



MITCHELL FAMILY FARM LAND AUCTION

MARCH 7, 2024 @ 10 AM

Knights of Columbus Hall

920 E 10th Street Fairmont, MN

183.79 ACRES +/-

SECTIONS 20 & 21 OF WESTFORD TWP

MARTIN COUNTY, MN

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060



183.79 Acres +/- of Bare Farmland in Westford Twp, Martin Co., MN

FARMLAND AUCTION

Thursday, March 7, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Knights of Columbus Hall 920 E 10th Street, Fairmont, MN



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

MITCHELL FAMILY FARM 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- 40.01 +/- Deeded Acres x The Bid
Parcel 2- 143.78 +/- Deeded Acres x The Bid
***Selling By Surveyed Acres**

LEGAL DESCRIPTION 1: 40.01 +/- Deeded Acres located in the NW ¼ of the NE ¼ of Section 20, TWP 104N, Range 30W, Martin County, MN

TAX PARCEL ID 1: 200200600

BUILDINGS 1: None

REAL ESTATE TAXES 1: 2023 (NON-HSTD) Ag Taxes = \$1,584.20

FSA INFORMATION 1:

Total Deeded Acres	=	40.01 +/- Acres
FSA Tillable Acres	=	38.51 +/- Acres
Corn Base Acres	=	27.51 +/- Acres
Corn PLC Yield	=	151.00 +/- Bushels
Soybean Base Acres	=	8.13 +/- Acres
Soybean PLC Yield	=	51.00 +/- Bushels
Total Base Acres	=	35.64 +/- Acres

PREDOMINANT SOILS 1: Canisteo-Glencoe

CPI PARCEL 1: CPI= 88.1
***See Soils Map**

TOPOGRAPHY 1: Level to Gently Rolling
***See Topography Map**

DRAINAGE PARCEL 1: Part of Judicial Ditch 47

NRCS CLASSIFICATION 1: NHEL

WETLAND STATUS 1: Not Completed

LEGAL DESCRIPTION 2: 143.78 +/- Deeded Acres located in the NW 1/4 of Section 21, TWP 104N, Range 30W, Martin County, MN
***See Full Legal Description**

AUCTIONS – REAL ESTATE - APPRAISALS



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TAX PARCEL ID 2: 200210600

BUILDINGS 2: None

REAL ESTATE TAXES 2: 2023 (NON-HSTD) Ag Taxes = \$5,701.18

FSA INFORMATION 2:

Total Deeded Acres	=	143.78 +/- Acres
FSA Tillable Acres	=	134.28 +/- Acres
Corn Base Acres	=	95.69 +/- Acres
Corn PLC Yield	=	151.00 +/- Bushels
Soybean Base Acres	=	28.27 +/- Acres
Soybean PLC Yield	=	51.00 +/- Bushels
Total Base Acres	=	123.96 +/- Acres

PREDOMINANT SOILS 2: Canisteo-Glencoe, Clarion Swan-Lake & Nicollet-Crippin

CPI PARCEL 2: CPI= 91.2
*See Soils Map

TOPOGRAPHY 2: Level to Rolling
*See Topography Map

DRAINAGE PARCEL 2: Part of Judicial Ditch 47

NRCS CLASSIFICATION 2: NHEL On Cropland

WETLAND STATUS 2: Completed 4-8-1996
*See Wetland Determination

LEASE STATUS 1 & 2: The property is opened to be farmed by the new buyer in 2024. Sellers will retain all of the 2023 farm rent.

FALL TILLAGE 1 & 2: The 2023 fall tillage has been completed on the property along with hog manure application. At the conclusion of the auction the new buyer will be required to reimburse the previous tenant.

Parcel 1: Moldboard Plowing = \$752.40
No fall fertilizer was applied to Parcel 1.

Parcel 2: Fall manure with application = \$18,331.75
4000 gallons of hog manure was applied to Parcel 2 in the fall
NPK first year nutrient availability is equal to 138-55-74

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 2 LEGAL DESCRIPTION

All that part of the Northwest Quarter of Section 21, Township 104, Range 30, Martin County, Minnesota, lying West of the right-of-way of the Chicago, St. Paul, Minneapolis and Omaha Railway, EXCEPTING therefrom that part of the Northwest Quarter described as follows:

Commencing at the Northwest corner of said Section Twenty-one (21); thence East 808.78 feet along the North line of said Section 21 to the point of beginning of the tract to be described; thence South 480.95 feet, at right angles; thence East 317.00 feet, at right angles; thence North 480.95 feet, at right angles, to a point on the North line of said Section 21; thence West 317.00 feet along said North line to the point of beginning.

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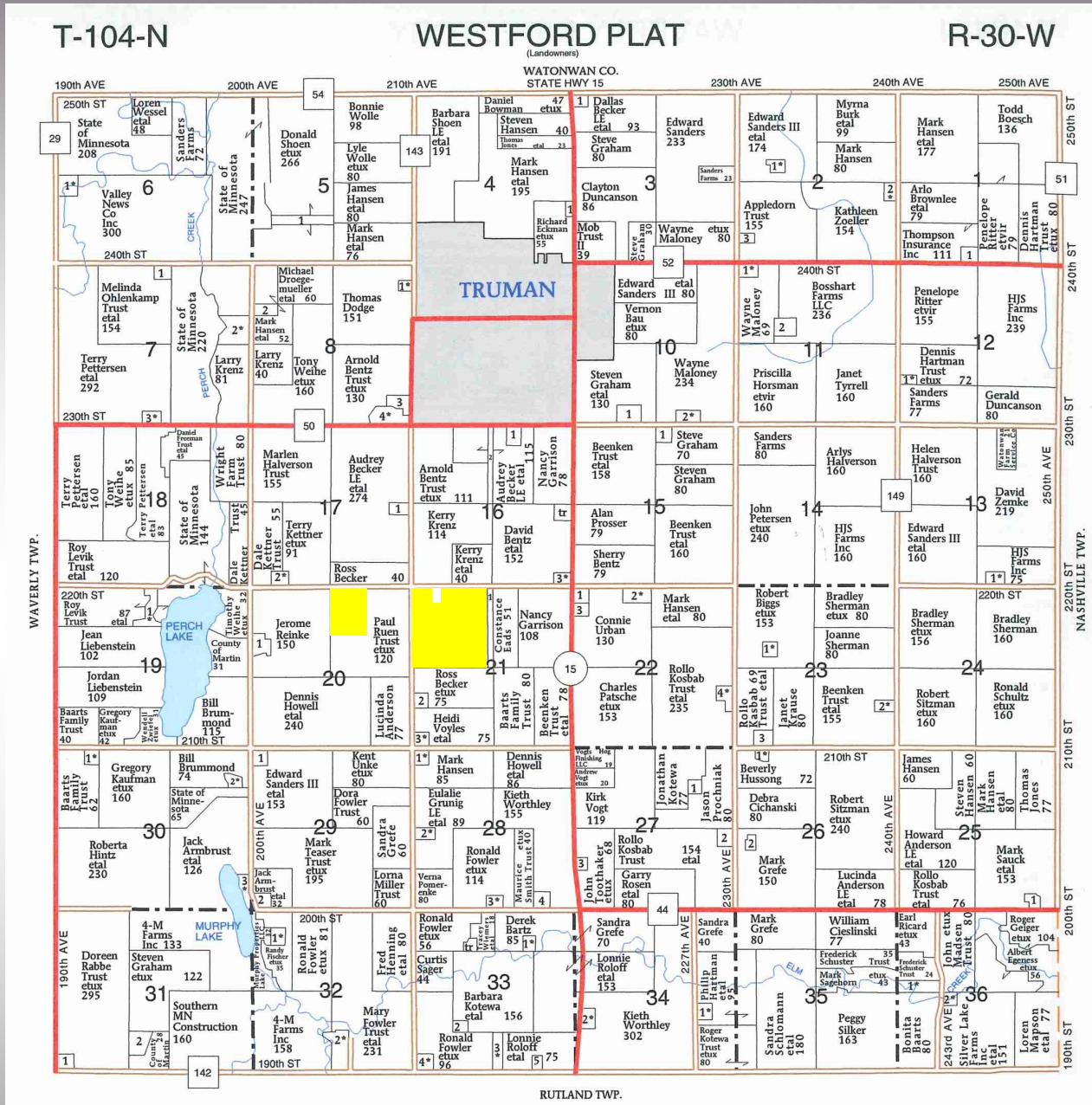
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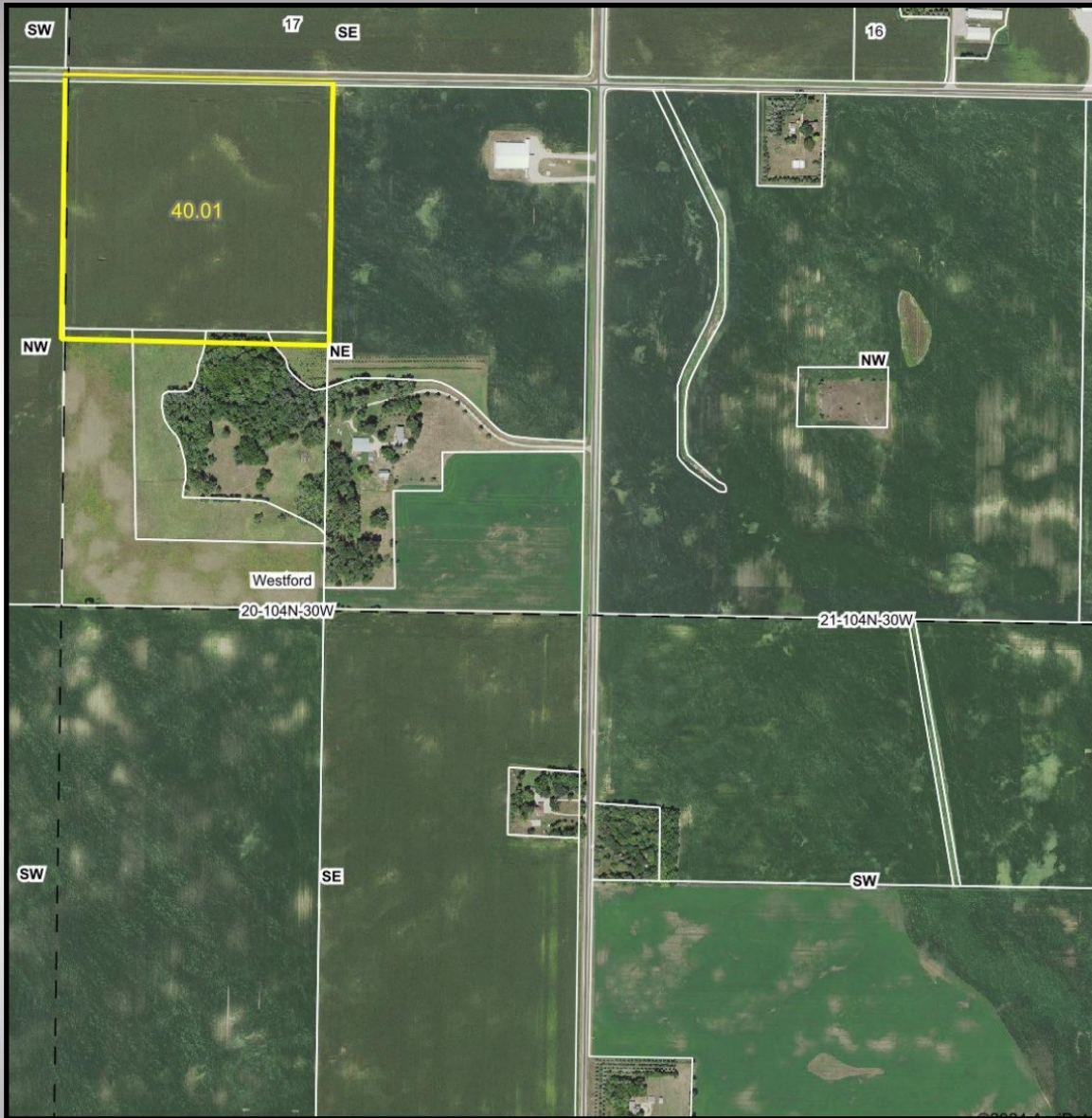
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PARCEL 1: 40.01 Acres



