



**BERKLAND LAND AUCTION**  
**December 13, 2024 @ 10 AM**  
**Winnebago Municipal Center**  
**140 S Main Street, Winnebago MN**

**75.87 ACRES +/-**  
**SECTION 8 OF LURA TWP**  
**FARIBAULT COUNTY, MN**

**AUCTIONEERS AND SALES STAFF**

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060



# 75.87 Acres +/- of Bare Farmland in Lura Twp., Faribault Co., MN

# **FARMLAND AUCTION**

## Friday, December 13, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Winnebago Municipal Center 140 S Main Street, Winnebago, MN



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

### BERKLAND FAMILY FARM PROPERTY INFORMATION

**SALE METHOD:** This farm will be offered for sale as one parcel on sale day.  
75.87 Deeded Acres x the Bid  
**\*Selling by legal description**

**LEGAL DESCRIPTION:** 75.87 +/- Deeded Acres located in the E 1/2 of the SW 1/4 (Ex 4.13 Acre Building Site) in Section 8, TWP 104 N, Range 26W, Faribault County, MN

**TAX PARCEL ID:** 120080600

**BUILDINGS:** None

**REAL ESTATE TAXES:** 2024 (NON-HSTD) Ag Taxes = \$3,192.00

**FSA INFORMATION:**

Total Deeded Acres	=	75.87 +/- Acres
FSA Tillable Acres	=	68.93 +/- Acres
Corn Base Acres	=	35.30 +/- Acres
Corn PLC Yield	=	159.00 +/- Bushels
Soybean Base Acres	=	33.60 +/- Acres
Soybean PLC Yield	=	47.00 +/- Bushels
Total Base Acres	=	68.90 +/- Acres

**PREDOMINANT SOILS:** Waldorf Silty Clay Loam, Kamrar Clay Loam & Beauford Clay

**CPI:** Crop Productivity Index = 86.5  
**\*See Soils Map**

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

**DRAINAGE:** County tile along with an open ditch. Farm is part of JD9FBE. Private tile also installed.  
**\*See Tile Maps**

**NRCS CLASSIFICATION:** NHEL (Non-Highly Erodible Land)

**WETLAND STATUS:** Not Completed

**LEASE STATUS:** Seller will retain all 2024 land rent. The property is opened to be farmed by the Buyer in 2025.

**FALL FERTILIZER:** Fertilizer was applied in the fall of 2024. Buyer will be responsible for the reimbursement of \$6,204.22 to Aaron Sonnek following the auction.  
**\*If Buyer would like to see invoice from Landus, please ask.**

