



FARMLAND AUCTION

Thursday, November 13th @ 10 AM

Knights of Columbus Hall

920 E 10th Street, Fairmont, MN

154.80 ACRES +/-

SECTION 32 OF PLEASANT MOUND TWP

BLUE EARTH COUNTY, MN

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060



154.80 Acres +/- of Bare Farmland in Pleasant Mound Twp, Blue Earth Co., MN

FARMLAND AUCTION

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



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

BREITBARTH 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- 80 +/- Deeded Acres x The Bid
Parcel 2- 74.80 +/- Deeded Acres x The Bid
Parcel 3- 154.80 +/- Deeded Acres x The Bid
***Selling by legal description unless farm is sold in two parcels.**

LEGAL DESCRIPTION 1: 80 +/- Deeded Acres located in the E ½ of the SE ¼ of Section 32, TWP 105N, Range 29W, Blue Earth County, MN

TAX PARCEL ID: R47.21.32.400.002

BUILDINGS 1-3: None

REAL ESTATE TAXES 1: 2025 (NON-HSTD) Ag Taxes = \$2,326.00

FSA INFORMATION 1-3:

Total Deeded Acres	=	154.80 +/- Acres
FSA Tillable Acres	=	152.40 +/- Acres
Corn Base Acres	=	77.20 +/- Acres
Corn PLC Yield	=	149.00 +/- Bushels
Soybean Base Acres	=	75.20 +/- Acres
Soybean PLC Yield	=	44.00 +/- Bushels
Total Base Acres	=	152.40 +/- Acres

PREDOMINANT SOILS 1: Marna Silty Clay Loam, Lura Silty Clay & Nicollet Clay Loam

CPI PARCEL 1: CPI= 84.8
***See Soils Map**

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

DRAINAGE PARCEL 1: Private Tile
***See County Tile Map**

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

WETLAND STATUS 1: PC/NW Completed 3-7-2017
***See Wetland Determination**

AUCTIONS – REAL ESTATE - APPRAISALS



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LEGAL DESCRIPTION 2: 74.80 +/- Deeded Acres located in the W ½ of the SE ¼ (Excepting 5.20 Acre Building Site) of Section 32, TWP 105N, Range 29W, Blue Earth County, MN

TAX PARCEL ID: R47.21.32.400.001

REAL ESTATE TAXES 2: 2025 (NON-HSTD) Ag Taxes = \$4,136.00 (Includes bldg. site)

PREDOMINANT SOILS 2: Marna Silty Clay Loam, Lura Silty Clay & Nicollet Clay Loam

CPI PARCEL 2: CPI= 88.2
*See Soils Map

TOPOGRAPHY 2: Level to Gently Rolling
*See Topography Map

DRAINAGE PARCEL 2: Part of JD 85 Watershed
*See County Tile Map

NRCS CLASSIFICATION 2: NHEL (Non-Highly Erodible Land)

WETLAND STATUS 2: PC/NW Completed 3-7-2017
*See Wetland Map

PARCEL 3: 154.80 Deeded Acres +/- Parcel 1 and 2 Combined
SE ¼ of Section 32, TWP 105N, Range 29W (Excepting 5.20 Acre Building Site)

LEASE STATUS: Seller will retain all 2025 land rent. The property is opened to be farmed by the Buyer in 2026.

