03	5.9%	[Light Blue]	70
27B	Dickinson fine sandy loam, 2 to 6 percent slopes	7.70	5.6%	[Blue]	60
282	Hanska loam, 0 to 2 percent slopes	7.24	5.3%	[Blue]	61
525	Muskego soils, 0 to 1 percent slopes	6.92	5.0%	[Red]	81
41	Estherville sandy loam, 0 to 2 percent slopes	6.31	4.6%	[Grey]	44
517	Shandep loam	5.60	4.1%	[Light Cyan]	78
247	Linder sandy loam, 0 to 3 percent slopes	5.03	3.7%	[Blue]	60
318	Mayer loam, swales	4.49	3.3%	[Light Blue]	66
1805	Blue Earth variant silt loam	0.74	0.5%	[Light Cyan]	74
L78A	Canisteo clay loam, 0 to 2 percent slopes	0.42	0.3%	[Yellow]	93
391	Spicer silt loam, depressional	0.15	0.1%	[Red]	86
<b>Weighted Average</b>					<b>67.2</b>



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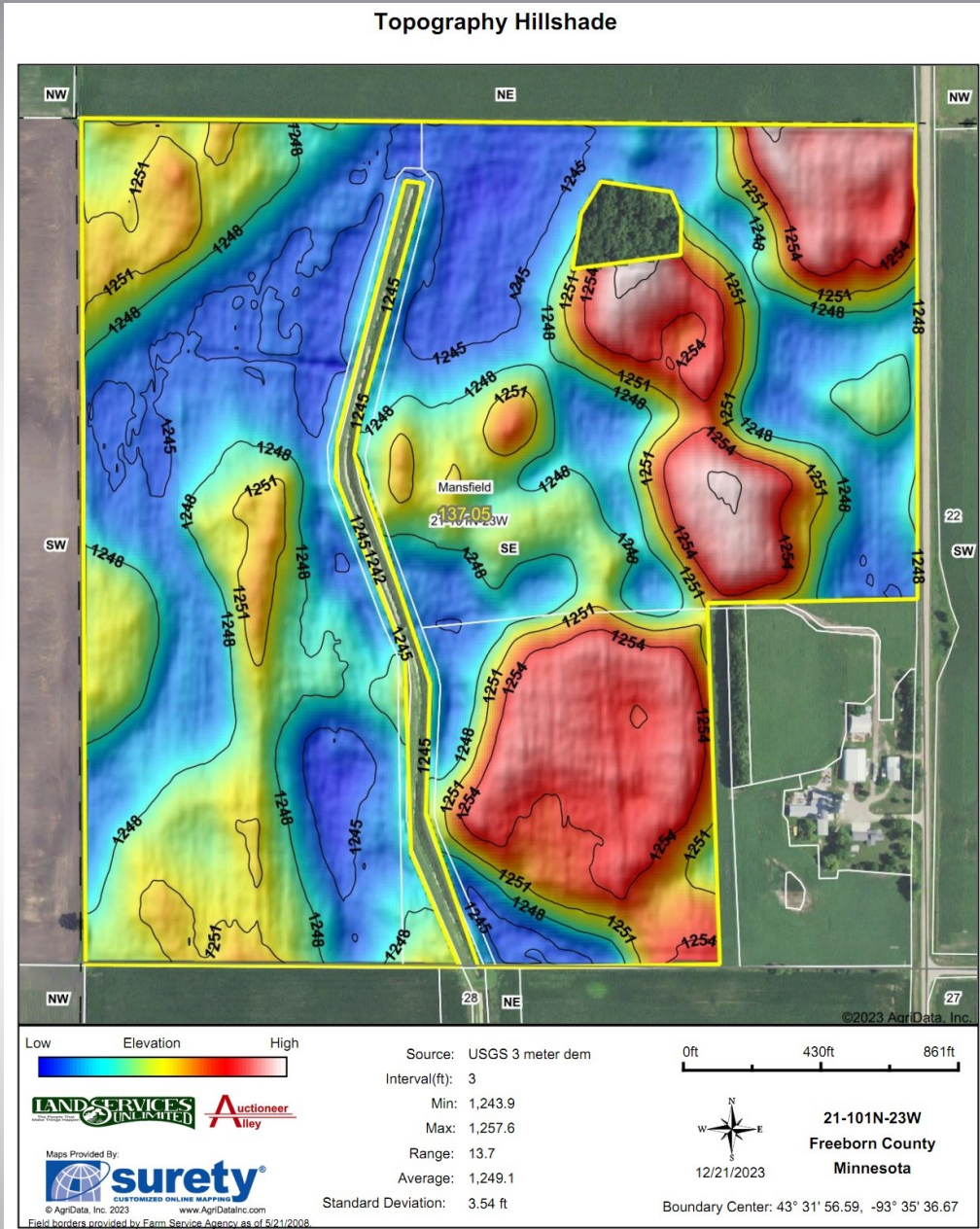
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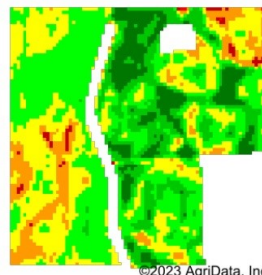
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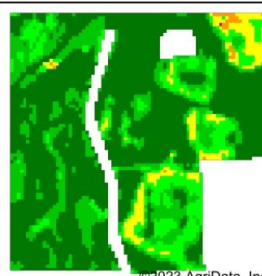
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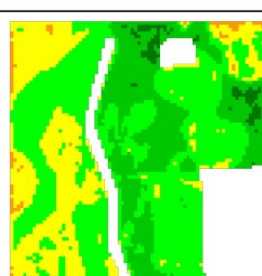
### Max NDVI Multi-year

