



MCGUIRE LAND AUCTION

Tuesday, April 8th @ 2 PM

Knights of Columbus Hall

920 E 10th Street, Fairmont, MN

40 ACRES +/-

SECTION 35 OF CENTER CREEK TWP

MARTIN COUNTY, MN

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060



40 Acres +/- of Farmland & Building in Center Creek Twp., Martin Co., MN

FARMLAND AUCTION

Tuesday, April 8, 2025 @ 2:00 PM

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

MCGUIRE FARM PROPERTY INFORMATION

SALE METHOD:	This farm will be offered for sale as one parcel on sale day, unless sufficient interest is shown in splitting off the pole barn and fenced pasture. 40 Deeded Acres x the Bid *Selling by legal description
LEGAL DESCRIPTION:	40.00 +/- Deeded Acres: SW ¼ of the SE ¼ of Section 35, TWP 103 North, Range 29 West, Martin County, MN
TAX PARCEL ID:	020350500
BUILDINGS:	Pole Building- 76'x108' Cow/Calf or Sheep Barn. Barn was used to raise sheep up to Lawrence's passing. Property has its own well. *To view building, please make an appointment with sales staff.
REAL ESTATE TAXES:	2024 (AG-HSTD) Ag Taxes = \$660.00
FSA INFORMATION:	Total Deeded Acres = 40.00 +/- Acres FSA Tillable Acres = 36.11 +/- Acres Corn Base Acres = 20.50 +/- Acres Corn PLC Yield = 122.00 +/- Bushels Soybean Base Acres = 11.30 +/- Acres Soybean PLC Yield = 35.00 +/- Bushels Wheat Base Acres = 00.30 +/- Acres Wheat PLC Yield = 40.00 +/- Bushels Total Base Acres = 32.10 +/- Acres
PREDOMINANT SOILS:	Nicollet Clay Loam, Webster Clay Loam & Clarion Loam
CPI:	Crop Productivity Index = 94.6 *Excellent *See Soils Map
TOPOGRAPHY:	Level to Gently Rolling *See Topography Map
DRAINAGE:	Part of Judicial Ditch 43 Water Shed.
NRCS CLASSIFICATION:	NHEL (Non-Highly Erodible Land)
WETLAND STATUS:	Completed 12/30/2024 PC/NW *See Wetland Determination
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 \$750 for 2024 fall tillage to previous tenant at or prior to closing.

