



# SHOEMAKER LAND AUCTION

December 5, 2024 @ 10 AM

Knights of Columbus Hall

920 E 10th Street, Fairmont, MN

**62.62 ACRES +/-**

**SECTION 15 OF CENTER CREEK TWP**

**MARTIN COUNTY, MN**

## AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060



62.62 Acres +/- of Bare Farmland in Center Creek Twp., Martin Co., MN

# FARMLAND AUCTION

Thursday, December 5, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at Knights of Columbus Hall 920 E 10th Street, Fairmont, MN



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

## SHOEMAKER FAMILY FARM PROPERTY INFORMATION

<b>SALE METHOD:</b>	This farm will be offered for sale as one parcel on sale day. 62.62 Deeded Acres x the Bid <b>*Selling by legal description</b>
<b>LEGAL DESCRIPTION:</b>	62.62 +/- Deeded Acres located in the SW ¼ of the NE ¼ (Ex 17.38 Acres) & NW ¼ of the SE ¼ of Section 15, TWP 103 N, Range 29W, Martin County, MN
<b>TAX PARCEL ID:</b>	020150300
<b>BUILDINGS:</b>	None
<b>REAL ESTATE TAXES:</b>	2024 (NON-HSTD) Ag Taxes = \$2,677.84
<b>FSA INFORMATION:</b>	Total Deeded Acres = 62.62 +/- Acres FSA Tillable Acres = 57.66 +/- Acres Corn Base Acres = 49.83 +/- Acres Corn PLC Yield = 175.00 +/- Bushels Soybean Base Acres = 7.50 +/- Acres Soybean PLC Yield = 45.00 +/- Bushels Total Base Acres = 57.33 +/- Acres
<b>PREDOMINANT SOILS:</b>	Canisteo-Glencoe, Clarion-Swanlake, Canisteo Clay Loam & Webster
<b>CPI:</b>	Crop Productivity Index = 93.3 *Excellent <b>*See Soils Map</b>
<b>TOPOGRAPHY:</b>	Level to Gently Rolling <b>*See Topography Map</b>
<b>DRAINAGE:</b>	County Tile which is part of Judicial Ditch 28 <b>*See Tile Maps</b>
<b>NRCS CLASSIFICATION:</b>	NHEL (Non-Highly Erodible Land)
<b>WETLAND STATUS:</b>	Completed 1-21-2018 <b>*See Wetland Determination</b>
<b>LEASE STATUS:</b>	The property is under lease for the 2025 crop season. Buyer will receive all 2025 land rent. Seller will keep all 2024 land rent.

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

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## LEGAL DESCRIPTION

The Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) and the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section fifteen (15) in Township One Hundred Three (103) North of Range Twenty-nine (29) West of the Fifth Principal Meridian, Martin County, Minnesota, EXCEPTING THEREFROM: That part of the Southwest Quarter of the Northeast Quarter of Section 15, Township 103 North, Range 29 West, Martin County, Minnesota, described as follows:

Commencing at the Northeast corner of the West Half of the Northeast Quarter of said Section 15; thence on an assumed bearing of South 0 degrees 00 minutes West, along the east line of said West Half of the Northeast Quarter, a distance of 1650.00 feet to an iron monument, said iron monument being the point of beginning of the tract to be described; thence continuing South 0 degrees 00 minutes West, along said east line, a distance of 353.00 feet to an iron monument; thence South 90 degrees 00 minutes West a distance of 617.00 feet to an iron monument; thence North 0 degrees 00 minutes East a distance of 353.00 feet to an iron monument; thence North 90 degrees 00 minutes East a distance of 617.00 feet to the point of beginning, containing 5.00 acres, subject to easements now of record in said county and state &

Also EXCEPTING THEREFROM: That part of the Southwest Quarter of the Northeast Quarter of Section 15, Township 103 North, Range 29 West, Martin County, Minnesota, described as follows:

Beginning in the Northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 15; thence on an assumed bearing of South 0 degrees 31 minutes 06 seconds West, along the east line of said Southwest Quarter of the Northeast Quarter, a distance of 351.00 feet to the Northeast corner of a tract as recorded in Document No. 313860; thence North 89 degrees 28 minutes 54 seconds West, along the north line of said tract, a distance of 617.00 feet to the Northwest corner of said tract; thence South 0 degrees 31 minutes 10 seconds West, along the west line of said tract, a distance of 159.41 feet to an iron monument; thence North 89 degrees 28 minutes 50 seconds West a distance of 698.73 feet to the west line of the Southwest Quarter of the Northeast Quarter of said section; thence North 0 degrees 23 minutes 44 seconds East, along said west line, a distance of 458.67 feet to the Northwest corner of said Southwest Quarter of the Northeast Quarter; thence North 88 degrees 16 minutes 10 seconds East, along the north line of said Southwest Quarter of the Northeast Quarter, a distance of 1317.71 feet to the point of beginning, containing 12.38 acres, subject to easements now of record in said county and state.