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

**AUCTIONS – REAL ESTATE - APPRAISALS**



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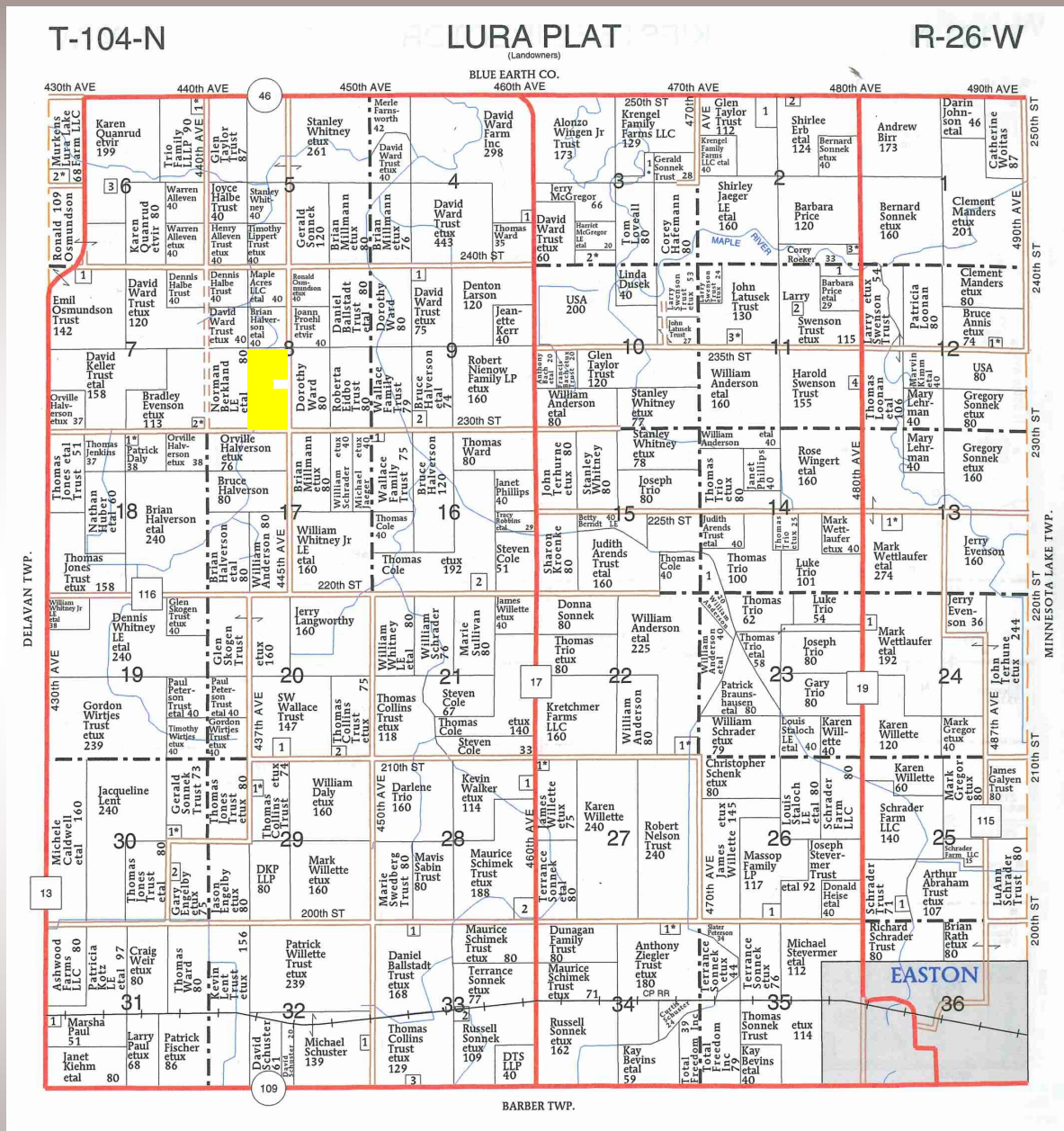
**www.auctioneeralley.com**

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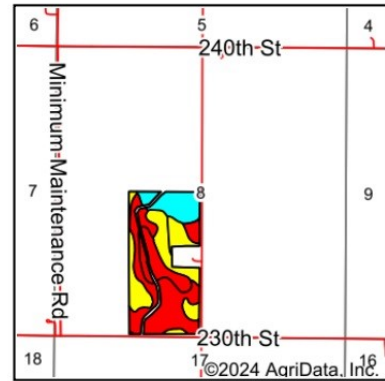
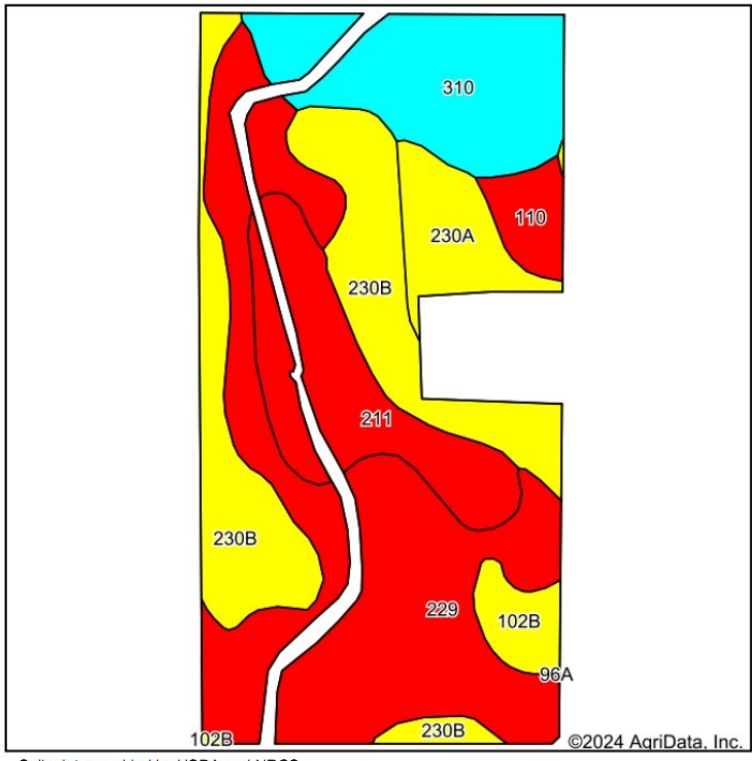
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### Soils Map