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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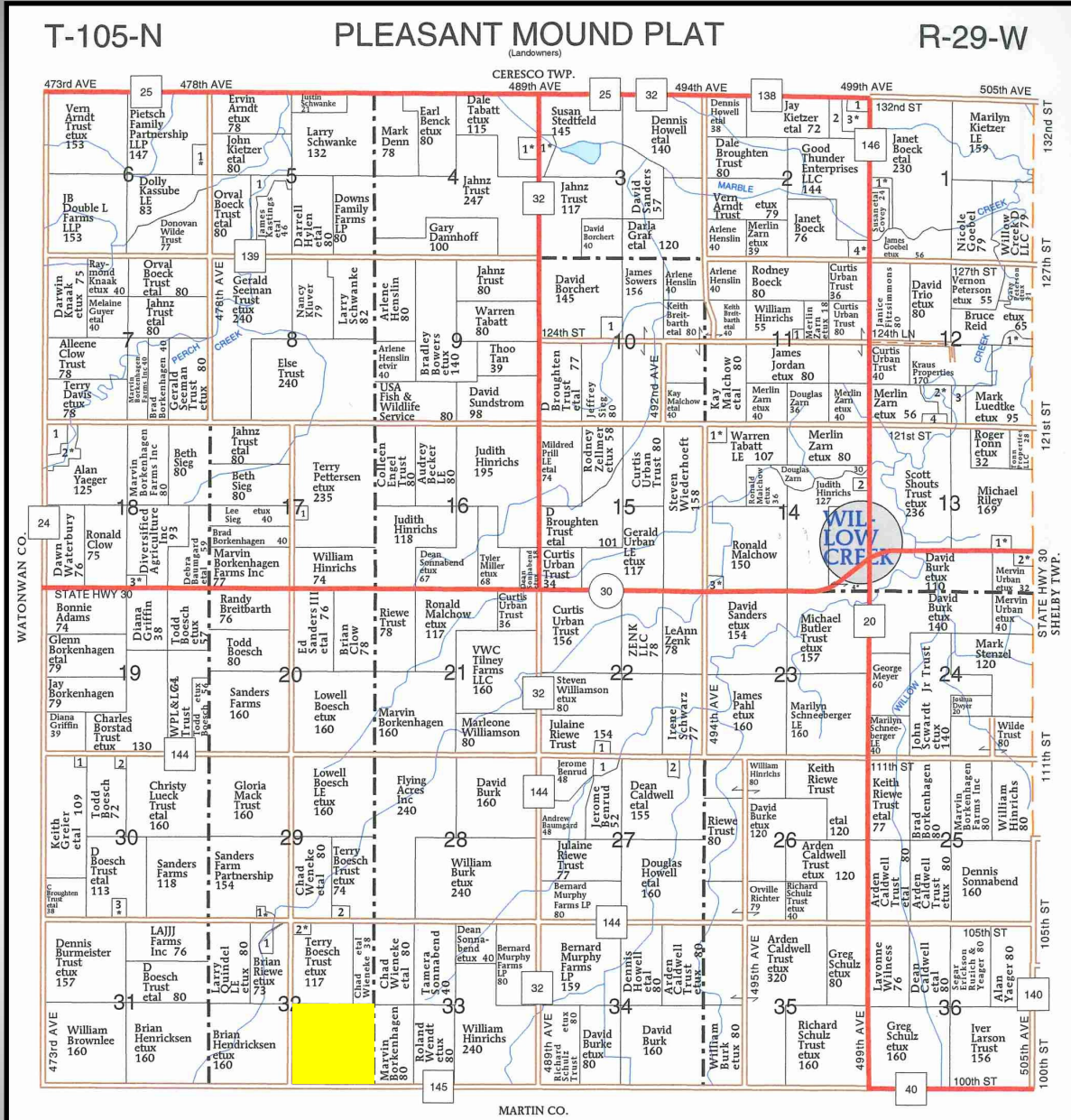
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PARCEL 1: 80 Acres



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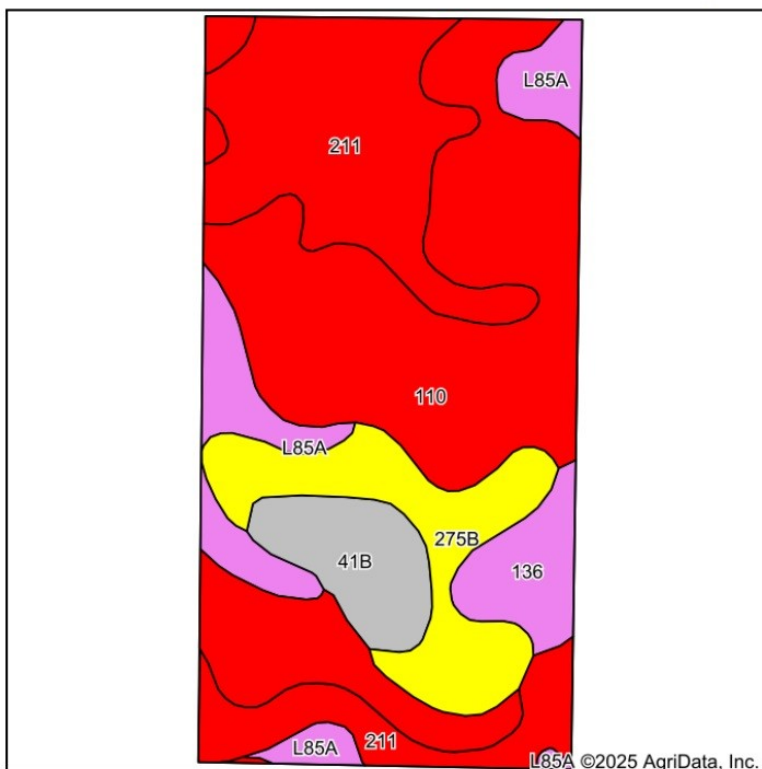
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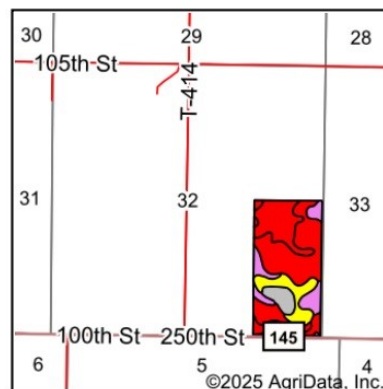
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PARCEL 1

