

LAND FOR SALE

**155.16 ACRES +/- SECTION 31 OF ROME TWP
FARIBAULT COUNTY, MN**

REAL ESTATE SALES STAFF

DUSTYN HARTUNG MN Real Estate License #40326098, Cell # 507-236-7629

KEVIN KAHLER MN Real Estate License #526830, Cell # 507-920-8060

LEAH HARTUNG MN Broker #40416719, Cell # 507-236-8786



LAND FOR SALE

155.16 Acres +/- of Bare Farmland in Rome Twp., Faribault Co., MN



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

ORVICK FAMILY FARM PROPERTY INFORMATION

SALE METHOD:	This farm will be offered for sale as one parcel 155.16 Deeded Acres x the Bid *Selling by legal description
LEGAL DESCRIPTION:	155.16 +/- Deeded Acres located in the SW 1/4 (EXCEPTING TR COM 349.5' E of SW COR E400' N206' E20' N100' W20' N300' S606' TO BEGGINNING) of Section 31, Township 101 North, Range 26 West, Faribault County, MN.
TAX PARCEL ID:	160310100
BUILDINGS:	There is a small old barn and silo.
REAL ESTATE TAXES:	2024 (NON-HSTD) Ag Taxes = \$7,302.57
FSA INFORMATION:	Total Deeded Acres = 155.16 +/- Acres FSA Tillable Acres = 151.74 +/- Acres Corn Base Acres = 75.50 +/- Acres Corn PLC Yield = 170.00 +/- Bushels Soybean Base Acres = 75.20 +/- Acres Soybean PLC Yield = 45.00 +/- Bushels Total Base Acres = 150.70 +/- Acres
PREDOMINANT SOILS:	Canisteo-Glencoe and Waldorf Silty Clay Loam
CPI:	Crop Productivity Index = 92.0 *Excellent *See Soils Map
TOPOGRAPHY:	Level to Gently Rolling *See Topography Map
DRAINAGE:	Part of County Ditch 80 and County Ditch 41. Farm has private tile. *See Tile Maps
NRCS CLASSIFICATION:	NHEL (Non-Highly Erodible Land)
WETLAND STATUS:	Not Completed
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



