



OLTMANN LAND AUCTION
JANUARY 30, 2024 @ 10 AM
Mapleton Community Center
304 2nd Ave NE, Mapleton, MN

130.39 ACRES +/-
SECTIONS 27 & 28 OF LYRA TWP
BLUE EARTH COUNTY, MN

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060



130.39 Acres +/- of Farmland & Building Site in Lyra Twp, Blue Earth Co., MN

FARMLAND AUCTION

Tuesday, January 30, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Mapleton Community Center 304 2nd Ave NE, Mapleton



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

OLTMANN PROPERTY INFORMATION

SALE METHOD:	This farm will be offered for sale as one parcel on sale day. 130.39 Deeded Acres x the Bid *Selling by legal description
LEGAL DESCRIPTION:	130.39 +/- Deeded Acres *See full legal on following page
TAX PARCEL ID'S:	R421828200002, R421827100003 & R421827100004
IMPROVEMENTS:	Property does have a 2-story farm house built in the 1870's along with a 40'x 60' machine shed. *To view the property prior to sale day, please make arrangements with sales staff.
REAL ESTATE TAXES:	2023 (HSTD) Ag Taxes = \$2,902.00
FSA INFORMATION:	Total Deeded Acres = 130.39 +/- Acres FSA Tillable Acres = 98.50 +/- Acres Corn Base Acres = 67.22 +/- Acres Corn PLC Yield = 160.00 +/- Bushels Soybean Base Acres = 22.40 +/- Acres Soybean PLC Yield = 51.00 +/- Bushels Total Base Acres = 89.62 +/- Acres
PREDOMINANT SOILS:	Alluvial Land, Minnetonka Silty Clay Loam, Shorewood Silty Clay Loam & Marna Silty Clay Loam
CPI:	Crop Productivity Index = 78.10 *See Soils Map
TOPOGRAPHY:	Level to Gently Rolling *See Topography Map
DRAINAGE:	This farm is not part of any county drainage system. *See Private Tile Maps
NRCS CLASSIFICATION:	NHEL (Non-Highly Erodible Land)
WETLAND STATUS:	Not Completed
LEASE STATUS:	The farm is open to be farmed by the new buyer for the 2024 crop year.

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

AUCTIONS – REAL ESTATE - APPRAISALS



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

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

www.auctioneeralley.com

130.39 Acres +/- of Farmland & Building Site in Lyra Twp, Blue Earth Co., MN

FARMLAND AUCTION

Tuesday, January 30, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Mapleton Community Center 304 2nd Ave NE, Mapleton



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

LEGAL DESCRIPTION

Parcel #1

The South Half of the Northeast Quarter (S 1/2 NE 1/4) and the south 30 rods of the East to 25 rods of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4), all in **section 28** Township 106 Range 27, **EXCEPTING THEREFROM** the North 10 acres of the east 16 acres of the Northeast Quarter of the Northeast Quarter of section 28, all in Township 106 N., Range 27 W., Blue Earth County, Minnesota; **AND ALSO EXCEPTING** the West 1 acre of the South 6 acres of the East 16 acres of the Northeast Quarter of the Northeast Quarter section 28, Township 106 N., Range 27 W. **ALSO EXCEPTING** all that portion of land conveyed to Blue Earth County by Warranty deed dated December 3, 2014 and filed April 10, 2015 recorded at document number 540CR458 described as Parcel 52, Blue Earth County Highway Right-of-Way Plat No. 32.

Parcel identification number: R. 42. 18. 28. 200. 002

Parcel #2

The Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of section 27, Township 106 N., Range 27 W., Blue Earth County, Minnesota lying southerly of the centerline of Maple River.
AND

All the portion of the Northwest Quarter of the Northwest Quarter of Section 27, Township 106 North, Range 27 West, lying North of the center line of the Maple River, **EXCEPTING** that portion conveyed to Manford M. Ward by warranty deed dated November 25, 1958, filed December 9, 1958, at 177 Deeds, Page 302, described as follows: the 27 acres of east 35 acres of Northwest Quarter of Northwest Quarter all North of River in section 27, Township 106, Range 27.

Parcel identification number: R. 42. 18. 27. 100. 003

Parcel #3

All that portion of the Southwest Quarter of the Northwest Quarter of Section 27 Township 106 Range 27, lying north of the center of Maple River.

Parcel identification number: R. 42. 18. 27. 100. 004

AUCTIONS – REAL ESTATE - APPRAISALS



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

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

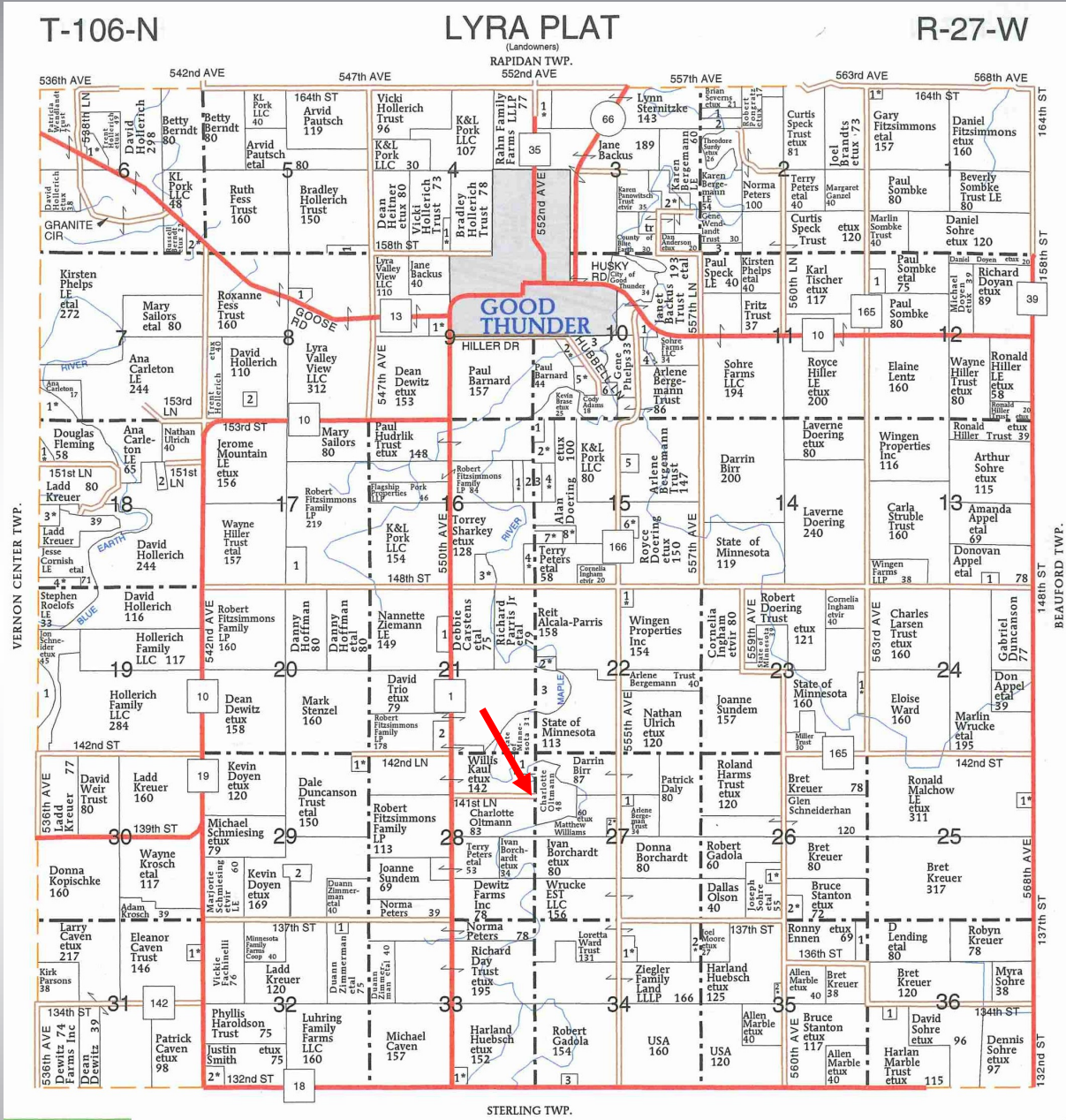
www.auctioneeralley.com

130.39 Acres +/- of Farmland & Building Site in Lyra Twp, Blue Earth Co., MN

FARMLAND AUCTION

Tuesday, January 30, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Mapleton Community Center 304 2nd Ave NE, Mapleton



