



**NIENHAUS LAND AUCTION**  
**December 19, 2024 @ 10 AM**  
**Winnebago Municipal Center**  
**140 S Main Street, Winnebago MN**

**58.17 ACRES +/-**  
**SECTION 24 OF NASHVILLE TWP**  
**MARTIN COUNTY, MN**

**AUCTIONEERS AND SALES STAFF**

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060





# 58.17 Acres +/- of Bare Farmland in Nashville Twp., Martin Co., MN

# **FARMLAND AUCTION**

## Thursday, December 19, 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

### NIENHAUS FAMILY FARM PROPERTY INFORMATION

<b>SALE METHOD:</b>	This farm will be offered for sale as one parcel on sale day. 58.17 Deeded Acres x the Bid <b>*Selling by legal description</b>
<b>LEGAL DESCRIPTION:</b>	58.17 +/- Deeded Acres – The West 959.90' of the East 1688.81' of the SE ¼ in Section 24, TWP 104 N, Range 29W, Martin County, MN
<b>TAX PARCEL ID:</b>	130240350
<b>BUILDINGS:</b>	None
<b>REAL ESTATE TAXES:</b>	2024 (AG-HSTD) Ag Taxes = \$894.00
<b>FSA INFORMATION:</b>	Total Deeded Acres = 58.17 +/- Acres FSA Tillable Acres = 58.39 +/- Acres Corn Base Acres = 19.85 +/- Acres Corn PLC Yield = 158.00 +/- Bushels Soybean Base Acres = 19.85 +/- Acres Soybean PLC Yield = 44.00 +/- Bushels Total Base Acres = 58.39 +/- Acres
<b>PREDOMINANT SOILS:</b>	Fostoria Clay Loam, Spicer Silty Clay Loam & Webster Clay Loam
<b>CPI:</b>	Crop Productivity Index = 96.7 <b>*See Soils Map</b>
<b>TOPOGRAPHY:</b>	Level <b>*See Topography Map</b>
<b>DRAINAGE:</b>	County Tile- Part of CD 44 & JD 116. Private Tile installed in 1994. <b>*See Tile Maps</b>
<b>NRCS CLASSIFICATION:</b>	NHEL (Non-Highly Erodible Land)
<b>WETLAND STATUS:</b>	Not Completed
<b>LEASE STATUS:</b>	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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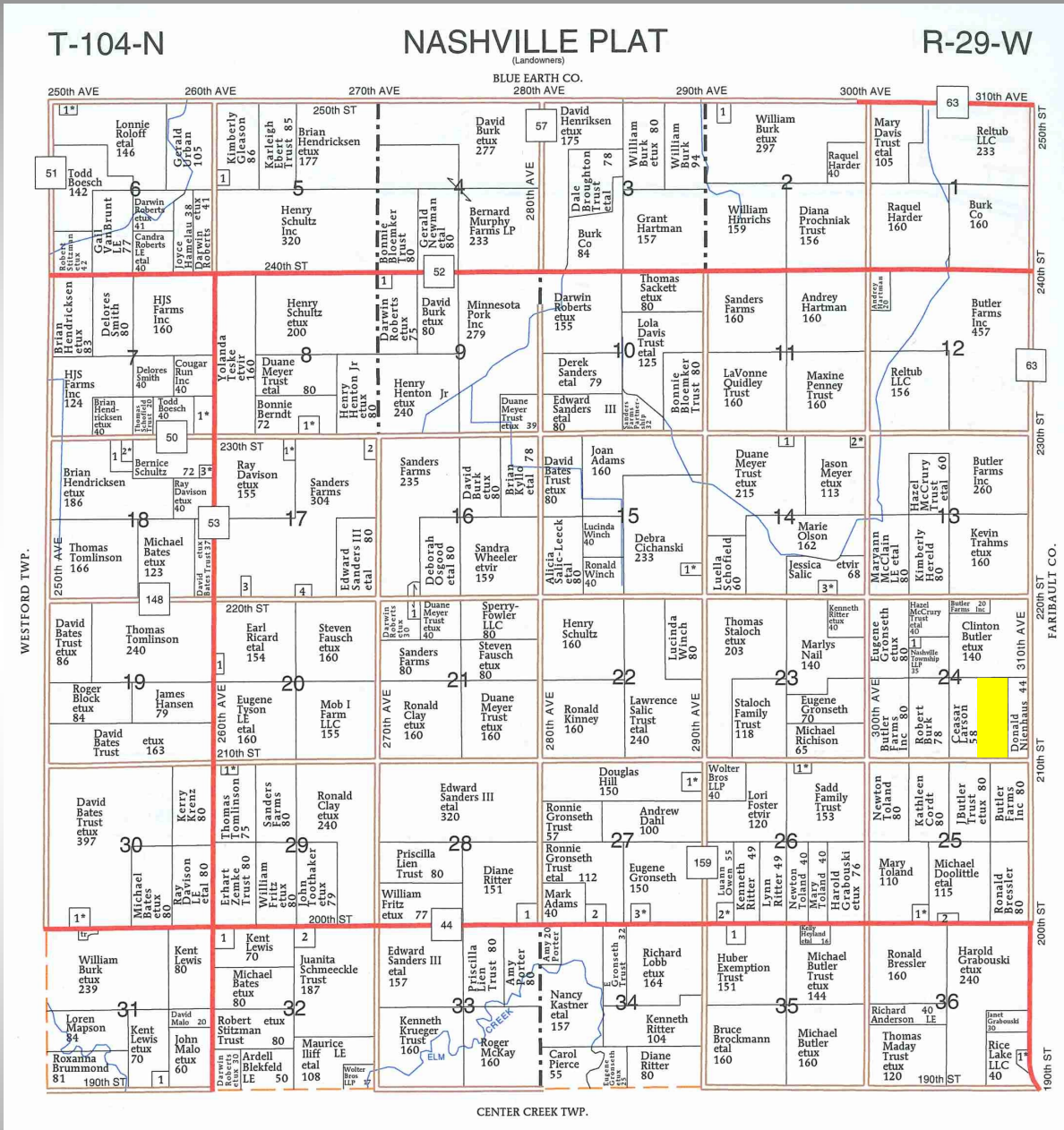