AUCTIONS – REAL ESTATE - APPRAISALS



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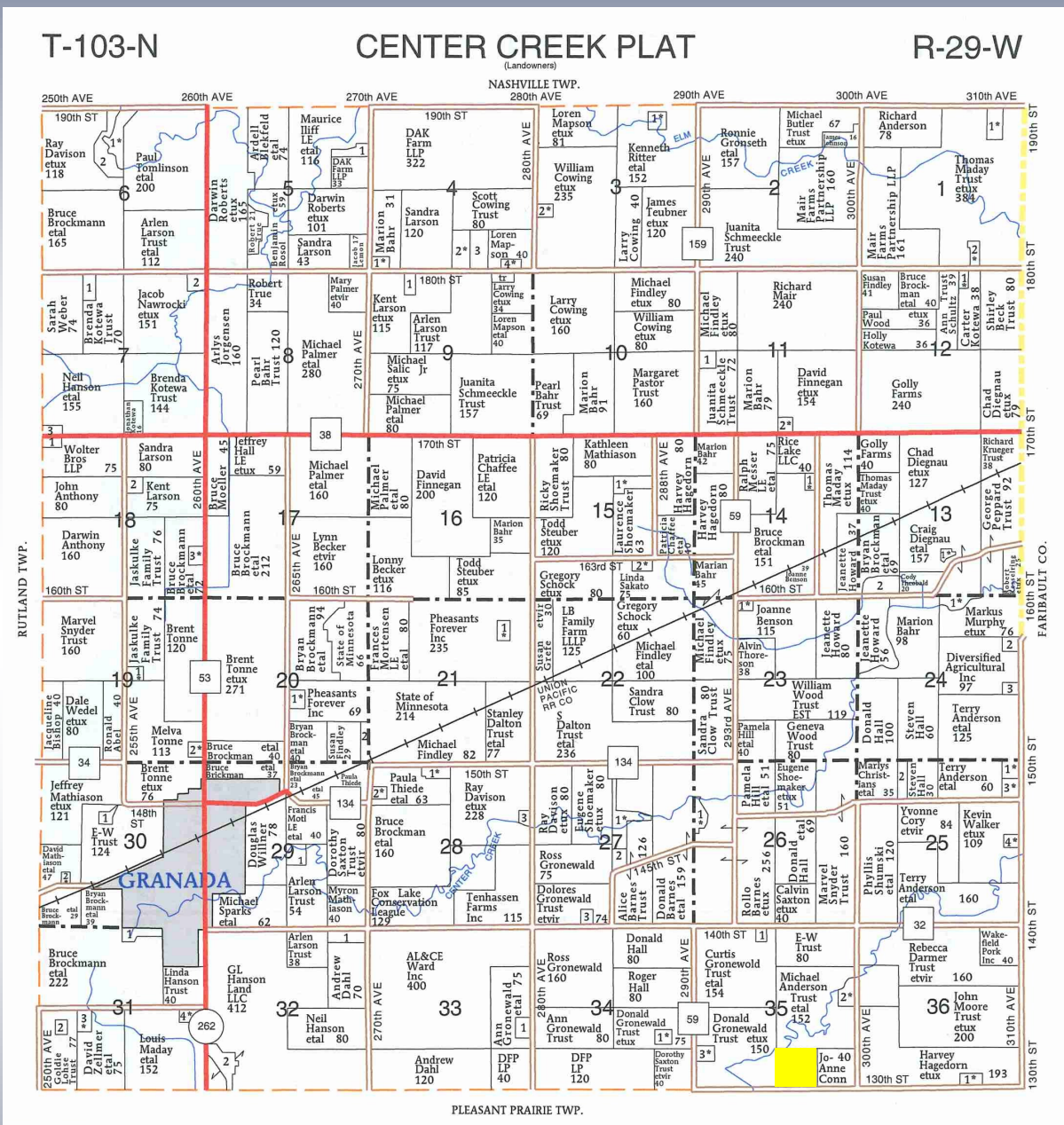
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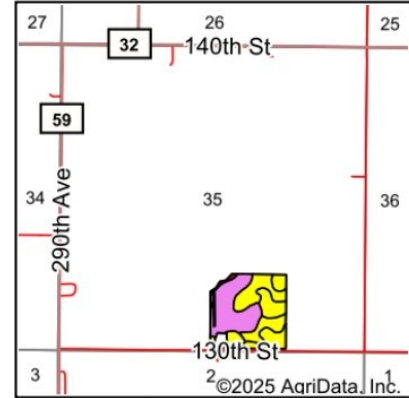
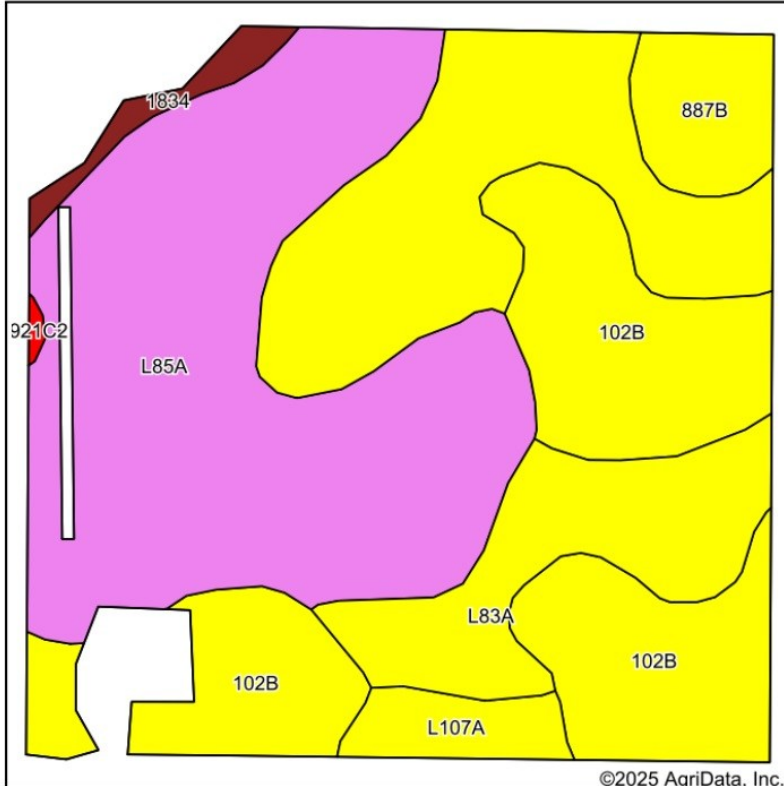
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Soils Map



