



**PAUL & DORIS
EMBRETSON TRUST
LAND AUCTION**

November 12, 2024 @ 10 AM

**Jackson American Legion Hall
411 First Street, Jackson, MN**

**203.11 ACRES +/-
SECTION 18 OF WISCONSIN TWP
JACKSON COUNTY, MN**

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060



203.11 Acres +/- of Bare Farmland in Wisconsin Twp., Jackson Co., MN

FARMLAND AUCTION

Tuesday, November 12, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Jackson American Legion Hall 411 First Street, Jackson, MN



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

EMBRETSON 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- 79.5 +/- Deeded Acres x The Bid
Parcel 2- 123.61 +/- Deeded Acres x The Bid
Parcel 3- 203.11 +/- Deeded Acres x The Bid
***Selling by legal description unless farm is sold in two parcels.**

LEGAL DESCRIPTION 1: 79.5 +/- Deeded Acres located in the S ½ of the NE ¼ of Section 18, TWP 102N, Range 34W, Jackson County, MN
***See Full Legal Description**

TAX PARCEL ID 1: 200180300

BUILDINGS 1: None

REAL ESTATE TAXES 1-3: 2024 (NON-HSTD) Ag Taxes = \$10,333

FSA INFORMATION 1-3:

Total Deeded Acres	=	203.11 +/- Acres
FSA Tillable Acres	=	202.60 +/- Acres
Corn Base Acres	=	108.80 +/- Acres
Corn PLC Yield	=	157.00 +/- Bushels
Soybean Base Acres	=	93.80 +/- Acres
Soybean PLC Yield	=	41.00 +/- Bushels
Total Base Acres	=	202.60 +/- Acres

PREDOMINANT SOILS 1: Canisteo-Glencoe, Clarion Loam, Nicollet Clay Loam & Webster Clay

CPI PARCEL 1: CPI= 94.2 *Excellent
***See Soils Map**

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

DRAINAGE PARCEL 1: Part of Judicial Ditch 60

NRCS CLASSIFICATION 1: NHEL

WETLAND STATUS 1: Completed 1-5-2000
***See Wetland Determination Map**

AUCTIONS – REAL ESTATE - APPRAISALS



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LEGAL DESCRIPTION 2: 123.61 +/- Deeded Acres
*See Full Legal Description

TAX PARCEL ID 2: 200180300

BUILDINGS 2: None

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

CPI PARCEL 2: CPI= 94.6 *Excellent
*See Soils Map

TOPOGRAPHY 2: Level to Gently Rolling
*See Topography Map

DRAINAGE PARCEL 2: Part of Judicial Ditch 60

NRCS CLASSIFICATION 2: NHEL

WETLAND STATUS 2: Completed 1-5-2000
*See Wetland Map

PARCEL 3: Entire Property-See Information Above

LEASE STATUS: The property is opened to be farmed by the buyer in 2025. Sellers will retain the 2024 crop.

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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LEGAL DESCRIPTION PARCEL 1-3:

The South Half of the Northeast Quarter ($S\frac{1}{2}NE\frac{1}{4}$) and the South Half of the Northeast Quarter of the Northeast Quarter ($S\frac{1}{2}NE\frac{1}{4}NE\frac{1}{4}$) of Section 18, Township 102 North, Range 34 West of the 5th P.M., Jackson County, Minnesota; EXCEPT that part of the Northeast Quarter ($NE\frac{1}{4}$) of said Section 18, described as follows: Beginning at a point on the east section 1,085 feet North of the east quarter corner of said Section 18; running thence West at a right angle 520 feet; thence North at a right angle 500 feet; thence East at a right angle 520 feet to the east section line; thence South along the east section line 500 feet to the point of commencement;

ALSO the South Half of the Northwest Quarter ($S\frac{1}{2}NW\frac{1}{4}$) and the Northwest Quarter of the Northeast Quarter ($NW\frac{1}{4}NE\frac{1}{4}$), all in Section 18, Township 102 North, Range 34 West of the 5th P.M., Jackson County, Minnesota; EXCEPT all that part thereof conveyed to the State of Minnesota by that Warranty Deed, dated November 4, 1968, filed February 5, 1969, in the office of the County Recorder of Jackson County, Minnesota, and recorded on Microfilm No. 155715.