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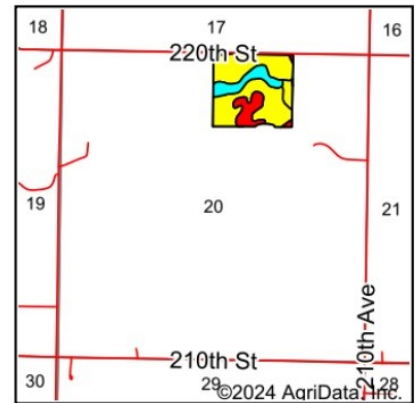
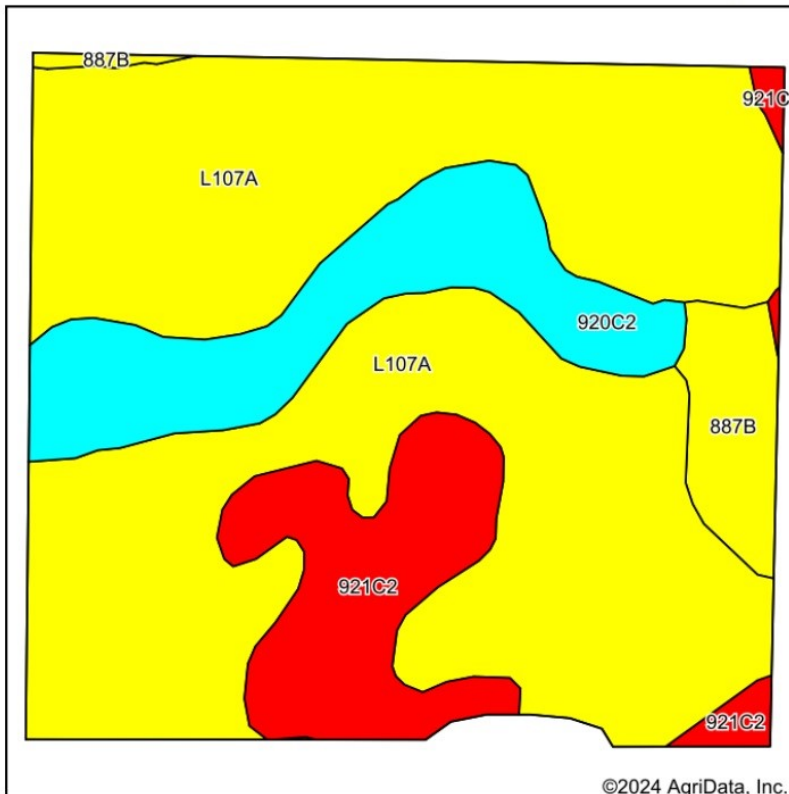
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PARCEL 1

Soils Map



State: **Minnesota**
 County: **Martin**
 Location: **20-104N-30W**
 Township: **Westford**
 Acres: **38.51**
 Date: **1/31/2024**



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	26.63	69.2%		91
920C2	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	5.21	13.5%		73
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	4.88	12.7%		87
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	1.79	4.6%		92
Weighted Average					88.1



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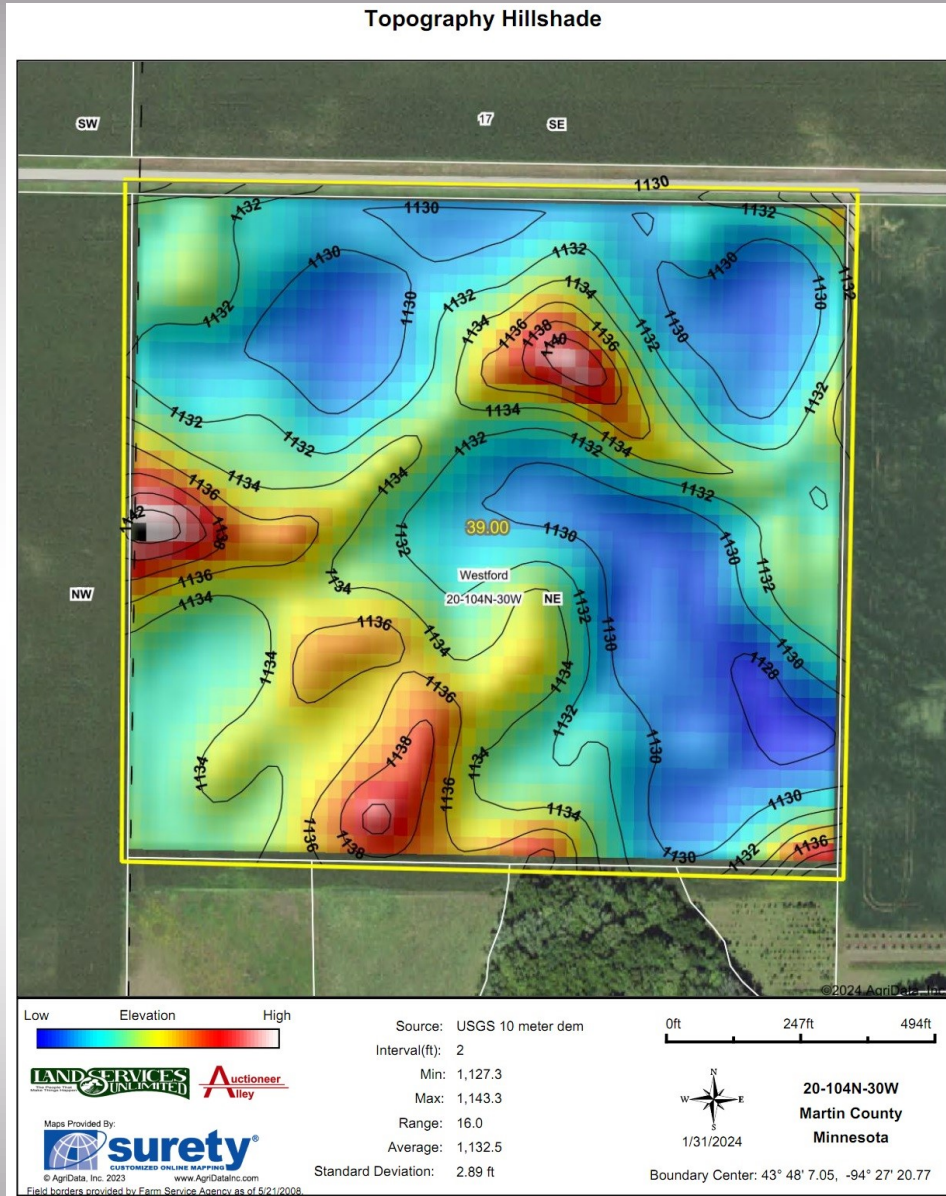
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PARCEL 1