State: **Minnesota**  
 County: **Faribault**  
 Location: **8-104N-26W**  
 Township: **Lura**  
 Acres: **68.93**  
 Date: **11/15/2024**



Soils data provided by USDA and NRCS.

Area Symbol: MN043, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
229	Waldorf silty clay loam, 0 to 2 percent slopes	24.98	36.3%		IIw	85	68
230B	Kamrar clay loam, 2 to 6 percent slopes	16.08	23.3%		IIe	95	70
310	Beauford clay, 0 to 2 percent slopes	10.53	15.3%		IIw	77	53
211	Lura silty clay, 0 to 1 percent slopes	9.10	13.2%		IIIw	81	55
230A	Guckeen silty clay loam, 1 to 3 percent slopes	4.11	6.0%		IIw	95	74
102B	Clarion loam, 2 to 6 percent slopes	2.10	3.0%		IIe	95	83
110	Marna silty clay loam, 0 to 2 percent slopes	2.03	2.9%		IIw	87	72
<b>Weighted Average</b>					<b>2.13</b>	<b>86.5</b>	<b>*n 65.4</b>



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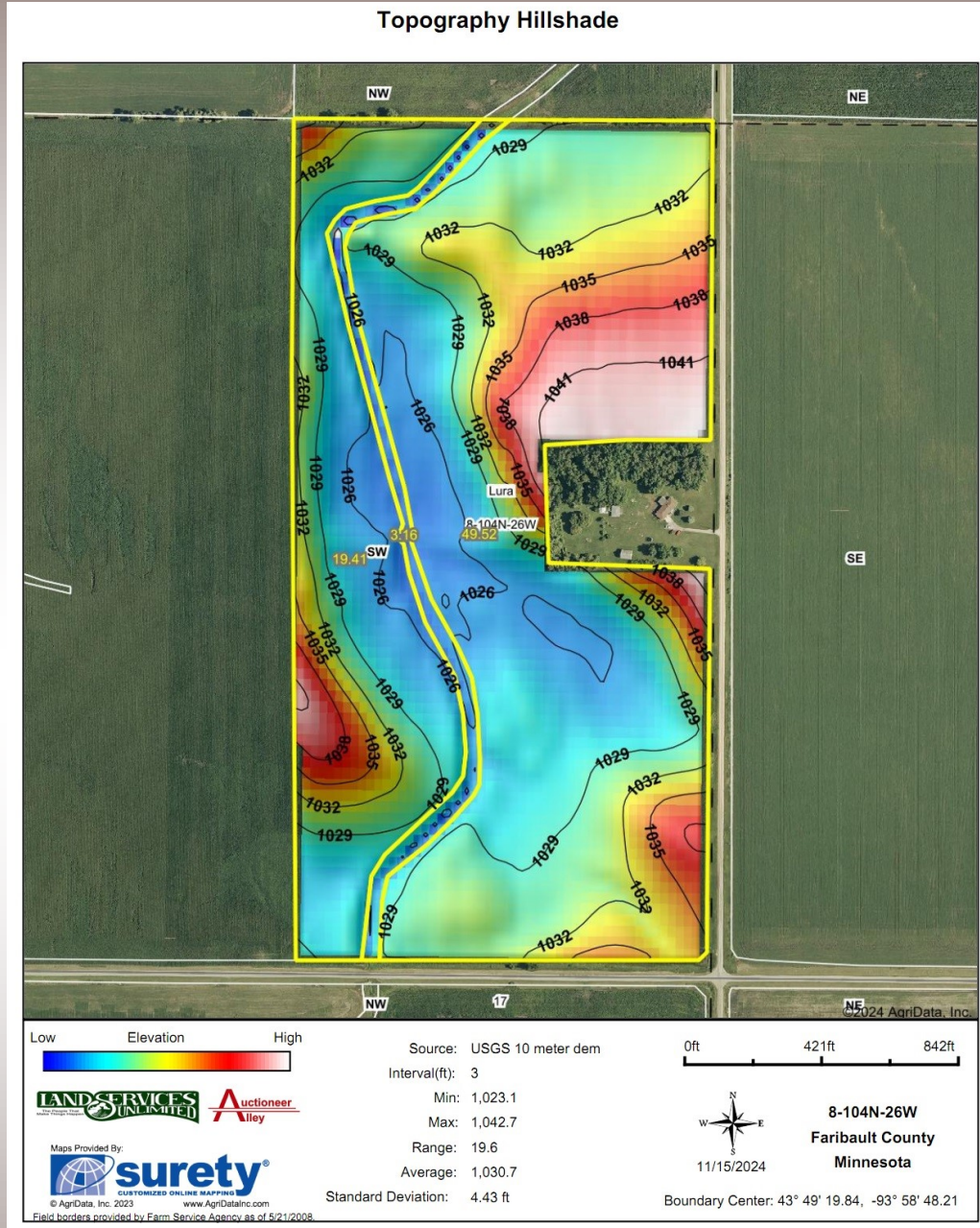
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## NDVI Map


