



FARMLAND AUCTION

Wednesday, December 3, 2025 @ 10 AM

St. James American Legion

620 1st Ave S, St. James, MN

113.56 ACRES +/-

SECTIONS 27 & 35 OF ODIN TWP

74.05 ACRES +/-

SECTION 20 OF ST. JAMES TWP

WATONWAN COUNTY, MN

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060



113.56 Acres +/- in Odin Twp, & 74.05 +/- of Bare Farmland in St. James Twp, Watonwan Co., MN

FARMLAND AUCTION

Wednesday, December 3, 2025 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S., St. James, MN



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

RAHN PROPERTY INFORMATION

SALE METHOD:	Parcels 1 & 2 of bare farmland will be offered using the Buyer's Choice auction method. This method provides the bidders flexibility to purchase individual parcels or both of them. Parcel 3 will be offered as one parcel following the sale of Parcel 1 and 2		
LEGAL DESCRIPTION 1:	74.08 +/- Deeded Acres located in the S ½ of the SE ¼ Less 5.92 Acre Building Site in Section 27, TWP 105N, Range 33W, Watonwan County		
TAX ID PARCEL 1:	080270110		
BUILDINGS 1:	Grain Bins: (2) Sioux Bins Approx. 2750 Bushel Each with full floors, (1) Grain Bin Approx. 3200 Bushel (1) Pax Overhead Approx. 1100 Bushel		
REAL ESTATE TAXES 1:	2025 (NON-HSTD) Ag Taxes = \$4,828.00		
FSA INFO 1 & 2:	Total Deeded Acres	=	113.56 +/- Acres
	FSA Tillable Acres	=	108.33 +/- Acres
	Corn Base Acres	=	53.77 +/- Acres
	Corn PLC Yield	=	161.00 +/- Bushels
	Soybean Base Acres	=	53.67 +/- Acres
	Soybean PLC Yield	=	42.00 +/- Bushels
	Total Base Acres	=	107.44 +/- Acres
PREDOMINANT SOILS 1:	Nicollet Clay Loam, Webster Clay Loam & Canisteo Clay Loam		
CPI PARCEL 1:	Crop Productivity Index = 95.4 *See Soils Map		
TOPOGRAPHY 1:	Level *See Topography Map		
DRAINAGE 1:	This farm is not part of a county drainage system. Pattern tiled in 2022. *See Air Photo		
NRCS CLASSIFICATION 1:	NHEL (Non-Highly Erodible Land)		
WETLAND STATUS 1:	Completed 11-13-1989, NW/PC. *See Wetland Determination		
LEGAL DESCRIPTION 2:	39.48 +/- Deeded Acres located in the NW ¼ of the NW ¼ in Section 35, TWP 105N, Range 33W, Watonwan County, MN		
TAX ID PARCEL 2:	080350800		
REAL ESTATE TAXES 2:	2025 (NON-HSTD) Ag Taxes = \$2,586.00		

AUCTIONS – REAL ESTATE - APPRAISALS



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PREDOMINANT SOILS 2: Nicollet Clay Loam & Webster Clay Loam

CPI PARCEL 2: Crop Productivity Index = 96.1
*See Soils Map

TOPOGRAPHY 2: Level
*See Topography Map

DRAINAGE 2: This farm is not part of a county drainage system. Pattern tiled in 2022.
*See Air Photo

NRCS CLASSIFICATION 2: NHEL (Non-Highly Erodible)

WETLAND STATUS 2: Completed 11-13-1989, NW/PC
*See Wetland Determination

LEGAL DESCRIPTION 3: 74.05 +/- Deeded Acres located in the W 1/2 of the NW 1/4 Less 5.95 acre Building Site, in Section 20, TWP 106N, Range 32W, Watonwan County, MN

TAX ID PARCEL ID 3: 110200510

BUILDINGS 3: None

REAL ESTATE TAXES 3: 2025 (NON-HSTD) Ag Taxes = \$4,736.00

FSA INFO 3:

Total Deeded Acres	=	74.05 +/- Acres
FSA Tillable Acres	=	71.40 +/- Acres
Corn Base Acres	=	71.00 +/- Acres
Corn PLC Yield	=	153.00 +/- Bushels
Soybean Base Acres	=	0.00 +/- Acres
Soybean PLC Yield	=	0.00 +/- Bushels
Total Base Acres	=	71.00 +/- Acres

PREDOMINANT SOILS 3: Canisteo Clay Loam, Nicollet Clay Loam, & Glencoe Clay Loam

CPI PARCEL 3: Crop Productivity Index = 93.6
*See Soils Map

TOPOGRAPHY 3: Level
*See Topography Map

DRAINAGE 3: This parcel is part of County Ditch 4 and pattern tiled in 2022.
*See Tile Maps

NRCS CLASSIFICATION 3: NHEL (Non-Highly Erodible)

WETLAND STATUS 3: Completed 12-7-1989, NW/PC
*See Wetland Map

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LEASE STATUS:

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

FALL TILLAGE 1-3:

The 2025 fall tillage has been completed on the property. Prior to or at closing the Buyer's will be required to reimburse the custom operator.

Parcel 1: 70.73 Acres X \$28= \$1,980

Parcel 2: 37.6 Acres X \$28=\$1,053

Parcel 3: 71.4 Acres X \$24= \$1,714

If there are any questions prior to the sale please call and thank you for looking!



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PARCEL 1-74.08 Acres



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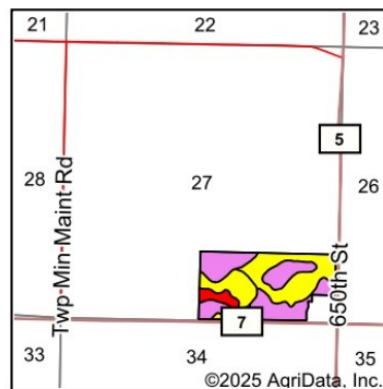
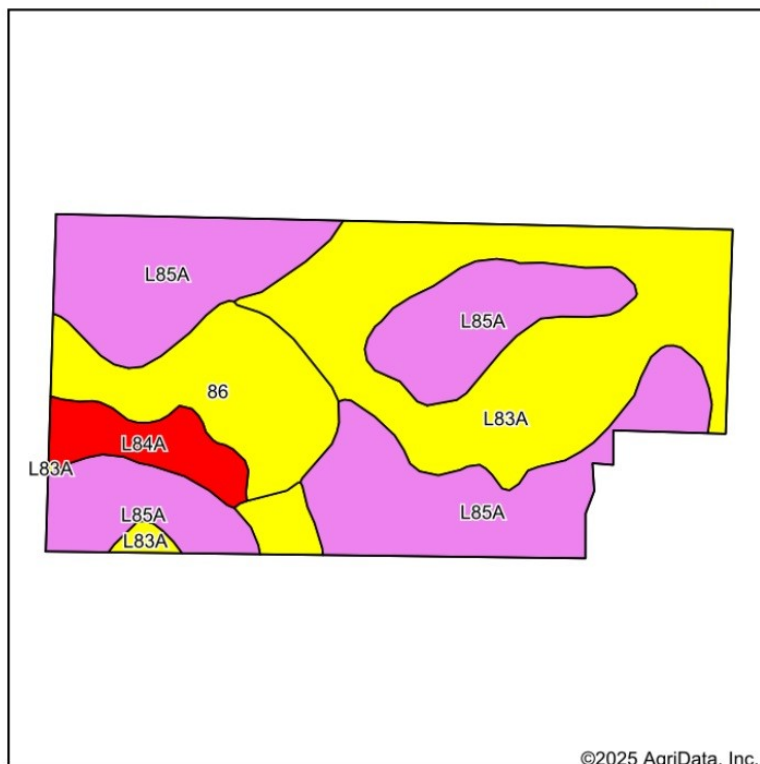
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PARCEL 1

Soils Map



State: Minnesota
County: Watonwan
Location: 27-105N-33W
Township: Odin
Acres: 70.73
Date: 11/22/2025



Area Symbol: MN165, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
L85A	Nicollet clay loam, 1 to 3 percent slopes	32.95	46.6%		99
L83A	Webster clay loam, 0 to 2 percent slopes	24.63	34.8%		93
86	Canisteo clay loam, 0 to 2 percent slopes	9.49	13.4%		93
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.66	5.2%		86
Weighted Average					95.4