State: **Minnesota**
 County: **Martin**
 Location: **35-103N-29W**
 Township: **Center Creek**
 Acres: **36.11**
 Date: **3/18/2025**



Soils data provided by USDA and NRCS.

Area Symbol: MN091, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans	
L85A	Nicollet clay loam, 1 to 3 percent slopes	13.68	37.8%		lw	99	81	
L83A	Webster clay loam, 0 to 2 percent slopes	10.04	27.8%		llw	93	82	
102B	Clarion loam, 2 to 6 percent slopes	9.30	25.8%		lle	95	83	
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	1.51	4.2%		lle	92	82	
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	0.98	2.7%		llw	91	81	
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	0.54	1.5%		Vw	20	17	
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	0.06	0.2%		llle	87	71	
Weighted Average						1.67	94.6	*n 80.9



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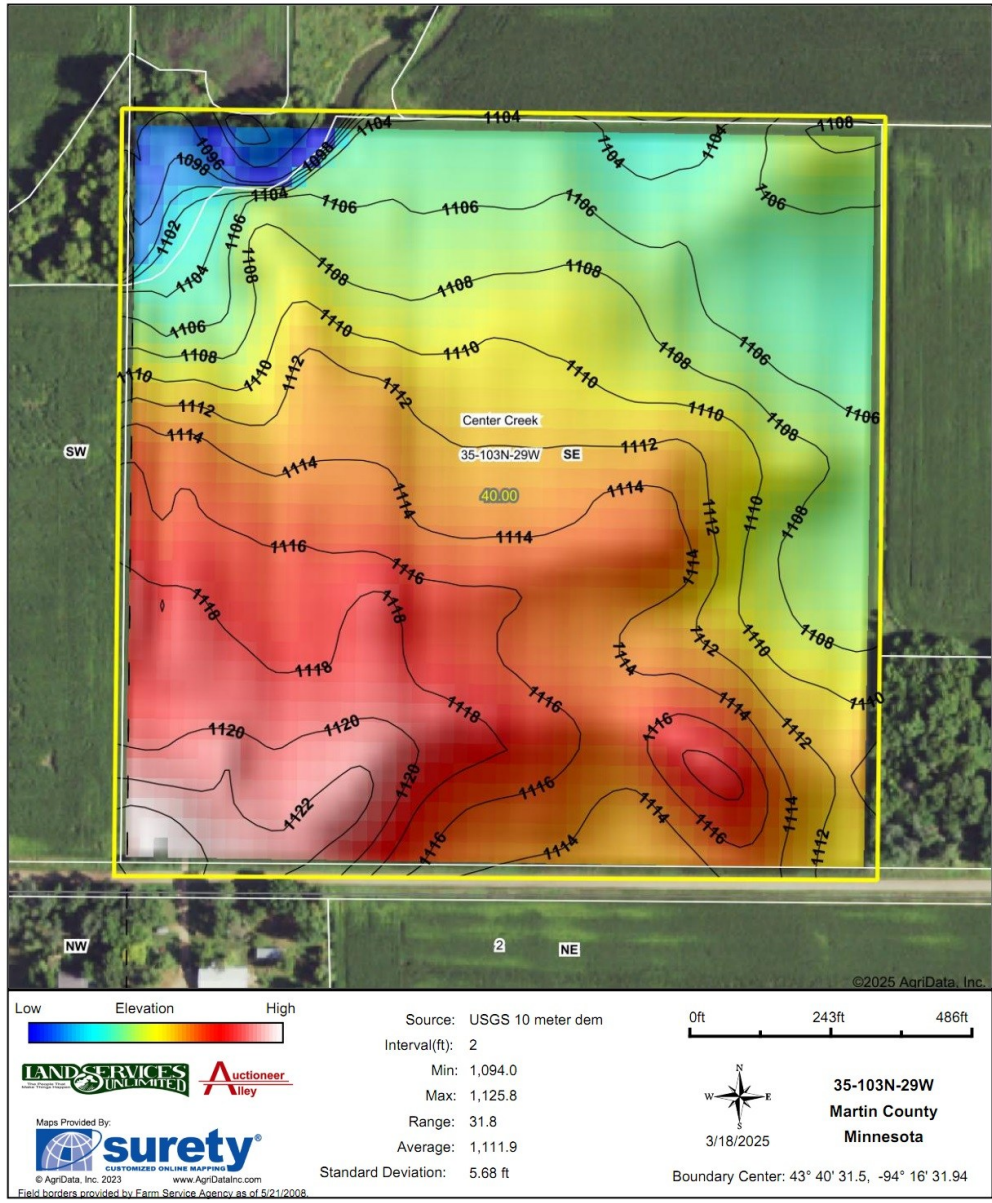
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Topography Hillshade