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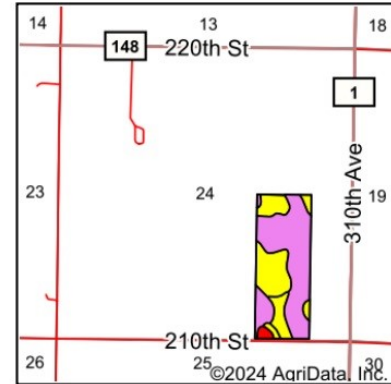
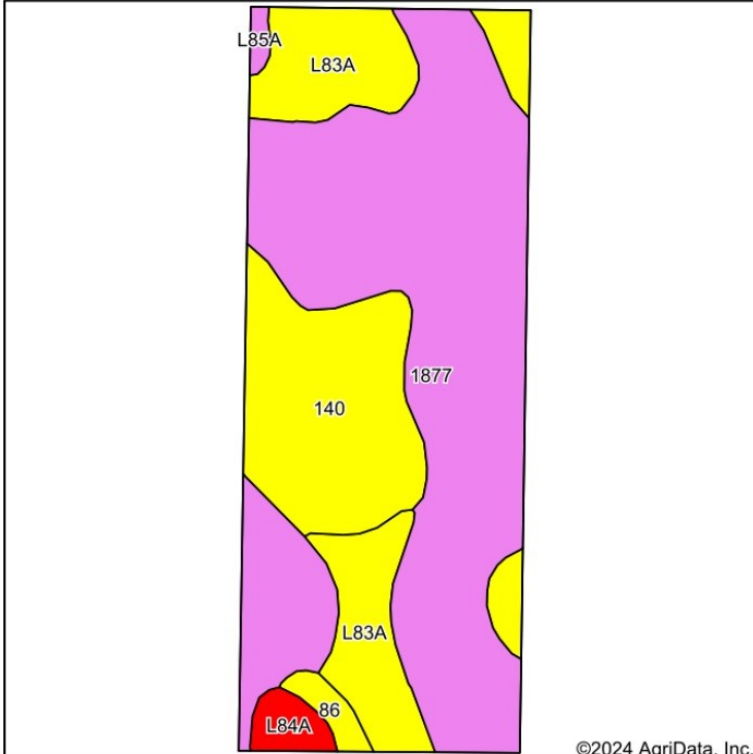
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Soils Map