 <p style="font-size: 8px;">©2023 AgriData, Inc.</p>	<b>2023</b>	Client: <input type="text"/> Farm: <input type="text"/> Field: <input type="text"/> Date: 12/21/2023 Acres: 137.05																										
	Std. Dev: <b>5.47</b> Max: <b>91</b> Mean: <b>77.32</b> Min: <b>59</b>	Crop: <input type="text"/>	State: MN County: Freeborn Location: 21-101N-23W Township: Mansfield Boundary Center: 43° 31' 56.59, -93° 35' 36.67	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="writing-mode: vertical-rl; transform: rotate(180deg);">Low RELATIVE BIOMASS High</th> <th>Value</th> </tr> </thead> <tbody> <tr><td style="background-color: #008000;"></td><td>86 - 99</td></tr> <tr><td style="background-color: #00FF00;"></td><td>81 - 85</td></tr> <tr><td style="background-color: #90EE90;"></td><td>76 - 80</td></tr> <tr><td style="background-color: #FFFF00;"></td><td>71 - 75</td></tr> <tr><td style="background-color: #FFD700;"></td><td>66 - 70</td></tr> <tr><td style="background-color: #FF4500;"></td><td>61 - 65</td></tr> <tr><td style="background-color: #FF0000;"></td><td>51 - 60</td></tr> <tr><td style="background-color: #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
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	51 - 60																											
	41 - 50																											
	21 - 40																											
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Crop: <input type="text"/> Remarks: <input type="text"/>	Soils Weighted Average Productivity Index: 67.2																											
Crop: <input type="text"/> Remarks: <input type="text"/>	Elevation (feet) Min: 1,243.9 Max: 1,257.6 Range: 13.7 Mean: 1,249.1 Std Dev: 3.5																											