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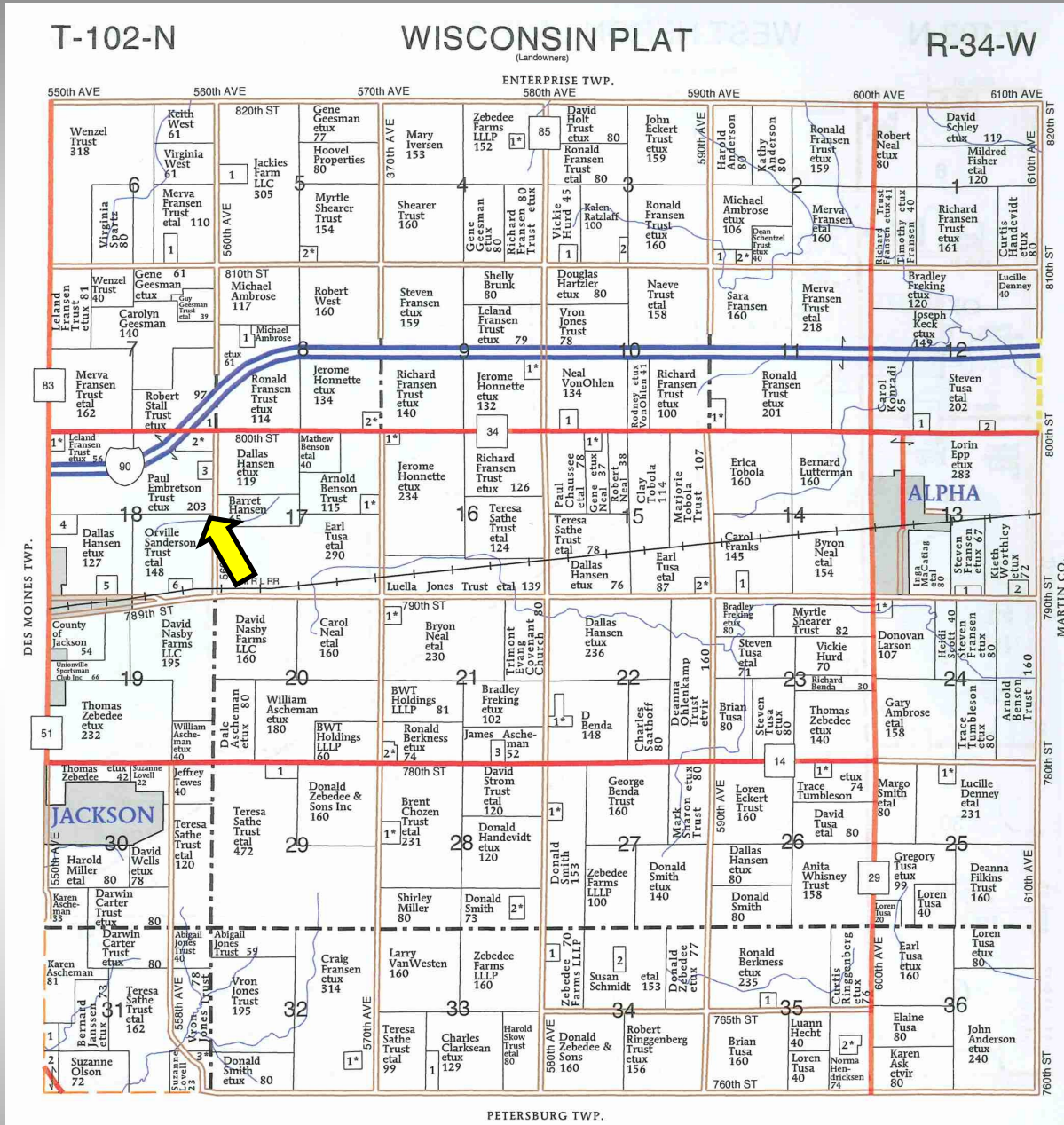
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PARCEL 1: 79.50 Acres



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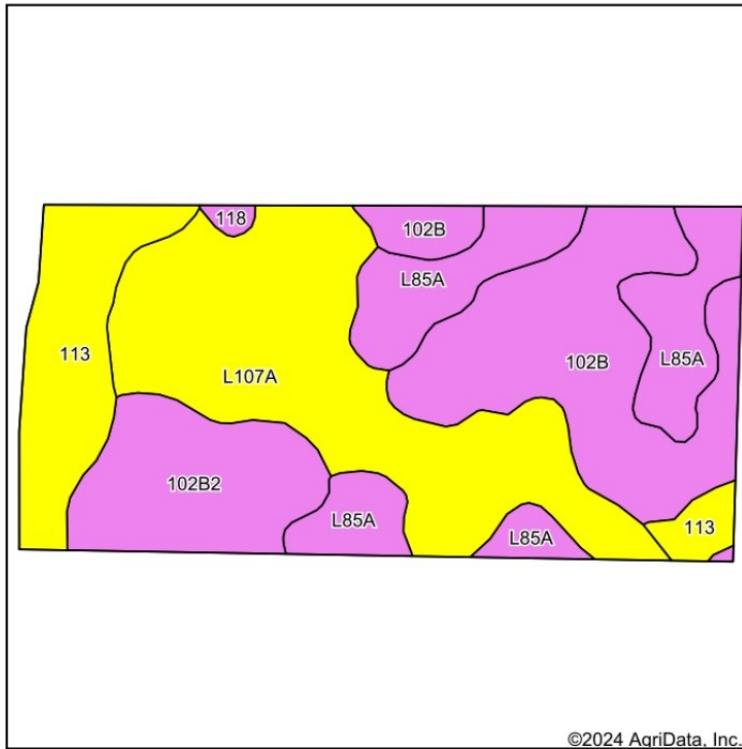
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PARCEL 1

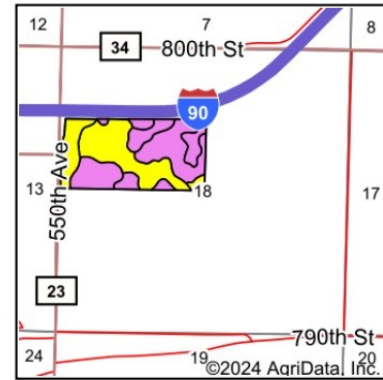
Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN063, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	25.17	31.6%		91
102B	Clarion loam, 2 to 6 percent slopes	19.40	24.4%		95
L85A	Nicollet clay loam, 1 to 3 percent slopes	13.80	17.4%		99
113	Webster clay loam, 0 to 2 percent slopes	10.66	13.4%		93
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	10.07	12.7%		95
118	Crippin loam, 1 to 3 percent slopes	0.40	0.5%		100
Weighted Average					94.2



State: **Minnesota**
 County: **Jackson**
 Location: **18-102N-34W**
 Township: **Wisconsin**
 Acres: **79.5**
 Date: **9/4/2024**



Maps Provided By:



