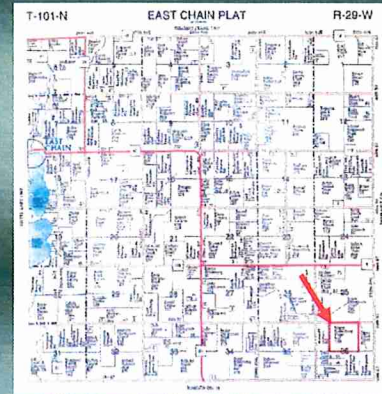


FARMLAND AUCTION

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



Respectfully, Doug Wedel and Sales Staff

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

www.auctioneeralley.com

Doug Wedel 507-236-4255
Kevin, Ryan, Chris Kahler
Dustyn Hartung
Scott Christopher



Derrick Greiner, Attorney



105 S State Street
Fairmont, MN 56031
507-236-4255

MEIXELL & BROWN FARM PROPERTY INFORMATION

SALE METHOD: This farm will be offered as one parcel on sale day.
160 Deeded Acres x the Bid
***Selling by legal description**

LEGAL DESCRIPTION: The West Half of the Northeast Quarter (W ½ NE ¼) and The East Half of the Northwest Quarter (E ½ NW ¼) Section 36, East Chain Twp., Martin County, MN.

TAX PARCEL ID: 03.036.0300

REAL ESTATE TAXES: Payable 2025: \$8,835.16
Special Assessment: \$2,058.84
Total: \$10,849.00

FSA INFORMATION:

Total Deeded Acres	=	160 +/- Acres
FSA Tillable Acres	=	149.49 +/- Acres
Corn Base Acres	=	90.47 +/- Acres
Corn PLC Yield	=	157 +/- Bushels
Soybean Base Acres	=	59.02 +/- Acres
Soybean PLC Yield	=	46 +/- Bushels

PREDOMINANT SOILS: Canisteo Clay Loam, Canisteo Glencoe, Clarion Storden, Clarion Loam, Nicollet Crippen

CPI: 90.3

TOPOGRAPHY: Gentle Rolling

DRAINAGE: Located within Judicial Ditch 7 Watershed

NRCS CLASSIFICATON: NHEL (Non-Highly Erodible Land)

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

FALL TILLAGE: The farm will be open to tillage by the buyer at the conclusion of the sale. Buyer must provide documentation of liability coverage to Derrick Greiner prior to entering the farm with tillage equipment.

Aerial Map



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

0ft 816ft 1633ft

36-101N-29W
Martin County
Minnesota

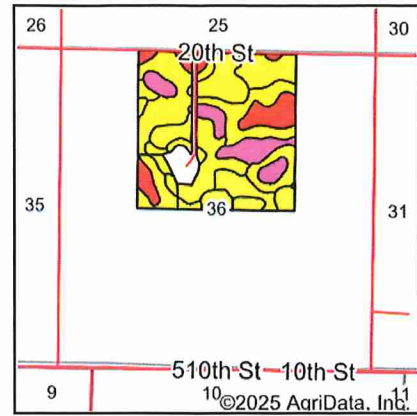
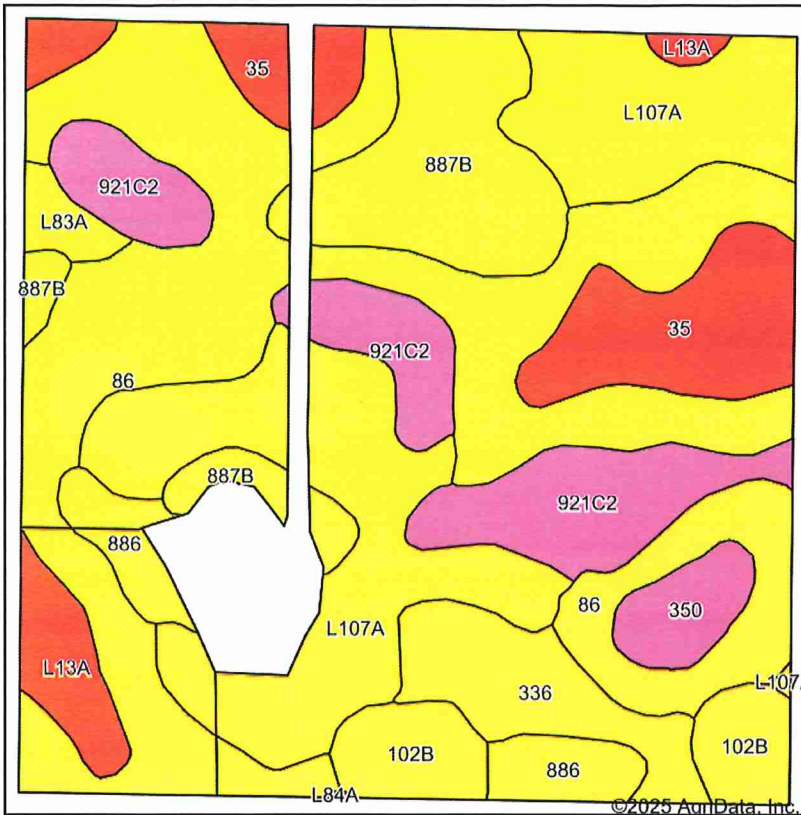


5/16/2025

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

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

Soils Map



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

Maps Provided By:



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.