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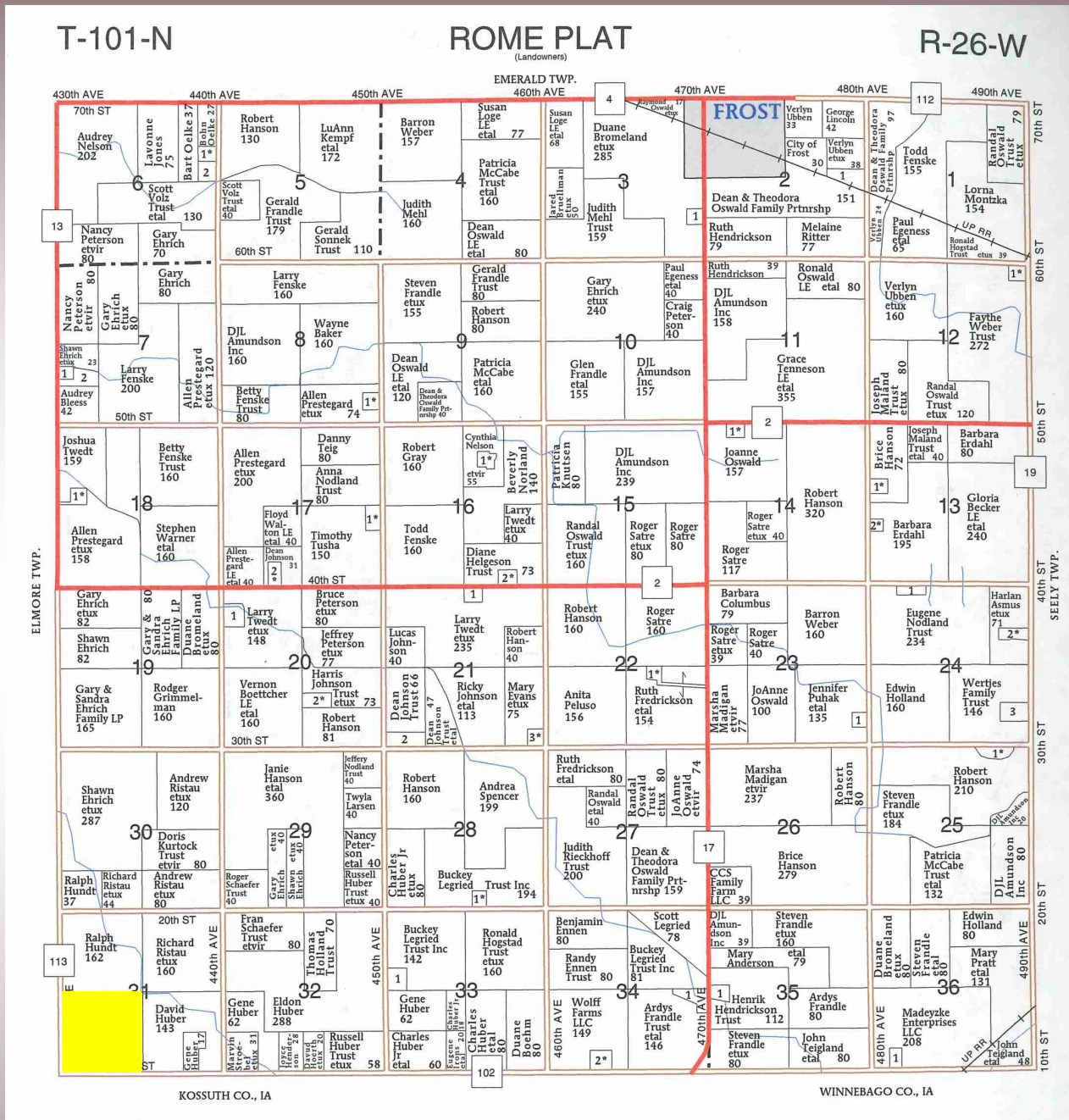
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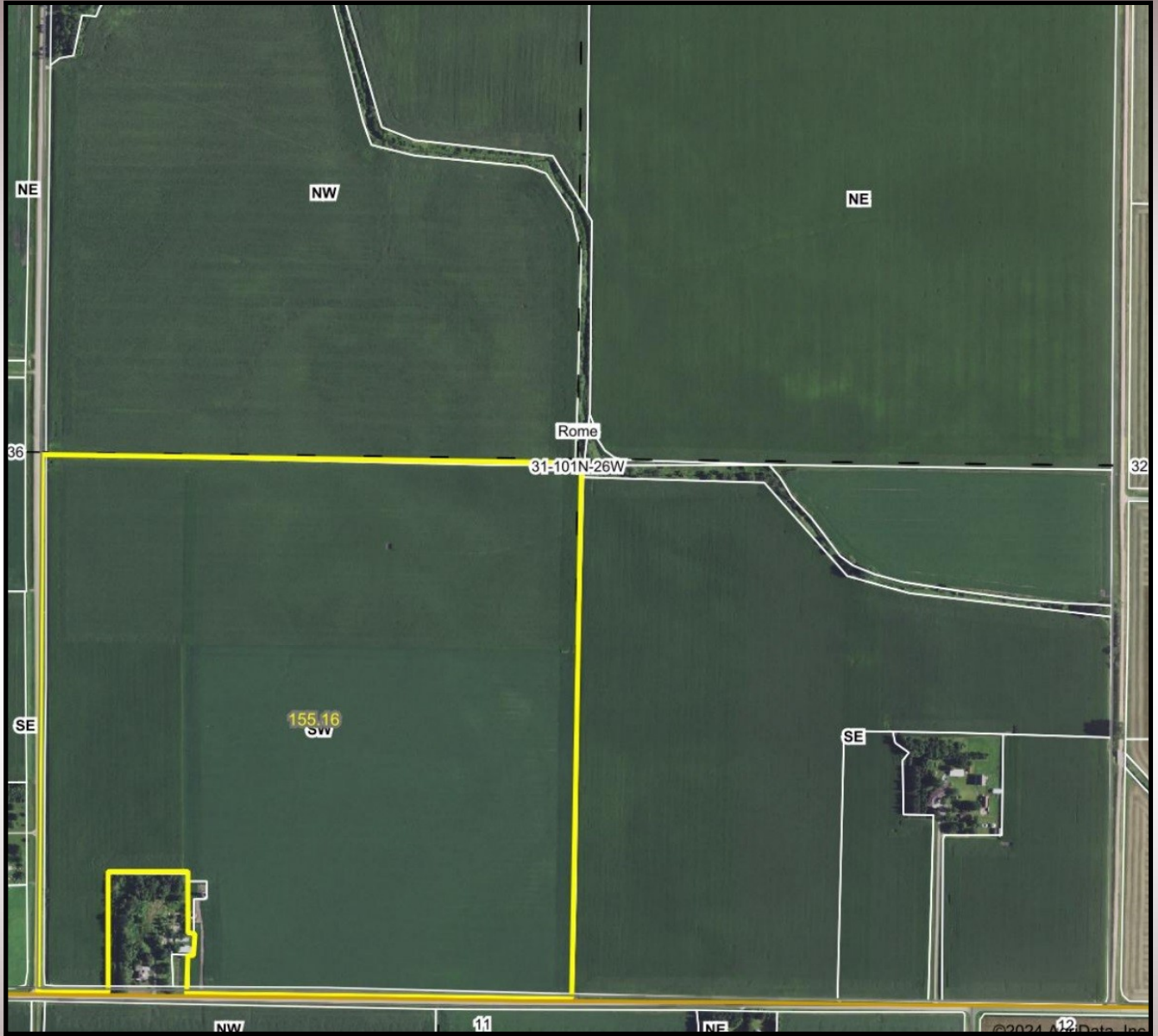