Topography Hillshade



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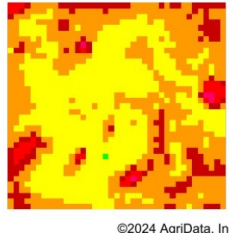
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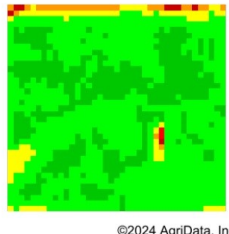
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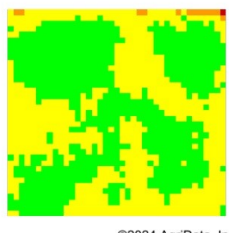
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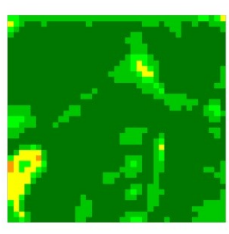
PARCEL 1 NDVI Map

Max NDVI Multi-year

2023	
	Std. Dev: 3.74 Max: 76 Mean: 69.34 Min: 48
Crop: <input type="text"/>	
Remarks: <input type="text"/>	

2022	
	Std. Dev: 2.87 Max: 83 Mean: 79.24 Min: 52
Crop: Corn - 100%	
Remarks: <input type="text"/>	

2021	
	Std. Dev: 1.37 Max: 78 Mean: 75.41 Min: 65
Crop: Corn - 100%	
Remarks: <input type="text"/>	

2020	
	Std. Dev: 2.95 Max: 88 Mean: 85.55 Min: 69
Crop: Soybeans - 100%	
Remarks: <input type="text"/>	

Client:

Farm:

Field:

Date: 1/31/2024

Acres: 39

State: MN

County: Martin

Location: 20-104N-30W

Township: Westford

Boundary Center: 43° 48' 7.05, -94° 27' 20.77

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: 88.1

Elevation (feet)

Min: 1,127.3


Max: 1,143.3

Range: 16.0

Mean: 1,132.5

Std Dev: 2.9

LAND SERVICES UNLIMITED Auctioneer Alley


 Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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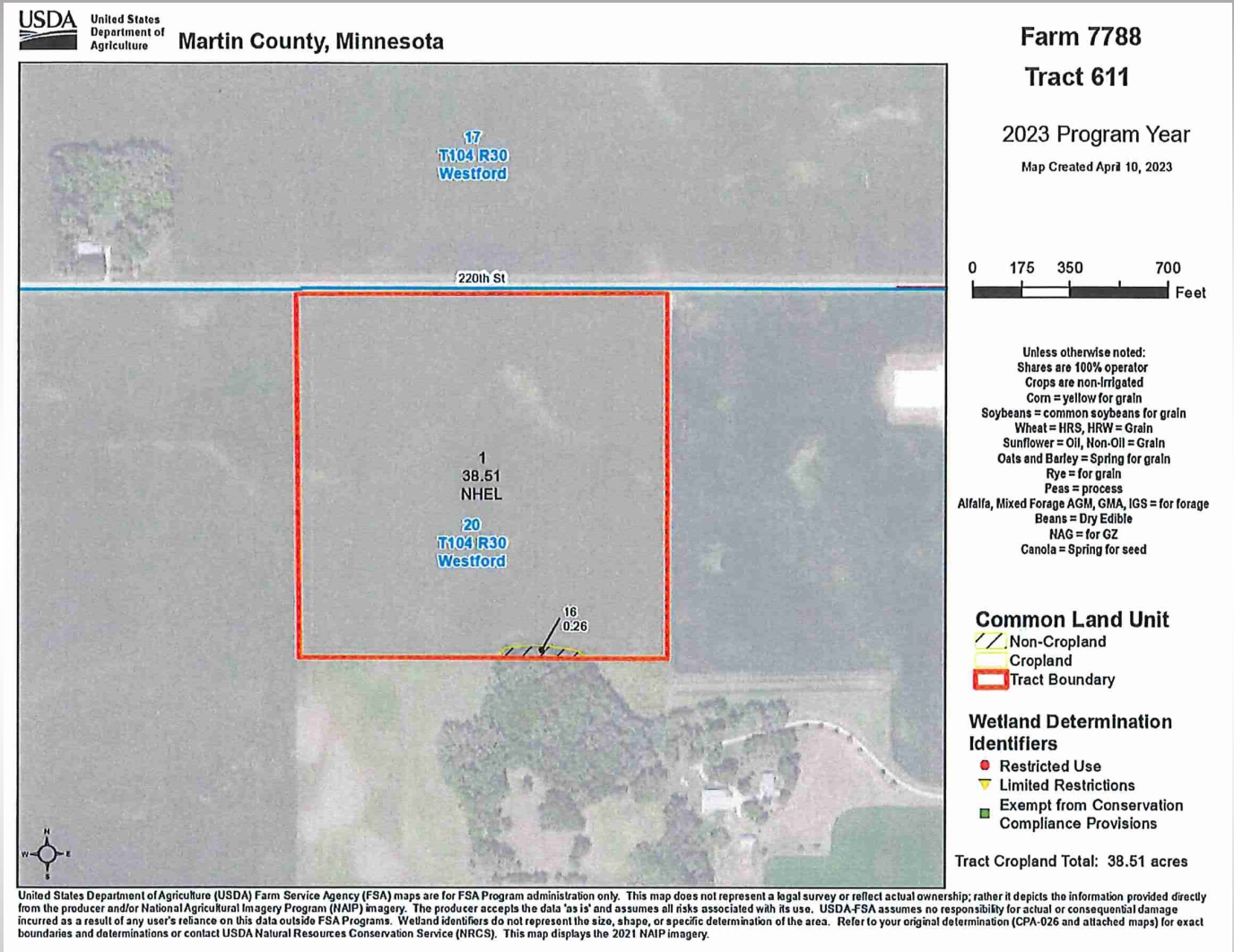
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PARCEL 1 FSA Map



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PARCEL 1

Tract Number	: 611						
Description	: (10C) NW4 NE4 SEC 20/WEST						
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	: Wetland determinations not complete						
WL Violations	: None						
Owners	:						
Other Producers	: None						
Recon ID	: None						
Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
38.77	38.51	38.51	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	38.51	0.00	0.00	0.00	0.00	0.00
DCP Crop Data							
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield				
Corn	27.51	0.00	151				
Soybeans	8.13	0.00	51				
TOTAL	35.64	0.00					



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PARCEL 1

Martin County, MN

Summary

Parcel ID 200200600
 Property Address
 Sec/Twp/Rng 20-104-030
 Brief Tax Description SECT-20 TWP-104 RANGE-030 39.00 AC N1/2 W1/2 NE1/4 (EX CARTWAY) 39.00 AC
(Note: Not to be used on legal documents)
 Deeded Acres 39.00
 Class 101 - (NON-HSTD) 2A/1B/4BB AGRICULTURAL
 District (2001) WESTFORD-0458
 School District 0458
 Neighborhood 00002000 - WESTFORD
 Contact Appraiser: [Jeremiah Fitzgerald](#)

[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
[MITCHELL FAMILY FARM](#)
 5805 STATE BRIDGE RD
 SUITE G447
 JOHNS CREEK GA 30097

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	32.620	A	12,000.000	0.00	0.00	0.00	11,998.774	1.000	391,400	
2	TILL A2 75-85 CPI	0	0	0	0	4.970	A	11,000.000	0.00	0.00	0.00	11,006.036	1.000	54,700	
3	WASTE/DITCH/BUFFER	0	0	0	0	0.430	A	1,700.000	0.00	0.00	0.00	1,627.907	1.000	700	
4	ROAD	0	0	0	0	0.980	A	0.000	0.00	0.00	0.00	0.000	1.000	0	
Total													39.000		446,800

Valuation

	2023 Assessment	2022 Assessment	2021 Assessment	2020 Assessment
+ Estimated Land Value	\$446,800	\$305,800	\$283,600	\$294,900
+ Estimated Building Value	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$446,800	\$305,800	\$283,600	\$294,900

Taxation

	2023 Payable	2022 Payable	2021 Payable	2020 Payable	2019 Payable
Classification	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL
Estimated Market Value	\$305,800	\$283,600	\$294,900	\$279,800	\$260,100
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$305,800	\$283,600	\$294,900	\$279,800	\$260,100
Net Taxes Due	\$1,584.20	\$1,626.51	\$1,635.12	\$1,581.12	\$1,427.42
+ Special Assessments	\$125.80	\$127.49	\$200.88	\$130.88	\$132.58
= Total Taxes Due	\$1,710.00	\$1,754.00	\$1,836.00	\$1,712.00	\$1,560.00
% Change	-2.51%	-4.47%	7.24%	9.74%	-3.47%