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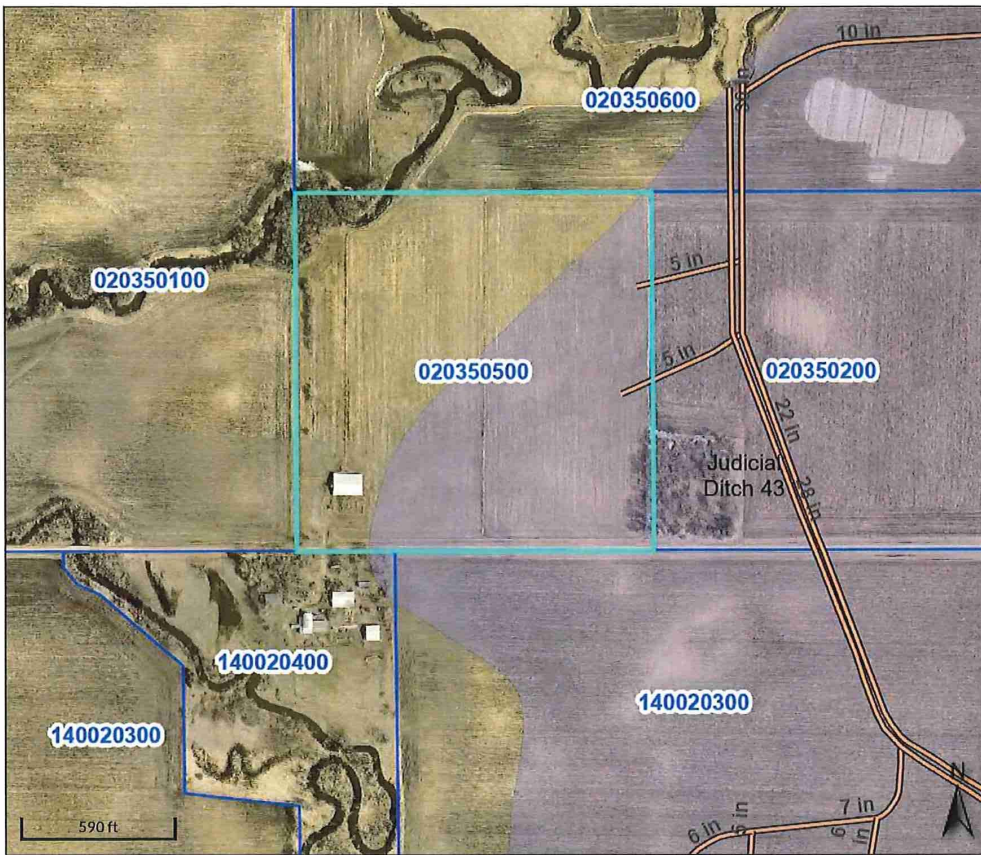
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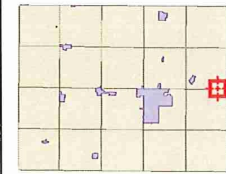
County Tile Map