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

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

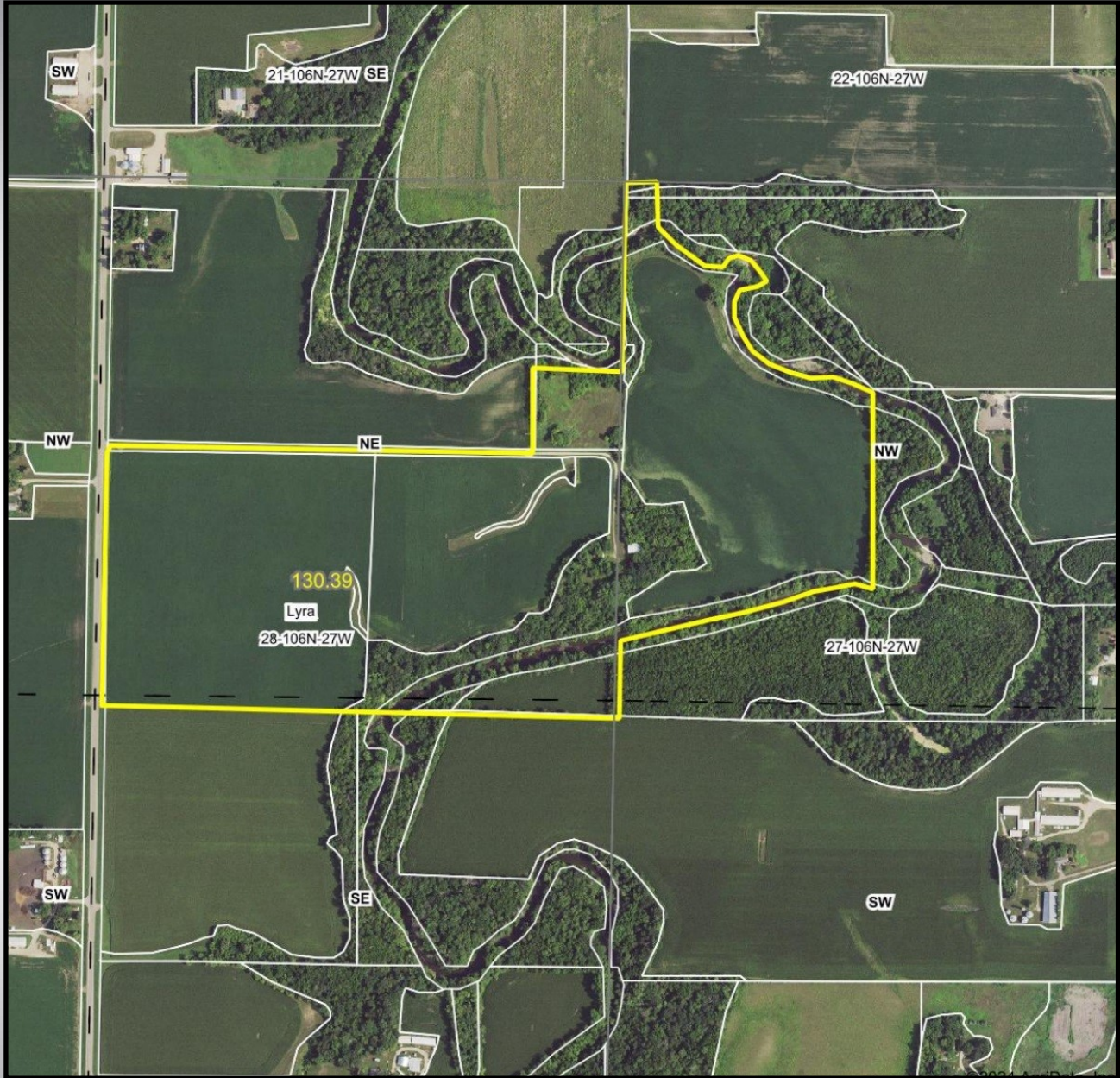
www.auctioneeralley.com

130.39 Acres +/- of Farmland & Building Site in Lyra Twp, Blue Earth Co., MN

FARMLAND AUCTION

Tuesday, January 30, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Mapleton Community Center 304 2nd Ave NE, Mapleton



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

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

www.auctioneeralley.com

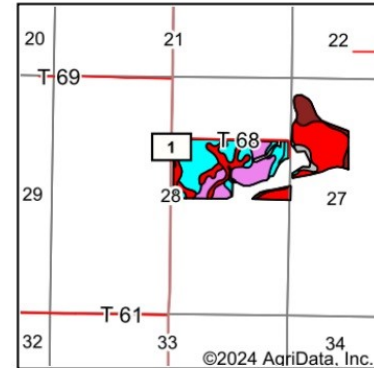
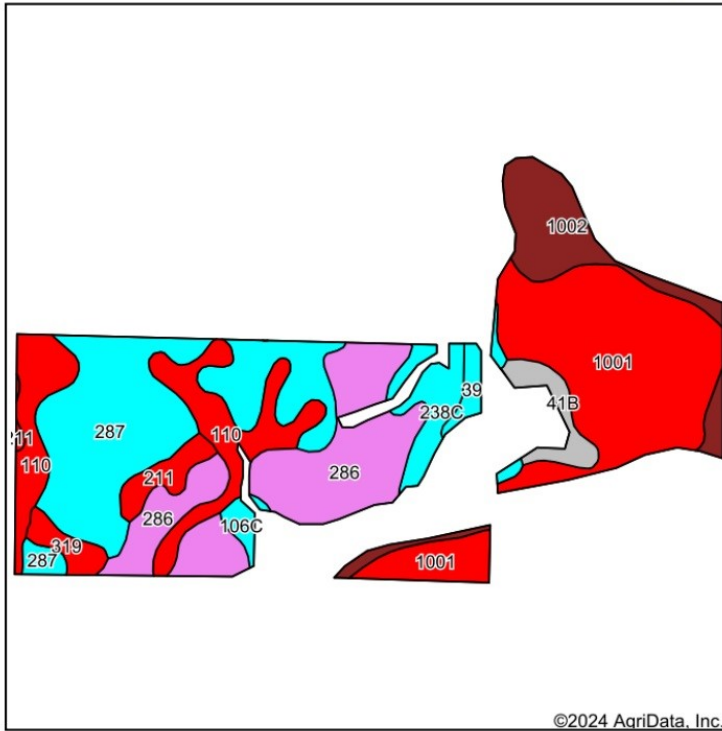
130.39 Acres +/- of Farmland & Building Site in Lyra Twp, Blue Earth Co., MN

FARMLAND AUCTION

Tuesday, January 30, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Mapleton Community Center 304 2nd Ave NE, Mapleton

Soils Map



State: **Minnesota**
 County: **Blue Earth**
 Location: **28-106N-27W**
 Township: **Lyra**
 Acres: **98.5**
 Date: **1/8/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN013, Soil Area Version: 21					
Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
1001	Alluvial land, occasionally flooded	25.83	26.2%	[Red]	86
287	Minnetonka silty clay loam	22.66	23.0%	[Cyan]	77
286	Shorewood silty clay loam, 1 to 6 percent slopes	17.69	18.0%	[Purple]	95
110	Marna silty clay loam, 0 to 2 percent slopes	11.53	11.7%	[Red]	87
1002	Alluvial land, frequently flooded	8.38	8.5%	[Brown]	20
238C	Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded	3.63	3.7%	[Cyan]	74
41B	Estherville sandy loam, 2 to 6 percent slopes	2.35	2.4%	[Grey]	44
211	Lura silty clay, 0 to 1 percent slopes	2.24	2.3%	[Red]	81
319	Barbert silt loam	1.63	1.7%	[Red]	86
39	Wadena loam, 0 to 2 percent slopes	1.59	1.6%	[Cyan]	66
106C	Lester loam, 6 to 10 percent slopes	0.97	1.0%	[Cyan]	76
Weighted Average					78.1



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

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

www.auctioneeralley.com

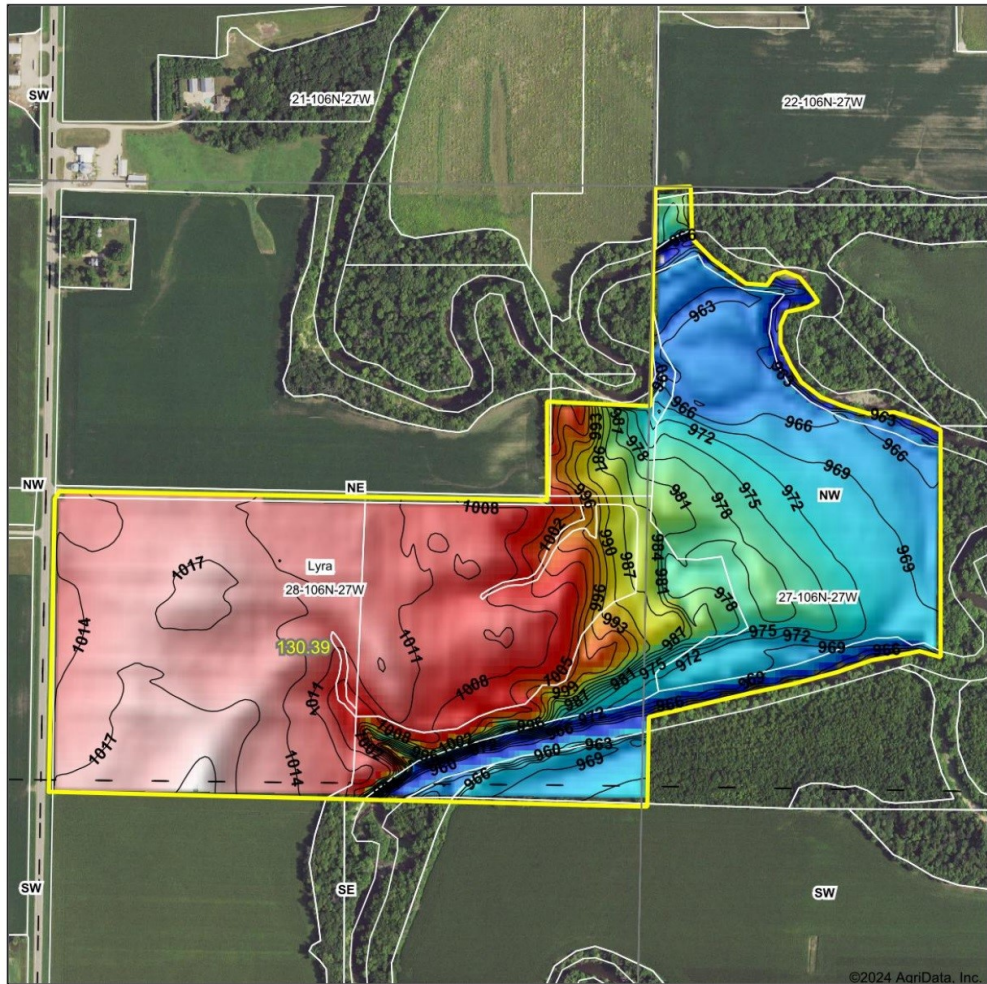
130.39 Acres +/- of Farmland & Building Site in Lyra Twp, Blue Earth Co., MN

