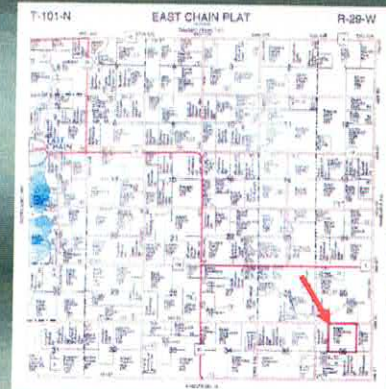
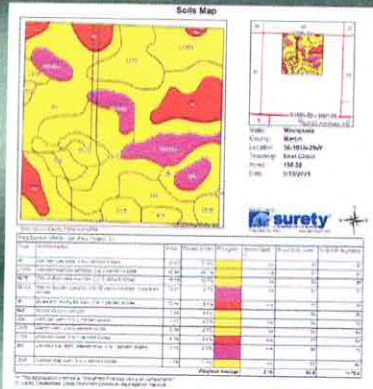


160 Acres +/- Section 36 East Chain Township Martin County, Minnesota

FARMLAND AUCTION

Wednesday, November 12, 2025 @ 10:00 A.M.

Sale Location: The East Chain Activity Center @ 395 280th Ave., Blue Earth, MN



Property Location

From the village of East Chain: 3 miles East & 3 miles South on County Road 53. Then 2 1/2 miles East on 20th Street.

Property Legal Description

The West Half of the Northeast Quarter (W 1/2 NE 1/4) & the East Half of the Northwest Quarter (E 1/2 NW 1/4) Section 36, East Chain Twp., Martin County, MN.

Auction Sale Terms

The Meixell & Brown Family Farm will be offered for sale as one parcel on sale day. Please review the farm booklet for specific details. All bidders must register for a bidding number prior to bidding on sale day. The successful buyer at the conclusion of the auction will enter into a purchase agreement & make a 20% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before December 30, 2025, when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. The property is being sold AS IS-WHERE IS. 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. The property is under lease for the 2025 crop season. 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. It is the interested bidder's obligation to inspect the property prior to their purchase of it. For those that can't attend sale day, make arrangements with the sales staff 24 hours ahead of the auction to bid by phone. 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.

Auctioneers Note

A great opportunity to purchase good quality, high CPI bare farmland on public auction! Carrying a 90.3 CPI, it doesn't get much better than this. This level to gently rolling farm is located in the southeast portion of Martin County. Auctioneer Alley is pleased to be representing the Meixell & Brown Family with the sale of their farmland. Please come ready to purchase, as the family has chosen public auction to give all neighbors and investors an equal opportunity to purchase their farm! This information provided by the sellers & their agents is believed to be correct but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of the property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. This auction is open to the public and we look forward to seeing you there!

Respectfully, Doug Wedel and Sales Staff

Owners: Meixell & Brown Families
(Former Roger Isenberg Trust Property)

