

# 131.50 ACRES +/SECTIONS 13 & 24 OF FAIRMONT TWP MARTIN COUNTY, MN

**AUCTIONEERS AND SALES STAFF** 

DUSTYN HARTUNG 507-236-7629 LEAH HARTUNG 507-236-8786 KEVIN KAHLER 507-920-8060



### Thursday, January 23, 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

### HILPIPRE FARM PROPERTY INFORMATION

SALE METHOD: This farm will be offered for sale as one parcel on sale day.

131.50 Deeded Acres x the Bid \*Selling by surveyed acre

LEGAL DESCRIPTION: 131.50 +/- Deeded Acres \*See Full Legal Description

**TAX PARCEL ID:** Part of 050240600 & 050130700

BUILDINGS: None

REAL ESTATE TAXES: 2024 (AG-HSTD) Ag Taxes = \$4,494.00

\*This tax amount includes 19.06 acres not being sold

FSA INFORMATION: Total Deeded Acres = 131.50 +/- Acres

FSA Tillable Acres = 94.57 +/- Acres CRP Acres = 17.62 +/- Acres Corn Base Acres = 63.18 +/- Acres Corn PLC Yield = 156.00 +/- Bushels Soybean Base Acres = 31.39 +/- Acres Soybean PLC Yield = 43.00 +/- Bushels Total Base Acres = 94.57 +/- Acres

\*See CRP Contracts

PREDOMINANT SOILS: Canisteo-Glencoe, Hanska Loam, & Webster Clay Loam

**CPI:** Crop Productivity Index = 77.7

\*See Soils Map

TOPOGRAPHY: Leve

\*See Topography Map

**DRAINAGE:** Part of County Ditch 64 Water Shed

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 TILLAGE:** Buyer will be responsible for the reimbursement of \$2,364 for fall tillage

to previous tenant at the conclusion of the auction.

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

**AUCTIONS - REAL ESTATE - APPRAISALS** 





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#### **Legal Description**

That part of the Southeast Quarter of the Southeast Quarter, of Section 13 and that part of the Northeast Quarter of Section 24, Township 102 North, Range 30 West, Martin County, Minnesota, described as follows:

Commencing at the East Quarter corner of said Section 24; thence on an assumed bearing of North 88 degrees 50 minutes 06 seconds West, along the east-west quarter line of said section, a distance of 655.00 feet to an iron monument, said iron monument being the point of beginning of the tract to be described; thence North 0 degrees 10 minutes 42 seconds East a distance of 447.90 feet to an iron monument; thence North 22 degrees 05 minutes West a distance of 200.00 feet to an iron monument; thence North 2 degrees 00 minutes West a distance of 215.00 feet to an iron monument; thence North 6 degrees 04 minutes East a distance of 345.00 feet to an iron monument; thence South 88 degrees 50 minutes 06 seconds East a distance of 710.00 feet to an iron monument located on the east line of said section; thence North 0 degrees 29 minutes 19 seconds East, along said east line, a distance of 1448.56 feet to the Northeast corner of said Section 24; thence North 0 degrees 23 minutes 52 seconds East, along the east line of Section 13, a distance of 900.00 feet to an iron monument; thence continuing North 0 degrees 23 minutes 52 seconds East, along said east line, a distance of 66 feet, more or less, to the centerline of South Creek; thence Southwesterly along the centerline of said South Creek, a distance of 3499 feet, more or less, to the intersection with the north-south quarter line of Section 24; thence South 0 degrees 34 minutes 03 seconds West, along said north-south quarter line, a distance of 206 feet, more or less, to an iron monument; thence continuing South 0 degrees 34 minutes 03 seconds West, along said north-south quarter line, a distance of 592.64 feet to the Northwest corner of the South Half of the Northeast Quarter of said Section 24; thence South 0 degrees 34 minutes 03 seconds West, along said north-south quarter line, a distance of 1313.06 feet to the Center of said Section 24; thence South 88 degrees 50 minutes 06 seconds East, along the east-west quarter line of said section, a distance of 1980.79 feet to the point of beginning, containing 131.5 acres, more or less, subject to easements now of record in said county and state.

#### **EXCEPTING THEREFROM**

That part of the South Half of the Northeast Quarter of Section 24, Township 102 North, Range 30 West, Martin County, Minnesota, described as follows:

Beginning at the East Quarter corner of said Section 24; thence on an assumed bearing of North 88 degrees 50 minutes 06 seconds West, along the east-west quarter line of said section, a distance of 655.00 feet to an iron

**AUCTIONS - REAL ESTATE - APPRAISALS** 





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monument; thence North 0 degrees 10 minutes 42 seconds East a distance of 447.90 feet to an iron monument; thence North 22 degrees 05 minutes West a distance of 200.00 feet to an iron monument; thence North 2 degrees 00 minutes West a distance of 215.00 feet to an iron monument; thence North 6 degrees 04 minutes East a distance of 345.00 feet to an iron monument; thence South 88 degrees 50 minutes 06 seconds East a distance of 710.00 feet to an iron monument located on the east line of said section; thence South 0 degrees 29 minutes 19 seconds West, along said east line, a distance of 1190.08 feet to the point of beginning, containing 19.06 acres, subject to easements now of record in said county and state.

#### AND ALSO EXCEPTING THEREFROM

That part of the West Half of the Northeast Quarter of Section 24, Township 102 North, Range 30 West, Martin County, Minnesota, described as follows:

Commencing at the East Quarter corner of said Section 24; thence on an assumed bearing of South 90 degrees 00 minutes West, along the south line of the northeast quarter of said section, a distance of 2050.00 feet to an iron monument, said iron monument being the point of beginning of the tract to be described; thence continuing South 90 degrees 00 minutes West, along said south line, a distance of 30.00 feet to an iron monument; thence North 0 degrees 38 minutes West a distance of 1377.00 feet to an iron monument; thence South 90 degrees 00 minutes West a distance of 448.00 feet to an iron monument; thence North 2 degrees 05 minutes West a distance of 530.00 feet to an iron monument; thence continuing North 2 degrees 05 minutes West a distance of 152 feet, more or less, to the south edge of South Creek; thence northeasterly, along the south edge of said South Creek, a distance of 500 feet, more or less, to a line that bears North 0 degrees 38 minutes West from the point of beginning; thence South 0 degrees 38 minutes East a distance of 32 feet, more or less, to an iron monument; thence continuing South 0 degrees 38 minutes East a distance of 2092.00 feet to the point of beginning, containing 8.88 acres, more or less, subject easements now of record in said county and state.