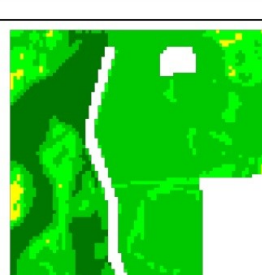
  

 <p style="font-size: 8px;">©2023 AgriData, Inc.</p>	<b>2022</b>	Std. Dev: <b>7.04</b> Max: <b>99</b> Mean: <b>87.38</b> Min: <b>65</b>	Crop: Corn - 57% Soybeans - 43%	Remarks: <input type="text"/>
	Crop: <input type="text"/> Remarks: <input type="text"/>	Soils Weighted Average Productivity Index: 67.2		
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 <p style="font-size: 8px;">©2023 AgriData, Inc.</p>	<b>2021</b>	Std. Dev: <b>3.88</b> Max: <b>86</b> Mean: <b>78.18</b> Min: <b>66</b>	Crop: Soybeans - 57% Corn - 43%	Remarks: <input type="text"/>
	Crop: <input type="text"/> Remarks: <input type="text"/>	Soils Weighted Average Productivity Index: 67.2		
	Crop: <input type="text"/> Remarks: <input type="text"/>	Elevation (feet) Min: 1,243.9 Max: 1,257.6 Range: 13.7 Mean: 1,249.1 Std Dev: 3.5		
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 <p style="font-size: 8px;">©2023 AgriData, Inc.</p>	<b>2020</b>	Std. Dev: <b>2.77</b> Max: <b>88</b> Mean: <b>82.68</b> Min: <b>72</b>	Crop: Corn - 57% Soybeans - 43%	Remarks: <input type="text"/>
	Crop: <input type="text"/> Remarks: <input type="text"/>	Soils Weighted Average Productivity Index: 67.2		
	Crop: <input type="text"/> Remarks: <input type="text"/>	Elevation (feet) Min: 1,243.9 Max: 1,257.6 Range: 13.7 Mean: 1,249.1 Std Dev: 3.5		
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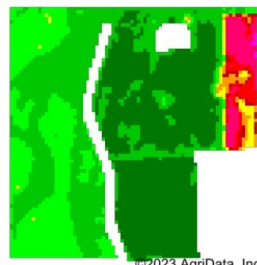
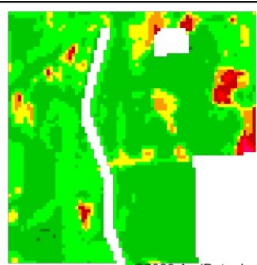


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 <p style="font-size: 8px;">©2023 AgriData, Inc.</p>	<b>2019</b>	Client: <input type="text"/> Farm: <input type="text"/> Field: <input type="text"/> Date: 12/21/2023 Acres: 137.05	
	Std. Dev: <b>8.99</b> Max: <b>88</b> Mean: <b>80.8</b> Min: <b>38</b>	State: MN County: Freeborn Location: 21-101N-23W Township: Mansfield Boundary Center: 43° 31' 56.59, -93° 35' 36.67	
	Crop: Soybeans - 52% Corn - 43%		
	Remarks:		
 <p style="font-size: 8px;">©2023 AgriData, Inc.</p>	<b>2018</b>		
	Std. Dev: <b>4.75</b> Max: <b>86</b> Mean: <b>79.6</b> Min: <b>46</b>		
	Crop: Corn - 57% Soybeans - 42%		
	Remarks:		
 <p style="font-size: 8px;">©2023 AgriData, Inc.</p>	<b>2017</b>		
	Std. Dev: <b>2.07</b> Max: <b>88</b> Mean: <b>85.22</b> Min: <b>77</b>		
	Crop: Soybeans - 58% Corn - 42%		
	Remarks:		
 <p style="font-size: 8px;">©2023 AgriData, Inc.</p>	<b>2016</b>		
	Std. Dev:                  Max: Mean:                      Min:		
	Crop:		
	Remarks:		

	Value
Low	86 - 99
RELATIVE BIOMASS	81 - 85
High	76 - 80
	71 - 75
	66 - 70
	61 - 65
	51 - 60
	41 - 50
	21 - 40
	1 - 20
	0 - 0