Max Plant Growth(NDVI) Multi-year

 <small>©2024 AgriData, Inc.</small>	<b>2023</b>	Client: _____ Farm: _____ Field: _____ Date: 11/21/2024 Acres: 68.93  State: MN County: Faribault Location: 8-104N-26W Township: Lura Boundary Center: 43° 49' 19.84, -93° 58' 48.21
	Std. Dev: 3.1      Max: 81 Mean: 73.87      Min: 58	
	Crop: Corn - 100%	
	Remarks	
 <small>©2024 AgriData, Inc.</small>	<b>2022</b>	Std. Dev: 11.41      Max: 99 Mean: 82.95      Min: 38
	Crop: Soybeans - 100%	
	Remarks	
	 <small>©2024 AgriData, Inc.</small>	<b>2021</b>
Crop: Corn - 100%		
Remarks		
 <small>©2024 AgriData, Inc.</small>		<b>2020</b>
	Crop: Soybeans - 100%	
	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: 1,025.0  
 Max: 1,042.7  
 Range: 17.7  
 Mean: 1,031.1  
 Std Dev: 4.4



Maps Provided By:



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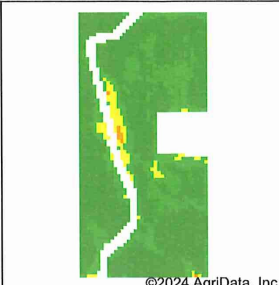
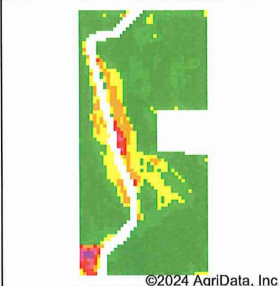
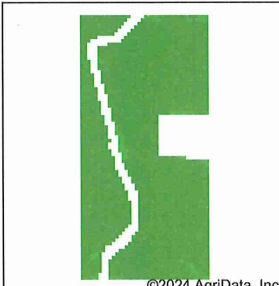
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## NDVI Map