State: **Minnesota**  
 County: **Martin**  
 Location: **24-104N-29W**  
 Township: **Nashville**  
 Acres: **58.39**  
 Date: **11/30/2024**



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

Area Symbol: MN091, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
1877	Fostoria clay loam	34.60	59.1%		100
140	Spicer silty clay loam, 0 to 2 percent slopes	10.84	18.6%		91
L83A	Webster clay loam, 0 to 2 percent slopes	10.61	18.2%		93
L84A	Glencoe clay loam, 0 to 1 percent slopes	1.14	2.0%		86
86	Canisteo clay loam, 0 to 2 percent slopes	0.86	1.5%		93
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.34	0.6%		99
<b>Weighted Average</b>					<b>96.7</b>



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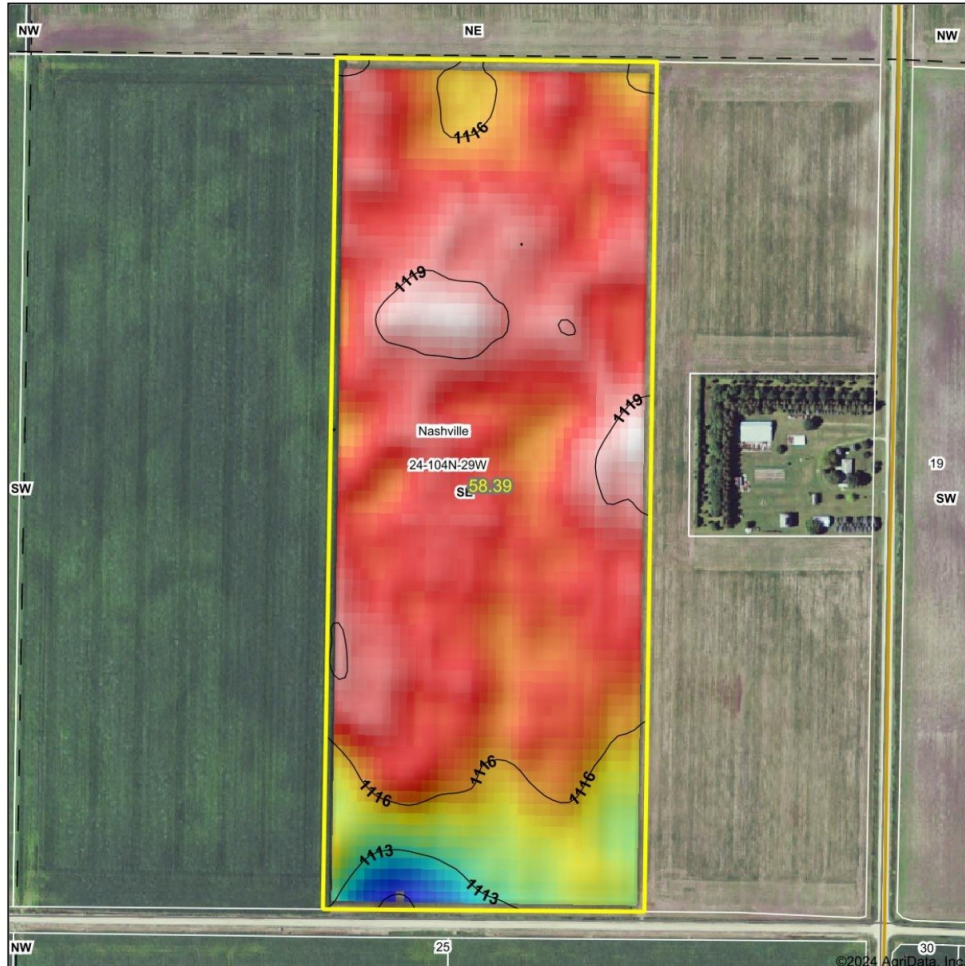
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Topography Hillshade



Low Elevation High



LAND SERVICES UNLIMITED Auctioneer Alley

Maps Provided By: surety®  
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgrIDataInc.com  
Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval(ft): 3