**AUCTIONS – REAL ESTATE - APPRAISALS**



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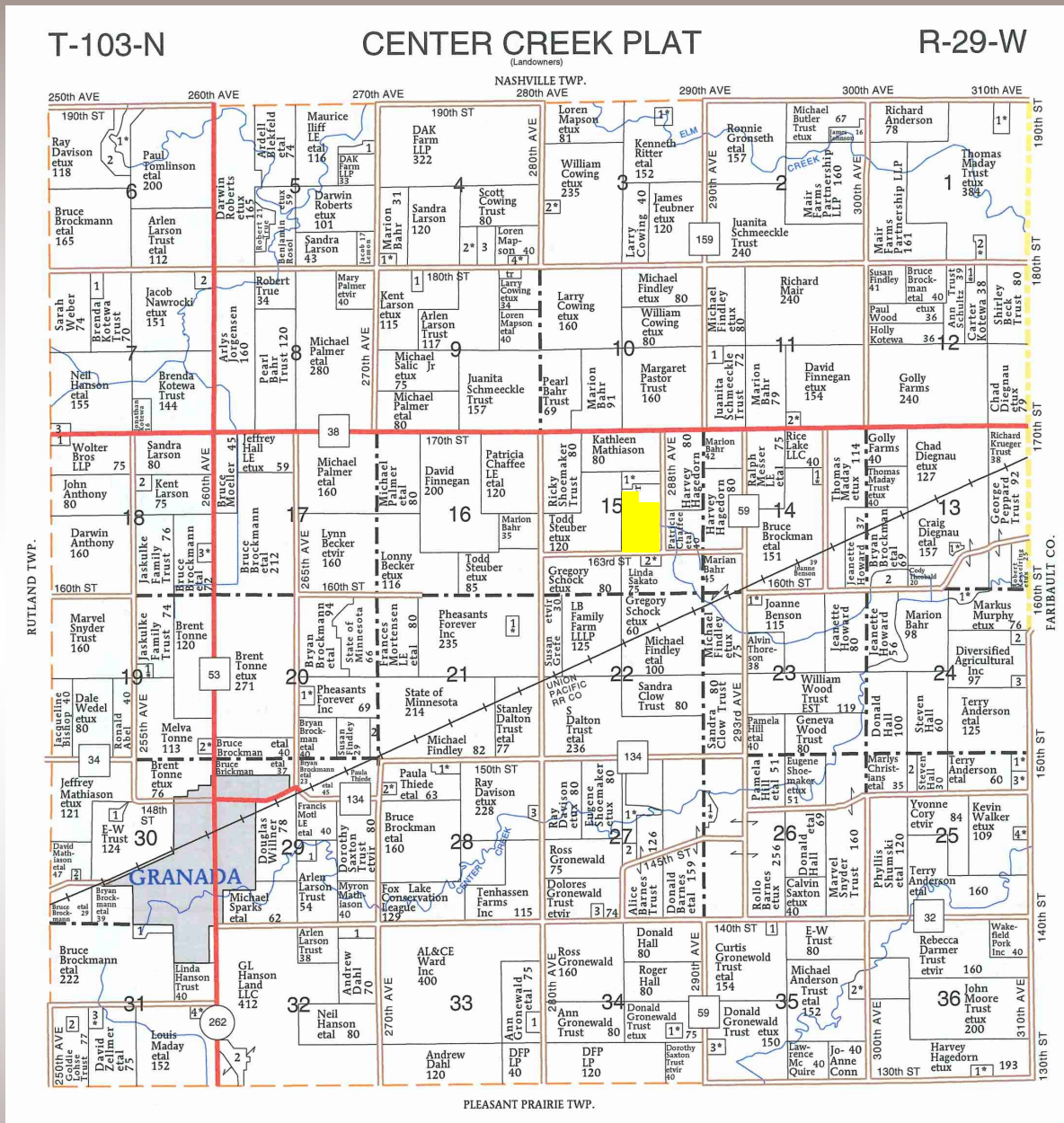
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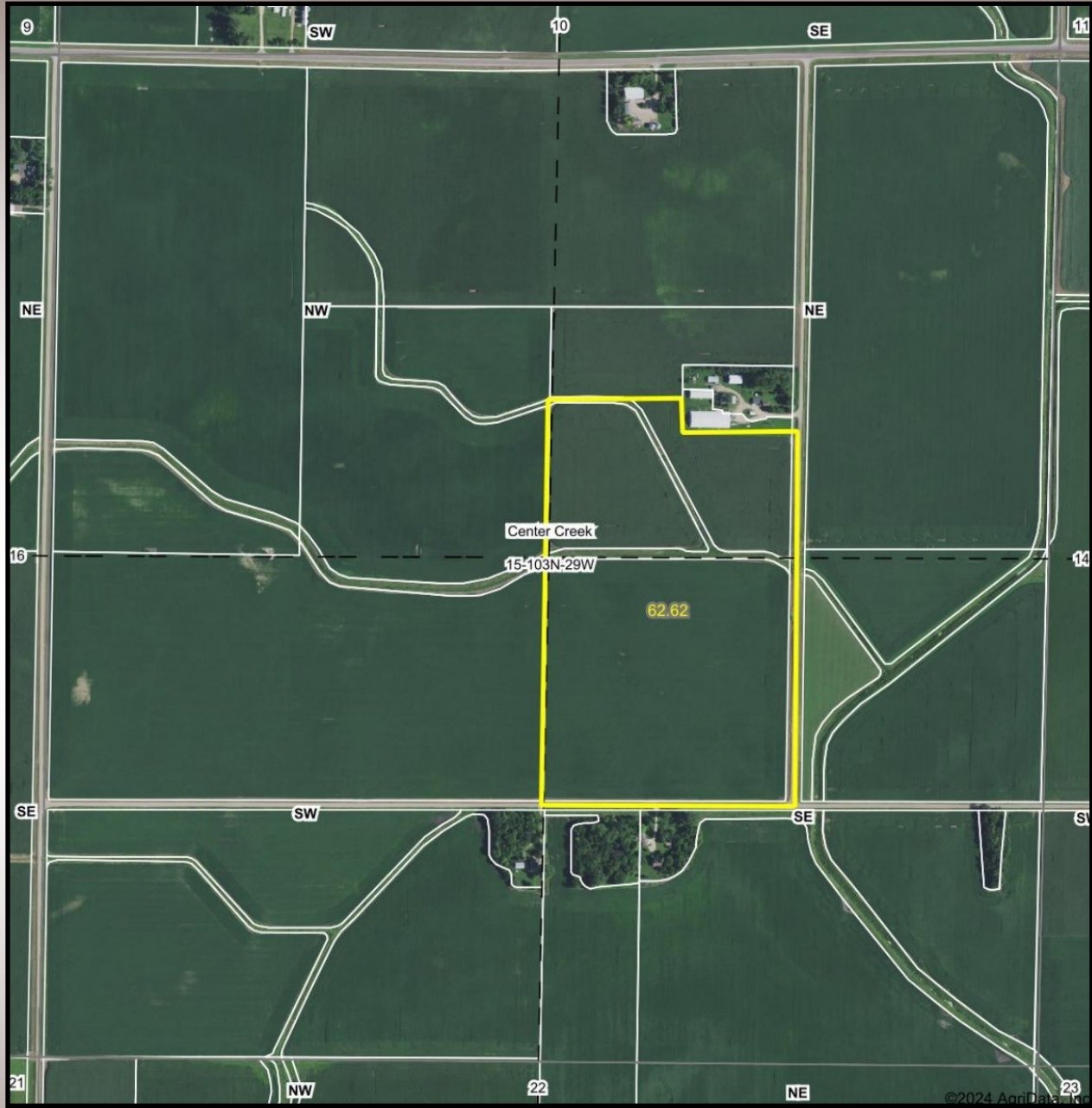
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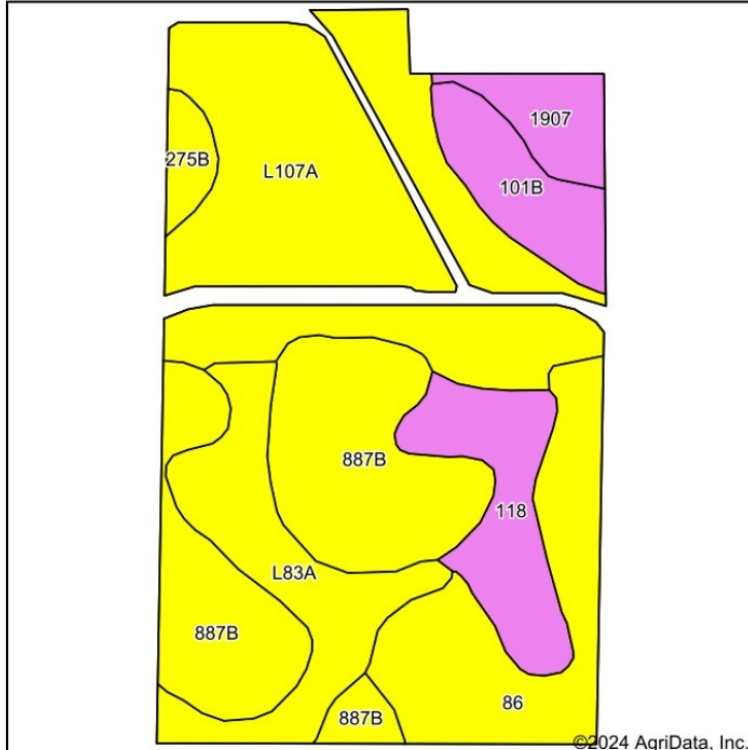
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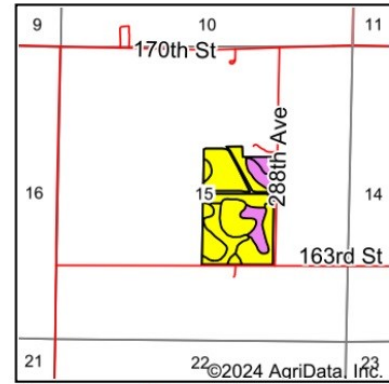
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Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Martin**  
 Location: **15-103N-29W**  
 Township: **Center Creek**  
 Acres: **57.66**  
 Date: **11/18/2024**