FARMLAND AUCTION

Tuesday, January 30, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Mapleton Community Center 304 2nd Ave NE, Mapleton

Topography Hillshade



Low Elevation High



Source: USGS 10 meter dem

Interval(ft): 3

Min: 955.6

Max: 1,022.1

Range: 66.5

Average: 992.8

Standard Deviation: 21.26 ft

0ft 616ft 1232ft



1/29/2024

28-106N-27W
Blue Earth County
Minnesota

Boundary Center: 43° 57' 37.16, -94° 4' 15.79



Maps Provided By:



© AgriData, Inc. 2023 www.AgrIDataInc.com

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



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

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

www.auctioneeralley.com

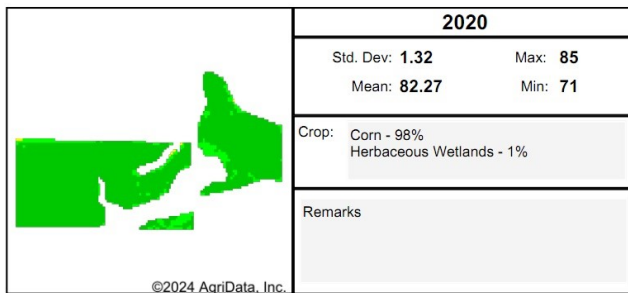
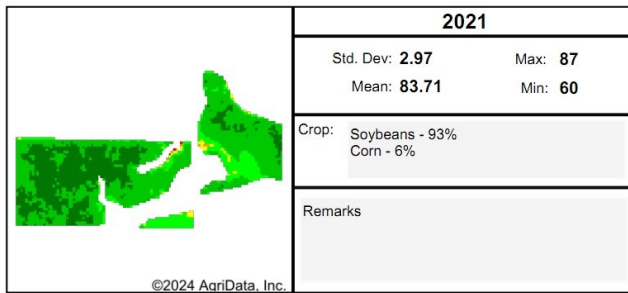
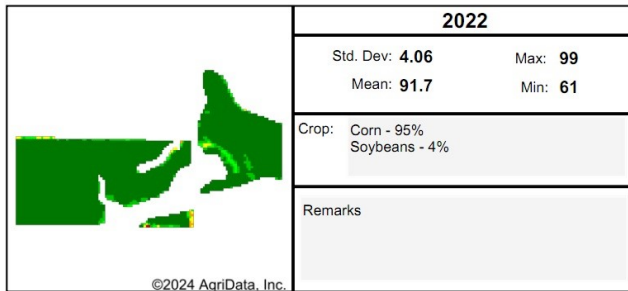
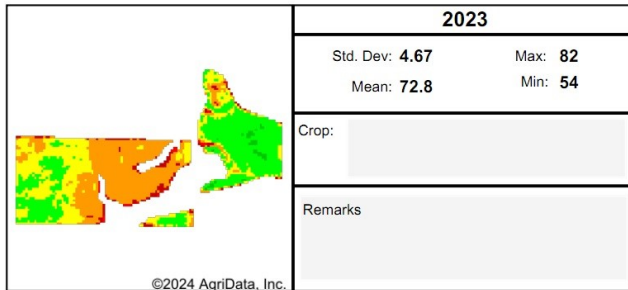
130.39 Acres +/- of Farmland & Building Site in Lyra Twp, Blue Earth Co., MN

FARMLAND AUCTION

Tuesday, January 30, 2024 @ 10:00 AM

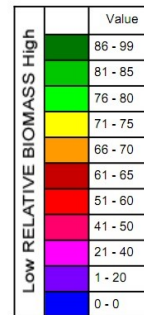
SALE LOCATION: Auction will be held at the Mapleton Community Center 304 2nd Ave NE, Mapleton

Max NDVI Multi-year



Client: _____
 Farm: _____
 Field: _____
 Date: 1/8/2024
 Acres: 98.5

State: MN
 County: Blue Earth
 Location: 28-106N-27W
 Township: Lyra
 Boundary Center: 43° 57' 35.38, -94° 4' 15.73



Soils Weighted Average
 Productivity Index: 78.1

Elevation (feet)
 Min: 961.4
 Max: 1,022.1
 Range: 60.7
 Mean: 997.0
 Std Dev: 21.0



AUCTIONEERS AND SALES STAFF

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

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

www.auctioneeralley.com

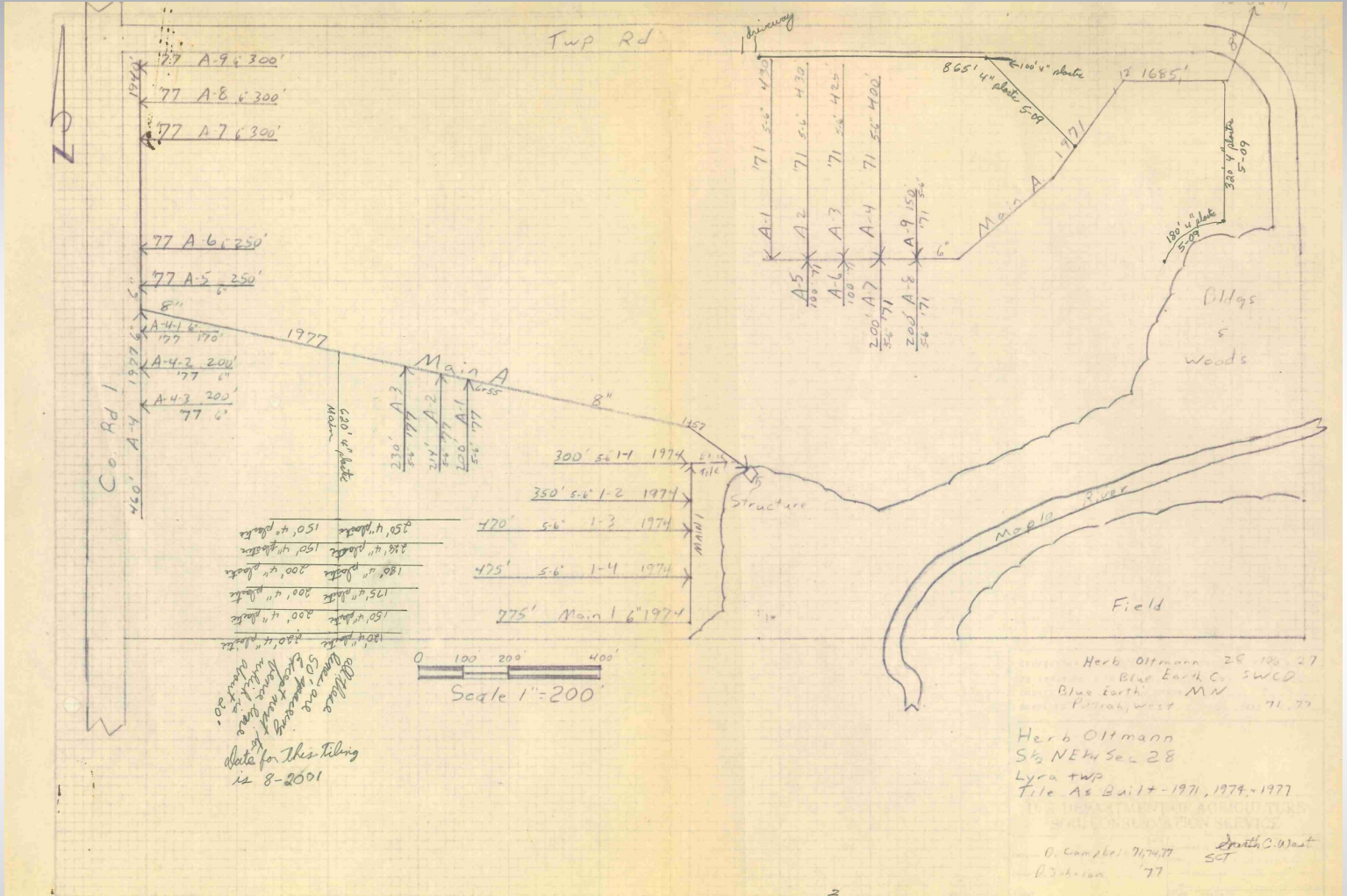
130.39 Acres +/- of Farmland & Building Site in Lyra Twp, Blue Earth Co., MN

FARMLAND AUCTION

Tuesday, January 30, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Mapleton Community Center 304 2nd Ave NE, Mapleton