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PARCEL 2: 123.61 Acres



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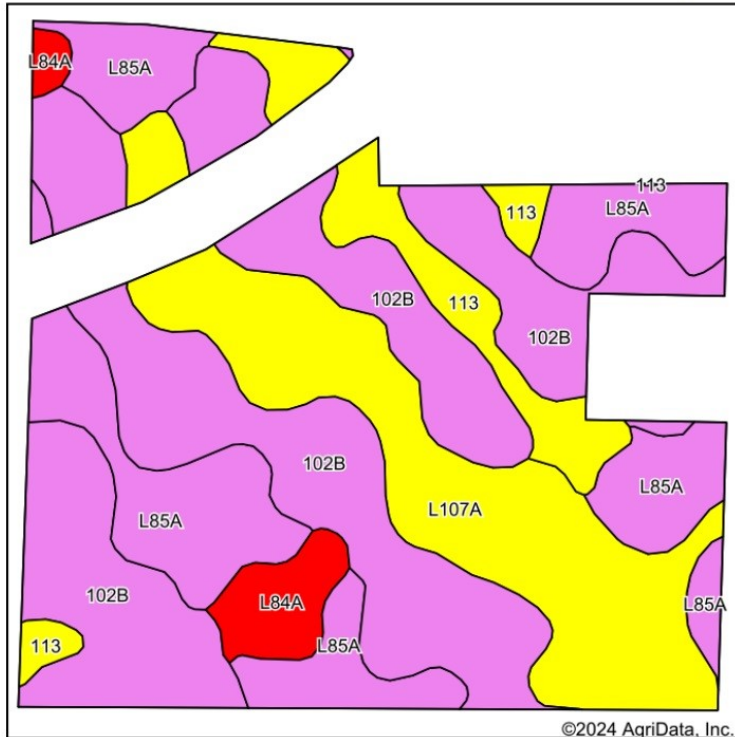
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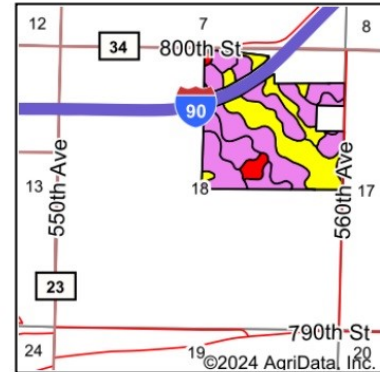
PARCEL 2

Soils Map



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.



State: **Minnesota**
County: **Jackson**
Location: **18-102N-34W**
Township: **Wisconsin**
Acres: **123.1**
Date: **9/9/2024**



Maps Provided By:



Area Symbol: MN063, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
102B	Clarion loam, 2 to 6 percent slopes	53.29	43.3%		95
L85A	Nicollet clay loam, 1 to 3 percent slopes	28.45	23.1%		99
L107A	Canistota-Glencoe complex, 0 to 2 percent slopes	26.87	21.8%		91
113	Webster clay loam, 0 to 2 percent slopes	9.96	8.1%		93
L84A	Glencoe clay loam, 0 to 1 percent slopes	4.53	3.7%		86
Weighted Average					94.6



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PARCEL 3: 203.11 Acres



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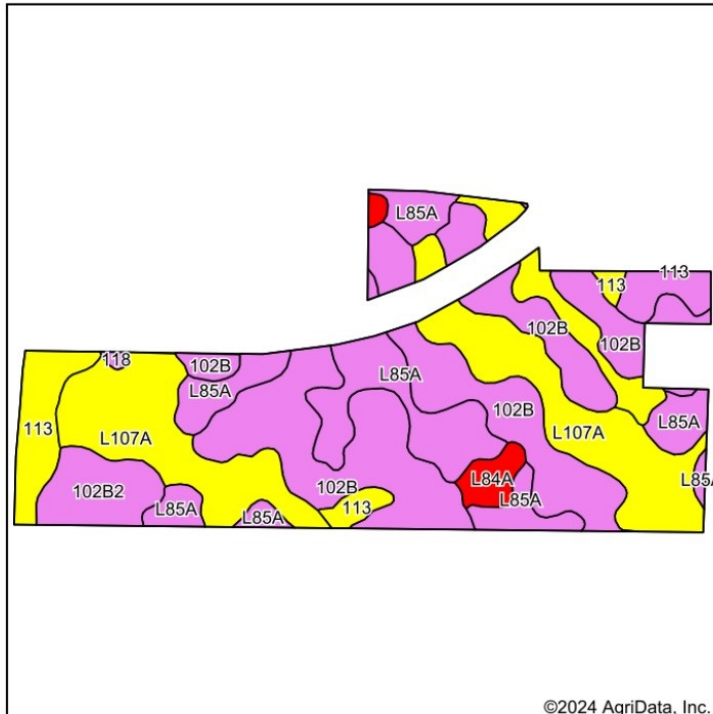
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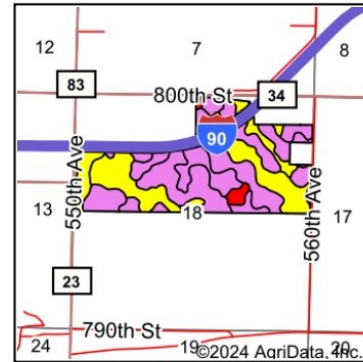
PARCEL 3

Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN063, Soil Area Version: 20					
Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
102B	Clarion loam, 2 to 6 percent slopes	72.63	35.9%		95
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	51.88	25.6%		91
L85A	Nicollet clay loam, 1 to 3 percent slopes	42.08	20.8%		99
113	Webster clay loam, 0 to 2 percent slopes	20.69	10.2%		93
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	10.30	5.1%		95
L84A	Glencoe clay loam, 0 to 1 percent slopes	4.53	2.2%		86
118	Crippin loam, 1 to 3 percent slopes	0.49	0.2%		100
Weighted Average					94.4



State: **Minnesota**
 County: **Jackson**
 Location: **18-102N-34W**
 Township: **Wisconsin**
 Acres: **202.6**
 Date: **8/14/2024**