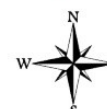
Soils Map



Soils data provided by USDA and NRCS.



State: Minnesota
County: Blue Earth
Location: 32-105N-29W
Township: Pleasant Mound
Acres: 79
Date: 9/7/2025



Area Symbol: MN013, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
110	Marna silty clay loam, 0 to 2 percent slopes	32.99	41.8%		87
211	Lura silty clay, 0 to 1 percent slopes	20.22	25.6%		81
275B	Ocheyedan loam, 2 to 8 percent slopes	9.67	12.2%		93
L85A	Nicollet clay loam, 1 to 3 percent slopes	7.18	9.1%		99
41B	Estherville sandy loam, 2 to 6 percent slopes	5.14	6.5%		44
136	Madelia silty clay loam, 0 to 2 percent slopes	3.80	4.8%		94
Weighted Average					84.8



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PARCEL 2: 74.80 Acres



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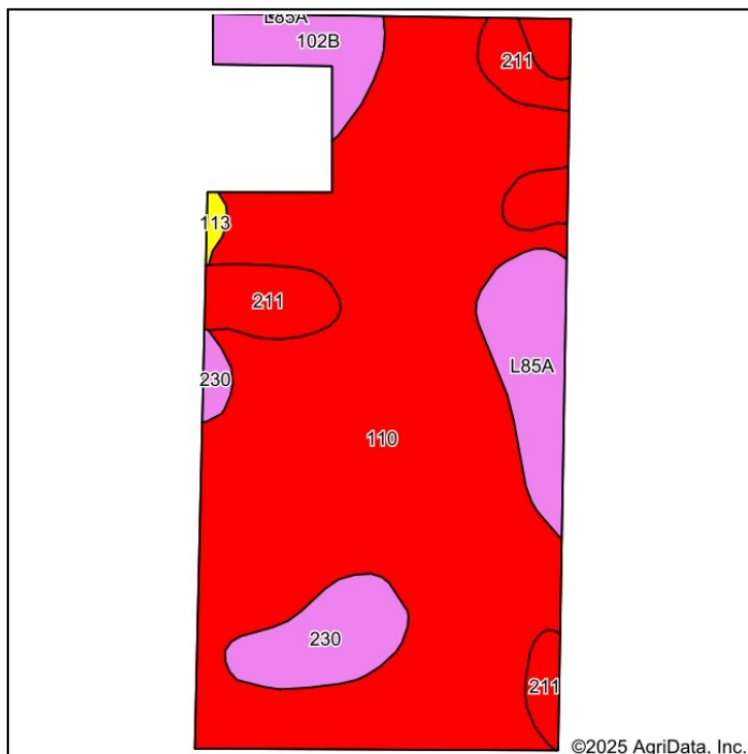
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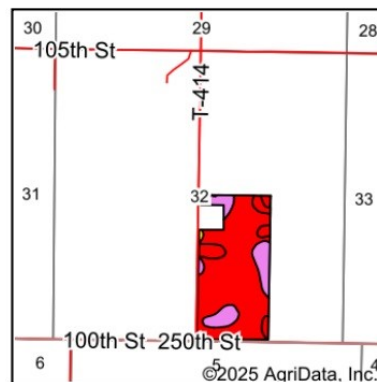
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PARCEL 2