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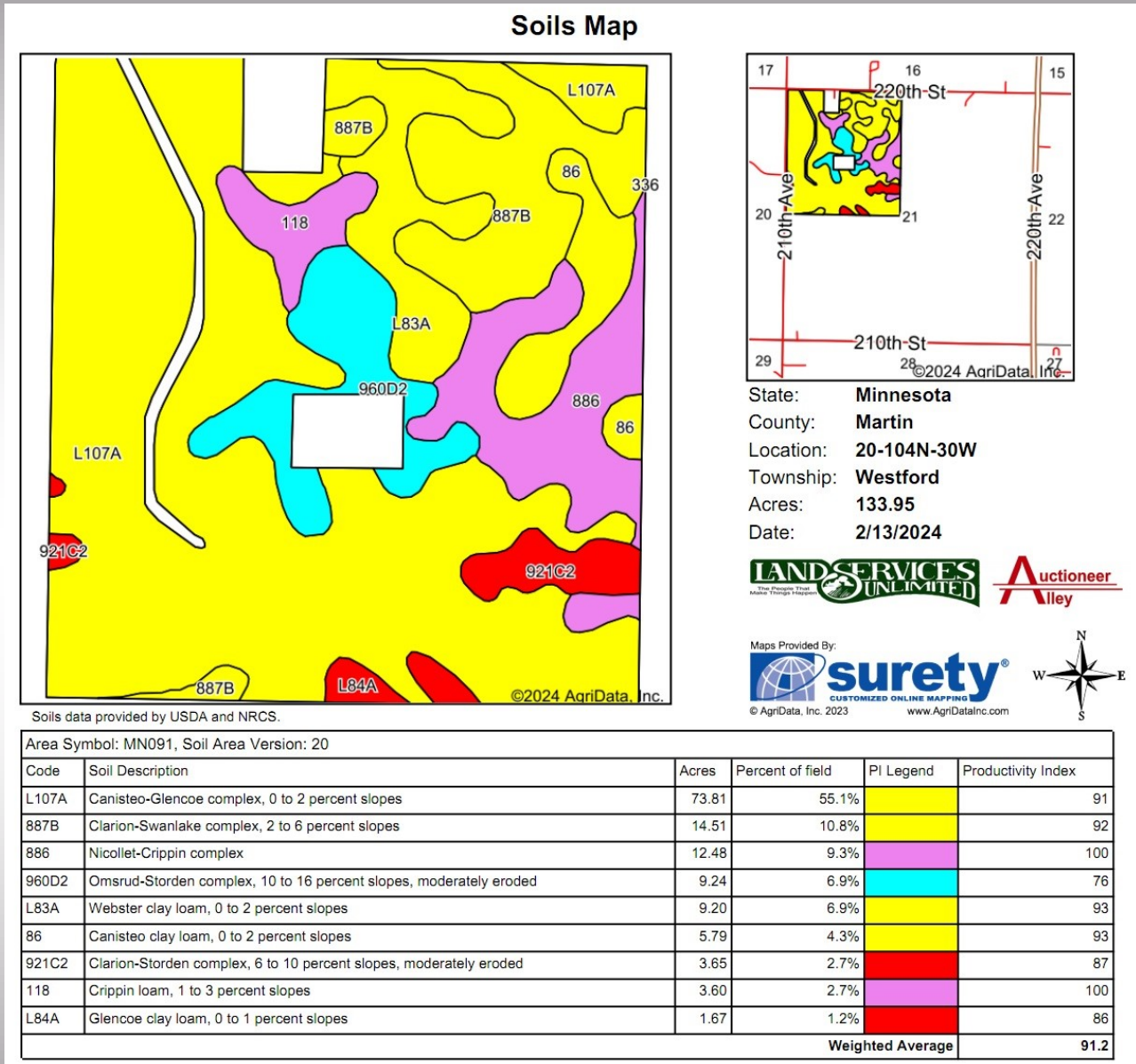
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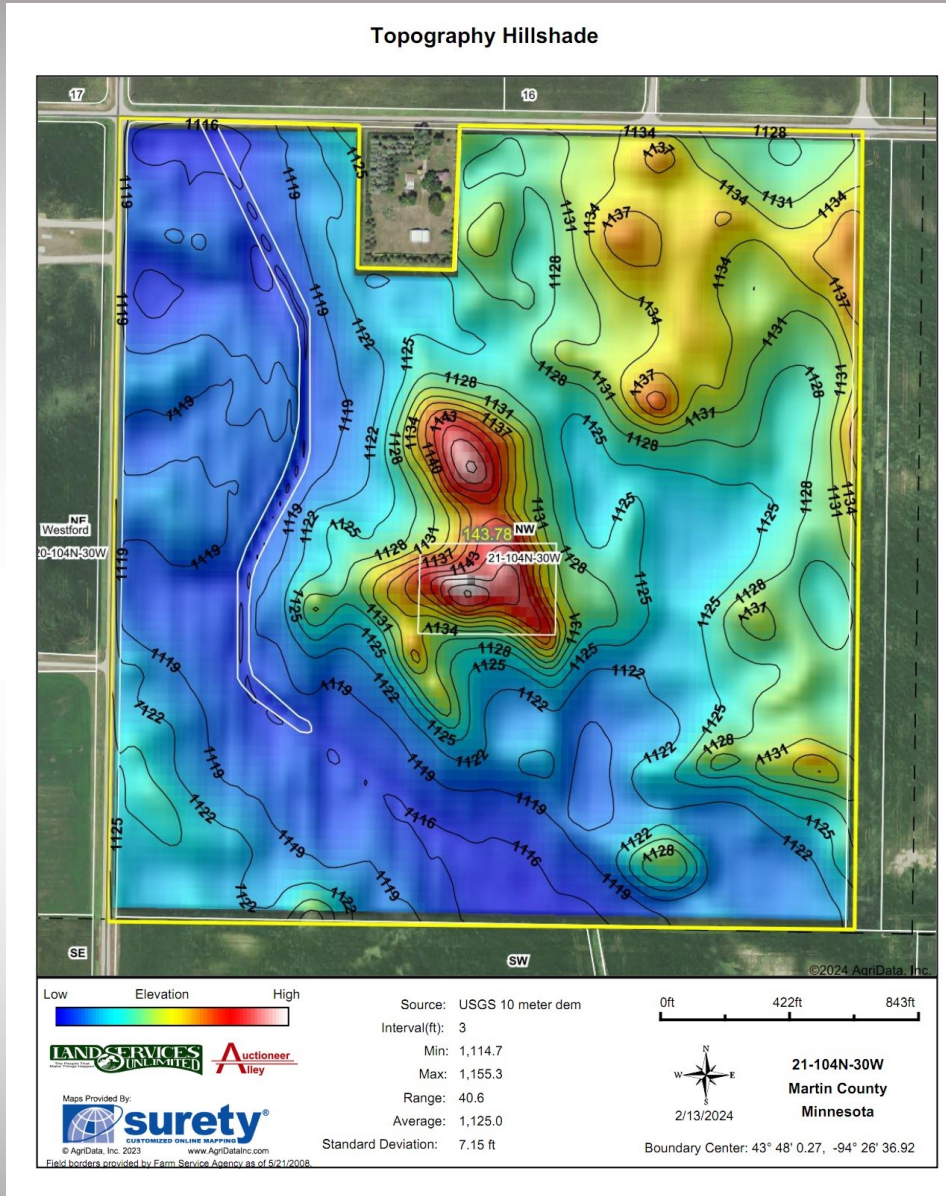
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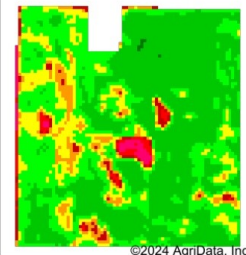
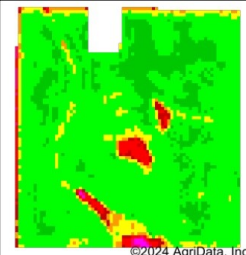
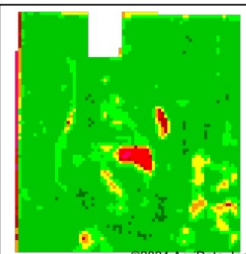
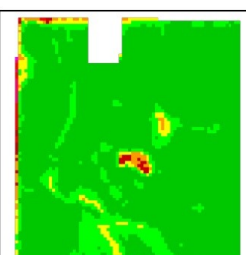
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PARCEL 2 NDVI Map