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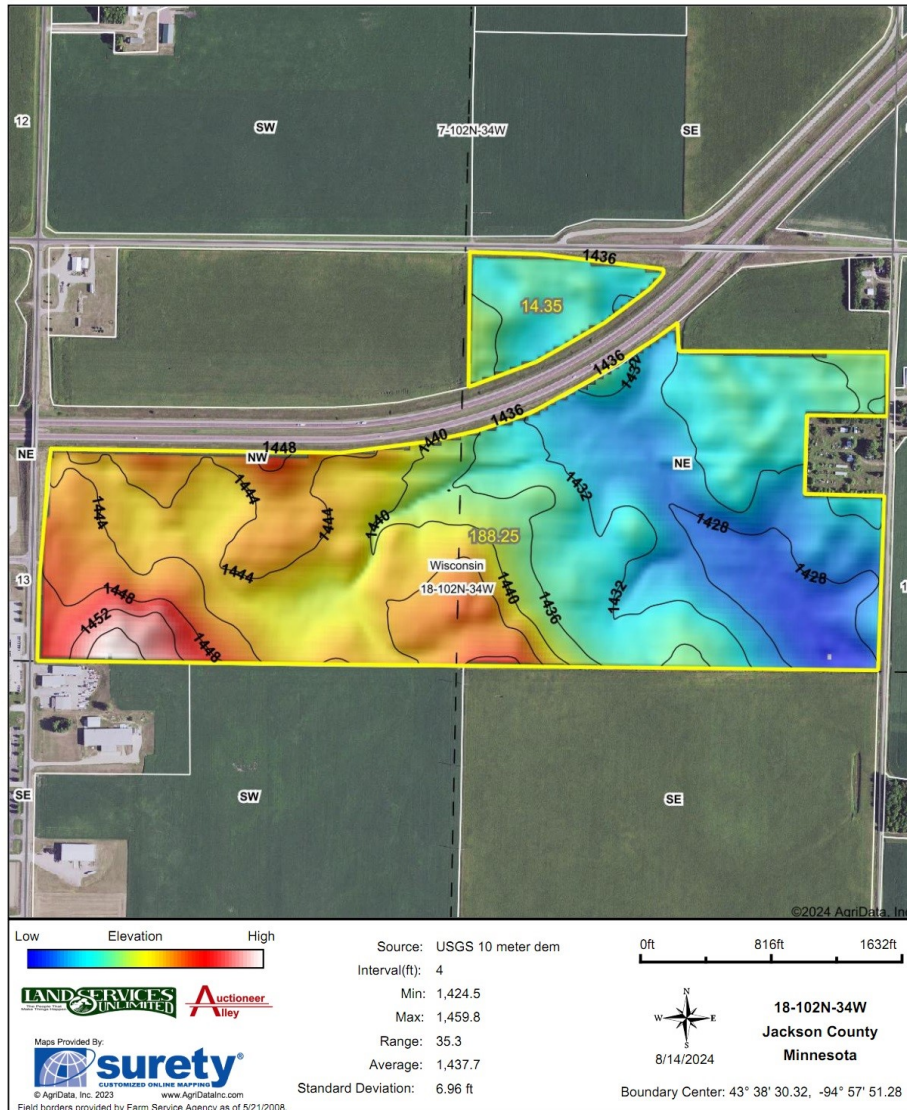
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PARCEL 3

Topography Hillshade



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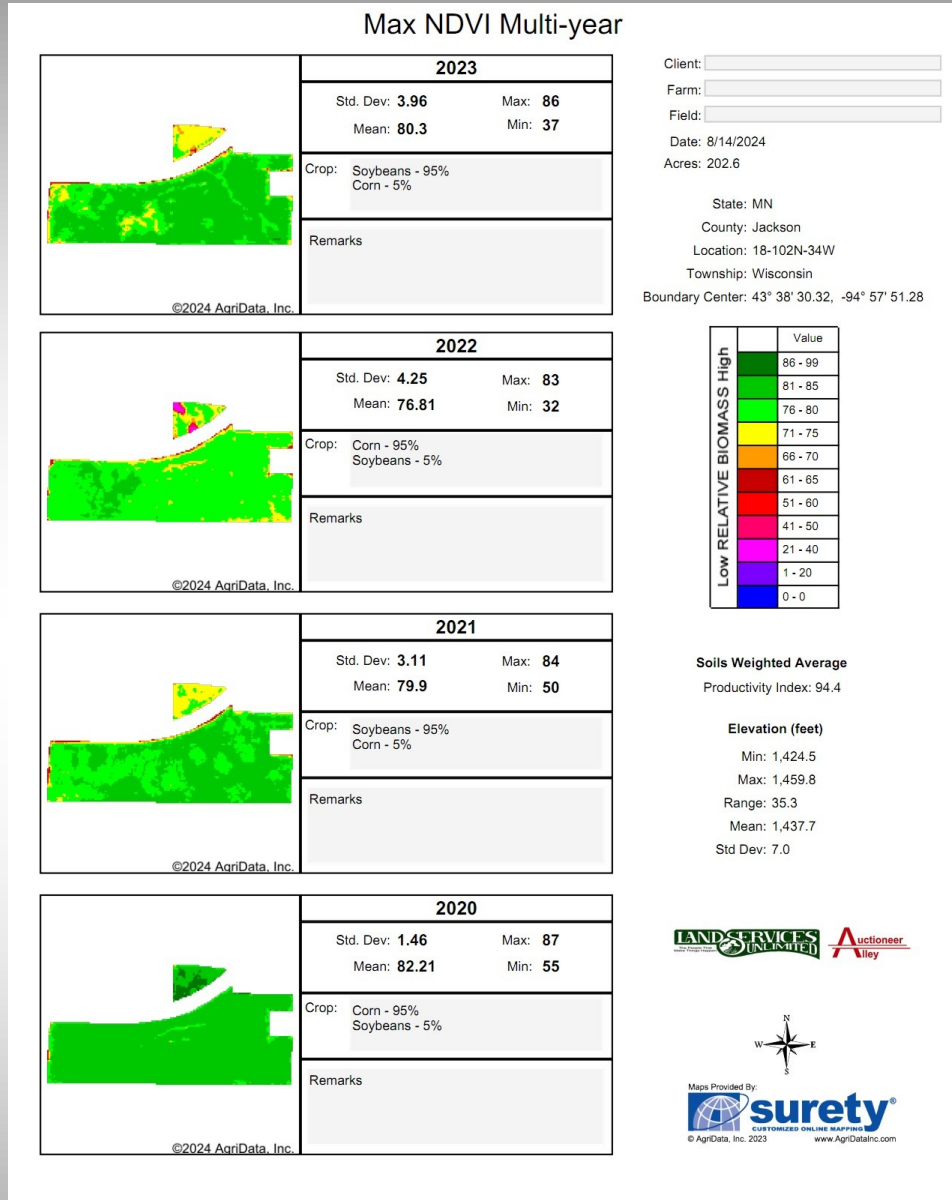
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PARCEL 3 NDVI Map