Min: 1,109.9

Max: 1,120.3

Range: 10.4

Average: 1,117.3

Standard Deviation: 1.54 ft

0ft 421ft 841ft



11/30/2024

24-104N-29W  
Martin County  
Minnesota

Boundary Center: 43° 47' 35.56, -94° 15' 7.65

**LAND SERVICES UNLIMITED**  
The People That Make Things Happen

**Auctioneer Alley**

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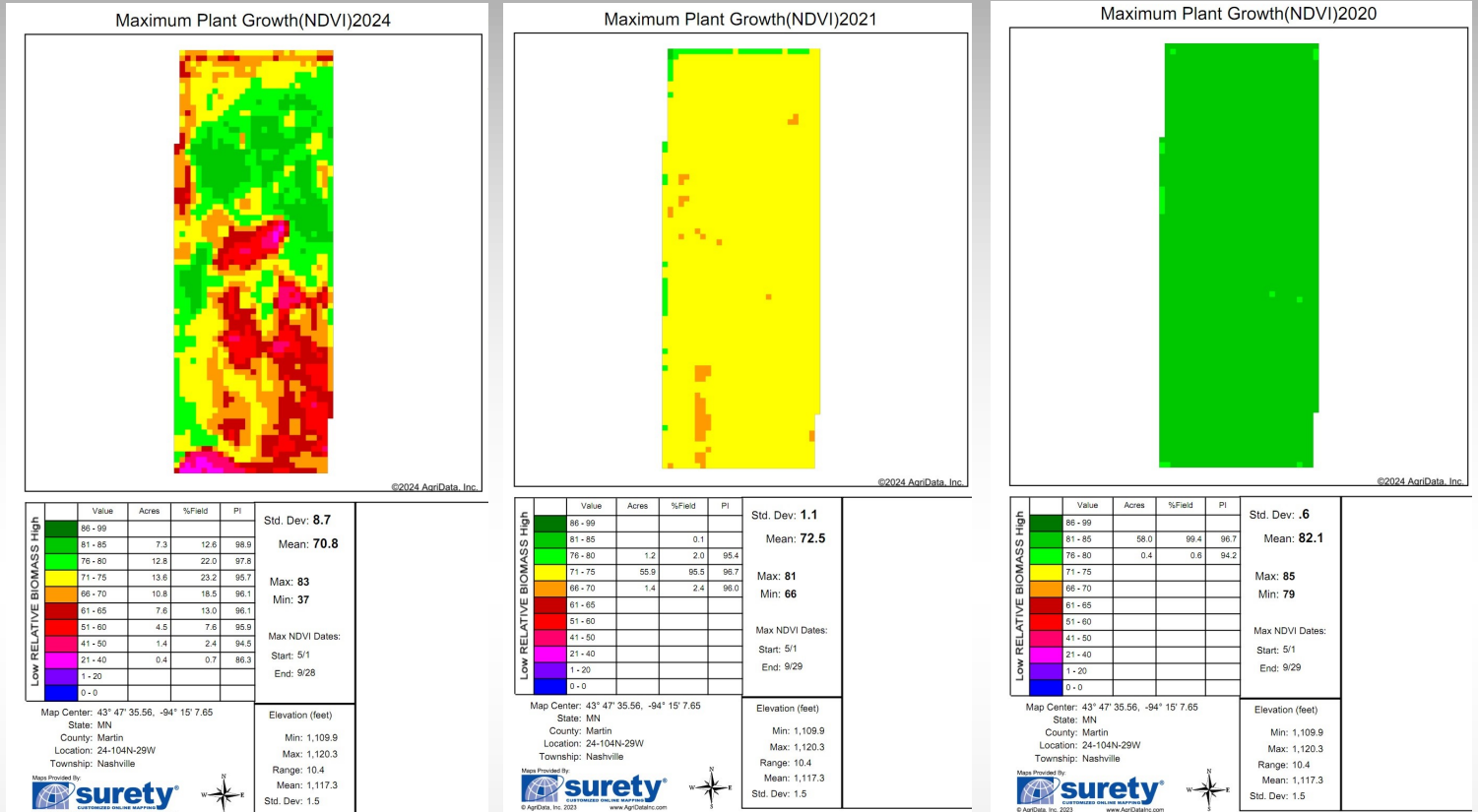
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## NDVI Maps