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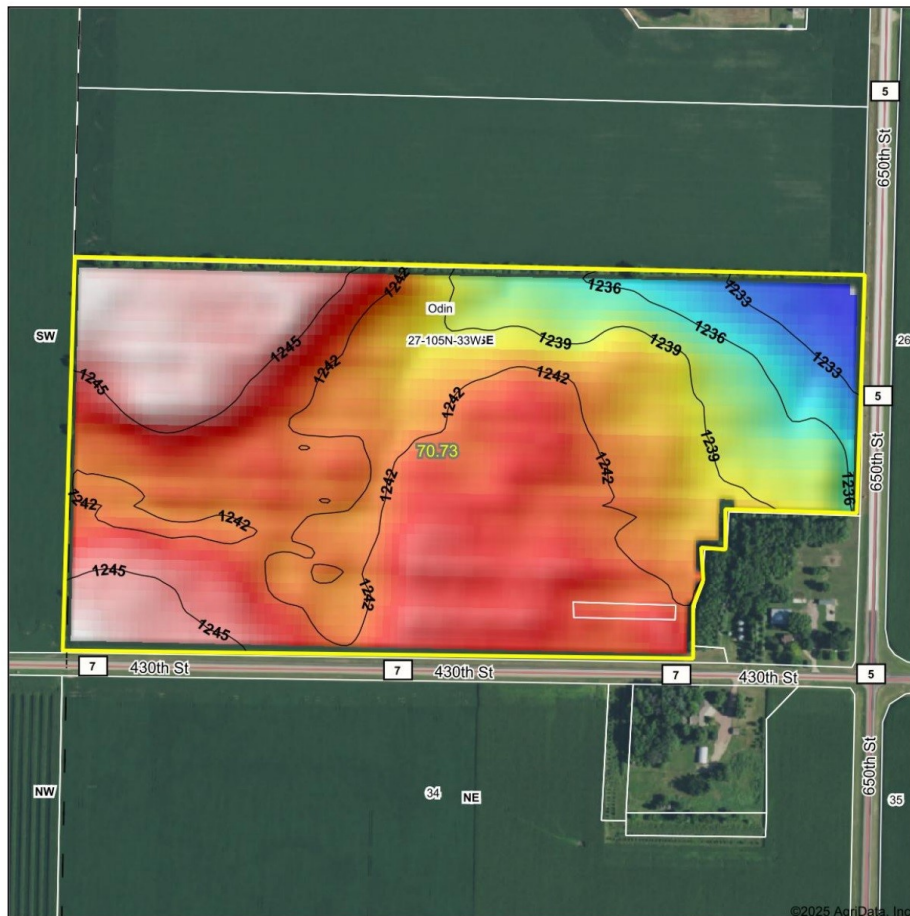
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PARCEL 1

Topography Hillshade



Low Elevation High

LAND SERVICES UNLIMITED

Auctioneer Alley

Maps Provided By

surety

© AgriData, Inc. 2025 www.AgrDataInc.com

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

Source: USGS 10 meter dem

Interval(ft): 3

Min: 1,231.1

Max: 1,247.6

Range: 16.5

Average: 1,241.8

Standard Deviation: 3.41 ft

0ft 427ft 855ft

11/22/2025

27-105N-33W

Watonwan County

Minnesota

Boundary Center: 43° 51' 52.82, -94° 47' 4.15

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The People That Make Things Happen

Auctioneer Alley

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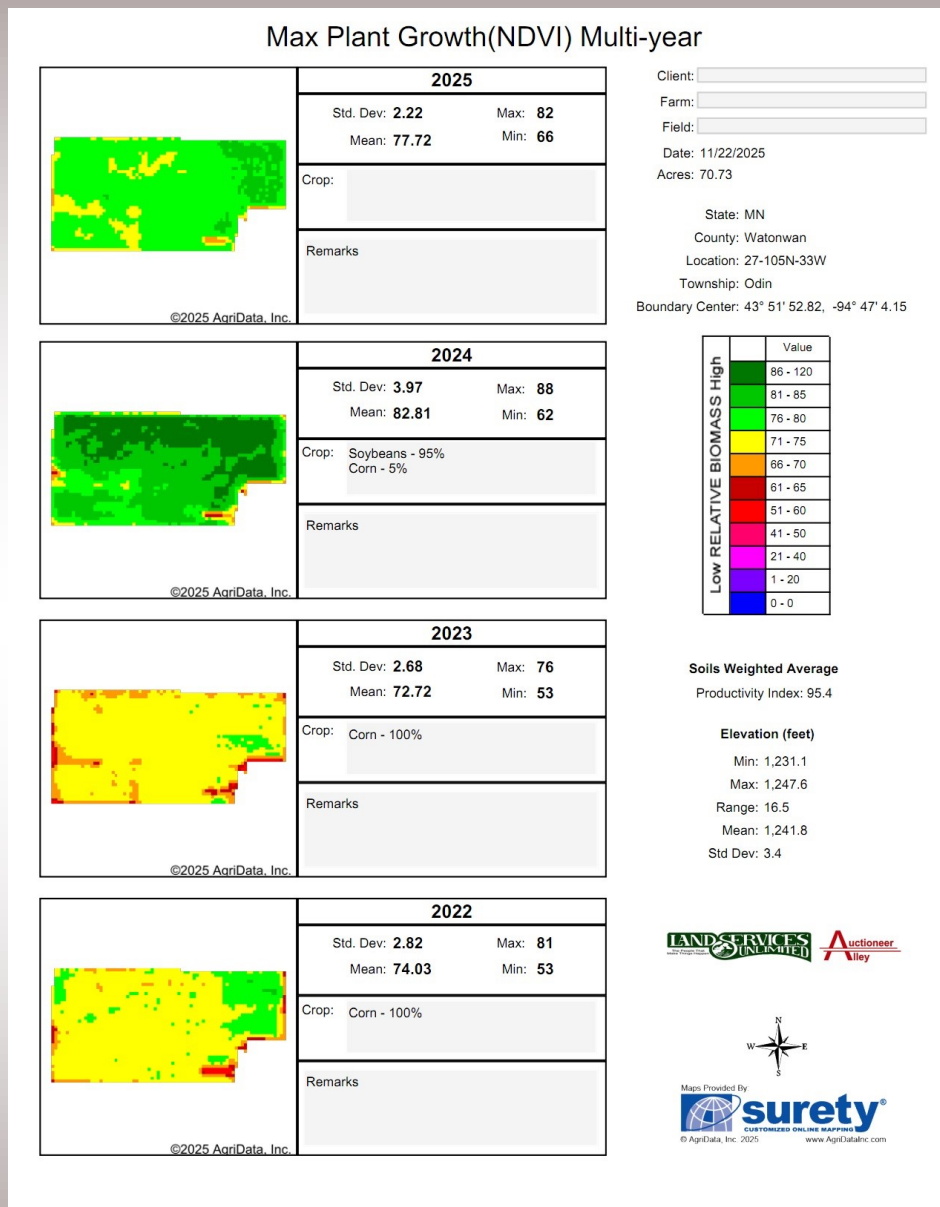
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PARCEL 1 NDVI Map



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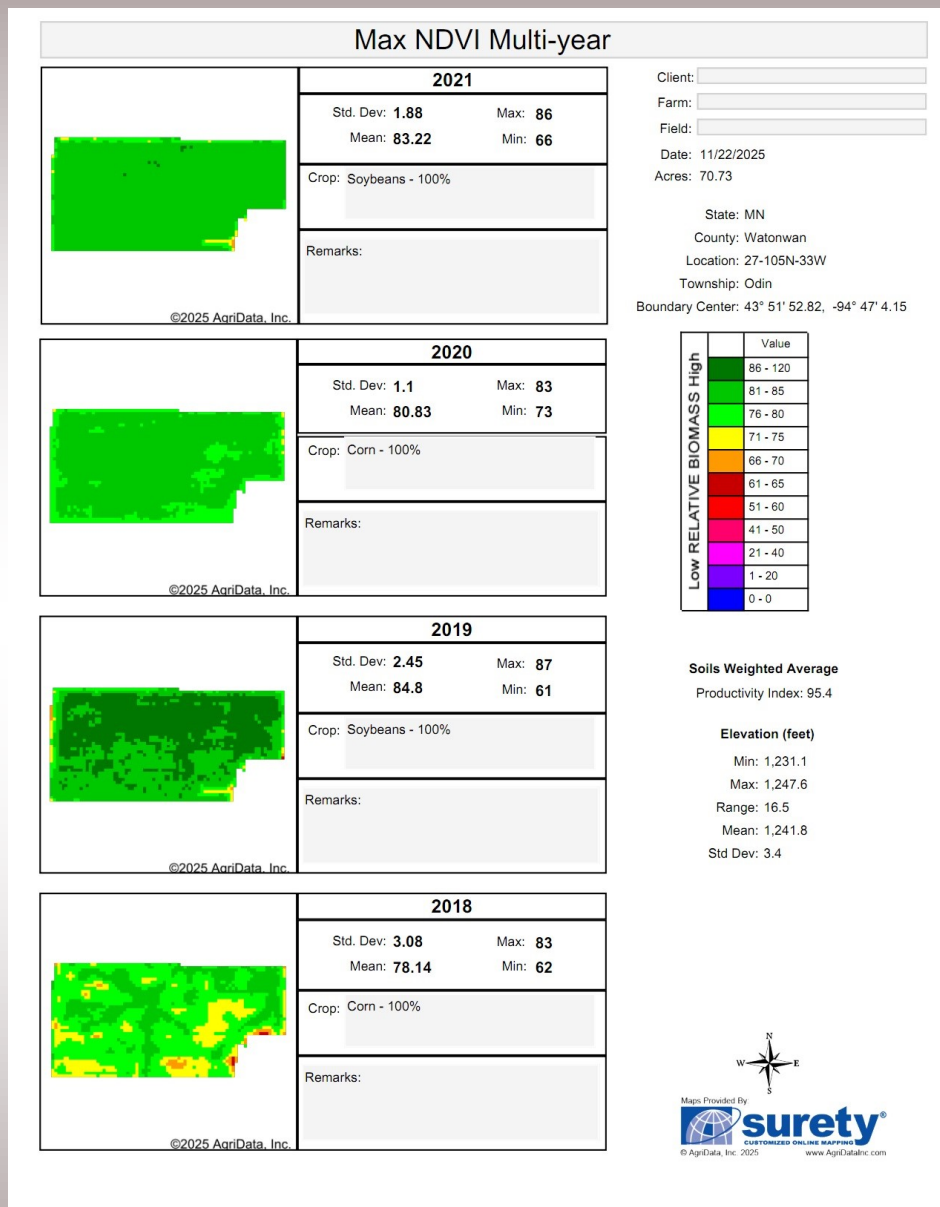
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PARCEL 1 NDVI Map



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PARCEL'S 1-2 FSA Map



United States
Department of
Agriculture

Watonwan County, Minnesota



Farm 7336

Tract 6625

2025 Program Year

Map Created April 29, 2025

0 235 470 940
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: 108.73 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-028 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2023 NAIP imagery.