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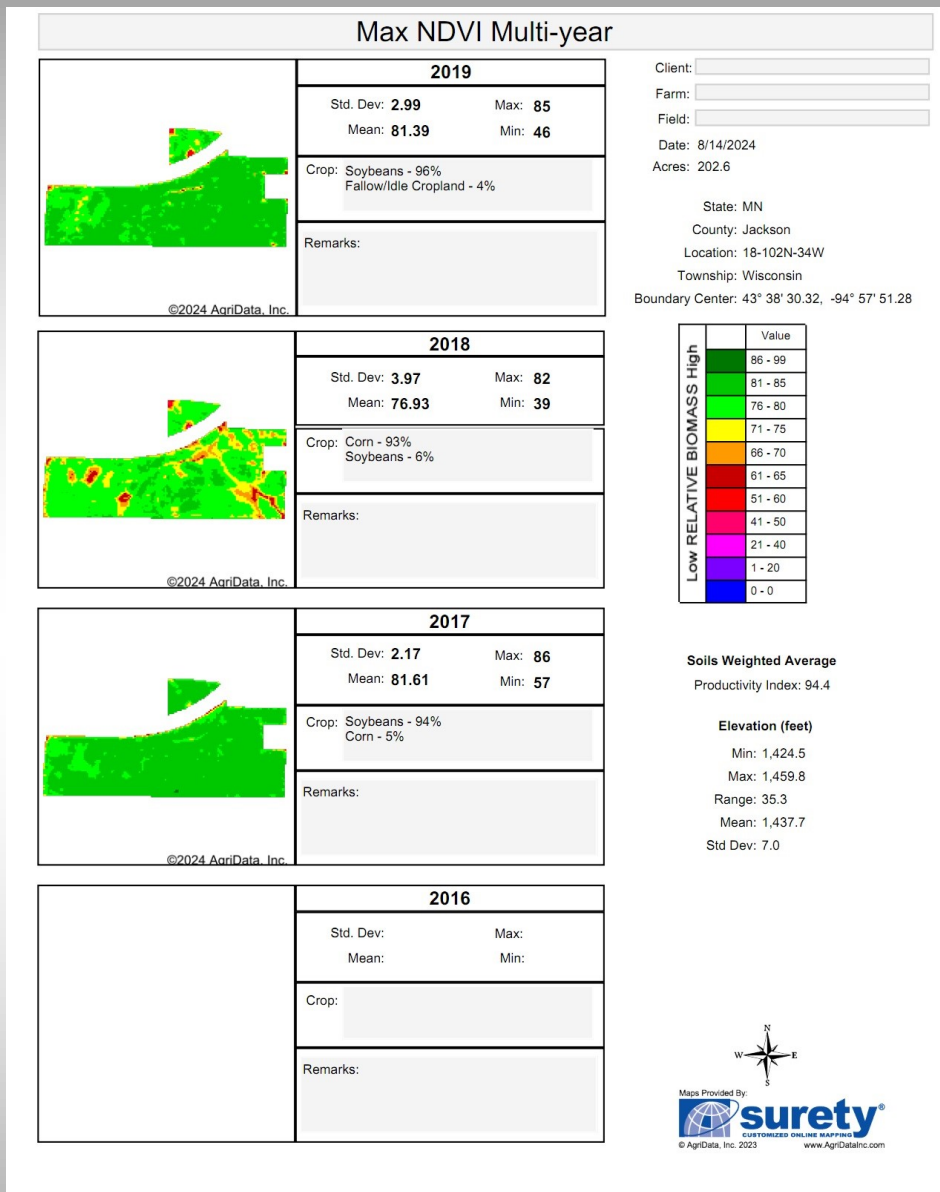
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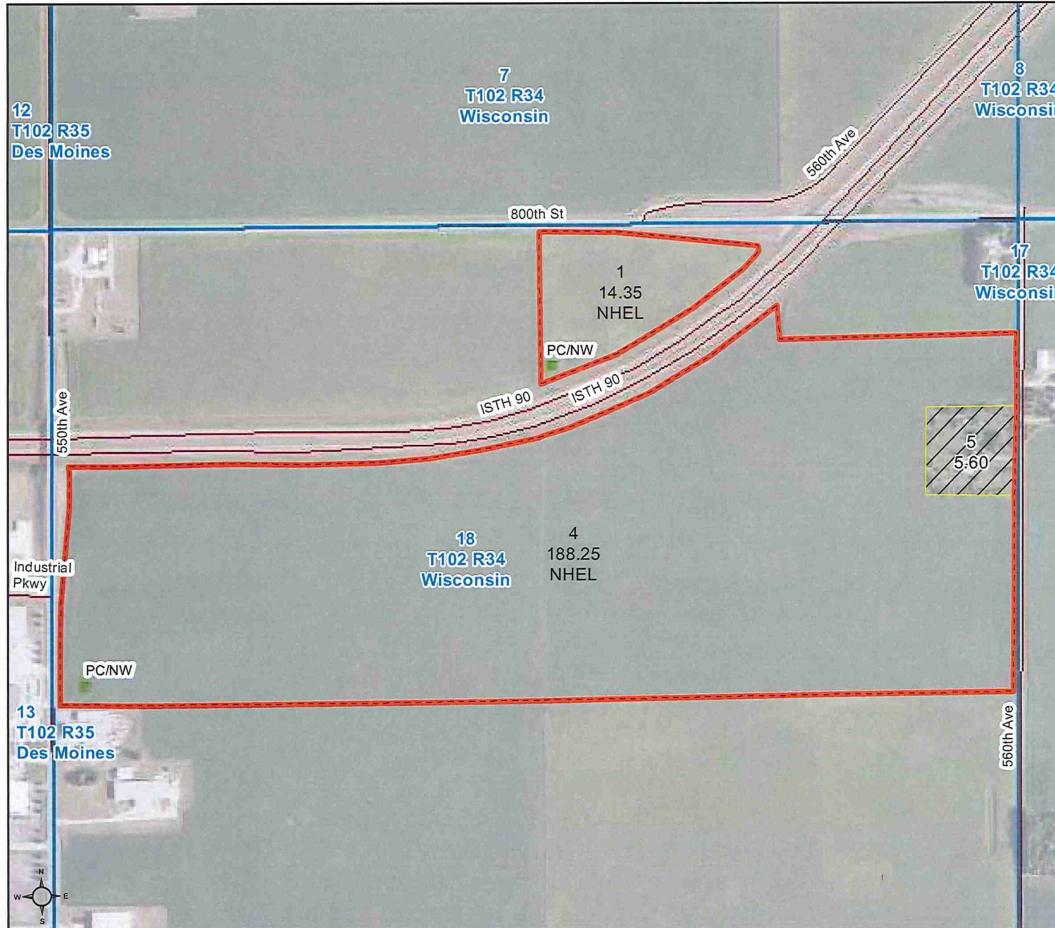
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PARCEL 3 FSA Map



