



LEO SCHMIDT LAND AUCTION

MARCH 29, 2024 @ 10 AM

**Windom Community Center
1750 Cottonwood Lake Dr**

78.15 ACRES +/-

**SECTION 15 OF SPRINGFIELD TWP
COTTONWOOD COUNTY, MN**

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060



78.15 Acres +/- of Bare Farmland in Springfield Twp., Cottonwood Co., MN

FARMLAND AUCTION

Friday, March 29, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Windom Community Center 1750 Cottonwood Lake Drive, Windom, MN



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

SCHMIDT PROPERTY INFORMATION

SALE METHOD:	This property will be offered for sale as one parcel on sale day. 78.15 Deeded Acres x the Bid *Selling by legal description
LEGAL DESCRIPTION:	78.15 +/- Deeded Acres located in the S 1/2 of the SW 1/4 of Section 15, TWP 105 N, Range 37 W, Cottonwood County, MN
TAX PARCEL ID'S:	160150202
BUILDINGS:	None
REAL ESTATE TAXES:	2023 (NON-HSTD) Ag Taxes = \$2,034.00
FSA INFORMATION:	Total Deeded Acres = 78.15 +/- Acres FSA Tillable Acres = 74.98 +/- Acres Corn Base Acres = 25.00 +/- Acres Corn PLC Yield = 128.00 +/- Bushels Soybean Base Acres = 30.50 +/- Acres Soybean PLC Yield = 32.00 +/- Bushels Total Base Acres = 55.50 +/- Acres
PREDOMINANT SOILS:	Omsrud Storden Complex, Nicollet Clay Loam & Clarion Storden Complex
CPI:	Crop Productivity Index = 86.4 *See Soils Map
TOPOGRAPHY:	Gently Rolling to Rolling *See Topography Map
DRAINAGE:	This property is not part of a county drainage system. Outlets south to the Des Moines River. *See Tile Maps
NRCS CLASSIFICATION:	HEL (Highly Erodible Land)
WETLAND STATUS:	Determination Completed 2-18-2016 *See Wetland Determination
LEASE STATUS:	The property is open to farmed by the Buyer in 2024.
CRP STATUS:	Property was enrolled in CRP in the fall of 2023. The Buyer can either assume the CRP contract or buy it out. *See CRP Contract

