



**HILPIPRE LAND AUCTION**  
**Thursday, January 23rd @ 10 AM**  
**Knights of Columbus Hall**  
**920 E 10th Street, Fairmont, MN**



**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





131.50 Acres +/- of Bare Farmland in Fairmont Twp., Martin Co., MN

# 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



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

## HILPIPRE FARM PROPERTY INFORMATION

<b>SALE METHOD:</b>	This farm will be offered for sale as one parcel on sale day. 131.50 Deeded Acres x the Bid *Selling by surveyed acre
<b>LEGAL DESCRIPTION:</b>	131.50 +/- Deeded Acres *See Full Legal Description
<b>TAX PARCEL ID:</b>	Part of 050240600 & 050130700
<b>BUILDINGS:</b>	None
<b>REAL ESTATE TAXES:</b>	2024 (AG-HSTD) Ag Taxes = \$4,494.00 *This tax amount includes 19.06 acres not being sold
<b>FSA INFORMATION:</b>	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
<b>PREDOMINANT SOILS:</b>	Canistee-Glencoe, Hanska Loam, & Webster Clay Loam
<b>CPI:</b>	Crop Productivity Index = 77.7 *See Soils Map
<b>TOPOGRAPHY:</b>	Level *See Topography Map
<b>DRAINAGE:</b>	Part of County Ditch 64 Water Shed
<b>NRCS CLASSIFICATION:</b>	NHEL (Non-Highly Erodible Land)
<b>WETLAND STATUS:</b>	Not Completed
<b>LEASE STATUS:</b>	Seller will retain all 2024 land rent. The property is opened to be farmed by the Buyer in 2025.
<b>FALL TILLAGE:</b>	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

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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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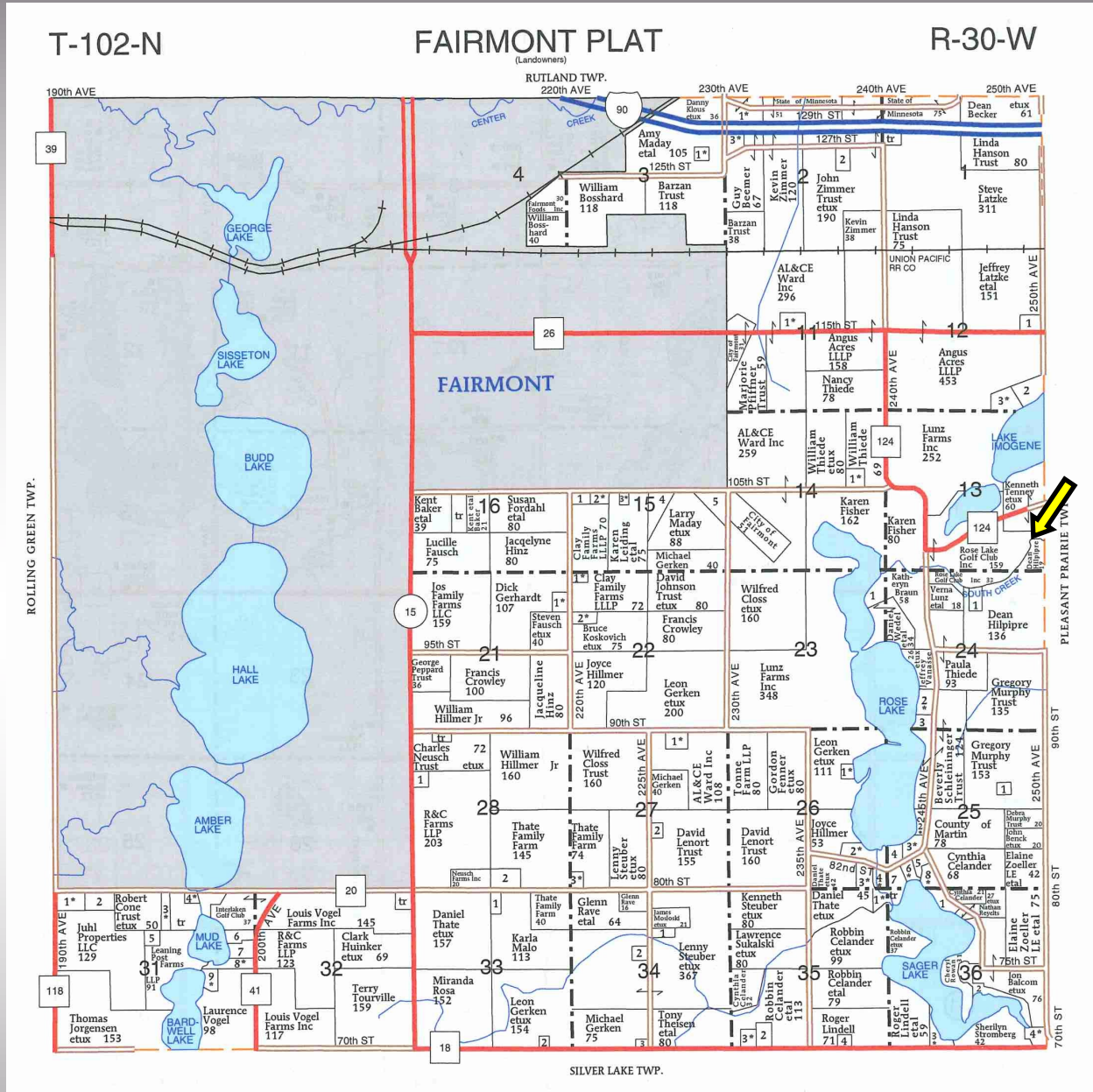