Additional Property Information

Go to our website at www.auctioneeralley.com or Call Doug Wedel 507-236-4255

www.auctioneeralley.com

Auctioneers

Doug Wedel 507-236-4255

Kevin, Ryan, Chris Kahler

Dustyn Hartung

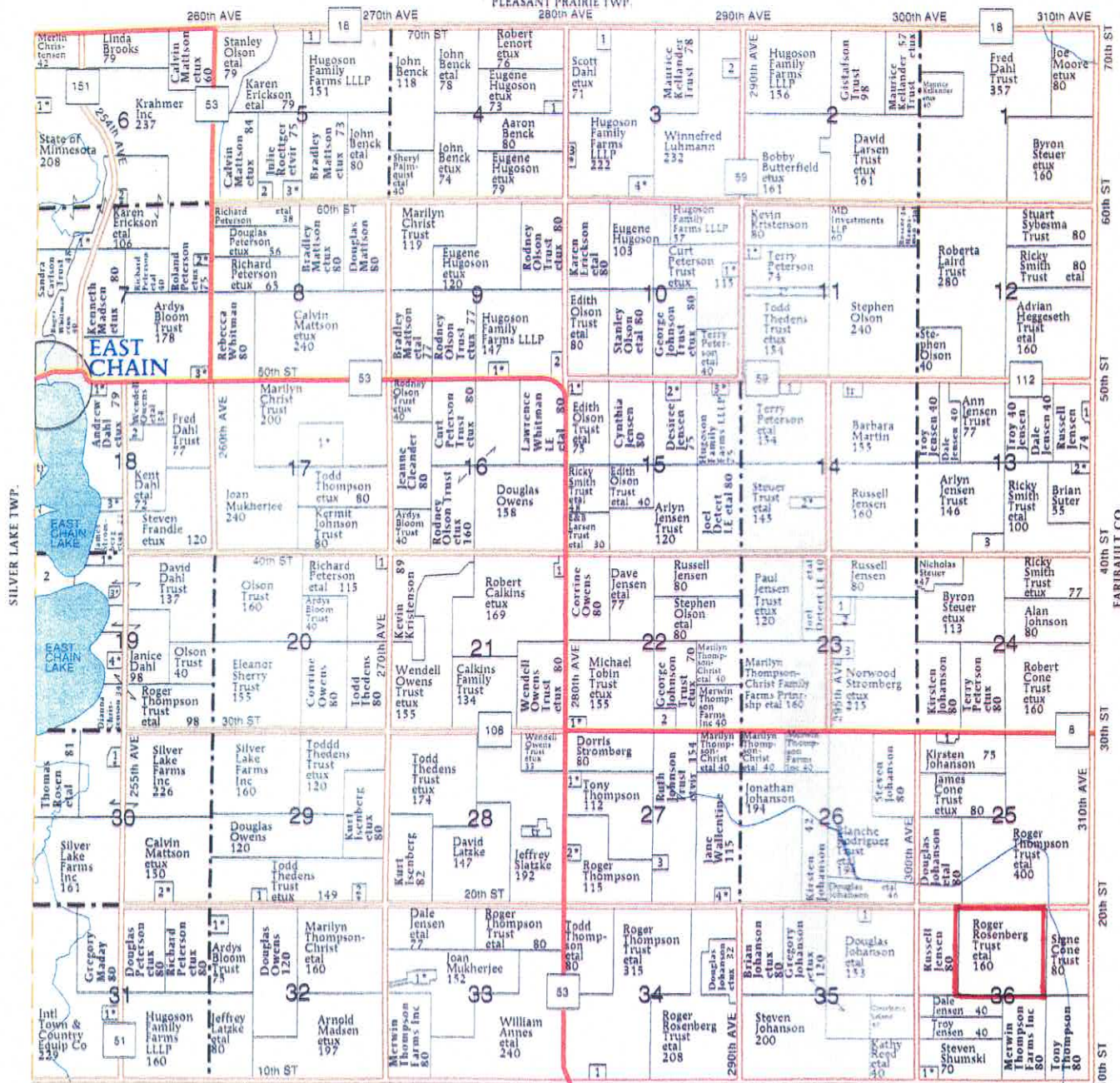
Scott Christopher



Attorney for Seller

Derriek Greiner, Attorney

PLEASANT PRAIRIE TWP.