**AUCTIONS - REAL ESTATE - APPRAISALS** 





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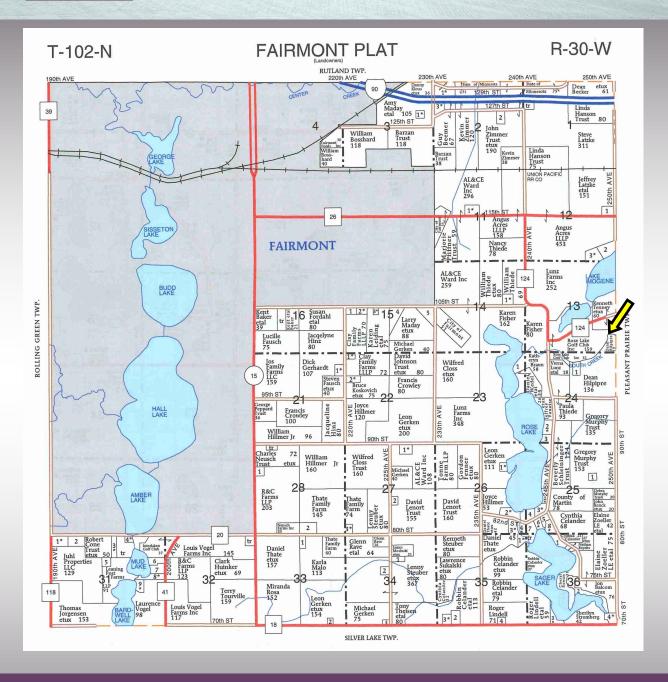
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# FARMLAND AUCTION

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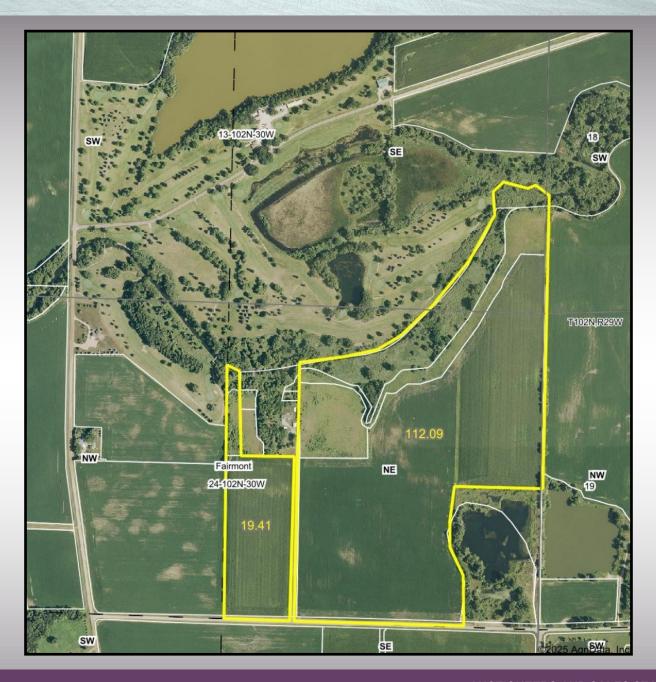
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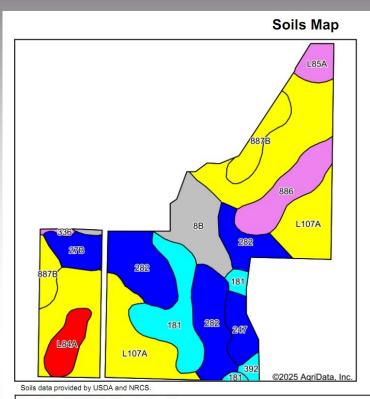
REVIN RATILER 307-320-0000

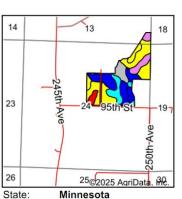
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### FARMILAND AUGTION

Thursday, January 23, 2025 @ 10:00 AM

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





County: Martin
Location: 24-102N-30W
Township: Fairmont
Acres: 94.57
Date: 1/4/2025









Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	22.90	24.3%		91
282	Hanska loam, 0 to 2 percent slopes	17.50	18.5%		61
L83A	Webster clay loam, 0 to 2 percent slopes	12.04	12.7%		93
181	Litchfield sandy loam	9.43	10.0%		67
8B	Sparta loamy fine sand, 1 to 6 percent slopes	7.43	7.9%		39
886	Nicollet-Crippin complex	6.65	7.0%		100
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	5.47	5.8%		92
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.44	3.6%		86
27B	Dickinson fine sandy loam, 1 to 6 percent slopes	3.20	3.4%		60
247	Linder loam	3.14	3.3%		60
L85A	Nicollet clay loam, 1 to 3 percent slopes	2.30	2.4%		99
392	Biscay clay loam, 0 to 2 percent slopes	0.75	0.8%		70
336	Delft clay loam, 0 to 2 percent slopes	0.32	0.3%		94
	•	'	W	eighted Average	77.7