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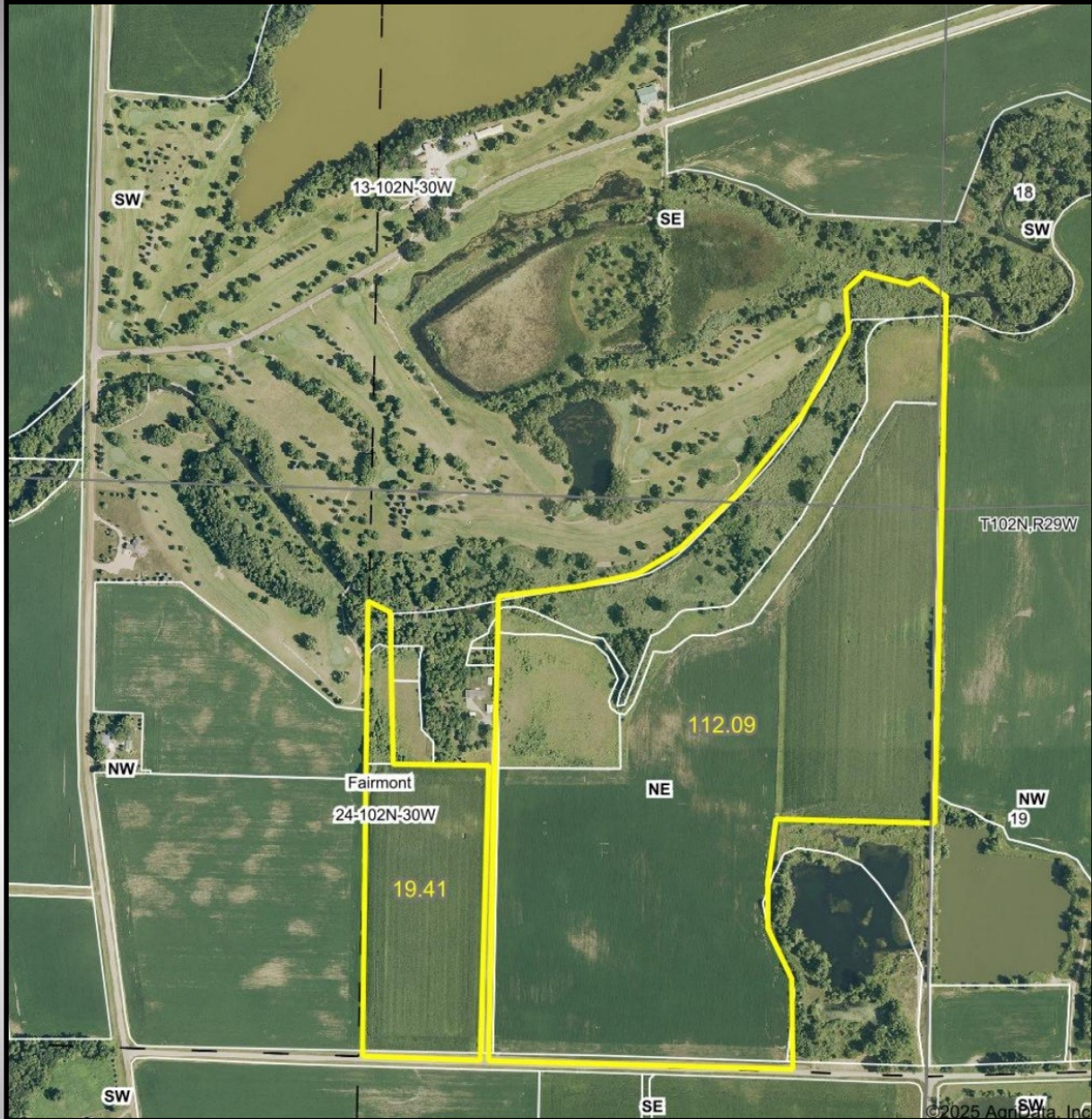


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**Soils Map**

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

**LAND SERVICES UNLIMITED** Auctioneer **Aley**

Maps Provided By: **surety** CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com

Soils data provided by USDA and NRCS.

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	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
<b>Weighted Average</b>					<b>77.7</b>