Martin County, MN



Overview



Legend

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

Parcel ID	020350500	Alternate ID	n/a	Owner Address	LAWRENCE P MCGUIRE
Sec/Twp/Rng	35-103-029	Class	101 - 2A/1B/4BB AGRICULTURAL		FAIRMONT, MN 56031
Property Address		Acreage	40.0	Note	n/a
District	(0201) CENTER CREEK-2536				
Brief Tax Description	SECT-35 TWP-103 RANGE-029 40.00 AC SW1/4 SE1/4 40.00 AC				
	(Note: Not to be used on legal documents)				



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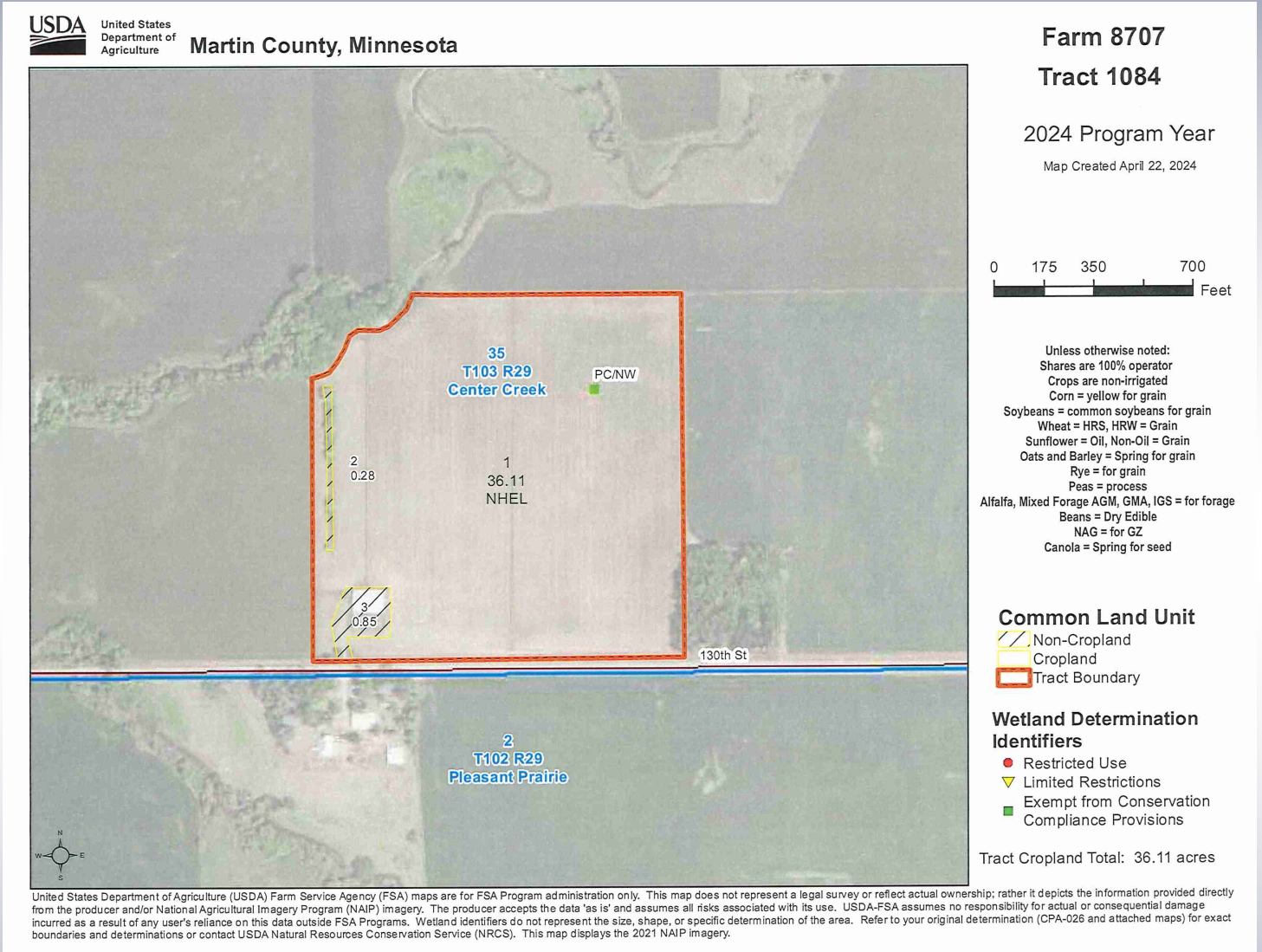
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FSA Map