**Max NDVI Multi-year**

 <p style="font-size: small;">©2024 AgriData, Inc.</p>	<b>2019</b>	Client: <input type="text"/>																																																
	Std. Dev: <b>2.14</b> Max: <b>83</b> Mean: <b>80.6</b> Min: <b>67</b>	Farm: <input type="text"/>																																																
	Crop: Corn - 100%	Field: <input type="text"/>																																																
	Remarks:	Date: 11/21/2024 Acres: 68.93																																																
 <p style="font-size: small;">©2024 AgriData, Inc.</p>	<b>2018</b>	State: MN County: Faribault Location: 8-104N-26W Township: Lura Boundary Center: 43° 49' 19.84, -93° 58' 48.21																																																
	Std. Dev: <b>5.97</b> Max: <b>85</b> Mean: <b>79.09</b> Min: <b>37</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th style="writing-mode: vertical-rl; transform: rotate(180deg);">Low</th><th style="writing-mode: vertical-rl; transform: rotate(180deg);">Relative Biomass</th><th style="writing-mode: vertical-rl; transform: rotate(180deg);">High</th><th>Value</th></tr> <tr><td style="background-color: #006400;"></td><td></td><td></td><td>86 - 99</td></tr> <tr><td style="background-color: #008000;"></td><td></td><td></td><td>81 - 85</td></tr> <tr><td style="background-color: #00FF00;"></td><td></td><td></td><td>76 - 80</td></tr> <tr><td style="background-color: #FFFF00;"></td><td></td><td></td><td>71 - 75</td></tr> <tr><td style="background-color: #FFA500;"></td><td></td><td></td><td>66 - 70</td></tr> <tr><td style="background-color: #FF0000;"></td><td></td><td></td><td>61 - 65</td></tr> <tr><td style="background-color: #FF0000;"></td><td></td><td></td><td>51 - 60</td></tr> <tr><td style="background-color: #FF00FF;"></td><td></td><td></td><td>41 - 50</td></tr> <tr><td style="background-color: #800080;"></td><td></td><td></td><td>21 - 40</td></tr> <tr><td style="background-color: #0000FF;"></td><td></td><td></td><td>1 - 20</td></tr> <tr><td style="background-color: #0000FF;"></td><td></td><td></td><td>0 - 0</td></tr> </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
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	Std. Dev: <b>0.82</b> Max: <b>84</b> Mean: <b>82.21</b> Min: <b>77</b>																																																	
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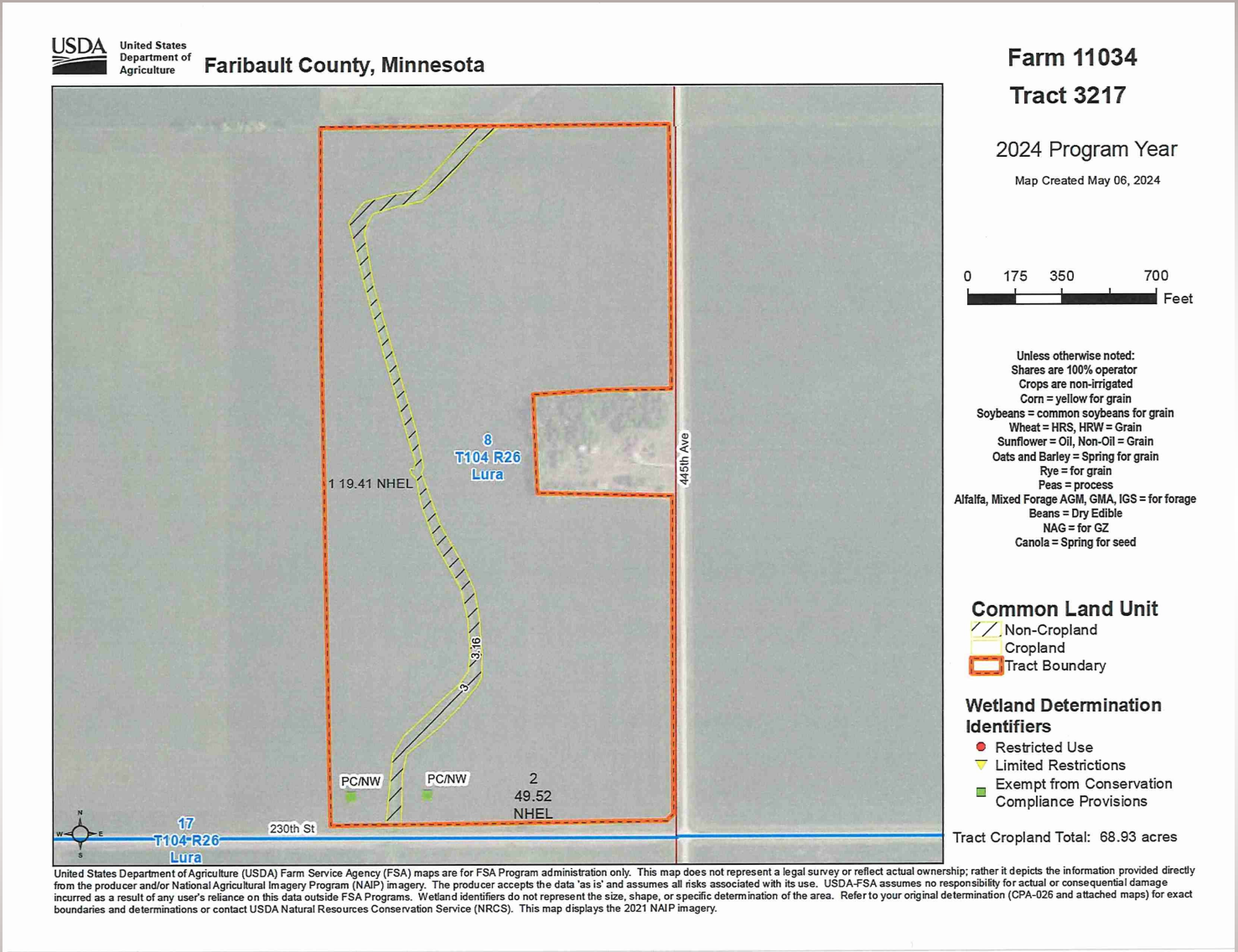
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### FSA Map