**Soils Weighted Average**  
Productivity Index: 67.2

**Elevation (feet)**  
 Min: 1,243.9  
 Max: 1,257.6  
 Range: 13.7  
 Mean: 1,249.1  
 Std Dev: 3.5



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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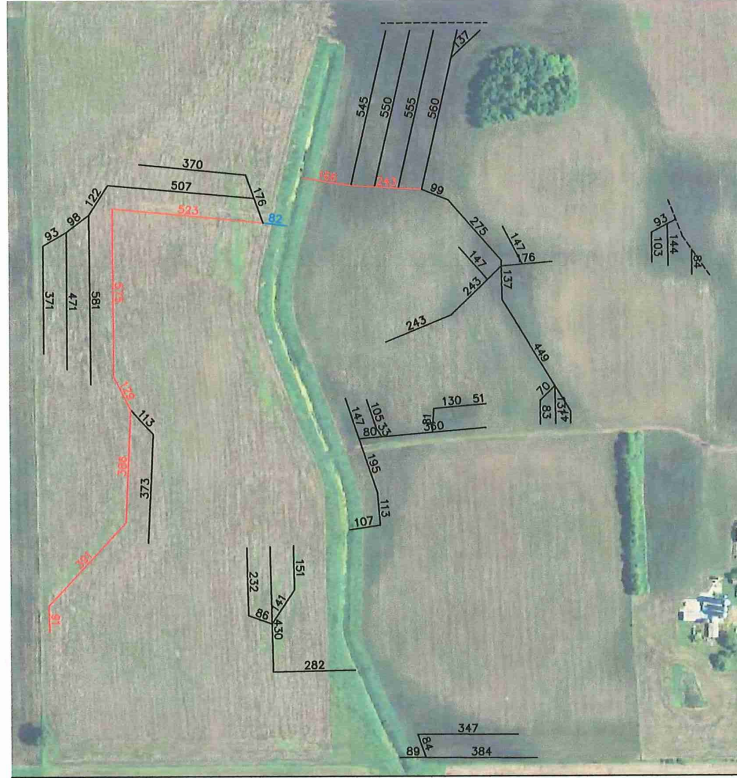
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## Private Tile Map



<b>Ellingson</b> COMPANIES		56113 State Hwy 56 West Concord, MN 55985 507 527-2294 www.ellingsoncompanies.com	m21se.dwg Revision: 05-07-11 Job# 112045 Drawn by: Stu Swygman
Existing Tile	-----	0 Ft. 3" Perf	-----
Ditches & WW	- - - - -	11915 Ft. 4" Perf	-----
Parcel Boundary	_____	2505 Ft. 5" Perf	-----
Elec & Tele Cable	- - - - -	82 Ft. 6" Perf	-----
Gas Line	-----	0 Ft. 8" Perf	-----
Trees	● ● ● ●	0 Ft. 10" Perf	-----
		0 Ft. 12" Perf	-----
		0 Ft. 15" Perf	-----
		0 Ft. 18" Perf	-----

1 inch = 440 ft.

Halvorson Lynn	Renter: Steve Halvorson
State: MN County: Freeborn	Twp: Mansfield Sec: 21
Acres: 27	Spacings: 80 D-C: 3/8



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## Private Tile Map

FORM MN 501(Rev) Mar. 1961

TILE INSTALLATION RECORD  
Location Plan

U.S. Department of Agriculture  
Soil Conservation Service

Line Fence  
43x30' near  
110' to fence line  
2450' 8"  
140' 4"  
200'  
130'  
110'  
Culvert  
Scale 1 Inch = 100 Feet

-Legend-		Job Name Paul Halverson	
Farm Boundary	---	Sec.	Township
Permanent Fence	-x-x-	County	Freeborn State Minn.
Existing Tile Line	-o-o-	ACP No.	
New Tile Installed	-o-o-	Design By	Ervin Miller
Existing Deep Ditch	-=	Date Installed	April 30-67
Existing Shallow Ditch	-<	Contractor	Miller Builders
-Amount of Tile Installed-		Type of Machine	Speicher
2350	Feet of 8" inch tile	Tile Manufacturer(s)	Ravenhorst
1520	Feet of 6" inch tile	Staked By	Ervin Miller
	Feet of inch tile	I certify that the information given above is correct and that all tile installed meet the specifications given on the reverse side and applicable specifications in Minnesota Specifications for Conservation Practices No. 207, except as is noted on the drawing or on reverse side under remarks.	
	Feet of inch tile	By: Ervin Miller - 1/10/67 (Signature of Contractor & date)	



