



HANSEN LAND AUCTION

January 7, 2025 @ 10 AM

Knights of Columbus Hall

920 E 10th Street, Fairmont, MN

141.21 ACRES +/-

SECTION 1 OF LAKE BELT TWP &

SECTION 32 OF ROLLING GREEN TWP

MARTIN COUNTY, MN

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060



141.21 Acres +/- of Bare Farmland in Lake Belt Twp. & Rolling Green Twp., Martin Co., MN

FARMLAND AUCTION

Tuesday, January 7, 2025 @ 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

HANSEN PROPERTY INFORMATION

SALE METHOD: These farms will be offered for sale as individual parcels on sale day.
Parcel 1- 101.11 Deeded Acres x the Bid
Parcel 2- 40.10 Deeded Acres x the Bid
***Selling by legal description**

LEGAL DESCRIPTION 1: 101.11 +/- Deeded Acres NE ¼ (Excepting South 970.50') in Section 1,
TWP 101 N, Range 32W, Martin County, MN

TAX PARCEL ID 1: Part of 100010500

BUILDINGS 1: None

REAL ESTATE TAXES 1: 2024 (NON-HSTD) Ag Taxes = \$4,996.00
***Estimate as it was taxed as the whole NE ¼**

FSA INFORMATION 1:

Total Deeded Acres	=	101.11 +/- Acres
FSA Tillable Acres	=	95.89 +/- Acres
Corn Base Acres	=	49.23 +/- Acres
Corn PLC Yield	=	181.00 +/- Bushels
Soybean Base Acres	=	45.01 +/- Acres
Soybean PLC Yield	=	51.00 +/- Bushels
Total Base Acres	=	94.24 +/- Acres

***Estimated as it was part of larger tract**

PREDOMINANT SOILS 1: Clarion-Swanlake, Canisteo-Glencoe & Nicollet-Crippin

CPI 1: Crop Productivity Index = 92.8
***See Soils Map**

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

DRAINAGE 1: County Tile- Part of CD 24.
***See Tile Maps**

NRCS CLASSIFICATION 1: NHEL (Non-Highly Erodible Land)

WETLAND STATUS 1: Not Completed

FALL TILLAGE 1: Buyer will be responsible for the reimbursement of \$2,875 for fall tillage
to prior tenant at the conclusion of the auction.

AUCTIONS – REAL ESTATE - APPRAISALS



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LEGAL DESCRIPTION 2: 40.10 +/- Deeded Acres NW ¼ of the SW ¼ in Section 32, TWP 102N, Range 31W, Martin County, MN

TAX PARCEL ID 2: Part of 150320650

BUILDINGS 2: None

REAL ESTATE TAXES 2: 2024 (NON-HSTD) Ag Taxes = \$1,872.00
*Estimate as it was taxed as 50.56 Acres

FSA INFORMATION 2:

Total Deeded Acres	=	40.10 +/- Acres
FSA Tillable Acres	=	39.34 +/- Acres
Corn Base Acres	=	22.13 +/- Acres
Corn PLC Yield	=	181.00 +/- Bushels
Soybean Base Acres	=	12.93 +/- Acres
Soybean PLC Yield	=	51.00 +/- Bushels
Total Base Acres	=	35.06 +/- Acres

*Estimated as it was part of larger tract

PREDOMINANT SOILS 2: Canisteo-Glencoe & Glencoe Clay Loam

CPI 2: Crop Productivity Index = 91.1
*See Soils Map

TOPOGRAPHY 2: Level to Gently Rolling
*See Topography Map

DRAINAGE 2: County Tile- Part of JD 35.
*See Tile Maps

NRCS CLASSIFICATION 2: UHEL (Undetermined-Highly Erodible Land)

WETLAND STATUS 2: Not Completed

LEASE STATUS 1 & 2: 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!

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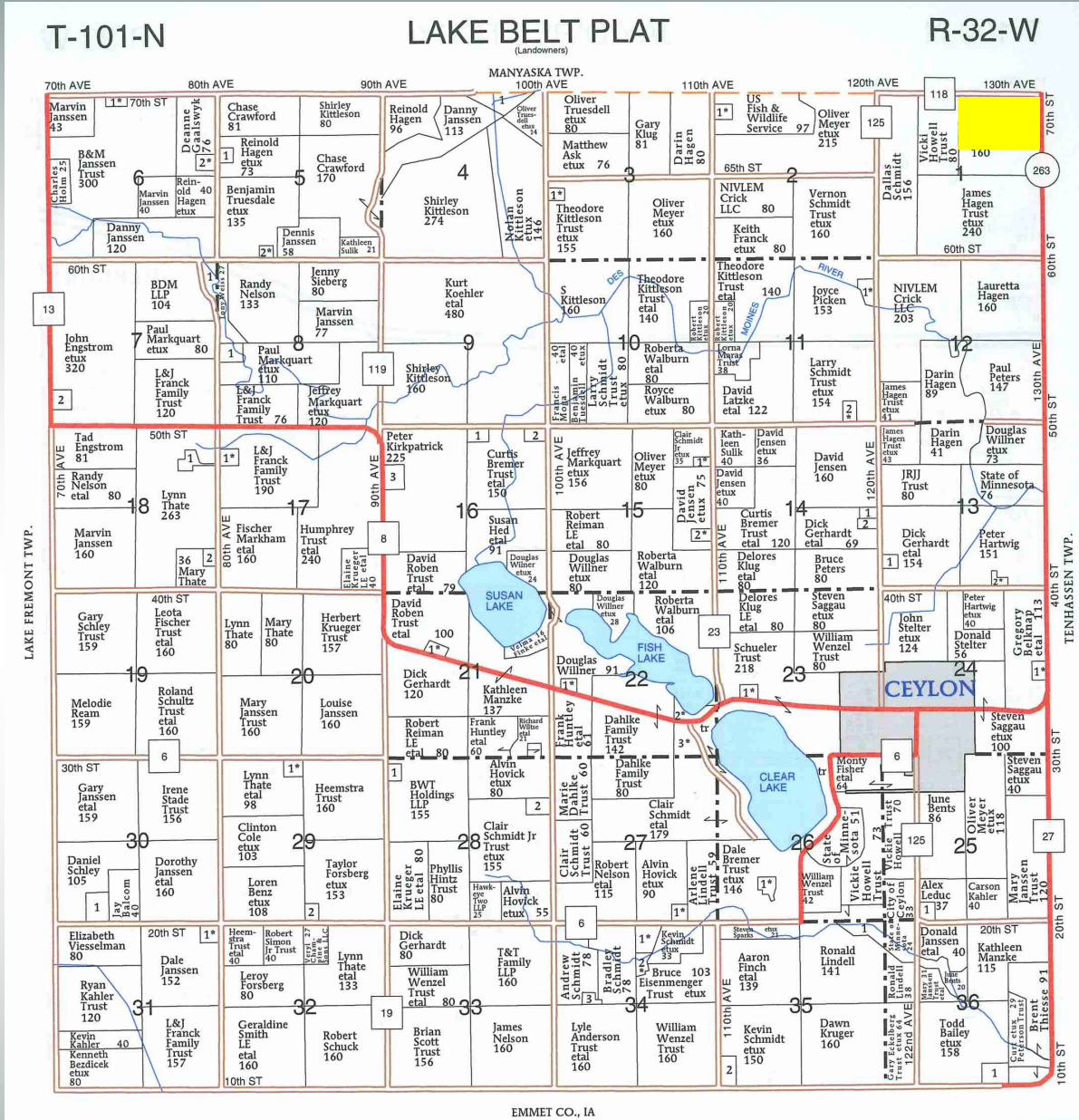
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PARCEL 1: 101.11 Acres