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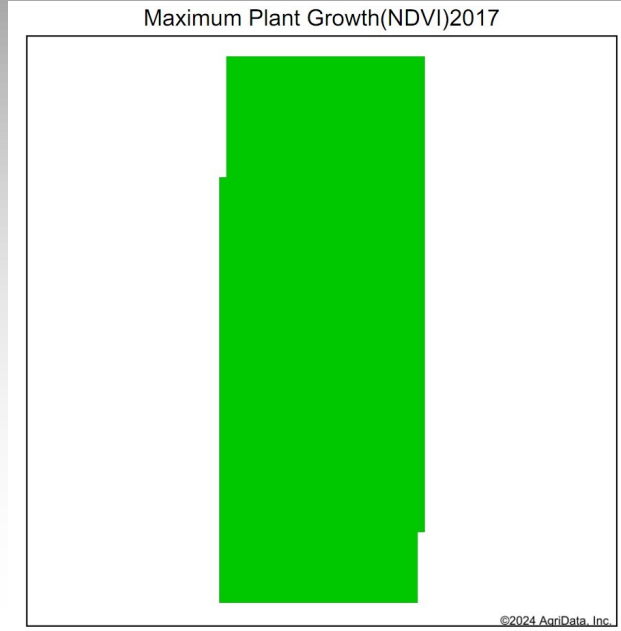
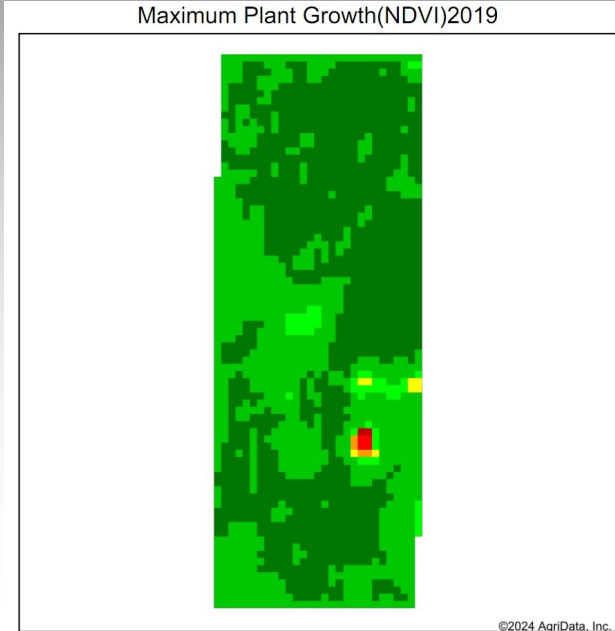
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## NDVI Maps



Value	Acres	%Field	PI
86 - 99	31.8	54.3	97.7
81 - 85	24.9	42.6	95.4
76 - 80	1.3	2.2	95.2
71 - 75	0.2	0.3	100.0
66 - 70	0.1	0.2	100.0
61 - 65		0.1	
51 - 60	0.1	0.2	100.0
41 - 50			
21 - 40			
1 - 20			
0 - 0			

Std. Dev: **2.4**  
 Mean: **85.0**  
 Max: **87**  
 Min: **51**  
 Max NDVI Dates:  
 Start: 5/1  
 End: 9/27

Map Center: 43° 47' 35.56, -94° 15' 7.65  
 State: MN  
 County: Martin  
 Location: 24-104N-29W  
 Township: Nashville



Value	Acres	%Field	PI
86 - 99			
81 - 85	58.4	100.0	96.7
76 - 80			
71 - 75			
66 - 70			
61 - 65			
51 - 60			
41 - 50			
21 - 40			
1 - 20			
0 - 0			

Std. Dev: **.6**  
 Mean: **83.2**  
 Max: **85**  
 Min: **81**  
 Max NDVI Dates:  
 Start: 5/1  
 End: 9/27

Map Center: 43° 47' 35.56, -94° 15' 7.65  
 State: MN  
 County: Martin  
 Location: 24-104N-29W  
 Township: Nashville