Max NDVI Multi-year


 <p style="font-size: 8px;">©2024 AgriData, Inc.</p>	2023	Client: <input type="text"/> Farm: <input type="text"/> Field: <input type="text"/> Date: 2/13/2024 Acres: 143.78 State: MN County: Martin Location: 21-104N-30W Township: Westford Boundary Center: 43° 48' 0.27", -94° 26' 36.92	<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="writing-mode: vertical-rl; transform: rotate(180deg);">Low</th> <th style="writing-mode: vertical-rl; transform: rotate(180deg);">Relative Biomass</th> <th style="writing-mode: vertical-rl; transform: rotate(180deg);">High</th> <th>Value</th> </tr> </thead> <tbody> <tr><td style="background-color: #008000;"></td><td></td><td></td><td>86 - 99</td></tr> <tr><td style="background-color: #00ff00;"></td><td></td><td></td><td>81 - 85</td></tr> <tr><td style="background-color: #90ee90;"></td><td></td><td></td><td>76 - 80</td></tr> <tr><td style="background-color: #ffff00;"></td><td></td><td></td><td>71 - 75</td></tr> <tr><td style="background-color: #ffa500;"></td><td></td><td></td><td>66 - 70</td></tr> <tr><td style="background-color: #ff4500;"></td><td></td><td></td><td>61 - 65</td></tr> <tr><td style="background-color: #ff0000;"></td><td></td><td></td><td>51 - 60</td></tr> <tr><td style="background-color: #ff00ff;"></td><td></td><td></td><td>41 - 50</td></tr> <tr><td style="background-color: #8000ff;"></td><td></td><td></td><td>21 - 40</td></tr> <tr><td style="background-color: #0000ff;"></td><td></td><td></td><td>1 - 20</td></tr> <tr><td style="background-color: #000000;"></td><td></td><td></td><td>0 - 0</td></tr> </tbody> </table>	Low	Relative Biomass	High	Value				86 - 99				81 - 85				76 - 80				71 - 75				66 - 70				61 - 65				51 - 60				41 - 50				21 - 40				1 - 20				0 - 0
	Low	Relative Biomass		High	Value																																														
					86 - 99																																														
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Std. Dev: 6.61 Max: 86 Mean: 78.18 Min: 42																																																			
Crop: <input type="text"/>																																																			
Remarks: <input type="text"/>																																																			
 <p style="font-size: 8px;">©2024 AgriData, Inc.</p>	2022																																																		
	Std. Dev: 5.45 Max: 83 Mean: 77.8 Min: 31																																																		
	Crop: Corn - 96% Soybeans - 3%																																																		
	Remarks: <input type="text"/>																																																		
 <p style="font-size: 8px;">©2024 AgriData, Inc.</p>	2021																																																		
	Std. Dev: 5.55 Max: 86 Mean: 81.71 Min: 42																																																		
	Crop: Soybeans - 99% Corn - 1%																																																		
	Remarks: <input type="text"/>																																																		
 <p style="font-size: 8px;">©2024 AgriData, Inc.</p>	2020																																																		
	Std. Dev: 3.48 Max: 85 Mean: 81.07 Min: 40																																																		
	Crop: Corn - 99% Soybeans - 1%																																																		
	Remarks: <input type="text"/>																																																		

Soils Weighted Average
Productivity Index: 91

Elevation (feet)
 Min: 1,114.7
 Max: 1,155.3
 Range: 40.6
 Mean: 1,125.0
 Std Dev: 7.2



Maps Provided By:

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

www.auctioneeralley.com

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

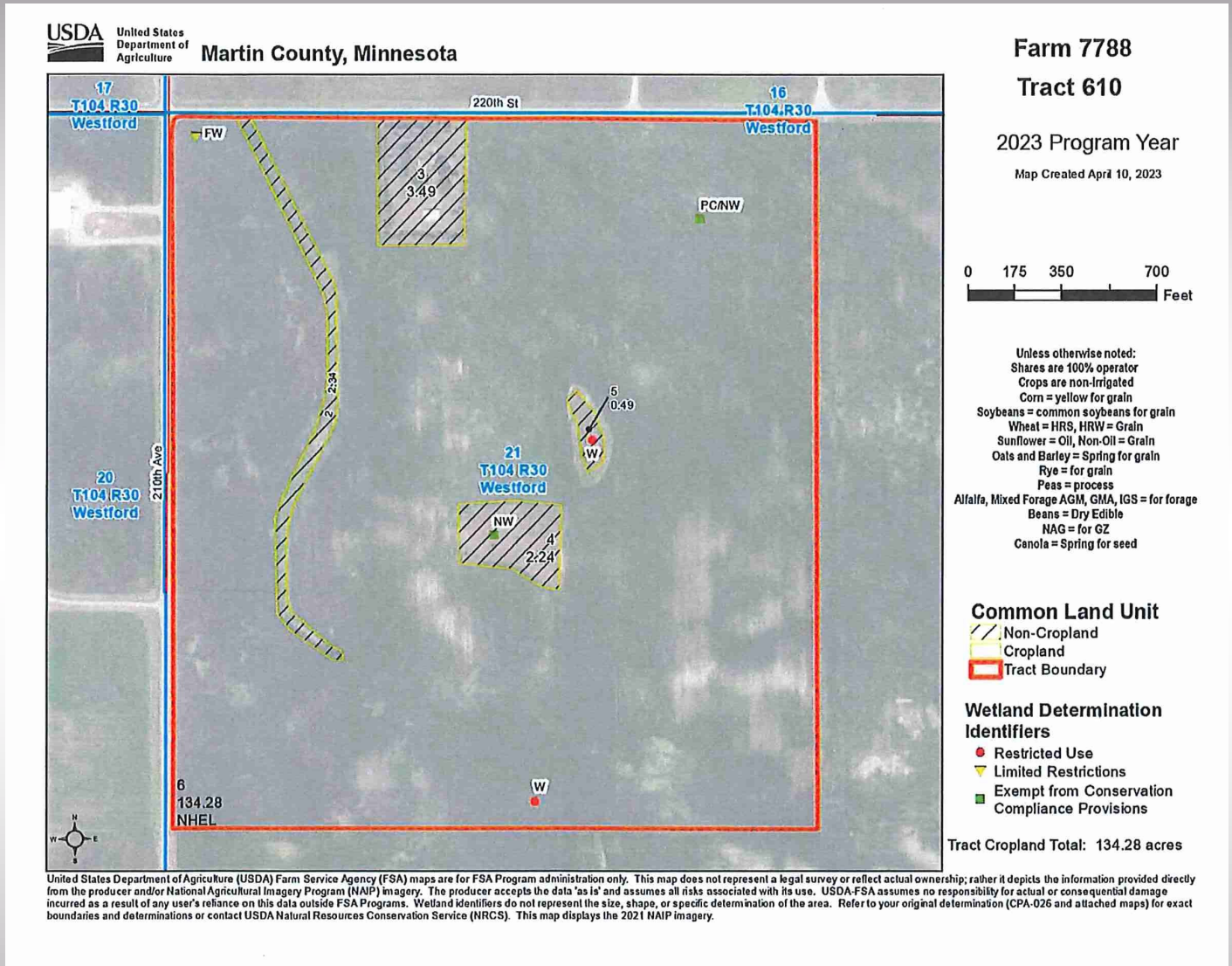
183.79 Acres +/- of Bare Farmland in Westford Twp, Martin Co., MN

FARMLAND AUCTION

Thursday, March 7, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

PARCEL 2 FSA Map



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PARCEL 2

Tract Number : 610
 Description : (11C) 148A NW4 SEC 21/WEST
 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 :
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
142.84	134.28	134.28	0.00	0.00	0.00	0.00	0.0

MINNESOTA
 MARTIN
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7788
 Prepared : 1/9/24 12:09 PM CST
 Crop Year : 2024

Tract 610 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	134.28	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	95.69	0.00	151
Soybeans	28.27	0.00	51
TOTAL	123.96	0.00	



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PARCEL 2 Wetland Determination

U.S.D.A. Soil Conservation Service		SCS-CPA-026 (June 91)	1. Name and Address of Person [Redacted]	2. Date of Request 4/3/76 updated 4-9-96
HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION			3. County Martin	
4. Name of USDA Agency or Person Requesting Determination FSA		5. Farm No. and Tract No. 22A7 Tract No. 610 NW 1/4 Sec 21 West 40		
SECTION I - HIGHLY ERODIBLE LAND				
6. Is soil survey now available for making a highly erodible land determination? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		FIELD NO.(6)	TOTAL ACRES	
7. Are there highly erodible soil map units on this farm? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.		None		
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 checked="" type="checkbox"/> Field <input type="checkbox"/>				
SECTION II - WETLAND				
11. Are there hydric soils on this farm? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		FIELD NO.(S)	TOTAL ACRES	
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW) or Farmed Wetlands Pasture (FWP). Wetlands may be farmed under natural conditions. Farmed Wetlands and Farmed Wetlands Pasture may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.		1	4.3	
13. Prior Converted Cropland (PC). Wetlands that were converted prior to December 23, 1985. The use, management, drainage, and alteration of prior converted cropland (PC) are not subject to the wetland conservation provisions unless the area reverts to wetland as a result of abandonment.		Remainder of Sec 21	130.8	
14. Artificial Wetlands (AW). Artificial wetlands includes irrigation-induced wetlands. These wetlands are not subject to the wetland conservation provisions.		None		
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.				
16. Mitigation Wetlands (MIW). Wetlands on which a person is actively mitigating a frequently cropped area or a wetland converted between December 23, 1985 and November 28, 1990.				
17. Restoration with Violation (RVW-year). A restored wetland that was in violation as a result of conversion after November 28, 1990, or the planting of an agricultural commodity or forage crop.				
18. Restoration without Violation (RSW). A restored wetland converted between December 23, 1985 and November 28, 1990, on which an agricultural commodity has not been planted.				
19. Replacement Wetlands (RPW). Wetlands which are converted for purposes other than to increase production, where the wetland values are being replaced at a second site.				
20. Good Faith Wetlands (GFW-year). Wetlands on which ASCS has determined a violation to be in good faith and the wetland has been restored.				
21. Converted Wetlands (CW). Wetlands converted after December 23, 1985 and prior to November 28, 1990. In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits.				
22. Converted Wetland (CW-year). Wetlands converted after November 28, 1990. You will be ineligible for USDA program benefits until this wetland is restored.				
23. Converted Wetland Non-Agricultural use (CWNA). Wetlands that are converted for trees, fish production, shrubs, cranberries, vineyards or building and road construction.				
24. Converted Wetland Technical Error (CWTE). Wetlands that were converted as a result of incorrect determination by SCS.				
25. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.				
26. 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 22 for information on CW-year.				
27. The wetland determination was completed in the office <input checked="" type="checkbox"/> field <input type="checkbox"/> and was delivered <input type="checkbox"/> mailed <input checked="" type="checkbox"/> to the person on 4/8/76				
28. Remarks: Some drainage may be allowed with documentation of existing drainage system or other approval				
29. I certify that the above determination is correct and adequate for use in determining eligibility for USDA program benefits, and that wetland hydrology, hydric soils, and hydrophytic vegetation under normal circumstances exist on all areas outlined as Wetlands, Farmed Wetlands, and Farmed Wetlands Pasture.		30. Signature of SCS District Conservationist [Signature]		31. Date 4/8/76