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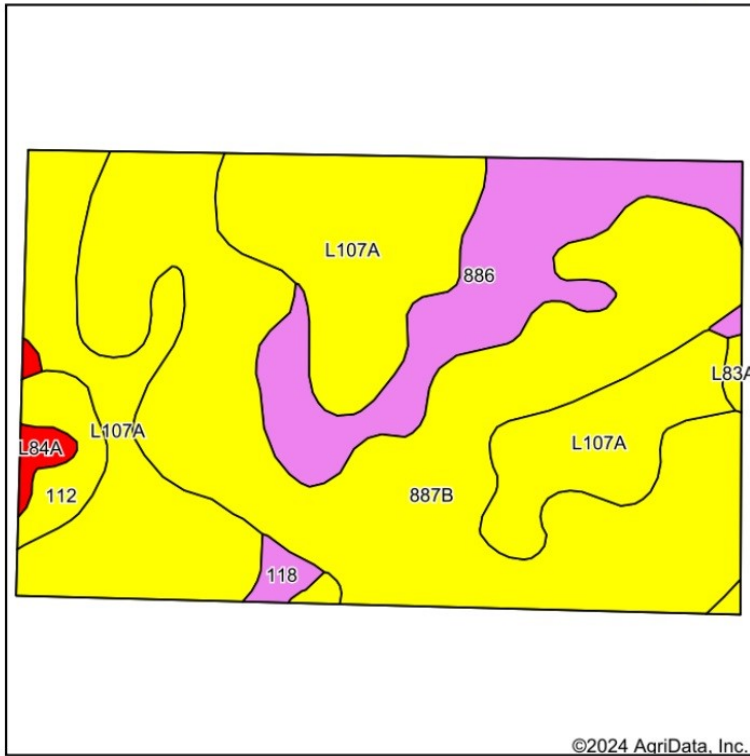
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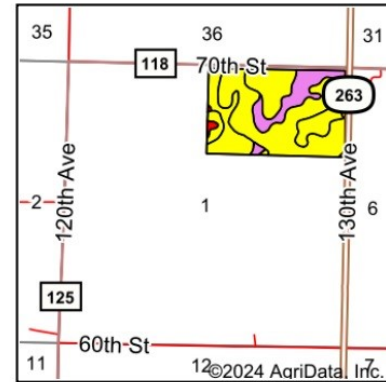
PARCEL 1

Soils Map



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.



State: **Minnesota**
 County: **Martin**
 Location: **1-101N-32W**
 Township: **Lake Belt**
 Acres: **95.77**
 Date: **12/6/2024**



Area Symbol: MN091, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	43.40	45.2%		92
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	33.80	35.3%		91
886	Nicollet-Crippin complex	13.73	14.3%		100
112	Harps clay loam, 0 to 2 percent slopes	2.73	2.9%		90
L84A	Glencoe clay loam, 0 to 1 percent slopes	0.93	1.0%		86
118	Crippin loam, 1 to 3 percent slopes	0.84	0.9%		100
L83A	Webster clay loam, 0 to 2 percent slopes	0.34	0.4%		93
Weighted Average					92.8



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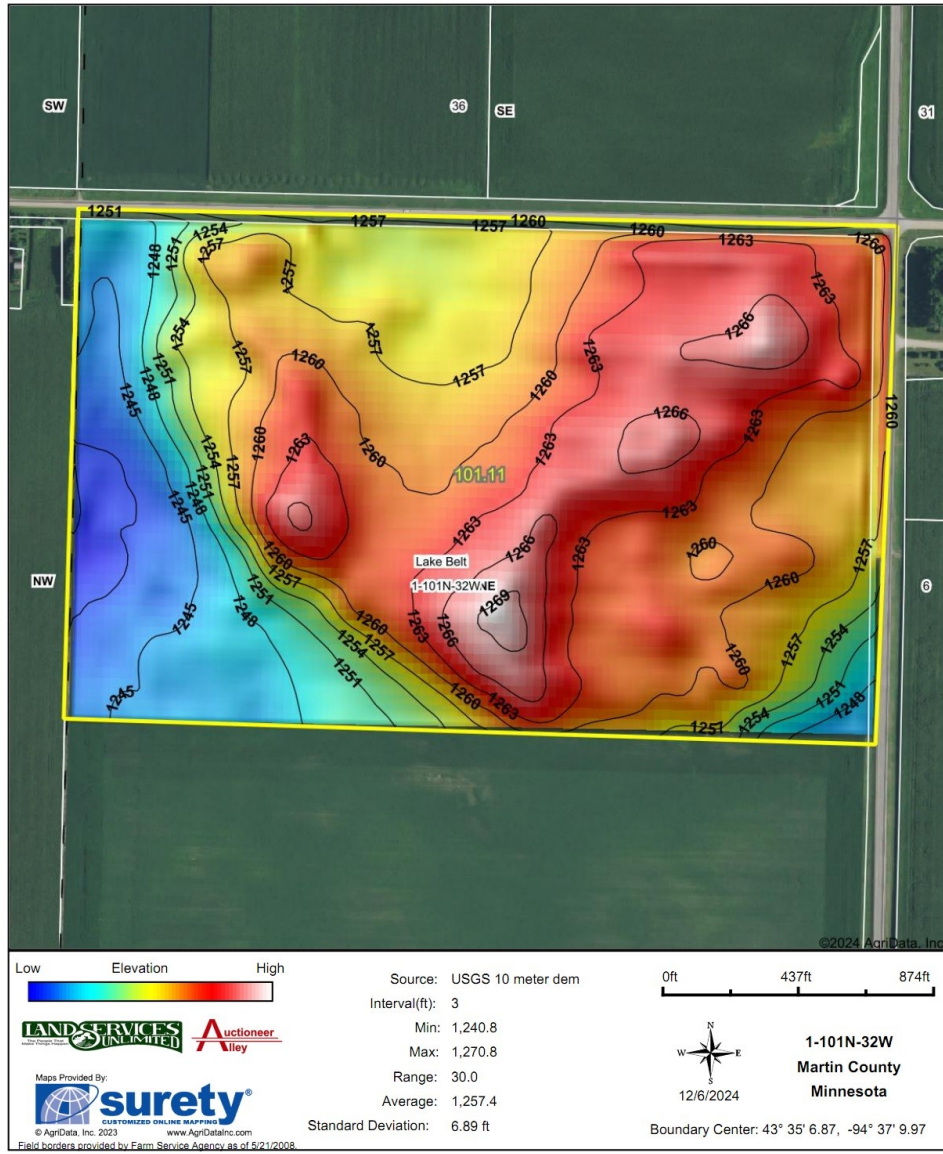
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PARCEL 1

Topography Hillshade



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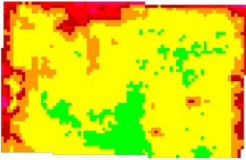
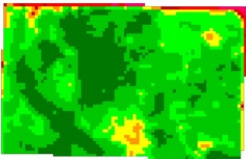