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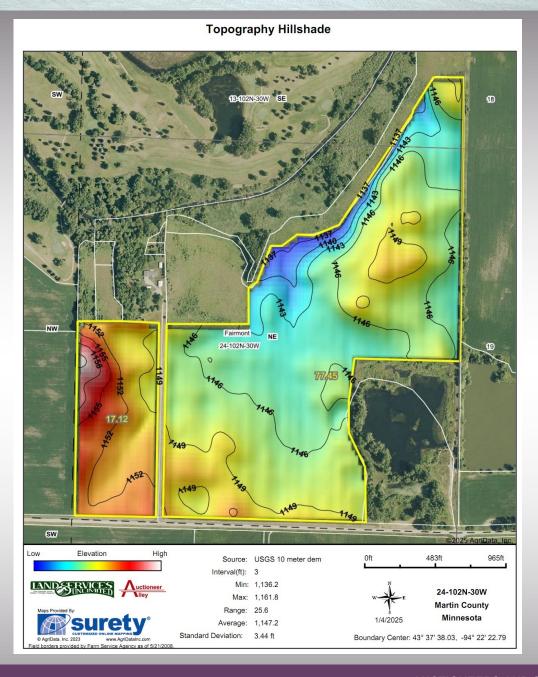
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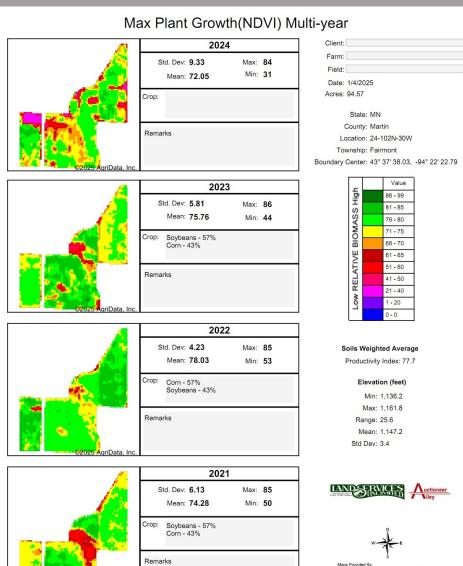
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### **NDVI** Map







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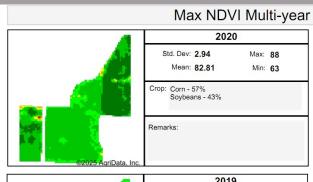
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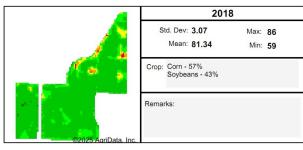
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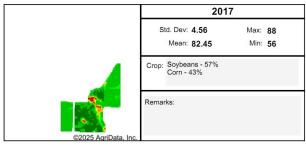
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### **NDVI** Map



	Std. Dev: 3.62	Max: 87
	Mean: 80.74	Min: 51
Cri	op: Soybeans - 59% Corn - 41%	
Ren	marks:	





Client:
Farm:
Field:
Date: 1/4/2025
Acres: 94.57
State: MN
County: Martin
Location: 24-102N-30W
Township: Fairmont
oundary Center: 43° 37' 38.03, -94° 22' 22.79

_	Value
lg l	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: 77.7

#### Elevation (feet)

Min: 1,136.2 Max: 1,161.8 Range: 25.6 Mean: 1,147.2







KEVIN KAHLER 507-920-8060

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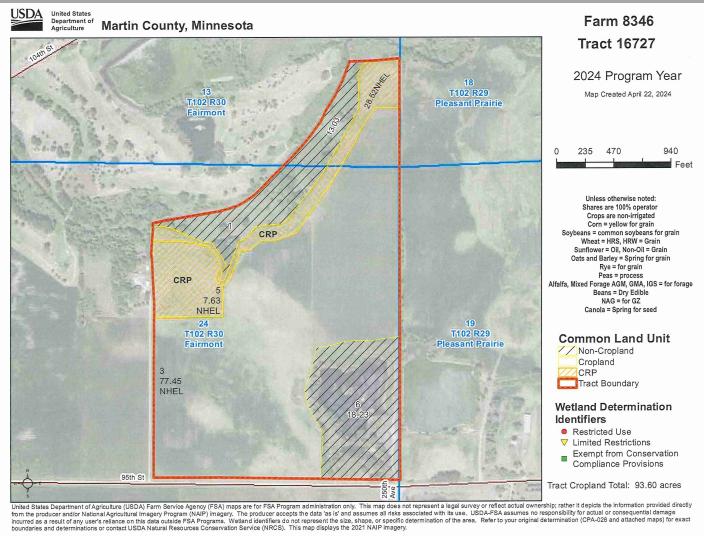
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### **FSA Map**









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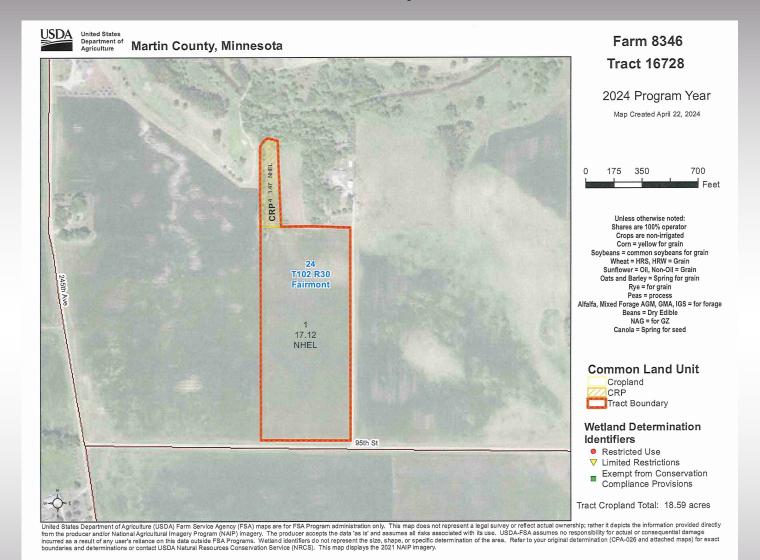
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### **FSA Map**







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### **FSA Information**

MINNESOTA MARTIN Form: FSA-156EZ

United States Department of Agriculture Farm Service Agency

Prepared: 12/12/24 11:43 AM CST

See Page 3 for non-discriminatory Statements

Abbreviated 156 Farm Record

Crop Year: 2025

**Operator Name** 

CRP Contract Number(s) : 11048A,11048B,11135

Transferred From

: None

ARCPLC G/I/F Eligibility : Eligible

Farm Land Data										
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts	
143.45	112.19	112.19	0.00	0.00	0.00	0.00	0.0	Active	2	
State Conservation	Other Conservation	Effective DCP	Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	94.57	7	0.00		17.62	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	63.18	0.00	156			
Soybeans	31.39	0.00	43			
TOTAL	94.57	0.00				