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

AUCTIONS – REAL ESTATE - APPRAISALS



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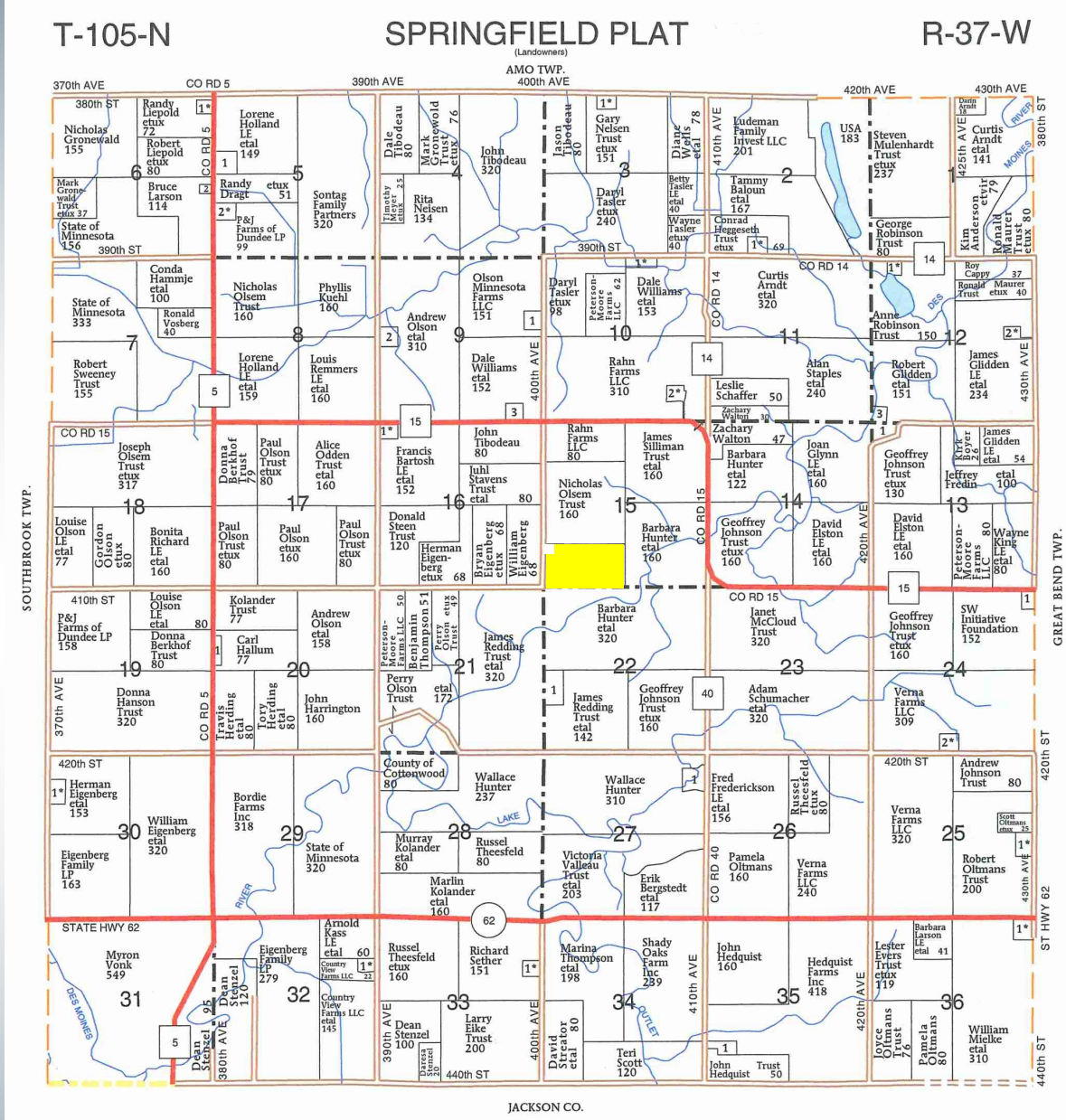
www.auctioneeralley.com

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Soils Map

©2024 AgriData, Inc.

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State: **Minnesota**
 County: **Cottonwood**
 Location: **15-105N-37W**
 Township: **Springfield**
 Acres: **77.37**
 Date: **2/28/2024**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com

Soils data provided by USDA and NRCS.

Area Symbol: MN033, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans	
L102D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	22.25	28.8%		IVe	76	67	
L85A	Nicollet clay loam, 1 to 3 percent slopes	12.28	15.9%		Iw	99	81	
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	12.03	15.5%		IIIe	87	71	
L79B	Clarion loam, 2 to 6 percent slopes	10.67	13.8%		Ile	95	83	
L129B	Terril loam, 2 to 6 percent slopes	5.68	7.3%		Ile	99	84	
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	5.44	7.0%		IIw	96	85	
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	4.51	5.8%		Ile	92	82	
L74A	Estherville sandy loam, 0 to 2 percent slopes	4.01	5.2%		IIIs	44	34	
L219A	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.50	0.6%		IIw	83	83	
Weighted Average						2.62	86.4	*n 73.8

