



FARMLAND AUCTION
Tuesday, February 11th @ 10 AM
Triumph Hall
546 Main St East, Trimont, MN



192.62 ACRES +/-

SECTION 21 GALENA TWP

MARTIN COUNTY, MN

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060



192.62 Acres +/- of Bare Farmland in Galena Twp., Martin Co., MN

FARMLAND AUCTION

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SALE LOCATION: Auction will be held at Triumph Hall 546 Main Street East, Trimont, MN



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

FARM PROPERTY INFORMATION

SALE METHOD: These parcels of bare farmland will be offered for sale on our Multi Parcel Board Bidding system as follows:

Parcel 1- 118.25 +/- Deeded Acres x The Bid
Parcel 2- 74.37 +/- Deeded Acres x The Bid
Parcel 3- 192.62 +/- Deeded Acres x The Bid
***Selling by legal description unless farm is sold in two parcels.**

LEGAL DESCRIPTION 1: 118.25 +/- Deeded Acres located in the S ½ of the NE ¼ (Excepting Building Site) & SE ¼ of the NW ¼ of Section 21, TWP 104N, Range 32W, Martin County, MN

TAX PARCEL ID 1-3: 080210300

BUILDINGS 1-3: None

REAL ESTATE TAXES 1-3: 2024 (NON-HSTD) Ag Taxes = \$9,698

FSA INFORMATION 1-3:

Total Deeded Acres	=	192.62 +/- Acres
FSA Tillable Acres	=	189.66 +/- Acres
Corn Base Acres	=	93.41 +/- Acres
Corn PLC Yield	=	175.00 +/- Bushels
Soybean Base Acres	=	93.67 +/- Acres
Soybean PLC Yield	=	39.00 +/- Bushels
Total Base Acres	=	188.08 +/- Acres

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

CPI PARCEL 1: CPI= 94.1 *Excellent
*See Soils Map

TOPOGRAPHY 1: Level to Gently Rolling
*See Topography Map

DRAINAGE PARCEL 1: Part of Judicial Ditch 391
*See County Tile Map

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

WETLAND STATUS 1: PC/NW Completed 3-9-1990
*See Wetland Determination

AUCTIONS – REAL ESTATE - APPRAISALS



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- LEGAL DESCRIPTION 2:** 74.37 +/- Deeded Acres located in the N 1/2 of the NE 1/4 (Excepting Building Site) of Section 21, TWP 104N, Range 32W, Martin County, MN
- PREDOMINANT SOILS 2:** Canisteo-Glencoe, Nicollet-Crippin & Clarion Swan-Lake
- CPI PARCEL 2:** CPI= 94.8 *Excellent
*See Soils Map
- TOPOGRAPHY 2:** Level to Gently Rolling
*See Topography Map
- DRAINAGE PARCEL 2:** Part of Judicial Ditch 391
*See County Tile Map
- NRCS CLASSIFICATION 2:** NHEL (Non-Highly Erodible Land)
- WETLAND STATUS 2:** PC/NW Completed 3-9-1990
*See Wetland Map
- PARCEL 3:** 192.62 Deeded Acres +/- Parcel 1 and 2 Combined
NE 1/4 and the SE 1/4 of the NW 1/4 Section 21, TWP 104, Range 32W
(Excepting 7.38 Acre Building Site)
- LEASE STATUS:** Seller will retain all 2024 land rent. The property is opened to be farmed by the Buyer in 2025.
- FALL TILLAGE 1-3:** Buyer will be responsible for the reimbursement of fall tillage on or before closing to the prior tenant.
Parcel 1: \$2,365
Parcel 2: \$1,487.40
Parcel 3: \$3,840

If there are any questions prior to the sale please call and thank you for looking! We hope to see you on auction day!