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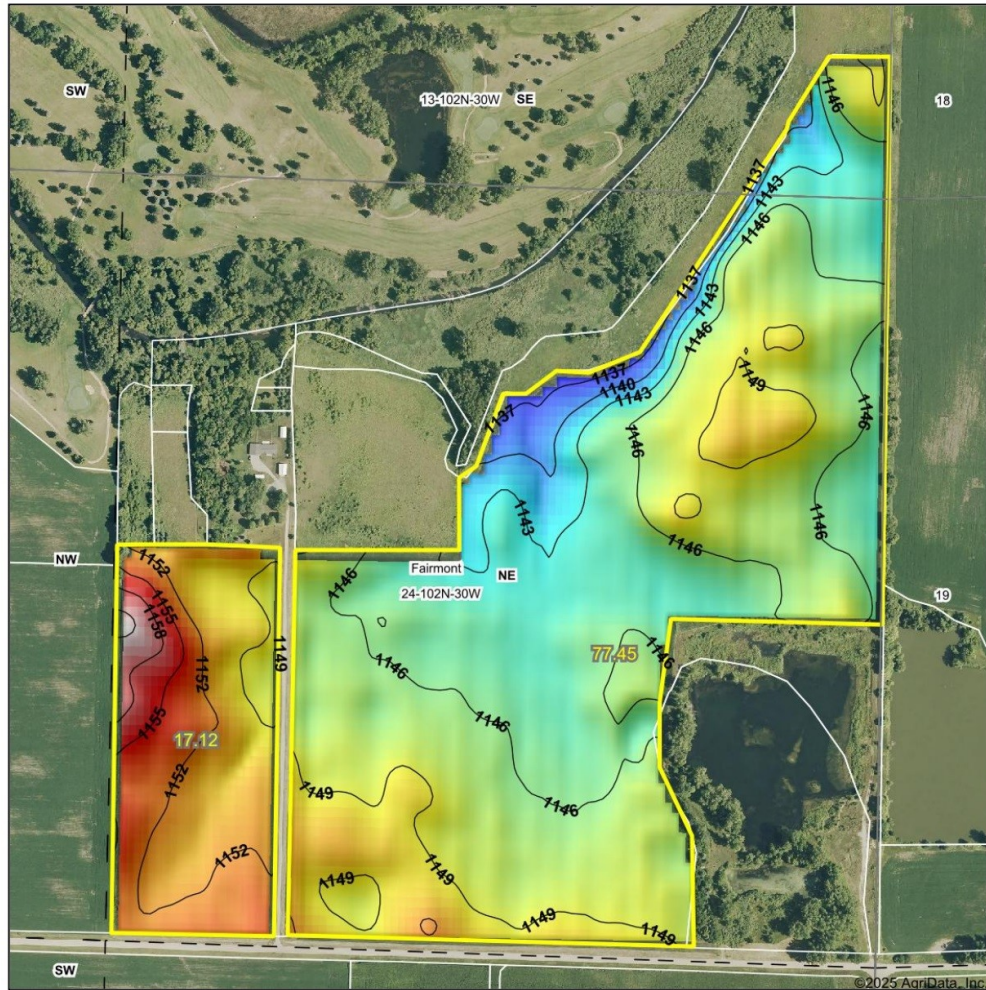
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Topography Hillshade



Low Elevation High

Source: USGS 10 meter dem  
Interval(ft): 3  
Min: 1,136.2  
Max: 1,161.8  
Range: 25.6  
Average: 1,147.2  
Standard Deviation: 3.44 ft

0ft 483ft 965ft

24-102N-30W  
Martin County  
Minnesota  
1/4/2025  
Boundary Center: 43° 37' 38.03, -94° 22' 22.79

LAND SERVICES UNLIMITED Auctioneer Alley

Maps Provided By: surety

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Field borders provided by Farm Service Agency as of 5/21/2008.



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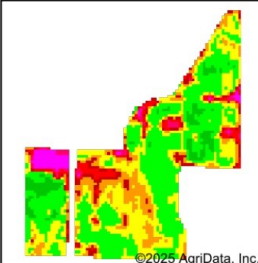
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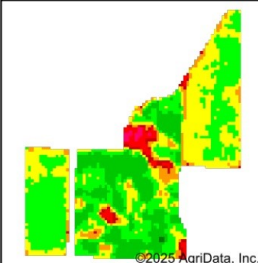
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## NDVI Map

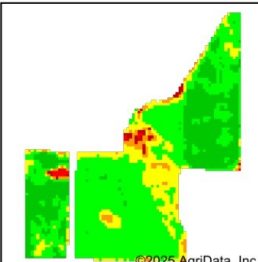
Max Plant Growth(NDVI) Multi-year

2024	
	Client: <input type="text"/> Farm: <input type="text"/> Field: <input type="text"/> Date: 1/4/2025 Acres: 94.57 State: MN County: Martin Location: 24-102N-30W Township: Fairmont Boundary Center: 43° 37' 38.03, -94° 22' 22.79
Std. Dev: <b>9.33</b> Max: <b>84</b> Mean: <b>72.05</b> Min: <b>31</b>	
Crop:	
Remarks	

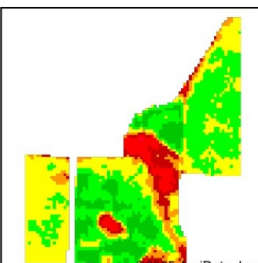
  

2023	
	Crop: Soybeans - 57% Corn - 43%
Std. Dev: <b>5.81</b> Max: <b>86</b> Mean: <b>75.76</b> Min: <b>44</b>	
Remarks	

2022	
	Crop: Corn - 57% Soybeans - 43%
Std. Dev: <b>4.23</b> Max: <b>85</b> Mean: <b>78.03</b> Min: <b>53</b>	
Remarks	

2021	
	Crop: Soybeans - 57% Corn - 43%
Std. Dev: <b>6.13</b> Max: <b>85</b> Mean: <b>74.28</b> Min: <b>50</b>	
Remarks	



  


Low Relative Biomass High	Value
Dark Green	86 - 99
Green	81 - 85
Light Green	76 - 80
Yellow-Green	71 - 75
Yellow	66 - 70
Orange	61 - 65
Red-Orange	51 - 60
Red	41 - 50
Pink	21 - 40
Purple	1 - 20
Blue	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  
 Std Dev: 3.4