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FSA Information

MINNESOTA MARTIN Form: FSA-156EZ <small>See Page 2 for non-discriminatory Statements.</small>	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 8707 Prepared : 3/17/25 9:30 AM CST Crop Year : 2025							
Operator Name : CRP Contract Number(s) : None Recon ID : 27-091-2007-62 Transferred From : None ARCPLC G/IF Eligibility : Ineligible - Complete G/IF History									
Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
37.24	36.11	36.11	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	36.11	0.00		0.00	0.00	0.00	0.00	
Crop Election Choice									
ARC Individual		ARC County				Price Loss Coverage			
None		None				None			
ARC Individual - Default		ARC County - Default				Price Loss Coverage - Default			
None		None				WHEAT, CORN, SOYBN			
DCP Crop Data									
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP					
Wheat	0.30	0.00	40						
Corn	20.50	0.00	122						
Soybeans	11.30	0.00	35						
TOTAL	32.10	0.00							
NOTES									
Tract Number : 1084 Description : (15G) SW4SE4 S35/CEN 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 : LAWRENCE P MCGUIRE Other Producers : None Recon ID : None									



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FSA Information

MINNESOTA
MARTIN
Form: FSA-156EZ



FARM : 8707
Prepared : 3/17/25 9:30 AM CST
Crop Year : 2025

Tract Land Data

Tract 1084 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
37.24	36.11	36.11	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	36.11	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.30	0.00	40
Corn	20.50	0.00	122
Soybeans	11.30	0.00	35
TOTAL	32.10	0.00	



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Wetland Determination

United States Department of Agriculture
Natural Resources Conservation Service

NRCS-CPA-026-WC
September 2020

CERTIFIED WETLAND DETERMINATION

1. Name:		2. Location County:	Martin
3. Address:	Granada, MN 56039	4. Admin. County:	Martin
5. Request Form:	AD-1026	6. Farm Number:	8707
7. Request Date:	5/1/2024	8. Tract Number:	1084

This certified wetland determination identifies areas subject to the wetland conservation provisions of the 1985 Food Security Act, as amended. See the attached Definitions of Wetland Labels and Uses for additional information and currently authorized activities under the Act.