Jackson County, Minnesota



Farm 1798

Tract 2574

2024 Program Year

Map Created April 22, 2024

0 315 630 1,260 Feet

Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = process
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 202.60 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.



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PARCEL 3 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 : 1798 Prepared : 5/10/24 8:57 AM CST Crop Year : 2024
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Operator Name : CRP Contract Number(s) : None Recon ID : None Transferred From : None ARCPLC G/IF Eligibility : Eligible									
--	--	--	--	--	--	--	--	--	--

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
208.20	202.60	202.60	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	202.60	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	108.80	0.00	157	
Soybeans	93.80	0.00	41	
TOTAL	202.60	0.00		

NOTES	

Tract Number : 2574
Description : S2NW4, NE4 < Road & N2NE4NE4 18-102-34 Wisconsin
FSA Physical Location : MINNESOTA/JACKSON
ANSI Physical Location : MINNESOTA/JACKSON
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 : PAUL E & DORIS A EMBRETSON JOINT REV TRUST
Other Producers : None
Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
208.20	202.60	202.60	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 : 1798

Prepared : 5/10/24 8:57 AM CST

Crop Year : 2024

Tract 2574 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	202.60	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	108.80	0.00	157
Soybeans	93.80	0.00	41
TOTAL	202.60	0.00	

NOTES

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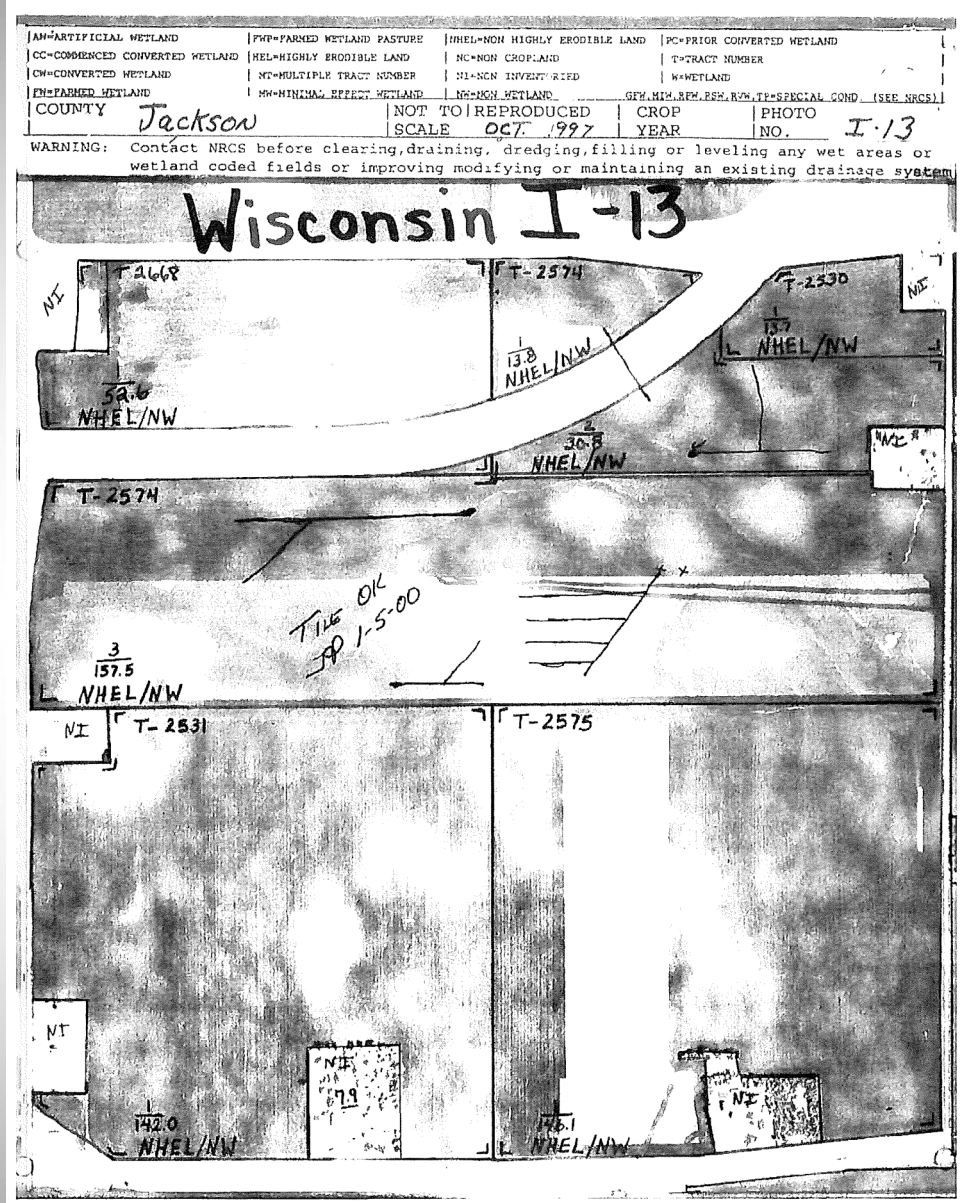
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PARCEL 3 Wetland Determination Map



