



# **FARMLAND AUCTION**

**Thursday, November 20th @ 10 AM**

**Knights of Columbus Hall**

**920 E 10th Street, Fairmont, MN**

**412.70 ACRES +/-  
MARTIN COUNTY, MN**

**AUCTIONEERS AND SALES STAFF**

**DUSTYN HARTUNG 507-236-7629**

**LEAH HARTUNG 507-236-8786**

**KEVIN KAHLER 507-920-8060**





# 412.70 Acres +/- of Bare Farmland in Martin County, MN

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**Thursday, November 20, 2025 @ 10:00 AM**

**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

## **ROLOFF & VAN BRUNT FARM PROPERTY INFORMATION**

<b>SALE METHOD:</b>	Parcel #1 145.94 +/- will be offered for sale as one parcel prior to Parcels #2-#5. Parcels #2-#5 will be offered for sale on our multi parcel board bidding system. Parcel #2 74.78 +/- Parcel #3 76.47 +/- Parcel #4 35.51 +/- & Parcel #5 80 Deeded Acres x The Bid.	
<b>LEGAL DESCRIPTION 1:</b>	145.94 +/- Deeded Acres located in the W ½ NE ¼ & N ½ NW ¼ of Section 6, TWP 104N, Range 29W, Martin County, MN <b>*Full legal in Purchase Agreement</b>	
<b>TAX PARCEL ID 1:</b>	130060200, 130060500 & 130060600	
<b>BUILDINGS 1:</b>	None	
<b>REAL ESTATE TAXES 1:</b>	2025 (NON-HSTD) Ag Taxes = \$8,258	
<b>FSA INFORMATION 1:</b>	Total Deeded Acres	= 145.94 +/- Acres
	FSA Tillable Acres	= 142.60 +/- Acres
	Corn Base Acres	= Unknown +/- Acres
	Corn PLC Yield	= 149.00 +/- Bushels
	Soybean Base Acres	= Unknown +/- Acres
	Soybean PLC Yield	= 46.00 +/- Bushels
	Total Base Acres	= Unknown +/- Acres
<b>PREDOMINANT SOILS 1:</b>	Fostoria Clay Loam, Waldorf Silty Clay Loam & Madelia Silty Clay Loam	
<b>CPI PARCEL 1:</b>	CPI= 93.4 <b>*See Soils Map</b>	
<b>TOPOGRAPHY 1:</b>	Level to Gently Rolling <b>*See Topography Map</b>	
<b>DRAINAGE PARCEL 1:</b>	Part of JD 85 & JD 25 <b>*See Tile Maps</b>	
<b>NRCS CLASSIFICATION 1:</b>	NHSL (Non-Highly Erodible Land)	
<b>WETLAND STATUS 1:</b>	Determination Not Completed	
<b>LEGAL DESCRIPTION 2:</b>	74.78 +/- Deeded Acres located in the S ½ SE ¼ of Section 33, TWP 104N, Range 30W Martin County, MN (With Exceptions) <b>*Full legal in Purchase Agreement</b>	
<b>TAX PARCEL ID 2:</b>	200330200	

**AUCTIONS – REAL ESTATE - APPRAISALS**



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**DOUG WEDEL**

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**REAL ESTATE TAXES 2:** 2025 (NON-HSTD) Ag Taxes = \$2,878

**FSA INFORMATION 2:**

Total Deeded Acres	=	74.78 +/- Acres
FSA Tillable Acres	=	71.69 +/- Acres
Corn Base Acres	=	60.20 +/- Acres
Corn PLC Yield	=	149.00 +/- Bushels
Soybean Base Acres	=	11.49 +/- Acres
Soybean PLC Yield	=	46.00 +/- Bushels
Total Base Acres	=	71.69 +/- Acres

**PREDOMINANT SOILS 2:** Lemond Loam & Litchfield Sandy Loam

**CPI PARCEL 2:** CPI= 68.9  
\*See Soils Map

**TOPOGRAPHY 2:** Level  
\*See Topography Map

**DRAINAGE PARCEL 2:** Part of JD 66 West and JD 66 East  
\*See Tile Maps

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

**WETLAND STATUS 2:** Determination Completed 4-17-2013  
\*See Wetland Determination

**LEGAL DESCRIPTION 3:** 76.47 +/- Deeded Acres located in the SE ¼ NE ¼ and NE ¼ SE ¼ of Section 33, TWP 104N, Range 30W Martin County, MN (With Exceptions)  
\*Full legal in Purchase Agreement

**TAX PARCEL ID 3:** 200331100 \*Not Whole Parcel

**REAL ESTATE TAXES 3:** 2025 (NON-HSTD) Ag Taxes = \$4,904  
\*This amount is from the complete 152.7 Acre Parcel.

**FSA INFORMATION 3:**

Total Deeded Acres	=	76.47 +/- Acres
FSA Tillable Acres	=	73.14 +/- Acres
Corn Base Acres	=	49.69 +/- Acres
Corn PLC Yield	=	154.00 +/- Bushels
Soybean Base Acres	=	22.62 +/- Acres
Soybean PLC Yield	=	52.00 +/- Bushels
Total Base Acres	=	72.31 +/- Acres

**PREDOMINANT SOILS 3:** Lemond Loam & Litchfield Sandy Loam

**CPI PARCEL 3:** CPI= 67.6  
\*See Soils Map

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**TOPOGRAPHY 3:** Level  
\*See Topography Map

**DRAINAGE PARCEL 3:** Part of JD 66 West and JD 66 East  
\*See Tile Maps

**NRCS CLASSIFICATION 3:** NHEL (Non-Highly Erodible Land)

**WETLAND STATUS 3:** Determination Completed 1-17-2013  
\*See Wetland Determination

**LEGAL DESCRIPTION 4:** 35.51 +/- Deeded Acres located in that part of the NW ¼ of Section 34,  
TWP 104N, Range 30W Martin County, MN  
\*Full legal in Purchase Agreement

**TAX PARCEL ID 4:** 200331100 \*Not Whole Parcel

**REAL ESTATE TAXES 4:** 2025 (NON-HSTD) Ag Taxes = \$4,904  
\*This amount is from the complete 152.7 Acre Parcel.

**FSA INFORMATION 4:**

Total Deeded Acres	=	35.51 +/- Acres
FSA Tillable Acres	=	34.85 +/- Acres
Corn Base Acres	=	Unknown +/- Acres
Corn PLC Yield	=	154.00 +/- Bushels
Soybean Base Acres	=	Unknown +/- Acres
Soybean PLC Yield	=	52.00 +/- Bushels
Total Base Acres	=	Unknown +/- Acres