Maps Provided By:   
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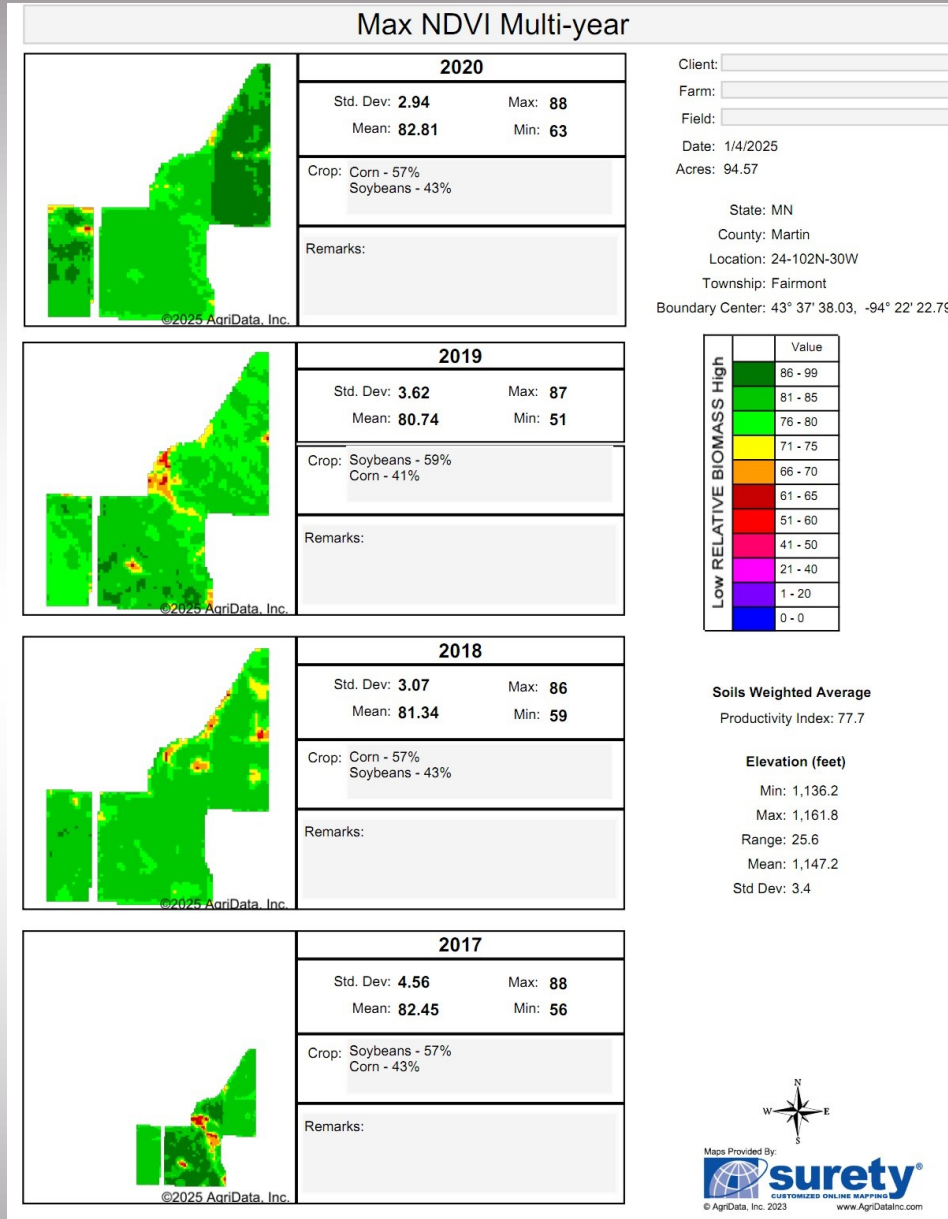
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## NDVI Map