NOTES

**Tract Number** 

Description : NE4 AND PART OF S13 (24) FAIRMONT

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 determinations not complete Wetland Status

WL Violations : None

: DEAN E HILPIPRE Other Producers : None

: 27-091-2017-124 Recon ID

Tract Land Data								
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	
124.86	93.60	93.60	0.00	0.00	0.00	0.00	0.0	





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### **FSA Information**

MINNESOTA

USDA United States Department Farm Service Agency United States Department of Agriculture

Form: FSA-156EZ

Abbreviated 156 Farm Record

Prepared: 12/12/24 11:43 AM CST Crop Year: 2025

Tract	16727	Continued	

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	77.45	0.00	16.15	0.00	0.00	0.00

#### **DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	51.74	0.00	156
Soybeans	25,71	0.00	43

TOTAL 77,45 0.00

#### NOTES

Tract Number

: W2 SW4 NE4 (24) FAIRMONT **FSA Physical Location** : MINNESOTA/MARTIN : MINNESOTA/MARTIN ANSI Physical Location

**BIA Unit Range Number** HEL Status

: NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Wetland determinations not complete

**WL Violations** 

: DEAN E HILPIPRE Owners

Other Producers : None

: 27-091-2017-124 Recon ID

Tract Land Data								
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	
18.59	18.59	18.59	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	17.12	0.00	1.47	0.00	0.00	0.00	

#### **DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	11.44	0.00	156
Soybeans	5.68	0.00	43
TOTAL	17.12	0.00	





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### **CRP Contracts**

This form is available electronic	ically.			- 4			Page 1 of 1
CRP-1 U.S. DEPAR	RTMENT OF AGRICULTURE		1. ST. & C	O CODE & ADMIN.	2. SIGN	I-UP NU	
	nodity Credit Corporation		LOCAT				
				27 091			47
CONSERVATION R	ESERVE PROGRAM	CONTRACT					
			3. CONTE	RACT NUMBER 11048B	4. ACR		ENROLLMENT .63
A. COUNTY OFFICE ADDRESS MARTIN COUNTY FAF	S (Include Zip Code)	ICV	5. FARM		6. TRA	CT NUM	BER(S)
923 N STATE ST. S		ICY		8346		10	5727
FAIRMONT, MN 5603	31-0000		8. OFFER	(Select one)	9. CON	TRACT	PERIOD
			GENERAL		FROM: (MM-DD-Y		TO: (MM-DD-YYYY)
7B. TELEPHONE NUMBER (Inclu			ENVIRONM	ENTAL PRIORITY	10-01	-2015	09-30-2025
THIS CONTRACT is entered into be Participant".) The Participant agree- period from the date the Contract is such acreage and approved by the Contract, including the Appendix to I Participant acknowledges that a cop damages in an amount specified in this Form CRP-1 and OF THE FOLLOWING FORMS: CR	is to piece the designated acres executed by the CCC. The Pa CCC and the Participant. Addit this Contract, entitled Appendix by of the Appendix for the applic the Appendix if the Participant of in the CRP-1 Appendix and	age into the Conservat rticipant also agrees to tionally, the Participani to CRP-1, Conservat cable sign-up period hi withdraws prior to CCC	ion Reserve Prog. o implement on su t and CCC agree to ion Reserve Progi as been provided c acceptance or re	ram ("CRP") or other in the designated acreage to comply with the terri ram Contract (referred to such person. Such pigection. The terms a	ise set by CCG e the Conserv ns and condition to as "Append person also a	C for the ation Pla ons conta dix"). By grees to	stipulated contract n developed for nined in this signing below, the pay such liquidated
10A. Rental Rate Per Acre	\$237.27	11. Identification	of CRP Land	(See Page 2 for a	dditional spa	ice)	
10B. Annual Contract Payment	\$1,810	A. Tract No.	B. Field No.	C. Practice No.	D. Acres		E. Total Estimated
10C. First Year Payment	\$	16727	5	CP38E-25	7.63		Cost-Share \$ 1,068
(llem 10C applicable only to conti the first year payment is prorated.	inuous signup when						7 1,000
12. PARTICIPANTS (If mo	ore than three individual	ls are signing, se	e Page 3.)				
A(1) PARTICIPANT'S NAME ANI DEAN E HILPIPRE	D ADDRESS (Zip Code):	2) SHARE	(3) SIGNAT	URE C 4V. N	,	(4) DAT	E (MM-DD-YYYY)
630 MORRISON LAKE		100.00	% Od	bent Jaly	F4RQ 1	6	¥1.
OUTING, MN 56662	001-MN 50031		Loru	E \$1,00°	, 0	32	4017
281 Roland Ave, Fairm B(1) PARTICIPANT'S NAME AND	D ADDRESS (Zip Code): (	2) SHARE	(3) SIGNAT	URE TREGE	po	(4) DAT	E (MM-DD-YYYY)
			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			(1) 5/11	L (mm-00-7777)
			%				
C(1) PARTICIDANT'S NAME AND	D ADDRESS (7) - O/-1	A) CLIADE	(0) 0101117	LIDE .			
C(1) PARTICIPANT'S NAME ANI	D ADDRESS (Zip Code): (	2) SHARE	(3) SIGNAT	URE		(4) DAT	E (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME ANI	D ADDRESS (Zip Code): (	•	(3) SIGNAT	URE		(4) DAT	E (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME ANI	D ADDRESS (Zip Code): (	•		URE		(4) DAT	E (MM-DD-YYYY)
			%	URE			E (MM-DD-YYYY)
13. CCC USE ONLY	A SIGNATURE OF COC	REPRESENTATION	% (F) 45	ECEIVIT)		B. DAT	E (MM-DD-YYYY)
13. CCC USE ONLY	A SIGNATURE OF COC	REPRESENTATION	% (F) 45	ECEIVIT)	questing the info	B. DAT	E (MM-DD-YYYY)
13. CCC USE ONLY  The following statement is ris 7 CFR part 1410, the Confidence of 2014 (Pub. L. 113-79). Timformation collected on this authorized access to the interpretation of the Part Records File (Automatine (Bollifty to participate in religibility to participate in the p		REPRESENTATIN MWW acy Act of 1974 (5 USC termine eligibility to pan Foderal, State, Local gr and/or as described in Compation is voludance	% 552a - as amende at seq.), this Food Sicipate in and research superior applicable Routine However, allure to	a). The authority for re- ecurity Ad of 1985 (16 sylagently under the C. i, Tribah againties, and it.	guesting the info U.S.C. 3801 et onservation Re ongoverment ystem of Recon formation will n	B. DAT	E (MM-DD-YYYY)  dentified on this form of the Agricultural Act gram. The that have been
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NOTE: The following statement is a is 7 CFR Part 1410, the Co of 2014 (Ppb. L. 113-79). Information collected on this arm Records to the information collected on provisions of appropriate concounts of the information of collection of provisions of appropriate concounts deviced from any public assistive, sax, gender (dentity, religion come is derived from any public assistonibilitied bases will apply to all programments of communication to individuals who are deaf, hard of head 1800 (97-78-39 or 1600) 87-8-39 or 1600) 87-8-99 or 1600) 87-89	A SIGNATURE Of COC infade in accordance with the Priv inmodity Credit Corporation Char the information will be used to de is form may be disclosed to other. Commation by statute or regulation and receive benefits under the C- internation of the Commation and international command of the Command is exempted from the Paperwork in timinal and civil fraud, privacy, and stance program, or protected gen in a marker emporarm, or protected gen in a marker emporarm or protected gen in a marker emporarm or protected gen in a marker emporarm or protected gen in program information (e.g. Brailing in or have speech disabilities and in compleint of discrimination, con Cilling, cust.html, or at any USC aldeed combinition from or lettle visit.	REPRESENTATIV  Acy Act of 1974 (5 USC  ter Act (15 U.S. C. T)  ter Act (15 U.S. C. T)  ter Act (15 U.S. C. T)  rederal, State, Local gr  and/or as described in  ormation is voluntary. I  reduced to the statutes may be  unst its customers, emp  political beliefs, martials a  other statutes may be  unst its customers, emp  political beliefs, martials 1)  ) Persons with disability  it audiotape  d wish to file either an te  unplete the USDA Progra  Ao office, or call (1866) 6  pagail to U.S. Departmen  am.intake@usda.gov	552a - as amende at seq.). The Food's 152b - as amende at seq.). The Food's experiment agencies period to the interest of the	a) The authority for re- ecurity Ad of 1985 (16 ecurity Ad of 1985 (16) ecurity Ad of 1985 (16) ecurity Condu- ecuri	113-79, Title I, ETURN THIS C the basis of rac entation, or all cted or funded write to the add enter at (202) 7 USDA through nline at parties a letter of	B. DAT  Grant Seq.), and  seq.	dentified on this form of the Agricultural Act gram. The agricultural Act gram. The for UDDATESA-2. determination of Administration). The ED FORM TO YOUR battonal origin, age, an individual's partment. (Not all w or if you require voice and TDD) all Relay Service at Relay Service at