**PREDOMINANT SOILS 4:** Dickinson Fine Sandy Loam & Coland Clay Loam

**CPI PARCEL 4:** CPI= 71.2  
\*See Soils Map

**TOPOGRAPHY 4:** Level  
\*See Topography Map

**DRAINAGE PARCEL 4:** Part of JD 66 East  
\*See Tile Maps

**NRCS CLASSIFICATION 4:** NHEL (Non-Highly Erodible Land)

**WETLAND STATUS 4:** Determination Not Completed

**LEGAL DESCRIPTION 5:** 80 +/- Deeded Acres located in the E ½ SE ¼ of Section 25, TWP 104N,  
Range 31W, Martin County, MN

**TAX PARCEL ID 5:** 190250600

**REAL ESTATE TAXES 5:** 2025 (NON-HSTD) Ag Taxes = \$4,502.02

**AUCTIONS – REAL ESTATE - APPRAISALS**



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<b>FSA INFORMATION 5:</b>	Total Deeded Acres	=	80.00 +/- Acres
	FSA Tillable Acres	=	75.04 +/- Acres
	Corn Base Acres	=	50.65 +/- Acres
	Corn PLC Yield	=	154.00 +/- Bushels
	Soybean Base Acres	=	23.07 +/- Acres
	Soybean PLC Yield	=	52.00 +/- Bushels
	Total Base Acres	=	73.72 +/- Acres
<b>PREDOMINANT SOILS 5:</b>	Canisteo-Glencoe, Clarion Loam & Clarion-Swanlake Complex		
<b>CPI PARCEL 5:</b>	CPI= 91.9 *See Soils Map		
<b>TOPOGRAPHY 5:</b>	Gently Rolling *See Topography Map		
<b>DRAINAGE PARCEL 5:</b>	Part of JD 89 & CD 55 *See Tile Maps		
<b>NRCS CLASSIFICATION 5:</b>	NHEL (Non-Highly Erodible Land)		
<b>WETLAND STATUS 5:</b>	Determination Needs To Be Updated		
<b>LEASE STATUS:</b>	Seller will retain all 2025 land rent. The property is opened to be farmed by the Buyer's in 2026.		
<b>FALL TILLAGE 1-5:</b>	The 2025 fall tillage has been completed on the farms. At the time of closing the Buyer's will be required to reimburse the current tenant.		
	Parcel 1:	142.59 Acres X \$28.00=	\$3,992.00
	Parcel 2:	71.69 Acres X \$28.00=	\$2,007.00
	Parcel 3:	73.14 Acres X \$28.00=	\$2,047.00
	Parcel 4:	34.85 Acres X \$28.00=	\$975.00
	Parcel 5:	75.04 Acres X \$28.00=	\$2,101.00

**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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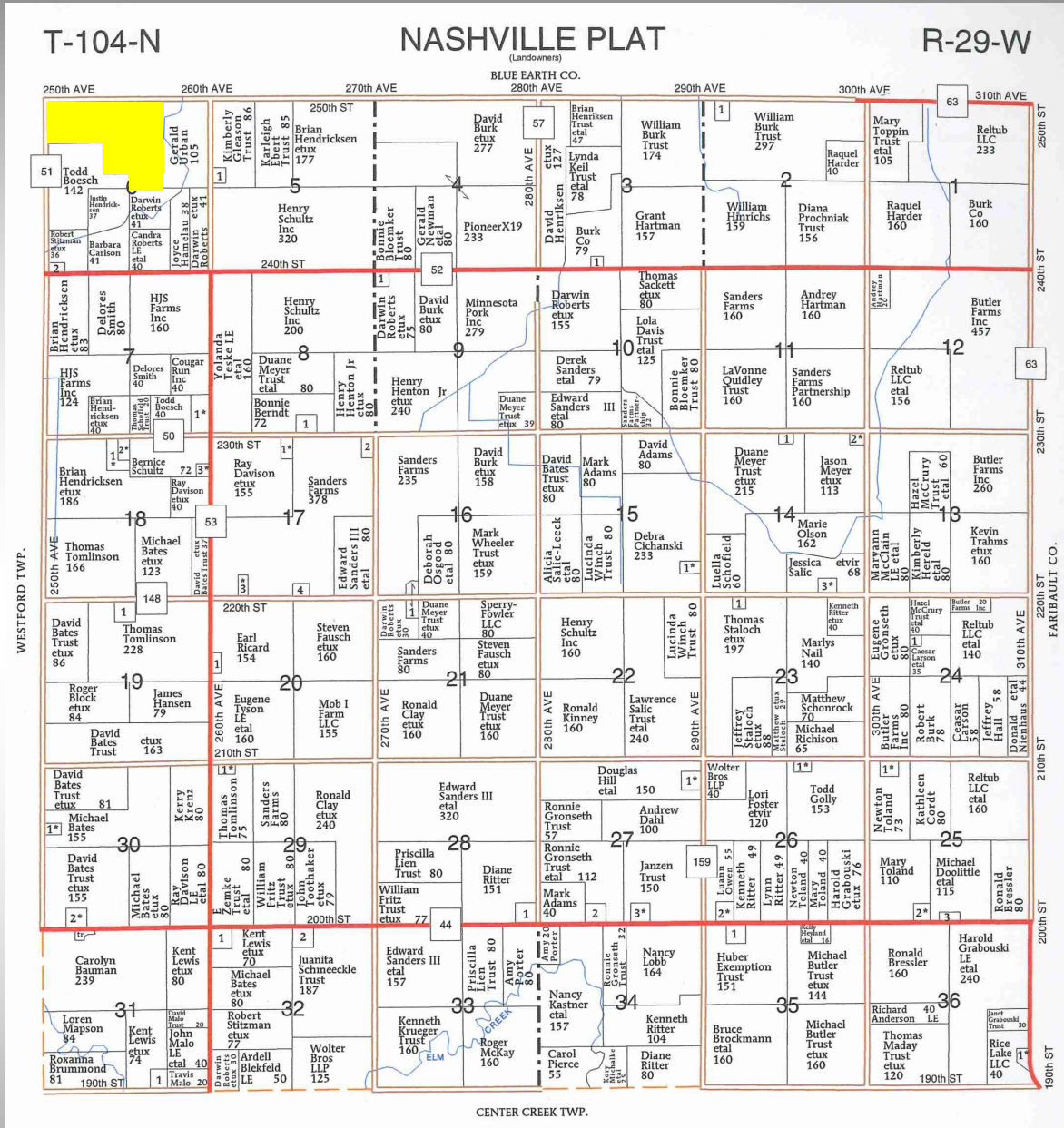