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method



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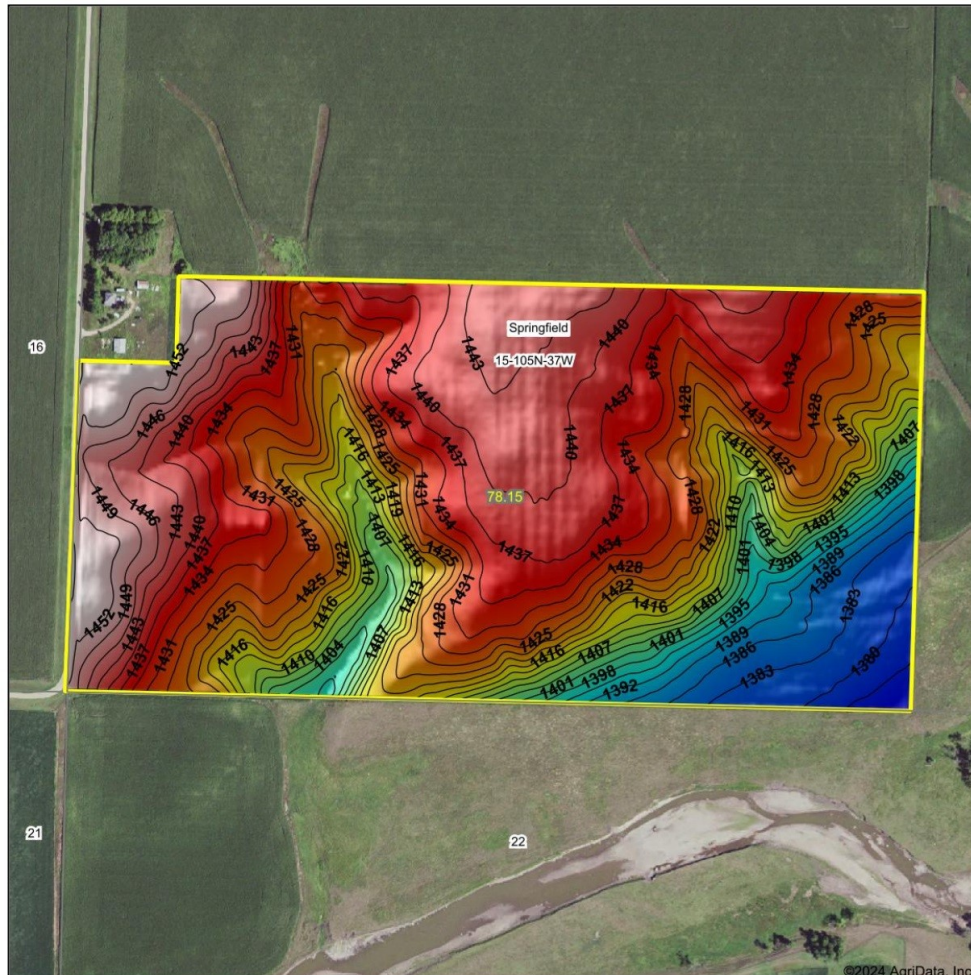
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Topography Hillshade



Low Elevation High



LAND SERVICES UNLIMITED
Auctioneer Alley
Maps Provided By: surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,374.4

Max: 1,455.4

Range: 81.0

Average: 1,425.3

Standard Deviation: 18.8 ft

0ft 437ft 874ft



15-105N-37W
Cottonwood County
Minnesota

Boundary Center: 43° 53' 36.27, -95° 16' 32.16



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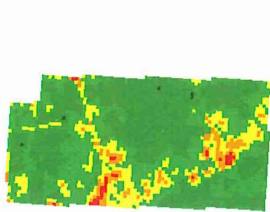
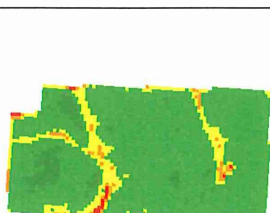
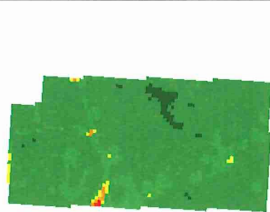
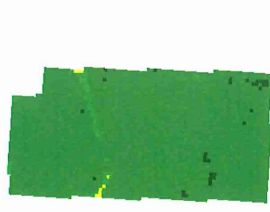
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Max NDVI Multi-year