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Blue Earth**
 Location: **32-105N-29W**
 Township: **Pleasant Mound**
 Acres: **73.4**
 Date: **9/7/2025**



Area Symbol: MN013, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
110	Marna silty clay loam, 0 to 2 percent slopes	54.77	74.7%		87
211	Lura silty clay, 0 to 1 percent slopes	5.89	8.0%		81
L85A	Nicollet clay loam, 1 to 3 percent slopes	4.79	6.5%		99
230	Guckeen silty clay loam, 1 to 3 percent slopes	4.54	6.2%		95
102B	Clarion loam, 2 to 6 percent slopes	3.11	4.2%		95
113	Webster clay loam, 0 to 2 percent slopes	0.30	0.4%		93
Weighted Average					88.2



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PARCEL 3: 154.80 Acres



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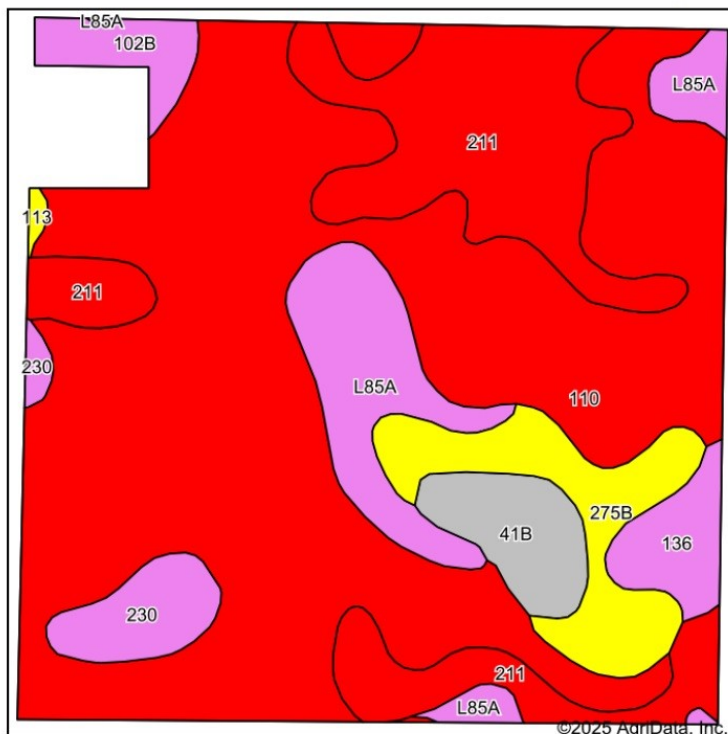
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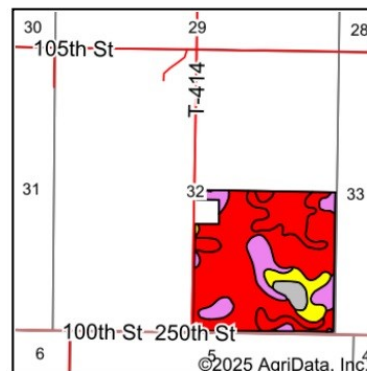
PARCEL 3

Soils Map



Soils data provided by USDA and NRCS.

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State: Minnesota
County: Blue Earth
Location: 32-105N-29W
Township: Pleasant Mound
Acres: 152.4
Date: 9/7/2025



Area Symbol: MN013, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
110	Marna silty clay loam, 0 to 2 percent slopes	87.72	57.6%		87
211	Lura silty clay, 0 to 1 percent slopes	26.10	17.1%		81
L85A	Nicollet clay loam, 1 to 3 percent slopes	12.09	7.9%		99
275B	Ocheyedan loam, 2 to 8 percent slopes	9.67	6.3%		93
41B	Estherville sandy loam, 2 to 6 percent slopes	5.14	3.4%		44
230	Guckeen silty clay loam, 1 to 3 percent slopes	4.54	3.0%		95
136	Madelia silty clay loam, 0 to 2 percent slopes	3.78	2.5%		94
102B	Clarion loam, 2 to 6 percent slopes	3.07	2.0%		95
113	Webster clay loam, 0 to 2 percent slopes	0.29	0.2%		93
Weighted Average					86.4