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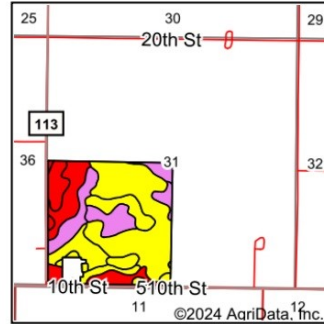
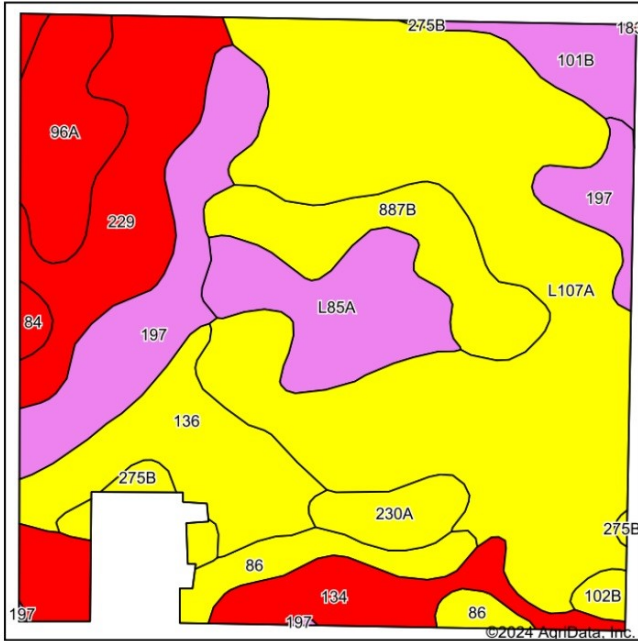
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LAND FOR SALE