 <small>©2024 AgriData, Inc.</small>	2023	Client: <input type="text"/> Farm: <input type="text"/> Field: <input type="text"/> Date: 3/6/2024 Acres: 77.37																								
	Std. Dev: 4.5 Max: 86 Mean: 78.79 Min: 53	State: MN County: Cottonwood Location: 15-105N-37W Township: Springfield Boundary Center: 43° 53' 36.24, -95° 16' 32.01																								
	Crop: Soybeans - 98% Herbaceous Wetlands - 1%																									
	Remarks																									
 <small>©2024 AgriData, Inc.</small>	2022	<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: #006400;"> </td><td>86 - 99</td></tr> <tr><td style="background-color: #008000;"> </td><td>81 - 85</td></tr> <tr><td style="background-color: #00FF00;"> </td><td>76 - 80</td></tr> <tr><td style="background-color: #FFFF00;"> </td><td>71 - 75</td></tr> <tr><td style="background-color: #FFA500;"> </td><td>66 - 70</td></tr> <tr><td style="background-color: #FF0000;"> </td><td>61 - 65</td></tr> <tr><td style="background-color: #FF0000;"> </td><td>51 - 60</td></tr> <tr><td style="background-color: #FF0000;"> </td><td>41 - 50</td></tr> <tr><td style="background-color: #800080;"> </td><td>21 - 40</td></tr> <tr><td style="background-color: #0000FF;"> </td><td>1 - 20</td></tr> <tr><td style="background-color: #0000FF;"> </td><td>0 - 0</td></tr> </tbody> </table>	Low RELATIVE BIOMASS High	Value		86 - 99		81 - 85		76 - 80		71 - 75		66 - 70		61 - 65		51 - 60		41 - 50		21 - 40		1 - 20		0 - 0
	Low RELATIVE BIOMASS High	Value																								
		86 - 99																								
		81 - 85																								
	76 - 80																									
	71 - 75																									
	66 - 70																									
	61 - 65																									
	51 - 60																									
	41 - 50																									
	21 - 40																									
	1 - 20																									
	0 - 0																									
Std. Dev: 2.99 Max: 83 Mean: 78.15 Min: 56	Soils Weighted Average Productivity Index: 86.5																									
Crop: Corn - 98% Herbaceous Wetlands - 2%	Elevation (feet) Min: 1,374.4 Max: 1,455.1 Range: 80.7 Mean: 1,425.1 Std Dev: 18.6																									
Remarks																										
 <small>©2024 AgriData, Inc.</small>	2021																									
	Std. Dev: 2.27 Max: 86 Mean: 82.18 Min: 62																									
	Crop: Soybeans - 98% Herbaceous Wetlands - 1%																									
	Remarks																									
 <small>©2024 AgriData, Inc.</small>	2020																									
	Std. Dev: 1.26 Max: 86 Mean: 84.17 Min: 71																									
	Crop: Corn - 98% Herbaceous Wetlands - 1%																									
	Remarks																									



Maps Provided By:



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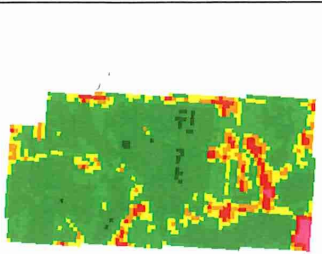
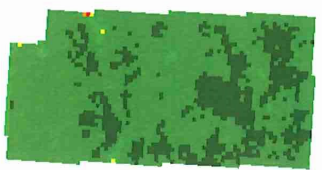
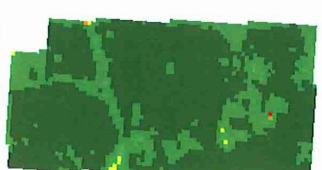
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Max NDVI Multi-year

 <small>©2024 AgriData, Inc.</small>	2019	Client: <input type="text"/> Farm: <input type="text"/> Field: <input type="text"/> Date: 3/6/2024 Acres: 77.37
	Std. Dev: 6.55 Max: 86 Mean: 78.57 Min: 41	State: MN County: Cottonwood Location: 15-105N-37W Township: Springfield Boundary Center: 43° 53' 36.24, -95° 16' :
	Crop: Soybeans - 95% Fallow/Idle Cropland - 3%	
	Remarks:	
 <small>©2024 AgriData, Inc.</small>	2018	
	Std. Dev: 1.6 Max: 87 Mean: 84.61 Min: 63	
	Crop: Corn - 97% Grassland/Pasture - 2%	
	Remarks:	
 <small>©2024 AgriData, Inc.</small>	2017	
	Std. Dev: 2.1 Max: 89 Mean: 85.95 Min: 65	
	Crop: Soybeans - 96% Grassland/Pasture - 2%	
	Remarks:	

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

Soils Weighted Average
 Productivity Index: 86.5

Elevation (feet)
 Min: 1,374.4
 Max: 1,455.1
 Range: 80.7
 Mean: 1,425.1
 Std Dev: 18.6