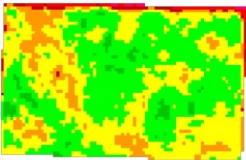
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PARCEL 1

Max Plant Growth(NDVI) Multi-year

 <p style="font-size: small;">©2024 AgriData, Inc.</p>	2024		Client: _____													
	Std. Dev: 5.23	Max: 77	Farm: _____													
	Mean: 71.58	Min: 40	Field: _____													
	Crop: _____	Remarks	Date: 12/6/2024													
		Acres: 101.11														
		State: MN														
		County: Martin														
		Location: 1-101N-32W														
		Township: Lake Belt														
		Boundary Center: 43° 35' 6.87, -94° 37' 9.97														
 <p style="font-size: small;">©2024 AgriData, Inc.</p>	2023		<table border="1"> <tr><th>Low</th><th>Value</th></tr> <tr><td>86 - 99</td></tr> <tr><td>81 - 85</td></tr> <tr><td>76 - 80</td></tr> <tr><td>71 - 75</td></tr> <tr><td>66 - 70</td></tr> <tr><td>61 - 65</td></tr> <tr><td>51 - 60</td></tr> <tr><td>41 - 50</td></tr> <tr><td>21 - 40</td></tr> <tr><td>1 - 20</td></tr> <tr><td>0 - 0</td></tr> </table>	Low	Value	86 - 99	81 - 85	76 - 80	71 - 75	66 - 70	61 - 65	51 - 60	41 - 50	21 - 40	1 - 20	0 - 0
	Low	Value														
	86 - 99															
	81 - 85															
76 - 80																
71 - 75																
66 - 70																
61 - 65																
51 - 60																
41 - 50																
21 - 40																
1 - 20																
0 - 0																
Std. Dev: 6.04	Max: 89	Soils Weighted Average Productivity Index: 92.9														
Mean: 81.64	Min: 43															
Crop: Soybeans - 100%	Remarks	Elevation (feet)														
		Min: 1,240.8														
		Max: 1,270.8														
		Range: 30.0														
		Mean: 1,257.4														
		Std Dev: 6.9														
		 														
																
		<p>Maps Provided By:</p>  <p style="font-size: x-small;">© AgriData, Inc. 2023 www.AgriDataInc.com</p>														
 <p style="font-size: small;">©2024 AgriData, Inc.</p>	2022															
	Std. Dev: 3.04	Max: 77														
	Mean: 75.13	Min: 44														
	Crop: Corn - 100%	Remarks														
 <p style="font-size: small;">©2024 AgriData, Inc.</p>	2021															
	Std. Dev: 4.53	Max: 83														
	Mean: 74.42	Min: 45														
	Crop: Soybeans - 100%	Remarks														



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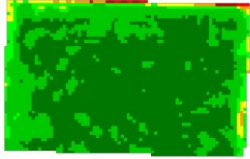
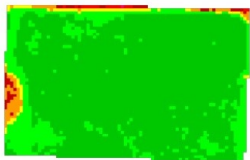
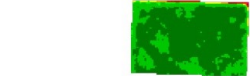
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Max NDVI Multi-year

 <small>©2024 AgriData, Inc.</small>	2020	Client: _____ Farm: _____ Field: _____ Date: 12/6/2024 Acres: 101.11 State: MN County: Martin Location: 1-101N-32W Township: Lake Belt Boundary Center: 43° 35' 6.87, -94° 37' 9.97																									
	Std. Dev: 2.01 Max: 84 Mean: 81.74 Min: 54																										
	Crop: Corn - 100%																										
	Remarks:																										
 <small>©2024 AgriData, Inc.</small>	2019	Std. Dev: 3.54 Max: 87 Mean: 84.58 Min: 53	<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: #00ff00;"></td><td>81 - 85</td></tr> <tr><td style="background-color: #90ee90;"></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: #8000ff;"></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
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	1 - 20																										
	0 - 0																										
Crop: Soybeans - 100%																											
Remarks:																											
 <small>©2024 AgriData, Inc.</small>	2018	Std. Dev: 3.41 Max: 83 Mean: 80.24 Min: 50	<p>Soils Weighted Average Productivity Index: 92.9</p> <p>Elevation (feet) Min: 1,240.8 Max: 1,270.8 Range: 30.0 Mean: 1,257.4 Std Dev: 6.9</p>																								
	Crop: Corn - 100%																										
	Remarks:																										
	 <small>©2024 AgriData, Inc.</small>	2017		Std. Dev: 3.51 Max: 87 Mean: 85.13 Min: 49																							
Crop: Soybeans - 99% Corn - 1%																											
Remarks:																											


Maps Provided By: **surety** CUSTOMIZED ONLINE MAPPING
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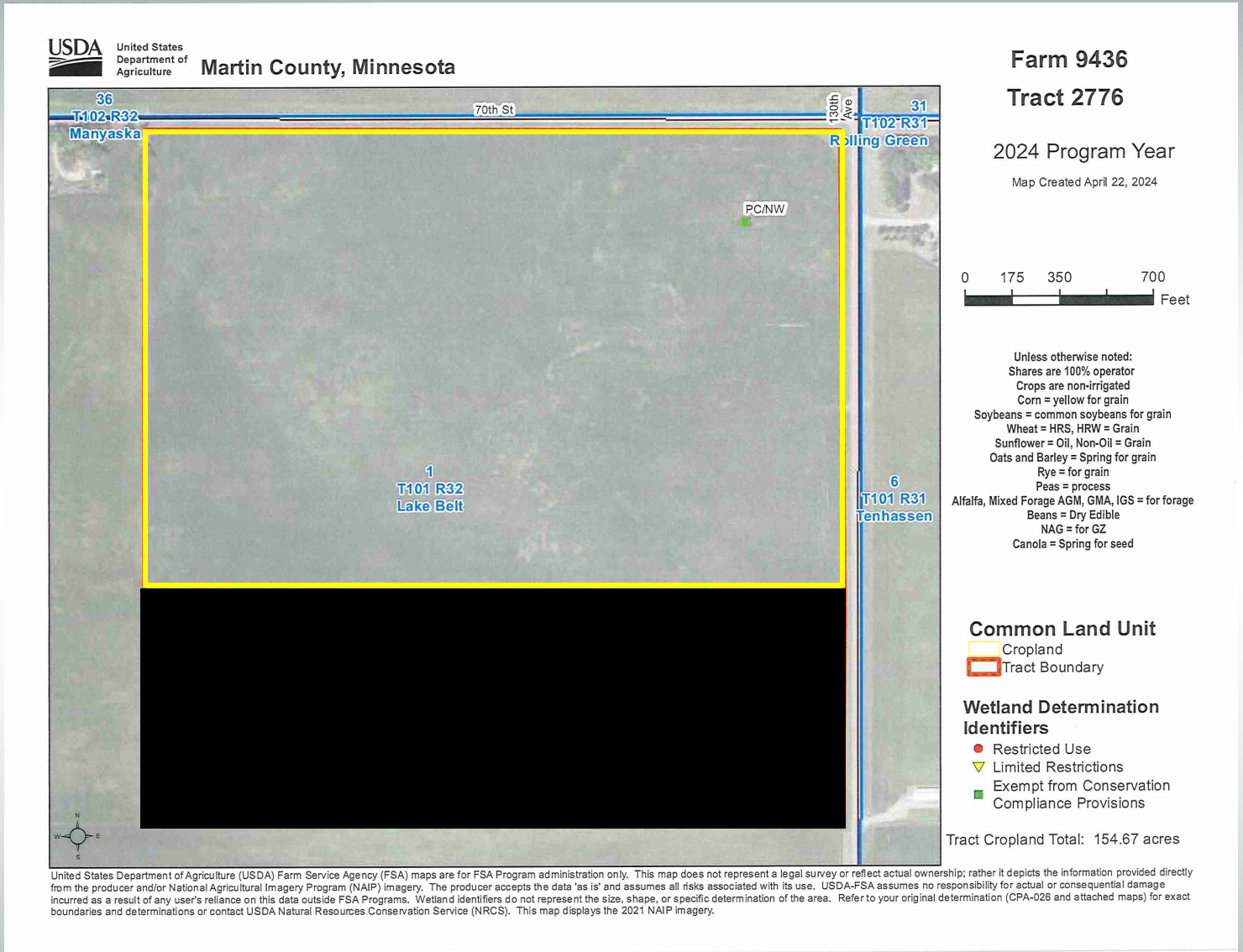
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PARCEL 1 FSA Map



