



**HAROLD & VELMA
MILLER ESTATE
LAND AUCTION**

November 14, 2024 @ 10 AM

**St. James American Legion Hall
620 1st Ave S, St. James, MN**

154.35 ACRES +/-

**SECTION 30 OF ANTRIM TWP
WATONWAN COUNTY, MN**

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060



154.35 Acres +/- of Bare Farmland in Antrim Twp., Watonwan Co., MN

FARMLAND AUCTION

Thursday, November 14, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN



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

MILLER FAMILY FARM PROPERTY INFORMATION

SALE METHOD:	This farm will be offered for sale as one parcel on sale day. 154.35 Deeded Acres x the Bid *Selling by legal description
LEGAL DESCRIPTION:	154.35 +/- Deeded Acres located in the NW ¼ (Excepting 5.50 acre building site) of Section 30, TWP 105 N, Range 30W, Watonwan County, MN
TAX PARCEL ID:	020300200
BUILDINGS:	None
REAL ESTATE TAXES:	2024 (HSTD) Ag Taxes = \$4,396.00 *Taxes include building site
FSA INFORMATION:	Total Deeded Acres = 154.35 +/- Acres FSA Tillable Acres = 152.10 +/- Acres Corn Base Acres = 75.30 +/- Acres Corn PLC Yield = 173.00 +/- Bushels Soybean Base Acres = 75.20 +/- Acres Soybean PLC Yield = 46.00 +/- Bushels Total Base Acres = 150.50 +/- Acres
PREDOMINANT SOILS:	Fieldon-Canisteco & Grogan Silt Loam
CPI:	Crop Productivity Index = 84.20 *See Soils Map
TOPOGRAPHY:	Level to Gently Rolling *See Topography Map
DRAINAGE:	Private Tile *See Tile Maps
NRCS CLASSIFICATION:	NHEL (Non-Highly Erodible Land)
WETLAND STATUS:	Completed 1-18-90 and updated 10-23-2012 *See Wetland Determination
LEASE STATUS:	The property is under lease for the 2024 crop season and seller will retain all 2024 land rent. The property is opened to be farmed by the buyer in 2025.