155.16 Acres +/- of Bare Farmland in Rome Twp., Faribault Co., MN

Soils Map



State: **Minnesota**
 County: **Faribault**
 Location: **31-101N-26W**
 Township: **Rome**
 Acres: **151.74**
 Date: **9/11/2024**



Soils data provided by USDA and NRCS.

Area Symbol: MN043, Soil Area Version: 20								
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans	
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	56.97	37.5%	Yellow	Ilw	91	81	
229	Waldorf silty clay loam, 0 to 2 percent slopes	16.72	11.0%	Red	Ilw	85	68	
197	Kingston silty clay loam, 1 to 3 percent slopes	15.25	10.1%	Purple	lw	100	91	
136	Madelia silty clay loam, 0 to 2 percent slopes	11.35	7.5%	Yellow	Ilw	94	91	
L85A	Nicollet clay loam, 1 to 3 percent slopes	10.34	6.8%	Purple	lw	99	81	
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	9.95	6.6%	Yellow	Ile	92	82	
96A	Collinwood silty clay loam, 1 to 3 percent slopes	7.85	5.2%	Red	Ilw	86	68	
134	Okoboji silty clay loam, 0 to 1 percent slopes	6.85	4.5%	Red	Illw	86	74	
86	Canisteo clay loam, 0 to 2 percent slopes	5.37	3.5%	Yellow	Ilw	93	81	
101B	Truman silt loam, 2 to 6 percent slopes	4.07	2.7%	Purple	Ile	99	89	
230A	Guckeen silty clay loam, 1 to 3 percent slopes	3.47	2.3%	Yellow	Ilw	95	74	
275B	Ocheyedan loam, 2 to 6 percent slopes	1.85	1.2%	Yellow	Ile	93	70	
102B	Clarion loam, 2 to 6 percent slopes	0.94	0.6%	Yellow	Ile	95	83	
84	Brownton silty clay loam, 0 to 2 percent slopes	0.76	0.5%	Red	Ilw	81	64	
Weighted Average						1.88	92	*n 80.2



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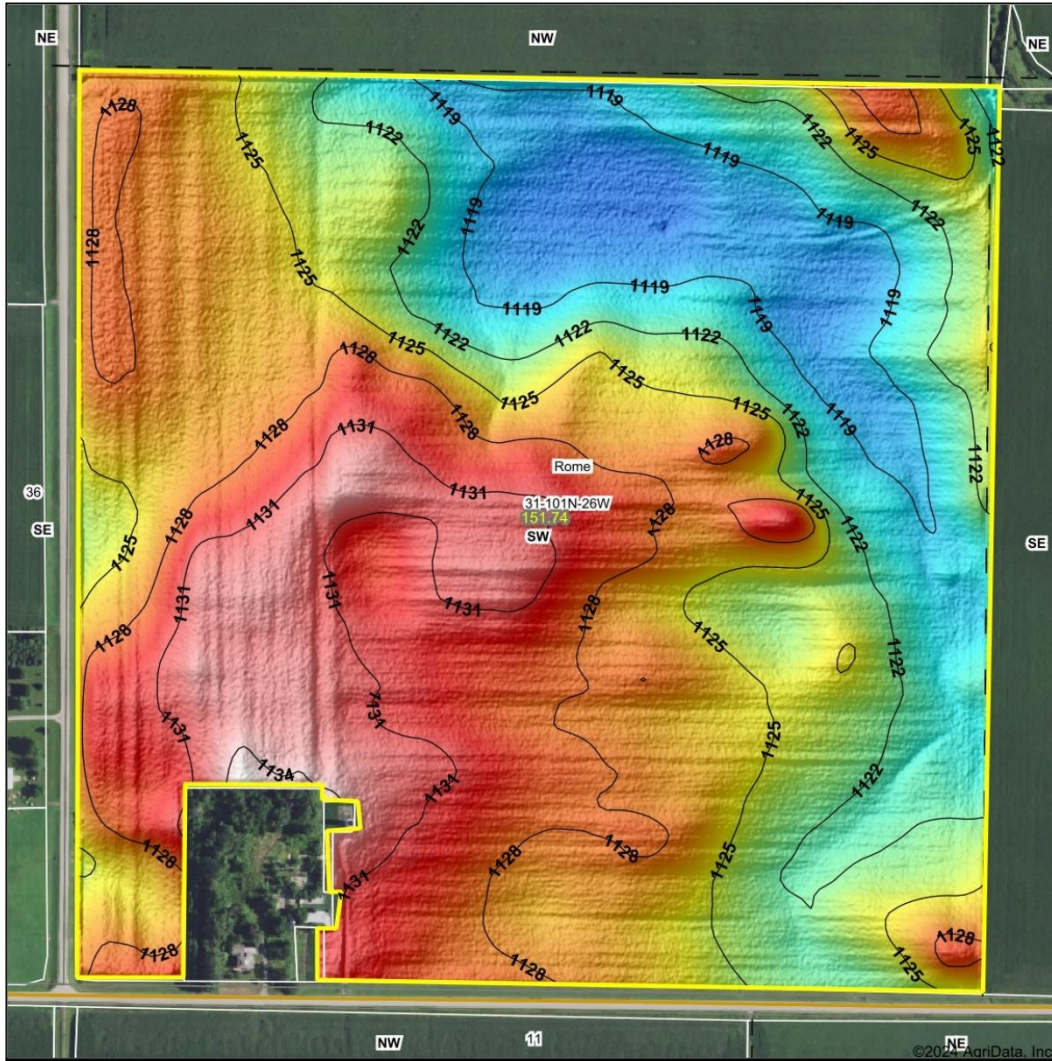
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155.16 Acres +/- of Bare Farmland in Rome Twp., Faribault Co., MN