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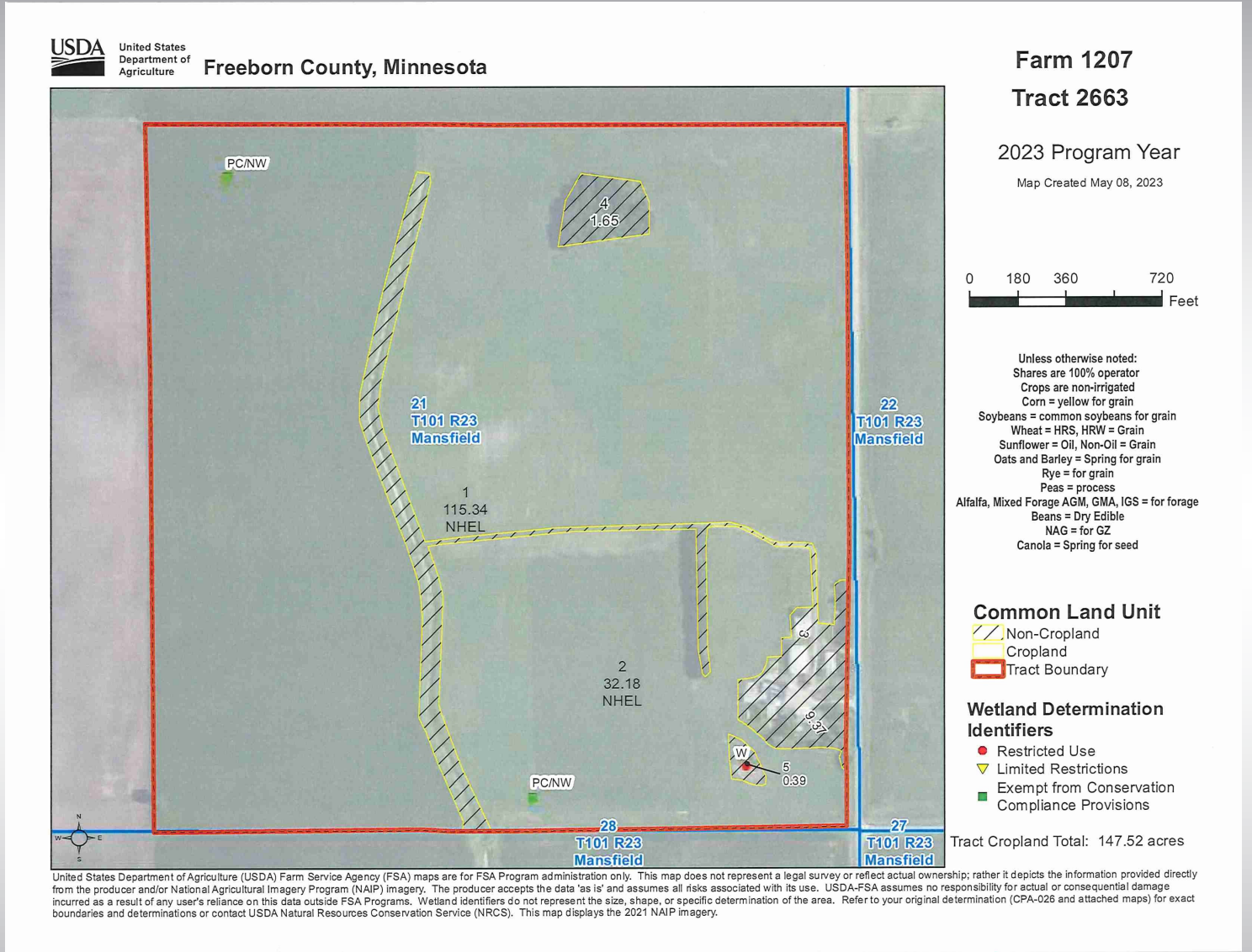
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## FSA Map