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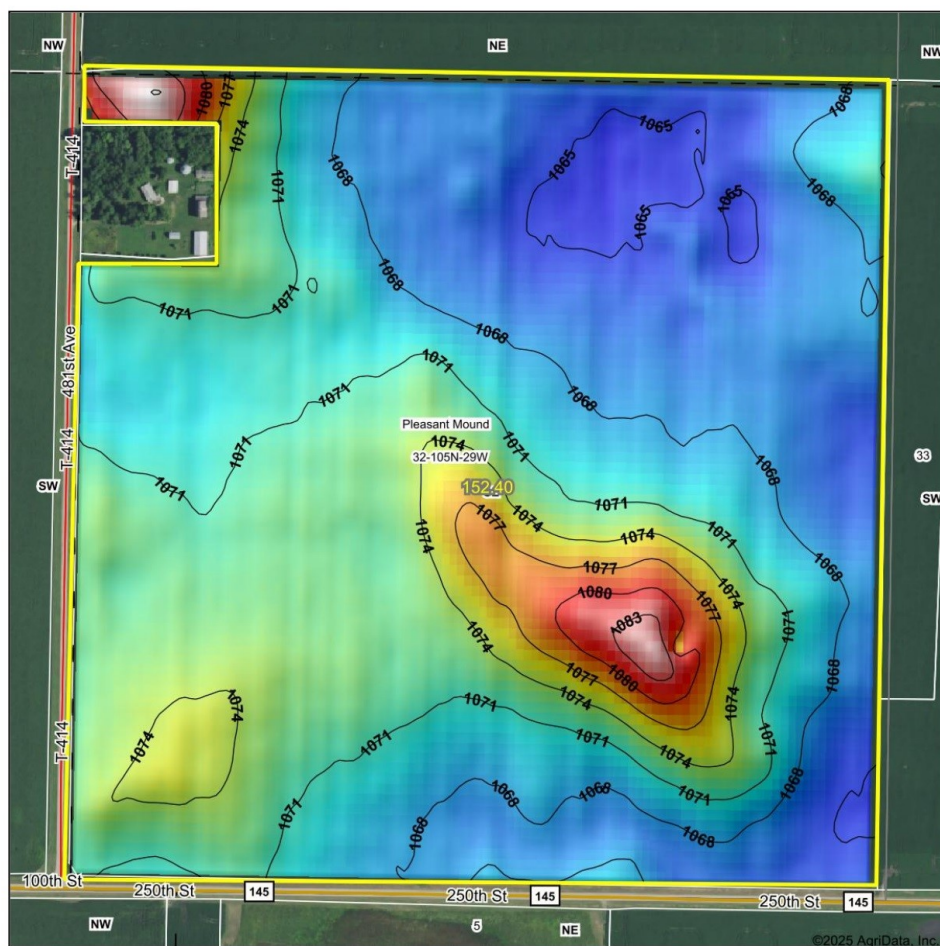
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PARCEL 3

Topography Hillshade



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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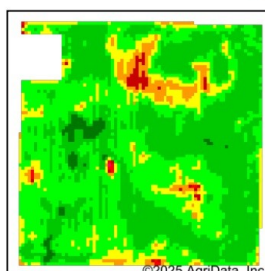
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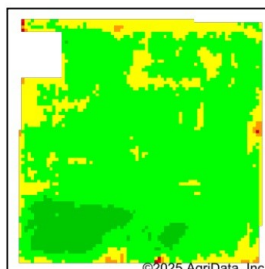
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PARCEL 3 NDVI Map

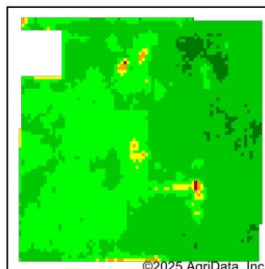
Max Plant Growth(NDVI) Multi-year



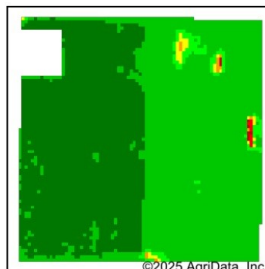
2023			
Std. Dev:	4.52	Max:	91
Mean:	79.07	Min:	48
Crop:	Soybeans - 100%		
Remarks			