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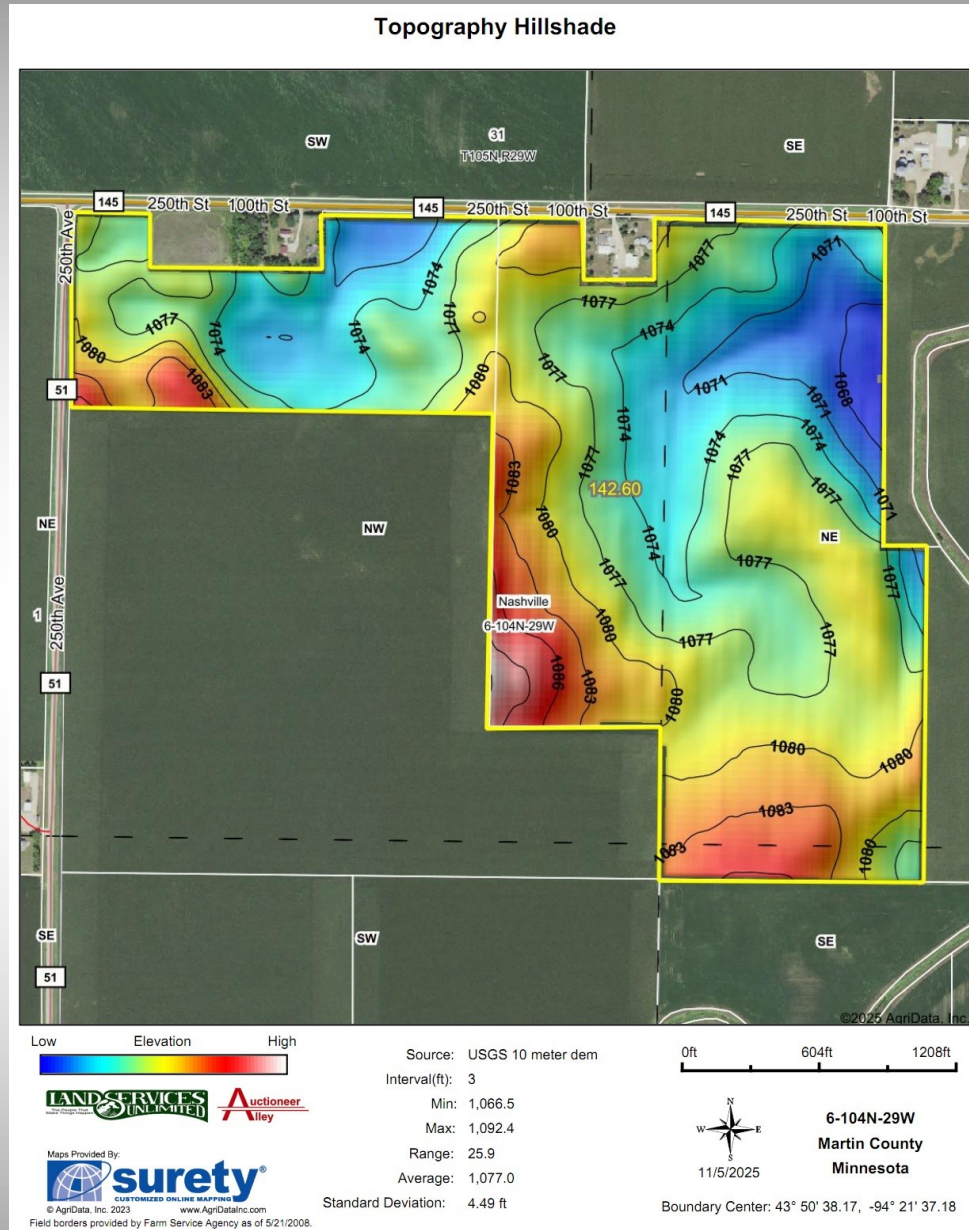
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## PARCEL 1



**LAND SERVICES UNLIMITED**  
The People That Make Things Happen

**Auctioneer Alley**

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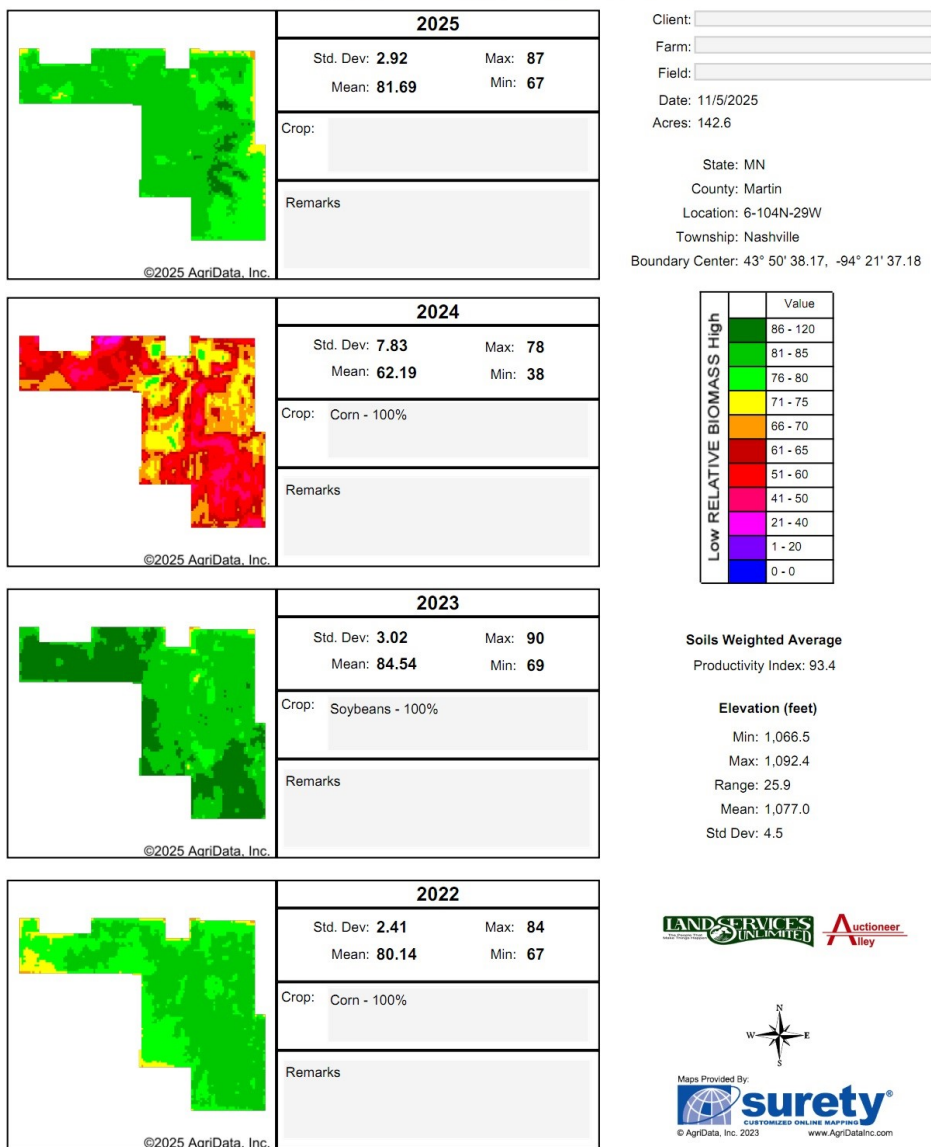
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### PARCEL 1