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 & DAR HALL

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

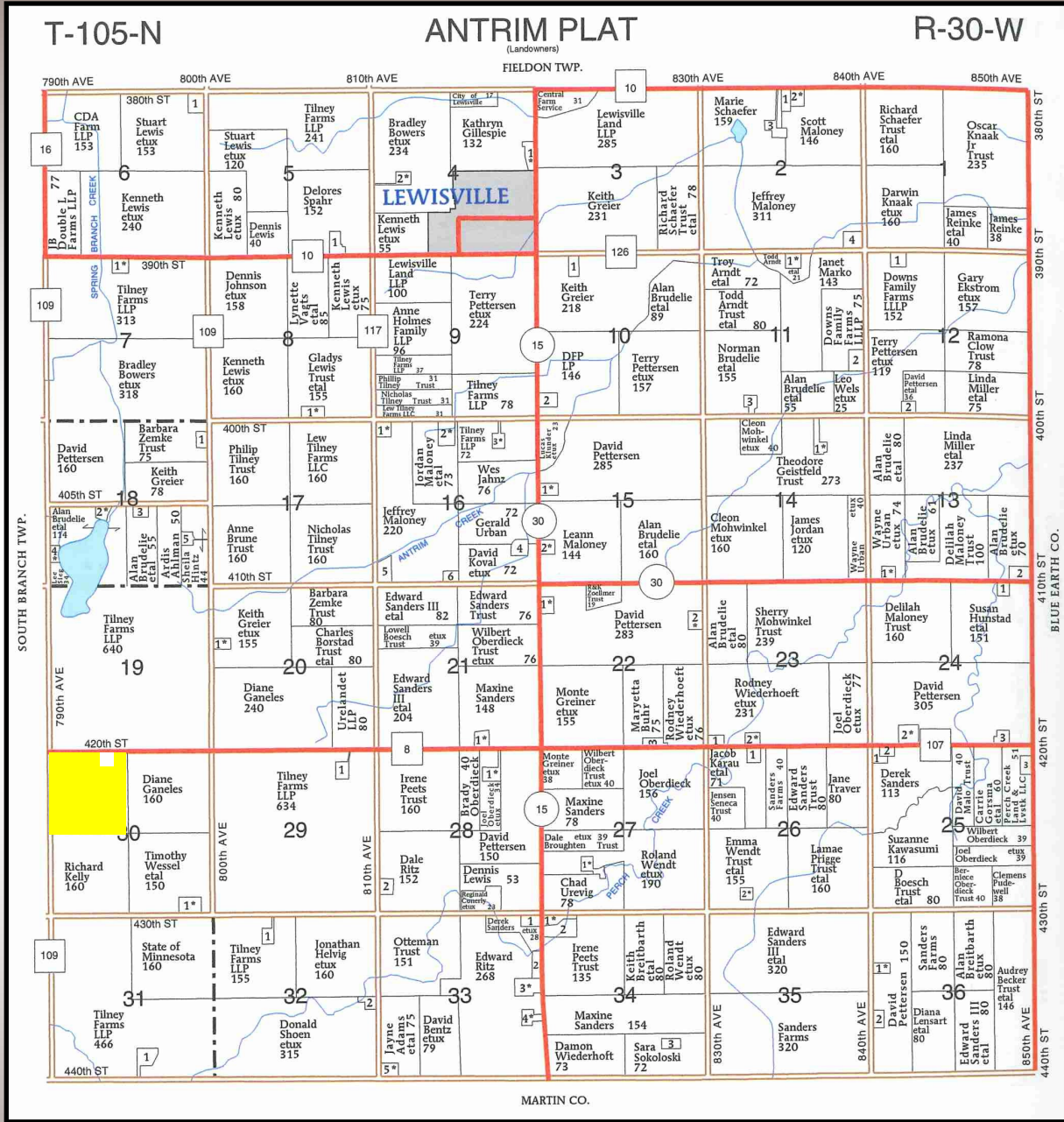
www.auctioneeralley.com

154.35 Acres +/- of Bare Farmland in Antrim Twp., Watonwan Co., MN

FARMLAND AUCTION

Thursday, November 14, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN



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 & DAR HALL

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

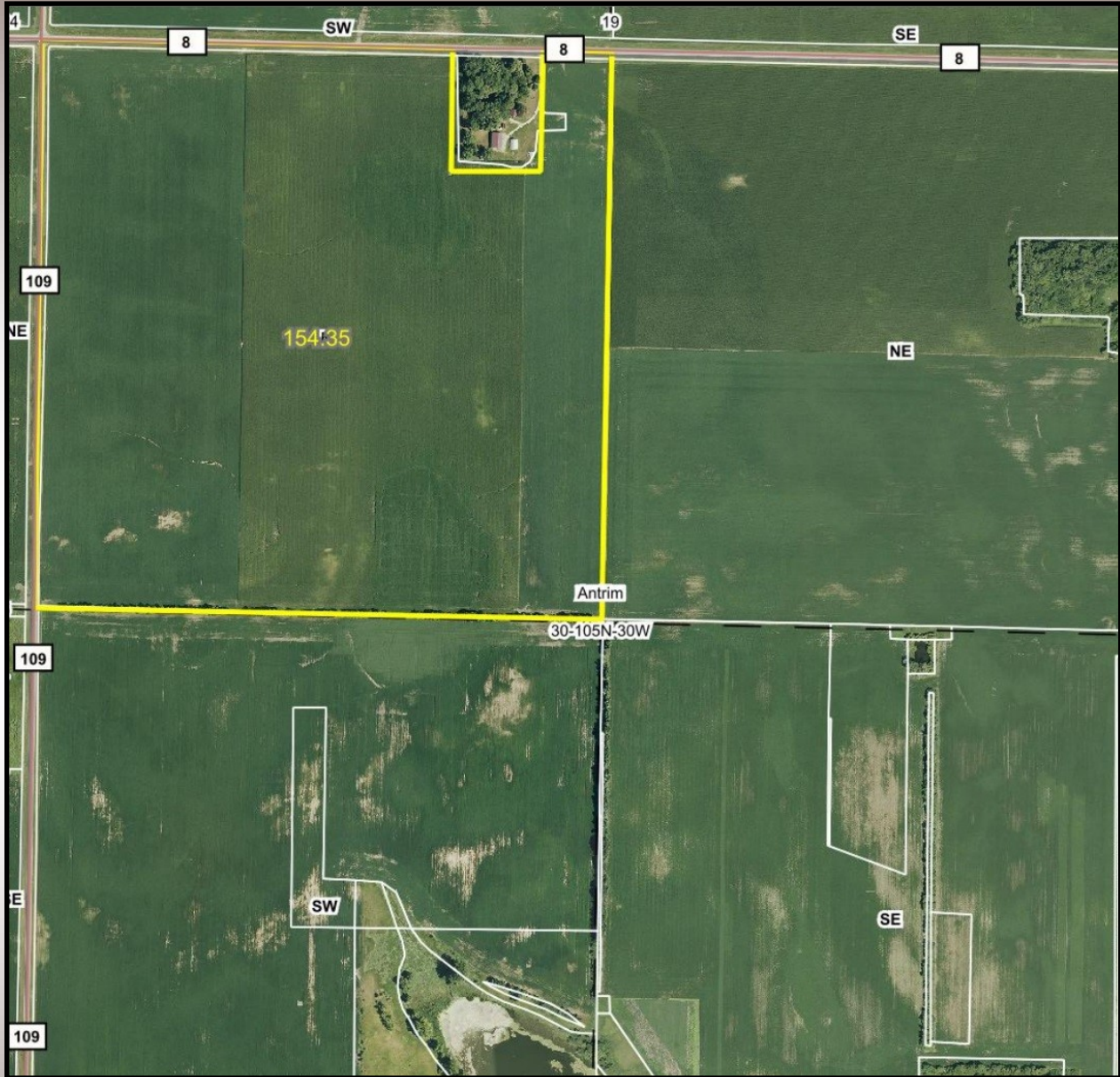
www.auctioneeralley.com

154.35 Acres +/- of Bare Farmland in Antrim Twp., Watonwan Co., MN

FARMLAND AUCTION

Thursday, November 14, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN



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 & DAR HALL

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

www.auctioneeralley.com

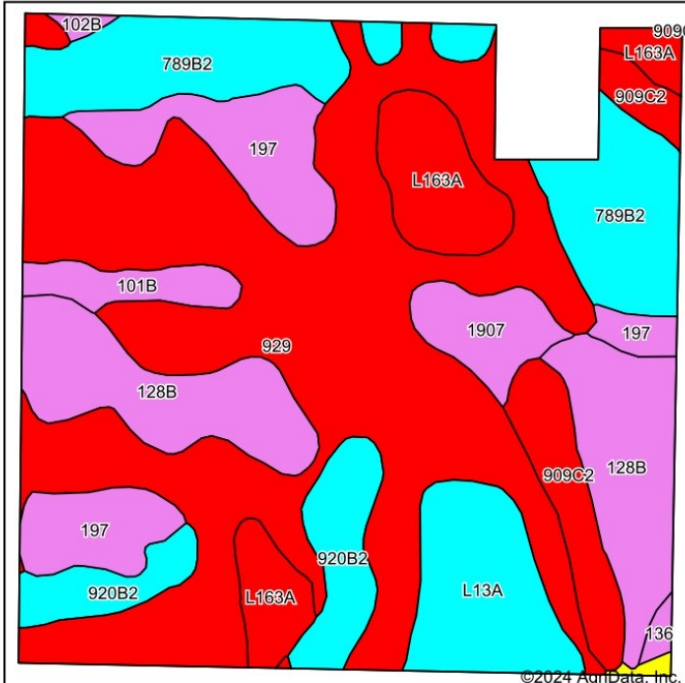
154.35 Acres +/- of Bare Farmland in Antrim Twp., Watonwan Co., MN

FARMLAND AUCTION

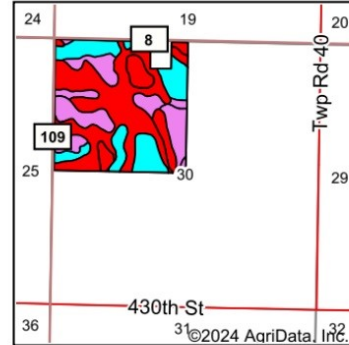
Thursday, November 14, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Watonwan**
 Location: **30-105N-30W**
 Township: **Antrim**
 Acres: **151.49**
 Date: **9/10/2024**