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.

Tract Cropland Total: 154.67 acres



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PARCEL 1 FSA Information

Tract Number : 2776
 Description : (6K)NE4 SEC1/LB
 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 : MATTHEW HANSEN
 Other Producers :
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
154.67	154.67	154.67	0.00	0.00	0.00	0.00	0.0

MINNESOTA
 MARTIN
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

FARM : 9436
 Prepared : 12/3/24 11:56 AM CST
 Crop Year : 2025

Abbreviated 156 Farm Record

Tract 2776 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	154.67	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	79.40	0.00	181
Soybeans	72.60	0.00	51
TOTAL	152.00	0.00	



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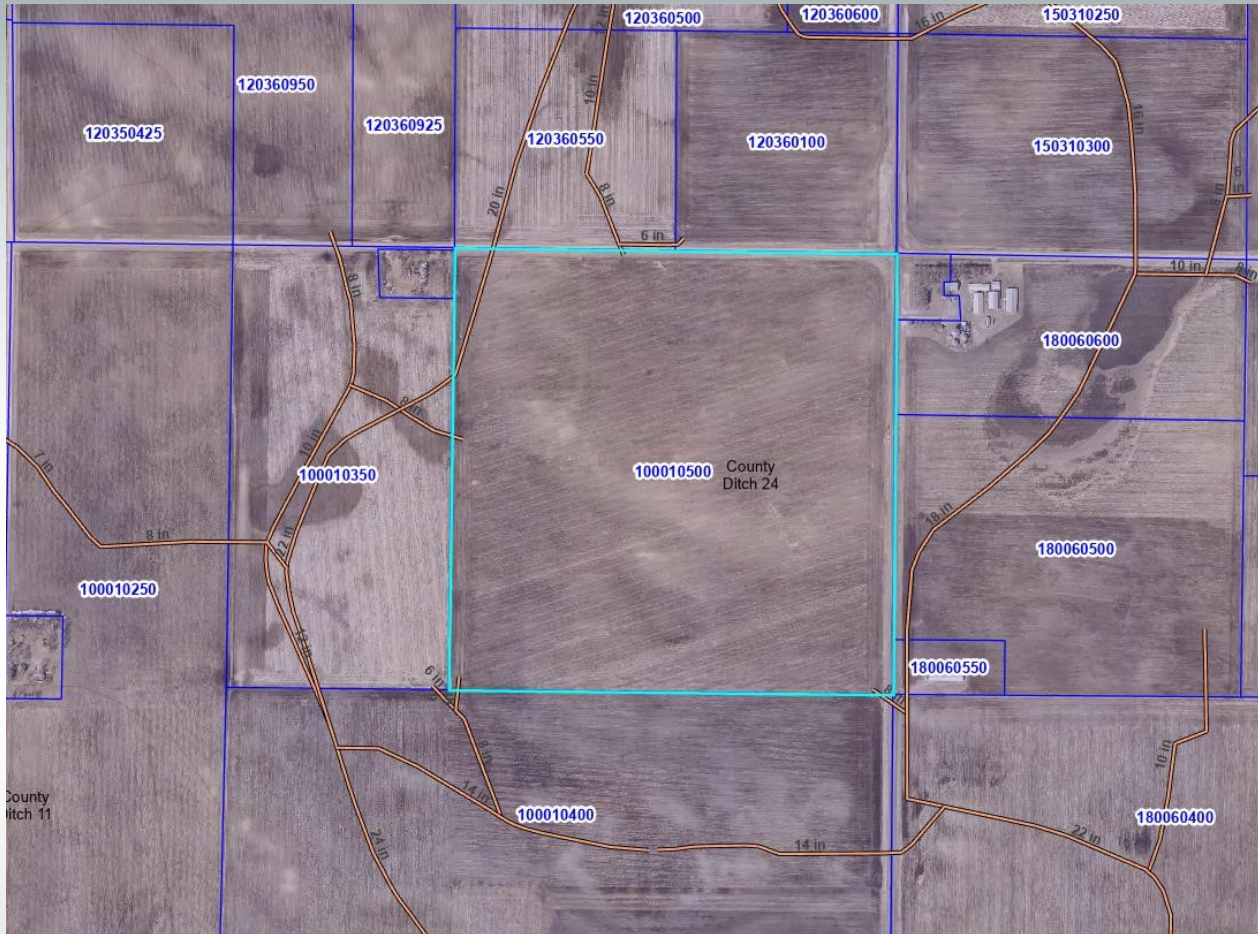
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PARCEL 1 County Tile Map



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PARCEL 1

Martin County, MN

Summary

Parcel ID 100010500
 Property Address
 Sec/Twp/Rng 01-101-032
 Brief Tax Description SECT 01 TWP 101 RANGE 032 NE1/4 (EX S 970.50') 101.11 AC
 (Note: Not to be used on legal documents)
 Deeded Acres 101.11
 Class 101 - (NON-HSTD) 2A/1B/4BB AGRICULT
 District (1001) LAKE BELT-2752
 School District 2752
 Neighborhood 00001000 - LAKE BELT

[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
[MATTHEW HANSEN](#)
 1075 24TH ST SE
 SAINT CLOUD MN 56304

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	154.320	A	12,000.000	0.00	0.00	0.00	11,999.741	1.000	1,851,800
2	TILL A2 75-85 CPI	0	0	0	0	0.460	A	11,000.000	0.00	0.00	0.00	11,086.957	1.000	5,100
3	ROAD	0	0	0	0	4.980	A	0.000	0.00	0.00	0.00	0.000	1.000	0
8	TILL B1 70-74 CPI	0	0	0	0	0.240	A	9,000.000	0.00	0.00	0.00	9,166.667	1.000	2,200
Total						160.000								1,859,100

Valuation

	2024 Assessment	2023 Assessment	2022 Assessment	2021 Assessment
+ Estimated Land Value	\$1,859,100	\$1,859,100	\$1,270,500	\$1,177,600
+ Estimated Building Value	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$1,859,100	\$1,859,100	\$1,270,500	\$1,177,600