#### Max Plant Growth(NDVI) Multi-year



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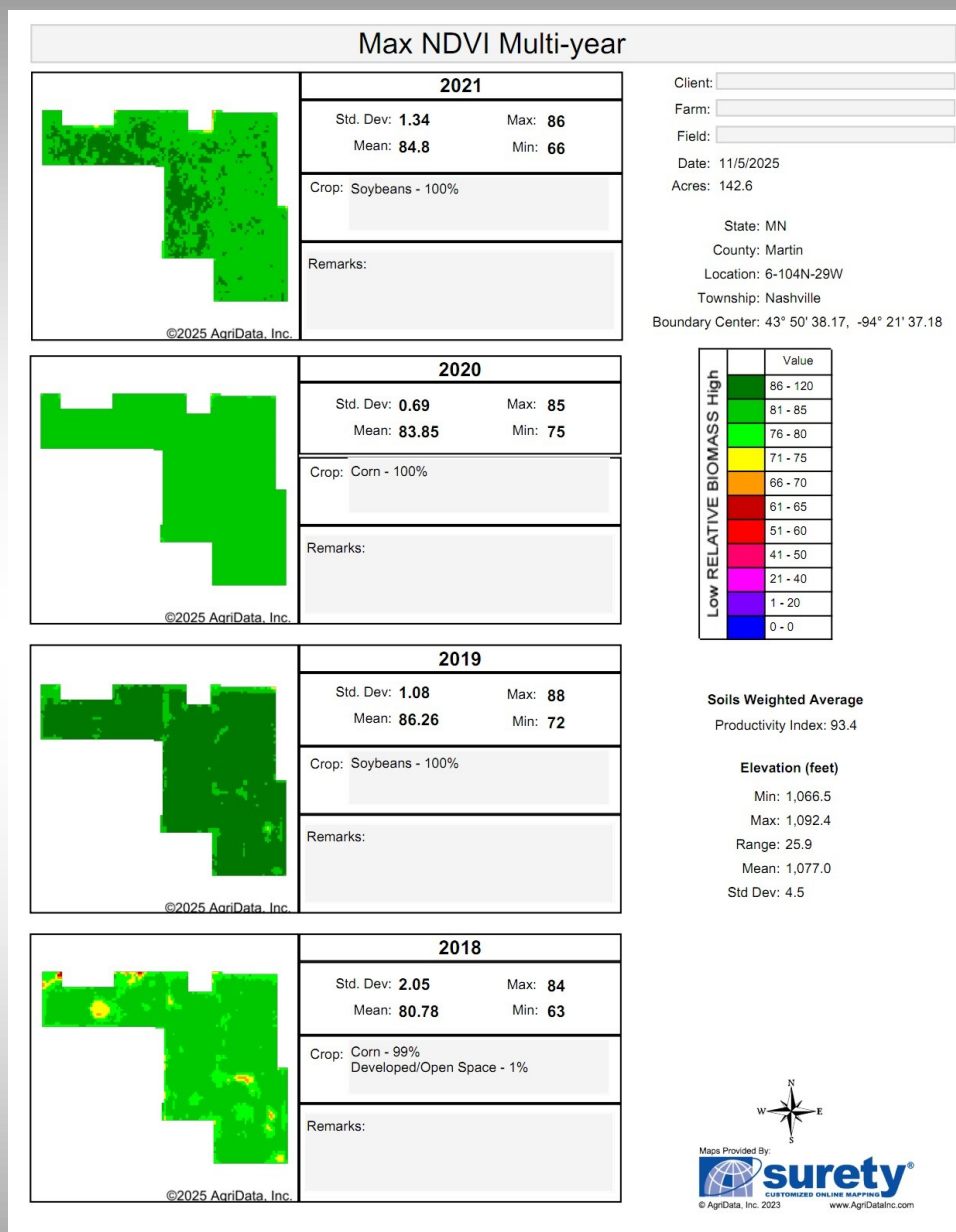
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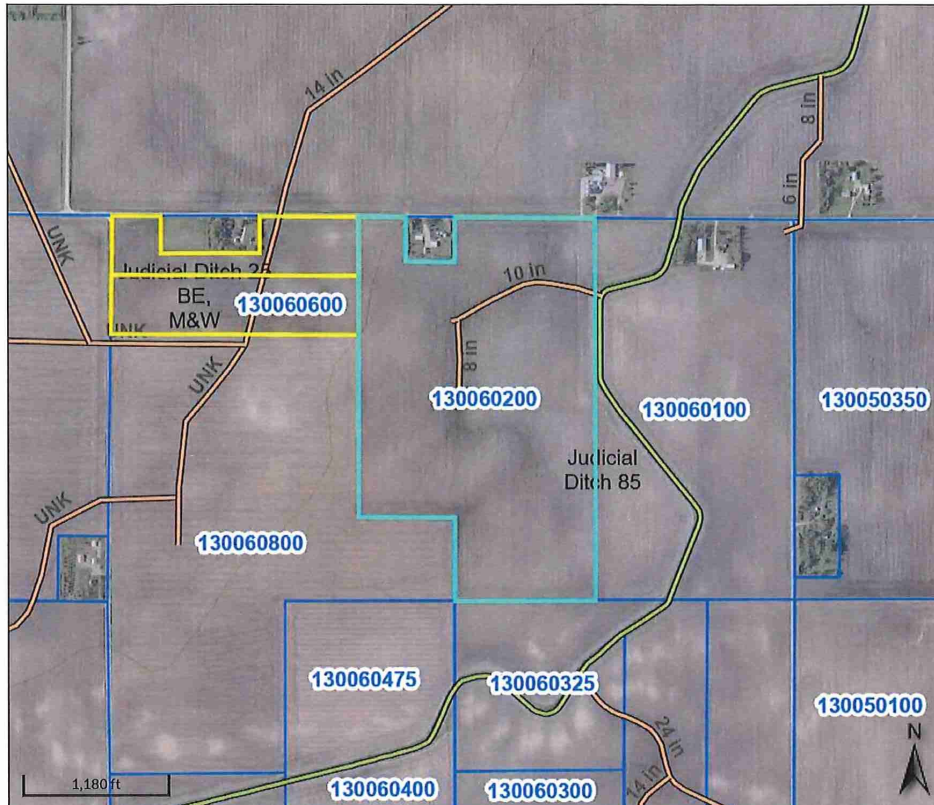
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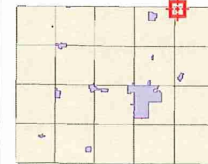
### PARCEL 1 County Tile Map