Maps Provided By:



Area Symbol: MN165, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
929	Fieldon-Canisteo complex	61.07	40.3%		83
128B	Grogan silt loam, 2 to 6 percent slopes	18.50	12.2%		96
789B2	Grogan-Lasa variant complex, 2 to 6 percent slopes, eroded	18.26	12.1%		66
197	Kingston silty clay loam, 1 to 3 percent slopes	12.36	8.2%		100
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	9.82	6.5%		86
L13A	Klossner muck, 0 to 1 percent slopes	8.84	5.8%		77
920B2	Clarion-Estherville complex, 2 to 6 percent slopes	7.94	5.2%		76
909C2	Bold-Truman silt loams, 5 to 12 percent slopes, eroded	6.67	4.4%		81
1907	Lakefield silty clay loam	3.97	2.6%		100
101B	Truman silt loam, 2 to 6 percent slopes	2.89	1.9%		99
136	Madelia silty clay loam, 0 to 2 percent slopes	0.48	0.3%		94
102B	Clarion loam, 2 to 6 percent slopes	0.39	0.3%		95
L83A	Webster clay loam, 0 to 2 percent slopes	0.30	0.2%		93
Weighted Average					84.2



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 & DAR HALL

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

www.auctioneeralley.com

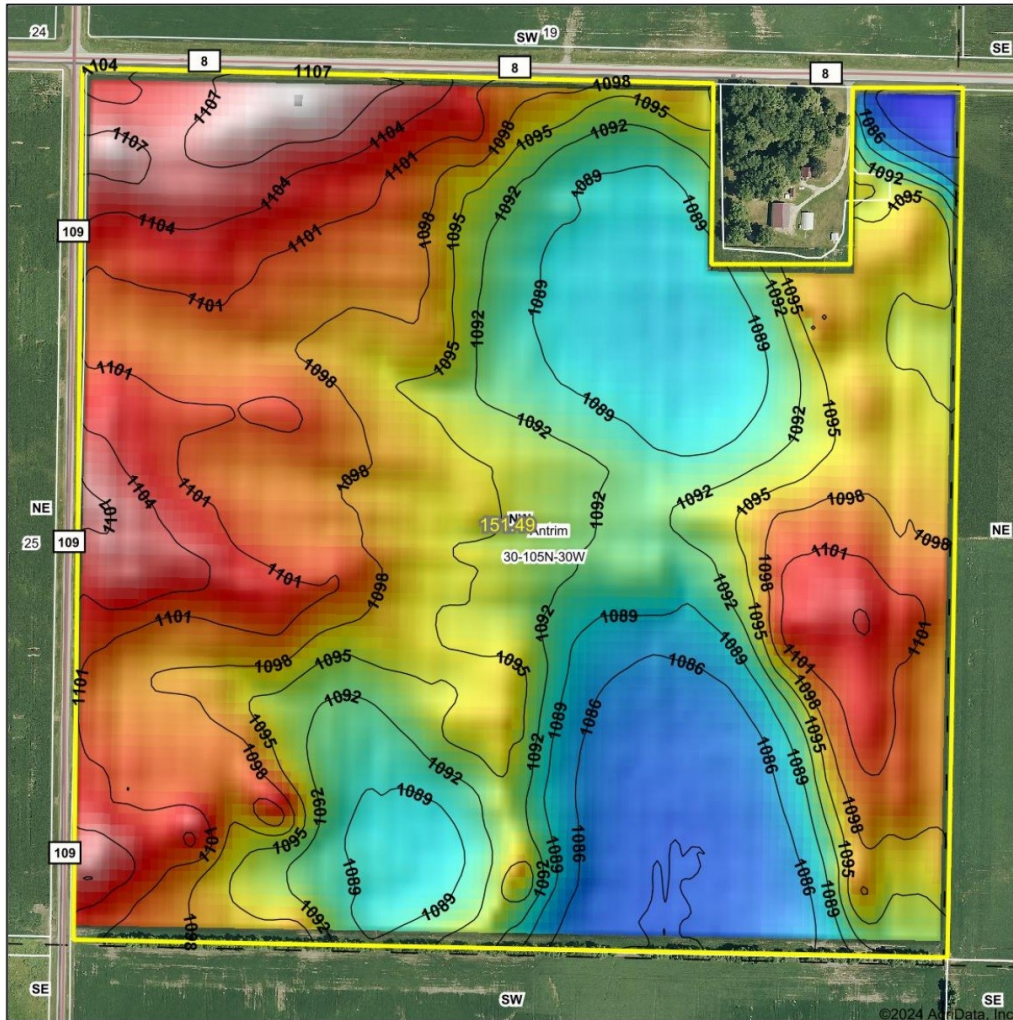
154.35 Acres +/- of Bare Farmland in Antrim Twp., Watonwan Co., MN

FARMLAND AUCTION

Thursday, November 14, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

Topography Hillshade



<p>Low Elevation High</p>	<p>Source: USGS 10 meter dem</p> <p>Interval(ft): 3</p> <p>Min: 1,080.8</p> <p>Max: 1,109.9</p> <p>Range: 29.1</p> <p>Average: 1,095.1</p> <p>Standard Deviation: 6.33 ft</p>	<p>0ft 434ft 868ft</p> <p> 30-105N-30W Watonwan County Minnesota 9/10/2024 Boundary Center: 43° 52' 24.2, -94° 29' 2.92 </p>
<p>LAND SERVICES UNLIMITED</p> <p>The People That Make Things Happen</p> <p> </p> <p> Maps Provided By: CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2023 www.AgriDataInc.com Field borders provided by Farm Service Agency as of 5/21/2008. </p>		

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 & DAR HALL

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

www.auctioneeralley.com

154.35 Acres +/- of Bare Farmland in Antrim Twp., Watonwan Co., MN

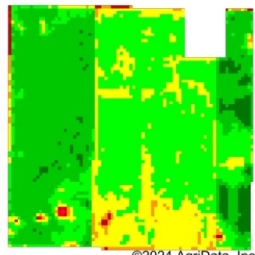
FARMLAND AUCTION

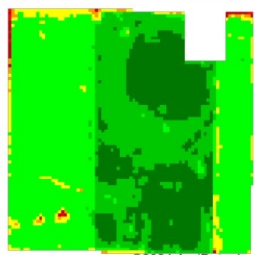
Thursday, November 14, 2024 @ 10:00 AM

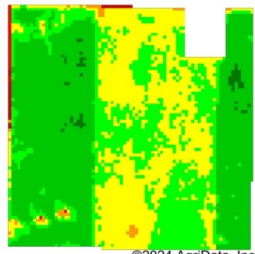
SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