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## FSA Map



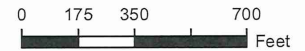
Faribault County, Minnesota

Farm 10489

Tract 12323

2024 Program Year

Map Created May 06, 2024



- 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

- Cropland
- Tract Boundary

### Wetland Determination Identifiers

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

Tract Cropland Total: 58.39 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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## FSA Information

MINNESOTA FARIBAULT Form: FSA-156EZ <i>See Page 2 for non-discriminatory Statements.</i>	 United States Department of Agriculture Farm Service Agency  <b>Abbreviated 156 Farm Record</b>	FARM : 10489 Prepared : 11/18/24 3:20 PM CST Crop Year : 2025
---	--	---

Operator Name	:	
CRP Contract Number(s)	:	None
Recon ID	:	None
Transferred From	:	2018-27-091-0006155 :
ARCPLC G//F Eligibility	:	Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
58.39	58.39	58.39	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	58.39	0.00		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	19.85	0.00	158	
Soybeans	19.85	0.00	44	
<b>TOTAL</b>	<b>39.70</b>	<b>0.00</b>		

NOTES

Tract Number	:	12323
Description	:	CENTER 58AC SE4(24)NASHVILLE TWP, MARTIN CO
FSA Physical Location	:	MINNESOTA/MARTIN
ANSI Physical Location	:	MINNESOTA/MARTIN
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	:	MARY ANN NIENHAUS
Other Producers	:	None
Recon ID	:	None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
58.39	58.39	58.39	0.00	0.00	0.00	0.00	0.0



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Tract 12323 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	58.39	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	19.85	0.00	158
Soybeans	19.85	0.00	44
<b>TOTAL</b>	<b>39.70</b>	<b>0.00</b>	

### NOTES

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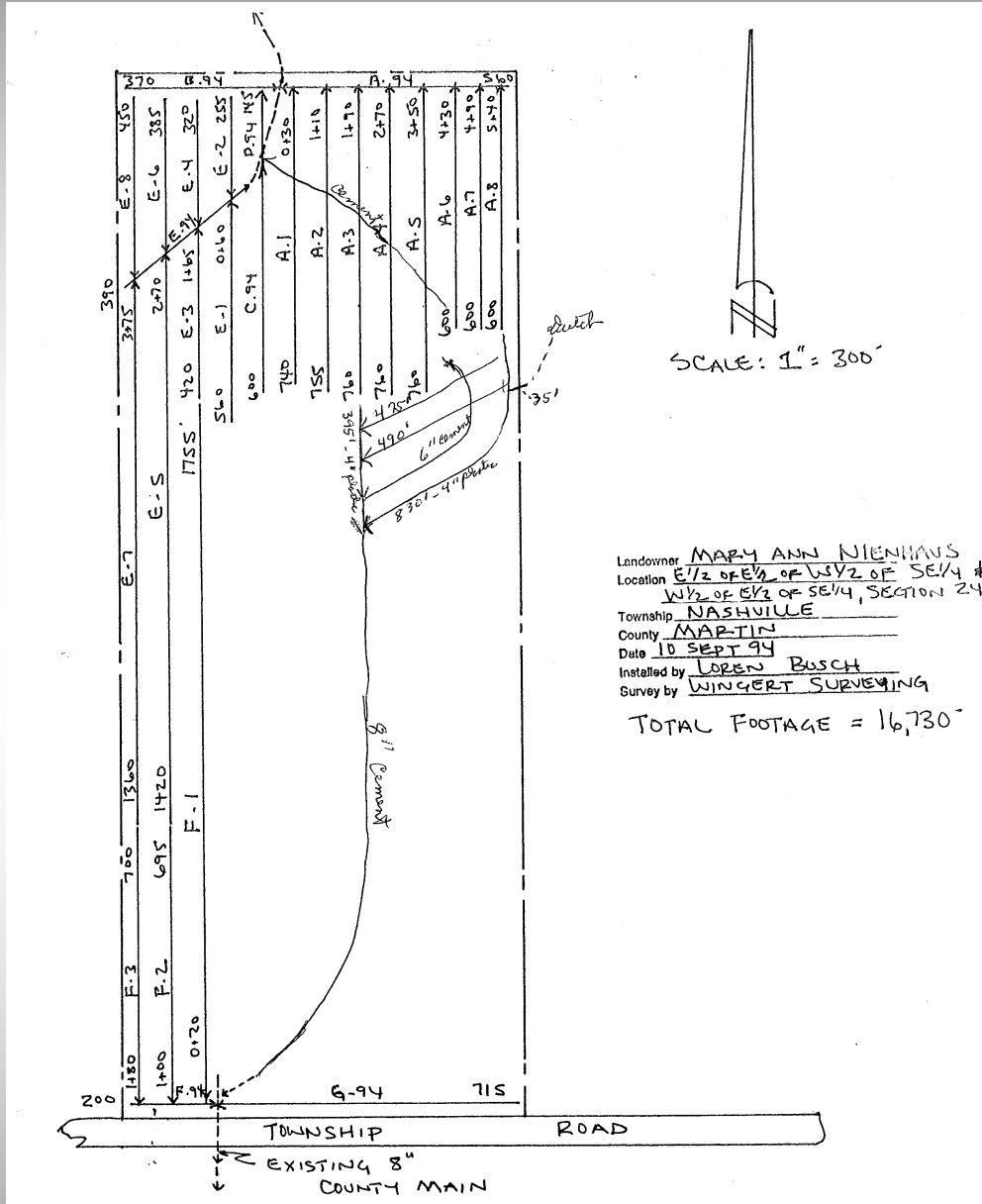
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## Private Tile Map