Maps Provided By:



Area Symbol: MN091, Soil Area Version: 21

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	18.74	32.5%		llw	91	81
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	13.34	23.1%		lle	92	82
86	Canisteo clay loam, 0 to 2 percent slopes	7.65	13.3%		llw	93	81
L83A	Webster clay loam, 0 to 2 percent slopes	6.71	11.6%		llw	93	82
118	Crippin loam, 1 to 3 percent slopes	4.84	8.4%		le	100	86
101B	Truman silt loam, 2 to 6 percent slopes	3.28	5.7%		lle	99	89
1907	Lakefield silt loam	2.06	3.6%		l	100	80
275B	Ocheyedan loam, 1 to 5 percent slopes	1.04	1.8%		lle	93	73
<b>Weighted Average</b>					<b>1.88</b>	<b>93.3</b>	<b>*n 82</b>



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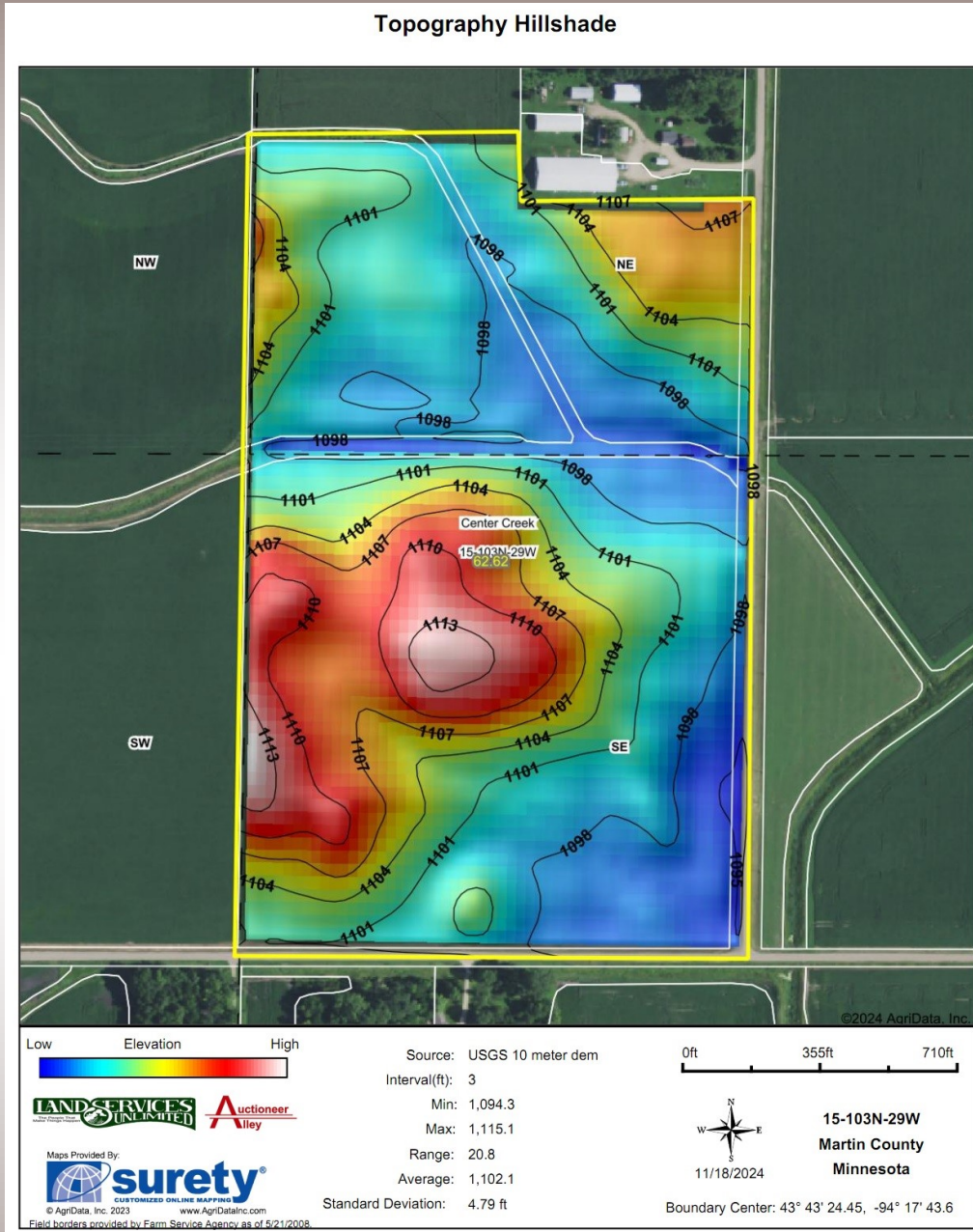
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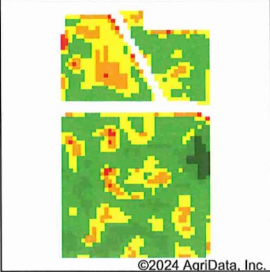
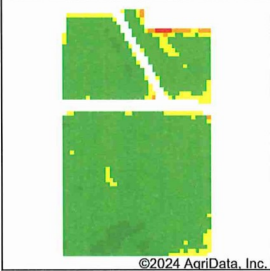
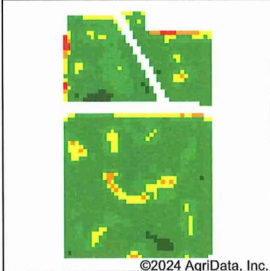