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PARCEL 3 County Tile Map



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

www.auctioneeralley.com

203.11 Acres +/- of Bare Farmland in Wisconsin Twp., Jackson Co., MN

FARMLAND AUCTION

Tuesday, November 12, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Jackson American Legion Hall 411 First Street, Jackson, MN

Jackson County, MN

Summary

Parcel ID 200180300
Property Address
Sec/Twp/Rng 18-102-034
Brief Tax Description Sect-18 Twp-102 Range-034 203.11 AC S 1/2 N 1/2; NW 1/4 NE 1/4 & S 1/2 NE 1/4 NE 1/4 EX 18.07 AC
(Note: Not to be used on legal documents)
Deeded Acres 203.11
Class 101 - (NON-HSTD) AGRICULTURAL
District (2001) WISCONSIN/2895
School District 2895
Creation Date 07/10/1989

Owners

Primary Taxpayer
Paul & Doris Embretson Trust
C/O Scott Embretson
2685 E Clearview
Republic, MO 65738

Valuation

	2024 Assessment	2023 Assessment	2022 Assessment	2021 Assessment	2020 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$3,023,900	\$2,784,200	\$1,735,300	\$1,412,800	\$1,412,800
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$3,023,900	\$2,784,200	\$1,735,300	\$1,412,800	\$1,412,800

Value Notice

[2020 Valuation Notice \(PDF\)](#)
[2021 Valuation Notice \(PDF\)](#)
[2022 Valuation Notice \(PDF\)](#)
[2023 Valuation Notice \(PDF\)](#)
[2025 Valuation Notice \(PDF\)](#)

Taxation

	2024 Payable	2023 Payable	2022 Payable	2021 Payable
Estimated Market Value	\$2,784,200	\$1,735,300	\$1,412,800	\$1,412,800
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$2,784,200	\$1,735,300	\$1,412,800	\$1,412,800
Net Taxes Due	\$10,333.00	\$8,129.00	\$7,595.00	\$7,493.00
+ Special Assessments	\$1,495.00	\$1,495.00	\$1,495.00	\$1,495.00
= Total Taxes Due	\$11,828.00	\$9,624.00	\$9,090.00	\$8,988.00



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Airport Zoning

Aeronautics and Aviation

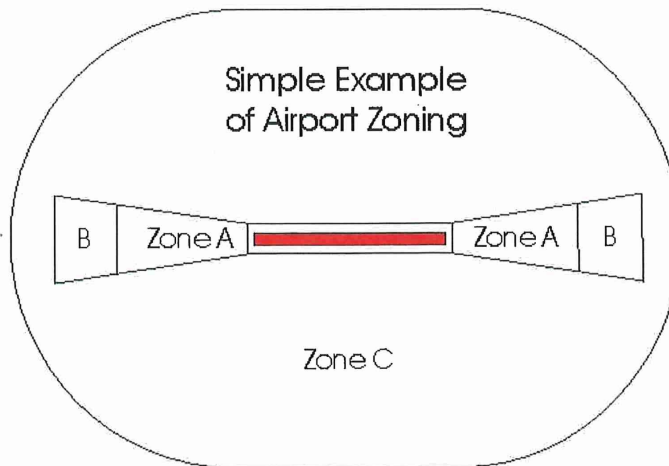
Example of Airport Zoning



- [Aero Home](#)
- [Aviation A-Z](#)
- [Airports](#)
- [Pilots](#)
- [UAS/Drones](#)
- [Businesses](#)
- [Education](#)
- [Events](#)
- [Publications](#)
- [Licenses/Registrations/Forms](#)
- [Contacts](#)

Simple Example of Airport Zoning

Click on each zone for it's specific restrictions



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Airport Zoning

ZONE A

NO

- Buildings
- Temporary structures
- Exposed transmission lines
- Assembled groups of people
- Or similar other uses
- Use that causes interference with radio or electronic facilities on the airport
- Use causing interference with radio or electronic communications between the airport and aircraft
- Lighting that makes it difficult for pilots to distinguish between airport lights and other lights
- Lighting that results in glare in pilot's eyes
- Lighting that impairs visibility in the airport vicinity