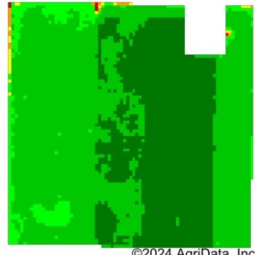
NDVI Map

Max NDVI Multi-year

2023	
	Std. Dev: 4.65 Max: 88 Mean: 78.78 Min: 50
	Crop: Corn - 51% Soybeans - 49%
	Remarks

2022	
	Std. Dev: 4.49 Max: 89 Mean: 81.21 Min: 57
	Crop: Soybeans - 51% Corn - 49%
	Remarks

2021	
	Std. Dev: 4.69 Max: 86 Mean: 78.79 Min: 51
	Crop: Corn - 51% Soybeans - 49%
	Remarks

2020	
	Std. Dev: 2.93 Max: 88 Mean: 83.62 Min: 55
	Crop: Soybeans - 51% Corn - 49%
	Remarks



Client: _____
 Farm: _____
 Field: _____
 Date: 9/10/2024
 Acres: 151.49


State: MN
 County: Watonwan
 Location: 30-105N-30W
 Township: Antrim
 Boundary Center: 43° 52' 24.2, -94° 29' 2.92


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: 84.2

Elevation (feet)
 Min: 1,080.8
 Max: 1,109.9
 Range: 29.1
 Mean: 1,095.1
 Std Dev: 6.3



Maps Provided By:

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



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

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 & DAR HALL

www.auctioneeralley.com

154.35 Acres +/- of Bare Farmland in Antrim Twp., Watonwan Co., MN

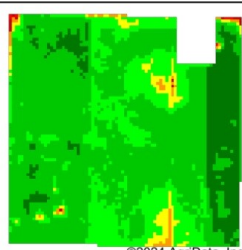
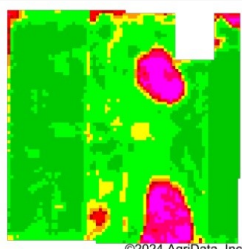


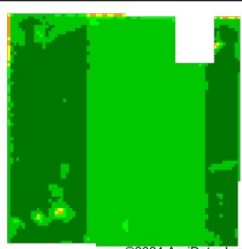

FARMLAND AUCTION

Thursday, November 14, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

NDVI Map

Max NDVI Multi-year

 <p style="font-size: 8px;">©2024 AgriData, Inc.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">2019</th> </tr> <tr> <td>Std. Dev: 3.47</td> <td>Max: 88</td> </tr> <tr> <td>Mean: 81.66</td> <td>Min: 58</td> </tr> <tr> <td colspan="2">Crop: Corn - 51% Soybeans - 49%</td> </tr> <tr> <td colspan="2">Remarks:</td> </tr> </table>	2019		Std. Dev: 3.47	Max: 88	Mean: 81.66	Min: 58	Crop: Corn - 51% Soybeans - 49%		Remarks:		<p>Client: <input type="text"/></p> <p>Farm: <input type="text"/></p> <p>Field: <input type="text"/></p> <p>Date: 9/10/2024</p> <p>Acres: 151.49</p> <p>State: MN</p> <p>County: Watonwan</p> <p>Location: 30-105N-30W</p> <p>Township: Antrim</p> <p>Boundary Center: 43° 52' 24.2, -94° 29' 2.92</p>																								
2019																																				
Std. Dev: 3.47	Max: 88																																			
Mean: 81.66	Min: 58																																			
Crop: Corn - 51% Soybeans - 49%																																				
Remarks:																																				
 <p style="font-size: 8px;">©2024 AgriData, Inc.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">2018</th> </tr> <tr> <td>Std. Dev: 11.16</td> <td>Max: 84</td> </tr> <tr> <td>Mean: 76.06</td> <td>Min: 34</td> </tr> <tr> <td colspan="2">Crop: Soybeans - 53% Corn - 47%</td> </tr> <tr> <td colspan="2">Remarks:</td> </tr> </table>	2018		Std. Dev: 11.16	Max: 84	Mean: 76.06	Min: 34	Crop: Soybeans - 53% Corn - 47%		Remarks:		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="writing-mode: vertical-rl; transform: rotate(180deg);">Low RELATIVE BIOMASS High</th> <th>Value</th> </tr> <tr><td style="background-color: #008000;"></td><td>86 - 99</td></tr> <tr><td style="background-color: #00FF00;"></td><td>81 - 85</td></tr> <tr><td style="background-color: #90EE90;"></td><td>76 - 80</td></tr> <tr><td style="background-color: #FFFF00;"></td><td>71 - 75</td></tr> <tr><td style="background-color: #FFA500;"></td><td>66 - 70</td></tr> <tr><td style="background-color: #FF0000;"></td><td>61 - 65</td></tr> <tr><td style="background-color: #FF69B4;"></td><td>51 - 60</td></tr> <tr><td style="background-color: #FF00FF;"></td><td>41 - 50</td></tr> <tr><td style="background-color: #FF00FF;"></td><td>21 - 40</td></tr> <tr><td style="background-color: #0000FF;"></td><td>1 - 20</td></tr> <tr><td style="background-color: #0000FF;"></td><td>0 - 0</td></tr> </table> <p>Soils Weighted Average Productivity Index: 84.2</p> <p>Elevation (feet) Min: 1,080.8 Max: 1,109.9 Range: 29.1 Mean: 1,095.1 Std Dev: 6.3</p> <div style="text-align: center;">  </div> <p>Maps Provided By:  <small>© AgriData, Inc. 2023 www.AgriDataInc.com</small></p>	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
2018																																				
Std. Dev: 11.16	Max: 84																																			
Mean: 76.06	Min: 34																																			
Crop: Soybeans - 53% Corn - 47%																																				
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																																			
 <p style="font-size: 8px;">©2024 AgriData, Inc.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">2017</th> </tr> <tr> <td>Std. Dev: 2.21</td> <td>Max: 88</td> </tr> <tr> <td>Mean: 84.57</td> <td>Min: 66</td> </tr> <tr> <td colspan="2">Crop: Corn - 51% Soybeans - 49%</td> </tr> <tr> <td colspan="2">Remarks:</td> </tr> </table>	2017		Std. Dev: 2.21	Max: 88	Mean: 84.57	Min: 66	Crop: Corn - 51% Soybeans - 49%		Remarks:																										
2017																																				
Std. Dev: 2.21	Max: 88																																			
Mean: 84.57	Min: 66																																			
Crop: Corn - 51% Soybeans - 49%																																				
Remarks:																																				
 <p style="font-size: 8px;">©2024 AgriData, Inc.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">2016</th> </tr> <tr> <td>Std. Dev:</td> <td>Max:</td> </tr> <tr> <td>Mean:</td> <td>Min:</td> </tr> <tr> <td colspan="2">Crop:</td> </tr> <tr> <td colspan="2">Remarks:</td> </tr> </table>	2016		Std. Dev:	Max:	Mean:	Min:	Crop:		Remarks:																										
2016																																				
Std. Dev:	Max:																																			
Mean:	Min:																																			
Crop:																																				
Remarks:																																				