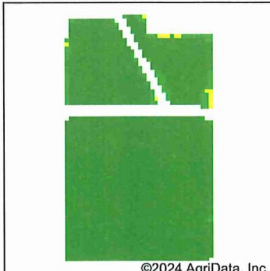
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## NDVI Map

**Max Plant Growth(NDVI) Multi-year**

 <p style="font-size: small; text-align: center;">©2024 AgriData, Inc.</p>	<b>2023</b>	Client: _____ Farm: _____ Field: _____ Date: 11/20/2024 Acres: 57.66																								
	Std. Dev: <b>4.27</b> Max: <b>88</b> Mean: <b>76.19</b> Min: <b>56</b>	State: MN County: Martin Location: 15-103N-29W Township: Center Creek Boundary Center: 43° 43' 24.61, -94° 17' 43.86																								
	Crop: Soybeans - 99% Barren - 1%	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th colspan="2">Low RELATIVE BIOMASS High</th></tr> <tr><td style="background-color: #006400; width: 15px;"></td><td>86 - 99</td></tr> <tr><td style="background-color: #008000; width: 15px;"></td><td>81 - 85</td></tr> <tr><td style="background-color: #009900; width: 15px;"></td><td>76 - 80</td></tr> <tr><td style="background-color: #90EE90; width: 15px;"></td><td>71 - 75</td></tr> <tr><td style="background-color: #FFFF00; width: 15px;"></td><td>66 - 70</td></tr> <tr><td style="background-color: #FFA500; width: 15px;"></td><td>61 - 65</td></tr> <tr><td style="background-color: #FF0000; width: 15px;"></td><td>51 - 60</td></tr> <tr><td style="background-color: #FF00FF; width: 15px;"></td><td>41 - 50</td></tr> <tr><td style="background-color: #800080; width: 15px;"></td><td>21 - 40</td></tr> <tr><td style="background-color: #0000FF; width: 15px;"></td><td>1 - 20</td></tr> <tr><td style="background-color: #000000; width: 15px;"></td><td>0 - 0</td></tr> </table>	Low RELATIVE BIOMASS High			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																									
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Remarks																										
 <p style="font-size: small; text-align: center;">©2024 AgriData, Inc.</p>	<b>2022</b>	Std. Dev: <b>2.08</b> Max: <b>81</b> Mean: <b>78.05</b> Min: <b>63</b>																								
	Crop: Corn - 99% Barren - 1%	Productivity Index: 93.3  Elevation (feet) Min: 1,094.7 Max: 1,115.1 Range: 20.4 Mean: 1,102.7 Std Dev: 4.8																								
	Remarks																									
 <p style="font-size: small; text-align: center;">©2024 AgriData, Inc.</p>	<b>2021</b>	Std. Dev: <b>3.95</b> Max: <b>86</b> Mean: <b>80.87</b> Min: <b>57</b>																								
	Crop: Soybeans - 99% Barren - 1%	LAND SERVICES UNLIMITED 																								
	Remarks	Maps Provided By: 																								
		© AgriData, Inc. 2023      www.AgrIDatInc.com																								
 <p style="font-size: small; text-align: center;">©2024 AgriData, Inc.</p>	<b>2020</b>	Std. Dev: <b>1.25</b> Max: <b>84</b> Mean: <b>82.53</b> Min: <b>73</b>																								
	Crop: Corn - 98% Soybeans - 1%																									
	Remarks																									