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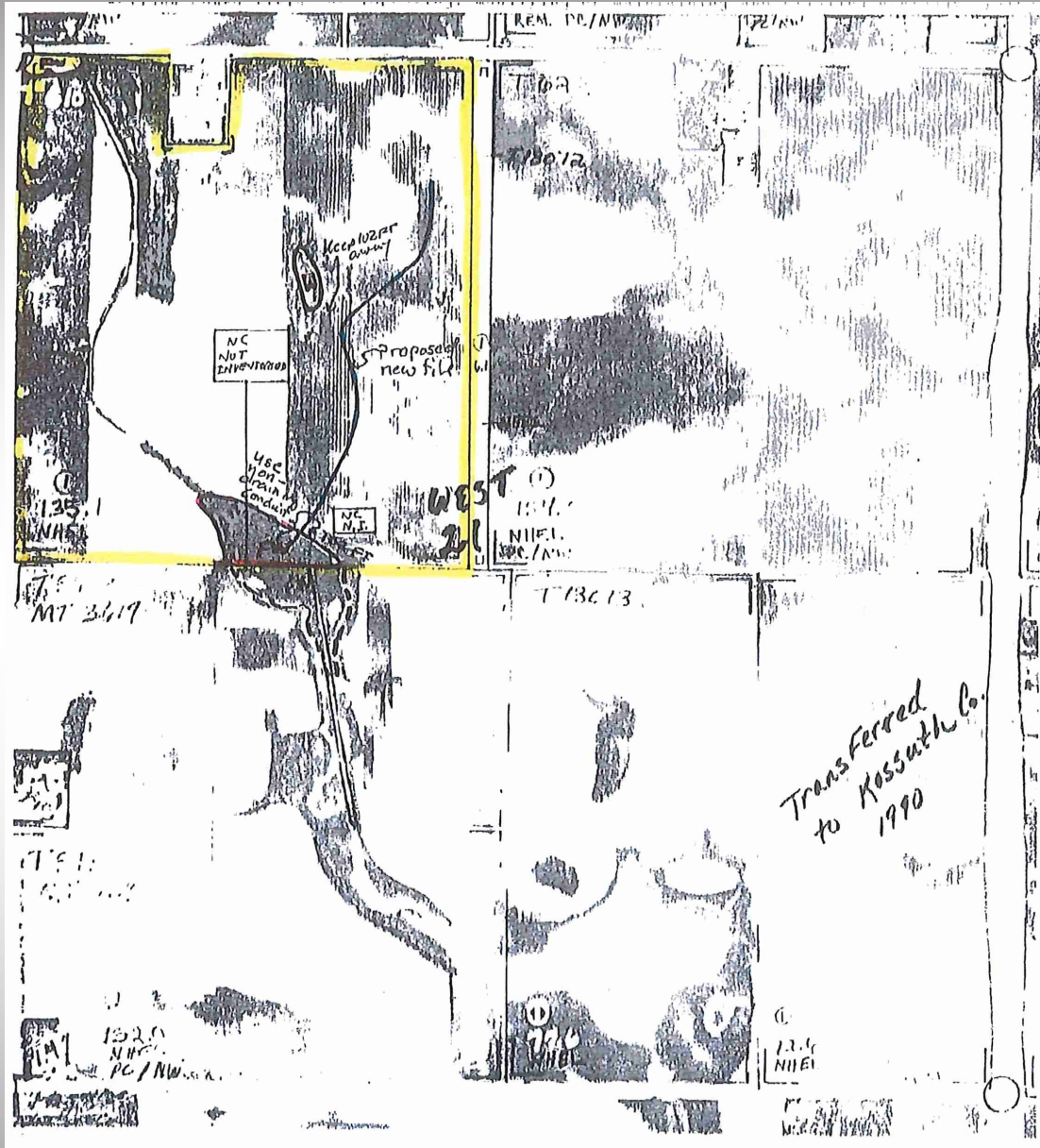
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FARMLAND AUCTION

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PARCEL 2 Wetland Determination Map



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PARCEL 2

Martin County, MN

Summary

Parcel ID: 200210600
 Property Address: 21-104-030
 Sec/Twp/Rng: 21-104-030
 Brief Tax Description: SECT-21 TWP-104 RANGE-030 144.50 AC NW1/4 (EX RR & 6AC E RR & N 480.95' OF E317' OF W 1125.78' NW1/4 NW1/4) 144.5 AC
(Note: Not to be used on legal documents)
 Deeded Acres: 144.50
 Class: 101 - (NON-HSTD) 2A/1B/4BB AGRICULTURAL
 District: (2001) WESTFORD-0458
 School District: 0458
 Neighborhood: 00002000 - WESTFORD
 Contact Appraiser: [Jeremiah Fitzgerald](#)

[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
[MITCHELL FAMILY FARM](#)
 5805 STATE BRIDGE RD
 SUITE G447
 JOHNS CREEK GA 30097

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	125.490	A	12,000.000	0.00	0.00	0.00	12,000.159	1.000	1,505,900
2	TILL B1 70-74 CPI	0	0	0	0	10.250	A	9,000.000	0.00	0.00	0.00	9,004.878	1.000	92,300
3	WASTE/DITCH/BUFFER	0	0	0	0	2.810	A	1,700.000	0.00	0.00	0.00	1,708.185	1.000	4,800
4	WASTE/DITCH/BUFFER	0	0	0	0	2.350	A	1,700.000	0.00	0.00	0.00	1,702.128	1.000	4,000
5	ROAD	0	0	0	0	3.600	A	0.000	0.00	0.00	0.00	0.000	1.000	0
Total						144.500								1,607,000

Valuation

	2023 Assessment	2022 Assessment	2021 Assessment	2020 Assessment
+ Estimated Land Value	\$1,607,000	\$1,100,800	\$1,019,900	\$1,060,600
+ Estimated Building Value	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$1,607,000	\$1,100,800	\$1,019,900	\$1,060,600

Taxation

Classification	2023 Payable	2022 Payable	2021 Payable	2020 Payable	2019 Payable
101 - 2A/1B/4BB AGRICULTURAL	\$1,100,800	\$1,019,900	\$1,060,600	\$1,007,300	\$944,000
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$1,100,800	\$1,019,900	\$1,060,600	\$1,007,300	\$944,000
Net Taxes Due	\$5,701.18	\$5,848.85	\$5,882.98	\$5,694.11	\$5,181.72
+ Special Assessments	\$470.82	\$477.15	\$789.02	\$489.89	\$496.28
= Total Taxes Due	\$6,172.00	\$6,326.00	\$6,672.00	\$6,184.00	\$5,678.00
% Change	-2.43%	-5.19%	7.89%	8.91%	-2.64%