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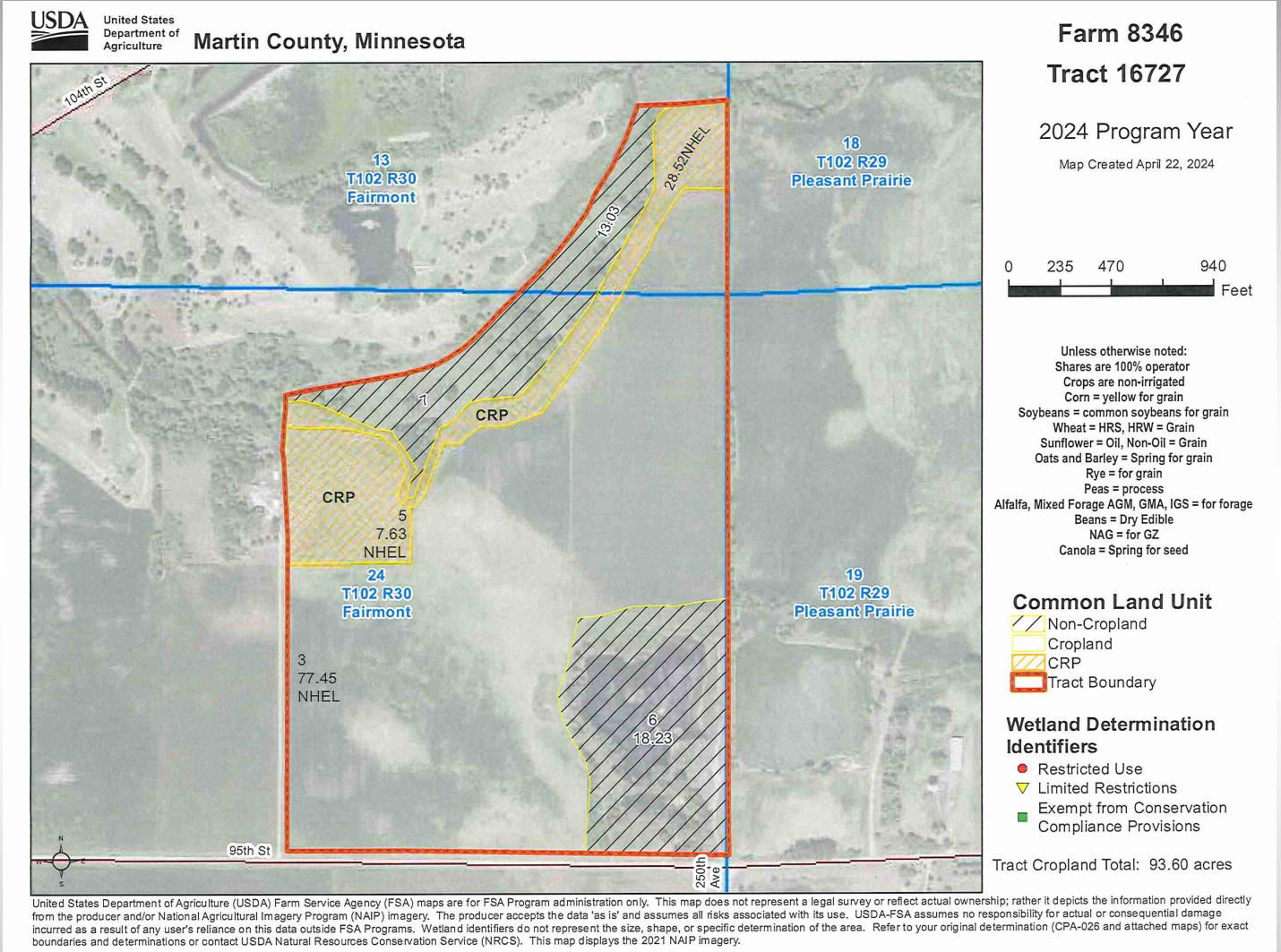
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## FSA Map



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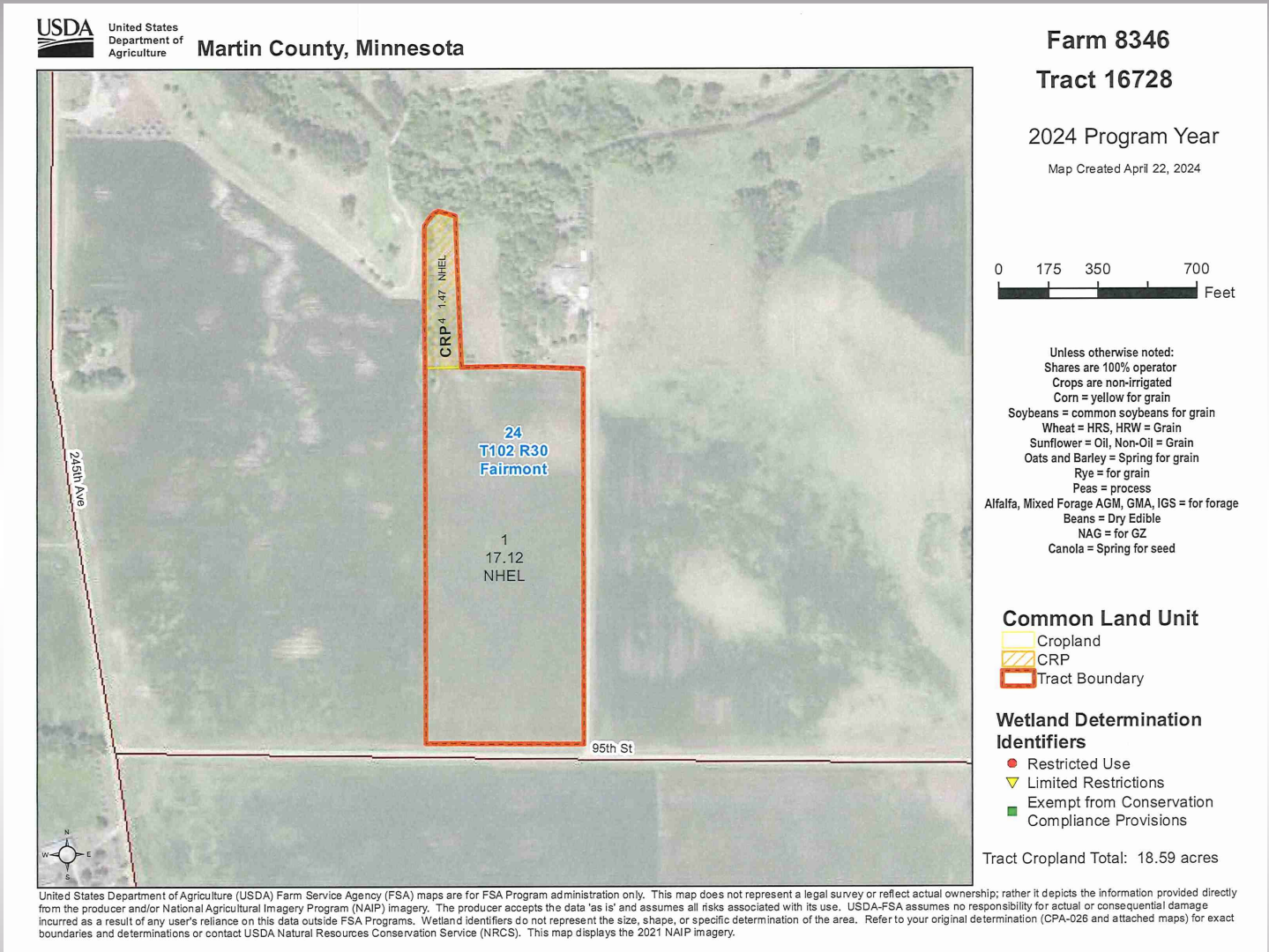
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## FSA Information