Martin County, MN



Overview



Legend

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

Parcel ID	130060200	Alternate ID	n/a	Owner Address	LONNIE ROLOFF ETAL
Sec/Twp/Rng	06-104-029	Class	101 - 2A/1B/4BB AGRICULTURAL		430 CORCORAN DR
Property Address		Acreage	110.94		GOODVIEW, MN 55959
District	(1303) NASHVILLE T-458	Note	n/a		
Brief Tax Description	SECT-06 TWP-104 RANGE-029 W 1/2 NE1/4 (EX E 200') & E 40 AC N 141.7 AC NW1/4 (EX WILKINSON SUBD) 110.94 AC				
	(Note: Not to be used on legal documents)				



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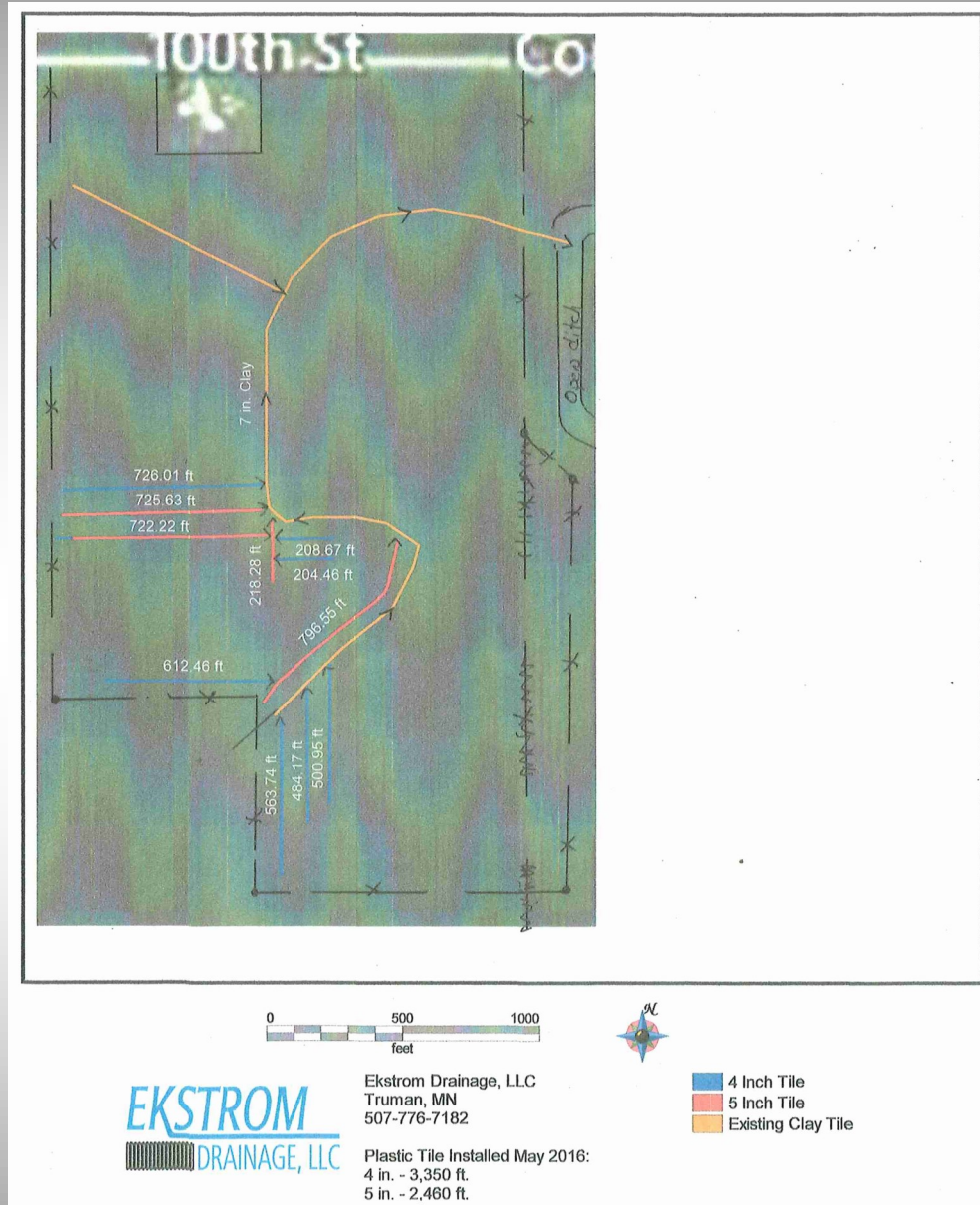
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### PARCEL 1 Private Tile Map