Area Symbol: MN091, Soil Area Version: 21

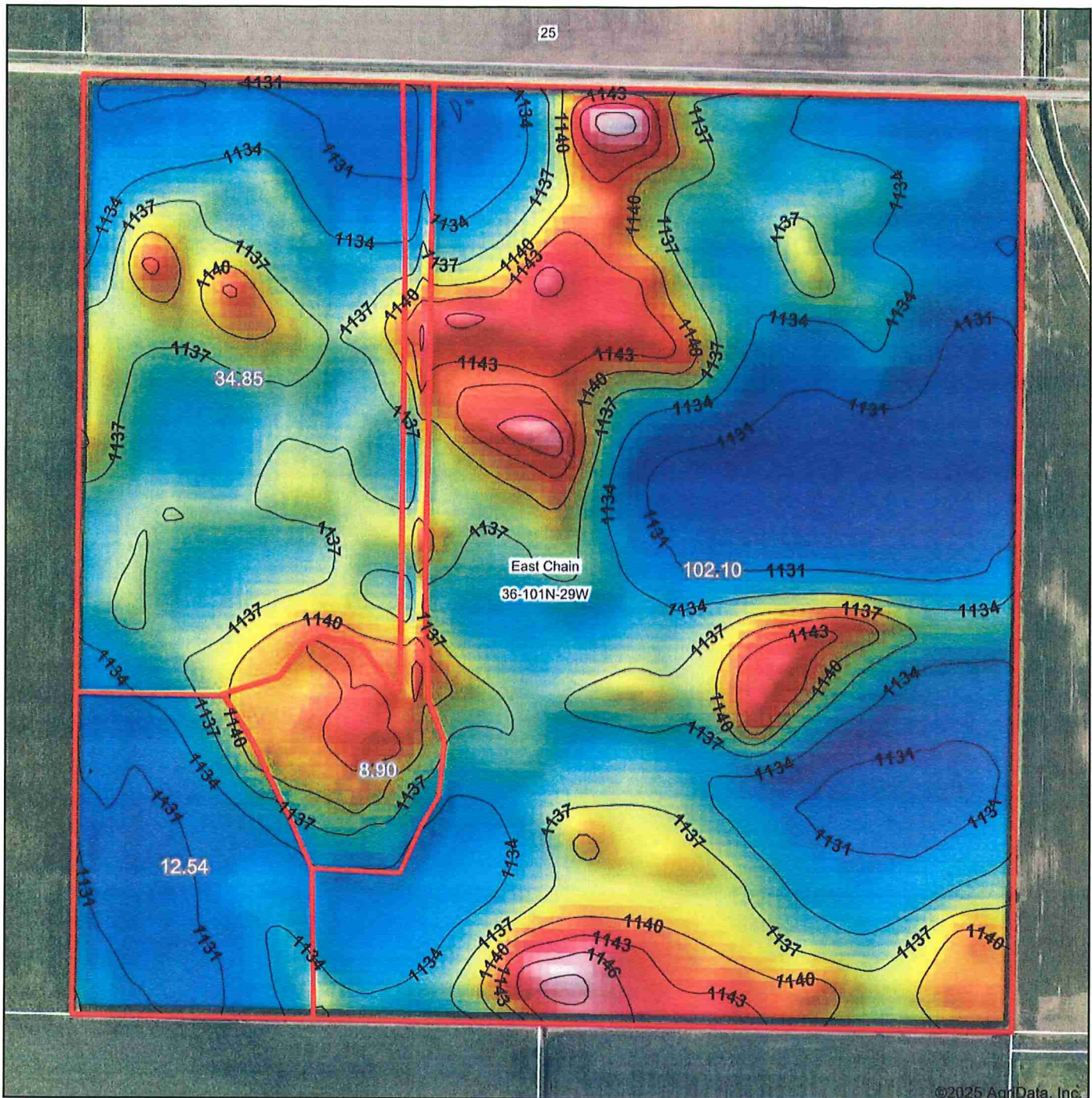
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
86	Canisteo clay loam, 0 to 2 percent slopes	49.95	33.3%		IIw	93	81
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	30.28	20.3%		IIw	91	81
921C2	Clarion-Storden complex, 6 to 10 percent 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.

Topography Hillshade



Source: USGS 10 meter dem

Interval(ft): 3

Min: 1,129.0

Max: 1,150.3

Range: 21.3

Average: 1,135.9

Standard Deviation: 4.27 ft

0ft 435ft 871ft



11/8/2025

36-101N-29W
Martin County
Minnesota

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

Maps Provided By:



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

25

T101-R29
East Chain

20th St

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
 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: 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.