KOSSUTH CO., IA

EAST CHAIN TOWNSHIP

PLAT

SECTION 3

- 1 DAHL, ANDREW 7
- 2 MIELKE, PATRICIA 6
- 3 DREVER, SCOTT ETUX 6
- 4 HUGOSON, KEVIN ETUX 11

SECTION 4

- 1 AKER FARMS LLP 7

SECTION 5

- 1 HGS PORK LLC 6
- 2 MATTSOON, DUSTIN 6
- 3 MATTSOON, DUSTIN ETUX 7

SECTION 6

- 1 TOUPAL, GORDON ETUX 6
- 2 OLSON, STEPHEN ETUX 5

SECTION 7

- 1 OLSON, STANLEY ETAL 21
- 2 GRATHWOHL, STEVEN ETUX 3
- 3 SPEAR, LARRY ETUX 5

SECTION 9

- 1 WAKELY, PHILLIP ETUX 7
- 2 EVANGELICAL FREE CHURCH 6

SECTION 10

- 1 PETERSON TRUST, CURT ETUX 5

SECTION 11

- 1 THEDENS TRUST, TODD ETUX 6
- 2 PETERSON, TERRY ETUX 6

SECTION 13

- 1 RIEGEL, JULIE 6
- 2 ZOELLER, CONRAD ETUX 14
- 3 JENSEN, DALE 14

SECTION 14

- 1 PETERSON, JEREMY 6
- 2 STEUER, BYRON ETUX 10

SECTION 15

- 1 OLSON, MARK ETUX 6
- 2 JENSEN, DALE ETAL 6
- 3 E&B LARSEN TRUST 6

SECTION 17

- 1 MARILYN THOMPSON-CHRIST FAMILY FARMS PARTNASHP 40

SECTION 18

- 1 DAHL, MARLIN ETUX 6
- 2 HUGOSON PORK INC 9
- 3 JENSEN LE, ARLYN ETAL 9

SECTION 19

- 1 LARSEN, SHANE ETUX 5
- 2 MOSLOSKI TRUST, MARLIN 15
- 3 DAHL, SCOTT ETUX 8
- 4 KLEVEN, LOREN ETUX 5

SECTION 20

- 1 TAPLIN, JOHNATHAN 5

SECTION 21

- 1 CALKINS JENSEN LLC 11

SECTION 22

- 1 JASKULKE, TINA ETVIR 5
- 2 JOHNSON, ALAN 10

SECTION 23

- 1 KAIN, NICHOLAS 6
- 2 STROMBERG, ROBERT 6
- 3 STROMBERG, ROBERT 13

SECTION 25

- 1 JOHANSON, DOUGLAS 5

SECTION 27

- 1 THOMPSON, TODD ETUX 8
- 2 PYLESKI, TIMOTHY ETUX 6
- 3 KOCH, ZACH 6
- 4 TAPLIN, JONATHAN ETUX 5

SECTION 29

- 1 TS RIDGE LLC 6
- 2 HATFIELD, DAVID ETUX 5

SECTION 30

- 1 SCHEFF, BRIAN ETUX 14
- 2 MATTSOON, BRADLEY ETAL 10

SECTION 31

- 1 MADAY, SEAN ETUX 11

SECTION 32

- 1 SPEAR, DEREK ETUX 5

SECTION 33

- 1 ISENBERG, KURT ETUX 8

SECTION 34

- 1 NOWICKI, BRIAN 5

SECTION 35

- 1 BUCHAN, KEVIN 7

SECTION 36

- 1 JENSEN, DALE ETAL 10

EAST CHAIN TOWNSHIP

DIRECTORY

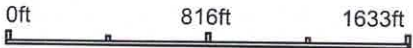
SECTION 18

- 1 DAHL, MARLIN 2535
- 2 PETERSON, DOUGLAS 2539
- 3 ASMUS, BRANDON 2541
- 4 DALLAGER, LEE 2543
- 5 SWANSON, ED 2547
- 6 GREEN, TOM 2549
- 7 LINDGREN, RONDA 437
- 8 JENSEN, ARLYN 435
- 9 GREEN, JARED 429
- 10 STROMBERG, JAMES 409