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PARCEL'S 1-2 FSA Information

MINNESOTA WATONWAN Form: FSA-156EZ See Page 2 for non-discriminatory Statements.		 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record		FARM : 7336 Prepared : 11/21/25 9:40 AM CST Crop Year : 2025					
Operator Name : NOEL P RAHN REVOCABLE TRUST CRP Contract Number(s) : None Recon ID : 27-165-2023-33 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
109.72	108.73	108.73	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	108.73	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	53.77	0.00	161	0					
Soybeans	53.67	0.00	42	0					
TOTAL	107.44	0.00							
NOTES									
Tract Number : 6625									
Description : NW4 NW4 35; S2 SE4 less bldg 27-105-33 Odin									
FSA Physical Location : MINNESOTA/WATONWAN									
ANSI Physical Location : MINNESOTA/WATONWAN									
BIA Unit Range Number :									
HEL Status : NHLE: No agricultural commodity planted on undetermined fields									
Wetland Status : Tract does not contain a wetland									
WL Violations : None									
Owners : NOEL P RAHN REVOCABLE TRUST									
Other Producers : None									
Recon ID : 27-165-2023-22									
Tract Land Data									
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane		
109.72	108.73	108.73	0.00	0.00	0.00	0.00	0.0		



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MINNESOTA
WATONWAN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7336
Prepared : 11/21/25 9:40 AM CST
Crop Year : 2025

Tract 6625 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	108.73	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	53.77	0.00	161
Soybeans	53.67	0.00	42
TOTAL	107.44	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



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PARCEL'S 1-2 Wetland Determination

U.S.D.A. Soil Conservation Service		SCS-CPA-026 (1-88)	1. Name and Address of Person [Redacted]		2. Date of Request 10-18-89
HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION			3. County Watonwan		
4. Name of USDA Agency or Person Requesting Determination ASCS			5. Farm No. and Tract No. 670 T185		
SECTION I - HIGHLY ERODIBLE LAND					
6. Is soil survey now available for making a highly erodible land determination?	Yes	No	Field No.(s)	Total Acres	
	X				
7. Are there highly erodible soil map units on this farm?		X			
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.					
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985, and were not enrolled in a USDA set-aside or diversion program.					
10. This Highly Erodible Land determination was completed in the: Office ☒ Field ☐					
NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields. For further information, contact the local office of the Soil Conservation Service.					
SECTION II - WETLAND					
11. Are there hydric soils on this farm?	Yes	No	Field No.(s)	Total Wetland Acres	
	X				
List fluid numbers and acres, where appropriate, for the following EXEMPTED WETLANDS:					
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.					
13. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to FSA unless the area reverts to wetland as a result of abandonment. You should inform SCS of any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for 5 years or more.					
14. Artificial Wetlands (AW) - Artificial Wetlands includes Irrigation Induced wetlands. These Wetlands are not subject to FSA.					
15. Minimal Effect Wetlands (MW) - These wetlands are to be farmed according to the minimal effect agreement signed at the time the minimal effect determination was made.					
NON-EXEMPTED WETLANDS:					
16. Converted Wetlands (CW) - In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits. If you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.					
17. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.					
18. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 16 for information on CW.					
19. This wetland determination was completed in the: Office ☒ Field ☐					
20. This determination was: Delivered ☐ Mailed ☒ To the Person on Date: 11-13-89					
NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below. The reconsideration is a prerequisite for any further appeal. The request for the reconsideration must be in writing and must state your reasons for the request. The request must be mailed or delivered within 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of the producer's copy of this form for more information on appeals procedure.					
NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.					
21. Remarks	There are No Wetlands or AEL in This Tract.				
22. Signature of SCS District Conservationist	[Signature]				23. Date 11-13-89
Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, handicap, etc.					



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PARCEL'S 1-2 Wetland Determination Maps



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PARCEL 1 Tile Map



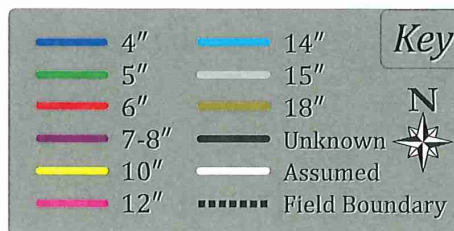
NICKEL CONSTRUCTION — Mtn. Lake, MN

Completed Tile Project — 2022



Map Location

Customer: Noel Rahn
State: MN
County: Watonwan
Township: Odin
Section: 27Cs



Construction Office

36821 575th Avenue
Mtn. Lake, MN 56159-2202
Office: (507) 427-2352
Fax: (507) 427-2357
nickelconst@frontiernet.net



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

www.auctioneeralley.com

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER,

DOUG WEDEL & DAR HALL

113.56 Acres +/- in Odin Twp, & 74.05 +/- of Bare Farmland in St. James Twp, Watonwan Co., MN

FARMLAND AUCTION

Wednesday, December 3, 2025 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S., St. James, MN

PARCEL 1

Watonwan County, MN

Summary

Parcel ID 080270110
Property Address 27-105-033
Sec/Twp/Rng SECT-27 TWP-105 RANGE-033 74.08 AC S1/2 OF SE1/4 LESS 5.92AC
Brief Tax Description (Note: Not to be used on legal documents)
Deeded Acres 74.08
Class 101 - (NON-HSTD) 2A/1B/4BB AGRICULTURAL
District (0802) TWP OF ODIN-0836
School District 0836

[View Map](#)



Owners

Primary Owner
[NOEL P RAHN REVOCABLE TRUST](#)
18258 MINNETONKA BLVD
SUITE 145
DEERHAVEN MN 55391

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	85.02	0	0	0	71.480	A
2	ROADS 2A	0	0	0	0	2.600	A
Total						74.080	

Extra Features

Code	Description	Dimensions	Units
GRBSB	GRAIN BIN - SB	0 x 18	1
GRBSB	GRAIN BIN - SB	0 x 18	1
RESBIN	RESIDUAL BIN VALUE	0 x 0	1

Sales

Multi Parcel	Instr Type	Qualified Sale	Sale Date	Buyer	Seller	Sale Price	Adjusted Sale Price	eCRV
Y	WD	Q	8/5/2022	NOEL P RAHN REVOCABLE TRUST	CURTIS P LAINGEN	\$1,395,766	\$1,395,766	1451003

There are other parcels involved in one or more of the above sales:

Valuation

	2025 Assessment	2024 Assessment	2023 Assessment	2022 Assessment	2021 Assessment
+ Estimated Building Value	\$6,500	\$6,500	\$6,000	\$6,000	\$4,900
+ Estimated Land Value	\$826,500	\$918,900	\$918,900	\$656,300	\$571,300
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$833,000	\$925,400	\$924,900	\$662,300	\$576,200

Taxation

	2025 Payable	2024 Payable	2023 Payable	2022 Payable
Estimated Market Value	\$925,400	\$924,900	\$662,300	\$576,200
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$925,400	\$924,900	\$662,300	\$576,200
Net Taxes Due	\$4,828.00	\$4,224.00	\$3,804.00	\$3,962.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$4,828.00	\$4,224.00	\$3,804.00	\$3,962.00



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LEAH HARTUNG 507-236-8786

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113.56 Acres +/- in Odin Twp, & 74.05 +/- of Bare Farmland in St. James Twp, Watonwan Co., MN

FARMLAND AUCTION

Wednesday, December 3, 2025 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S., St. James, MN