MINNESOTA

MARTIN

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



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

Operator Name : PETERSON JV DOUGLAS RICHARD

CRP Contract Number(s) : None

Recon ID : 27-091-2007-34

Transferred From : None

ARCPLC G/IF Eligibility : Eligible

NOTES

Tract Number : 2376

Description : (15N) E2 NW4 & W2 NE4 Sec 36/EC

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 contains a wetland or farmed wetland

WL Violations : None

Owners : MICHAEL MEIXELL, MARTIN MEIXELL, ALICE ISENBERG, TRINA KRZYWOZYCKI, MATTHEW MEIXELL

Other Producers : DOUGLAS PETERSON, RICHARD D PETERSON, CAMERON RICHARD PETERSON, TYLER EMMERT

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
158.39	149.49	149.49	0.00	0.00	0.00	0.00	0.0

MINNESOTA
MARTIN
Form: FSA-156EZ



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

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, ET AL	TRINA KRZYWOZYCKI	BYRON BROWN	ALICE ISENBURG	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:

01/01/20

To:

05/16/20

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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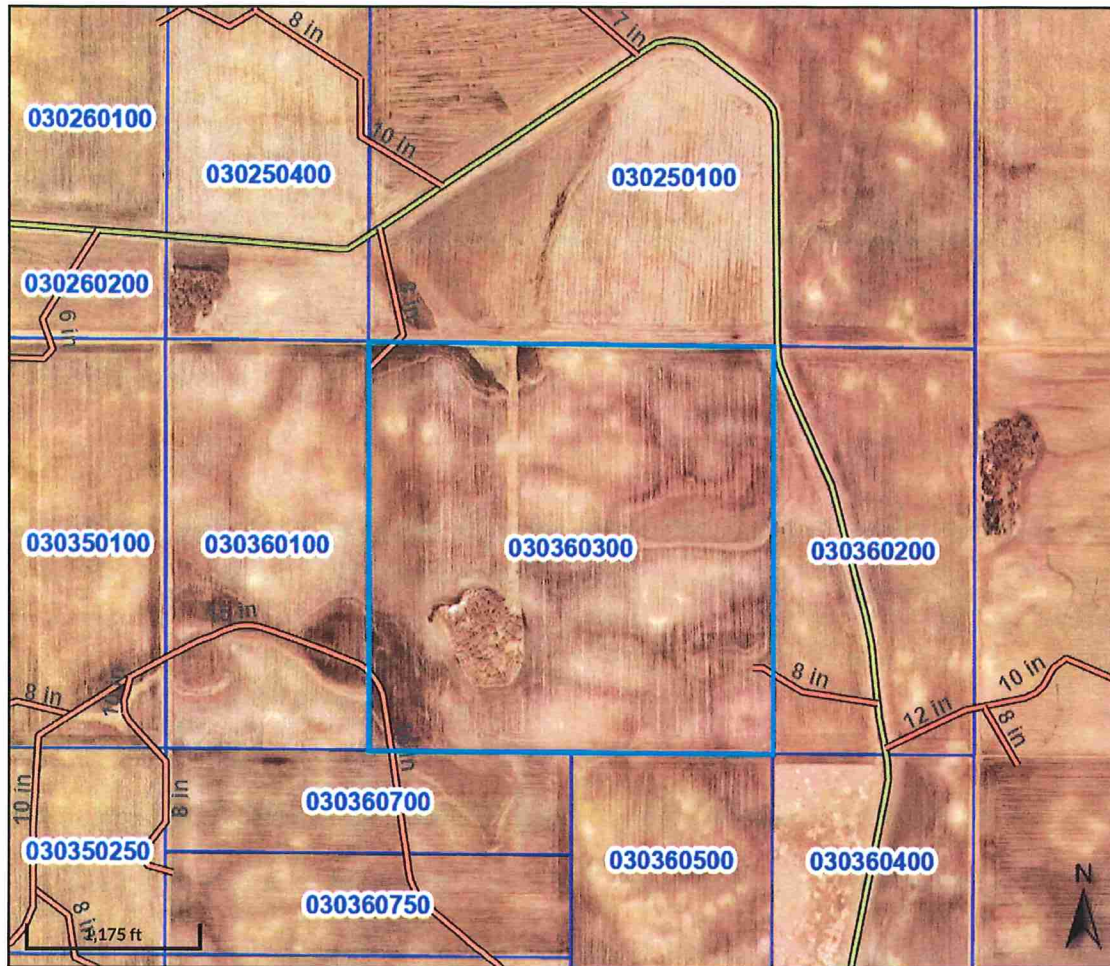
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Contact Us

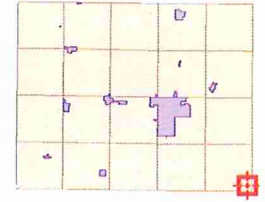
Developed by
 SCHNEIDER
 GEOSPATIAL



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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