AUCTIONS – REAL ESTATE - APPRAISALS



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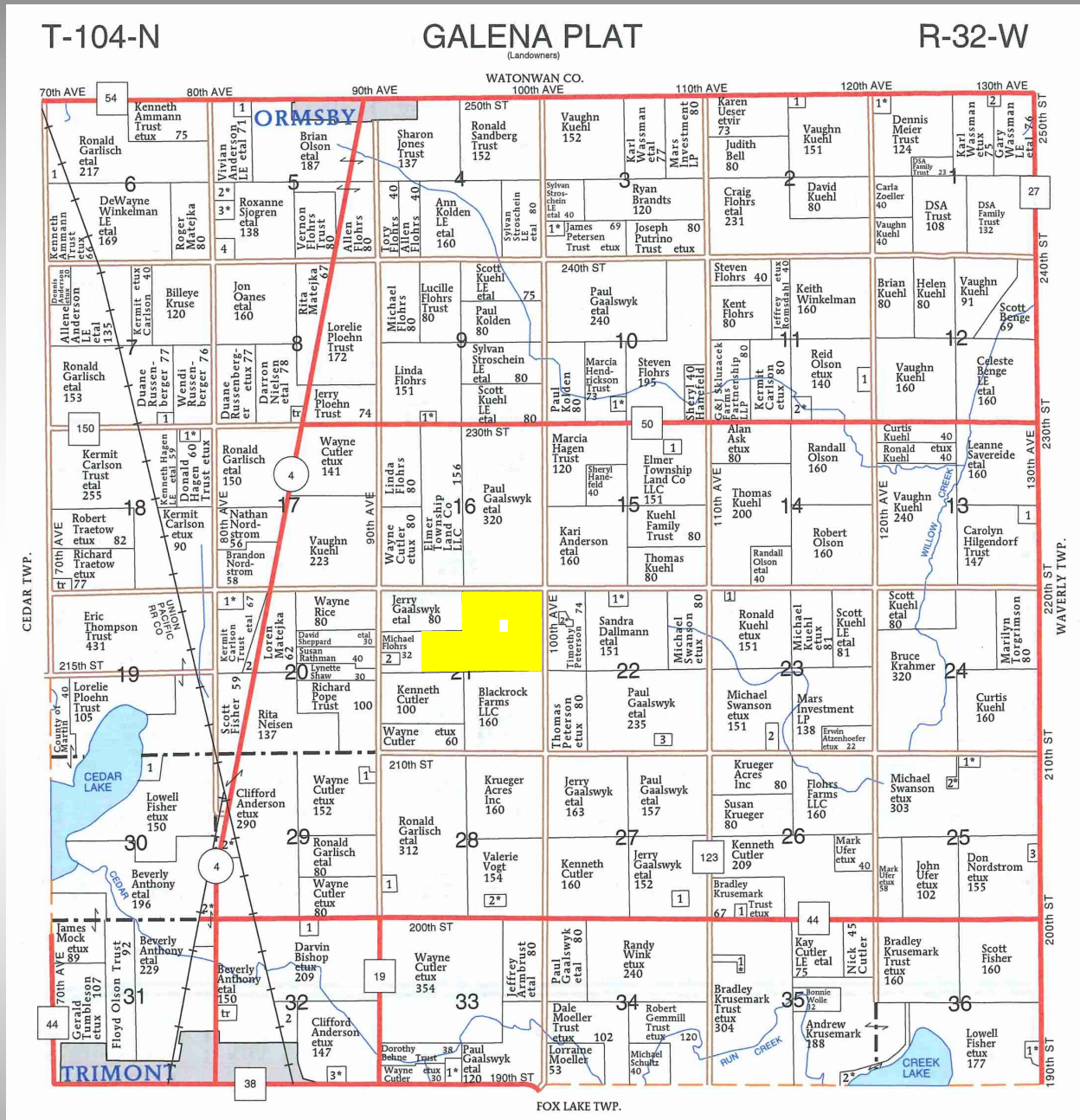
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PARCEL 1: 118.25 Acres



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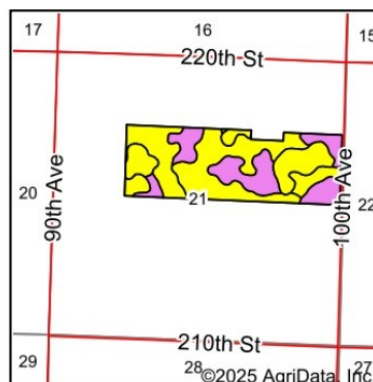
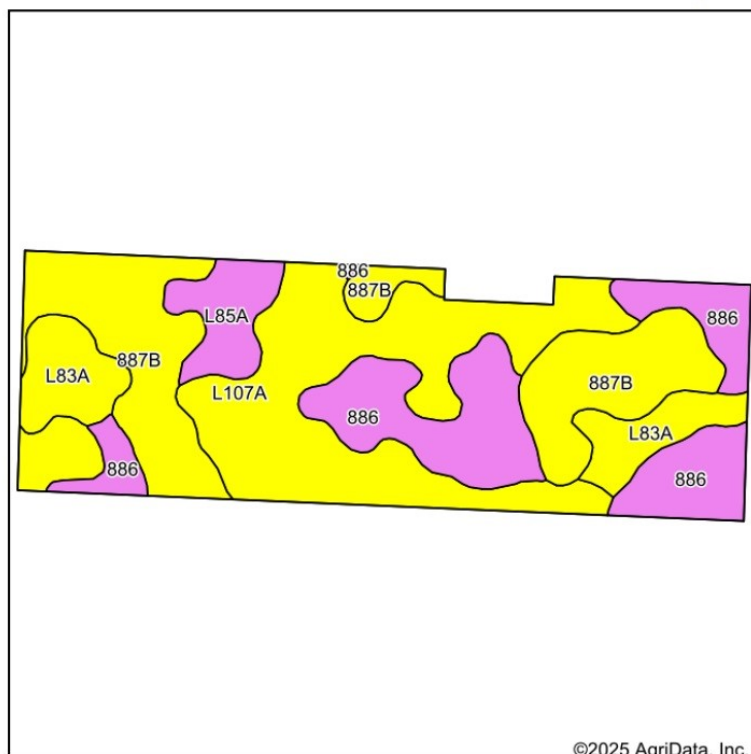
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PARCEL 1

Soils Map



State: **Minnesota**
 County: **Martin**
 Location: **21-104N-32W**
 Township: **Galena**
 Acres: **117.25**
 Date: **1/20/2025**



Soils data provided by USDA and NRCS.