PARCEL 2-39.48 Acres



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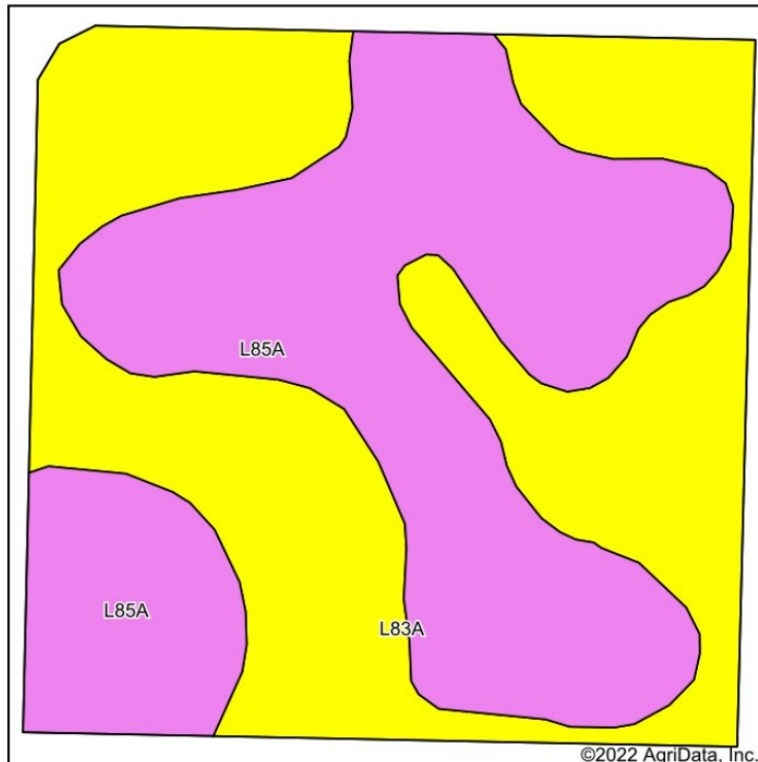
FARMLAND AUCTION

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SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S., St. James, MN

PARCEL 2

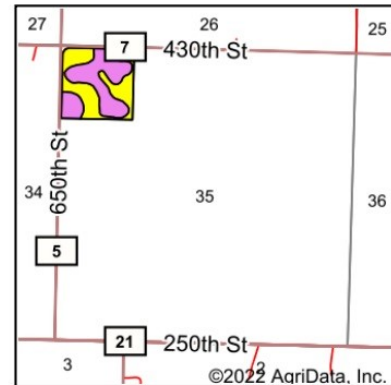
Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN165, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
L85A	Nicollet clay loam, 1 to 3 percent slopes	19.32	51.4%		99
L83A	Webster clay loam, 0 to 2 percent slopes	18.28	48.6%		93
Weighted Average					96.1



State: Minnesota
County: Watonwan
Location: 27-105N-33W
Township: Odin
Acres: 37.6
Date: 6/6/2022



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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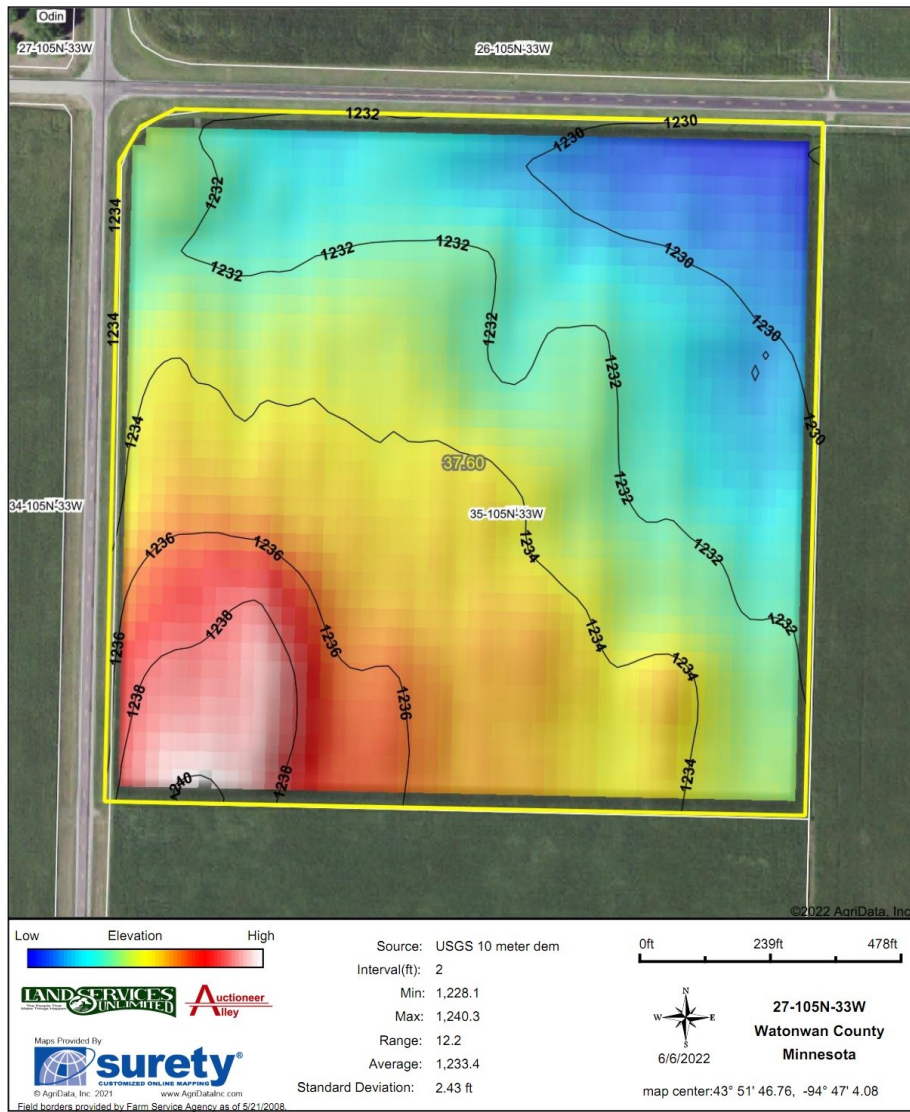
FARMLAND AUCTION

Wednesday, December 3, 2025 @ 10:00 AM

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PARCEL 2

Topography Hillshade



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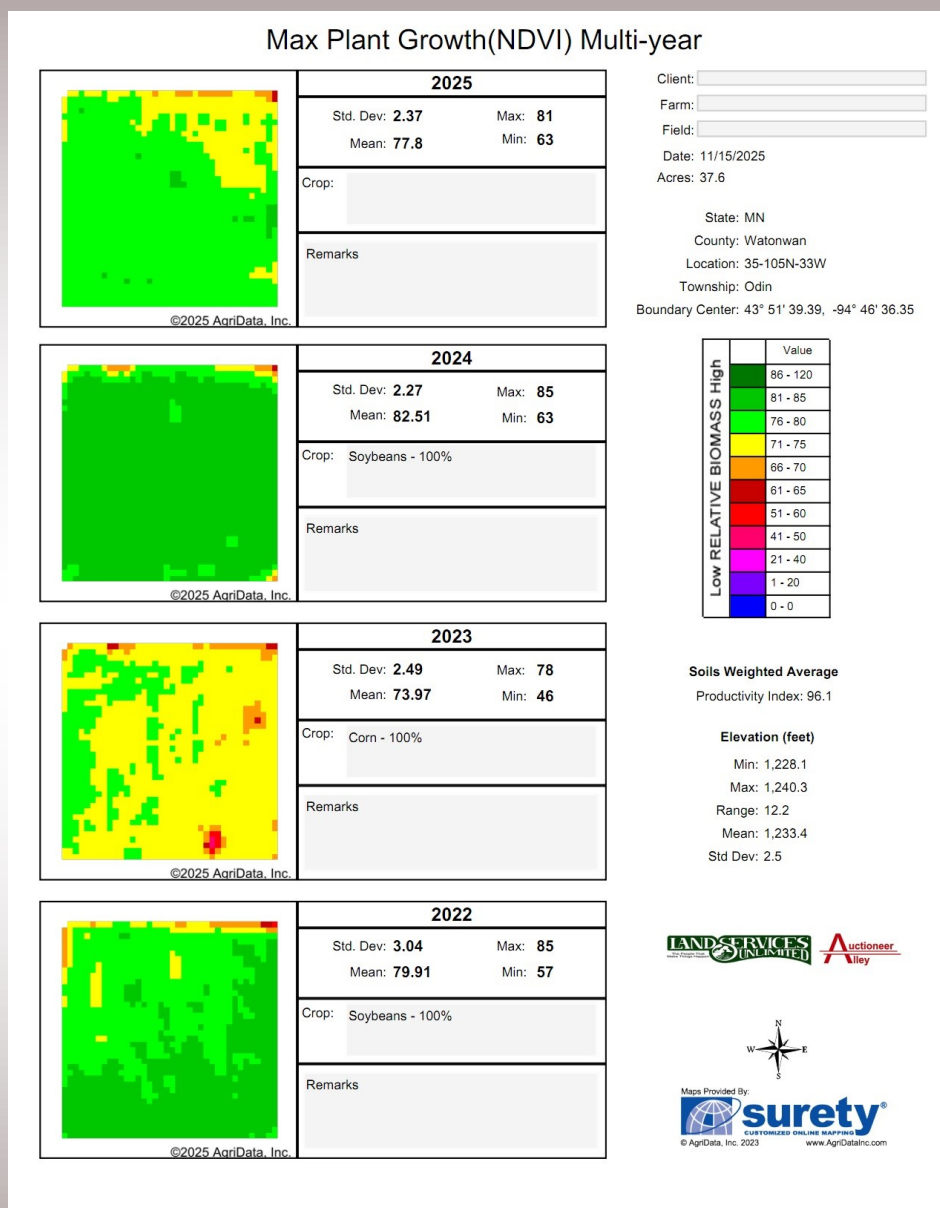
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FARMLAND AUCTION