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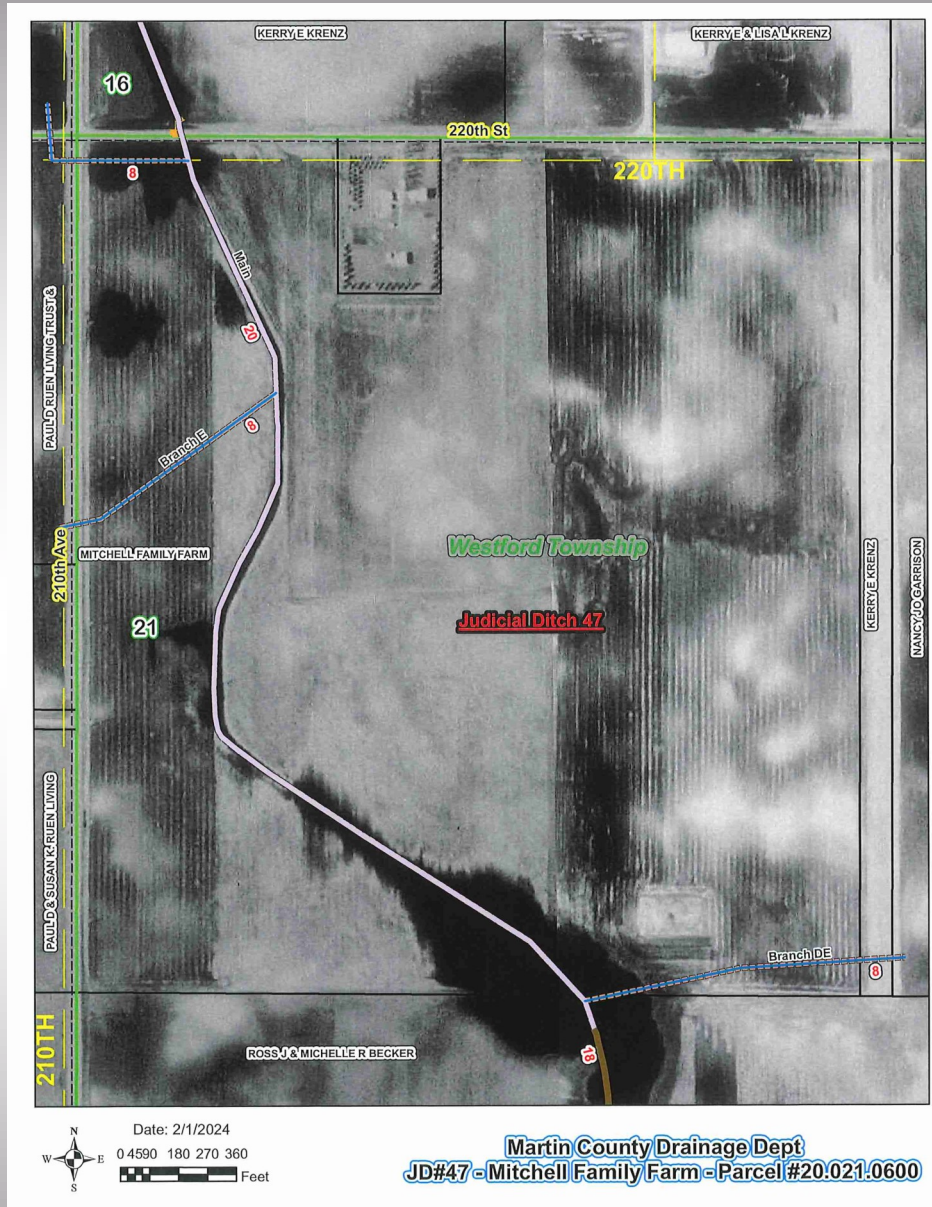
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PARCEL 2 County Tile Map



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PARCEL 2 Drainage Agreement

MISCELLANEOUS RECORD No. 23, MARTIN COUNTY, MINN. 19

#169389
 DONALD HOWELL & WIFE
 to
 Frances J. Zenk et al

DRAINAGE AGREEMENT

Recorded Feb. 27, 1957 at 3:40 P. M.
 G. E. McLaughlin, Register of Deeds

DRAINAGE AGREEMENT

THIS AGREEMENT, made and entered into this 31st day of December, 1956, by and between Donald Howell and Eileen Howell, husband and wife, parties of the first part, and Frances J. Zenk and Lillie Zenk, husband and wife, parties of the second part, and George L. Mitchell and Sally E. Mitchell, husband and wife, parties of the third part, WITNESSETH:

WHEREAS, Donald Howell and Eileen Howell, husband and wife, parties of the first part, are the owners of the following described real estate located in the County of Martin, State of Minnesota, to-wit:
 The South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-one (21), Township One Hundred Four (104), North of Range Thirty (30), West of the Fifth Principal Meridian, excepting therefrom railroad right-of-way, containing seventy-seven (77) acres, more or less, and

WHEREAS, Frances J. Zenk and Lillie Zenk, husband and wife, parties of the second part, are the owners of the following described real estate located in the County of Martin, State of Minnesota, to-wit:
 The North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-one (21), Township One Hundred Four (104), North of Range Thirty (30), West of the Fifth Principal Meridian, excepting therefrom railroad right-of-way, containing seventy-seven (77) acres, more or less, and

WHEREAS, George L. Mitchell and Sally E. Mitchell, husband and wife, parties of the third part, are the owners of the following described real estate located in the County of Martin, State of Minnesota, to-wit:
 The Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-one (21), Township One Hundred Four (104), North of Range Thirty (30), West of the Fifth Principal Meridian, excepting therefrom railroad right-of-way, containing one hundred forty-eight (148) acres, more or less, and

WHEREAS, the parties hereto have agreed to grant to each other easements and the right of ingress and egress over each other's land as above described, to construct, maintain and repair an open ditch or waterway over and across the above described lands along approximately the following described line, to-wit:
 Commencing approximately three hundred fifty (350) feet east of the northwest corner of the Northwest Quarter (NW $\frac{1}{4}$) of Section Twenty-one (21), Township One Hundred Four (104), North of Range Thirty (30), West of the Fifth Principal Meridian, as the place of beginning and running thence in a southeasterly direction through a natural water channel crossing the Northwest Quarter (NW $\frac{1}{4}$) of said Section Twenty-one (21) aforesaid to a point on the south line of said North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-one (21) aforesaid, approximately nine hundred fifty (950) feet west of the railroad right-of-way running along the east boundary of said Section Twenty-one (21) aforesaid; thence continuing and running in a southerly direction across the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-one (21) aforesaid to a point on the south line of said North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-one (21) aforesaid, approximately seven hundred (700) feet west of said railroad right-of-way; thence continuing and running in a southeasterly direction across the South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-one (21) aforesaid to a culvert located under and beneath the railroad track on said railroad right-of-way near the East line of said South Half (S $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-one (21), aforesaid.

NOW THEREFORE, in consideration of the premises and the promises and covenants herein contained, it is mutually agreed and understood by and between the parties hereto as follows, to-wit:

(1) That the parties hereto agree to construct, maintain, deepen and keep in repair an open ditch or waterway drain over and across said lands of the parties as above described along approximately the line hereinbefore set forth, of such character and sufficient size as to make a proper and sufficient outlet forever for any drainage system the parties may establish upon their lands so as to sufficiently drain the same for cultivation, in such manner as each of the parties may deem advisable.

(2) That each of the parties agree and hereby grant unto each of the other parties to this agreement easements and a right-of-way for themselves, their tenants, agents or licensees in common with all other having the like right at all times hereafter over and across the above described lands with the right of ingress to and egress from the same without unreasonable damage to each other for the purpose of constructing, maintaining and repairing said open ditch or waterway as above set forth.

(3) That it is agreed between the parties that they will and do hereby assume and agree to pay jointly and severally for the constructing, repairing and maintaining of said open ditch or waterway in accordance with the terms and conditions of this agreement in the following proportions, to-wit:
 Parties of the first part, 18%
 Parties of the second part, 27%
 Parties of the third part, 55%

It being further agreed that any of the parties to this agreement may incur reasonable expenses hereafter for the maintaining and repairing of said open ditch or waterway, or any part thereof, on any of the above described lands as such parties deem advisable for the proper drainage of his land pursuant to this agreement; and that the other parties, upon notice and proof of such expenses, shall pay their proportionate share of said expenses in the proportions as above set forth.

(4) It is mutually agreed that all the covenants, terms and conditions of this agreement shall be construed as real covenants running with the land in perpetuity and shall extend, apply to and firmly bind the heirs, executors, administrators, successors and assigns of the respective parties hereto as firmly as the respective parties are themselves bound.

IN WITNESS WHEREOF, the parties hereto have executed this drainage agreement the day and year first above written.

IN THE PRESENCE OF:
 Charles R. Zierke
 Donna Glasnapp
 Witnesses as to the Howells and the Zenks

IN THE PRESENCE OF:
 LeYonne Jacobsen
 Jean Kriesel
 Witnesses as to the Mitchells

Donald Howell Donald Howell
 Eileen Howell Eileen Howell
 Frances J. Zenk Frances J. Zenk
 Lillie Zenk Lillie Zenk
 George L. Mitchell George L. Mitchell
 Sally E. Mitchell Sally E. Mitchell

ACKNOWLEDGMENT

STATE OF MINNESOTA)
 COUNTY OF MARTIN)SS
 On this 23rd day of January, 1957, before me a Notary Public within and for said County and State, personally appeared Donald Howell and Eileen Howell, husband and wife; and Frances J. Zenk and Lillie Zenk, husband and wife; to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.
 (Notarial Seal))

Charles R. Zierke Charles R. Zierke
 Notary Public, Martin County, Minnesota.
 My commission expires October 17, 1957

ACKNOWLEDGMENT

STATE OF MINNESOTA)
 COUNTY OF SEBASTIAN)SS
 On this 18 day of January, 1957, before me a Notary Public within and for said County and State, personally appeared George L. Mitchell and Sally E. Mitchell, husband and wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.



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PARCEL 2 Drainage Agreement

20

MISCELLANEOUS RECORD No. 23, MARTIN COUNTY, MINN.

((Notarial Seal))

L. H. Anderson L. H. Anderson
Notary Public, Steele County, Minnesota
My Commission expires Feb. 14, 1961.

No. 189411
H. G. Sydow

Affidavit

Recorded Mar. 1, 1957 at 4:25 P.M.
G. E. McLaughlin, Register of Deeds

to
The Public

STATE OF MINNESOTA
COUNTY OF MARTIN)SS

AFFIDAVIT OF IDENTIFICATION

H. G. Sydow, being first duly sworn on oath, deposes and says that he is 78 years of age, that he is a resident of Fairmont, Minnesota, where he has resided many years and where he is now engaged in the business of abstracting.