2022			
Std. Dev:	2.26	Max:	83
Mean:	76.65	Min:	56
Crop:	Corn - 100%		
Remarks			



2021			
Std. Dev:	2.86	Max:	87
Mean:	81.54	Min:	64
Crop:	Soybeans - 100%		
Remarks			



2020			
Std. Dev:	2.66	Max:	88
Mean:	84.4	Min:	52
Crop:	Soybeans - 51% Corn - 49%		
Remarks			

Client:
Farm:
Field:
Date: 9/7/2025
Acres: 152.4

State: MN
County: Blue Earth
Location: 32-105N-29W
Township: Pleasant Mound
Boundary Center: 43° 51' 6.28, -94° 20' 1.93

Value
86 - 99
81 - 85
76 - 80
71 - 75
66 - 70
61 - 65
51 - 60
41 - 50
21 - 40
1 - 20
0 - 0

Soils Weighted Average
Productivity Index: 86.4

Elevation (feet)
Min: 1,064.4
Max: 1,086.2
Range: 21.8
Mean: 1,070.2
Std Dev: 3.7



Maps Provided By:
surety
CUSTOMER ONLINE MAPPING
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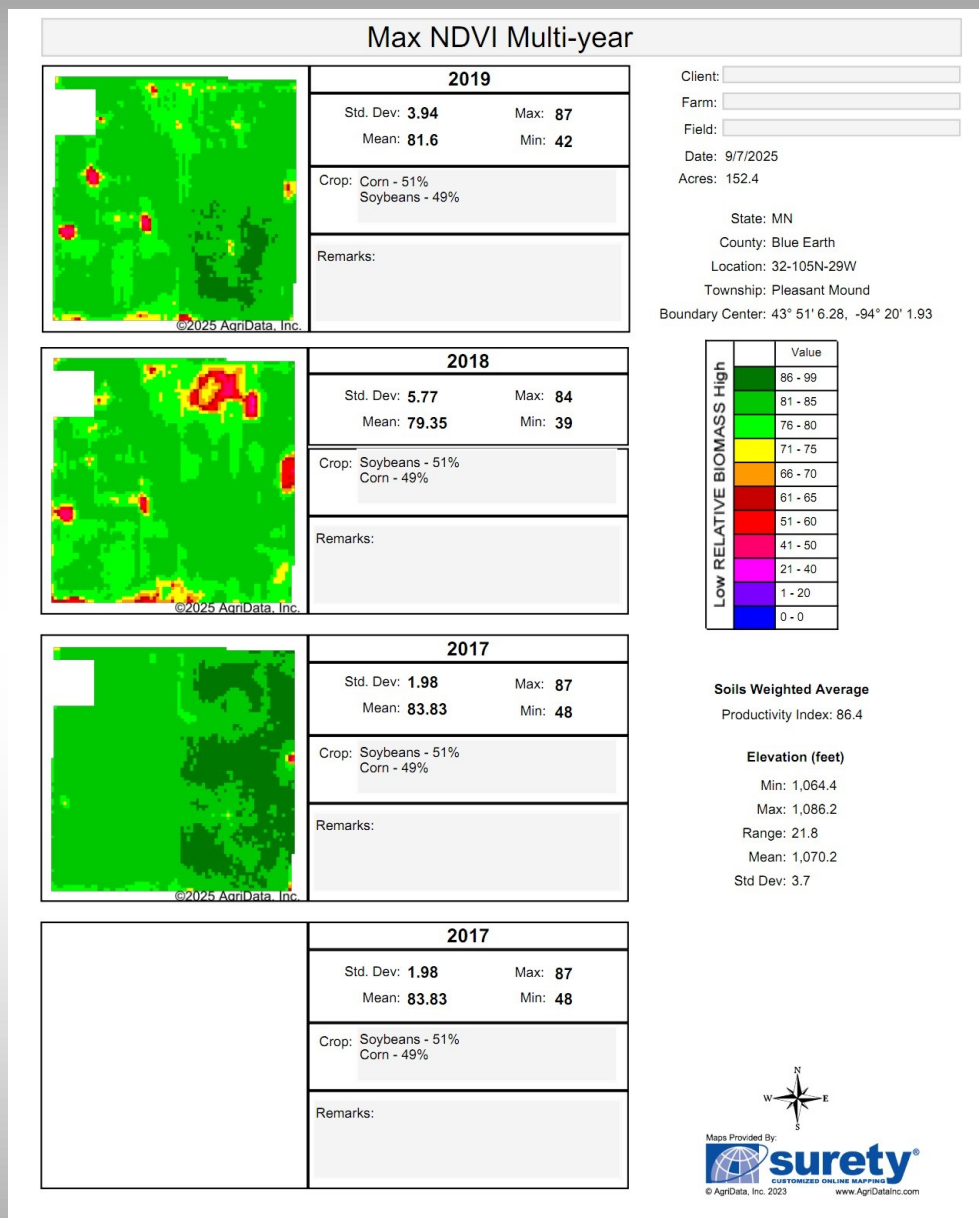
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PARCEL 3 NDVI Map