MINNESOTA MARTIN Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 8346 Prepared : 12/12/24 11:43 AM CST Crop Year : 2025
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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
<b>TOTAL</b>	<b>77.45</b>	<b>0.00</b>	

NOTES

<b>Tract Number</b>	: 16728
<b>Description</b>	: W2 SW4 NE4 (24) FAIRMONT
<b>FSA Physical Location</b>	: MINNESOTA/MARTIN
<b>ANSI Physical Location</b>	: MINNESOTA/MARTIN
<b>BIA Unit Range Number</b>	:
<b>HEL Status</b>	: NHEL: No agricultural commodity planted on undetermined fields
<b>Wetland Status</b>	: Wetland determinations not complete
<b>WL Violations</b>	: None
<b>Owners</b>	: DEAN E HILPIPRE
<b>Other Producers</b>	: None
<b>Recon ID</b>	: 27-091-2017-124

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
<b>TOTAL</b>	<b>17.12</b>	<b>0.00</b>	



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## CRP Contracts

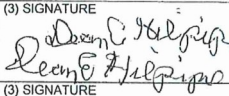
This form is available electronically. Page 1 of 1

<b>CRP-1</b> (10-22-15)	<b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation	<b>1. ST. &amp; CO CODE &amp; ADMIN. LOCATION</b>  27 091	<b>2. SIGN-UP NUMBER</b>  47
<b>CONSERVATION RESERVE PROGRAM CONTRACT</b>		<b>3. CONTRACT NUMBER</b> 11048B	<b>4. ACRES FOR ENROLLMENT</b> 7.63
<b>7A. COUNTY OFFICE ADDRESS (Include Zip Code)</b> MARTIN COUNTY FARM SERVICE AGENCY 923 N STATE ST. SUITE 100 FAIRMONT, MN 56031-0000		<b>5. FARM NUMBER</b> 8346	<b>6. TRACT NUMBER(S)</b> 16727
<b>7B. TELEPHONE NUMBER (Include Area Code):</b> (507) 235-6661 x2		<b>8. OFFER (Select one)</b> GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	<b>9. CONTRACT PERIOD</b> FROM (MM-DD-YYYY) 10-01-2015 TO (MM-DD-YYYY) 09-30-2025

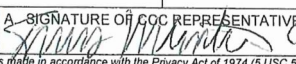
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.

<b>10A. Rental Rate Per Acre</b> \$ 237.27	<b>11. Identification of CRP Land (See Page 2 for additional space)</b>				
<b>10B. Annual Contract Payment</b> \$ 1,810	<b>A. Tract No.</b>	<b>B. Field No.</b>	<b>C. Practice No.</b>	<b>D. Acres</b>	<b>E. Total Estimated Cost-Share</b>
<b>10C. First Year Payment</b> \$	16727	5	CP38E-25	7.63	\$ 1,068
<small>(Item 10C applicable only to continuous signup when the first year payment is prorated.)</small>					

**12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)**

<b>A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):</b> DEAN E HILPIPPE 630 MORRISON LAKE RD NE PB CUTTING, MN 56662-6525 2811 Roland Ave. Fairmont MN 56031	<b>(2) SHARE</b>  100.00%	<b>(3) SIGNATURE</b> 	<b>(4) DATE (MM-DD-YYYY)</b> 3/11/2017
<b>B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):</b>	<b>(2) SHARE</b>	<b>(3) SIGNATURE</b>	<b>(4) DATE (MM-DD-YYYY)</b>
<b>C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):</b>	<b>(2) SHARE</b>	<b>(3) SIGNATURE</b>	<b>(4) DATE (MM-DD-YYYY)</b>

**13. CCC USE ONLY**

<b>A. SIGNATURE OF CCC REPRESENTATIVE:</b> 	<b>B. DATE (MM-DD-YYYY)</b> 4-18-17
---	--

**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, tribal agencies, and non-governmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA-FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html), or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider and employer.