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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	36.16	30.9%		91
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	35.13	30.0%		92
886	Nicollet-Crippin complex	27.72	23.6%		100
L83A	Webster clay loam, 0 to 2 percent slopes	11.99	10.2%		93
L85A	Nicollet clay loam, 1 to 3 percent slopes	6.25	5.3%		99
Weighted Average					94.1



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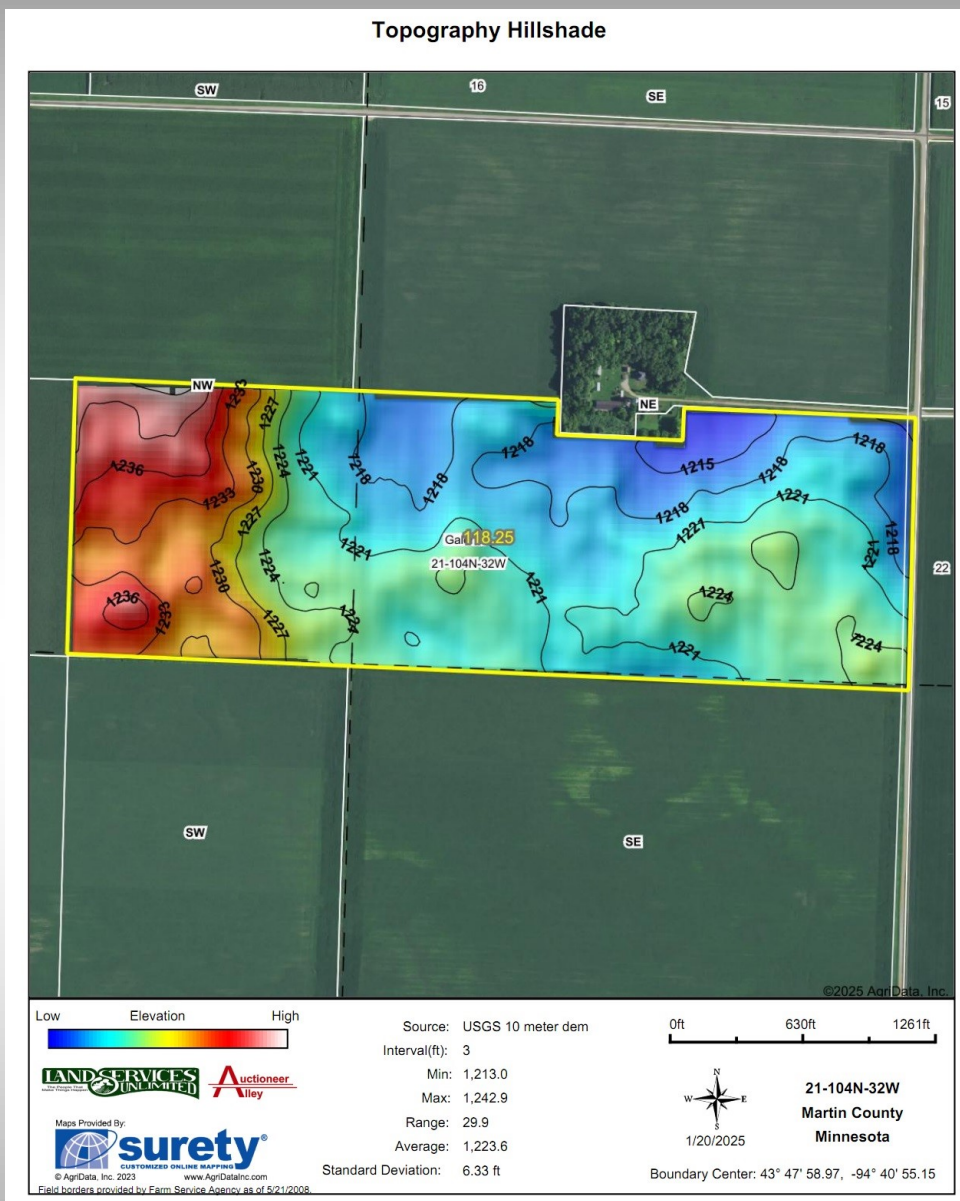
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PARCEL 1

Topography Hillshade



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PARCEL 2: 74.37 Acres



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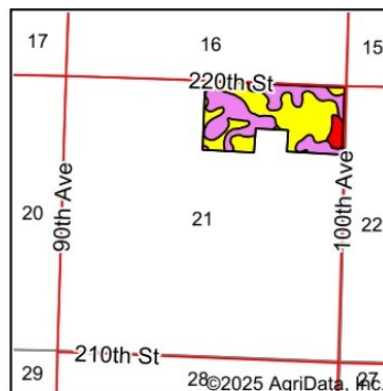
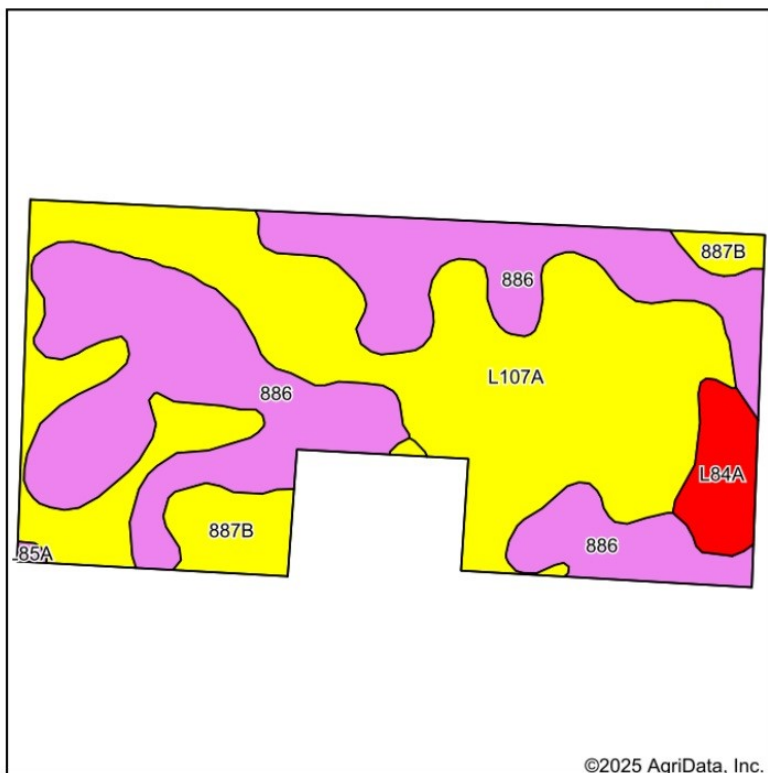
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PARCEL 2