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	\$1,859,100	\$1,270,500	\$1,177,600	\$1,167,300	\$1,108,700
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$1,859,100	\$1,270,500	\$1,177,600	\$1,167,300	\$1,108,700
Net Taxes Due	\$8,058.00	\$7,056.00	\$6,524.00	\$5,370.16	\$4,530.82
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$411.60	\$427.44
= Total Taxes Due	\$8,058.00	\$7,056.00	\$6,524.00	\$5,781.76	\$4,958.26
% Change	14.20%	8.15%	12.84%	16.61%	



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 KEVIN KAHLER 507-920-8060

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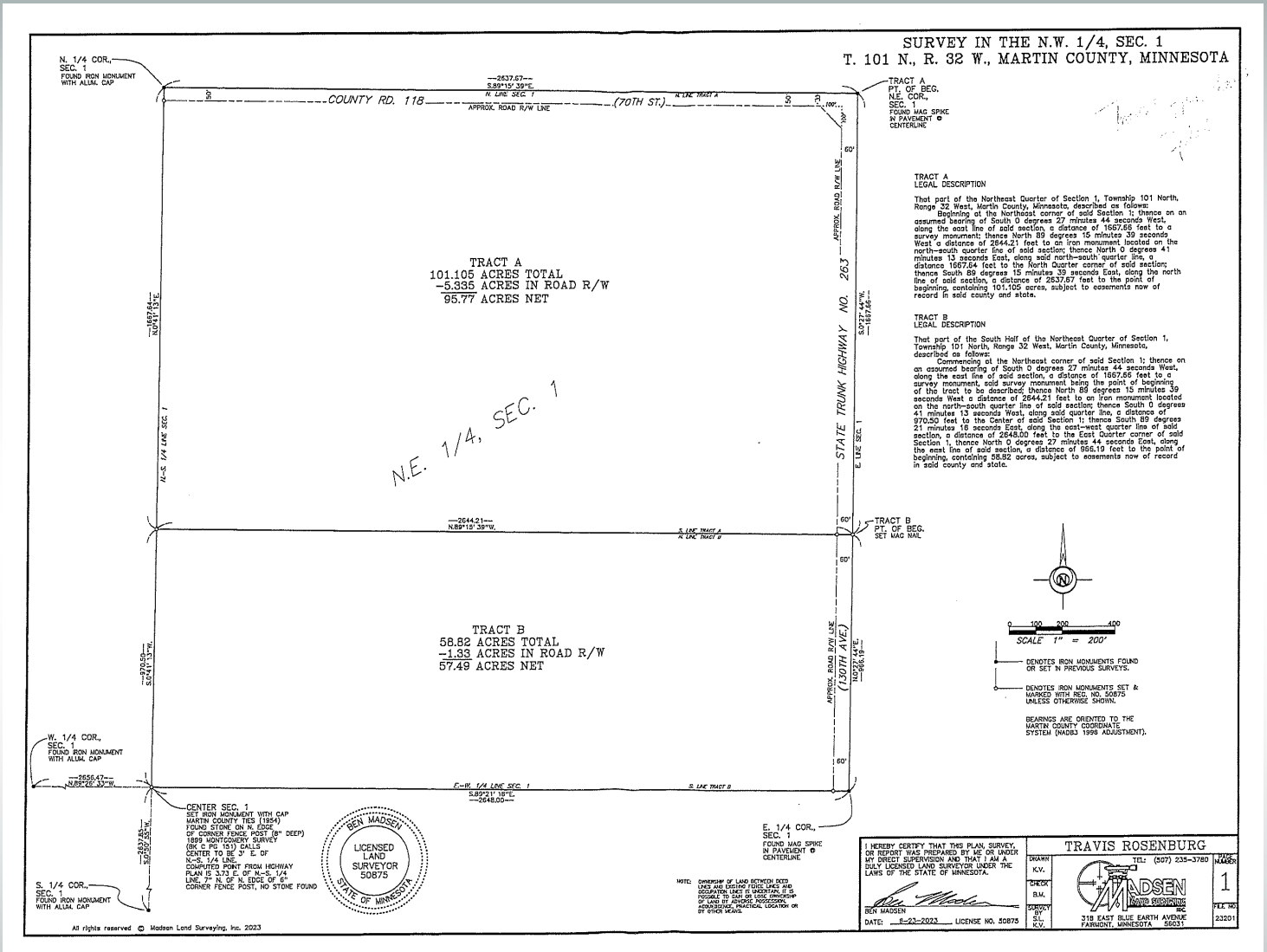
141.21 Acres +/- of Bare Farmland in Lake Belt Twp. & Rolling Green Twp., Martin Co., MN

FARMLAND AUCTION

Tuesday, January 7, 2025 @ 10:00 AM

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

PARCEL 1 Survey



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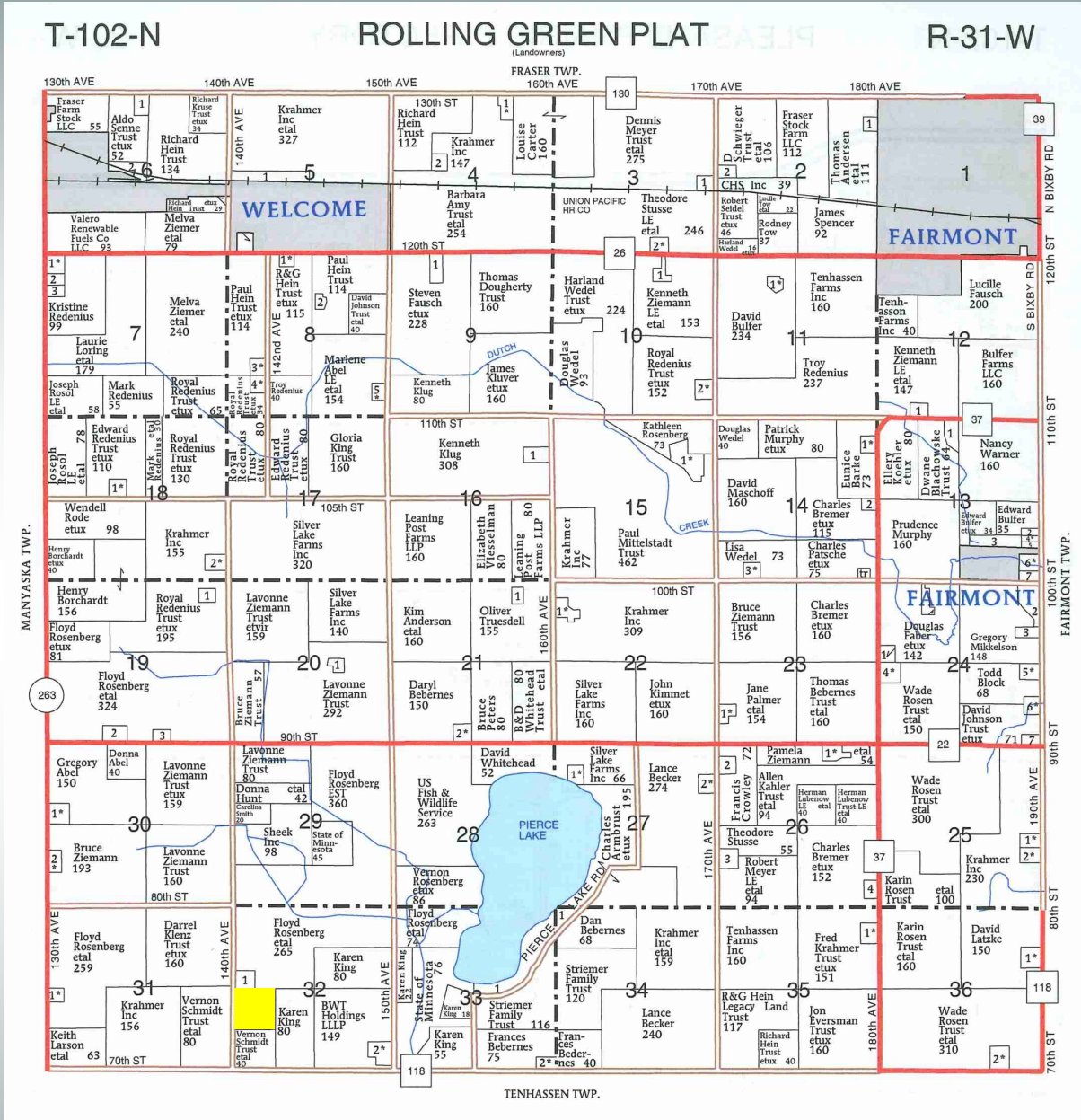
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PARCEL 2: 40.10 Acres