OK

- Agricultural crops
- Horticulture
- Raising livestock
- Animal husbandry
- Wildlife habitat
- Outdoor recreation (non-spectator)
- Cemeteries
- Auto parking

ZONE B

NO

- Building Site less than 3 acres
- Assembled groups of people more than 15 per acre
- Churches
- Hospitals
- Schools
- Theaters
- Stadiums
- Hotels and Motels
- Trailer courts
- Camp grounds
- Other places of public assembly
- Use that causes interference with radio or electronic facilities on the airport
- Use causing interference with radio or electronic communications between the airport and aircraft



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Airport Zoning

- Lighting that makes it difficult for pilots to distinguish between airport lights and other lights
- Lighting that results in glare in pilot's eyes
- Lighting that impairs visibility in the airport vicinity

OK

- Buildings on appropriate sized sites
- Agricultural crops
- Horticulture
- Raising livestock
- Animal husbandry
- Wildlife habitat
- Outdoor recreation (nonspectator)
- Cemeteries
- Auto parking

ZONE C

NO

- Use that causes interference with radio or electronic facilities on the airport
- Use causing interference with radio or electronic communications between the airport and aircraft
- Lighting that makes it difficult for pilots to distinguish between airport lights and other lights
- Lighting that results in glare in pilot's eyes
- Lighting that impairs visibility in the airport vicinity

OK

- All other uses below the height restrictions

150' is Height Restrictions



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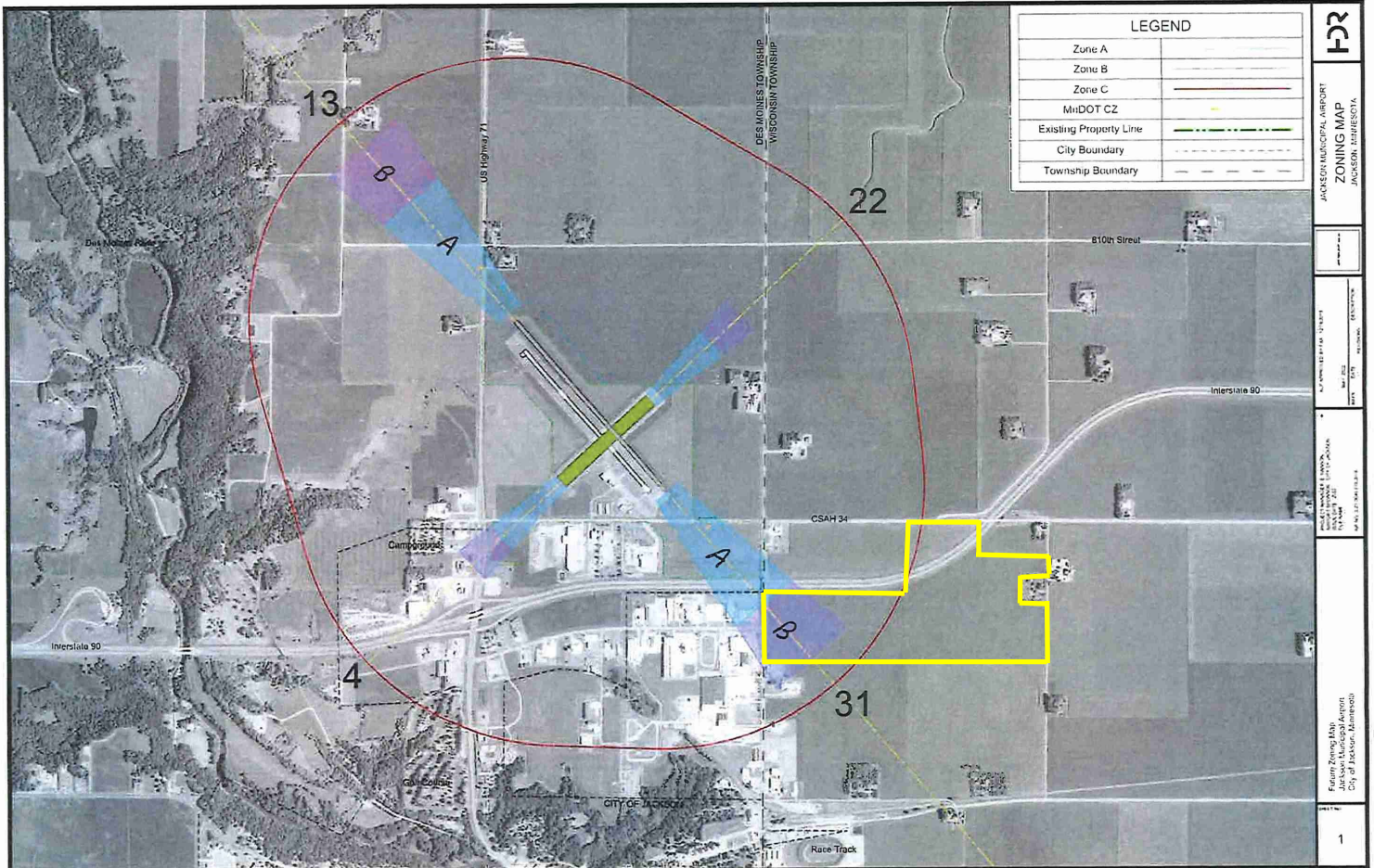
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Airport Zoning



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AUCTION INFORMATION

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

TERMS: The Embretson Family Farm will be offered for sale as three parcels on our multi parcel board bidding system on sale day. Parcel 1 79.5 +/- Parcel 2 123.61 +/- and Parcel 3 203.11 +/- 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 20, 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



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