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## FSA Information

MINNESOTA FARIBAULT Form: FSA-156EZ <small>See Page 2 for non-discriminatory Statements.</small>	 United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	FARM : 11034 Prepared : 10/25/24 11:48 AM CST Crop Year : 2025
---	--	--

Operator Name	[REDACTED]								
CRP Contract Number(s)	None								
Recon ID	27-043-2021-55								
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
72.09	68.93	68.93	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	68.93	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	35.30	0.00	159	
Soybeans	33.60	0.00	47	
<b>TOTAL</b>	<b>68.90</b>	<b>0.00</b>		

NOTES	

Tract Number	: 3217
Description	: E2SW4 LESS BLDG SITE(8)LUR
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	: [REDACTED] DONALD H BERKLAND
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
72.09	68.93	68.93	0.00	0.00	0.00	0.00	0.0



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Tract 3217 Continued ...							
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	68.93	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	35.30	0.00	159				
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<b>TOTAL</b>	<b>68.90</b>	<b>0.00</b>					
NOTES							
<p><small>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.</small></p> <p><small>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.</small></p> <p><small>To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at <a href="http://www.ascr.usda.gov/complaint_filing_cust.html">http://www.ascr.usda.gov/complaint_filing_cust.html</a> 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) 696-7442; or (3) e-mail: <a href="mailto:program.intake@usda.gov">program.intake@usda.gov</a>. USDA is an equal opportunity provider, employer, and lender.</small></p>							