**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

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

### Thursday, January 23, 2025 @ 10:00 AM

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

### **CRP Contracts**

			1				
This form is available electronically.					Page 1 of 1		
CRP-1 U.S. DEPARTMENT OF AGRICULTU 10-22-15) Commodity Credit Corporation	RE	1. ST. & C LOCAT	O CODE & ADMIN. ION	2. SIGN-UP	2. SIGN-UP NUMBER		
			27 091		47		
CONSERVATION RESERVE PROGRA	M CONTRACT	3. CONTR	ACT NUMBER 11048A	4. ACRES F	4. ACRES FOR ENROLLMENT 1.47		
A. COUNTY OFFICE ADDRESS (Include Zip Code) IARTIN COUNTY FARM SERVICE AGE	ENCY	5. FARM	NUMBER 8346	6. TRACT N	6. TRACT NUMBER(S) 16728		
923 N STATE ST. SUITE 100							
AIRMONT, MN 56031-0000		8. OFFER GENERAL	(Select one)	9. CONTRA	CT PERIOD		
B. TELEPHONE NUMBER (Include Area Code): (507) 235	-6661 x2		ENTAL PRIORITY	(MM-DD-YYYY) 10-01-20:	(MM-DD-YYYY) 09-30-2025		
'HIS CONTRACT is entered into between the Commodity Creditarlicipant'). The Participant agrees to place the designated as eriod from the date the Contract is executed by the CCC. The uch acreage and approved by the CCC and the Participant. Accountact, including the Appendix to this Contract, entitled Appendix lor this Contract, entitled Appendix to the CCC and the Appendix to the appendix to the Appendix acknowledges that a copy of the Appendix if the Participant acknowledges that a copy of the Appendix if the Participant in the Appendix and the CRP-1 appendix and the	reage into the Conserve Participant also agrees Iditionally, the Participa dix to CRP-1, Conserve Indicable sign-up period Int withdraws prior to C Indicant and addendum the	vation Reserve Progr s to implement on su ent and CCC agree t vation Reserve Progr I has been provided I CC acceptance or re ereto. BY SIGNING	am ("CRP") or other in the designated acreage on comply with the tern am Contract (referred to such person. Such pjection The terms a THIS CONTRACT Pi	e the Conservation  s and conditions c  to as "Appendix")	the stipulated contract Plan developed for ontained in this By signing below, the		
OA. Rental Rate Per Acre \$237.27			(See Page 2 for a	dditional space)			
0B. Annual Contract Payment \$349	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share		
0C. First Year Payment \$	16728	4	CP38E-25	1.47	\$ 206		
Item 10C applicable only to continuous signup when the first year payment is prorated.)							
12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)   A(1) PARTICIPANTS NAME AND ADDRESS (Zip Code):   (2) SHARE   (3) SIGNATURE   (4) DATE (MM-DD-YYYY DEAN E HILLPIPRE   (3) SIGNATURE   (4) DATE (MM-DD-YYYY DEAN E HILLPIPRE   (5) SIGNATURE   (6) DATE (MM-DD-YYYY DEAN E HILLPIPRE   (7) DATE (MM-DD-YYYY DATE (MM-DD-YYYY DEAN E HILLPIPRE   (7) DATE (MM-DD-YYYY DATE   (7) DATE (MM-DD-YYY DATE   (7) DATE (MM-DD-YYYY DATE   (7) DATE (MM-DD-YYYY DATE   (7) DATE (MM-DD-YYYY DATE   (7) DATE (MM-DD-YYYY DATE   (7) DATE (MM-DD-YY							
(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	% (3) SIGNAT	URE	(4)	DATE (MM-DD-YYYY)		
IS, CCC USE ONLY:  A. SIGNATURE OF CC  NOTE: The following statemen is made in accordance with the first of CPR Part 1410, the Commodity Credit Corporation of 2014 (Pub. L. 113-79). The information will be used to information collected on this form may be disclosed to oth authorized access to the information by statute or regulat Farm Records File (Automated). Providing the requester.	Privacy Act of 1974 (5 U harter Act (15 U.S.C. 71 determine eligibility to p er Federal, State, Loca ion and/or as described tinformation is voluntary	SC 552a - as amende 14 et seq.), the Food S participate in and recei I government agencie: in applicable Routine y, However, failure to	s, Tribal agencies, and Uses identified in the S	questing the informa U.S.C. 3801 et seq. conservation Reservi nongovernmental en ystem of Records Ni	e Program. The dities that have been olice for USDA/FSA-2.		
ineligibility to participate in and receive benefits under the This information collection is exempted from the Paperwa provisions of appropriate criminal and civil Traud, privacy, COUNTY FSA OFFICE.  The U.S. Department of Agriculture (USDA) prohibits discrimination fisability, eax, gender Identity, religion, reprisal, and where applicabli normal is derived from any public assistance program, or protected prohibited bases will apply to all programs and/or employment activil alternative means of communication for program information (e.g., Ba Individuals who are deaf, hard of hearing, or have speech disabilities 6000 677-6330 or (600) 454-6316 (in Spanish).	ork Reduction Act as spe and other statutes may against its customers, e e, political beliefs, marit genetic information in er les ) Persons with disai raille, large print, audiot	ecified in the Agricultu- be applicable to the in mployees, and applica al status, familial or pa mployment or in any p bilities, who wish to file age, etc.) please cont	Information provided. Reacts for employment on the transfer of	the basis of race, co ientation, or all or pa ucted or funded by the write to the address lanter at (202) 720-2	PLETED FORM TO YOU.  Ilor. national origin, age,  It of an individual's  It is personal to the life of life of life of the life of lif		
If you wish to file a Civil Rights program complaint of discrimination, http://www.ascr.usda.gov/complaint_filing_cust.html, or at any U requested in the form. Send your completed complaint form or letter Washington. D C 20250-9410. by fax (202) 980-7442 or email at pr	JSDA office, or call (866 by mail to U.S. Departs	6) 632-9992 to request	the form You may als	o write a letter conta	ining all of the informatio		
Original - County Office Copy IV		Owner's Copy	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		erator's Copy		
1720		,					
MARTIN CO	ESA	-					
MARCHIO L.L	r						