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PARCEL 2 NDVI Map



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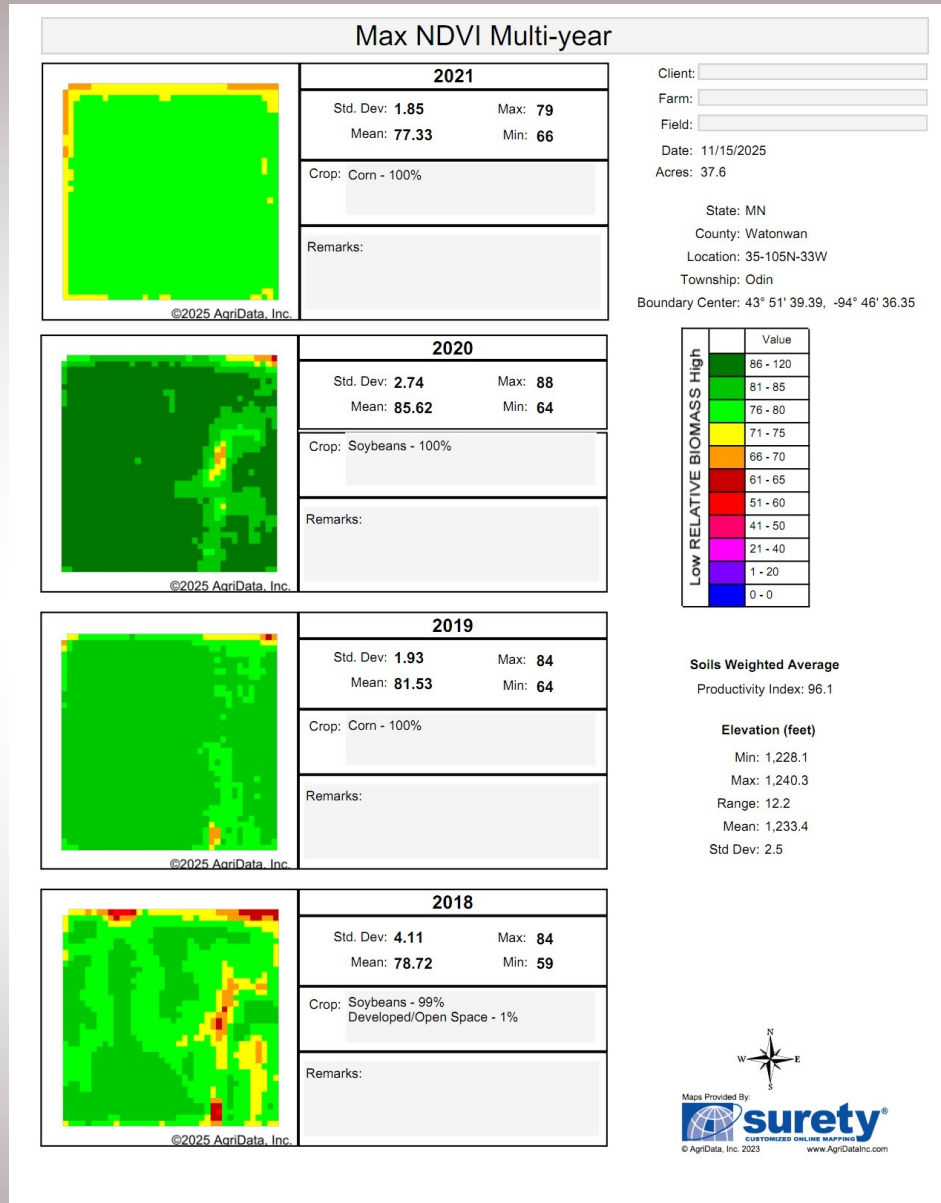
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PARCEL 2 NDVI Map



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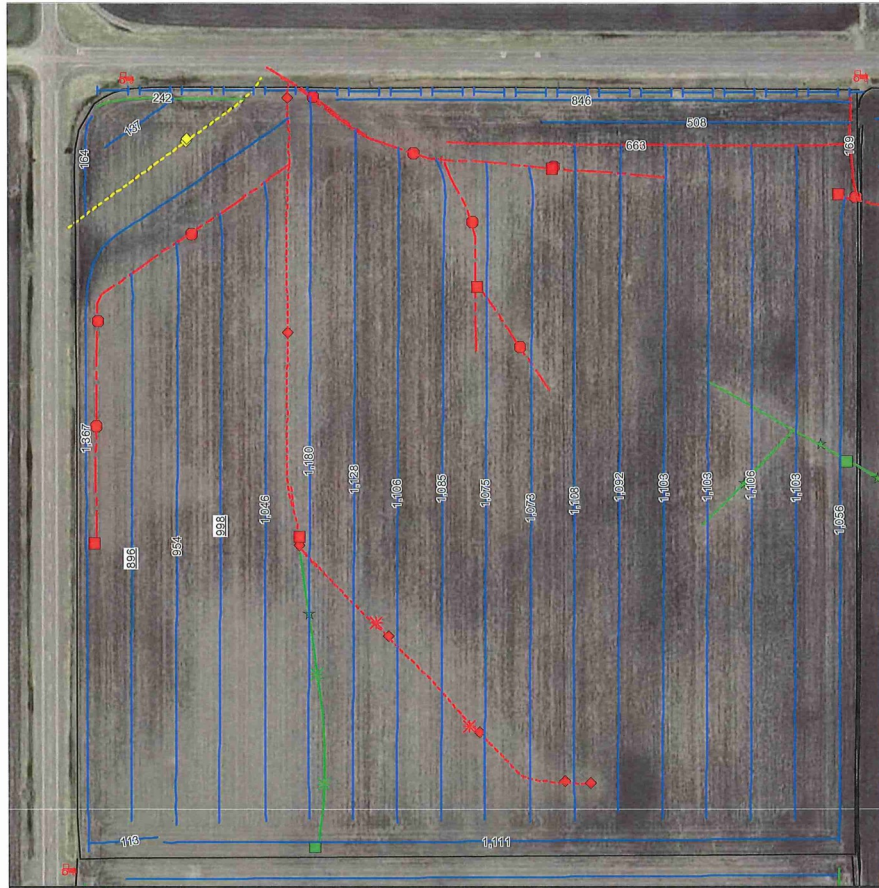
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FARMLAND AUCTION

Wednesday, December 3, 2025 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S., St. James, MN

PARCEL 2 Tile Map



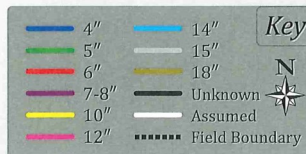
NICKEL CONSTRUCTION — Mtn. Lake, MN

Completed Tile Project — 2022



Map Location

Customer: Noel Rahn
State: MN
County: Watonwan
Township: Odin
Section: 35Anw



Construction Office

36821 575th Avenue
Mtn. Lake, MN 56159-2202
Office: (507) 427-2352
Fax: (507) 427-2357
nickelconst@frontiernet.net



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FARMLAND AUCTION

Wednesday, December 3, 2025 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S., St. James, MN

PARCEL 2

Watonwan County, MN

Summary

Parcel ID 080350800
Property Address
Sec/Twp/Rng 35-105-033
Brief Tax Description SECT-35 TWP-105 RANGE-033 39.48 AC NW1/4 OF NW1/4
(Note: Not to be used on legal documents)
Deeded Acres 39.48
Class 101 - (NON-HSTD) 2A/1B/4BB AGRICULTURAL
District (0802) TWP OF ODIN-0836
School District 0836

[View Map](#)

Owners

Primary Owner
[NOEL P RAHN REVOCABLE TRUST](#)
18258 MINNETONKA BLVD
SUITE 145
DEEPHAVEN MN 55391

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	88.7	0	0	0	37.460	A
2	ROADS 2A	0	0	0	0	2.020	A
Total						39.480	

Sales

Multi Parcel	Instr Type	Qualified Sale	Sale Date	Buyer	Seller	Sale Price	Adjusted Sale Price	eCRV
Y	WD	Q	8/5/2022	NOEL P RAHN REVOCABLE TRUST	CURTIS P LAINGEN	\$1,395,766	\$1,395,766	1451003

There are other parcels involved in one or more of the above sales:

Valuation

	2025 Assessment	2024 Assessment	2023 Assessment	2022 Assessment	2021 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$451,900	\$495,700	\$495,700	\$354,100	\$308,200
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$451,900	\$495,700	\$495,700	\$354,100	\$308,200