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 & DAR HALL

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

www.auctioneeralley.com

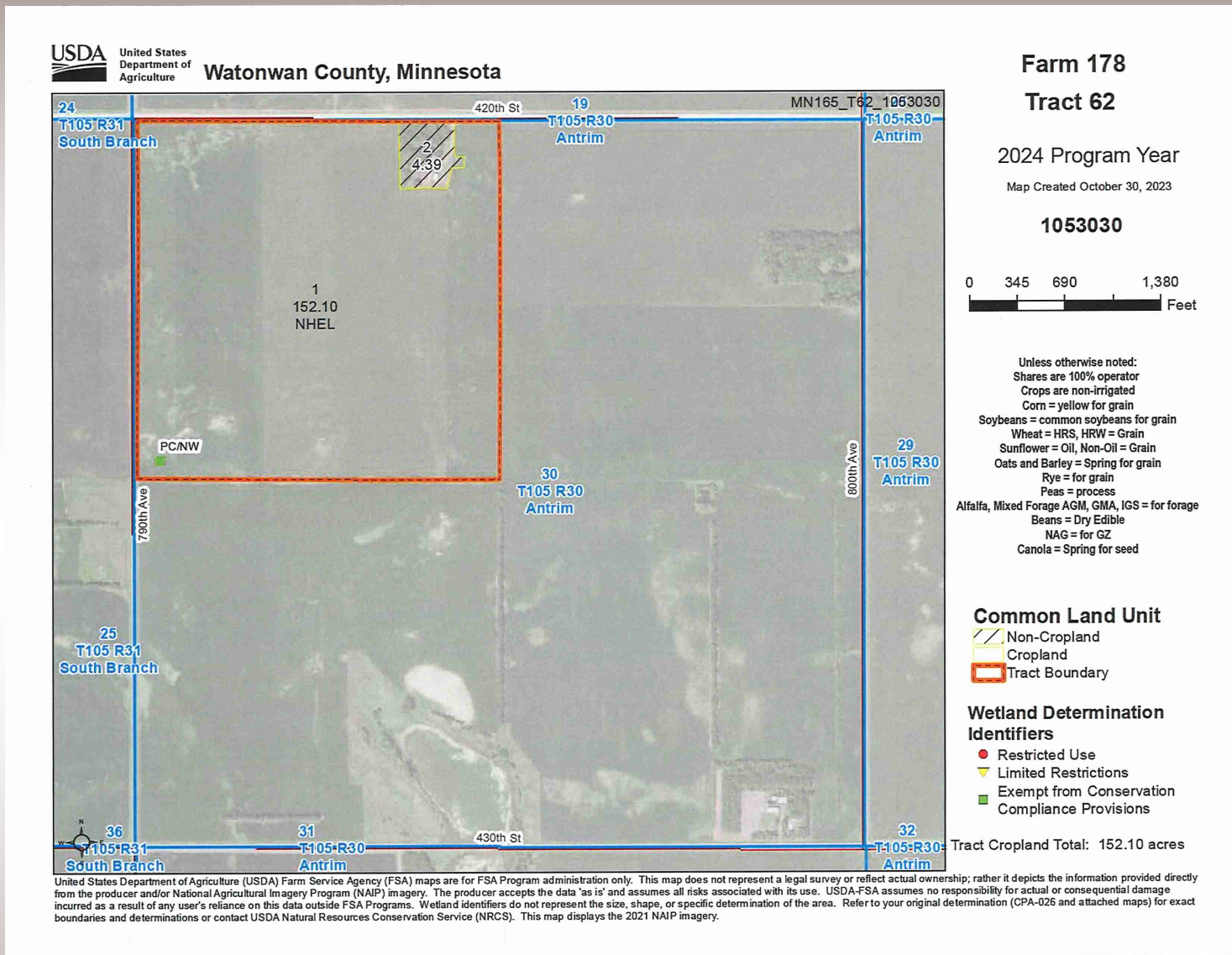
154.35 Acres +/- of Bare Farmland in Antrim Twp., Watonwan Co., MN

FARMLAND AUCTION

Thursday, November 14, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

FSA 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 & DAR HALL

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

www.auctioneeralley.com

154.35 Acres +/- of Bare Farmland in Antrim Twp., Watonwan Co., MN

FARMLAND AUCTION

Thursday, November 14, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

FSA Information

MINNESOTA
WATONWAN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 178

Prepared : 3/7/24 12:03 PM CST

Crop Year : 2024

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
156.49	152.10	152.10	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	152.10	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	75.30	0.00	173	0
Soybeans	75.20	0.00	46	0
TOTAL	150.50	0.00		

NOTES

Tract Number : 62

Description : NW4 30-105-30-ANTRIM
FSA Physical Location : MINNESOTA/WATONWAN
ANSI Physical Location : MINNESOTA/WATONWAN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : HAROLD D MILLER, VELMA MILLER
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.49	152.10	152.10	0.00	0.00	0.00	0.00	0.0