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MINNESOTA FREEBORN Form: FSA-156EZ <small>See Page 2 for non-discriminatory Statements.</small>		 United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>		FARM : 1207 Prepared : 12/11/23 9:17 AM CST Crop Year : 2024					
Operator Name : CRP Contract Number(s) : None Recon ID : None Transferred From : None ARCLC G/IF Eligibility : Eligible									
Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
158.93	147.52	147.52	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	147.52	0.00		0.00	0.00	0.00	0.00	
Crop Election Choice									
ARC Individual		ARC County		Price Loss Coverage					
None		SOYBN		CORN					
DCP Crop Data									
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP					
Corn	92.70	0.00	147						
Soybeans	33.40	0.00	39	0					
<b>TOTAL</b>	<b>126.10</b>	<b>0.00</b>							
NOTES									
Tract Number : 2663 Description : SE4 S21/T13 FSA Physical Location : MINNESOTA/FREEBORN ANSI Physical Location : MINNESOTA/FREEBORN 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 : PAUL A HALVORSEN ESTATE Other Producers : None Recon ID : None									
Tract Land Data									
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane		
158.93	147.52	147.52	0.00	0.00	0.00	0.00	0.0		



#### AUCTIONEERS AND SALES STAFF

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# 143.1 Acres +/- of Bare Farmland in Mansfield Twp, Freeborn Co., MN

# FARMLAND AUCTION

Thursday, January 18, 2024 @ 10:00 AM

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## Wetland Determination

U.S.D.A. Soil Conservation Service		SCS-CPA-026 (5-89)	1. Name and Address of Person <i>Paul Halverson Rt. 1 Emmons, MN 56029</i>		2. Date of Request <input checked="" type="checkbox"/>
<b>HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION</b>			3. County <i>Freeborn</i>		
4. Name of USDA Agency or Person Requesting Determination <i>ASCS</i>			5. Farm No. and Tract No. <i>12663</i>		
<b>SECTION I - HIGHLY ERODIBLE LAND</b>					
6. Is soil survey now available for making a highly erodible land determination?	Yes	No	Field No.(s)	Total Acres	
7. Are there highly erodible soil map units on this farm?					
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.					
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.					
10. This Highly Erodible Land determination was completed in the : Office <input type="checkbox"/> Field <input type="checkbox"/>					
NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields. For further information, contact the local office of the Soil Conservation Service.					
<b>SECTION II - WETLAND</b>					
11. Are there hydric soils on this farm?	Yes	No	Field No.(s)	Total Wetland Acres	
	<input checked="" type="checkbox"/>				
List field number and acres, where appropriate, for the following:					
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.			<i>Non-crop</i>	<i>3.9 ac.</i>	
13. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to FSA unless the area reverts to wetland as a result of abandonment. You should inform SCS of any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for 5 years or more.			<i>1-9</i>		
14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.			<i>-</i>		
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.			<i>-</i>		
16. Converted Wetlands (CW) - In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits. If you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.			<i>-</i>		
17. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.					
18. 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 16 for information on CW.					
19. This wetland determination was completed in the : Office <input checked="" type="checkbox"/> Field <input checked="" type="checkbox"/>					
20. This determination was: Delivered <input type="checkbox"/> Mailed <input checked="" type="checkbox"/> To the Person on Date: _____					
NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below. The reconsideration is a prerequisite for any further appeal. The request for the reconsideration must be in writing and must state your reasons for the request. The request must be mailed or delivered within 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of the producer's copy of this form for more information on appeal procedure.					
NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.					
21. Remarks <i>50005</i>					
22. Signature of SCS District Conservationist <i>Mark A. Ebeling</i>					23. Date <i>1-23-91</i>
Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, handicap, etc.					
ASCS Copy					