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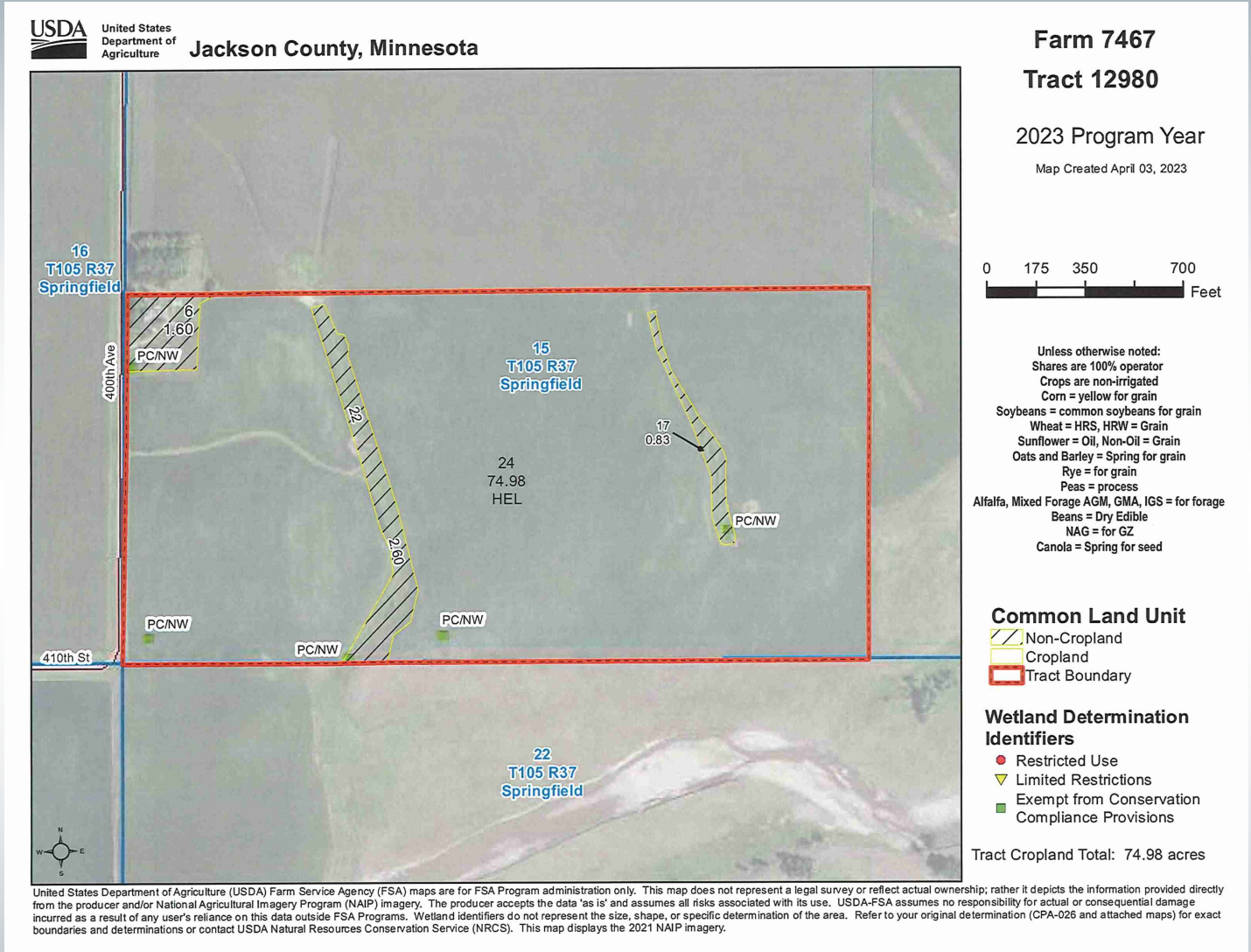
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2023 FSA Map