Taxation

	2025 Payable	2024 Payable	2023 Payable	2022 Payable
Estimated Market Value	\$495,700	\$495,700	\$354,100	\$308,200
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$495,700	\$495,700	\$354,100	\$308,200
Net Taxes Due	\$2,586.00	\$2,264.00	\$2,034.00	\$2,120.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$2,586.00	\$2,264.00	\$2,034.00	\$2,120.00

Taxes Paid

Payment #	Receipt #	Receipt Print Date	Amt Write Off	Amt Charge	Amt Payment
143994		11/13/2025	\$0.00	\$0.00	(\$1,293.00)
138999		5/22/2025	\$0.00	\$0.00	(\$1,293.00)
131025		11/20/2024	\$0.00	\$0.00	(\$1,132.00)
122211		5/16/2024	\$0.00	\$0.00	(\$1,132.00)
111898		12/5/2023	\$0.00	\$203.40	(\$2,237.40)
84568		4/6/2022	\$0.00	\$0.00	(\$2,120.00)
70751	237353	4/9/2021	\$0.00	\$0.00	(\$2,122.00)
56121	223196	4/8/2020	\$0.00	\$0.00	(\$2,056.00)



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113.56 Acres +/- in Odin Twp, & 74.05 +/- of Bare Farmland in St. James Twp, Watonwan Co., MN

FARMLAND AUCTION

Wednesday, December 3, 2025 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S., St. James, MN

PARCEL 3-74.05 Acres



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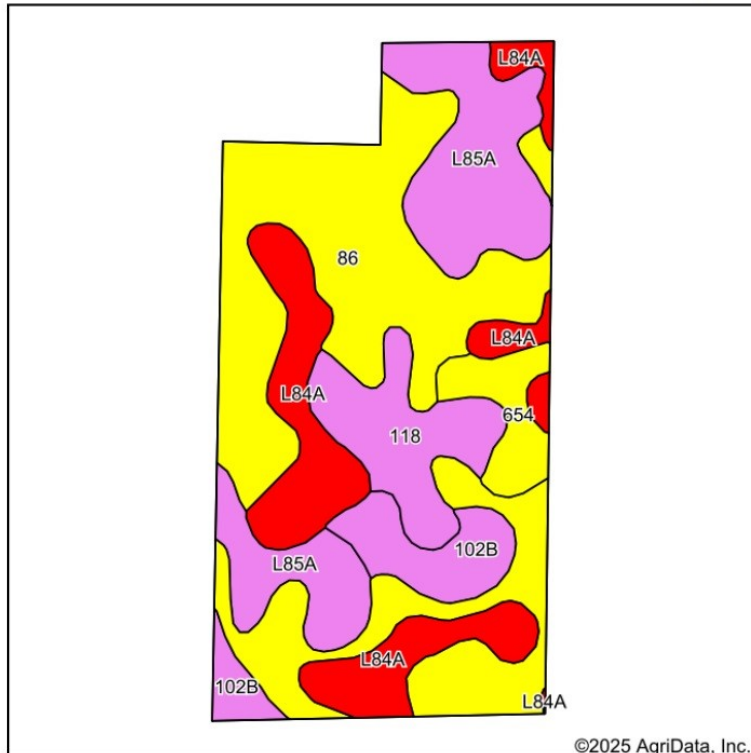
FARMLAND AUCTION

Wednesday, December 3, 2025 @ 10:00 AM

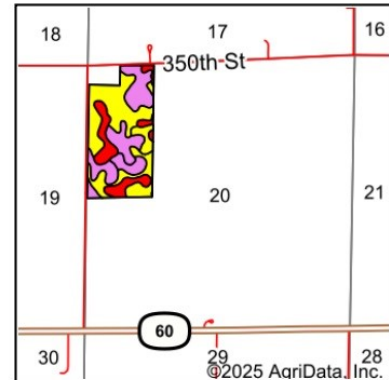
SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S., St. James, MN

PARCEL 3

Soils Map



Soils data provided by USDA and NRCS.



State: Minnesota
County: Watonwan
Location: 20-106N-32W
Township: St. James
Acres: 71.4
Date: 11/15/2025



Maps Provided By:



Area Symbol: MN165, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	30.92	43.3%		93
L85A	Nicollet clay loam, 1 to 3 percent slopes	13.17	18.4%		99
L84A	Glencoe clay loam, 0 to 1 percent slopes	12.39	17.4%		86
118	Crippin loam, 1 to 3 percent slopes	6.63	9.3%		100
102B	Clarion loam, 2 to 6 percent slopes	5.22	7.3%		95
654	Revere clay loam	3.07	4.3%		91
Weighted Average					93.6



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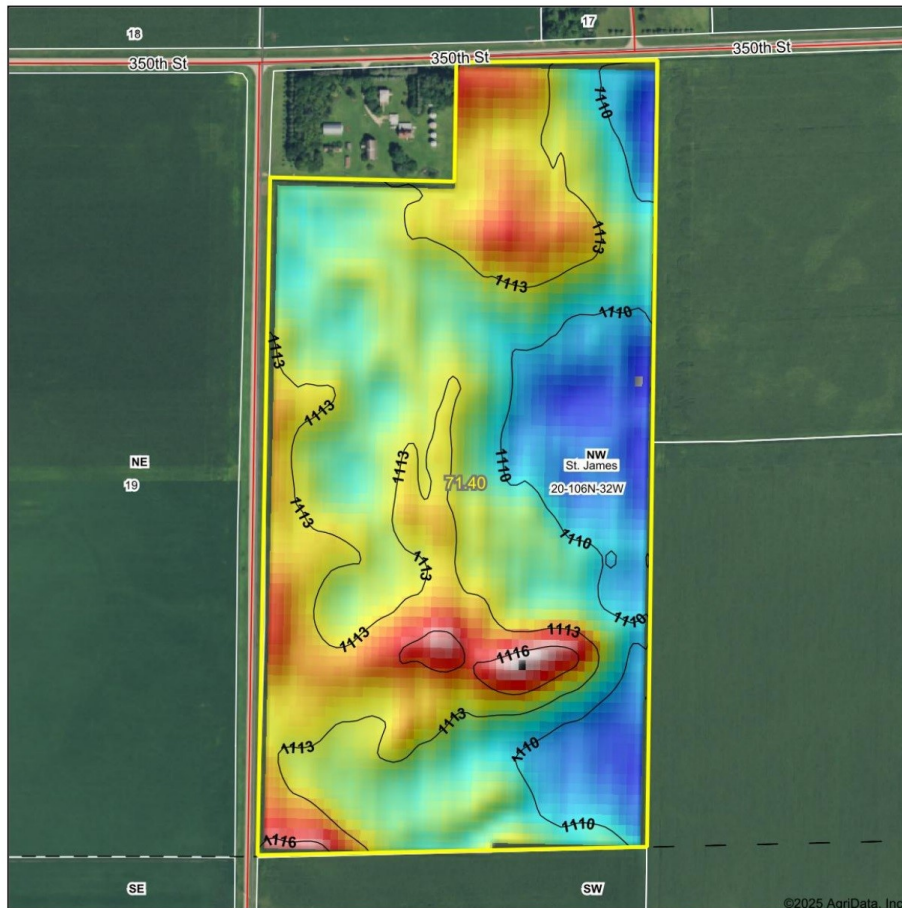
FARMLAND AUCTION

Wednesday, December 3, 2025 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S., St. James, MN

PARCEL 3

Topography Hillshade



Low Elevation High

LAND SERVICES UNLIMITED
The People That Make Things Happen

Auctioneer Alley

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.

Source: USGS 10 meter dem
Interval(ft): 3
Min: 1,107.7
Max: 1,118.6
Range: 10.9
Average: 1,112.0
Standard Deviation: 1.94 ft