Soils Map



State: **Minnesota**
 County: **Martin**
 Location: **21-104N-32W**
 Township: **Galena**
 Acres: **72.41**
 Date: **1/24/2025**



Maps Provided By:



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	33.69	46.5%		91
886	Nicollet-Crippin complex	31.41	43.4%		100
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	4.02	5.6%		92
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.14	4.3%		86
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.15	0.2%		99
Weighted Average					94.8



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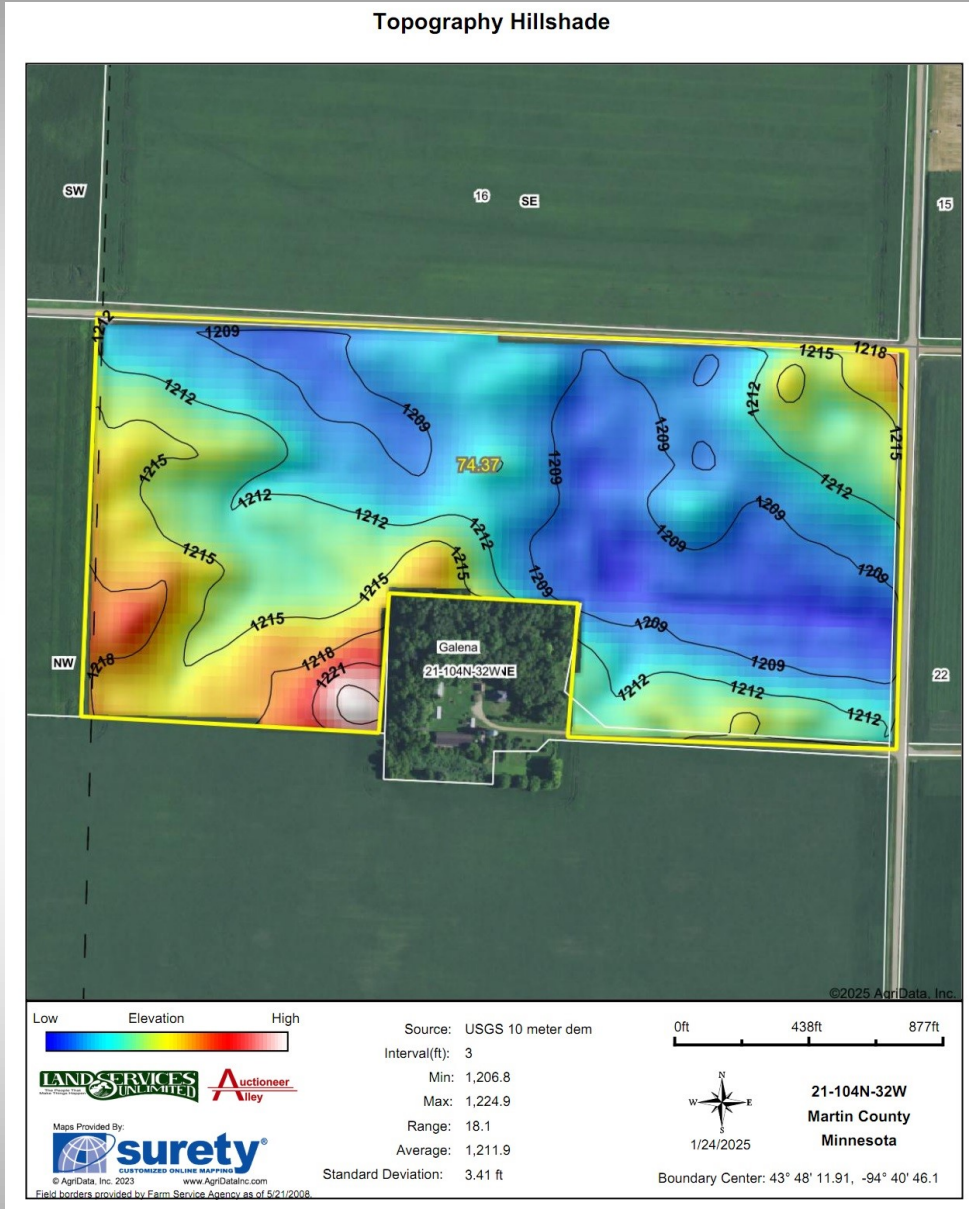
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PARCEL 2