Topography Hillshade



Low Elevation High

Source: USGS 10 meter dem
Interval(ft): 3
Min: 1,114.5
Max: 1,134.4
Range: 19.9
Average: 1,124.9
Standard Deviation: 4.3 ft

0ft 434ft 868ft

31-101N-26W
Faribault County
Minnesota

9/11/2024
Boundary Center: 43° 30' 13.05, -94° 0' 11.48

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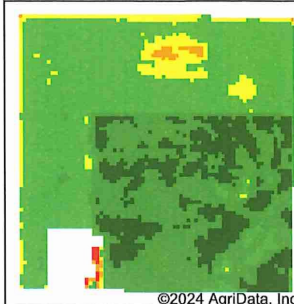
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155.16 Acres +/- of Bare Farmland in Rome Twp., Faribault Co., MN

Max NDVI Multi-year



2023	
Std. Dev: 4.37	Max: 88
Mean: 80.65	Min: 51
Crop: Corn - 52% Soybeans - 48%	
Remarks	

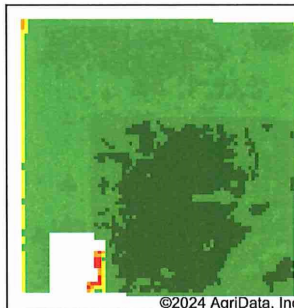
Client:
 Farm:
 Field:
 Date: 9/13/2024
 Acres: 151.74

State: MN
 County: Faribault
 Location: 31-101N-26W
 Township: Rome
 Boundary Center: 43° 30' 13.05, -94° 0' 11.51



2022	
Std. Dev: 5.14	Max: 99
Mean: 90.86	Min: 60
Crop: Soybeans - 52% Corn - 48%	
Remarks	

Low RELATIVE BIOMASS High	Value
Dark Green	86 - 99
Green	81 - 85
Light Green	76 - 80
Yellow	71 - 75
Orange	66 - 70
Red-Orange	61 - 65
Red	51 - 60
Pink	41 - 50
Purple	21 - 40
Blue	1 - 20
Dark Blue	0 - 0