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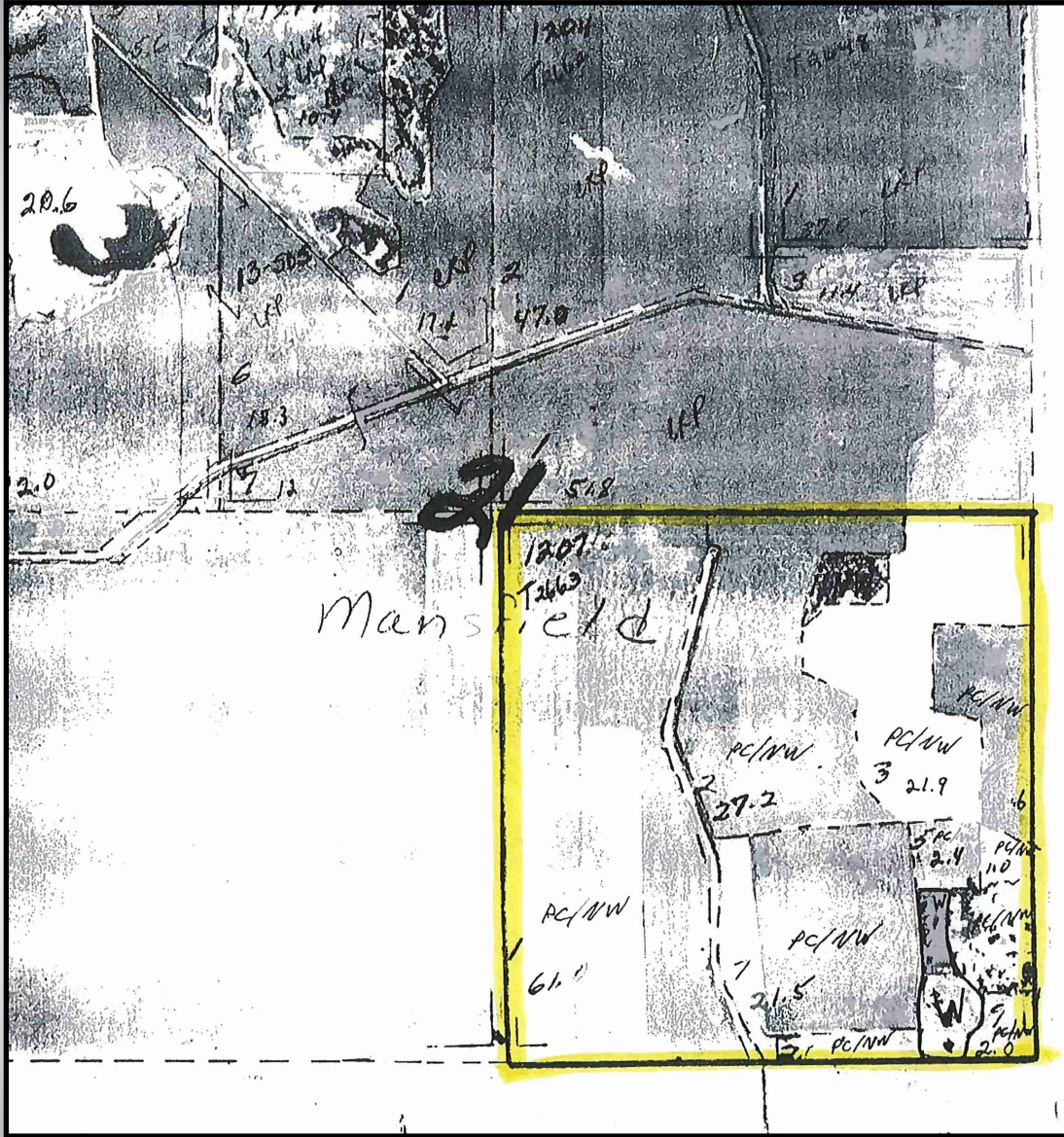
143.1 Acres +/- of Bare Farmland in Mansfield Twp, Freeborn Co., MN

# FARMLAND AUCTION

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## Wetland Determination Map



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## Freeborn County, MN

### Summary

Parcel ID 050210060  
 Property Address  
 Sec/Twp/Rng 21-101-023  
 Brief Sect-21 Twp-101 Range-023 146.80 AC SE 1/4 EXC BEG SE COR TH W 575 FT TH N 1000 FT TH E 575 FT TH S 1000 FT TO POB 21-101-23 146.80  
 Tax Description ACRES  
 (Note: Not to be used on legal documents)  
 Deeded Acres 146.80  
 Class 101 - (NON-HSTD) AGRICULTURAL  
 District (501) MANSFIELD TWP 2134  
 School District 2134  
 Creation Date 04/13/1989

### Owner

Primary Taxpayer  
 Paul A Halvorsen  
 C/O Brenda Finken  
 8003 Upper 146th St W  
 Apple Valley, MN 55124