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  Owner's Copy
  Operator's Copy



### 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

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



# 131.50 Acres +/- of Bare Farmland in Fairmont Twp., Martin Co., MN

# 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

## CRP Contracts

This form is available electronically. Page 1 of 1

<b>CRP-1</b> (10-22-15)  <b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation  <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>	<b>1. ST. &amp; CO CODE &amp; ADMIN LOCATION</b>  27 091	<b>2. SIGN-UP NUMBER</b>  47	
	<b>3. CONTRACT NUMBER</b> 11048A	<b>4. ACRES FOR ENROLLMENT</b> 1.47	
<b>7A. COUNTY OFFICE ADDRESS (Include Zip Code)</b> MARTIN COUNTY FARM SERVICE AGENCY 923 N STATE ST. SUITE 100 FAIRMONT, MN 56031-0000	<b>5. FARM NUMBER</b> 8346	<b>6. TRACT NUMBER(S)</b> 16728	
<b>7B. TELEPHONE NUMBER (Include Area Code):</b> (507) 235-6661 x2	<b>8. OFFER (Select one)</b> GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	<b>9. CONTRACT PERIOD</b> FROM (MM-DD-YYYY) 10-01-2015 TO (MM-DD-YYYY) 09-30-2025	

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto; CRP-2, CRP-2C, or CRP-2G.

10A. Rental Rate Per Acre \$ 237.27	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment \$ 349	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. 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) PARTICIPANT'S NAME AND ADDRESS (Zip Code): DEAN E HILPIRE 630 MORRISON LAKE RD NE OUTING, MN 56662-6535 <i>2811 Roland Ave, Fairmont MN 56031</i>	(2) SHARE 100.00%	(3) SIGNATURE <i>Dean Hilpire</i> <i>Dean Hilpire</i>	(4) DATE (MM-DD-YYYY) <i>2/21/2017</i>
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)

**13. CCC USE ONLY:**

A. SIGNATURE OF CCC REPRESENTATIVE <i>Blaine Williams CCC</i>	B. DATE (MM-DD-YYYY) <i>4-18-17</i>
--	--

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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17 2017  
MARTIN CO. FSA



### AUCTIONEERS AND SALES STAFF

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# 131.50 Acres +/- of Bare Farmland in Fairmont Twp., Martin Co., MN

# 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

### CRP Contracts

This form is available electronically. Page 1 of 1

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation  <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>	1 ST. & CO CODE & ADMIN. LOCATION 27 091	2. SIGN-UP NUMBER 48																
	3. CONTRACT NUMBER 11135	4. ACRES FOR ENROLLMENT 8.52																
7A. COUNTY OFFICE ADDRESS (Include Zip Code) MARTIN COUNTY FARM SERVICE AGENCY 923 N STATE ST. SUITE 100 FAIRMONT, MN 56031-0000	5. FARM NUMBER 0008346	6. TRACT NUMBER(S) 0014858																
7B. TELEPHONE NUMBER (Include Area Code): (507) 235-6661 x2	8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2016 TO: (MM-DD-YYYY) 09-30-2021																
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10A. Rental Rate Per Acre \$ 364.00 10B. Annual Contract Payment \$ 3,106.00 10C. First Year Payment \$	11. Identification of CRP Land (See Page 2 for additional space) <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>A. Tract No.</th> <th>B. Field No.</th> <th>C. Practice No.</th> <th>D. Acres</th> <th>E. Total Estimated Cost-Share</th> </tr> </thead> <tbody> <tr> <td>0014858</td> <td>0002</td> <td>CP21</td> <td>8.52</td> <td>0</td> </tr> <tr> <td colspan="5">                             (Item 10C applicable only to continuous signup when the first year payment is prorated.)                              116727                              PB 12-2-16                         </td> </tr> </tbody> </table>			A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share	0014858	0002	CP21	8.52	0	(Item 10C applicable only to continuous signup when the first year payment is prorated.) 116727 PB 12-2-16				
A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share														
0014858	0002	CP21	8.52	0														
(Item 10C applicable only to continuous signup when the first year payment is prorated.) 116727 PB 12-2-16																		
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A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): DEAN E HILFIRE 630 MORRISON LAKE RD NE OUTING, MN 56662-6535	(2) SHARE 100.00%	(3) SIGNATURE <i>Dean E Hilfire</i>	(4) DATE (MM-DD-YYYY) 9-15-14															
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)															
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)															
13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE <i>Maria Villanueva</i>	B. DATE (MM-DD-YYYY) 3-24-11																
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2 Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.  This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.  The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).  If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at <a href="http://www.ascr.usda.gov/complaint_filing_cust.html">http://www.ascr.usda.gov/complaint_filing_cust.html</a> , or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W. Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at <a href="mailto:program.intake@usda.gov">program.intake@usda.gov</a> . USDA is an equal opportunity provider and employer.																		



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# 131.50 Acres +/- of Bare Farmland in Fairmont Twp., Martin Co., MN

# 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

## Martin County, MN

### Summary

Parcel ID 050240600  
 Property Address  
 Sec/Twp/Rng 24-102-030  
 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  
 (Note: Not to be used on legal documents)  
 Deeded Acres 136.12  
 Class 101 - (NON-HSTD) 2A/1B/4BB AGRICULTURAL;940 - (NON-HSTD) 5E WETLANDS  
 District (0503) FAIRMONT-2536  
 School District 2536  
 Neighborhood 00000500 - FAIRMONT TWP.