Aerial Map



Boundary Center: 43° 30' 39.73, -94° 15' 28.55



36-101N-29W
Martin County
Minnesota

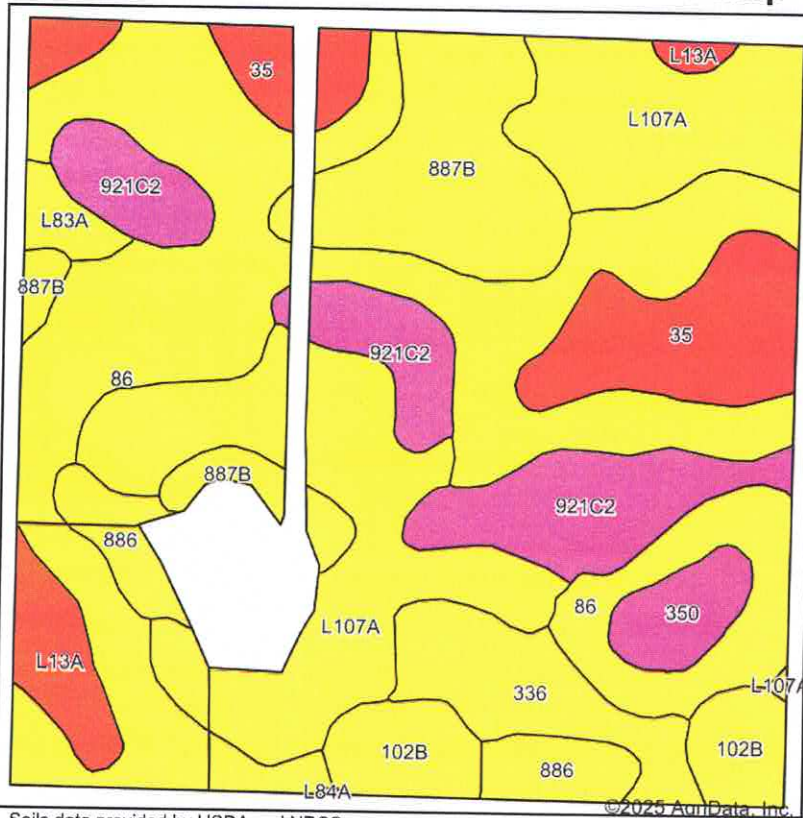


5/16/2025

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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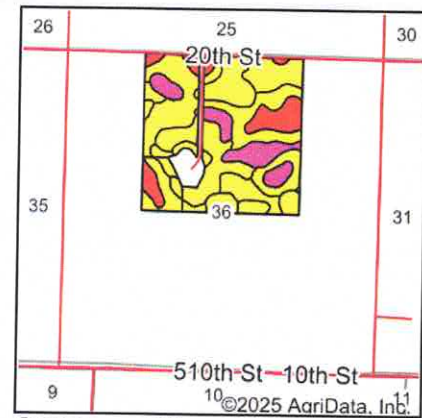
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.

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State: **Minnesota**
 County: **Martin**
 Location: **36-101N-29W**
 Township: **East Chain**
 Acres: **149.49**
 Date: **5/16/2025**

Maps Provided By:



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www.AgriDataInc.com



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
86	Canisteo clay loam, 0 to 2 percent slopes	49.95	33.3%		IIw	93	81
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	30.28	20.3%		IIw	91	81
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	15.03	10.1%		IIIe	87	71
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	14.26	9.5%		Ile	92	82
35	Blue Earth mucky silt loam, 0 to 1 percent slopes	12.46	8.3%		IIIw	77	74
336	Delft clay loam, 0 to 2 percent slopes	7.21	4.8%		IIw	94	79
102B	Clarion loam, 2 to 6 percent slopes	6.39	4.3%		Ile	95	83
886	Nicollet-Crippin complex	5.08	3.4%		I	100	83
L13A	Klossner muck, 0 to 1 percent slopes	4.14	2.8%		IIIw	77	84
350	Canisteo clay loam, depressional, 0 to 1 percent slopes	3.10	2.1%		IIIw	86	75
L83A	Webster clay loam, 0 to 2 percent slopes	1.59	1.1%		IIw	93	82
Weighted Average					2.20	90.3	*n 79.5

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Martin County, Minnesota

Farm 8672

Tract 2376

2025 Program Year

Map Created April 30, 2025



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
 MAG = 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: 149.49 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data as is and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2023 NAIP imagery.



25
 T101 R29
 East Chain

20th St

5
 149.49
 NHEL

PC/NW

PC/NW

PC/NW

36
 T101 R29
 East Chain

W

8:90

4

MINNESOTA
MARTIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8672

Prepared : 8/22/25 2:34 PM CST

Crop Year : 2025

Tract 2376 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	149.49	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	90.47	0.00	157
Soybeans	59.02	0.00	46
TOTAL	149.49	0.00	

NOTES

NOTES

Martin County, MN

Summary

Parcel ID	030360300
Property Address	3043 20TH ST ELMORE MN 56027
Sec/Twp/Rng	36-101-029
Brief Tax Description	SECT-36 TWP-101 RANGE-029 160.00 AC W 1/2 NE 1/4 & E 1/2 NW1/4 160.00 AC (Note: Not to be used on legal documents)
Deeded Acres	160.00
Class	101 - (NON-HSTD) 2A/1B/4BB AGRICULTURAL
District	(0301) EAST CHAIN-2536
School District	2536
Neighborhood	00000300 - EAST CHAIN

[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	ETAL Owners	ETAL Owners	ETAL Owners	ETAL Owners	ETAL Owners
MARTIN MEIXELL, ETAL	TRINA KRZYWOZYCKI	BYRON BROWN	ALICE ISENBERG	MICHAEL MEIXELL	MATTHEW MEIXELL
1314 WEBSTER					
FAIRMONT MN 56031					