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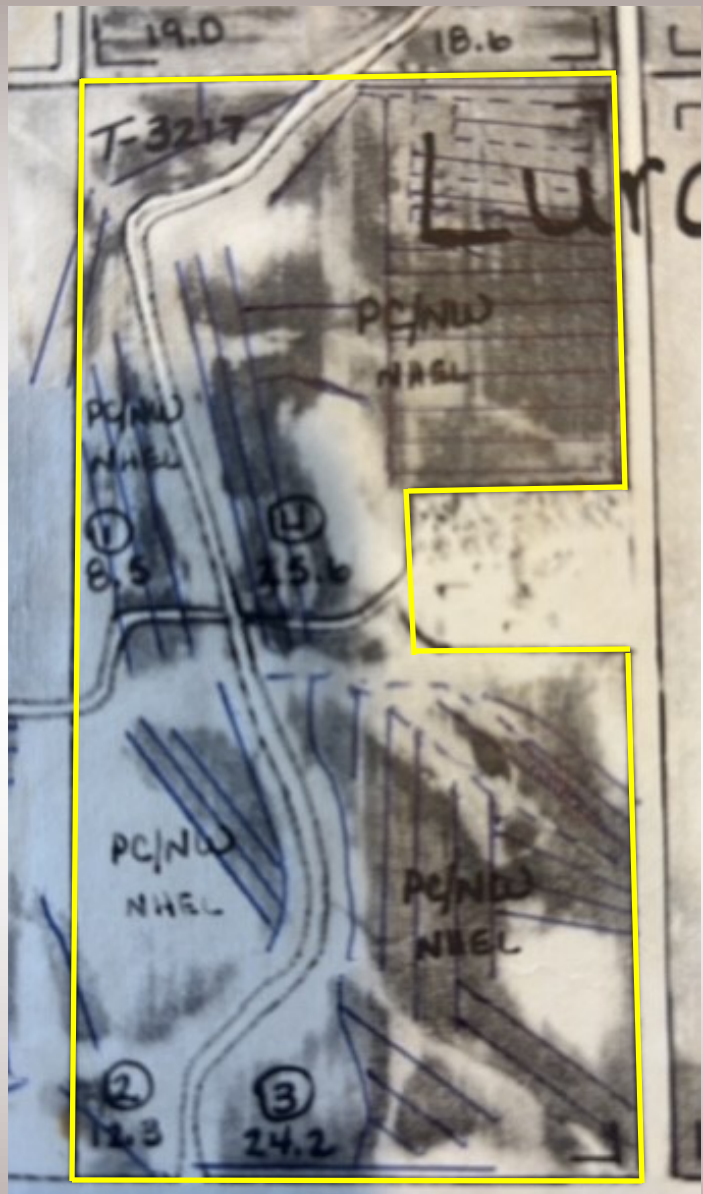
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## Private Tile Map

Tiling was completed in the late 90's and early 2000's. 90% of the tile installed was 4", 5" and 6" plastic tile. The dotted lines on the map are concrete and clay tile.



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## County Tile Map



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### Summary

Parcel ID 120080600  
 Property Address  
 Sec/Twp/Rng 08-104-026  
 Brief Tax Description Sect-08 Twp-104 Range-026 75.87 AC E 1/2 OF SW 1/4 EX TR COM 1268'N OF SW COR OF SE 1/4 W500' N360' E500' S360' TO BEG  
 (Note: Not to be used on legal documents)  
 Deeded Acres 75.87  
 Class 101 - (NON-HSTD) AGRICULTURAL  
 District (1202) 1202 LURA TOWNSHIP  
 School District 2860  
 Creation Date 06/27/1989

### Owner

Primary Taxpayer  
 Donald H Berkland  
 C/O Richard Berkland  
 284 Elm Dr.  
 Apple Valley, MN 55124

### Land

Lot Area 4.13 Acres;179,903 SF

Lot Area 68.93 Acres;3,002,591 SF

Lot Area 2.81 Acres;122,404 SF

Total Lot Area 75.87 Acres;3,304,897 SF

### Agricultural Land

Description	Soil Type	Acres
76 CER AVERAGE SOIL RATING	76_CER	68.93
WASTELAND	009600	2.81

Total Acres: 71.74  
 Tax CER/Acres: 0.000

### Taxation

	2024 Payable	2023 Payable	2022 Payable	2021 Payable
Estimated Market Value	\$733,200	\$532,200	\$474,500	\$475,400
- Exempt Value	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$733,200	\$532,200	\$474,500	\$475,400

Net Taxes Due	\$3,192.00	\$2,714.00	\$2,640.94	\$2,596.51
+ Special Assessments	\$0.00	\$0.00	\$317.06	\$23.49
= Total Taxes Due	\$3,192.00	\$2,714.00	\$2,958.00	\$2,620.00

	2024 Assessment	2023 Assessment	2022 Assessment	2021 Assessment	2020 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$731,900	\$733,200	\$532,200	\$474,500	\$475,400
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$731,900	\$733,200	\$532,200	\$474,500	\$475,400



### AUCTIONEERS AND SALES STAFF

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[www.auctioneeralley.com](http://www.auctioneeralley.com)

# 75.87 Acres +/- of Bare Farmland in Lura Twp., Faribault Co., MN

# **FARMLAND AUCTION**

## Friday, December 13, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at the Winnebago Municipal Center 140 S Main Street, Winnebago, 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 Berkland Farm will be offered for sale as one parcel on sale day 75.87 +/- 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 January 24, 2025 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 in 2025 by the Buyer. Seller will keep all 2024 land rent 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](http://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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