[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  
[DEAN E HILPIPPE](#)  
 400 E AMBER LAKE DR  
 FAIRMONT MN 56031

### 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	48.760	A	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	A	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	A	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	A	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	A	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	A	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	A	1,150.000	0.00	0.00	0.00	1,150.000	1.000	11,500
8	ROAD	0	0	0	0	1.600	A	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	A	1,700.000	0.00	0.00	0.00	1,697.561	1.000	17,400
Total						136.120								948,200

### 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	\$948,200	\$948,200	\$653,200	\$602,600

### Taxation

	2024 Payable	2023 Payable	2022 Payable	2021 Payable	2020 Payable
Classification	101 - 2A/1B/4BB AGRICULTURAL / 940 - 5E WETLANDS	101 - 2A/1B/4BB AGRICULTURAL / 940 - 5E WETLANDS	101 - 2A/1B/4BB AGRICULTURAL / 940 - 5E WETLANDS	101 - 2A/1B/4BB AGRICULTURAL / 940 - 5E WETLANDS	101 - 2A/1B/4BB 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%	



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## FARMLAND AUCTION

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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 13-102-030  
 Sec/Twp/Rng SECT-13 TWP-102 RANGE-030 18.80 AC SE 1/4 SE 1/4 (EX 21.20 AC) 18.80 AC  
 Brief  
 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 WETLANDS  
 District (0503) FAIRMONT-2536  
 School District 2536  
 Neighborhood 00000500 - FAIRMONT TWP.

[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  
[DEAN E HILPIP](#)  
 400 E AMBER LAKE DR  
 FAIRMONT MN 56031

#### 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	4.950	A	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	A	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	A	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	A	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	101 - 2A/1B/4BB AGRICULTURAL / 111 - 2B/1B RURAL VACANT LAND / 940 - 5E WETLANDS	101 - 2A/1B/4BB AGRICULTURAL / 111 - 2B/1B RURAL VACANT LAND / 940 - 5E WETLANDS	101 - 2A/1B/4BB AGRICULTURAL / 111 - 2B/1B RURAL VACANT LAND / 940 - 5E WETLANDS	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

DUSTY 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

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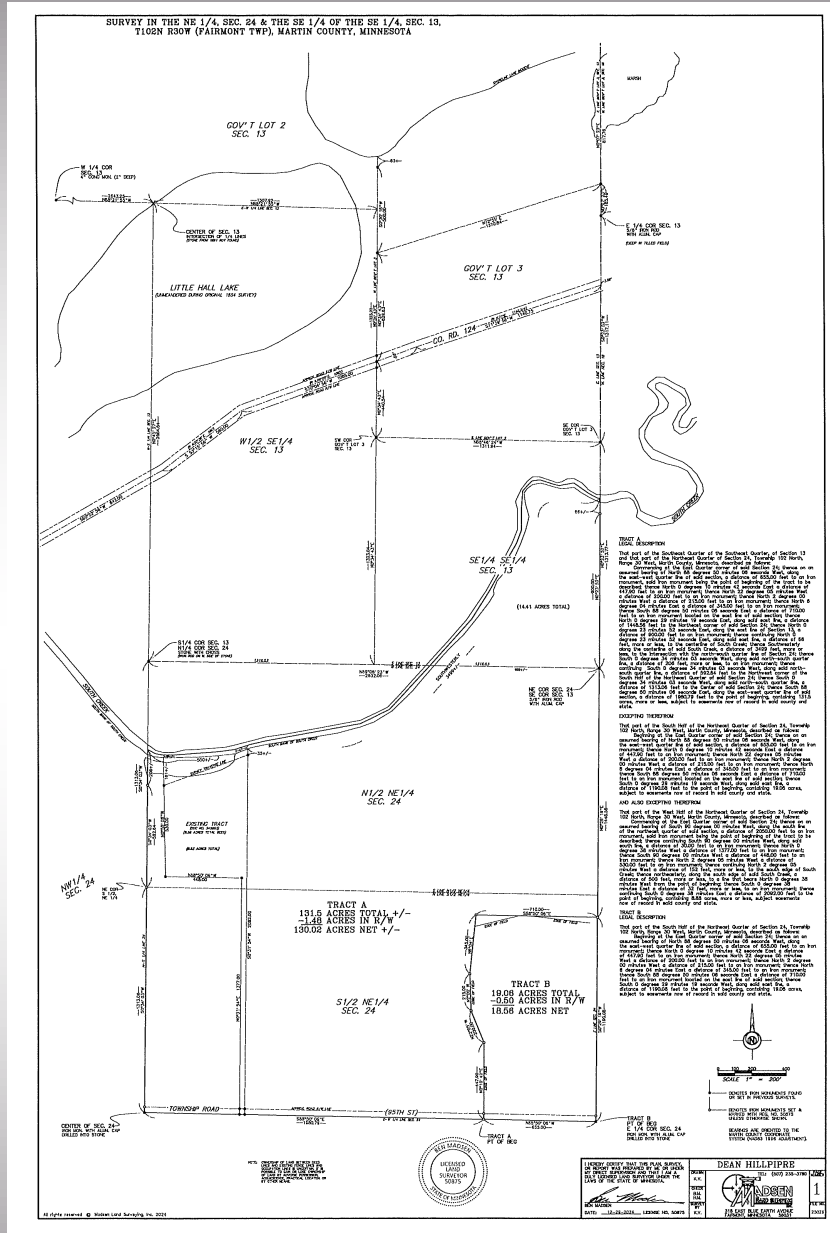
131.50 Acres +/- of Bare Farmland in Fairmont Twp., Martin Co., MN

# 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



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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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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 Hilpipe 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](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**



### 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

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## Notes



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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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**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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AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

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