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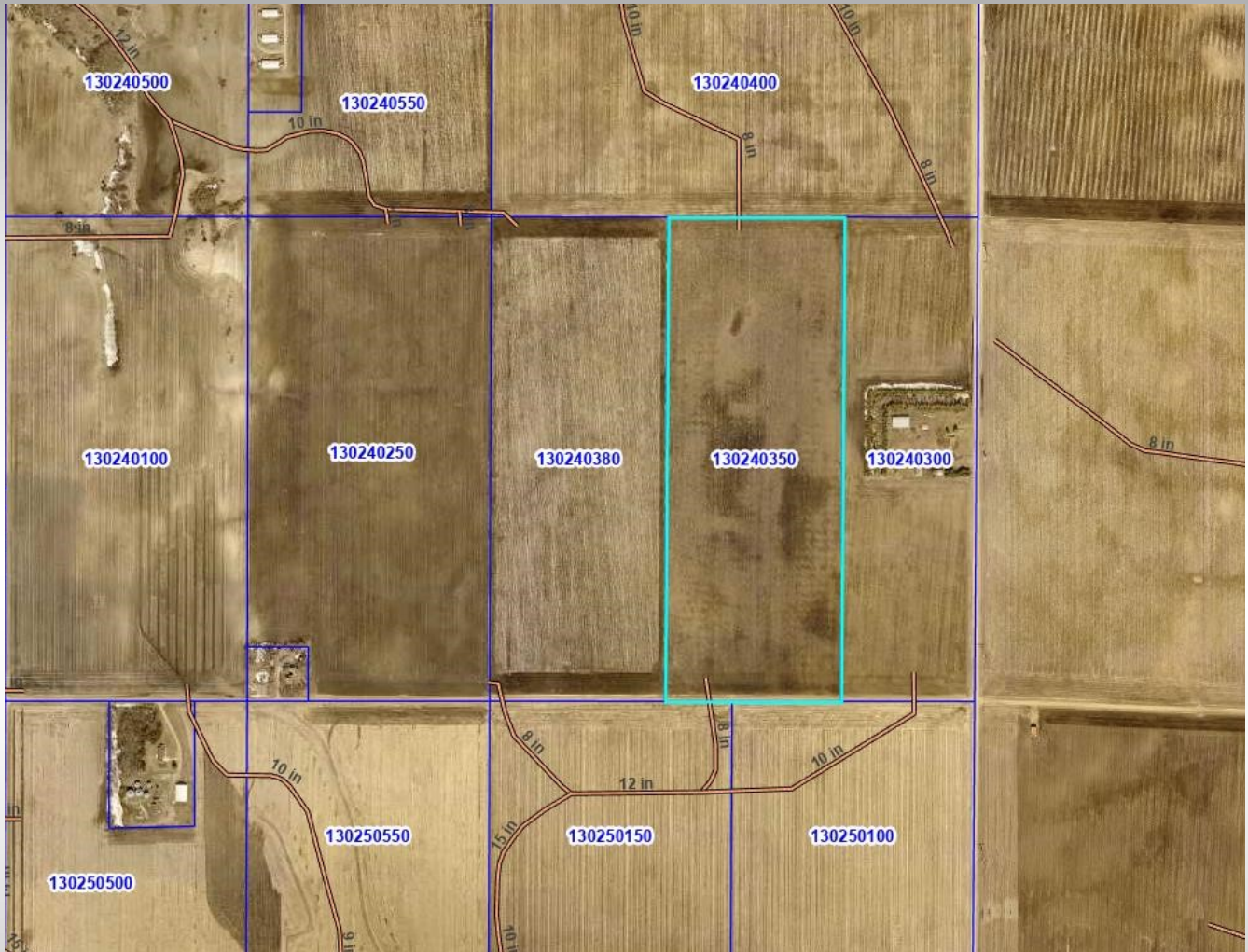
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### Martin County, MN