That this affiant knows and is personally acquainted with Edith Mabel Patsche, who was formerly Edith Mabel Schwarz; that this affiant knows of his own personal knowledge that Edith Mabel Schwarz, a distributee in that Final Decree of Distribution dated August 14, 1922, and recorded May 10, 1951, in Book 204 on page 530 in the office of the Register of Deeds for Martin County, Minnesota; and the said Edith Mabel Patsche, distributee in that Final Decree of Distribution dated May 7, 1951 and recorded May 10, 1951 in Book 218 on page 181 in the office of the Register of Deeds for Martin County, Minnesota, are one and the same person notwithstanding the discrepancy in names.

That the instruments referred to in this affidavit pertain to the land located in the County of Martin, State of Minnesota, to-wit:

The South Half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) and the North Half (N $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$), all in Section Fourteen (14), Township One Hundred Three (103) North, Range Thirty-two (32), West of the Fifth Principal Meridian.

Further affiant saith not.

H. G. Sydow
H. G. Sydow

Subscribed and sworn to before me this 26th day of February, 1957,
Charles R. Zierke Charles R. Zierke Notary Public, Martin County,
Minnesota. My commission expires October 17, 1957. ((Notarial Seal))

No. 189426

Affidavit

Recorded Mar. 2, 1957 at 11:00 A.M.
G. E. McLaughlin, Register of Deeds

E. A. Thayer

to
The Public

A F F I D A V I T

State of Minnesota)

County of Martin)ss

E. A. Thayer, M. D. Being first duly sworn, deposes and says, that he is of legal age and is a resident of Fairmont, Minnesota, and formerly a resident of the Village of Truman, Minnesota; that during his residency at Truman, Minnesota, he was well acquainted with August Ferdinand Kaeding, formerly the owner of

The S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 22-104-30, and other land, in Martin County, Minnesota;

that he attended the said Kaeding, as his physician, during his last illness, that the said Kaeding died December 1st, 1936.

This affiant further deposes and says that he knows of his own knowledge that the said August Ferdinand Kaeding and the August H. Kaeding named as the decedent in the Death Certificate dated January 26th, 1957, who deceased December 1st, 1936, was one and the same person; that the said Kaeding generally was known as August Kaeding and as Ferdinand Kaeding, that his true and full name was August Ferdinand Kaeding, that the letter "H" appearing in the name of the said Death Certificate is an error, that there was only one August Ferdinand Kaeding who lived in the Village of Truman or vicinity, and that wherever the said names appear in the title to the above described land, or in the official records of Martin County, Minnesota, they refer to one and the same person.

Further, affiant saith not.

E. A. Thayer, M.D.

Subscribed and sworn to before me this 6th day of February,
A. D. 1957, at Fairmont, Minnesota.
Allen L. Moore Allen L. Moore
Notary Public, Martin County, Minn.
My commission expires April 17, 1962 ((Notarial Seal))

No. 189435

Affidavit

Recorded Mar. 4, 1957 at 2:10 P.M.
G. E. McLaughlin, Register of Deeds

Henry A. Bruhn

to
The Public

A F F I D A V I T

State of Minnesota)

County of Martin)ss

Henry A. Bruhn being first duly sworn, deposes and says, that he is of legal age, and for more than 51 years last past has been a resident of Elm Creek in Martin County, Minnesota; that he is well acquainted with Darlene Roggow, wife of George Roggow, and formerly Darlene Holtz; that he knows of his own knowledge that the said Darlene Roggow, one of the grantors in the deed recorded in Book 242, on page 431 thereof, of the records of Martin County, Minnesota, conveying the land described as

The South half of the Southwest quarter (S $\frac{1}{2}$ of SW $\frac{1}{4}$), of Section Twenty (20), in Township One Hundred Three (103) North, of Range Thirty-three (33), in said Martin County,

and the said Darlene Holtz, one of the children of Albert H. Holtz, Deceased, and named as one of the heirs in the Final Decree of the said Albert H. Holtz, is one and said person.

Henry A. Bruhn

Subscribed and sworn to before me, this 28th
day of February A.D. 1957.
Shirley Melson Shirley Melson
Notary Public, Monterey, Martin County, Minnesota
My commission expires September 13, 1962 ((Notarial Seal))



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

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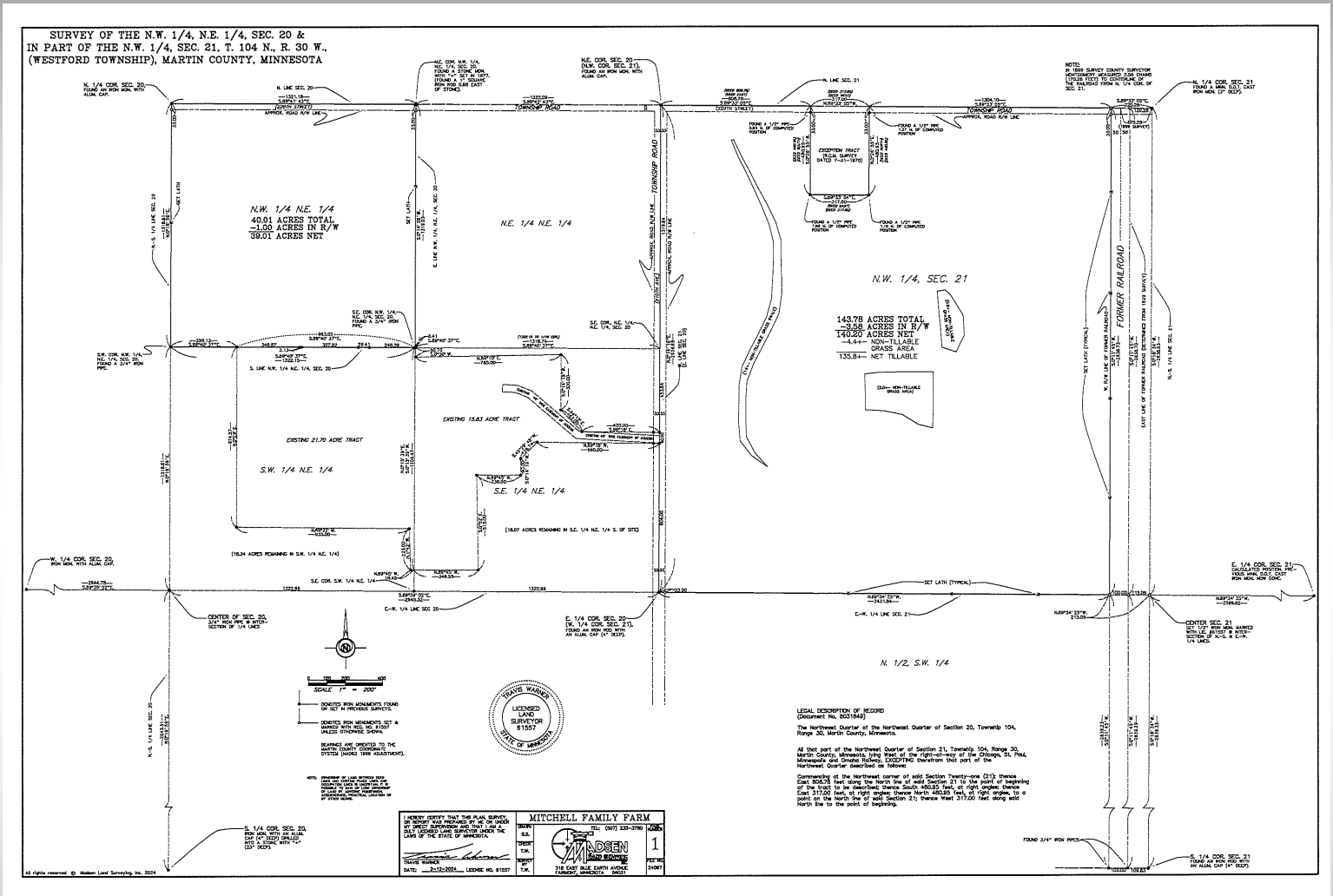
183.79 Acres +/- of Bare Farmland in Westford Twp, Martin Co., MN

FARMLAND AUCTION

Thursday, March 7, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

SURVEY



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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 Mitchell Family Farm will be offered for sale as two parcels on our multi parcel board bidding system on sale day. Parcel 1 40.01 +/- Deeded Acres and Parcel 2 143.78 +/- 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 April 12, 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 by the new buyer in 2024. Seller will retain all 2023 farm rent and pay all 2023 real estate taxes. All real estate taxes thereafter to be paid by buyers. Any appraisal or loan fees are buyer's obligation. Any statements made at the auction may take precedence over any printed information. This sale is subject to the seller's approval.

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

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

ONLINE BIDDING INFORMATION:

To bid online go to auctioneeralley.com and click on the auction you would like to bid on or download our mobile app on your smart phone or tablet.

Click the bid now button to enter the sale of your choice.

Click register to bid to be allowed to bid and sign in with your username and password.

If you do not have a user account, please make one prior to the auction or you won't be allowed to bid.

If you need help, please feel free to contact Dustyn Hartung prior to the sale 507-236-7629.

For those that can't attend sale day and aren't able to bid online, please make arrangements with sales staff 24 hours ahead of the auction to bid by phone.

AUCTIONS – REAL ESTATE - APPRAISALS



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NOTES



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