2021	
Std. Dev: 3.14	Max: 87
Mean: 82.31	Min: 57
Crop: Corn - 51% Soybeans - 49%	
Remarks	

Soils Weighted Average
 Productivity Index: 92

Elevation (feet)
 Min: 1,114.5
 Max: 1,134.4
 Range: 19.9
 Mean: 1,124.9
 Std Dev: 4.3



2020	
Std. Dev: 1.95	Max: 89
Mean: 85	Min: 61
Crop: Soybeans - 52% Corn - 48%	
Remarks	



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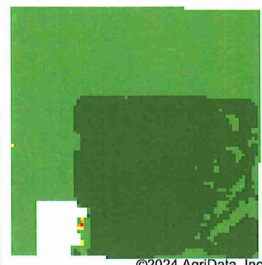
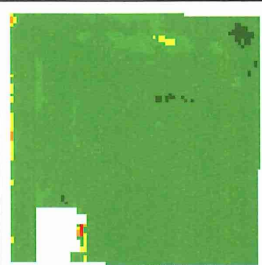
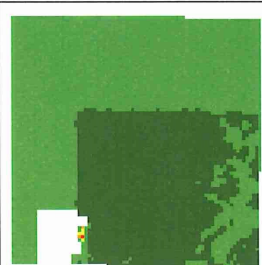
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Max NDVI Multi-year

 <p style="font-size: 8px;">©2024 AgriData, Inc.</p>	2019	Client: <input type="text"/> Farm: <input type="text"/> Field: <input type="text"/> Date: 9/13/2024 Acres: 151.74																									
	Std. Dev: 2.23 Max: 88 Mean: 84.78 Min: 65	State: MN County: Faribault Location: 31-101N-26W Township: Rome Boundary Center: 43° 30' 13.05, -94° 0' 11.51																									
	Crop: Corn - 53% Soybeans - 47%	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="writing-mode: vertical-rl; transform: rotate(180deg);">Low RELATIVE BIOMASS High</th> <th>Value</th> </tr> </thead> <tbody> <tr><td style="background-color: #008000;"></td><td>86 - 99</td></tr> <tr><td style="background-color: #00b050;"></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: #ff4500;"></td><td>61 - 65</td></tr> <tr><td style="background-color: #ff0000;"></td><td>51 - 60</td></tr> <tr><td style="background-color: #ff69b4;"></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: #000000;"></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																										
Remarks:	Soils Weighted Average Productivity Index: 92 Elevation (feet) Min: 1,114.5 Max: 1,134.4 Range: 19.9 Mean: 1,124.9 Std Dev: 4.3																										
 <p style="font-size: 8px;">©2024 AgriData, Inc.</p>	2018																										
	Std. Dev: 1.98 Max: 86 Mean: 83.15 Min: 54																										
	Crop: Soybeans - 50% Corn - 47%																										
	Remarks:																										
 <p style="font-size: 8px;">©2024 AgriData, Inc.</p>	2017																										
	Std. Dev: 1.96 Max: 87 Mean: 84.46 Min: 65																										
	Crop: Corn - 49% Soybeans - 48%																										
	Remarks:																										
"No Max NDVI imagery available."	2016																										
	Std. Dev: Max: Mean: Min:																										
	Crop:																										
	Remarks:																										



Maps Provided By:  **surety**
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FSA Map



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FSA Information

IOWA WINNEBAGO		 United States Department of Agriculture Farm Service Agency		FARM : 5305	
Form: FSA-156EZ				Prepared : 8/19/24 10:59 AM CST	
See Page 3 for non-discriminatory Statements.		Abbreviated 156 Farm Record		Crop Year : 2024	

Operator Name	:	:
CRP Contract Number(s)	:	None
Recon ID	:	19-189-2007-17
Transferred From	:	None
ARCPLC G/IF Eligibility	:	Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
									3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	