**AUCTIONEERS AND SALES STAFF** 

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

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### **CRP Contracts**

This form is available electronically.					f	Page 1 of 1	
CRP-1 U.S. DEPARTMENT OF AGRICULTU	RE		O CODE & ADMIN.	2. SIGN	2. SIGN-UP NUMBER		
(10-22-15) Commodity Credit Corporation		LOCAT	ION				
		Ì	27 091		41	В	
CONSERVATION RESERVE PROGRA	M CONTRACT	2 CONTE	ACT NUMBER	4 000	ACRES FOR ENROLLMENT		
		a. CONTR	ACT NUMBER	4. ACR	4. ACRES FOR ENROLLMENT 8.52		
7A. COUNTY OFFICE ADDRESS (Include Zip Code)			<u>55</u>				
MARTIN COUNTY FARM SERVICE AGE	NCY	5. FARM I	0008346	6. TRA	6. TRACT NUMBER(S) 0014858		
923 N STATE ST. SUITE 100		*******					
FAIRMONT, MN 56031-0000	8. OFFER	(Select one)		9. CONTRACT PERIOD ,			
		GENERAL		FROM: (MM-DD-)	,,,,,	ERIOD TO  (MM DD:YYYY)	
7B. TELEPHONE NUMBER (Include Area Code): (507) 235	-6661 x2	ENVIRONM	ENTAL PRIORITY	7			
THIS CONTRACT is entered into between the Commodity Credit Participant".) The Participant agrees to place the designated aci period from the date the Contract is executed by the CCC. The I such acreage and approved by the CCC and the Participant. Ad Contract, including the Appendix to this Contract, entitled Appen Participant exknowledges that a copy of the Appendix for the app damages in a manunt specified in the Appendix if the Participan contained in this Form CRP-1 and in the CRP-1 Appendix and DE TIME FOIL ANDRES CORNES.	reage into the Consen Participant also agree. Iditionally, the Particip Dix to CRP-1, Consen Dicable sign-up perioc It withdraws prior to C d any addendum the	d to as "CCC") and the valion Reserve Progress to implement on sure and and CCC agree to valion Reserve Progress to been provided if the secondary of the Secon	e undersigned owner am ("CRP") or other ch designated acreag o comply with the terr am Contract (referred o such person. Such jection. The terms a THIS CONTRACT PE	s, operators, o use set by CC use the Conserv ns and conditi to as "Appen person also a	C for the sti ration Plan o ons contain dix"). By sig agrees to pa	pulaled contract developed for ed in this gning below, the y such liquidated	
or THE TOLLOWING FORMS. CRP-1, CRP-1 Appendix and	any addendum there	10; CRP-2; CRP-2C	or CRP-2G.			DGE RECEIPT	
10A. Rental Rate Per Acre \$ 364.54		ion of CRP Land	See Page 2 for a	dditional spa			
10B. Annual Contract Payment \$3,106 To	A. Tract No.	B. Field No.	C. Practice No	D Acres	, E	Total Estimated Cost-Share	
10C. First Year Payment \$	00 <del>14050</del>	0002	CP21	8.52		0	
(Item 10C applicable only to continuous signup when	116727						
the first year payment is prorated.)	PB 12-2-16						
12. PARTICIPANTS (If more than three individu				1			
A(1) PARTICIPANT'S NAME AND ADDRESS (Zin Code):	(2) SHARE	(3) SIGNAT	IRE		(A) DATE	(MM-DD-YYYY)	
DEAN E HILPIPRE	(-,	(6) 616.1111	0112		(4) DATE	(###-00-1111)	
630 MORRISON LAKE RD NE OUTING, MN 56662-6535	100.0	00% Roca	n E. Triga	ر ا	9-1	5-14	
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SIGNAT	URE 12	you	•	(MM-DD-YYYY)	
		%				,	
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SIGNAT	UDE		(1) 5175		
- Contract of the state of the	(E) OFFICE	(S) SIGNAT	ONE		(4) DATE	(MM-DD-YYYY)	
		%					
13. CCC USE ONLY A SIGNATURE OF CO	C/REPRESENTAT	TIVE			B. DATE	(MM-DD-YYYY)	
WULL V	11/1/10	~ ( &\	\			4-11	
NOTE: The following statement is made in accordance with the P	rivacy Act of 1974 (5 1).			questing the inf			
NOTE: The following statement is made in accordance with the P is 7 CFR Part 1410, the Commodity (Credit Coppration C) of 2014 (Pub. L. 113-79). The information will be used to 1804 (Pub. L. 113-79). The information will be used to the information collected on his form may be disclosed to other authorized access to the information by statute or regulations authorized access to the information by statute or regulation from the commodity of the participate in and receive benefits under the	determine eligibility to per er Federal, State, Local on and/or as described information is voluntary Conservation Reserve	participate in and receil I government agencies in applicable Routine r. However, failure to Program.	ve benefits under the C i, Tribal agencies, and i Uses identified in the S furnish the requested in	onservation Re nongovernmen ystem of Recor iformation will r	eserve Progra lal entities th ds Notice for esult in a de	am The lat have been r USDA/FSA-2 termination of	