Land

Seq	HGA	Code	Units	UT
1		TILL A1 86-100 CPI	133.29	A
2		TILL A2 75-85 CPI	16.1	A
3		WASTE/DITCH/BUFFER	0.03	A
4	A	ADDN SITE ACRES	8.58	A
5		ROAD	2	A

Extra Features

Card	Seq	HGA	Code	Description	Year Built	Eff. Year Built	Width	Length	Area	Height	RCNLD	% Ownership
801	1		005031	SAL HOUSE	1900	1900	0	0	1	0	0	100
802	2		002500	RURAL OUTBUILDINGS	1910	1910	20	24	480	0	0	100
803	3		002500	RURAL OUTBUILDINGS	1910	1910	40	52	2080	0	0	100
804	4		002500	RURAL OUTBUILDINGS	1910	1910	24	26	624	0	0	100
805	5		002500	RURAL OUTBUILDINGS	1910	1910	16	24	384	0	0	100
806	6		004411	JUNK BIN NV	1950	1950	0	0	1	0	0	100

Valuation

Assessed Year	2025	2024	2023	2022
+ Estimated Dwelling Value				
+ Estimated Extra Features Value	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$1,695,900	\$1,845,300	\$1,845,300	\$1,275,400
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$1,695,900	\$1,845,300	\$1,845,300	\$1,275,400
Estimated HGA Value	\$0	\$0	\$0	\$0

HGA is the house, garage, and first acre of an agricultural homesteaded property.

Taxation

	2025 Payable	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	101 - 2A/1B/4BB AGRICULTURAL
Estimated Market Value	\$1,845,300	\$1,845,300	\$1,275,400	\$1,178,800	\$1,079,800	\$1,029,500
- Excluded Value	\$0	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$1,845,300	\$1,845,300	\$1,275,400	\$1,178,800	\$1,079,800	\$1,029,500

	2025 Payable	2024 Payable	2023 Payable	2022 Payable	2021 Payable	2020 Payable
Net Taxes Due	\$8,835.16	\$7,817.86	\$6,857.68	\$7,011.03	\$6,390.84	\$6,473.38
+ Special Assessments	\$2,058.84	\$2,376.14	\$1,662.32	\$2,494.97	\$1,781.16	\$1,840.62
= Total Taxes Due	\$10,894.00	\$10,194.00	\$8,520.00	\$9,506.00	\$8,172.00	\$8,314.00
% Change	6.87%	19.65%	-10.37%	16.32%	-1.71%	

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

Taxes Unpaid

	Current Taxes Due
Unpaid Tax	\$10,894.00
+ Unpaid Penalty	\$0.00
+ Unpaid Fees	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$10,894.00

IF YOU OWE BACK TAXES PLEASE CALL THE AUDITOR/TREASURER OFFICE FOR A FULL BREAKDOWN

Tax Statements



[2025 Tax Statement \(PDF\)](#)
[2024 Tax Statement \(PDF\)](#)
[2023 Tax Statement \(PDF\)](#)
[2022 Tax Statement \(PDF\)](#)
[2021 Tax Statement \(PDF\)](#)

Proposed Taxes



[2025 Proposed Taxes \(PDF\)](#)
[2024 Proposed Taxes \(PDF\)](#)
[2023 Proposed Taxes \(PDF\)](#)
[2022 Proposed Taxes \(PDF\)](#)

Valuation Notice



[2026 Valuation Notice \(PDF\)](#)
[2025 Valuation Notice \(PDF\)](#)
[2024 Valuation Notice \(PDF\)](#)
[2023 Valuation Notice \(PDF\)](#)
[2022 Valuation Notice \(PDF\)](#)

Recent Sales In Area

Sale date range:

From:

01/01/21

To:

05/16/21

Search Sales by Neighborhood

Distance:

1500

Units:

Feet

Search Sales by Distance

No data available for the following modules: Buildings, Sub Area Square Footage, Sales, Photos, Sketches.