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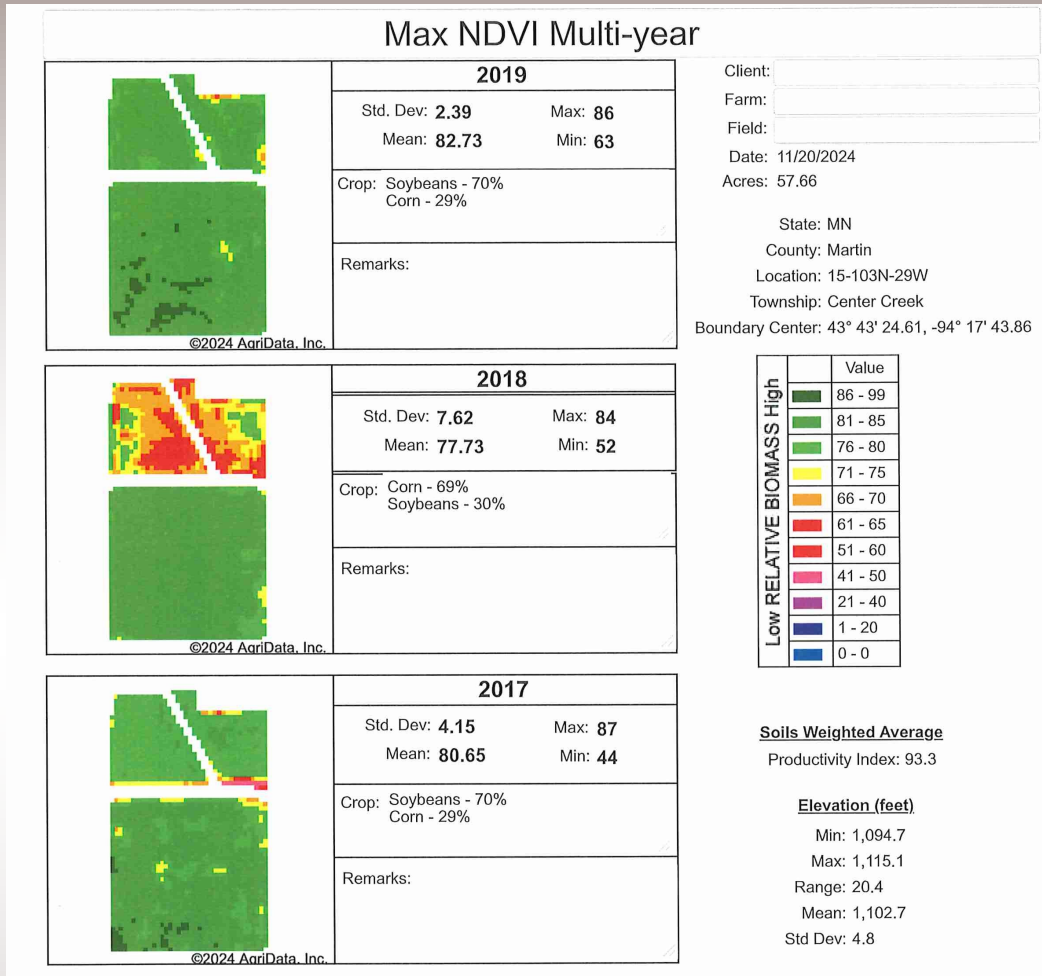
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## NDVI Map



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## FSA Map



Martin County, Minnesota

Farm 11436

Tract 17184

2024 Program Year

Map Created April 22, 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

- Non-Cropland
- Cropland
- Tract Boundary

### Wetland Determination Identifiers

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

Tract Cropland Total: 57.66 acres

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## FSA Information

MINNESOTA MARTIN Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 11436 Prepared : 11/15/24 7:15 AM CST Crop Year : 2025
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Tract 17184 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	57.66	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	49.83	0.00	175
Soybeans	7.50	0.00	45
<b>TOTAL</b>	<b>57.33</b>	<b>0.00</b>	

NOTES

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## Wetland Determination

Center Creek 15



United States Department of Agriculture  
Natural Resources Conservation Service  
NRCS-CPA-026E  
9/2012

**HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION**

Name		Request Date:	12/22/2017	County:	Martin
Address	MN 56039-3087				
Agency or Person Requesting Determination:	Landowner	Tract No:	14239	FSA Farm No:	6602

**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
<b>Refer to the Previous HEL determination available on file from your FSA office</b>				

The Highly Erodible Land determination was completed in the \_\_\_\_\_

**Section II - Wetlands**

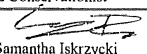
Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Field(s)	Wetland Label	Occurrence Year	Acres	Determination Date	Certification Date
1	PC/NW		71.1	12/22/2017	1/21/2018
2	FW		0.4	12/22/2017	1/21/2018
3	FW		0.2	12/22/2017	1/21/2018

The wetland determination was completed in the: Office    It was delivered by: Mail    On: 12/22/2017

Remarks:

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
 Samantha Iskrzycki	12/22/2017