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PARCEL 3 FSA Map



United States
Department of
Agriculture

Martin County, Minnesota



Farm 8835

Tract 15438

2025 Program Year

Map Created April 30, 2025

0 175 350 700
Feet

Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = process
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 152.40 acres

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PARCEL 3 FSA Information

MINNESOTA MARTIN		 United States Department of Agriculture Farm Service Agency		FARM : 8835	
Form: FSA-156EZ				Prepared : 8/18/25 11:59 AM CST	
See Page 2 for non-discriminatory Statements.		Abbreviated 156 Farm Record		Crop Year : 2025	

Operator Name :									
CRP Contract Number(s) : None									
Recon ID : None									
Transferred From : None									
ARCPLC G//F Eligibility : Eligible									

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
156.69	152.40	152.40	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	152.40	0.00		0.00	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	77.20	0.00	149	0
Soybeans	75.20	0.00	44	0
TOTAL	152.40	0.00		

NOTES	

Tract Number : 15438	
Description	: SE4 (32)Pleasant Mound-Blue Earth
FSA Physical Location	: MINNESOTA/BUE EARTH
ANSI Physical Location	: MINNESOTA/BUE EARTH
BIA Unit Range Number	:
HEL Status	: NHSL: No agricultural commodity planted on undetermined fields
Wetland Status	: Tract does not contain a wetland
WL Violations	: None
Owners	: MARY BREITBARTH
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.69	152.40	152.40	0.00	0.00	0.00	0.00	0.0



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MINNESOTA
MARTIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8835

Prepared : 8/18/25 11:59 AM CST

Crop Year : 2025

Tract 15438 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	152.40	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	77.20	0.00	149
Soybeans	75.20	0.00	44
TOTAL	152.40	0.00	

NOTES

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ALLEN, RYAN & CHRIS KAHLER & DOUG WEDEL

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

www.auctioneeralley.com

154.80 Acres +/- of Bare Farmland in Pleasant Mound Twp, Blue Earth Co., MN

FARMLAND AUCTION

Thursday, November 13, 2025 @ 10:00 AM

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

PARCEL 3 Wetland Determination Map



LAND SERVICES UNLIMITED
The People That Make Things Happen

Auctioneer Alley

AUCTIONEERS AND SALES STAFF

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PARCEL 3 County Tile Map



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Summary

Parcel ID R47.21.32.400.002
Property Address 0

Brief Tax Description E2 OF SE4 032 105 29 080.000A
(Note: Not to be used on legal documents)

Acres 80
Class Code 101-2A/1B/4BB AGRICULTURAL
Tax District (47458) PLEASANT MOUND T SCH 0458

*The Use Code is the Assessor Office's 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.

Owners

Primary Owner
[BREITBARTH MARY](#)
10217 481ST AVE
TRUMAN MN 56088

Land

Seq	Code	Dim1	Dim2	Units
1	TILL 74	0	0	79
2	ROAD	0	0	1

Valuation - Assessment Year

Assessed Year	2025	2024	2023	2022
EMV Improvement	\$0	\$0	\$0	\$0
EMV Land	\$821,600	\$923,700	\$865,200	\$678,100
EMV (Estimated Market Value) Total	\$821,600	\$923,700	\$865,200	\$678,100
Green Acres Value				

Taxation

	2025 Payable	2024 Payable	2023 Payable
Estimated Market Value	\$923,700	\$865,200	\$678,100
- Excluded Value	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0
= Taxable Market Value	\$923,700	\$865,200	\$678,100
Net Taxes Due	\$2,326.00	\$1,922.00	\$1,732.00
+ Special Assessments	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$2,326.00	\$1,922.00	\$1,732.00