Private Tile Map



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

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

www.auctioneeralley.com

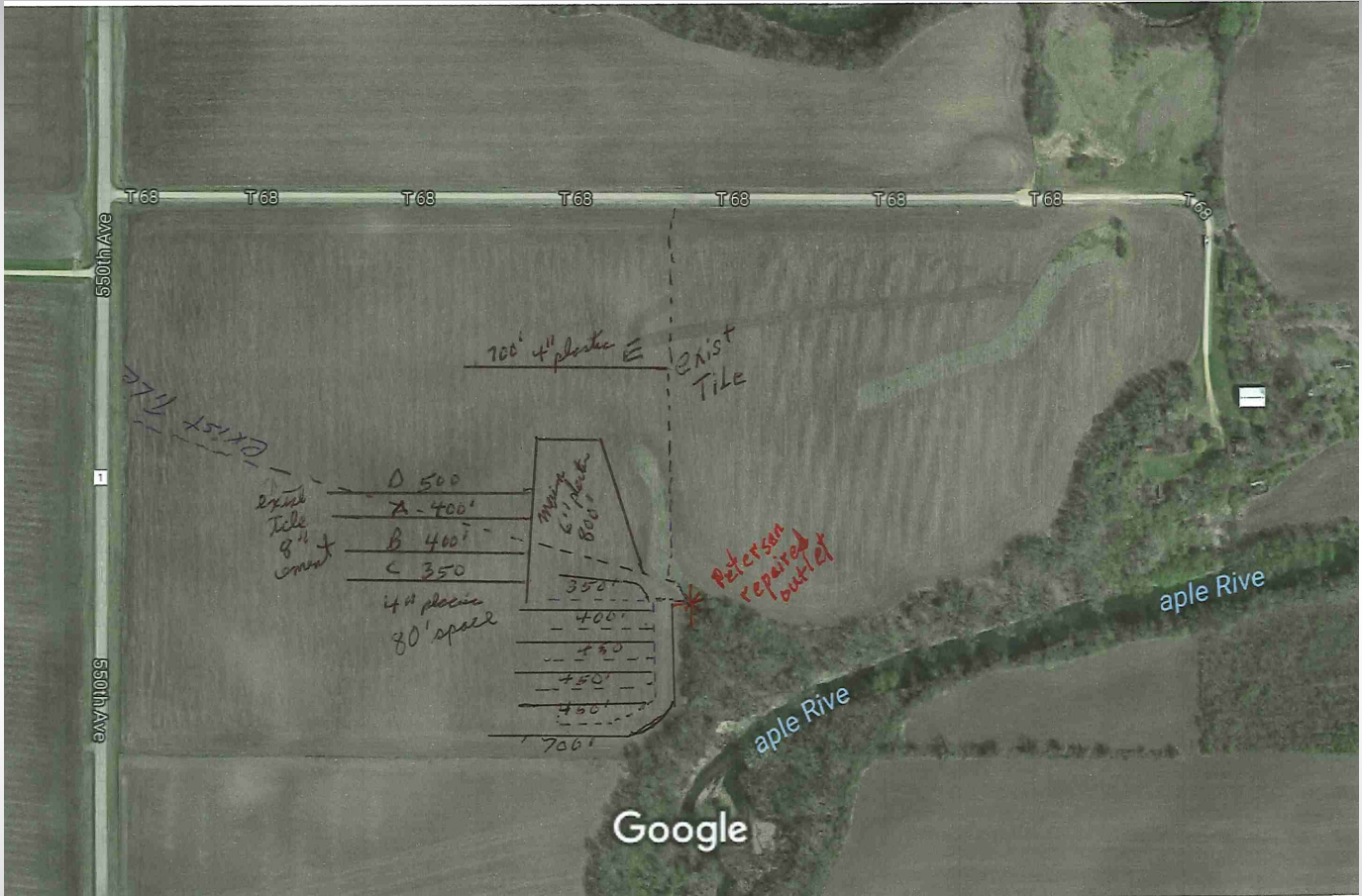
130.39 Acres +/- of Farmland & Building Site in Lyra Twp, Blue Earth Co., MN

FARMLAND AUCTION

Tuesday, January 30, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Mapleton Community Center 304 2nd Ave NE, Mapleton

Private Tile Map 2017



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

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

www.auctioneeralley.com

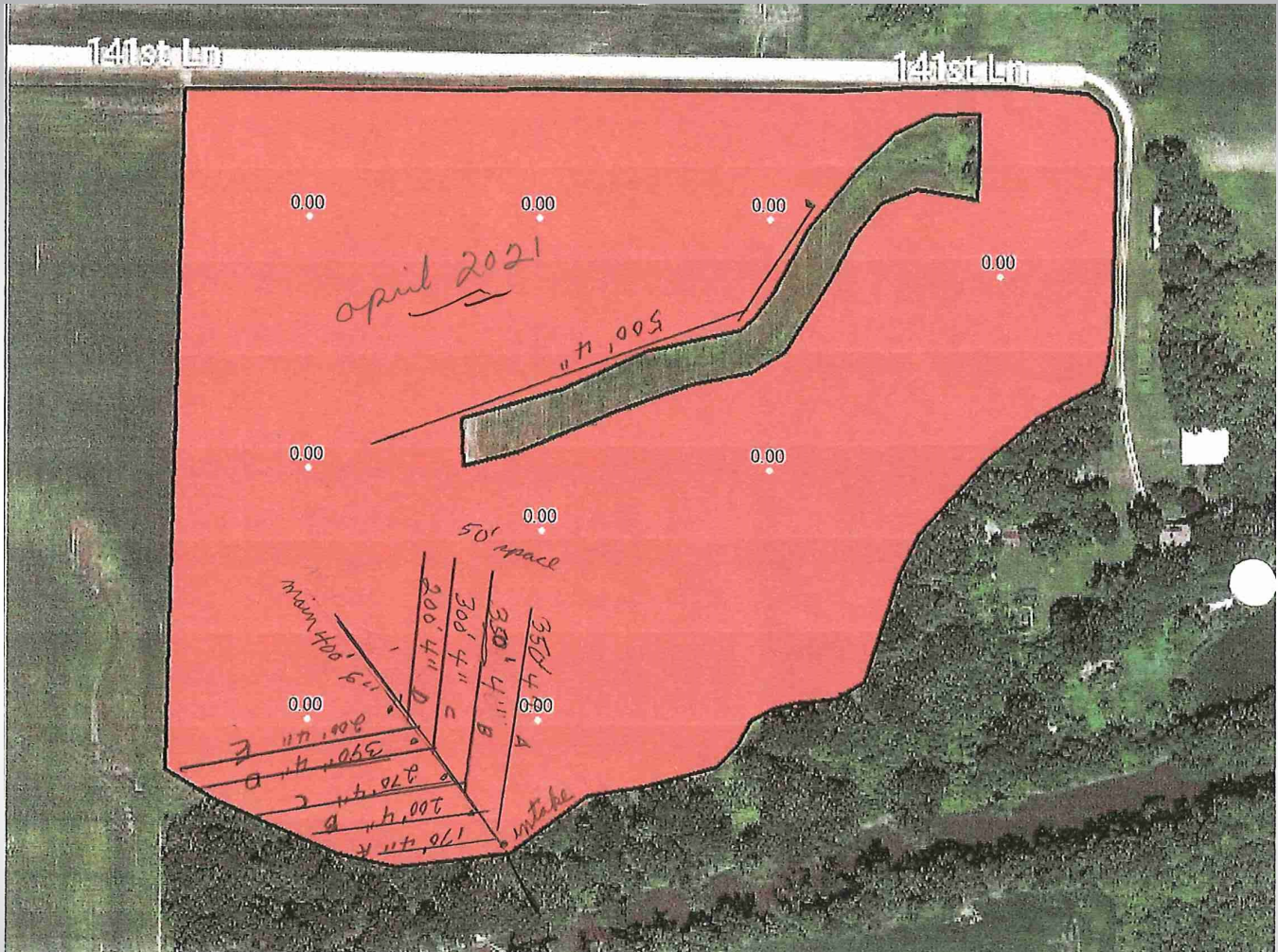
130.39 Acres +/- of Farmland & Building Site in Lyra Twp, Blue Earth Co., MN

FARMLAND AUCTION

Tuesday, January 30, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Mapleton Community Center 304 2nd Ave NE, Mapleton

Private Tile Map



LAND SERVICES UNLIMITED
The People That Make Things Happen

Auctioneer Alley

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

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

www.auctioneeralley.com

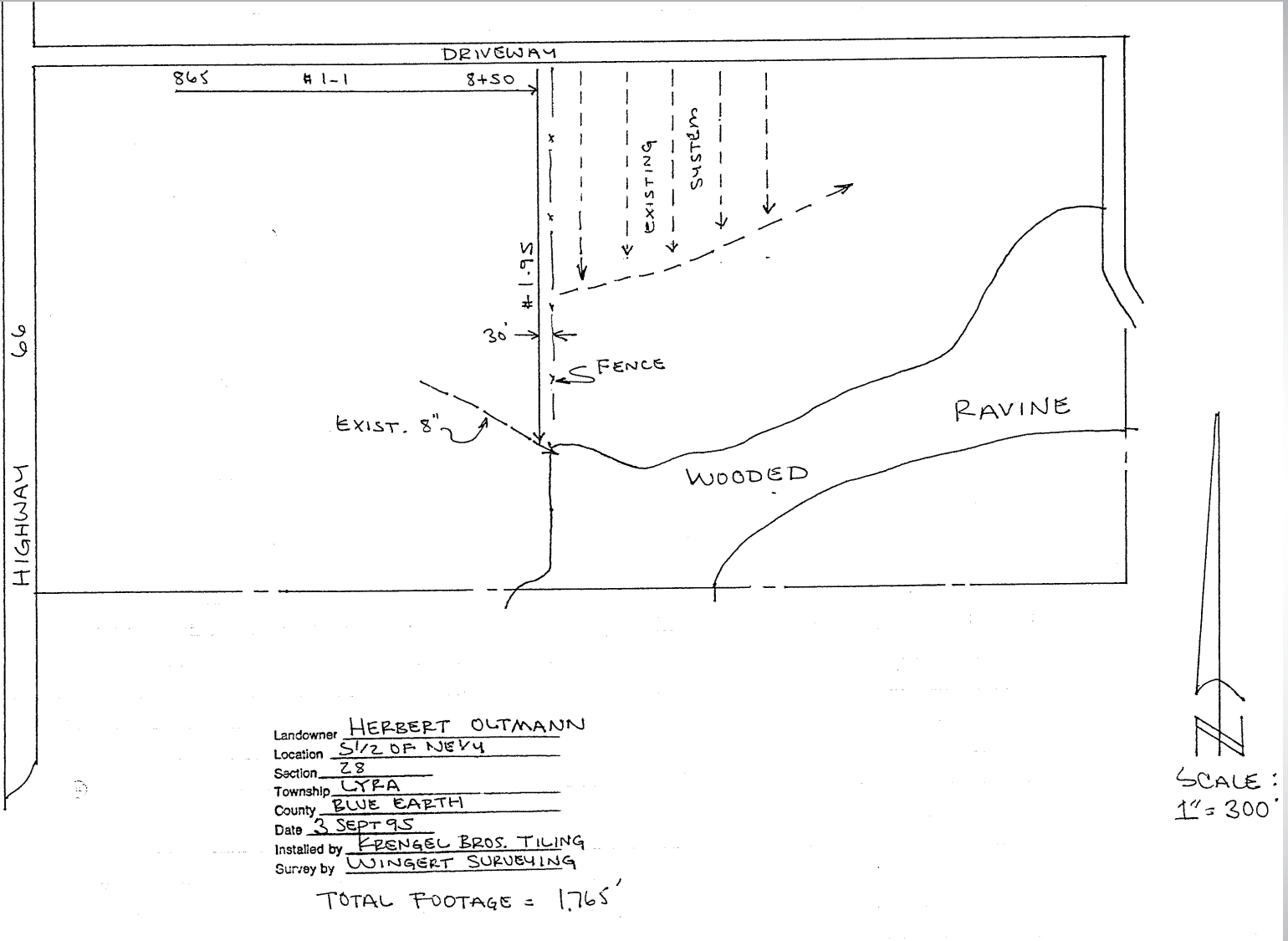
130.39 Acres +/- of Farmland & Building Site in Lyra Twp, Blue Earth Co., MN