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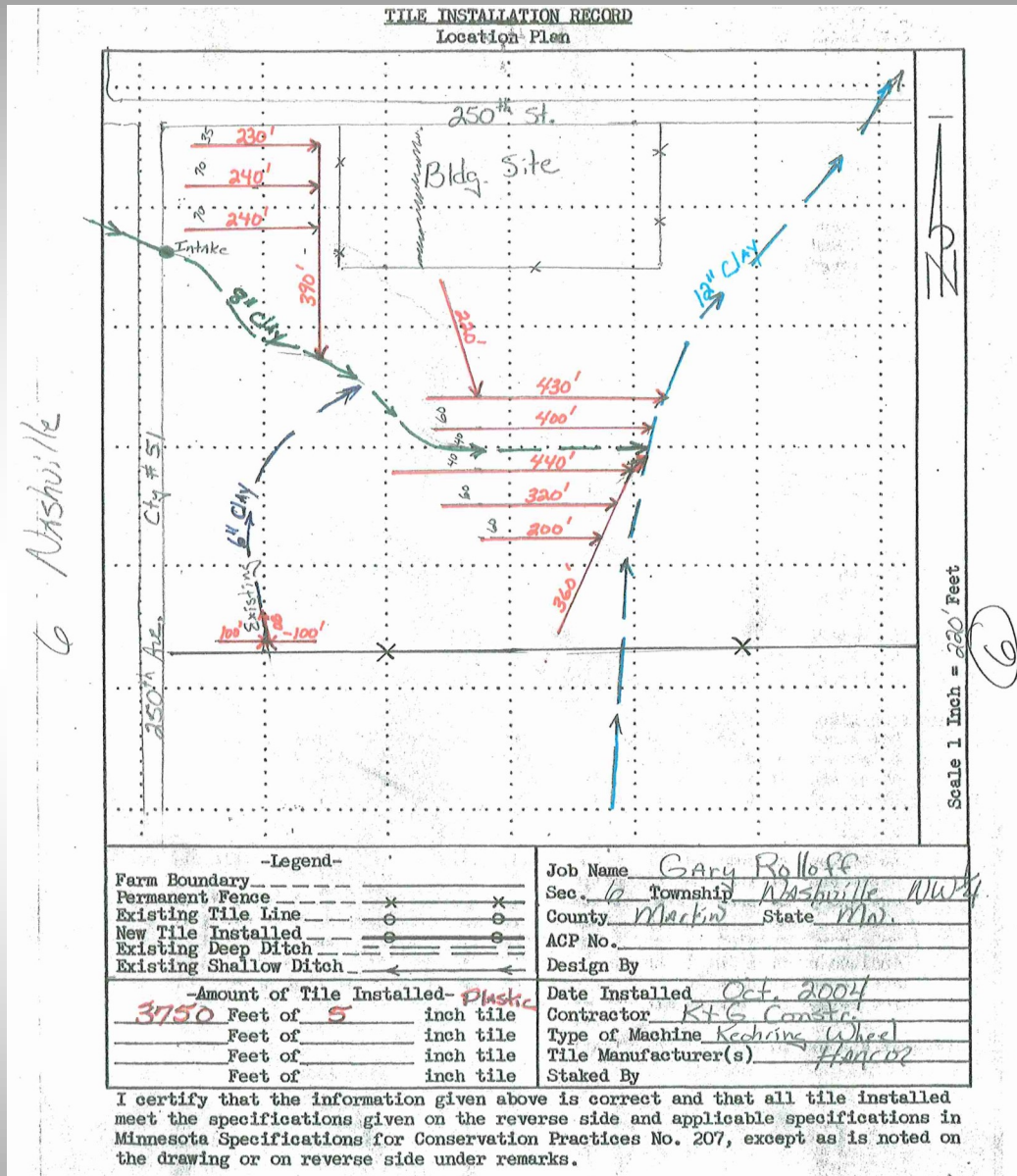
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### PARCEL 1 Private Tile Map



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## **PARCEL 1 Tile Drain Agreement**

### **TILE DRAIN AGREEMENT**

THIS AGREEMENT, made and entered into this 9th day of May, 1984, by and between Brian Hendricksen and Ruth Hendricksen, hereinafter referred to as "First Parties", and Sadie Wolfe and Joe Wolfe, wife and husband, Gwen Roloff and Gary Roloff, wife and husband, and Darwin Van Brunt and Grace Van Brunt, husband and wife, hereinafter referred to as "Second Parties":

#### **WITNESSETH:**

WHEREAS, First Parties are the owners of the Southeast Quarter (SE 1/4) of Section Thirty-one (31), Township One Hundred Five (105), Range Twenty-nine (29), Blue Earth County, Minnesota, and

WHEREAS, Second Parties are the owners of property located in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section Six (6), Township One Hundred Four (104) North, Range Twenty-nine (29) West of the 5th P.M., Martin County, Minnesota, and

WHEREAS, there is passing through the properties owned by Second Parties a Judicial Ditch Number 85 Branch Tile, and

WHEREAS, the First Parties desire to cross through Second Parties' property in order to install a drain tile and Second Parties are willing to give a right to First Parties to cross said property and to install said drain tile, and

WHEREAS, the parties desire to enter into this agreement to put into writing the agreement with reference to this easement,

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter contained, IT IS AGREED AS FOLLOWS:

1. Second Parties do grant to First Parties a perpetual easement to go across their properties for purposes of installation of a six inch (6") drain tile, and for future purposes of maintenance of said drain tile, all of said construction costs and maintenance costs to be at the expense of First Parties.

2. Any damages done to the property of Second Parties shall be reimbursed to Second Parties by First Parties, which damage is as the result of the construction of said tile line, the maintenance of said tile

- 1 -



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## PARCEL 1 Tile Drain Agreement

line or the failure to maintain said tile line. In the event that First Parties should fail to maintain said tile line, after notification to First Parties and failure to maintain by First Parties, Second Parties shall have a right to terminate this easement.

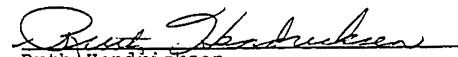
3. This drainage is only for the benefit of the properties owned by First Parties, and no other property shall be drained in this system by First Parties, either themselves or by granting others rights.

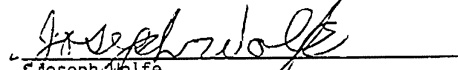
4. Second parties shall have the right, at their own expense, to hook on to said tile after constructed by First Parties, without the necessity of reimbursing First Parties for any of their construction costs, provided that Second Parties do not damage the tile line.


5. Attached hereto and labeled Exhibit "A" is a plan prepared by A. D. Ekstrom, showing the location of the tile and the pertinent data.

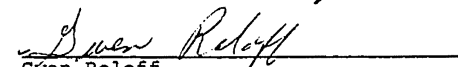
6. This easement is binding on the parties hereto, and shall run with the land described herein.