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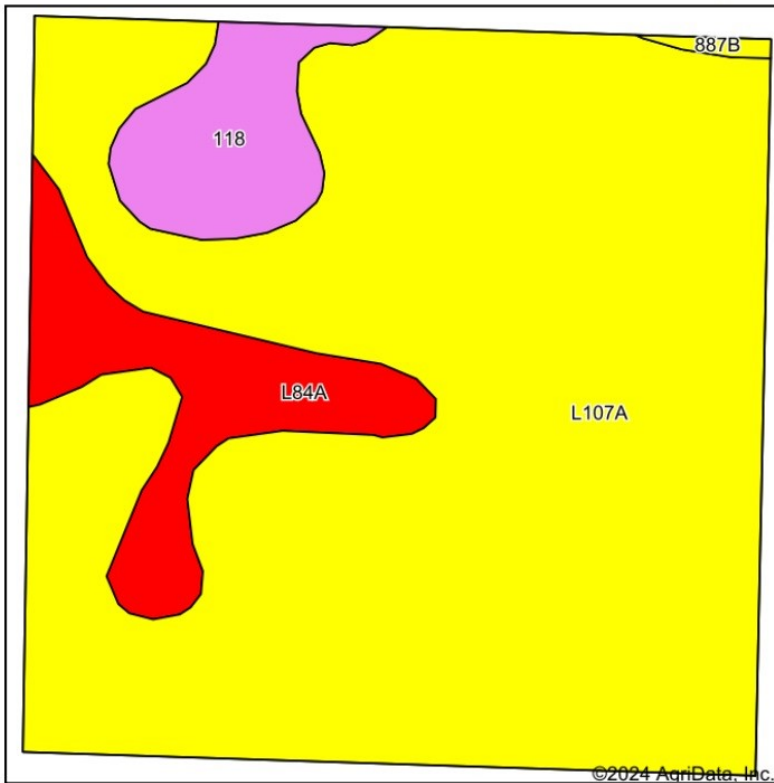
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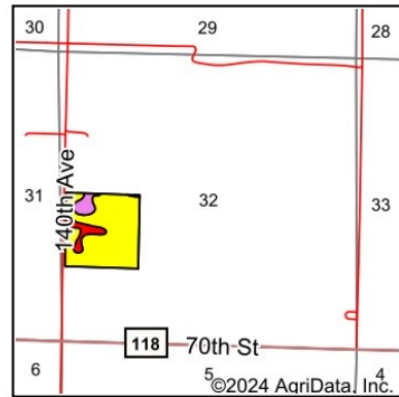
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PARCEL 2

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Martin**
 Location: **32-102N-31W**
 Township: **Rolling Green**
 Acres: **39.1**
 Date: **12/6/2024**



Area Symbol: MN091, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	32.77	83.7%		91
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.70	9.5%		86
118	Crippin loam, 1 to 3 percent slopes	2.49	6.4%		100
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	0.14	0.4%		92
Weighted Average					91.1



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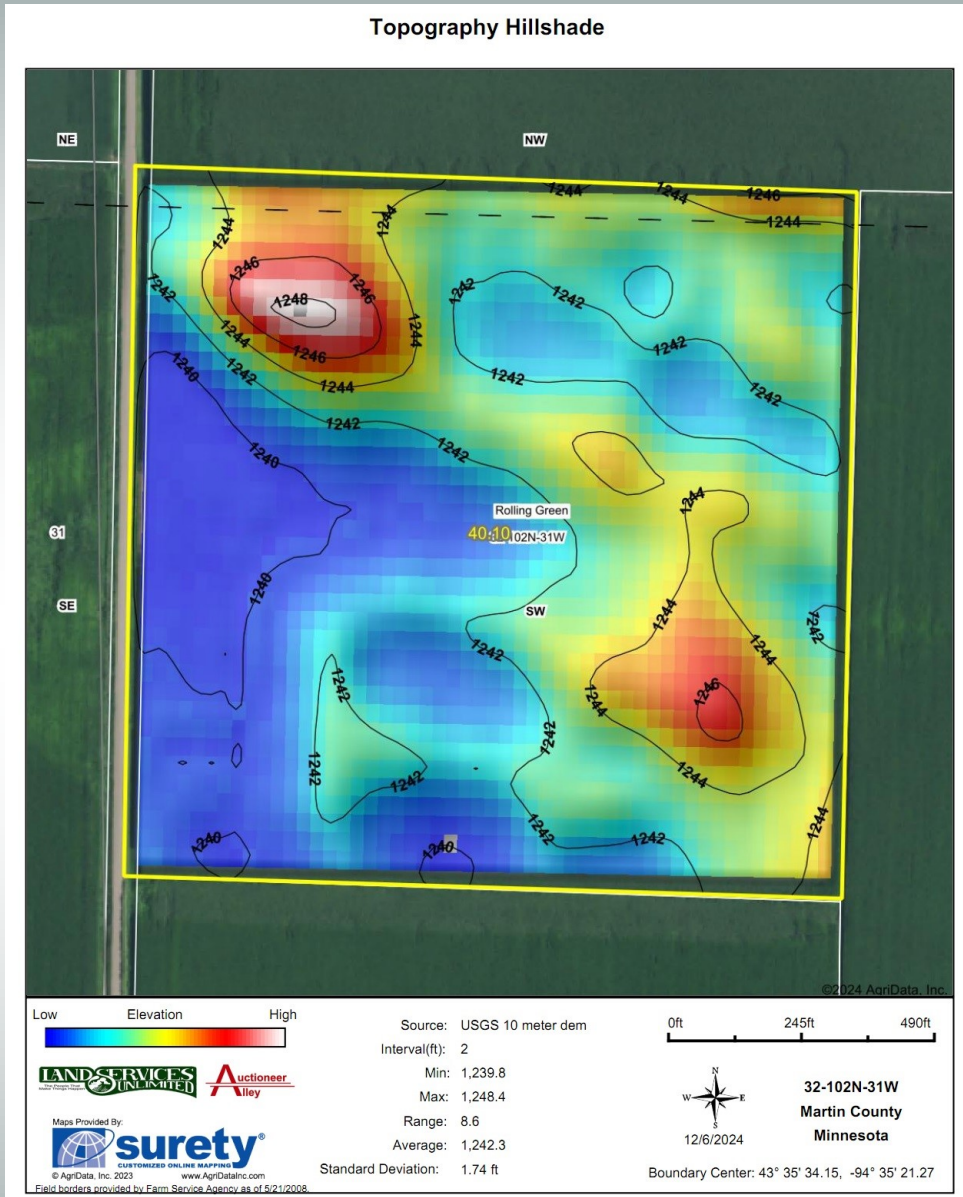
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PARCEL 2