0ft 427ft 854ft

N
W E
S
11/15/2025

20-106N-32W
Watonwan County
Minnesota

Boundary Center: 43° 58' 30.25, -94° 43' 0.45

LAND SERVICES UNLIMITED
The People That Make Things Happen

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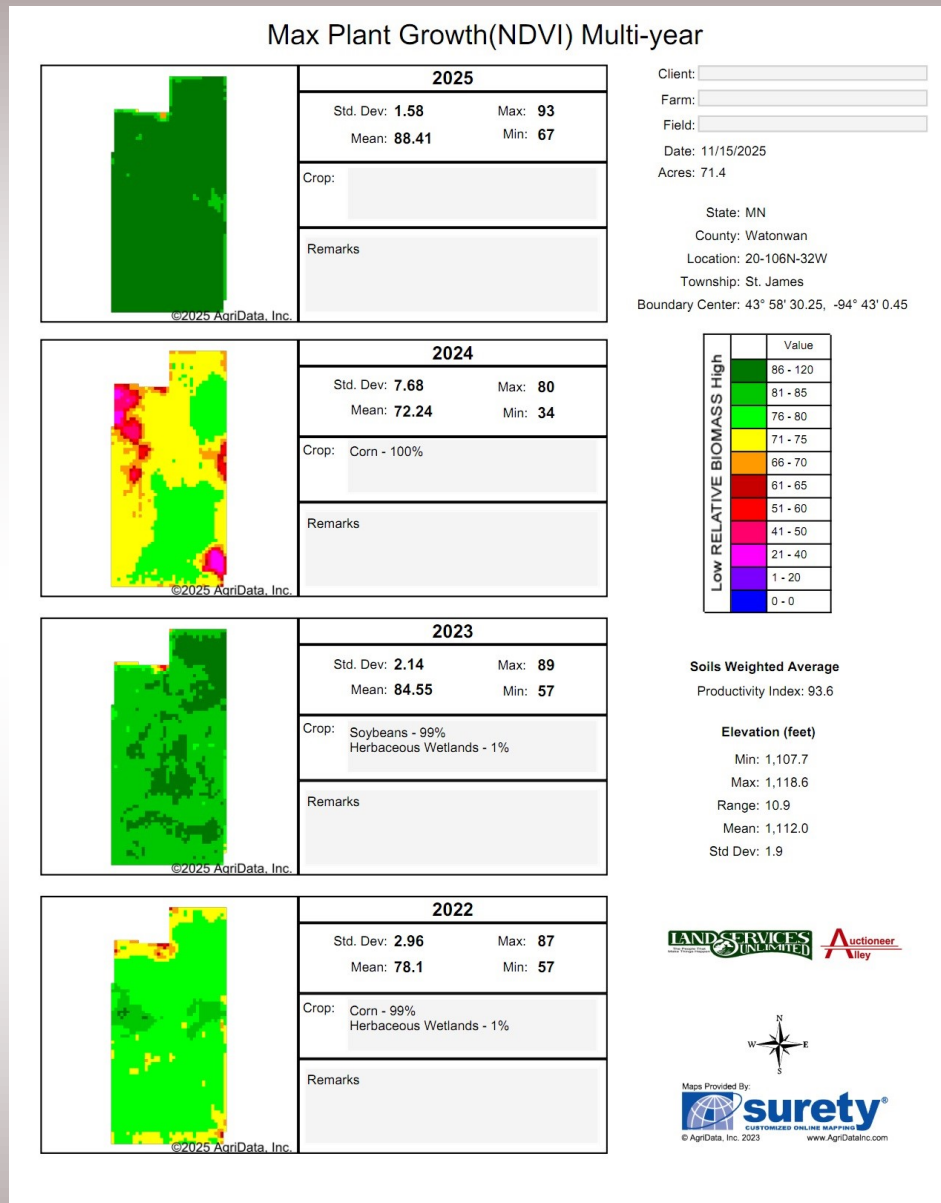
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PARCEL 3 NDVI Map



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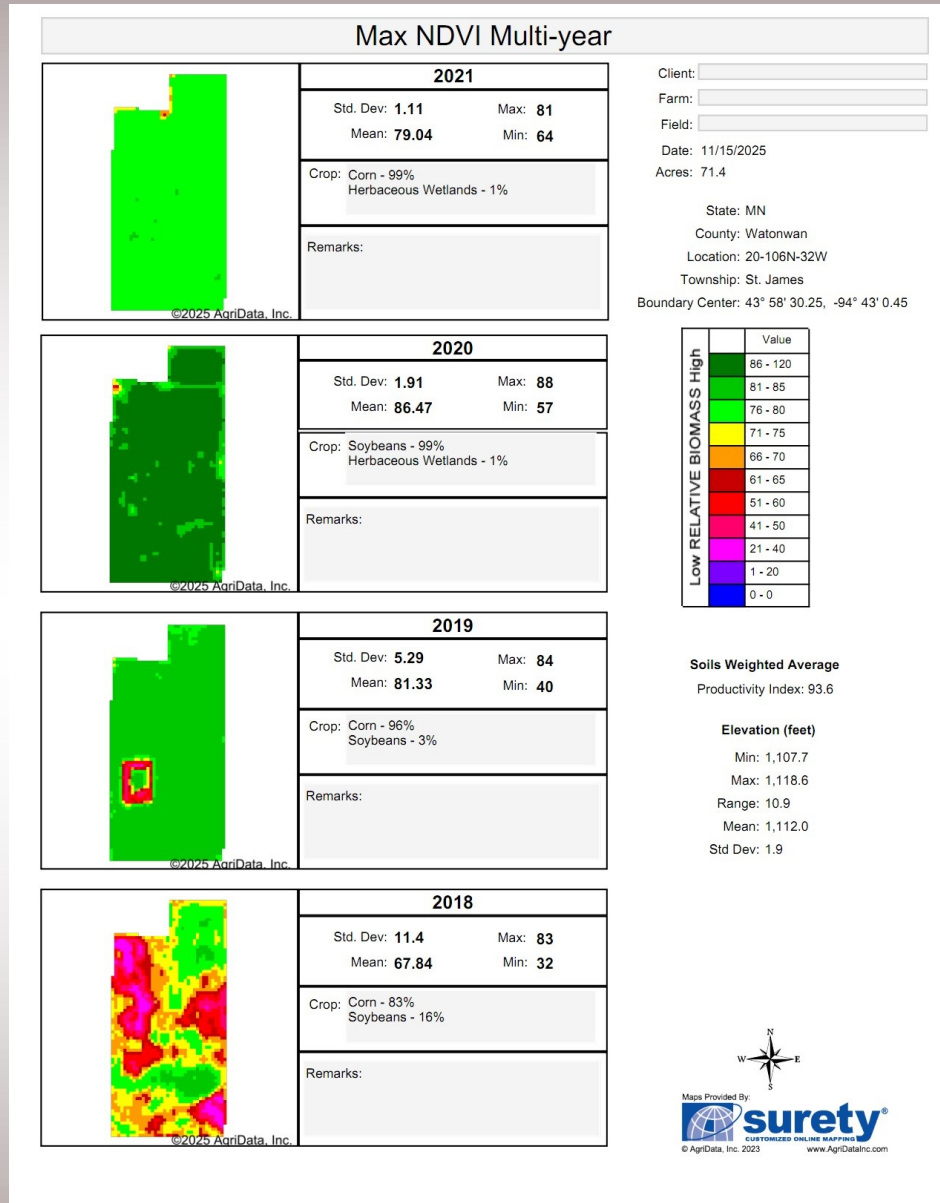
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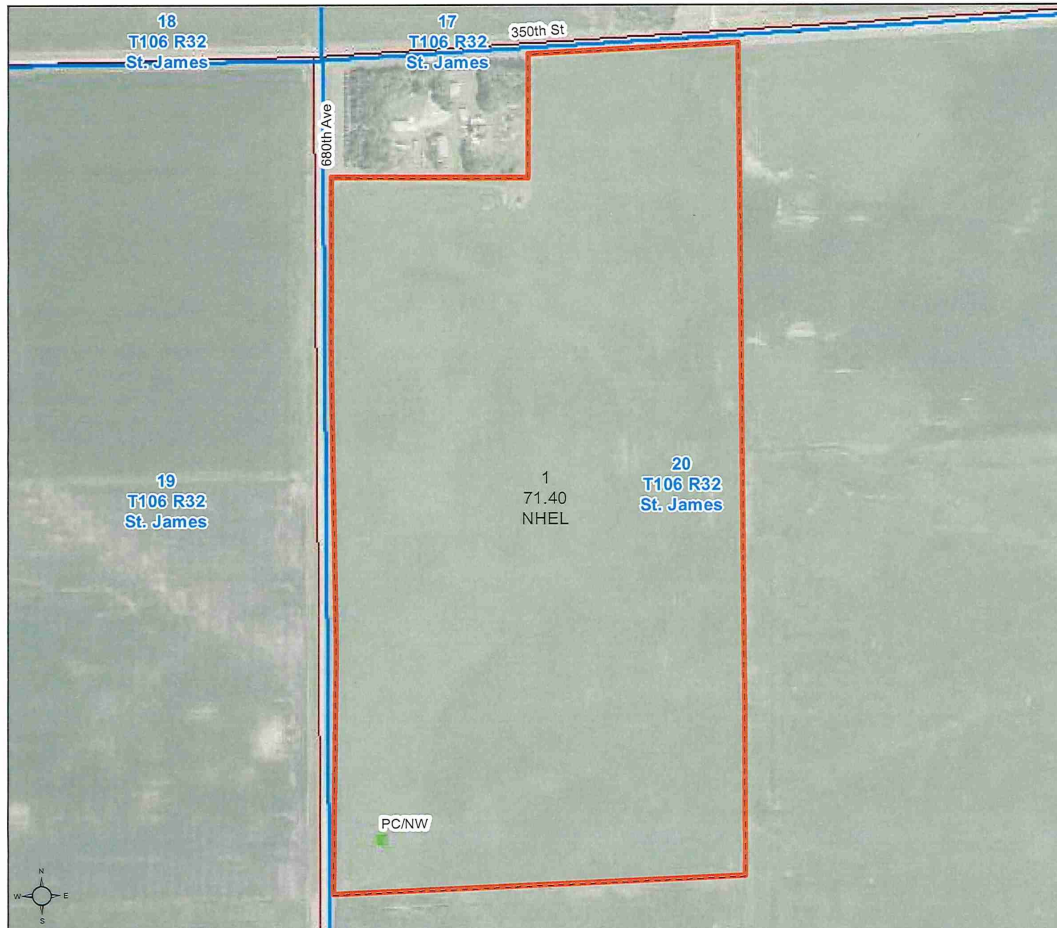
SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S., St. James, MN