### Valuation

	2023 Assessment	2022 Assessment	2021 Assessment	2020 Assessment	2019 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$950,000	\$760,000	\$633,400	\$616,500	\$650,200
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$950,000	\$760,000	\$633,400	\$616,500	\$650,200

### Taxations

	2023 Payable	2022 Payable	2021 Payable	2020 Payable	2019 Payable
Estimated Market Value	\$760,000	\$633,400	\$616,500	\$650,200	\$650,200
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$760,000	\$633,400	\$616,500	\$650,200	\$650,200
Net Taxes Due	\$5,345.72	\$5,445.60	\$5,417.60	\$5,645.37	\$5,579.54
+ Special Assessments	\$744.28	\$1,116.40	\$1,116.40	\$1,674.63	\$1,302.46
= Total Taxes Due	\$6,090.00	\$6,562.00	\$6,534.00	\$7,320.00	\$6,882.00

### Tax Payments



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# **FARMLAND AUCTION**

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## Building Site Survey

SE1/4 SE1/4  
SECTION 21-T101N-R23W

N89°40'08"E 640.00

GROSS AREA=3.70 ACRES±  
(INCLUDES R/W)  
NET AREA=3.58 ACRES±  
(EXCLUDES R/W)

S89°40'08"W 575.00

POINT OF BEGINNING

1150.00

1000.00

EXISTING TRACT

N00°39'30"W

S00°39'30"E

EAST LINE SE1/4  
SECTION 21-T101N-R23W

640th AVENUE

150.00

S00°39'30"E

1000.00

N00°39'30"W

65.00

S89°40'08"W

SE CORNER SE1/4  
SECTION 21-T101N-R23W  
CAST IRON MONUMENT

SOUTH LINE SE1/4  
SECTION 21-T101N-R23W

N89°40'08"E

### CERTIFICATE OF SURVEY

IN SE1/4 SE1/4 SECTION 21-T101N-R23W  
FREEBORN COUNTY, MINNESOTA

**PREPARED LEGAL DESCRIPTION**

All that part of the SE1/4 SE1/4 Section 21-T101N-R23W, Freeborn County, Minnesota; described as follows:

Commencing at the southeast corner of the SE1/4 of said Section 21; thence North 00°39'30" West a distance of 1000.00 feet on an assumed bearing on the east line of said SE1/4, to the point of beginning;

thence South 89°40'08" West a distance of 575.00 feet, parallel with the south line of said SE1/4;

thence South 00°39'30" East a distance of 1000.00 feet, parallel with said east line, to said south line;

thence South 89°40'08" West a distance of 65.00 feet on said south line;

thence North 00°39'30" West a distance of 1150.00 feet, parallel with said east line;

thence North 89°40'08" East a distance of 640.00 feet, parallel with said south line, to said east line;

thence South 00°39'30" East a distance of 150.00 feet on said east line, to the point of beginning;

subject to highway easement on the east side thereof.

Freeborn County Seal

**LEGEND:**

- = 5/8 Inch x 16 Inch iron stake monument (Capped SJT 22705)-Placed
- = Iron stake monument-Found 22705

0 200  
100 400  
SCALE IN FEET

SCALE: 1" = 200'

**LOCATION MAP**

Scale: 1" = 4000'

Date: 12/5/2023  
Revised date: -  
Drawn by: ADM  
Survey: SJT  
Coord-System: MNDOT CO. NAD83 1996  
Page 1 of 1  
Job No: 23-398.DWG  
File No. -

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I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Steven J. Thompson, L.S. No. 22705 Date

**JONES HAUGH SMITH**  
Engineers + Surveyors

515 South Washington Ave.  
Albert Lea, MN 56007  
507-373-4876

415 West North Street  
Owatonna, MN 55060  
507-451-4598

## Auctioneer

## Alley

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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 Halvorsen Farm will be offered for sale as one parcel on sale day. 143.10+/- 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 February 29, 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. Seller will keep all 2023 land rent and pay all 2023 real estate taxes. Farm is open to be operated by the new buyer in 2024. 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**



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## Notes



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