FARMLAND AUCTION

Tuesday, January 30, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Mapleton Community Center 304 2nd Ave NE, Mapleton

Private Tile Map



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

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

www.auctioneeralley.com

130.39 Acres +/- of Farmland & Building Site in Lyra Twp, Blue Earth Co., MN

FARMLAND AUCTION

Tuesday, January 30, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Mapleton Community Center 304 2nd Ave NE, Mapleton

Private Tile Map



Certain-Teed/Daymond Co.
230 Collingwood Avenue
Ann Arbor, Michigan 48103
(313) 769-1874

MANUFACTURING & DISTRIBUTION YARDS

1300 Adams,
Lawrenceville, Illinois 62439
(618) 943-5702

321 South Columbia
Montpelier, Indiana 47359
(317) 728-2471

Highway 105 East,
Lake Mills, Iowa 50450
(515) 592-7000

709 Lincoln Street, P.O. Box 256
Towanda, Illinois 61776
(309) 728-2251

160 Lyceum, P.O. Box 207
Geneva, New York 14456
(315) 781-1073

LEGEND:

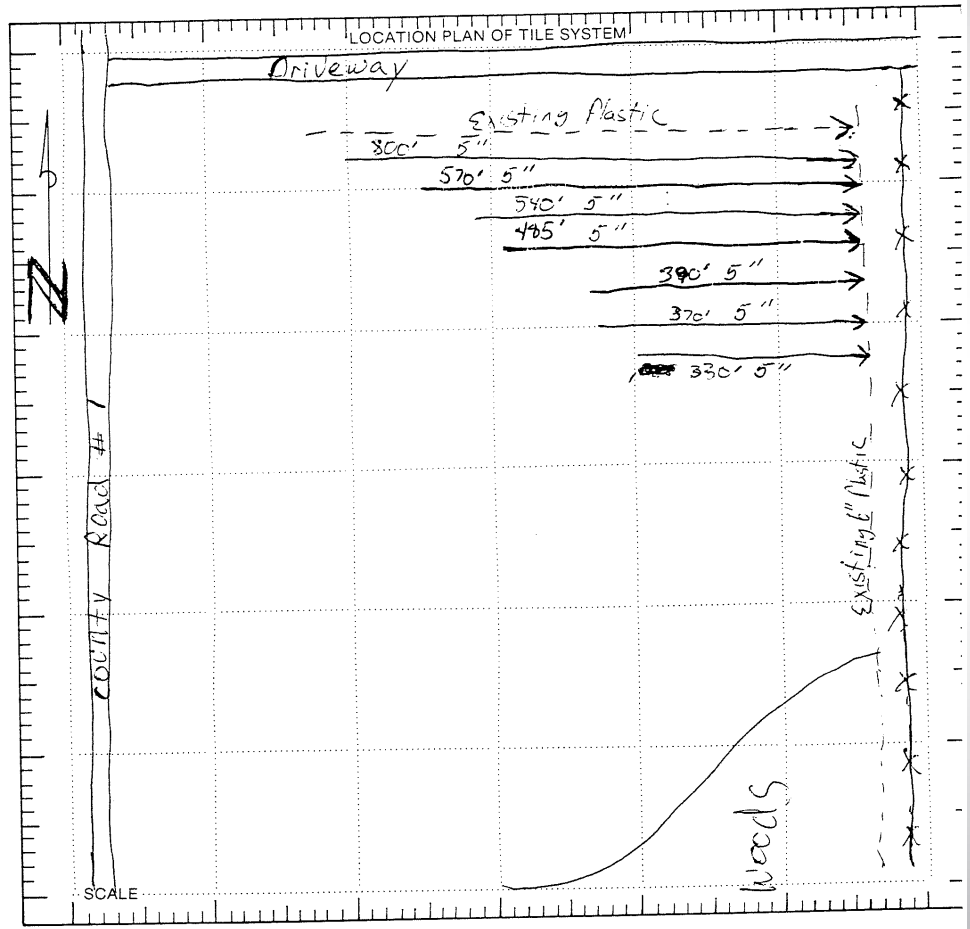
- Permanent fence
- Proposed tile line
- Existing tile line
- Existing shallow ditch
- Existing deep ditch

MATERIALS ESTIMATE

All 5" Plastic used
3,485 Total Feet
7-6" Rtee
7-5" Plug
we closed TP-8

(SEE REVERSE SIDE)

Owner	<u>Heris Altman</u>
TOWNSHIP	<u>Lyra - Sec. 27</u>
COUNTY	<u>Blue Earth</u>
STATE	<u>MN</u>
DATE	<u>June 30, 1996</u>
SIGNED	<u>Pattie Kreggel</u>



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

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

www.auctioneeralley.com

130.39 Acres +/- of Farmland & Building Site in Lyra Twp, Blue Earth Co., MN

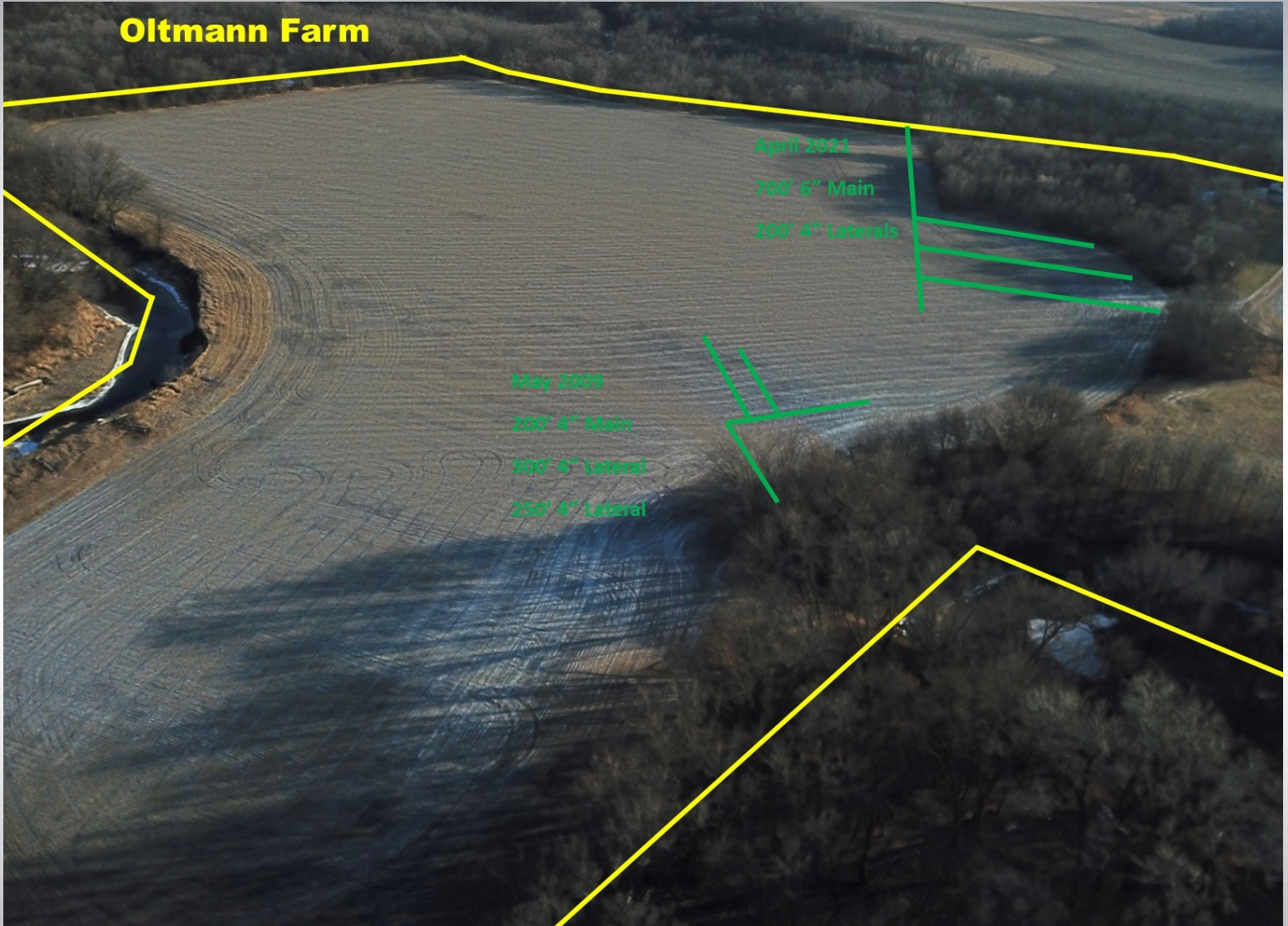
FARMLAND AUCTION

Tuesday, January 30, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Mapleton Community Center 304 2nd Ave NE, Mapleton