Pay Property Taxes

[Click here to pay property taxes for this parcel.](#)

View Notices and Statements

[Click here to view notices and statements](#)

Unpaid Taxes

	2025 Payable
Unpaid Tax	\$1,163.00
+ Unpaid Spec Asmt	\$0.00
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$1,163.00



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Summary

Parcel ID R47.21.32.400.001
 Property Address 10217 481ST AVE
 TRUMAN MN 56088
 Brief Tax Description W2 OF SE4 032 105 29 080.000A
 (Note: Not to be used on legal documents)
 Acres 80
 Class Code 101-(HSTD) 2A/1B/4BB AGRICULTURAL
 Tax District (47458) PLEASANT MOUND T SCH 0458

The building site is being sold by Private Sale Method



*The Use Code is the Assessor Office's 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.

Owners

Primary Owner
[BREITBARTH MARY](#)
 10217 481ST AVE
 TRUMAN MN 56088

Land

Seq	Code	Dim1	Dim2	Units
1	SITE	0	0	
2	EXCESS	0	0	
3	TILL 80	0	0	72.45
4	ROAD	0	0	3
5	MEADOW	0	0	0.25

Residential Buildings

Card	1	Attic	NONE
Year Built	1977	Wood Fireplaces	1
Architectural	SPLIT FOYER FRAME	Gas/Electric Fireplaces	0
Living Sqft	1,444	Basement Finish	FULL
Foundation	MASONRY WALL	Living Qtrs Bsmnt Area	1225
Frame	FRAME	Basement Total Sq ft	0
Exterior	WD FR SIDING	Rec Room Bsmnt Finish	0
Interior	SHEET ROCK	Minimal Bsmnt Finish	0
Roof/Cover	GABLE/ASPH SHGL		
Floor	CARPET/LINOLEUM		
HVAC	HEAT AND AC		
Heating Type	FORCED		
Bedrooms	5		
Half Bath	0		
3/4 or Full Baths	2		
Custom Baths	0		
1st Floor Sq ft	1444		
Stories	1		

Additions

Line	Lower	First	Second	Third	Area	Year Built
1		DGM			936	2001
2		DW			312	0
3		PC			336	0

Yard Extras

Seq	Building	Year Built	Description	Dimensions	Units
1	927	1940	SHED	18 x 30	540
2	943	1979	BIN - GRAIN STORAGE (BUSHEL)	0 x 0	10000
3	943	1955	BIN - GRAIN STORAGE (BUSHEL)	0 x 0	3000



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Valuation - Assessment Year

Assessed Year	2025	2024	2023	2022
EMV Improvement	\$238,800	\$216,000	\$227,100	\$195,500
EMV Land	\$870,300	\$974,700	\$884,500	\$731,000
EMV (Estimated Market Value) Total	\$1,109,100	\$1,190,700	\$1,111,600	\$926,500
Green Acres Value				

Taxation

	2026 Payable	2025 Payable	2024 Payable	2023 Payable
Estimated Market Value	\$1,109,100	\$1,190,700	\$1,111,600	\$926,500
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	(\$21,089)	(\$23,100)	(\$12,800)	(\$15,700)
= Taxable Market Value	\$1,088,011	\$1,167,600	\$1,098,800	\$910,800
Net Taxes Due		\$4,030.08	\$3,447.82	\$3,265.02
+ Special Assessments		\$105.92	\$92.18	\$80.98
= Total Taxes Due		\$4,136.00	\$3,540.00	\$3,346.00

Pay Property Taxes

[Click here to pay property taxes for this parcel.](#)

View Notices and Statements

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Unpaid Taxes

	2025 Payable
Unpaid Tax	\$2,068.00
+ Unpaid Spec Asmt	\$0.00
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$2,068.00

Taxes Paid (History)



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[illegible]

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Fairmont, MN 56031
507-238-4318

AUCTION INFORMATION

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

TERMS: The property will be offered for sale as three parcels on our multi parcel board bidding system on sale day. Parcel 1 80 +/- Parcel 2 74.80 +/- and Parcel 3 154.80 +/- 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 December 19, 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 2026. Seller will keep all 2025 farm income and pay all 2025 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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