Field(s)	Label	Occurrence Year (CW+YEAR)	Acreage
1	PC/NW		37.2


RECEIVED

JAN 13 2025

MARTIN CO. FSA

9. Remarks:

I certify that the above determinations are sufficient for the purpose of making a determination of eligibility for program benefits and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

10. Signature Designated Conservationist	Date:
ISAAC BUTERBAUGH 	12/30/2024

Page 1 of 2



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Wetland Determination Map



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Martin County, MN

Summary

Parcel ID 020350500
 Property Address 35-103-029
 Sec/Twp/Rng SECT-35 TWP-103 RANGE-029 40.00 AC SW1/4 SE1/4 40.00 AC
 Brief Tax Description (Note: Not to be used on legal documents)
 Deeded Acres 40.00
 Class 101 - (HSTD) 2A/1B/4BB AGRICULTURAL
 District (0201) CENTER CREEK-2536
 School District 2536
 Neighborhood 00000200 - CENTER CREEK



[View Map](#)
 * The Class code is the Assessor's Office determination of the use of the property for the current assessment year and is not the same as the property's zoning.
 * Please contact the zoning authority for information regarding zoning.

Primary Owner
[LAWRENCE P MCGUIRE](#)
 PO BOX 825
 FAIRMONT MN 56031

Land

Seq	HGA	Code	Units	UT
1		TILL A 1 86-100 CPI	34.71	A
2		TILL C2 0-49 CPI	0.33	A
3		MEADOW/PASTURE 1	1.05	A
4		WASTE/DITCH/BUFFER	1.34	A
5	A	ADDN SITE ACRES	1.57	A
6		ROAD	1	A

Extra Features

Card	Seq	HGA	Code	Description	Year Built	Eff. Year Built	Width	Length	Area	Height	RCNLD	% Ownership
801	1		002700	MODERN POLE BUILDING	1960	1960	106	74	7844	0	33886	100

Sales

Multi Parcel	Instr Type	Qualified Sale	Sale Date	Buyer	Seller	Sale Price	Adjusted Sale Price	eCRV
N	WD	Q	11/7/2000	MCGUIRE,LAWRENCE D	PICKENS,LAWRENCE & LEROY	\$87,000	\$87,000	399875

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

Valuation

Assessed Year	2024	2023	2022	2021
+ Estimated Dwelling Value				
+ Estimated Extra Features Value	\$33,886	\$34,827	\$36,710	\$33,651
+ Estimated Land Value	\$434,000	\$434,000	\$299,400	\$276,200
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$467,900	\$468,800	\$336,100	\$309,900
Estimated HGA Value	\$0	\$0	\$0	\$0

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	\$468,800	\$336,100	\$309,900	\$325,600	\$311,000
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$468,800	\$336,100	\$309,900	\$325,600	\$311,000
Net Taxes Due	\$660.00	\$600.00	\$610.00	\$632.00	\$656.51
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$39.49
= Total Taxes Due	\$660.00	\$600.00	\$610.00	\$632.00	\$696.00
% Change	10.00%	-1.64%	-3.48%	-9.20%	



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AUCTION INFORMATION

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

TERMS: The McGuire Farm will be offered for sale as one parcel on sale day, unless sufficient interest is shown in splitting off the pole barn and fenced pasture. 40.00 +/- 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 May 22, 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. Full possession will be granted at closing, early access will be allowed.

CONTRACTS & TITLE: Immediately upon the conclusion of the auction, the high bidder will enter into a purchase agreement/ real estate contract and provide funds for the earnest money to be deposited with the real estate company or sellers designated escrow agent the day of the sale. The seller will provide an updated abstract or owners title insurance commitment at their expense.

ONLINE BIDDING INFORMATION:

To bid online go to auctioneeralley.com and click on the auction you would like to bid on or download our mobile app on your smart phone or tablet.

Click the bid now button to enter the sale of your choice.

Click register to bid to be allowed to bid and sign in with your username and password.

If you do not have a user account, please make one prior to the auction or you won't be allowed to bid.

If you need help, please feel free to contact Dustyn Hartung prior to the sale 507-236-7629.

For those that can't attend sale day and aren't able to bid online, please make arrangements with sales staff 24 hours ahead of the auction to bid by phone.

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WWW.LANDSERVICESUNLIMITED.COM

Acres - Commercial - Farm Land - Recreational



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