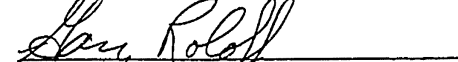
  
Brian Hendricksen

  
Ruth Hendricksen

  
Joseph Wolfe

  
Sadie Wolfe

  
Gwen Roloff

  
Gary Roloff

  
Darwin Van Brunt

  
Grace Van Brunt

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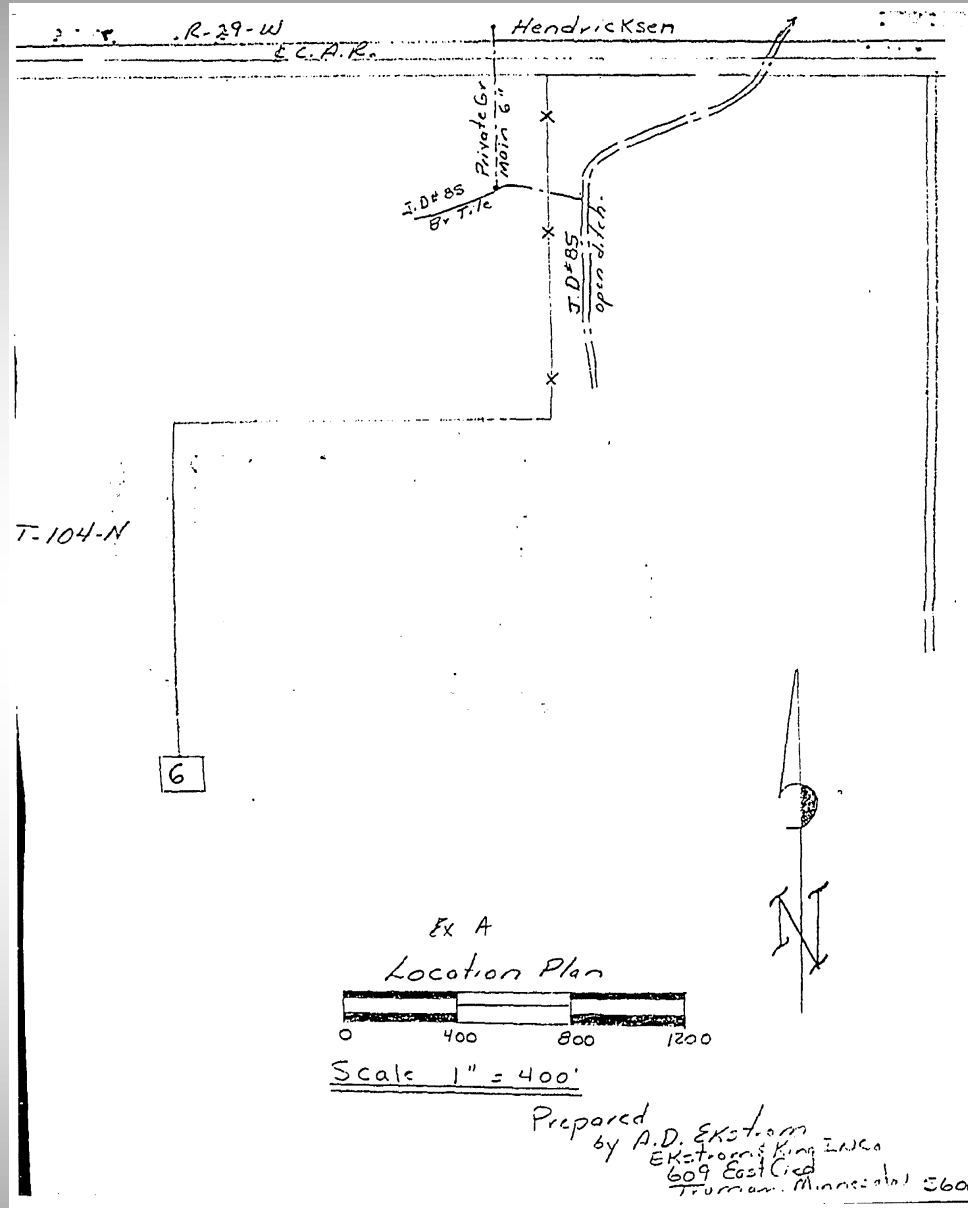
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## PARCEL 1 Tile Drain Agreement



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## Martin County, MN

### Summary

Parcel ID 200330200  
Property Address  
Sec/Twp/Rng 33-104-030  
Brief Tax SECT-33 TWP-104 RANGE-030 74.78 AC S1/2 SE1/4 (EX  
Description HWY) (EX  
Deeded Acres 74.78  
Class 101-2A/1B/4BB AGRICULTURAL;  
District (2001) WESTFORD TWP-458  
School District 0458  
Neighborhood 00002000-WESTFORD  
Neighborhood  
Group  
Appraiser JEREMIAH  
Roll Type RP

\* 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
LANNIE ROLOFF ETAL	RANDALL ROLOFF	LANETTE L ROLOFF	MELISSA ETTER & PRESTON ROLOFF
430 CORCORAN DR	1958 STATE HWY 15	112 N 6TH AVE W	1116 9TH ST N
GOODVIEW MN 55959	TRUMAN MN 56088	TRUMAN MN 56088	ST JAMES MN 56081

### Land

Year	Seq	HGA	Code	Units
2025	1		TILL B2 60-69 CPI	72.31
2025	2		ROAD	2.47

### Valuation

Assessed Year	2025	2024	2023	2022
+ Total Estimated Building Value	\$0	\$0	\$0	\$0
Estimated Dwelling Value				
Estimated Extra Features Value				
+ Total Estimated Land Value	\$506,200	\$578,500	\$578,500	\$383,200
+ Total Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$506,200	\$578,500	\$578,500	\$383,200
% Change	-12.50%	0.00%	50.97%	-
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
Classification	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL
Estimated Market Value	\$578,500	\$578,500	\$383,200	\$361,600
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$578,500	\$578,500	\$383,200	\$361,600
Net Taxes Due	\$2,878.00	\$2,385.36	\$1,985.30	\$2,073.81
+ Special Assessments	\$0.00	\$710.64	\$1,140.70	\$418.19
= Total Taxes Due	\$2,878.00	\$3,096.00	\$3,126.00	\$2,492.00
% Change	-7.04%	-0.96%	25.44%	1.47%

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



### 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

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

[www.auctioneeralley.com](http://www.auctioneeralley.com)



# 412.70 Acres +/- of Bare Farmland in Martin County, MN

# **FARMLAND AUCTION**

Thursday, November 20, 2025 @ 10:00 AM

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

## Martin County, MN

### Summary

Parcel ID 130060600  
Property Address  
Sec/Twp/Rng 06-104-029  
Brief Tax SECT-06 TWP-104 RANGE-029 20.00 AC S1/2 N 40AC OF W  
Description 101.7AC  
Deeded Acres 20  
Class 101-2A/1B/4BB AGRICULTURAL;  
District (1303) NASHVILLE T-458  
School District 0458  
Neighborhood 00001300-NASHVILLE  
Neighborhood  
Group  
Appraiser JEREMIAH  
Roll Type RP

\* 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 <a href="#">LONNIE ROLOFF ETAL</a> 430 CORCORAN DR GOODVIEW MN 55959	ETAL Owners RANDALL ROLOFF 1958 STATE HWY 15 TRUMAN MN 56088	ETAL Owners <a href="#">LANETTE L ROLOFF</a> 112 N 6TH AVE W TRUMAN MN 56088	ETAL Owners MELISSA ETTER & PRESTON ROLOFF 1116 9TH ST N ST JAMES MN 56081
---	---	---	---