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2023 FSA Information

MINNESOTA JACKSON 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 : 7467 Prepared : 3/6/24 7:16 AM CST Crop Year : 2023					
Operator Name : ██████████ CRP Contract Number(s) : None Recon ID : None Transferred From : None ARCPLC G//F Eligibility : Eligible									
Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
80.01	74.98	74.98	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	74.98	0.00		0.00	0.00	0.00	0.00	
Crop Election Choice									
ARC Individual			ARC County			Price Loss Coverage			
None			CORN, SOYBN			None			
DCP Crop Data									
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP					
Corn	25.00	0.00	128	0					
Soybeans	30.50	0.00	32	0					
TOTAL	55.50	0.00							
NOTES									
Tract Number : 12980 Description : S2SW4 15-105-37 Springfield Cottonwood Co. FSA Physical Location : MINNESOTA/COTTONWOOD ANSI Physical Location : MINNESOTA/COTTONWOOD BIA Unit Range Number : HEL Status : HEL field on tract.Conservation system being actively applied Wetland Status : Tract does not contain a wetland WL Violations : None Owners : LEO ROBERT SCHMIDT Other Producers : None Recon ID : None									
Tract Land Data									
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane		
80.01	74.98	74.98	0.00	0.00	0.00	0.00	0.0		



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Tract 12980 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	74.98	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	25.00	0.00	128
Soybeans	30.50	0.00	32
TOTAL	55.50	0.00	



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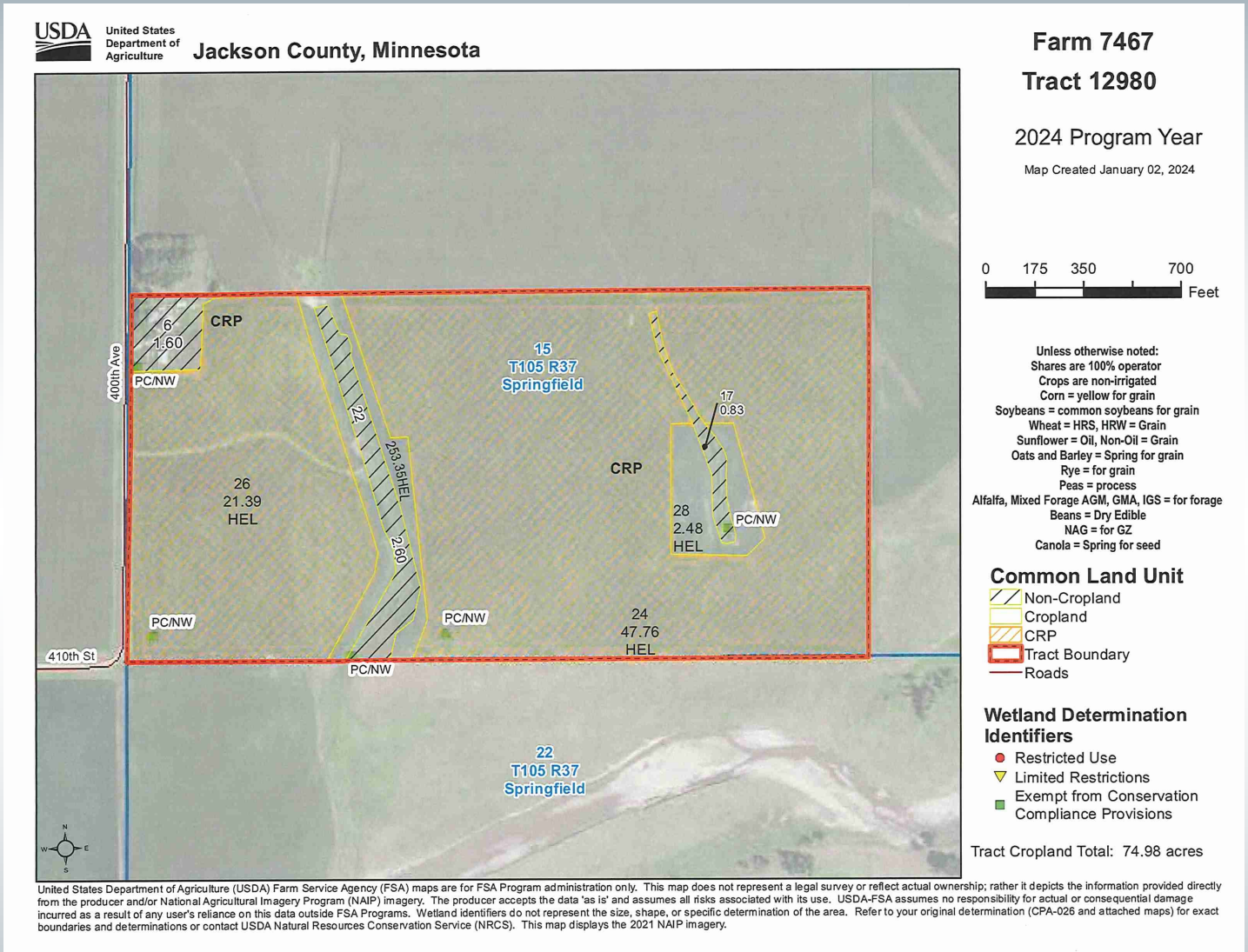
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2024 FSA Map