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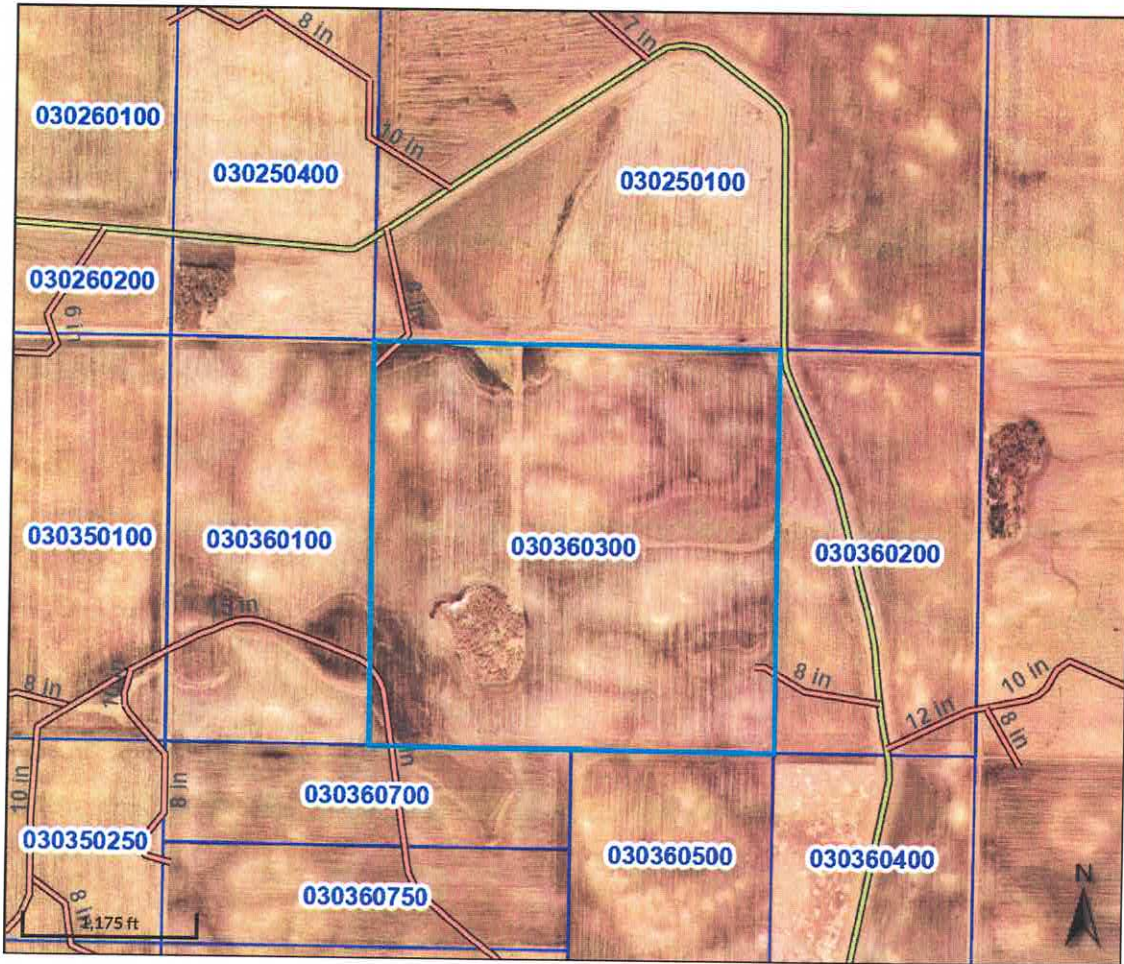
Contact Us

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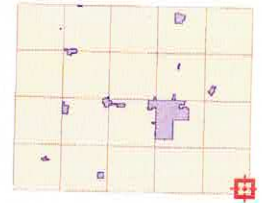




Martin County, MN



Overview



Legend

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

Parcel ID	030360300	Alternate ID	n/a	Owner Address	MARTIN MEIXELL, ET AL
Sec/Twp/Rng	36-101-029	Class	101 - 2A/1B/4BB AGRICULTURAL		1314 WEBSTER ST
Property Address	3043 20TH ST	Acreage	160.0		FAIRMONT, MN 56031
	ELMORE			Note	n/a
District	(0301) EAST CHAIN-2536				
Brief Tax Description	SECT-36 TWP-101 RANGE-029 160.00 AC W 1/2 NE 1/4 & E 1/2 NW 1/4 160.00 AC				
	(Note: Not to be used on legal documents)				

Date created: 10/15/2025

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