This information collection is exempted from the Papervoo provisions of appropriate criminal and civil fraud, privacy, COUNTY FSA OFFICE.	and other statutes may	be applicable to the in	formation provided. Rt	ETURN THIS C	OMPLETED	FORM TO YOUR	
The U.S. Department of Agriculture (USDA) prohibits discrimination disability, sax, gender identity, religion, reprisal, and where applicable income is derived from any public assistance program, or protected prohibited bases will apply to all programs and/or employment activiti alternative means of communication for program information (e.g., Br individuals with any ed deaf, hard of heating, or, have speech disabilities (800) 877-8333 or (800) 845-6136 (in Spanish)	e, political beliefs, mariti enetic information in en es.) Persons with disal aille, large print, audiots	al status, familial or pa inployment or in any pr bilities, who wish to file	rental status, sexual ori ogram or activity condu a program complaint,	entation, or all icted or funded write to the add	or part of an by the Depa fress below o	individual's irlment (Not all or if you require	
If you wish to file a Civil Rights program complaint of discrimination, c http://www.ascr.usda.gov/complaint, filing_cust.html, or at any U- requested in the form. Send your compilede complaint form or letter to Washington, D.C. 20250-9410, by fax (202) 650-7442 or email at pro-	SDA office, or call (866, by mail to U.S. Departm gram.intake@usda.go	) 632-9992 to request ient of Agriculture. Dire ov USDA is an equal	the form. You may also	o write a letter o	containing al ependence A	of the information venue, S.W.	
Original - County Office Copy		Owner's Copy	EP 15 2016		Operator	's Copy	
		MA	RTIN CO. FSA				





**AUCTIONEERS AND SALES STAFF** 

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

### Thursday, January 23, 2025 @ 10:00 AM

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

### Martin County, MN

#### Summary

Parcel ID 050240600 Property Address 24-102-030 Sec/Twp/Rng

Brief Tax Description SECT-24 TWP-102 RANGE-030 136.12 AC NE 1/4 (EX 15.00 AC)&(EX 8.88 AC W1/2NE1/4) 136.12AC

Deeded Acres

1001 - (NON-HSTD) 2A/1B/4BB AGRICULTURAL;940 - (NON-HSTD) 5E WETLANDS (0503) FAIRMONT-2536 Class District

School District Neighborhood 00000500 - FAIRMONT TWP.

#### View Map

\* Please contact the zoning authority for information regarding zoning

#### Primary Own

**DEAN E HILPIPRE** 400 F AMBER LAKE DR FAIRMONT MN 56031

#### Land

								Unit				Eff		
Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT	Price	Adj 1	Adj 2	Adj 3	Rate	Div %	Value
1	TILL A1 86-100 CPI	0	0	0	0	48.760	Α	12,000.000	0.00	0.00	0.00	11,999.590	1.000	585,100
2	TILL B1 70-74 CPI	0	0	0	0	0.800	Α	9,000.000	0.00	0.00	0.00	9,000.000	1.000	7,200
3	TILL B2 60-69 CPI	0	0	0	0	33.530	Α	8,000.000	0.00	0.00	0.00	7,998.807	1.000	268,200
4	TILL C2 0-49 CPI	0	0	0	0	7.220	Α	2,500.000	0.00	0.00	0.00	2,506.925	1.000	18,100
5	CONSERVING ACRES	0	0	0	0	0.250	Α	1,700.000	0.00	0.00	0.00	1,600.000	1.000	400
6	WASTE/DITCH/BUFFER	0	0	0	0	23.710	Α	1,700.000	0.00	0.00	0.00	1,699.705	1.000	40,300
7	GRAVEL PIT SPENT	0	0	0	0	10.000	Α	1,150.000	0.00	0.00	0.00	1,150.000	1.000	11,500
8	ROAD	0	0	0	0	1.600	Α	0.000	0.00	0.00	0.00	0.000	1.000	0
9	WETLND FEDERAL 3,4,5	0	0	0	0	10.250	Α	1,700.000	0.00	0.00	0.00	1,697.561	1.000	17,400
	Total					124 120								049 200

#### Valuation

		2024 Assessment	2023 Assessment	2022 Assessment	2021 Assessment
+	Estimated Land Value	\$948,200	\$948,200	\$653,200	\$602,600
+	Estimated Building Value	\$0	\$0	\$0	\$0
+	Estimated Machinery Value	\$0	\$0	\$0	\$0
_	Total Estimated Market Value	\$040,200	\$049.200	¢452 200	\$402,400