#### Summary

Parcel ID 130240350  
 Property Address  
 Sec/Twp/Rng 24-104-029  
 Brief Tax Description SECT-24 TWP-104 RANGE-029 58.17 AC W959.90' OF THE E1688.81' SE1/4 58.17 AC  
 (Note: Not to be used on legal documents)  
 Deeded Acres 58.17  
 Class 101 - (NON-HSTD) 2A/1B/4BB AGRICULTURAL;105 - (HSTD) 2A ACTIVELY FARMING  
 District (1304) NASHVILLE-2536  
 School District 2536  
 Neighborhood 00001300 - NASHVILLE

[View Map](#)

\* The Class code is the Assessor's Office determination of the use of the property for the current assessment year and is not the same as the property's zoning.

\* Please contact the zoning authority for information regarding zoning.

#### Owner

Primary Owner  
 MARY ANN NIENHAUS  
 311 N MOORE ST  
 BLUE EARTH MN 56013

#### Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT	Unit Price	Adj 1	Adj 2	Adj 3	Eff Rate	Div %	Value
1	TILL A1 86-100 CPI	0	0	0	0	57.440	A	12,000.000	0.00	0.00	0.00	12,000.348	1.000	689,300
2	ROAD	0	0	0	0	0.730	A	0.000	0.00	0.00	0.00	0.000	1.000	0
<b>Total</b>						<b>58.170</b>								<b>689,300</b>

#### Valuation

	2024 Assessment	2023 Assessment	2022 Assessment	2021 Assessment
+ Estimated Land Value	\$689,300	\$689,300	\$471,000	\$436,500
+ Estimated Building Value	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$689,300	\$689,300	\$471,000	\$436,500

#### Taxation

	2024 Payable	2023 Payable	2022 Payable	2021 Payable	2020 Payable
Classification	101 - 2A/1B/4BB AGRICULTURAL / 105 - 2A ACTIVELY FARMING	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL
Estimated Market Value	\$689,300	\$471,000	\$436,500	\$453,800	\$403,800
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$689,300	\$471,000	\$436,500	\$453,800	\$403,800
Net Taxes Due	\$894.00	\$2,366.00	\$2,452.00	\$2,528.29	\$2,391.99
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$3.71	\$92.01
= Total Taxes Due	\$894.00	\$2,366.00	\$2,452.00	\$2,532.00	\$2,484.00
% Change	-62.21%	-3.51%	-3.16%	1.93%	



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### AUCTION INFORMATION

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

**TERMS:** The Nienhaus Farm will be offered for sale as one parcel on sale day 58.17 +/- 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 31, 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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**[www.auctioneeralley.com](http://www.auctioneeralley.com)**



58.17 Acres +/- of Bare Farmland in Nashville Twp., Martin Co., MN

# FARMLAND AUCTION

Thursday, December 19, 2024 @ 10:00 AM

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



105 South State Street, Fairmont, MN 56031 • 507-238-4318 • [www.landservicesunlimited.com](http://www.landservicesunlimited.com)



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