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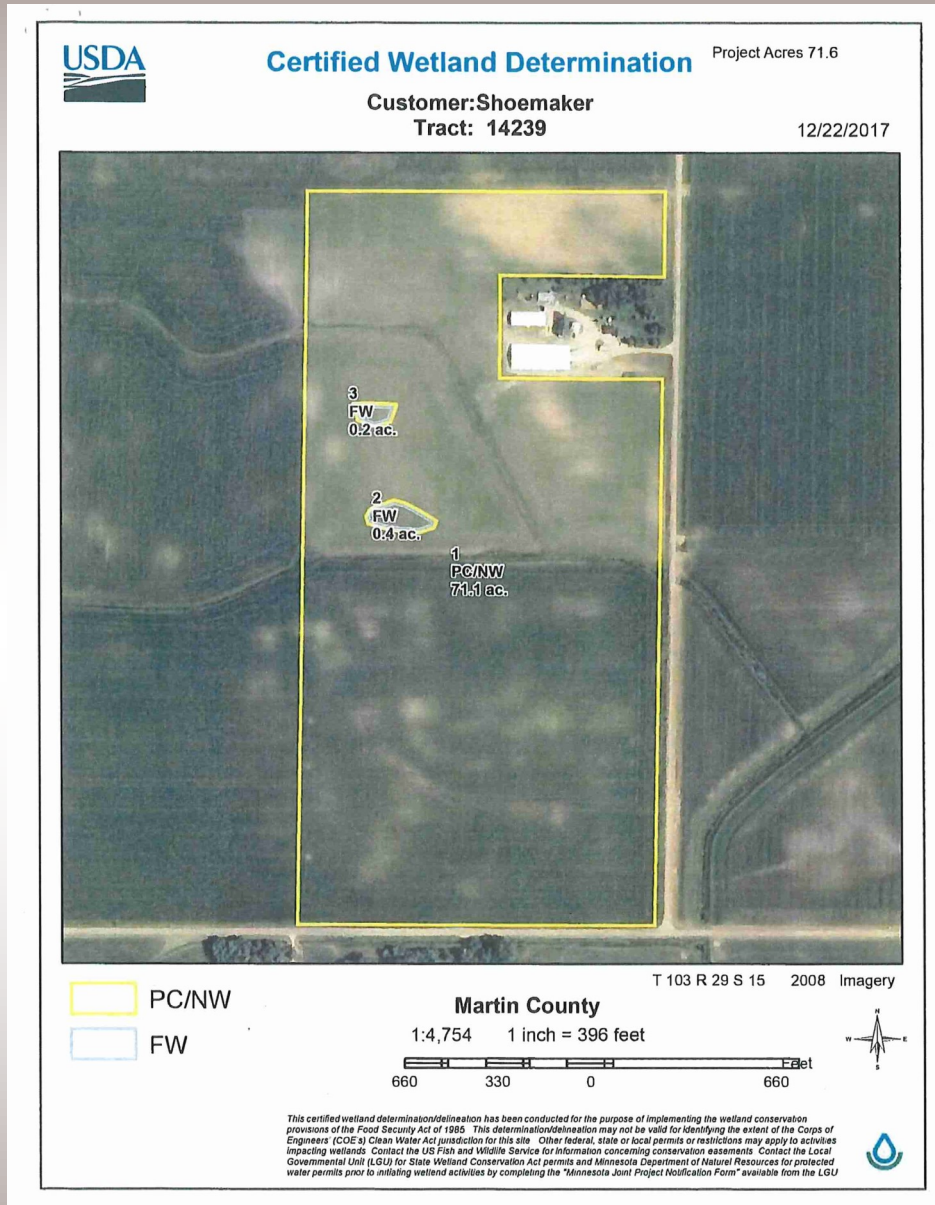
62.62 Acres +/- of Bare Farmland in Center Creek Twp., Martin Co., MN

# FARMLAND AUCTION

Thursday, December 5, 2024 @ 10:00 AM

SALE LOCATION: Auction will be held at Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