Topography Hillshade



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PARCEL 3: 192.62 Acres



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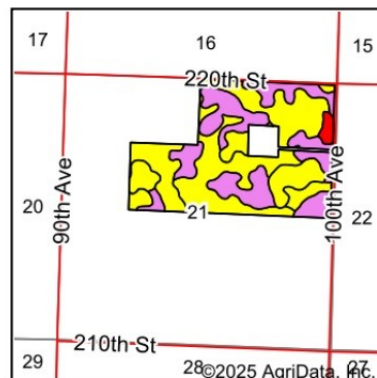
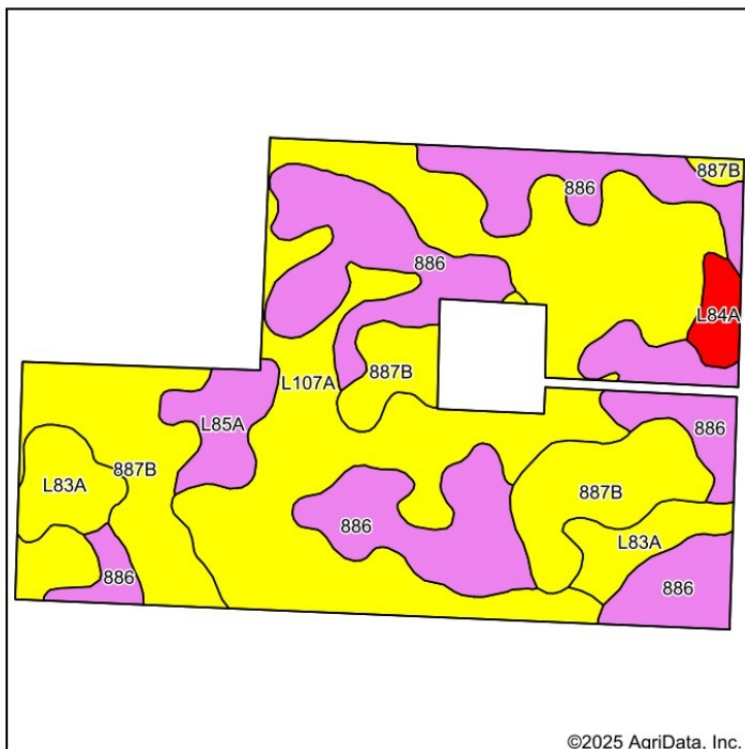
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PARCEL 3

Soils Map



State: **Minnesota**
 County: **Martin**
 Location: **21-104N-32W**
 Township: **Galena**
 Acres: **189.66**
 Date: **1/20/2025**



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	70.30	37.1%		91
886	Nicollet-Crippin complex	58.56	30.9%		100
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	39.29	20.7%		92
L83A	Webster clay loam, 0 to 2 percent slopes	11.94	6.3%		93
L85A	Nicollet clay loam, 1 to 3 percent slopes	6.47	3.4%		99
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.10	1.6%		86
Weighted Average					94.3



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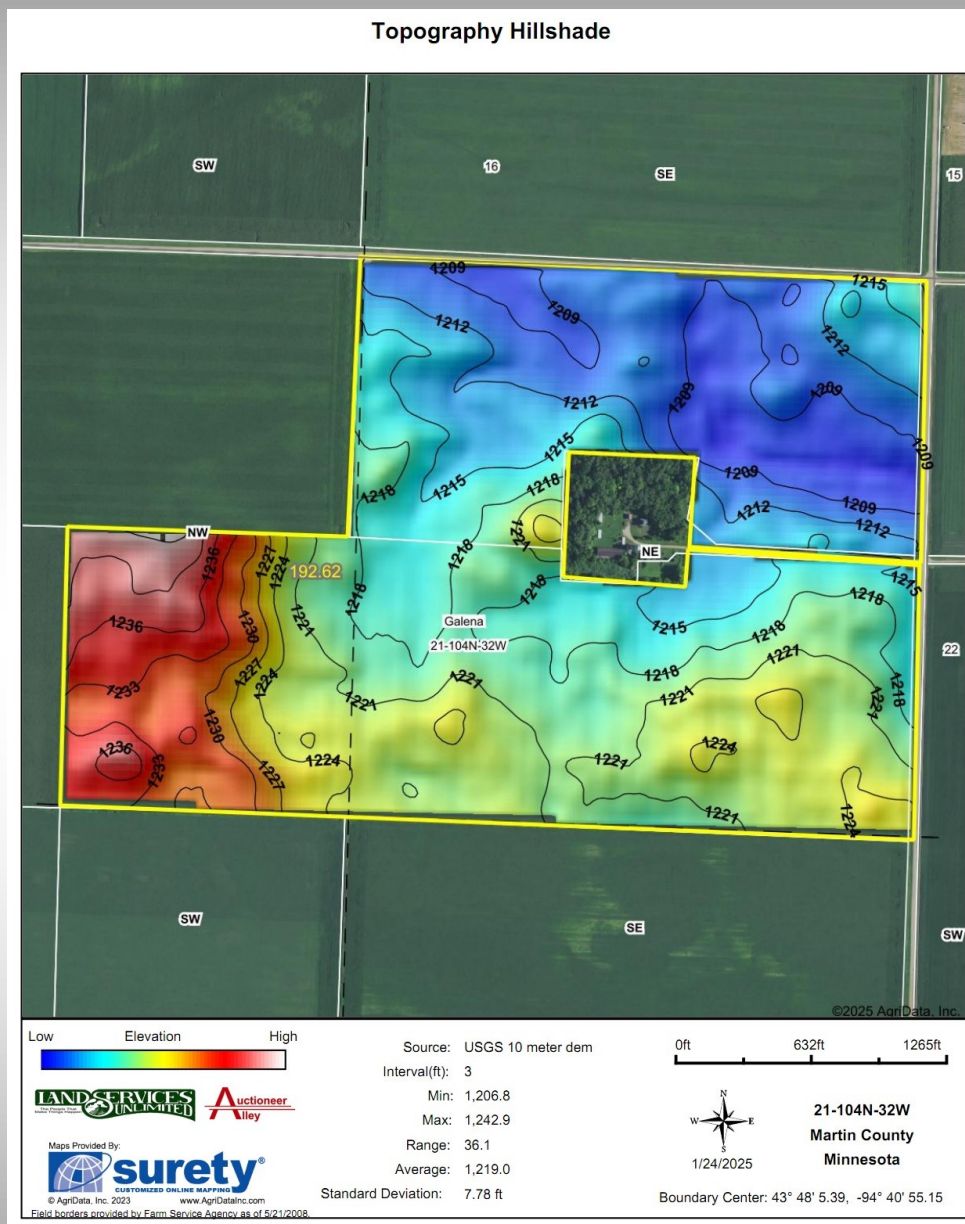
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PARCEL 3 NDVI Map