PARCEL 3 FSA Map



United States
Department of
Agriculture

Watonwan County, Minnesota



Farm 7582

Tract 6636

2025 Program Year

Map Created April 29, 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

Cropland
Tract Boundary

Wetland Determination Identifiers

● Restricted Use
▼ Limited Restrictions
■ Exempt from Conservation Compliance Provisions

Tract Cropland Total: 71.40 acres

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PARCEL 3 FSA Information

MINNESOTA WATONWAN Form: FSA-156EZ	 USDA United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 7582 Prepared : 11/21/25 2:13 PM CST Crop Year : 2025
--	--	--

Tract 823 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

NOTES

Tract Number : 6636

Description : W2 NW4 less bldg 20-106-32 St. James

FSA Physical Location : MINNESOTA/WATONWAN

ANSI Physical Location : MINNESOTA/WATONWAN

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 : RAHN NAGIB LLC

Other Producers : None

Recon ID : 27-165-2023-38

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
71.40	71.40	71.40	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	71.40	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	71.00	0.00	153
TOTAL	71.00	0.00	



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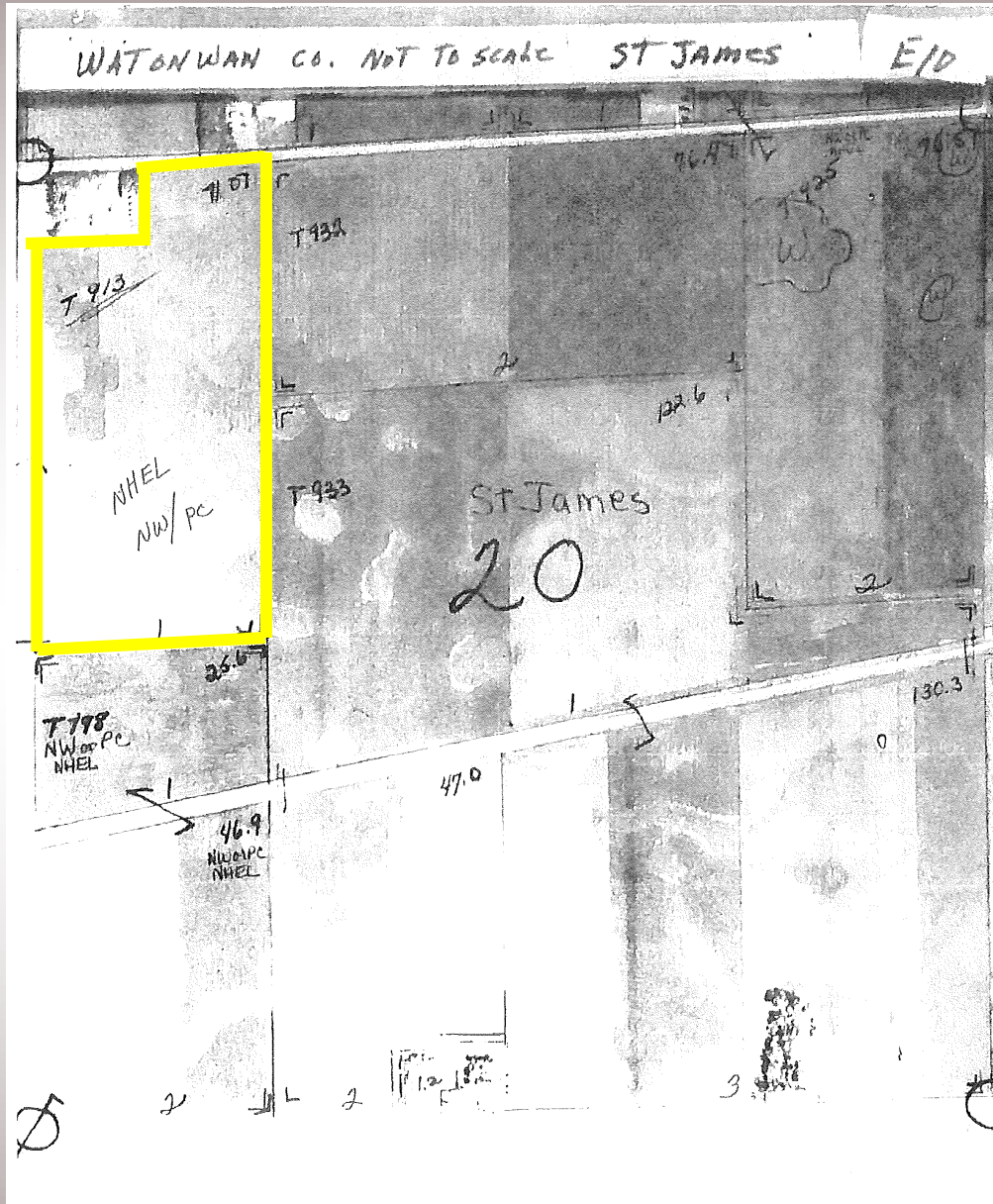
113.56 Acres +/- in Odin Twp, & 74.05 +/- of Bare Farmland in St. James Twp, Watonwan Co., MN

FARMLAND AUCTION

Wednesday, December 3, 2025 @ 10:00 AM

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PARCEL 3 Wetland Determination Map



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PARCEL 3 Tile Map



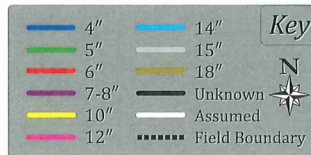
NICKEL CONSTRUCTION — Mtn. Lake, MN

Completed Tile Project — 2022



Map Location

Customer: Noel Rahn
State: MN
County: Watonwan
Township: St. James
Section: 20Aw



Construction Office

36821 575th Avenue
Mtn. Lake, MN 56159-2202
Office: (507) 427-2352
Fax: (507) 427-2357
nickelconst@frontiernet.net



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PARCEL 3

Watonwan County, MN

Summary

Parcel ID 110200510
Property Address 20-106-032
Sec/Twp/Rng SECT-20 TWP-106 RANGE-032 74.05 AC W1/2 OF NW1/4 LESS 5.95AC
Brief Tax Description (Note: Not to be used on legal documents)
Deeded Acres 74.05
Class 101 - (NON-HSTD) 2A/1B/4BB AGRICULTURAL
District (1101) TWP OF ST JAMES-0840
School District 0840

[View Map](#)

Owners

Primary Owner
RAHN NAGIB LLC
18258 MINNETONKA BLVD
SUITE 145
DEEPHAVEN MN 55391

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	74	0	0	0	71.830	A
2	ROADS 2A	0	0	0	0	2.220	A
Total						74.050	

Sales

Multi Parcel	Instr Type	Qualified Sale	Sale Date	Buyer	Seller	Sale Price	Adjusted Sale Price	eCRV
N	WD	Q	5/13/2022	RAHN NAGIB LLC	ROALD L REVNE	\$932,808	\$932,808	1411562

Valuation

	2025 Assessment	2024 Assessment	2023 Assessment	2022 Assessment	2021 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$795,200	\$884,100	\$884,100	\$574,100	\$499,600
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$795,200	\$884,100	\$884,100	\$574,100	\$499,600

Taxation

	2025 Payable	2024 Payable	2023 Payable	2022 Payable
Estimated Market Value	\$884,100	\$884,100	\$574,100	\$499,600
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$884,100	\$884,100	\$574,100	\$499,600
Net Taxes Due	\$4,736.00	\$4,502.00	\$3,710.00	\$3,924.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$4,736.00	\$4,502.00	\$3,710.00	\$3,924.00

Taxes Paid

Payment #	Receipt #	Receipt Print Date	Amt Write Off	Amt Charge	Amt Payment
143998		11/13/2025	\$0.00	\$0.00	(\$2,368.00)
139013		5/22/2025	\$0.00	\$0.00	(\$2,368.00)
131028		11/20/2024	\$0.00	\$0.00	(\$2,251.00)
122218		5/16/2024	\$0.00	\$0.00	(\$2,251.00)
111897		12/5/2023	\$0.00	\$371.00	(\$4,081.00)
96881		11/4/2022	\$0.00	\$0.00	(\$1,962.00)
89719		5/13/2022	\$0.00	\$0.00	(\$1,962.00)
71282	237926	4/19/2021	\$0.00	\$0.00	(\$3,998.00)
56632	223691	4/16/2020	\$0.00	\$0.00	(\$3,950.00)
56633	223749	4/16/2020	\$0.00	\$0.00	(\$4.00)



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AUCTION INFORMATION

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

SALE METHOD & TERMS: Parcels 1 & 2 will be offered using the Buyer's Choice auction method. This method provides the bidders flexibility to purchase individual parcels or both of them. Buyer's Choice auctioning will continue until both parcels have been purchased. Following the sale of Parcel 1 & 2, Parcel 3 will be offered for sale. Parcel 1 74.08 +/- Parcel 2 39.48 +/- & Parcel 3 74.05 +/- 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 30, 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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