Private Tile Map

Oltmann Farm



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

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

www.auctioneeralley.com

130.39 Acres +/- of Farmland & Building Site in Lyra Twp, Blue Earth Co., MN

FARMLAND AUCTION

Tuesday, January 30, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Mapleton Community Center 304 2nd Ave NE, Mapleton

FSA Map

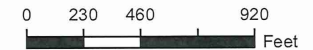
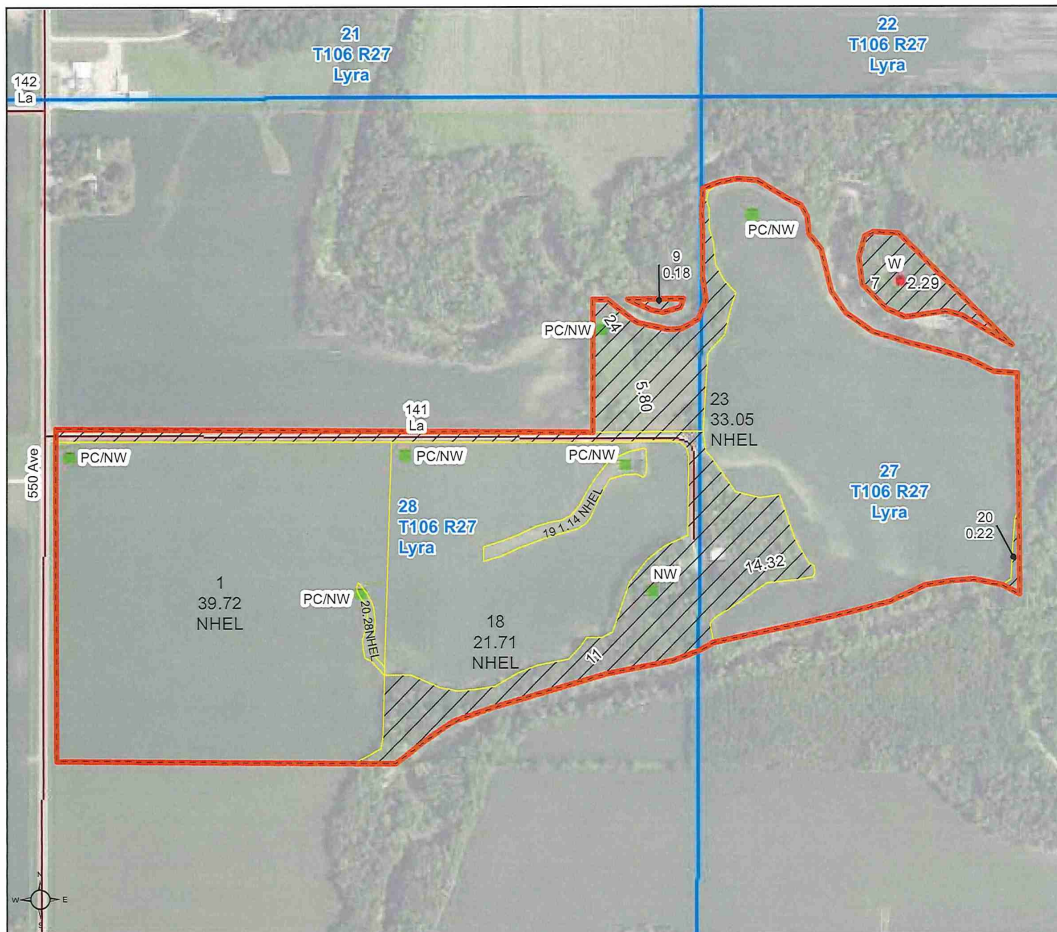
USDA United States Department of Agriculture Blue Earth County, Minnesota

Farm 1083

Tract 2962

2024 Program Year

Map Created October 16, 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: 95.90 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.



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

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

www.auctioneeralley.com

130.39 Acres +/- of Farmland & Building Site in Lyra Twp, Blue Earth Co., MN

FARMLAND AUCTION

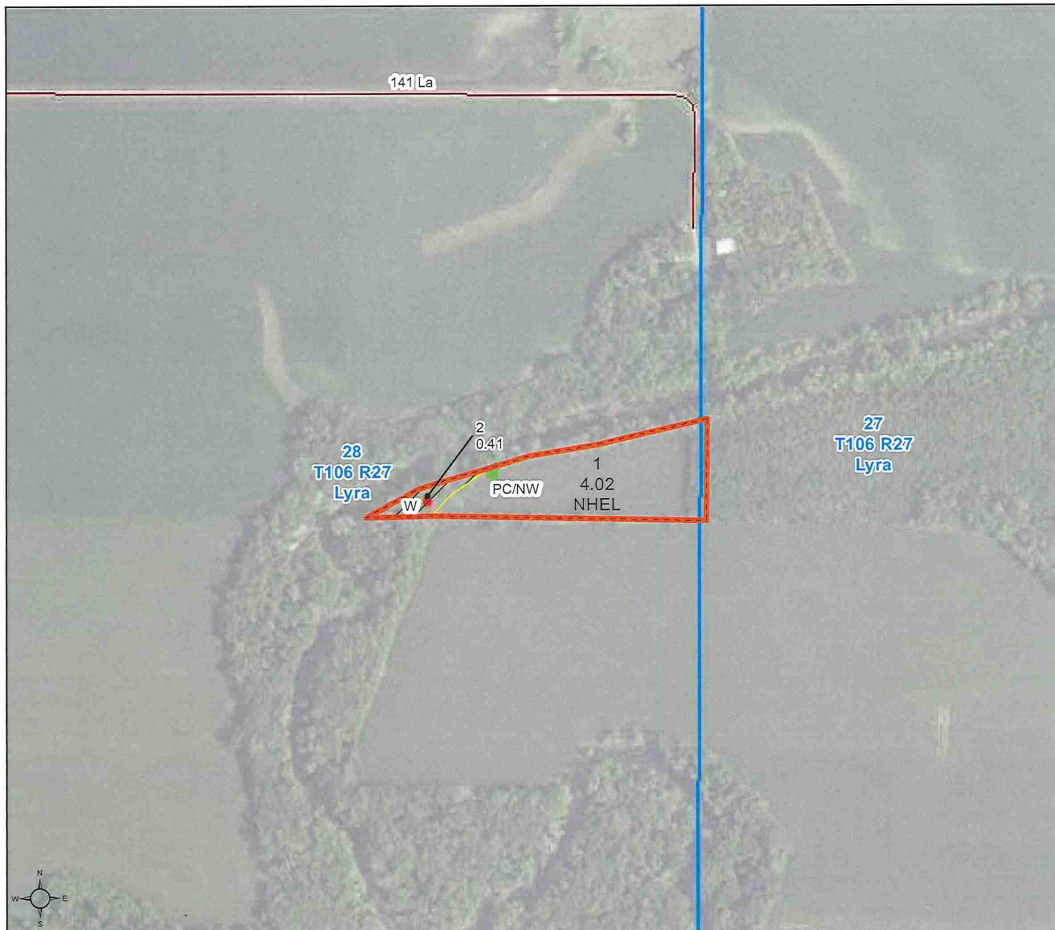
Tuesday, January 30, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Mapleton Community Center 304 2nd Ave NE, Mapleton

FSA Map



Blue Earth County, Minnesota

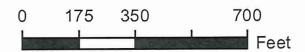


Farm 13601

Tract 3033

2024 Program Year

Map Created October 16, 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: 4.02 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.