Max Plant Growth(NDVI) Multi-year

2023	
Std. Dev: 4.06	Max: 82
Mean: 70.09	Min: 33
Crop: Corn - 100%	
Remarks	

©2025 AgriData, Inc.

2022	
Std. Dev: 7.12	Max: 87
Mean: 78.76	Min: 32
Crop: Soybeans - 100%	
Remarks	

©2025 AgriData, Inc.

2021	
Std. Dev: 2.84	Max: 84
Mean: 74.24	Min: 50
Crop: Corn - 100%	
Remarks	

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2020	
Std. Dev: 2.83	Max: 87
Mean: 84.8	Min: 49
Crop: Soybeans - 100%	
Remarks	

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Client:
 Farm:
 Field:
 Date: 1/20/2025
 Acres: 192.62

State: MN
 County: Martin
 Location: 21-104N-32W
 Township: Galena
 Boundary Center: 43° 48' 5.39, -94° 40' 55.15

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: 94.3

Elevation (feet)
 Min: 1,206.8
 Max: 1,242.9
 Range: 36.1
 Mean: 1,219.2
 Std Dev: 7.9

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Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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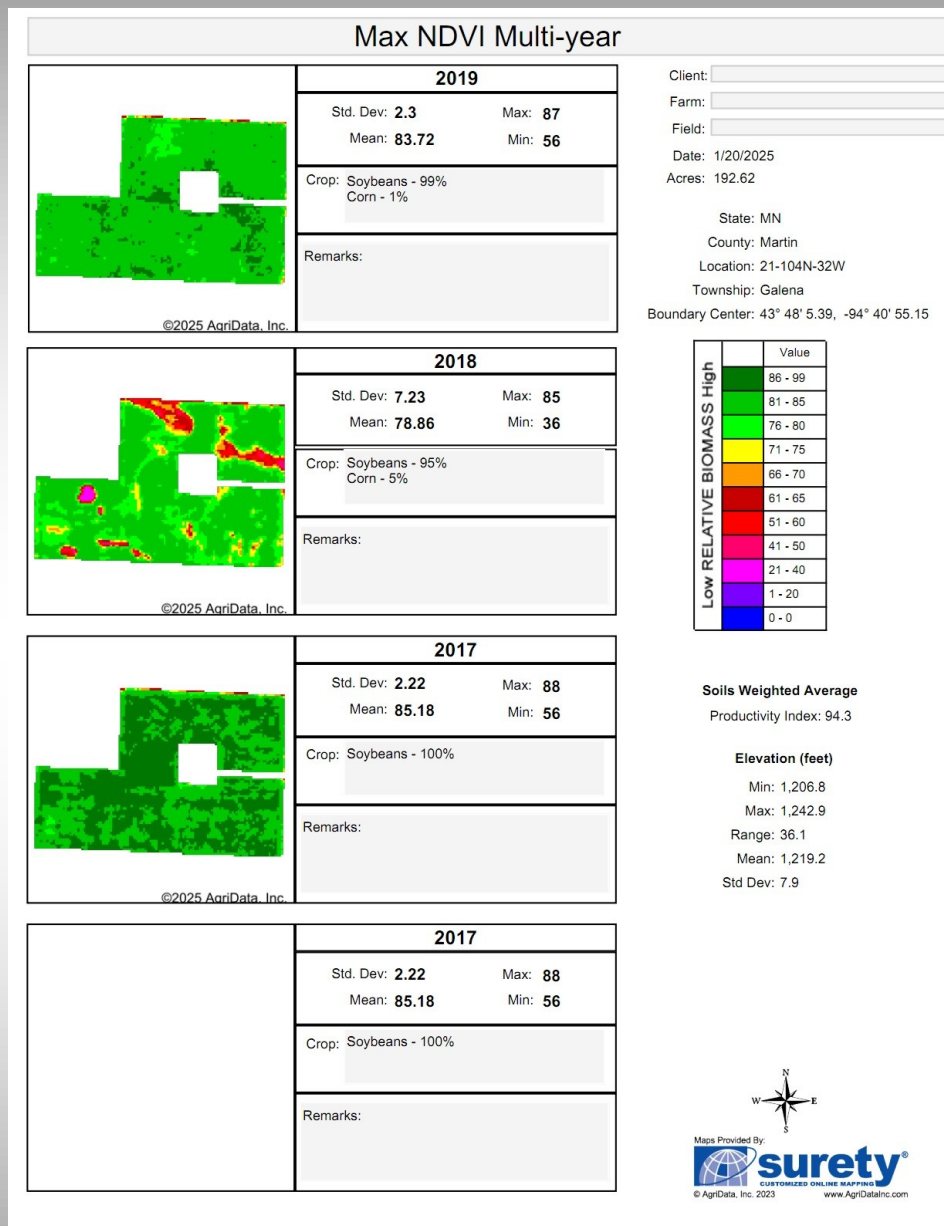
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PARCEL 3 NDVI Map