#### Taxation

		2024 Payable	2023 Payable	2022 Payable	2021 Payable	2020 Payable
	Classification	101 - 2A/1B/4BB				
		AGRICULTURAL /	AGRICULTURAL/	AGRICULTURAL /	AGRICULTURAL /	AGRICULTURAL/
		940 - 5E WETLANDS				
	Estimated Market Value	\$948,200	\$653,200	\$602,600	\$624,900	\$610,900
-	Excluded Value	\$0	\$0	\$0	\$0	\$0
-	Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
=	Taxable Market Value	\$930,800	\$640,900	\$593,400	\$615,700	\$601,700
	Net Taxes Due	\$4,146.00	\$3,666.00	\$3,804.00	\$3,930.00	\$4,096.00
+	Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
=	Total Taxes Due	\$4,146.00	\$3,666.00	\$3,804.00	\$3,930.00	\$4,096.00
%	Change	13.09%	-3.63%	-3.21%	-4.05%	





**AUCTIONEERS AND SALES STAFF** 

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**LEAH HARTUNG 507-236-8786** 

**KEVIN KAHLER 507-920-8060** 

ALLEN, RYAN & CHRIS KAHLER & DOUG WEDEL

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

# 131.50 Acres +1- of Bare Farmland in Fairmont Twp., Martin Co., MN FAIRIVALA MOD AUCETICON

### Thursday, January 23, 2025 @ 10:00 AM

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

### Martin County, MN

#### Summary

 Parcel ID
 050130700

 Property Address
 313-102-030

Brief SECT-13 TWP-102 RANGE-030 18.80 AC SE 1/4 SE 1/4 (EX 21.20 AC) 18.80 AC Tax Description

(Note: Not to be used on legal documents)
Deeded Acres 18.80

Class 101- (NON-HSTD) 2A/1B/4BB AGRICULTURAL;111- (NON-HSTD) 2B/1B RURAL VACANT LAND;940 - (NON-HSTD) 5E

District (0503) FAIRM School District 2536

School District 2536 Neighborhood 00000500 - FAIRMONT TWP

#### View Man

\* 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

DEAN E HILPIPRE

400 E AMBER LAKE DR

#### Land

								Unit				Eff		
Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT	Price	Adj 1	Adj 2	Adj 3	Rate	Div %	Value
1	TILL A1 86-100 CPI	0	0	0	0	4.950	Α	12,000.000	0.00	0.00	0.00	12,000.000	1.000	59,400
2	TILL C2 0-49 CPI	0	0	0	0	0.460	Α	2,500.000	0.00	0.00	0.00	2,608.696	1.000	1,200
3	WETLND NON FED RVL	0	0	0	0	3.000	Α	1,700.000	0.00	0.00	0.00	1,700.000	1.000	5,100
4	RVL WASTE/HUNT/WOODS	0	0	0	0	10.390	Α	1,700.000	0.00	0.00	0.00	1,703.561	1.000	17,700
	Total					18.800								83.400

#### Valuation

		2024 Assessment	2023 Assessment	2022 Assessment	2021 Assessment
+	Estimated Land Value	\$83,400	\$83,400	\$57,900	\$50,900
+	Estimated Building Value	\$0	\$0	\$0	\$0
+	Estimated Machinery Value	\$0	\$0	\$0	\$0
=	Total Estimated Market Value	\$83,400	\$83,400	\$57.900	\$50,900

#### **Taxation**

		2024 Payable	2023 Payable	2022 Payable	2021 Payable	2020 Payable
	Classification	101 - 2A/1B/4BB				
		AGRICULTURAL /				
		111 - 2B/1B RURAL				
		VACANT LAND / 940				
		- 5E WETLANDS				
	Estimated Market Value	\$83,400	\$57,900	\$50,900	\$52,400	\$50,400
-	Excluded Value	\$0	\$0	\$0	\$0	\$0
-	Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
=	Taxable Market Value	\$78,300	\$54,300	\$48,200	\$49,700	\$47,700
	Net Taxes Due	\$348.00	\$310.00	\$308.00	\$318.00	\$324.00
+	Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
=	Total Taxes Due	\$348.00	\$310.00	\$308.00	\$318.00	\$324.00
%	Change	12.26%	0.65%	-3.14%	-1.85%	





**AUCTIONEERS AND SALES STAFF** 

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**LEAH HARTUNG 507-236-8786** 

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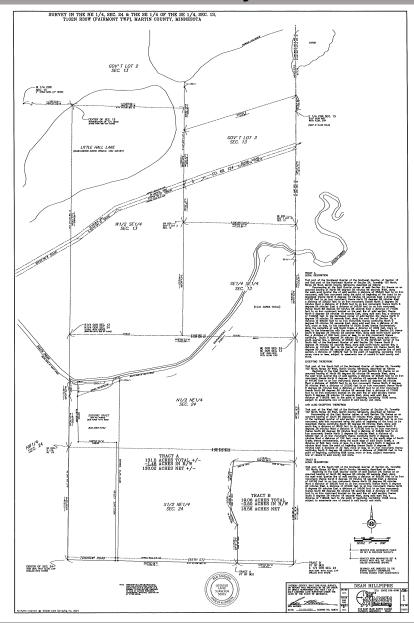
105 S State Street, Fairmont, MN 56031-507-238-4318

### FARMLAND AUCTION

Thursday, January 23, 2025 @ 10:00 AM

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

### Survey







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

**AUCTIONEERS AND SALES STAFF** 

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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 Hilpipre Farm will be offered for sale as one parcel on sale day 131.5 +/- 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 28, 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.

**AUCTIONS - REAL ESTATE - APPRAISALS** 





**AUCTIONEERS AND SALES STAFF** 

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# 131.50 Acres +- of Bare Farmland in Fairmont Twp., Martin Co., MN FAIRIVILAIND AUCTION Thursday, January 23, 2025 @ 10:00 AM

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

**Notes** 





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# 

Thursday, January 23, 2025 @ 10:00 AM

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





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Farm Land





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