Topography Hillshade



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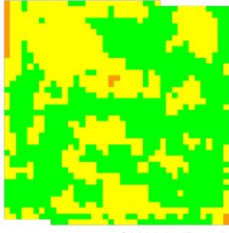
FARMLAND AUCTION

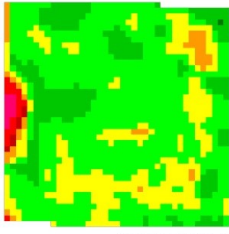
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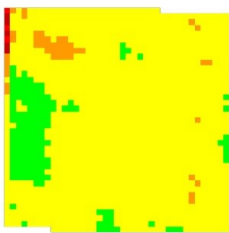
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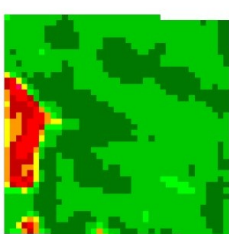
PARCEL 2

Max Plant Growth(NDVI) Multi-year

2023	
	Std. Dev: 1.41 Max: 80 Mean: 75.48 Min: 67
	Crop: Corn - 100%
	Remarks

2022	
	Std. Dev: 4.78 Max: 86 Mean: 76.83 Min: 44
	Crop: Soybeans - 100%
	Remarks

2021	
	Std. Dev: 4.78 Max: 86 Mean: 76.83 Min: 44
	Crop: Soybeans - 100%
	Remarks

2020	
	Std. Dev: 6.29 Max: 87 Mean: 82.66 Min: 50
	Crop: Soybeans - 99% Sweet Corn - 1%
	Remarks



Client: _____
Farm: _____
Field: _____
Date: 12/6/2024
Acres: 40.1


State: MN
County: Martin
Location: 32-102N-31W
Township: Rolling Green
Boundary Center: 43° 35' 34.15, -94° 35' 21.27


Low	Value	High
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: 91.1

Elevation (feet)
Min: 1,239.8
Max: 1,248.4
Range: 8.6
Mean: 1,242.3
Std Dev: 1.7



Maps Provided By: 
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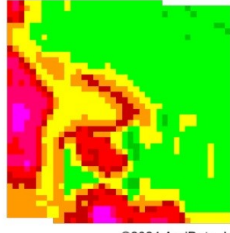
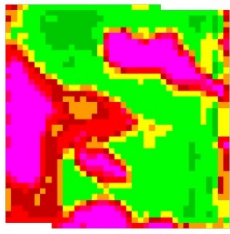
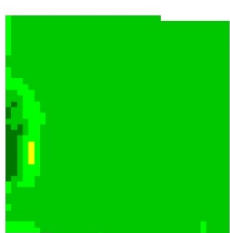

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PARCEL 2


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: 12/6/2024 Acres: 40.1 State: MN County: Martin Location: 32-102N-31W Township: Rolling Green Boundary Center: 43° 35' 34.15, -94° 35' 21.27
	Std. Dev: 6.29 Max: 87 Mean: 82.66 Min: 50	
	Crop: Soybeans - 99% Sweet Corn - 1%	
	Remarks:	
 <p style="font-size: 8px;">©2024 AgriData, Inc.</p>	2018	
	Std. Dev: 10.16 Max: 82 Mean: 71.29 Min: 31	
	Crop: Corn - 80% Fallow/Idle Cropland - 19%	
	Remarks:	
 <p style="font-size: 8px;">©2024 AgriData, Inc.</p>	2017	
	Std. Dev: 16.11 Max: 82 Mean: 65.2 Min: 28	
	Crop: Soybeans - 96% Corn - 4%	
	Remarks:	
 <p style="font-size: 8px;">©2024 AgriData, Inc.</p>	2016	
	Std. Dev: 1.33 Max: 88 Mean: 82.65 Min: 74	
	Crop: Corn - 99% Soybeans - 1%	
	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: 91.1

Elevation (feet)
 Min: 1,239.8
 Max: 1,248.4
 Range: 8.6
 Mean: 1,242.3
 Std Dev: 1.7



Maps Provided By:

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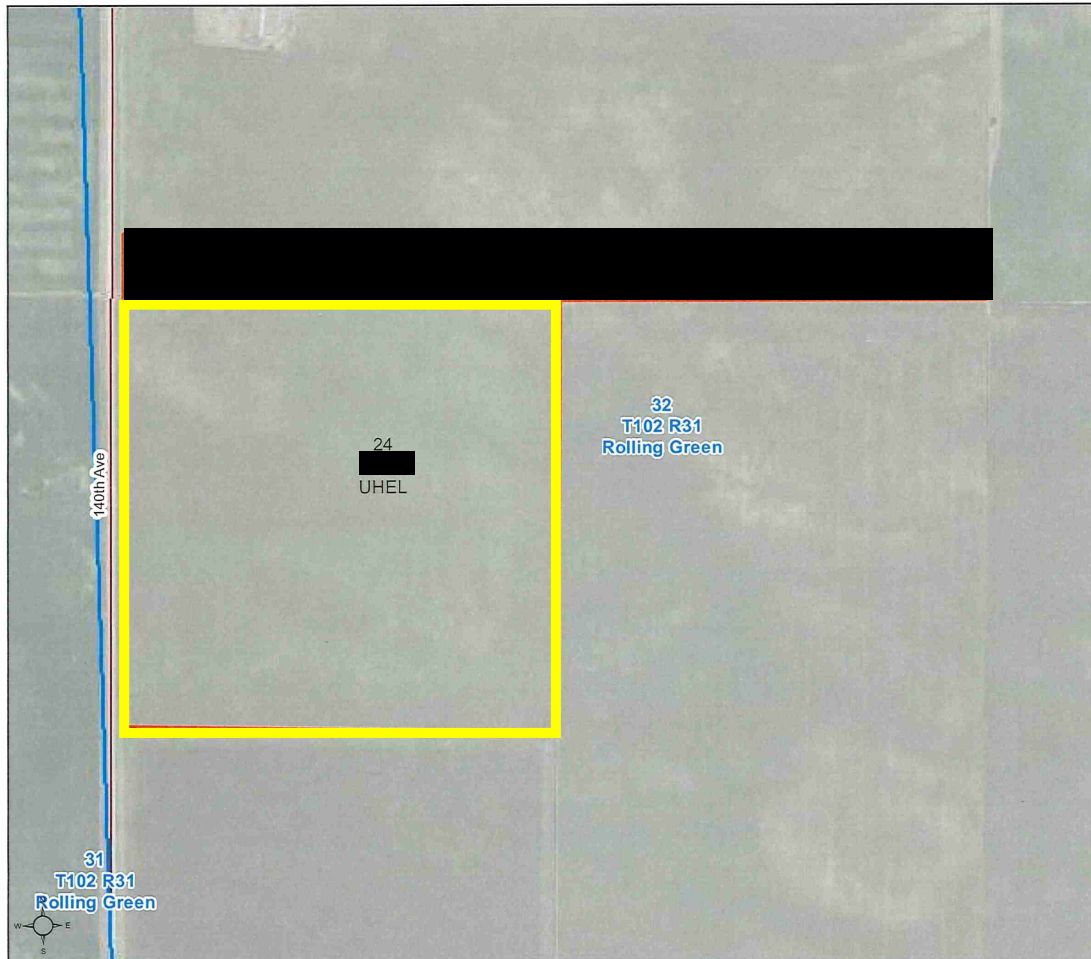
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PARCEL 2 FSA Map