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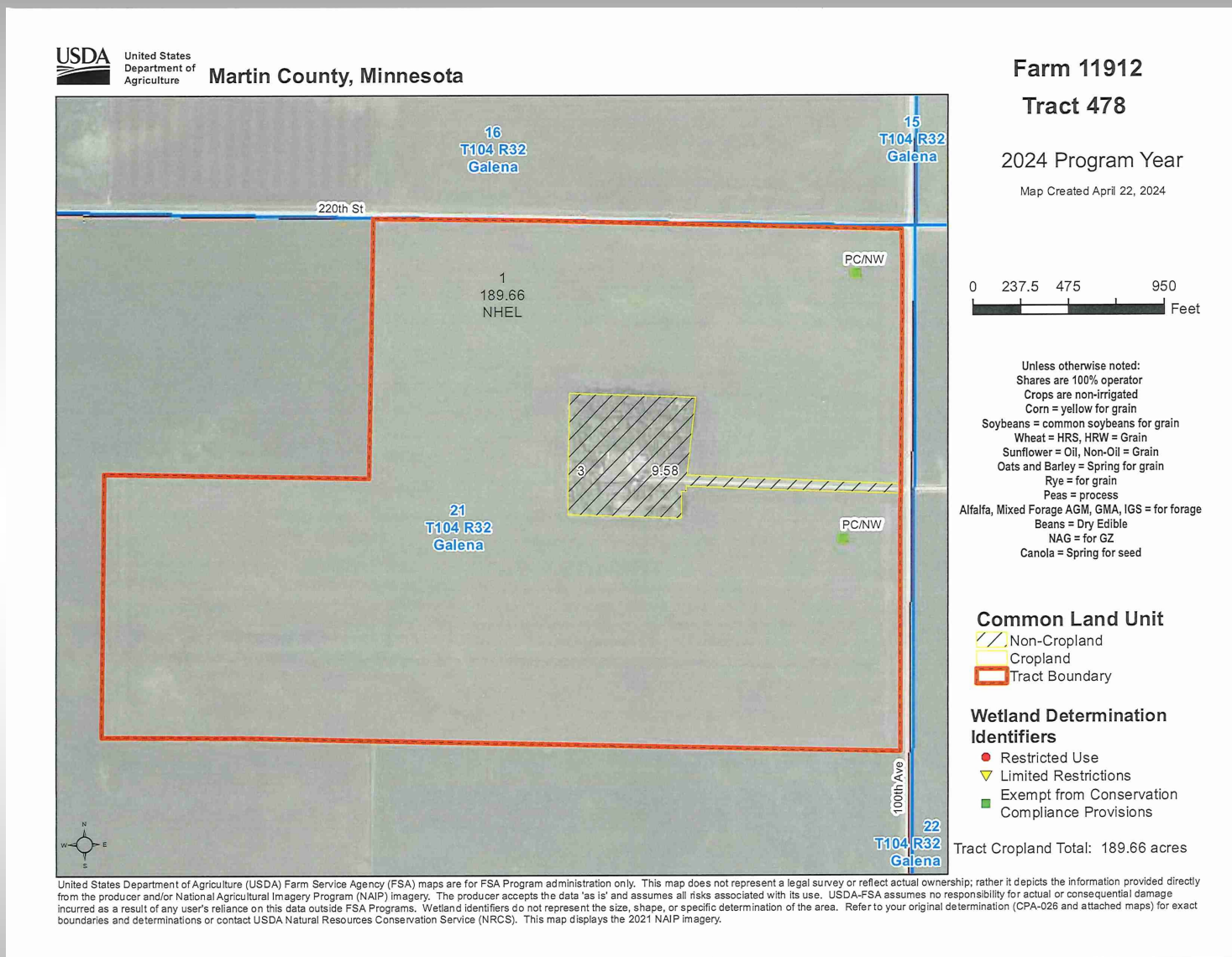
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PARCEL 3 FSA Map



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PARCEL 3 FSA Information

MINNESOTA MARTIN Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 11912 Prepared : 9/4/24 11:14 AM CST Crop Year : 2024
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Tract Number	: 478
Description	: NE4, SE4 NW4 (21)GAL
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	:
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
199.24	189.66	189.66	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	189.66	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	94.41	0.00	175
Soybeans	93.67	0.00	39
TOTAL	188.08	0.00	