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				
Soybeans				
TOTAL				

NOTES	

Tract Number	:	4496
Description	:	SW1/4-31-ROME FARIBAULT
FSA Physical Location	:	MINNESOTA/FARIBAULT
ANSI Physical Location	:	MINNESOTA/FARIBAULT
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	:	CORRINE ORVICK
Other Producers	:	None
Recon ID	:	None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
151.74	151.74	151.74	0.00	0.00	0.00	0.00	0.0



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IOWA WINNEBAGO Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency	FARM : 5305 Prepared : 8/19/24 10:59 AM CST Crop Year : 2024					
Abbreviated 156 Farm Record							
Tract 4496 Continued ...							
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	151.74	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	75.50	0.00	170				
Soybeans	75.20	0.00	45				
TOTAL	150.70	0.00					
NOTES							

Page: 2 of 3



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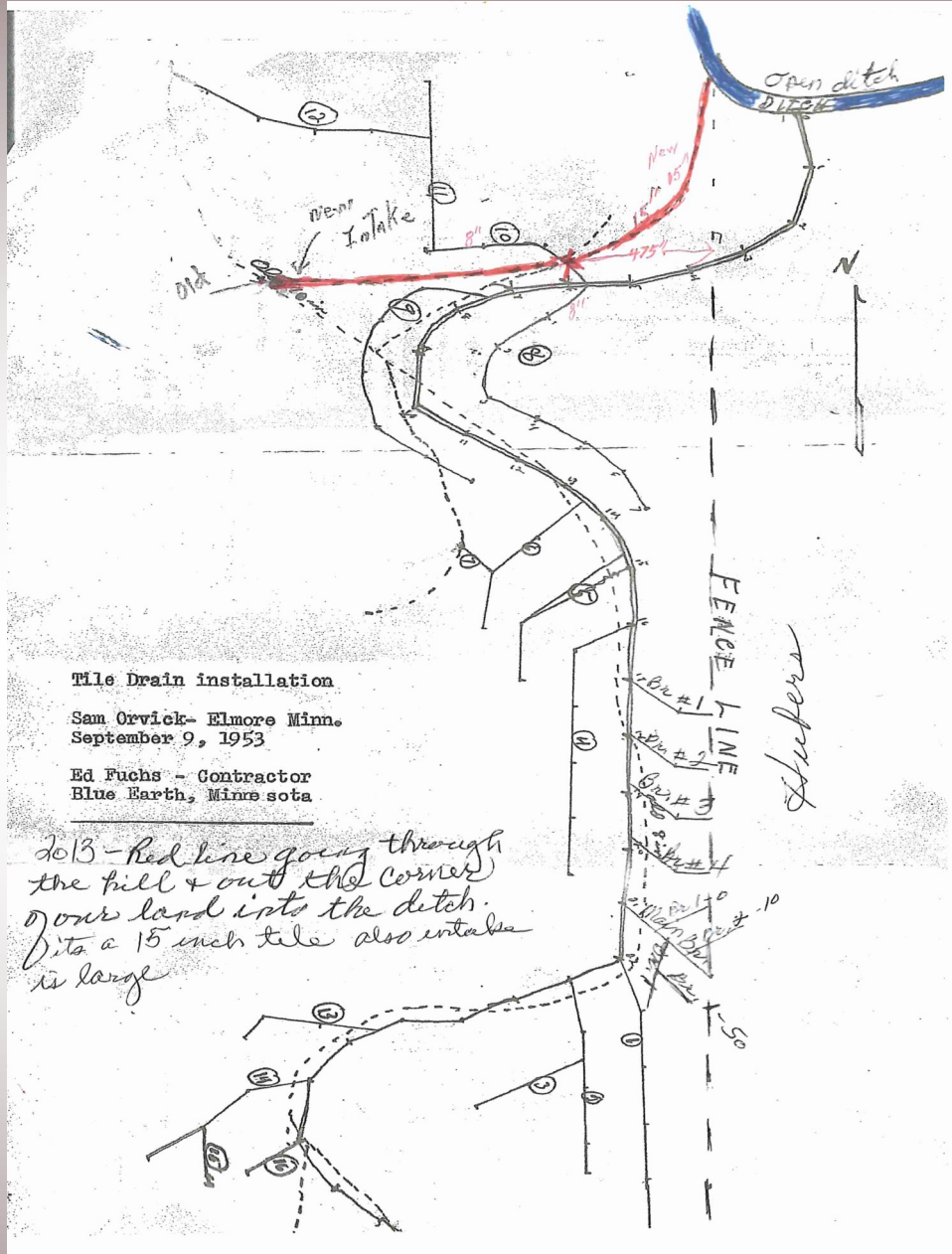
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Private Tile Map