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 & DAR HALL

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

www.auctioneeralley.com

154.35 Acres +/- of Bare Farmland in Antrim Twp., Watonwan Co., MN

FARMLAND AUCTION

Thursday, November 14, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

FSA Information

MINNESOTA
WATONWAN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 178
Prepared : 3/7/24 12:03 PM CST
Crop Year : 2024

Tract 62 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	152.10	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	75.30	0.00	173
Soybeans	75.20	0.00	46
TOTAL	150.50	0.00	

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 & DAR HALL

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

www.auctioneeralley.com


154.35 Acres +/- of Bare Farmland in Antrim Twp., Watonwan Co., MN

FARMLAND AUCTION

Thursday, November 14, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

Wetland Determination



United States Department
of Agriculture

Natural Resources
Conservation Service

NRCS-CPA-026E
9/2000

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name	Harold Miller	Request Date:	10/12/2012	County:	Watonwan
Address	79439 420th Street				
	Truman MN 56088-4419				
Agency or Person Requesting Determination:	Landowner	Tract No:	62	Farm No:	178

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				

Section II - Wetlands

Are there hydric soils on this farm? Yes

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		152.1	10/23/2012	11/22/2012

The wetland determination was completed in the office It was delivered by: Mail On: 10/23/2012

Remarks: This is a certified wetland determination for Tract 62 located in Antrim Township Section 30. Field 1 is Prior Converted and/or Non Wetland (PC/NW).

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>Betsy B. G. Norland</i> Betsy B. G. Norland	<i>10/23/2012</i> 10/23/2012



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 & DAR HALL

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

www.auctioneeralley.com

154.35 Acres +/- of Bare Farmland in Antrim Twp., Watonwan Co., MN

FARMLAND AUCTION

Thursday, November 14, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

Wetland Determination

U.S.D.A. Soil Conservation Service		SCS-CPA-026 (7-88)	1. Name and Address of Person J.D. Miller Antrim Twp. Watonwan, MN 56008		2. Date of Request 1-16-90
HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION					3. County Watonwan
4. Name of USDA Agency or Person Requesting Determination			5. Farm No. and Tract No.		
SECTION I - HIGHLY ERODIBLE LAND					
6. Is soil survey now available for making a highly erodible land determination?	Yes	No	Field No.(s)	Total Acres	
7. Are there highly erodible soil map units on this farm?	<input checked="" type="checkbox"/>	<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.					
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"/>	NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields. For further information, contact the local office of the Soil Conservation Service.				
SECTION II - WETLAND					
11. Are there hydric soils on this farm?	Yes	No	Field No.(s)	Total Wetland Acres	
List field numbers and acres, where appropriate, for the following EXEMPTED WETLANDS:					
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.					
13. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to FSA unless the area reverts to wetland as a result of abandonment. You should inform SCS of any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for 5 years or more.					
14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.					
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.					
NON-EXEMPTED WETLANDS:					
16. Converted Wetlands (CW) - In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits. If you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.					
17. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.					
18. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 16 for information on CW.					
19. This wetland determination was completed in the: Office <input checked="" type="checkbox"/> Field <input type="checkbox"/>					
20. This determination was: Delivered <input type="checkbox"/> Mailed <input checked="" type="checkbox"/> To the Person on Date: 1-18-90					
NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below. The reconsideration is a prerequisite for any further appeal. The request for the reconsideration must be in writing and must state your reasons for the request. The request must be mailed or delivered within 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of the producer's copy of this form for more information on appeals procedure.					
NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.					
21. Remarks	There is no HEL fields or wetlands on this tract				
22. Signature of SCS District Conservationist					23. Date 1-18-90
Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, handicap, etc.					
ASCS Copy					



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 & DAR HALL

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

www.auctioneeralley.com

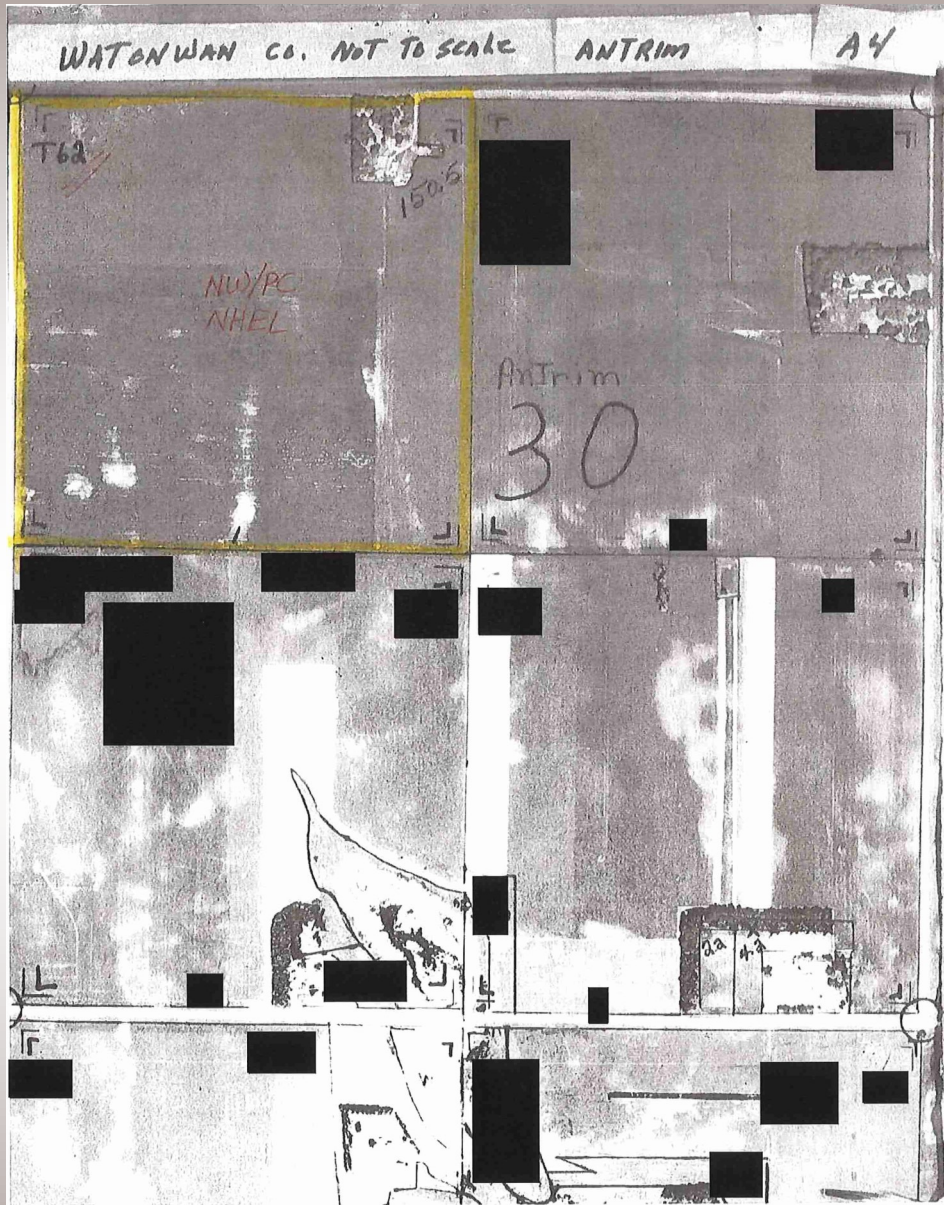
154.35 Acres +/- of Bare Farmland in Antrim Twp., Watonwan Co., MN