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

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

www.auctioneeralley.com


130.39 Acres +/- of Farmland & Building Site in Lyra Twp, Blue Earth Co., MN

FARMLAND AUCTION

Tuesday, January 30, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Mapleton Community Center 304 2nd Ave NE, Mapleton

FSA Information

MINNESOTA BLUE EARTH Form: FSA-156EZ <small>See Page 2 for non-discriminatory Statements.</small>	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 1083 Prepared : 12/27/23 1:51 PM CST Crop Year : 2024
--	--	--

Operator Name	:	
CRP Contract Number(s)	:	None
Recon ID	:	None
Transferred From	:	None
ARCPLC G/IF Eligibility	:	Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
118.71	95.90	95.90	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	95.90	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	64.20	0.00	160	
Soybeans	21.40	0.00	51	0
TOTAL	85.60	0.00		

NOTES

Tract Number	:	2962
Description	:	S2NE4(28)W2NW4(27) Lyra
FSA Physical Location	:	MINNESOTA/BLUE EARTH
ANSI Physical Location	:	MINNESOTA/BLUE EARTH
BIA Unit Range Number	:	
HEL Status	:	HEL determinations not completed for all fields on the tract
Wetland Status	:	Tract contains a wetland or farmed wetland
WL Violations	:	None
Owners	:	CHARLOTTE OLMANN
Other Producers	:	None
Recon ID	:	None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
118.71	95.90	95.90	0.00	0.00	0.00	0.00	0.0

Tract 2962 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag, Rel Activity	SOD
0.00	0.00	95.90	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	64.20	0.00	160
Soybeans	21.40	0.00	51
TOTAL	85.60	0.00	



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

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

www.auctioneeralley.com

130.39 Acres +/- of Farmland & Building Site in Lyra Twp, Blue Earth Co., MN

FARMLAND AUCTION

Tuesday, January 30, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Mapleton Community Center 304 2nd Ave NE, Mapleton

FSA Information

Tract Number	: 3033						
Description	: H12,NE(28) Lyra						
FSA Physical Location	: MINNESOTA/BLUE EARTH						
ANSI Physical Location	: MINNESOTA/BLUE EARTH						
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	: CHARLOTTE OLTMANN						
Other Producers	: None						
Recon ID	: None						
Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
4.43	4.02	4.02	0.00	0.00	0.00	0.00	0.0
Tract 3033 Continued ...							
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	4.02	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	3.02	0.00	152				
Soybeans	1.00	0.00	43				
TOTAL	4.02	0.00					



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

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

www.auctioneeralley.com

130.39 Acres +/- of Farmland & Building Site in Lyra Twp, Blue Earth Co., MN

FARMLAND AUCTION

Tuesday, January 30, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Mapleton Community Center 304 2nd Ave NE, Mapleton

Summary

Parcel ID R42.18.28.200.002
 Property Address 55199 141 LN
 LYRA TOWNSHIP, MN 56010
 Sec/Twp/Rng 028/106/27
 Brief S2 OF NE4 & S30R OF E25R OF NE4 OF NE4 EXC 1.59A CSAH#1 28-106-27
 Tax Description 83.11A
 (Note: Not to be used on legal documents)
 Area 83.11 Acres
 Use Code 2AREM-Agricultural Homestead - Remainder
 Tax Authority Group LYRA TWP SCH 2135



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

Owners

Primary Owner **OLTMANN CHARLOTTE**
 55191 141st Ln
 Good Thunder MN 56037
 Alternate Taxpayer
 Fee Owner

Land

Lot Area 83.11 Acres ;3,620,272 SF

Agricultural Land

Description	Soil Type	Acres
Site and Excess		2.52
Ag Land	66CER	65.56
Ag Land	MEADOW	5.00
Ag Land	FLOOD S	0.83
Ag Land	RIVER	1.88
Ag Land	EXEMPT RD	2.24
Ag Land	WOODS	3.44
Ag Land	WETLAND	1.64
Total Acres:		83.11

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built
0	Shed	QUONSET WD	34	50	1945

Valuation - Assessment Year

	2023 Values	2022 Values	2021 Values	2020 Values	2019 Values	2018 Values
EMV Improvement	\$900	\$900	\$1,300	\$1,100	\$1,100	\$1,100
EMV Land	\$675,700	\$533,000	\$459,300	\$458,000	\$496,900	\$460,100
EMV Machine	\$0	\$0	\$0	\$0	\$0	\$0
EMV (Estimated Market Value)	\$676,600	\$533,900	\$460,600	\$459,100	\$498,000	\$461,200
Total Green Acres Value	\$0	\$0	\$0	\$0	\$0	\$0

Taxation

	2023 Payable	2022 Payable	2021 Payable	2020 Payable	2019 Payable	2018 Payable
Estimated Market Value	\$533,900	\$460,600	\$459,100	\$498,000	\$461,200	
Taxable Market Value	\$533,900	\$460,600	\$459,100	\$498,000	\$461,200	
Net Tax Amount	\$1,650.00	\$1,680.00	\$1,726.00	\$1,450.00	\$1,398.00	\$1,426.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$1,650.00	\$1,680.00	\$1,726.00	\$1,450.00	\$1,398.00	\$1,426.00
+ Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Amount Paid	\$1,650.00	\$1,680.00	\$1,726.00	\$1,450.00	\$1,398.00	\$1,426.00
= Outstanding Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



AUCTIONEERS AND SALES STAFF

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

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

www.auctioneeralley.com

130.39 Acres +/- of Farmland & Building Site in Lyra Twp, Blue Earth Co., MN

FARMLAND AUCTION

Tuesday, January 30, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Mapleton Community Center 304 2nd Ave NE, Mapleton

Summary

Parcel ID R42.18.27.100.004
 Property Address 55199 141ST LN
 GOOD THUNDER, MN 56037
 Sec/Twp/Rng 027/106/27
 Brief N7.5A OF W10A OF SW4 OF NW4 & 17.5A N OF RIV OF SW4 OF NW4 027 106
 Tax Description 27 025.000A
 (Note: Not to be used on legal documents)
 Area 25.00 Acres
 Use Code 2AHGA-Agricultural Homestead - HGA; 2AREM-Agricultural Homestead - Remainder
 Tax Authority LYRA TWP SCH 2135
 Group



* The Use Code is the Assessor Office's determination of the use of the property for the current assessment year and is not the same as the property's zoning.

* Please contact the zoning authority for information regarding zoning.

Owners

Primary Owner **OLTMANN CHARLOTTE** Alternate Taxpayer Fee Owner
 55191 141st Ln
 Good Thunder MN 56037

Land

Lot Area 25.00 Acres ; 1,089,000 SF

Agricultural Land

Description	Soil Type	Acres
Ag Land	49CER	17.37
Ag Land	MEADOW	0.03
Site and Excess		1.00
Ag Land	CONS EASE	0.17
Ag Land	FLOOD S	1.22
Site and Excess		3.70
Ag Land	WETLAND	1.51

Total Acres: 25.00

Residential Dwellings

Residential Dwelling Single-Family
 Occupancy 1 1/2 Story Frame
 Style N/A
 Architectural Style 1870
 Year Built Gable/Asph Shgl
 Roof Carpet/Linoleum
 Flooring Stone Wall
 Foundation Wd Fr Siding
 Exterior Material Plaster
 Interior Material
 Brick or Stone Veneer
 Total Gross Living Area 1,152 SF
 Attic Type None;
 Number of Rooms 7 above; 0 below
 Number of Bedrooms 4 above; 0 below
 Basement Area Type Full
 Basement Area 936
 Basement Finished Area
 Plumbing 1 Full Bath;
 Appliances
 Central Air Yes
 Heat Unit Heat
 Fireplaces
 Porches 1S Frame Enclosed (144 SF); 1S Frame Enclosed (42 SF);
 Decks
 Additions 1 Story Frame (264 SF) (264 Bsmt SF);
 1 Story Frame (364 SF) (364 Bsmt SF);
 Garages 336 SF - Det Frame (Built: 1956);



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

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

www.auctioneeralley.com

130.39 Acres +/- of Farmland & Building Site in Lyra Twp, Blue Earth Co., MN

FARMLAND AUCTION

Tuesday, January 30, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Mapleton Community Center 304 2nd Ave NE, Mapleton

Agricultural Buildings

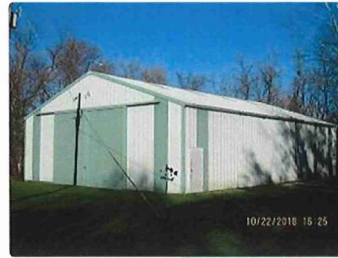
Plot #	Type	Description	Width	Length	Year Built
	Steel Utility Building	POLE SHED	45	63	1983

Valuation - Assessment Year

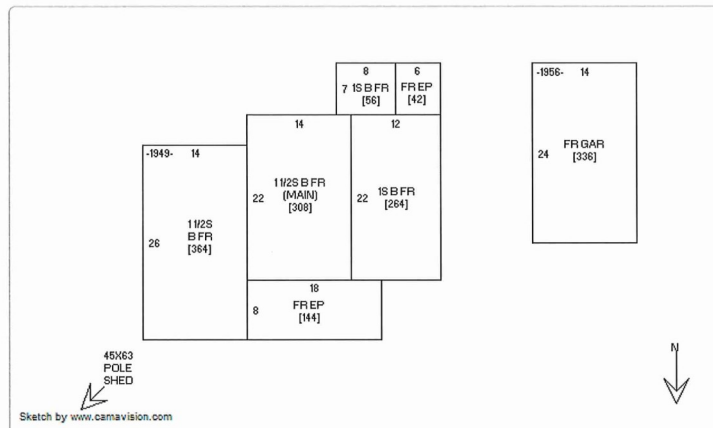
	2023 Values	2022 Values	2021 Values	2020 Values	2019 Values	2018 Values
EMV	\$77,500	\$67,200	\$52,300	\$52,500	\$52,500	\$71,800
Improvement						
EMV Land	\$200,300	\$187,100	\$174,000	\$162,100	\$171,200	\$162,800
EMV Machine	\$0	\$0	\$0	\$0	\$0	\$0
EMV (Estimated Market Value)	\$277,800	\$254,300	\$226,300	\$214,600	\$223,700	\$234,600
Total						
Green Acres Value	\$0	\$0	\$0	\$0	\$0	\$0

Taxation

	2023 Payable	2022 Payable	2021 Payable	2020 Payable	2019 Payable	2018 Payable
Estimated Market Value	\$254,300	\$226,300	\$214,600	\$223,700	\$234,600	
Taxable Market Value	\$228,000	\$198,800	\$186,200	\$195,300	\$207,800	
Net Tax Amount	\$956.00	\$928.00	\$832.00	\$584.00	\$758.00	\$692.00
+ Special Assessments	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00	\$20.00
= Total Taxes Due	\$976.00	\$948.00	\$852.00	\$604.00	\$778.00	\$712.00
+ Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Amount Paid	\$976.00	\$948.00	\$852.00	\$604.00	\$778.00	\$712.00