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Summary

Parcel ID 160310100
 Property Address 31-101-026
 Sec/Twp/Rng 31-101-026
 Brief Tax Description Sect-31 Twp-101 Range-026 155.16 AC SW 1/4 EX TR COM 349.5'E OF SW COR E400' N206' E20' N100' W20' N300' W400' S606' TO BEG
 (Note: Not to be used on legal documents)
 Deeded Acres 155.16
 Class 101 - (NON-HSTD) AGRICULTURAL
 District (1602) 1602 ROME TWP
 School District 2860
 Creation Date 06/27/1989

Owner

Primary Taxpayer
 Corrine Orvick
 Life Estate Etal
 111 South Lane
 Albert Lea, MN 56007

Land

Lot Area 151.61 Acres;6,604,132 SF

Lot Area 3.55 Acres;154,638 SF

Total Lot Area 155.16 Acres;6,758,770 SF

Agricultural Land

Description	Soil Type	Acres
79 CER AVERAGE SOIL RATING	79_CER	151.61
Z NO ROAD	Z 005395	3.55
Total Acres: 155.16		
Tax CER/Acres: 0.000		

Recent Sales In Area

Sale date range:

From: To:

Distance: Feet

Valuation

	2024 Assessment	2023 Assessment	2022 Assessment	2021 Assessment	2020 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$1,669,400	\$1,671,800	\$1,214,300	\$1,082,000	\$1,082,000
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$1,669,400	\$1,671,800	\$1,214,300	\$1,082,000	\$1,082,000

Taxation

	2024 Payable	2023 Payable	2022 Payable	2021 Payable
Estimated Market Value	\$1,671,800	\$1,214,300	\$1,082,000	\$1,082,000
- Exempt Value	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$1,671,800	\$1,214,300	\$1,082,000	\$1,082,000
Net Taxes Due	\$7,302.57	\$6,284.57	\$6,076.54	\$5,963.80
+ Special Assessments	\$5.43	\$5.43	\$101.46	\$120.20
= Total Taxes Due	\$7,308.00	\$6,290.00	\$6,178.00	\$6,084.00



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SALE INFORMATION

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

TERMS: This property is being marketed and sold by the Private Sale Method. The Orvick Family Farm will be offered for sale as 155.16 +/- Deeded Acres x The Bid. The terms of sale for this property are based on a cash sale with possession taking place after closing. Buyer may enter property to do fall tillage once the 2024 crop has been removed. The successful Buyer will enter into a purchase agreement & make a 20% down payment to Land Services Unlimited+ Trust account with closing following 30-45 days thereafter. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. Property is being sold AS IS-WHERE IS. 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. The property is open to be farmed in 2025 by the Buyer. 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. It is the interested bidder's obligation to inspect the property prior to their purchase of it. Land Services Unlimited+ and sales staff represent the seller in this transaction.

CONDITIONS: The property is being sold AS IS-WHERE IS. The information provided in this brochure is deemed reliable, but agents make no guarantees as to its accuracy. It is the interested buyer'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 acceptance of an offer by the seller, the buyer 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 seller will provide an updated abstract or owners title insurance commitment at their expense.

Thank you for looking and we look forward to working with you!

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