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MINNESOTA JACKSON 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 : 7467 Prepared : 2/28/24 9:50 AM CST Crop Year : 2024					
Operator Name : LEO ROBERT SCHMIDT CRP Contract Number(s) : 11640A Recon ID : None Transferred From : None ARCPLC G//F Eligibility : Eligible									
Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
80.01	74.98	74.98	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	5.83	0.00		69.15	0.00	0.00	0.00	
Crop Election Choice									
ARC Individual		ARC County		Price Loss Coverage					
None		CORN, SOYBN		None					
DCP Crop Data									
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP					
Corn	5.83	19.17	128	0					
Soybeans	0.00	30.50	0						
TOTAL	5.83	49.67							
NOTES									
Tract Number : 12980 Description : S2SW4 15-105-37 Springfield Cottonwood Co. FSA Physical Location : MINNESOTA/COTTONWOOD ANSI Physical Location : MINNESOTA/COTTONWOOD BIA Unit Range Number : HEL Status : HEL field on tract.Conservation system being actively applied Wetland Status : Tract does not contain a wetland WL Violations : None Owners : LEO ROBERT SCHMIDT Other Producers : None Recon ID : None									
Tract Land Data									
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane		
80.01	74.98	74.98	0.00	0.00	0.00	0.00	0.0		



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MINNESOTA
JACKSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7467

Prepared : 3/6/24 7:16 AM CST

Crop Year : 2023

Tract 12980 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	74.98	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	25.00	0.00	128
Soybeans	30.50	0.00	32
TOTAL	55.50	0.00	



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2024 CRP Contract

CRP-1 (01-08-24)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 27 063		2. SIGN-UP NUMBER 59		
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11640A		4. ACRES FOR ENROLLMENT 69.15		
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) JACKSON COUNTY FARM SERVICE AGENCY 601 SOUTH HWY 86 LAKEFIELD, MN56150-3295				6. TRACT NUMBER 12980		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) TO: (MM-DD-YYYY) 10-01-2023 09-30-2038		
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (507) 662-5203 x2				8. SIGNUP TYPE: SAFE - MN Back Forty Pheasant Habitat SAFE				
<p><i>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</i></p>								
9A. Rental Rate Per Acre \$ 284.27		10. Identification of CRP Land (See Page 2 for additional space)						
9B. Annual Contract Payment \$ 19,657.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share		
9C. First Year Payment \$		12980	24	CP38E-25	47.76	\$ 0.00		
(Item 9C is applicable only when the first year payment is prorated.)		12980	26	CP38E-25	21.39	\$ 0.00		
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)								
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) LEO R SCHMIDT 305 W MENAGE AVE LAKEFIELD, MN56150-9362		(2) SHARE 100.00 %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE					B. DATE (MM-DD-YYYY)	
<p>NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.</p> <p>Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.</p> <p>In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.</p> <p>Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.</p> <p>To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.</p>								



AUCTIONEERS AND SALES STAFF

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- LEAH HARTUNG 507-236-8786
- KEVIN KAHLER 507-920-8060
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78.15 Acres +/- of Bare Farmland in Springfield Twp., Cottonwood Co., MN

FARMLAND AUCTION

Friday, March 29, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Windom Community Center 1750 Cottonwood Lake Drive, Windom, MN

Wetland Determination

	United States Department of Agriculture	Natural Resources Conservation Service	NRCS-CPA-026E 9/2012
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HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name	Leo R. Schmidt	Request Date:	2/5/2016	County:	Jackson
Address	P O Box 133 Heron Lake MN 56137	Agency or Person Requesting Determination:	Landowner	Tract No:	12980
				FSA Farm No:	7467

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination?

Are there highly erodible soil map units on this farm?