Sketches



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

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

www.auctioneeralley.com

130.39 Acres +/- of Farmland & Building Site in Lyra Twp, Blue Earth Co., MN

FARMLAND AUCTION

Tuesday, January 30, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Mapleton Community Center 304 2nd Ave NE, Mapleton

Summary

Parcel ID R42.18.27.100.003
 Property Address N/A
 Sec/Twp/Rng 027/106/27
 Brief Tax Description NW4 OF NW4 S OF RIVER CENTERLINE & PT W5A OF NW4 OF NW4 N OF RIVER CENTERLINE 027 106 27 22.80A
(Note: Not to be used on legal documents)
 Area 22.80 Acres
 Use Code 2AREM-Agricultural Homestead - Remainder
 Tax Authority Group LYRA TWP SCH 2135

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

Owners

Primary Owner	Alternate Taxpayer	Fee Owner
OLTMANN CHARLOTTE 55191 141st Ln Good Thunder MN 56037		

Land

Lot Area 22.80 Acres;993,168 SF

Agricultural Land

Description	Soil Type	Acres
Ag Land	FLOOD S	0.92
Ag Land	MEADOW	0.27
Ag Land	40&UND CER	18.23
Ag Land	RIVER	2.10
Ag Land	WETLAND	0.96
Ag Land	WOODS	0.32
		Total Acres: 22.80

Valuation - Assessment Year

	2023 Values	2022 Values	2021 Values	2020 Values	2019 Values	2018 Values
EMV Improvement	\$0	\$0	\$0	\$0	\$0	\$0
EMV Land	\$122,400	\$121,800	\$108,100	\$108,100	\$117,500	\$109,000
EMV Machine	\$0	\$0	\$0	\$0	\$0	\$0
EMV (Estimated Market Value)	\$122,400	\$121,800	\$108,100	\$108,100	\$117,500	\$109,000
Total						
Green Acres Value	\$0	\$0	\$0	\$0	\$0	\$0

Taxation

	2023 Payable	2022 Payable	2021 Payable	2020 Payable	2019 Payable	2018 Payable
Estimated Market Value	\$121,800	\$108,100	\$108,100	\$117,500	\$109,000	
Taxable Market Value	\$121,800	\$108,100	\$108,100	\$117,500	\$109,000	
Net Tax Amount	\$296.00	\$336.00	\$354.00	\$218.00	\$202.00	\$224.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$296.00	\$336.00	\$354.00	\$218.00	\$202.00	\$224.00
+ Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Amount Paid	\$296.00	\$336.00	\$354.00	\$218.00	\$202.00	\$224.00
= Outstanding Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



AUCTIONEERS AND SALES STAFF

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

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

www.auctioneeralley.com

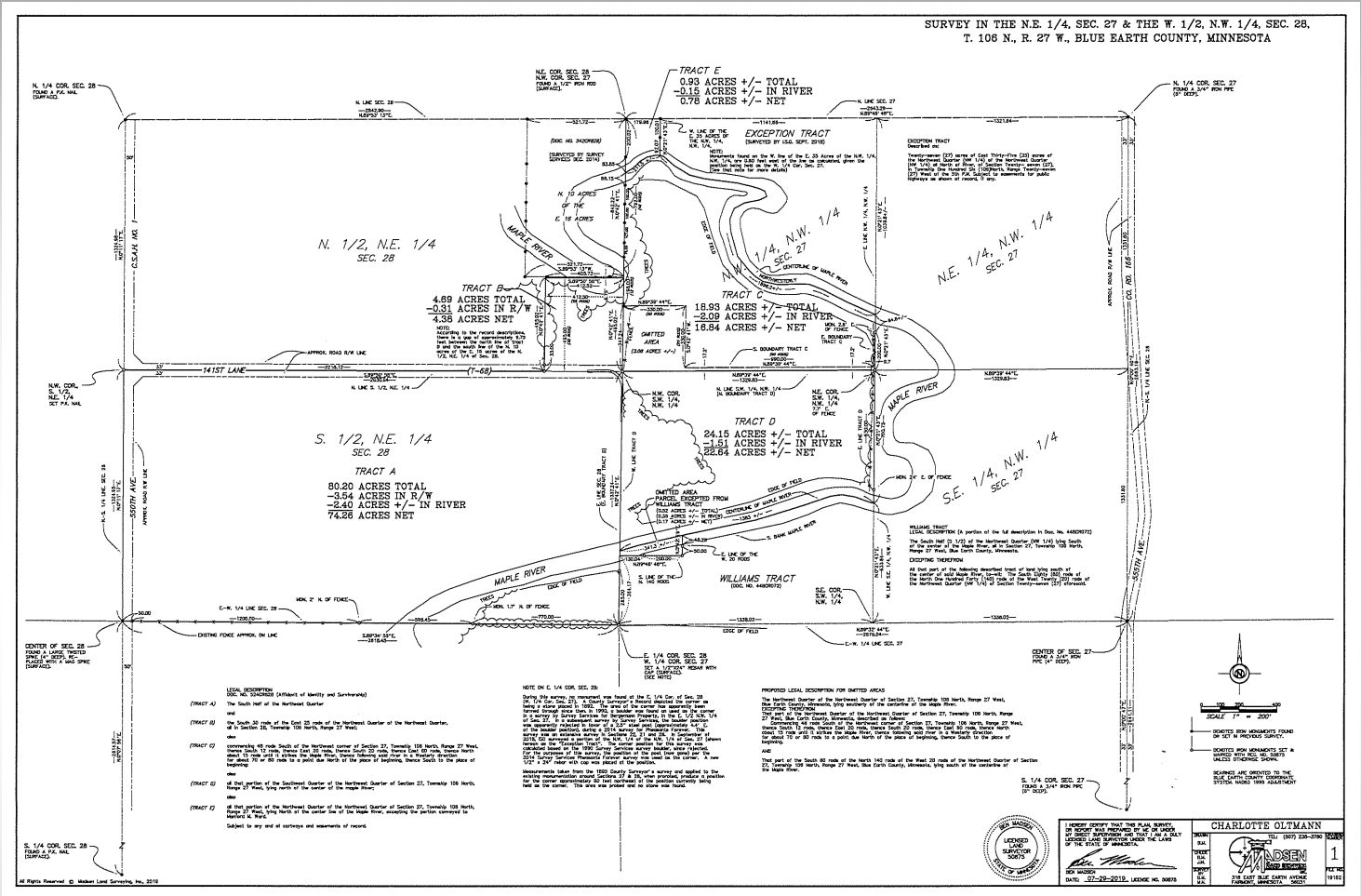
130.39 Acres +/- of Farmland & Building Site in Lyra Twp, Blue Earth Co., MN

FARMLAND AUCTION

Tuesday, January 30, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Mapleton Community Center 304 2nd Ave NE, Mapleton

Survey



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

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

www.auctioneeralley.com

130.39 Acres +/- of Farmland & Building Site in Lyra Twp, Blue Earth Co., MN

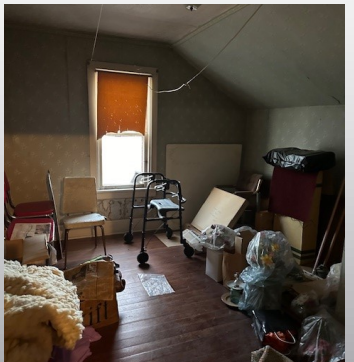
FARMLAND AUCTION

Tuesday, January 30, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Mapleton Community Center 304 2nd Ave NE, Mapleton

Building Site: 55199 141st Lane, Good Thunder, MN 56037

This site includes a 2-story farm house built in the 1870's along with a 40' x 60' machine shed. The building site is being sold 'AS-IS, WHERE-IS.' To view prior to the auction, please make an appointment with Dustyn Hartung 507-236-7629 or Leah Hartung 507-236-8786.



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

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

www.auctioneeralley.com

130.39 Acres +/- of Farmland & Building Site in Lyra Twp, Blue Earth Co., MN

FARMLAND AUCTION

Tuesday, January 30, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Mapleton Community Center 304 2nd Ave NE, Mapleton



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 Oltmann farm will be offered for sale as one parcel on sale day 130.39 +/- 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 March 15, 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 open to be farmed in 2024 by the new buyer. Buyer will be responsible for 2024 real estate taxes and thereafter. 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 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



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

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

www.auctioneeralley.com

130.39 Acres +/- of Farmland & Building Site in Lyra Twp, Blue Earth Co., MN

FARMLAND AUCTION

Tuesday, January 30, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Mapleton Community Center 304 2nd Ave NE, Mapleton

NOTES



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

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

www.auctioneeralley.com

130.39 Acres +/- of Farmland & Building Site in Lyra Twp, Blue Earth Co., MN

FARMLAND AUCTION

Tuesday, January 30, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Mapleton Community Center 304 2nd Ave NE, Mapleton



105 South State Street, Fairmont, MN 56031 • 507-238-4318 • www.landservicesunlimited.com



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



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



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



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



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



CHRIS KAHLER
MN REAL ESTATE SALESMAN &
LICENSED AUCTIONEER
507-230-6006
AUCTIONEERALLEY@GMAIL.COM
CKAHL_3@HOTMAIL.COM



RYAN KAHLER
LICENSED AUCTIONEER
507-227-8528
AUCTIONEERALLEY@GMAIL.COM
RKAHL_3@HOTMAIL.COM



WWW.LANDSERVICESUNLIMITED.COM

Acreages - Commercial - Farm Land - Recreational



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL & SCOTT CHRISTOPHER

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

www.auctioneeralley.com