FARMLAND AUCTION

Thursday, November 14, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

Wetland Determination 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 & DAR HALL

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

www.auctioneeralley.com

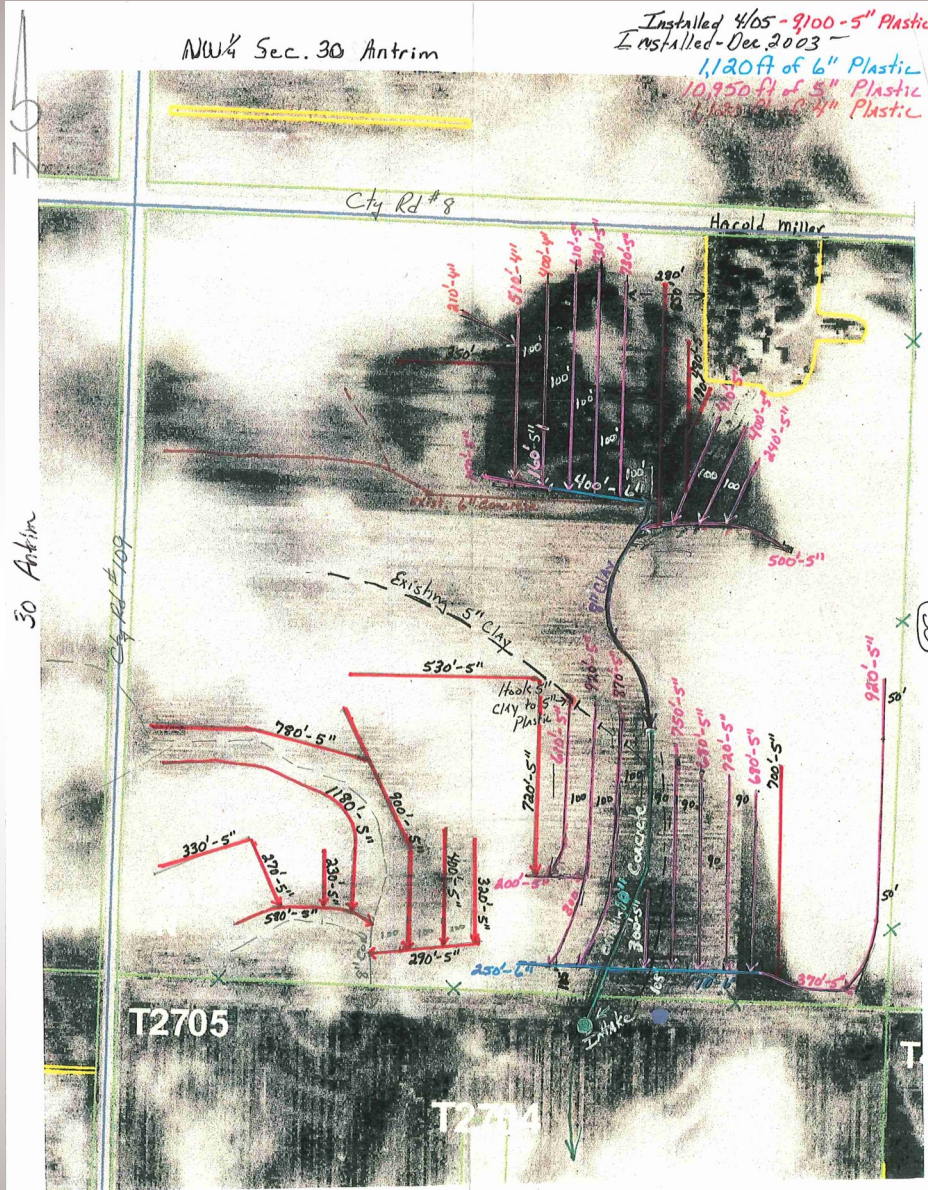
154.35 Acres +/- of Bare Farmland in Antrim Twp., Watonwan Co., MN