NOTES



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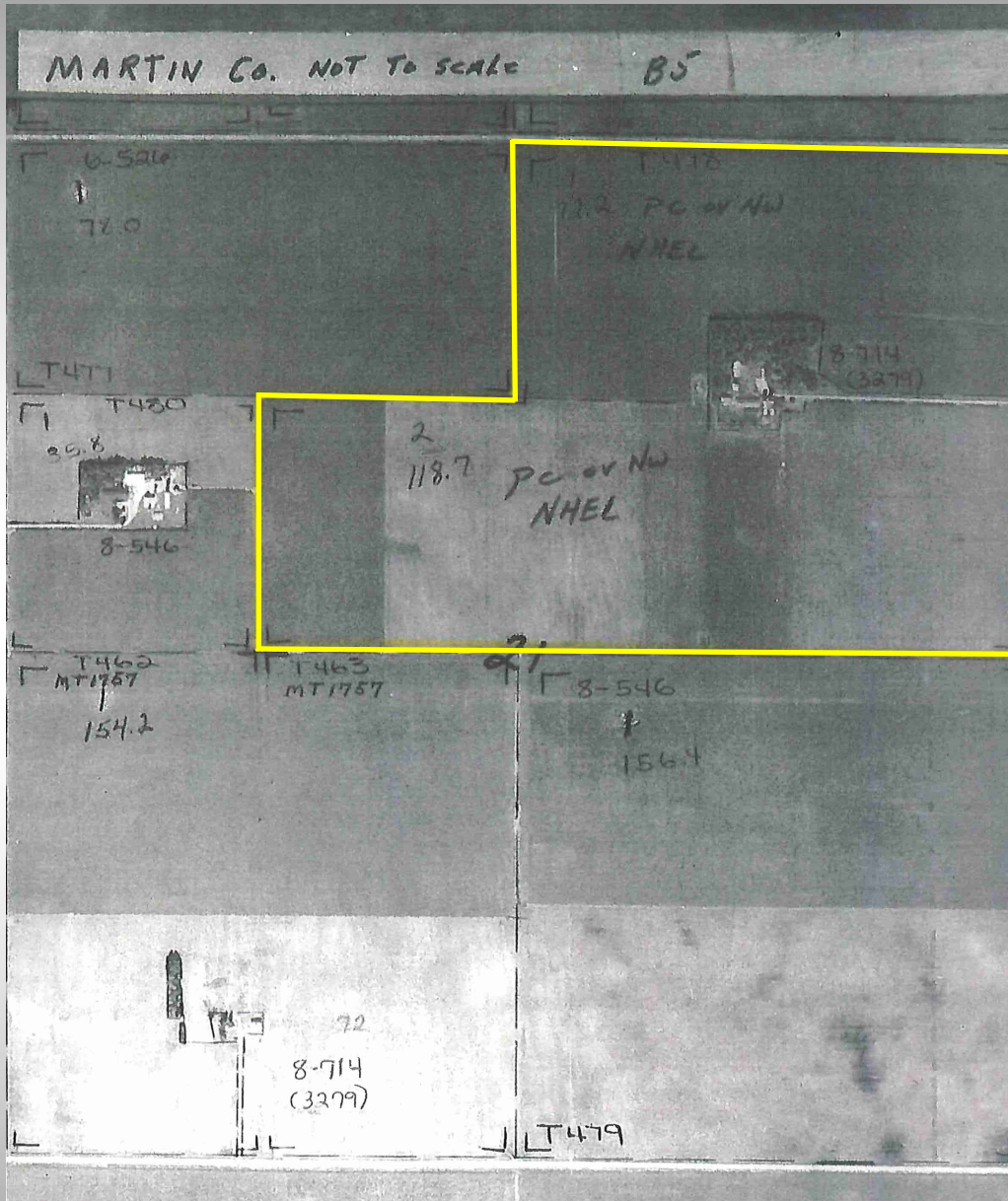
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PARCEL 3 Wetland Determination Map



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PARCEL 3 County Tile Map



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Martin County, MN

Summary

Parcel ID 080210300
 Property Address 21-104-032
 Sec/Twp/Rng 21-104-032
 Brief Tax Description SECT-21 TWP-104 RANGE-032 192.62 AC NE 1/4 & SE 1/4 NW 1/4 (EX 7.38AC) 192.62 AC
 (Note: Not to be used on legal documents)
 Deeded Acres 192.62
 Class 101 - (NON-HSTD) 2A/1B/4BB AGRICULTURAL
 District (0801) GALENA-2448
 School District 2448
 Neighborhood 00000800 - GALENA

[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.

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 A186-100 CPI	0	0	0	0	188.690	A	12,000.000	0.00	0.00	0.00	12,000.106	1.000	2,264,300	
2	ROAD	0	0	0	0	3.930	A	0.000	0.00	0.00	0.00	0.000	1.000	0	
Total													192.620		2,264,300

Valuation

	2024 Assessment	2023 Assessment	2022 Assessment	2021 Assessment
+ Estimated Land Value	\$2,264,300	\$2,264,300	\$1,547,300	\$1,434,000
+ Estimated Building Value	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$2,264,300	\$2,264,300	\$1,547,300	\$1,434,000

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	\$2,264,300	\$1,547,300	\$1,434,000	\$1,490,700	\$1,415,200
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$2,264,300	\$1,547,300	\$1,434,000	\$1,490,700	\$1,415,200
Net Taxes Due	\$9,698.00	\$8,128.00	\$8,398.00	\$8,418.00	\$8,545.38
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$2.62
= Total Taxes Due	\$9,698.00	\$8,128.00	\$8,398.00	\$8,418.00	\$8,548.00
% Change	19.32%	-3.22%	-0.24%	-1.52%	

IF YOU OWE BACK TAXES PLEASE CALL THE AUDITOR/TREASURER OFFICE



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

www.auctioneeralley.com

192.62 Acres +/- of Bare Farmland in Galena Twp., Martin Co., MN

FARMLAND AUCTION

Tuesday, February 11, 2025 @ 10:00 AM

SALE LOCATION: Auction will be held at Triumph Hall 546 Main Street East, Trimont, MN



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 property will be offered for sale as three parcels on our multi parcel board bidding system on sale day. Parcel 1 118.25 +/- Parcel 2 74.37 +/- and Parcel 3 192.62 +/- Deeded Acres x The Bid. All bidders must register for a bidding number prior to bidding on sale day. 20% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before March 21, 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 by the Buyer in 2025. Seller will keep all 2024 farm income 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



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NOTES



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