Martin County, Minnesota

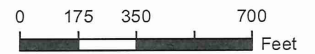


Farm 9436

Tract 17889

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

- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 49.80 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 2 FSA Information

Tract Number : 17889
Description : NW4 SW4, PART S2 NW4 (32)RG
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 : MATTHEW HANSEN
Other Producers :
Recon ID : 27-091-2024-28

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
49.80	49.80	49.80	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	49.80	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	28.02	0.00	181
Soybeans	16.37	0.00	51
TOTAL	44.39	0.00	



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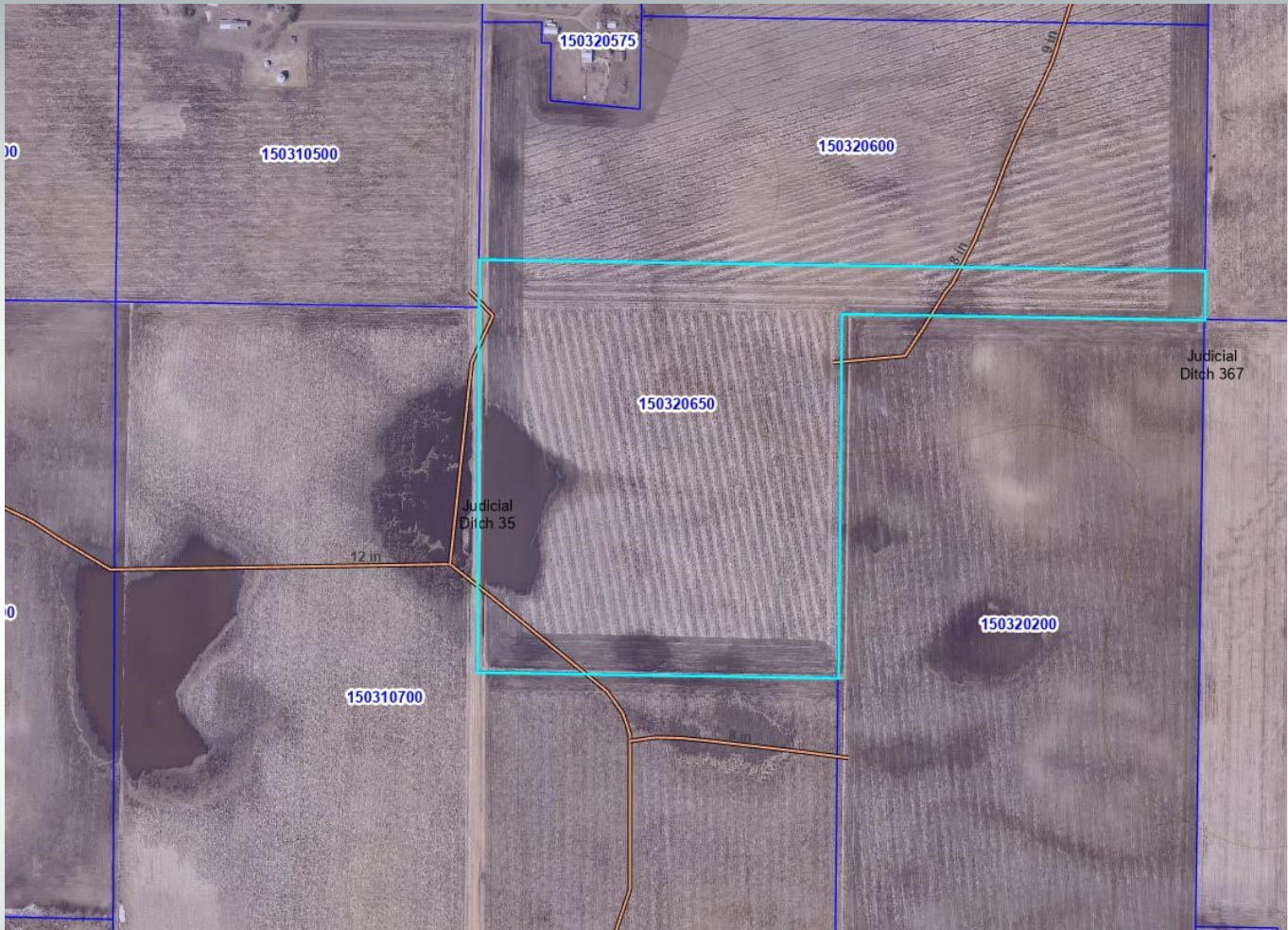
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PARCEL 2 County Tile Map



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PARCEL 2

Martin County, MN

Summary

Parcel ID 150320650
 Property Address
 Sec/Twp/Rng 32-102-031
 Brief Tax Description SECT 32 TWP 102 RANGE 31 NW1/4 SW1/4 & S 172.70' NW 1/4 50.56 AC
 (Note: Not to be used on legal documents)
 Deeded Acres 50.56
 Class 101 - (NON-HSTD) 2A/1B/4BB AGRICULT
 District (1503) ROLLING GREEN-2448
 School District 2448
 Neighborhood 00001500 - ROLLING GREEN

[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
[MATTHEW HANSEN](#)
 1075 24TH ST SE
 SAINT CLOUD MN 56304

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	49.340	A	12,000.000	0.00	0.00	0.00	12,000.405	1.000	592,100
2	ROAD	0	0	0	0	1.220	A	0.000	0.00	0.00	0.00	0.000	1.000	0
Total						50.560								592,100

Valuation

	2024 Assessment	2023 Assessment
+ Estimated Land Value	\$592,100	\$592,100
+ Estimated Building Value	\$0	\$0
+ Estimated Machinery Value	\$0	\$0
= Total Estimated Market Value	\$592,100	\$592,100

Taxation

	2024 Payable
Classification	101 - 2A/1B/4BB AGRICULTURAL
Estimated Market Value	\$592,100
- Excluded Value	\$0
- Homestead Exclusion	\$0
= Taxable Market Value	\$592,100
Net Taxes Due	\$2,370.00
+ Special Assessments	\$0.00
= Total Taxes Due	\$2,370.00
% Change	



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Fairmont, MN 56031
507-238-4318

AUCTION INFORMATION

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

TERMS: The Hansen Farms will be offered for sale as individual parcels on sale day. Parcel 1-101.11 +/- Deeded Acres and Parcel 2- 40.10 +/- 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 February 1, 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 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.

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Notes



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