FARMLAND AUCTION

Thursday, November 14, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

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 & DAR HALL

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

www.auctioneeralley.com

154.35 Acres +/- of Bare Farmland in Antrim Twp., Watonwan Co., MN

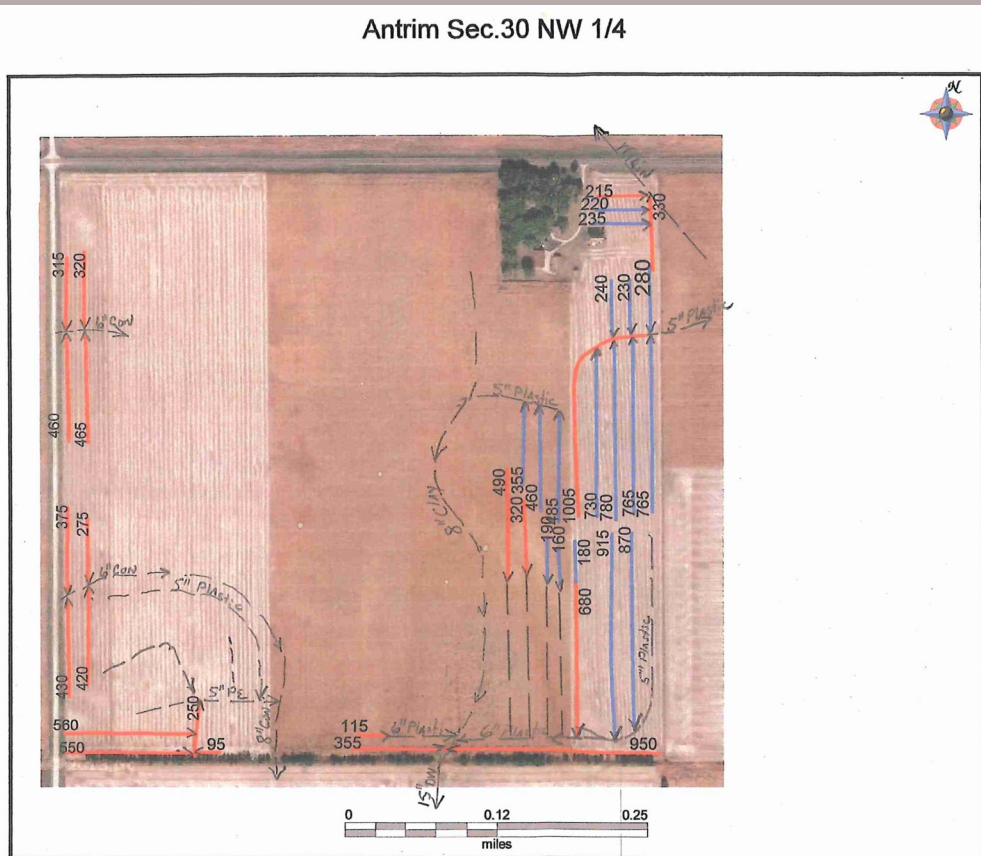
FARMLAND AUCTION

Thursday, November 14, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

Private Tile Map

Antrim Sec.30 NW 1/4



Installed 5/2014
By K&G Construction Truman ,MN 56088
for Harold Miller.

4 Inch Tile
5 Inch Tile

Installed:

7,770ft of 4" Plastic Tile

8,975ft of 5" Plastic Tile

16745



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 & DAR HALL

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

www.auctioneeralley.com

154.35 Acres +/- of Bare Farmland in Antrim Twp., Watonwan Co., MN

FARMLAND AUCTION

Thursday, November 14, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

Watonwan County, MN

Summary

Parcel ID 020300200
 Property Address 79439 420TH ST
 TRUMAN MN 56088
 Sec/Twp/Rng 30-105-030
 Brief Tax Description SECT-30 TWP-105 RANGE-030 159.85 AC NW1/4
(Note: Not to be used on legal documents)
 Deeded Acres 159.85
 Class 101 - (HSTD) 2A/1B/4BB AGRICULTURAL
 District (0201) TWP OF ANTRIM-0458
 School District 0458

[View Map](#)

Owners

Primary Owner
 KENNETH MILLER ETAL
 318 N THIRD AVE E
 TRUMAN MN 56088

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	66.4	0	0	0	153,820	A
2	ROADS 2A	0	0	0	0	5,030	A
3	AG BLDG SITE	0	0	0	0	1,000	A
Total						159,850	

Buildings

Building 1
 Year Built 1920
 Architecture 2 STORY
 Above Grade Living Area 0
 Construction Quality D 5.5 FAIR+
 Foundation Type CEMENT
 Frame Type WOOD FRAME
 Exterior Walls VINYL SIDING
 Roof Structure GABLE/HIP
 Roof Cover COMP SHINGL
 Interior Walls PLASTER
 Floor Cover CARPET/SHT VINYL
 Heat FORCED AIR
 Air Conditioning WINDOW
 Bedrooms 5
 Bathrooms 1
 Stories 2

Extra Features

Code	Description	Dimensions	Units
MACHSD	MACHINE SHED	32 x 48	1536
OLDSHD	MISC. SHED	10 x 24	240
OLDSHD	MISC. SHED	16 x 20	320
009100	PATIO	9 x 10	90
MACHSD	MACHINE SHED	45 x 24	1080
MACHSD	MACHINE SHED	45 x 48	2160

Valuation

	2024 Assessment	2023 Assessment	2022 Assessment	2021 Assessment	2020 Assessment
+ Estimated Building Value	\$114,700	\$110,700	\$85,200	\$68,200	\$63,500
+ Estimated Land Value	\$1,594,300	\$1,594,300	\$1,153,100	\$979,100	\$1,037,900
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$1,709,000	\$1,705,000	\$1,238,300	\$1,047,300	\$1,101,400

Taxation

	2024 Payable	2023 Payable	2022 Payable	2021 Payable
Estimated Market Value	\$1,705,000	\$1,238,300	\$1,047,300	\$1,101,400
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	(\$26,287)	(\$28,300)	(\$22,700)	(\$22,200)
= Taxable Market Value	\$1,678,713	\$1,210,000	\$1,024,600	\$1,079,200
Net Taxes Due	\$4,373.00	\$3,971.00	\$3,765.00	\$3,757.00
+ Special Assessments	\$23.00	\$23.00	\$23.00	\$23.00
= Total Taxes Due	\$4,396.00	\$3,994.00	\$3,788.00	\$3,780.00



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 & DAR HALL

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

www.auctioneeralley.com

154.35 Acres +/- of Bare Farmland in Antrim Twp., Watonwan Co., MN

FARMLAND AUCTION

Thursday, November 14, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN



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 Miller Family Farm will be offered for sale as one parcel on sale day 154.35 +/- 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 December 19, 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 2025. Seller will keep all 2024 farm income and pay all 2024 property tax. All real estate taxed thereafter to be paid by Buyer. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the Buyer. Any appraisal or loan fees are Buyer's obligation. Any statements made at the auction may take precedence over any printed information. This sale is subject to the Seller's approval. Auctioneer Alley, Land Services Unlimited+ & Sales Staff represent the Sellers in this transaction.

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



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 & DAR HALL

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

www.auctioneeralley.com

154.35 Acres +/- of Bare Farmland in Antrim Twp., Watonwan Co., MN

FARMLAND AUCTION

Thursday, November 14, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN



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



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



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



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



DUSTYN HARTUNG
MN/IA 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 & DAR HALL

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

www.auctioneeralley.com