## Wetland Determination 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

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# **FARMLAND AUCTION**

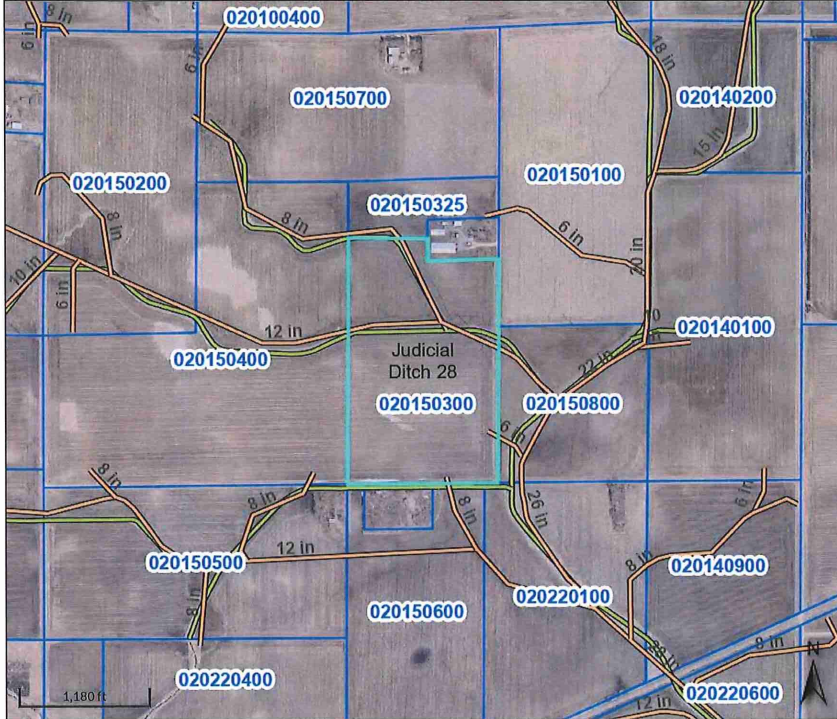
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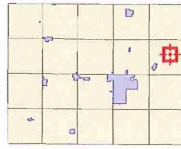
## County Tile Map



Martin County, MN



Overview




Legend

- Parcels
- Corporate Limits
- Drainage Districts
- Legal Drains
- Open
- Tile
- <all other values>

Parcel ID	020150300	Alternate ID	n/a	Owner Address	LAURENCE D SHOEMAKER
Sec/Twp/Rng	15-103-029	Class	101 - 2A/1B/4BB AGRICULTURAL		7422 E ARBOR AVE
Property Address		Acres	62.62		MEZA, AZ 85208
				Note	n/a
District	(0201) CENTER CREEK-2536				
Brief Tax Description	SECT-15 TWP-103 RANGE-029 62.62 AC SW1/4 NE1/4 (EX12.38AC) & NW1/4 SE1/4 (EX E617' S353' N2003' W1/2 NE1/4) 62.62AC				
	(Note: Not to be used on legal documents)				

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## Martin County, MN

### Summary

Parcel ID 020150300  
 Property Address  
 Sec/Twp/Rng 15-103-029  
 Brief Tax Description SECT-15 TWP-103 RANGE-029 62.62 AC SW1/4 NE1/4 (EX12.38AC) & NW1/4 SE1/4 (EX EX617' S353' N2003' W1/2 NE1/4) 62.62AC  
 (Note: Not to be used on legal documents)  
 Deeded Acres 62.62  
 Class 101 - (NON-HSTD) 2A/1B/4BB AGRICULTURAL  
 District (0201) CENTER CREEK-2536  
 School District 2536  
 Neighborhood 00000200 - CENTER CREEK

[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  
 LAURENCE D SHOEMAKER  
 7422 E ARBOR AVE  
 MEZA AZ 85208

### 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	57.610	A	12,000.000	0.00	0.00	0.00	11,999.653	1.000	691,300
2	WASTE/DITCH/BUFFER	0	0	0	0	2.560	A	1,700.000	0.00	0.00	0.00	1,718.750	1.000	4,400
3	ROAD	0	0	0	0	2.450	A	0.000	0.00	0.00	0.00	0.000	1.000	0
Total						62.620								695,700

### Sales

Multi Parcel	Instr Type	Qualified Sale	Sale Date	Buyer	Seller	Sale Price	Adjusted Sale Price	eCRV
N	WD	Q	12/7/1992	SHOEMAKER, LAURENCE ET AL	MCNEA, EARL DEAN ET AL	\$103,000	\$103,000	0

Please contact Assessor's Office for CRV's prior to October 2014

### Valuation

	2024 Assessment	2023 Assessment	2022 Assessment	2021 Assessment
+ Estimated Land Value	\$695,700	\$695,700	\$475,500	\$440,100
+ Estimated Building Value	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$695,700	\$695,700	\$475,500	\$440,100

### Taxation

	2024 Payable	2023 Payable	2022 Payable	2021 Payable	2020 Payable
Classification	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL
Estimated Market Value	\$695,700	\$475,500	\$440,100	\$457,400	\$436,000
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$695,700	\$475,500	\$440,100	\$457,400	\$436,000
Net Taxes Due	\$2,677.84	\$2,245.68	\$2,303.06	\$2,384.40	\$2,427.73
+ Special Assessments	\$158.16	\$242.32	\$250.94	\$259.60	\$268.27
= Total Taxes Due	\$2,836.00	\$2,488.00	\$2,554.00	\$2,644.00	\$2,696.00
% Change	13.99%	-2.58%	-3.40%	-1.93%	



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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 Shoemaker Farm will be offered for sale as one parcel on sale day 62.62 +/- 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 17, 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 under lease for the 2025 crop season with Buyer receiving all 2025 land rent. 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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## Notes



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**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



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DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

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