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not, fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field(s)	HEL(Y/N)	Sodbust (Y/N)	Acres	Determination Date
Refer to the Previous HEL determination available on file from your FSA office				

The Highly Erodible Land determination was completed in the _____

Section II - Wetlands

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Field(s)	Wetland Label	Occurrence Year	Acres	Determination Date	Certification Date
1	PC/NW		80	2/18/2016	3/19/2016

The wetland determination was completed in the _____ Office It was _____ Mail _____ On: 2/18/2016

Remarks: _____

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist	Date
<i>Susan Hult</i> Susan Hult	2/18/2016

The U.S. Department of Agriculture (USDA) prohibits discrimination in all of its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, political beliefs, genetic information, reprisal, or because all or part of an individual's income is derived from any public assistance program (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Assistant Secretary for Civil Rights, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Stop 9410, Washington, DC 20250-9410, or call tollfree at (866) 632-9992 (English) or (800) 877-8339 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 845-6136 (Spanish Federal-relay). USDA is an equal opportunity provider and employer.



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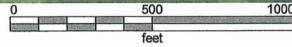
SALE LOCATION: Auction will be held at the Windom Community Center 1750 Cottonwood Lake Drive, Windom, MN

Private Tile Map



507.360.9386

S 1/2 SW 1/4



4" TILE	13031.93 ft
5" TILE	4598.97 ft
6" TILE	546.69 ft
8" TILE	911.90 ft

Client: SCHMIDT, LEO
 Farm: SEC 15 SPRINGFIELD TWP
 Field: S 1/2 SW 1/4
 Name: SPRING 2020
 Date: 6/22/2020



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Cottonwood County, MN

Summary

Parcel ID 160150202
 Property Address
 Sec/Twp/Rng 15-105-37
 Lot/Block N/A
 Plat
 Brief Tax Description S1/2 SW1/4 EXTR IN NW CRN 78.15
 (Note: Not to be used on legal documents)
 Deeded Acres 78.15
 CER 57.32
 Class AGRICULTURE
 Homestead NON HOMESTEAD
 Twp/City 16
 School District 177

Owner

Taxpayer
 Schmidt/Leo R
 305 W Menage Ave
 Lakefield MN 56150-9362

Land

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	.78	
1	008010	Pasture	2a	13.02 acre	
1	999700	Till + Road Acres	2a	65.13 acre	.00
1	999800	Neg Road Acres	2a	-.78 acre	

Sales

Buyer	Seller	Transaction	Sale Descr	Multi Parcel	Purchase Price	Adj Sale Price	Sale Date	Auditor Date
SCHMIDT/LEO ROBERT	GETTEL/ALAN C	WARRANTY DEED	PHYSICAL CHANGE (AFTER ASSESSMENT DATE)	Single Parcel	\$429,825	\$429,825	3/2013	2/28/2013
STEMMERICH, LORI C	ANDERSON, DAVID B	WARRANTY DEED	Good Sale	Single Parcel	\$58,000	\$0	4/1998	4/02/1998

2023 Values for Pay 2024 Taxes

	Market	Taxable
Land	\$613,400	\$613,400
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
Total Value	\$613,400	\$613,400

Valuation/Taxation

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2022 Payable 2023	\$388,600	3,886	64.58000	475.85	0.00	0.00	\$2,034
2021 Payable 2022	\$324,000	3,240	76.31700	408.89	0.00	0.00	\$2,064
2020 Payable 2021	\$340,000	3,400	75.29400	391.89	0.00	0.00	\$2,168
2019 Payable 2020	\$340,000	3,400	75.36900	357.01	0.00	0.00	\$2,206
2018 Payable 2019	\$340,000	3,400	73.45900	271.27	0.00	0.00	\$2,226

Current Taxes

Gross Tax	\$2,509.85
Total Credit	\$475.85
Spec Asmt	\$0.00
Net Tax Due	\$2,034.00
Adjusted Tax	\$0.00
Adjusted S.A.	\$0.00
Adjusted Net Due	\$2,034.00
Total Receipts	\$2,034.00
Remain Due	\$0.00



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Fairmont, MN 56031
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AUCTION INFORMATION

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

TERMS: The Schmidt Farm will be offered for sale as one parcel on sale day 78.15 +/- 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 May 8, 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 Buyer in 2024. Buyer will pay all 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 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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