### Land

Year	Seq	HGA	Code	Units
2025	1		TILL A1 86-100 CPI	18.11
2025	2		TILL A2 75-85 CPI	1.55
2025	3		ROAD	0.34

### Valuation

Assessed Year	2025	2024	2023	2022
+ Total Estimated Building Value	\$0	\$0	\$0	\$0
Estimated Dwelling Value				
Estimated Extra Features Value				
+ Total Estimated Land Value	\$214,700	\$234,400	\$234,400	\$160,300
+ Total Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$214,700	\$234,400	\$234,400	\$160,300
% Change	-8.40%	0.00%	46.23%	-
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
Classification	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL
Estimated Market Value	\$234,400	\$234,400	\$160,300	\$148,600
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$234,400	\$234,400	\$160,300	\$148,600
Net Taxes Due	\$1,146.00	\$942.96	\$808.00	\$834.96
+ Special Assessments	\$0.00	\$37.04	\$0.00	\$37.04
= Total Taxes Due	\$1,146.00	\$980.00	\$808.00	\$872.00
% Change	16.94%	21.29%	-7.34%	-0.46%

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



### 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

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

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# 412.70 Acres +/- of Bare Farmland in Martin County, MN

# **FARMLAND AUCTION**

Thursday, November 20, 2025 @ 10:00 AM

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

## Martin County, MN

### Summary

Parcel ID 130060200  
Property Address  
Sec/Twp/Rng 06-104-029  
Brief Tax Description SECT-06 TWP-104 RANGE-029 W 1/2 NE1/4 (EX E 200')  
Deeded Acres 110.94  
Class 101-2A/1B/4BB AGRICULTURAL;  
District (1303) NASHVILLE T-458  
School District 0458  
Neighborhood 00001300-NASHVILLE  
Neighborhood Group  
Appraiser JEREMIAH  
Roll Type RP

\* 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
<a href="#">LONNIE ROLOFF ETAL</a>	DAWN MCEVAN	DION VANBRUNT	RANDALL ROLOFF	<a href="#">LANETTE L ROLOFF</a>	GRACE VAN BRUNT
430 CORCORAN DR			1958 STATE HWY 15	112 N 6TH AVE W	
GOODVIEW MN 55959			TRUMAN MN 56088	TRUMAN MN 56088	

ETAL Owners  
MELISSA ETTER & PRESTON ROLOFF  
1116 9TH ST N  
ST JAMES MN 56081

### Land

Year	Seq	HGA	Code	Units
2025	1		TILL A1 86-100 CPI	88.12
2025	2		TILL A2 75-85 CPI	21.72
2025	3		ROAD	1.1

### Valuation

Assessed Year	2025	2024	2023	2022
+ Total Estimated Building Value	\$0	\$0	\$0	\$0
Estimated Dwelling Value				
Estimated Extra Features Value				
+ Total Estimated Land Value	\$1,186,500	\$1,296,300	\$1,296,300	\$887,700
+ Total Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$1,186,500	\$1,296,300	\$1,296,300	\$887,700
% Change	-8.47%	0.00%	46.03%	-
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
Classification	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL
Estimated Market Value	\$1,296,300	\$1,296,300	\$887,700	\$823,900
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$1,296,300	\$1,296,300	\$887,700	\$823,900
Net Taxes Due	\$6,338.00	\$5,213.22	\$4,470.00	\$4,624.00
+ Special Assessments	\$0.00	\$84.78	\$0.00	\$0.00
= Total Taxes Due	\$6,338.00	\$5,298.00	\$4,470.00	\$4,624.00
% Change	19.63%	18.52%	-3.33%	9.37%

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



### AUCTIONEERS AND SALES STAFF

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LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER &

DOUG WEDEL

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**Thursday, November 20, 2025 @ 10:00 AM**

T-104-N

# WESTFORD PLAT

R-30-W



DOUG WEDEL

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# 412.70 Acres +/- of Bare Farmland in Martin County, MN

# **FARMLAND AUCTION**

Thursday, November 20, 2025 @ 10:00 AM

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

PARCEL 2: 74.78 Acres



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

AUCTIONEERS AND SALES STAFF

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# 412.70 Acres +/- of Bare Farmland in Martin County, MN

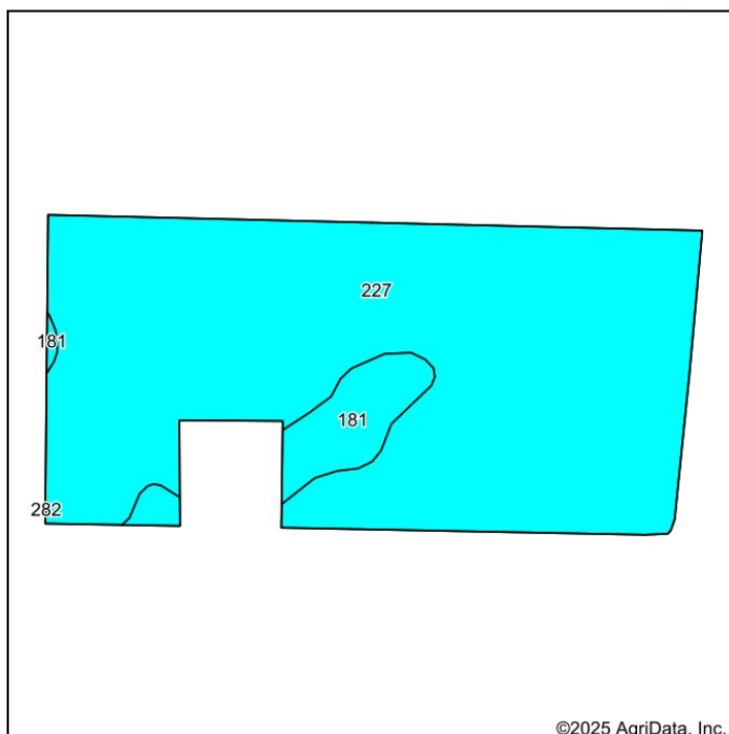
## **FARMLAND AUCTION**

**Thursday, November 20, 2025 @ 10:00 AM**

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

### PARCEL 2

Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN091, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
227	Lemond loam, 0 to 2 percent slopes	66.56	92.8%		69
181	Litchfield sandy loam	5.13	7.2%		67
Weighted Average					68.9



State: **Minnesota**  
County: **Martin**  
Location: **33-104N-30W**  
Township: **Westford**  
Acres: **71.69**  
Date: **11/5/2025**



Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING  
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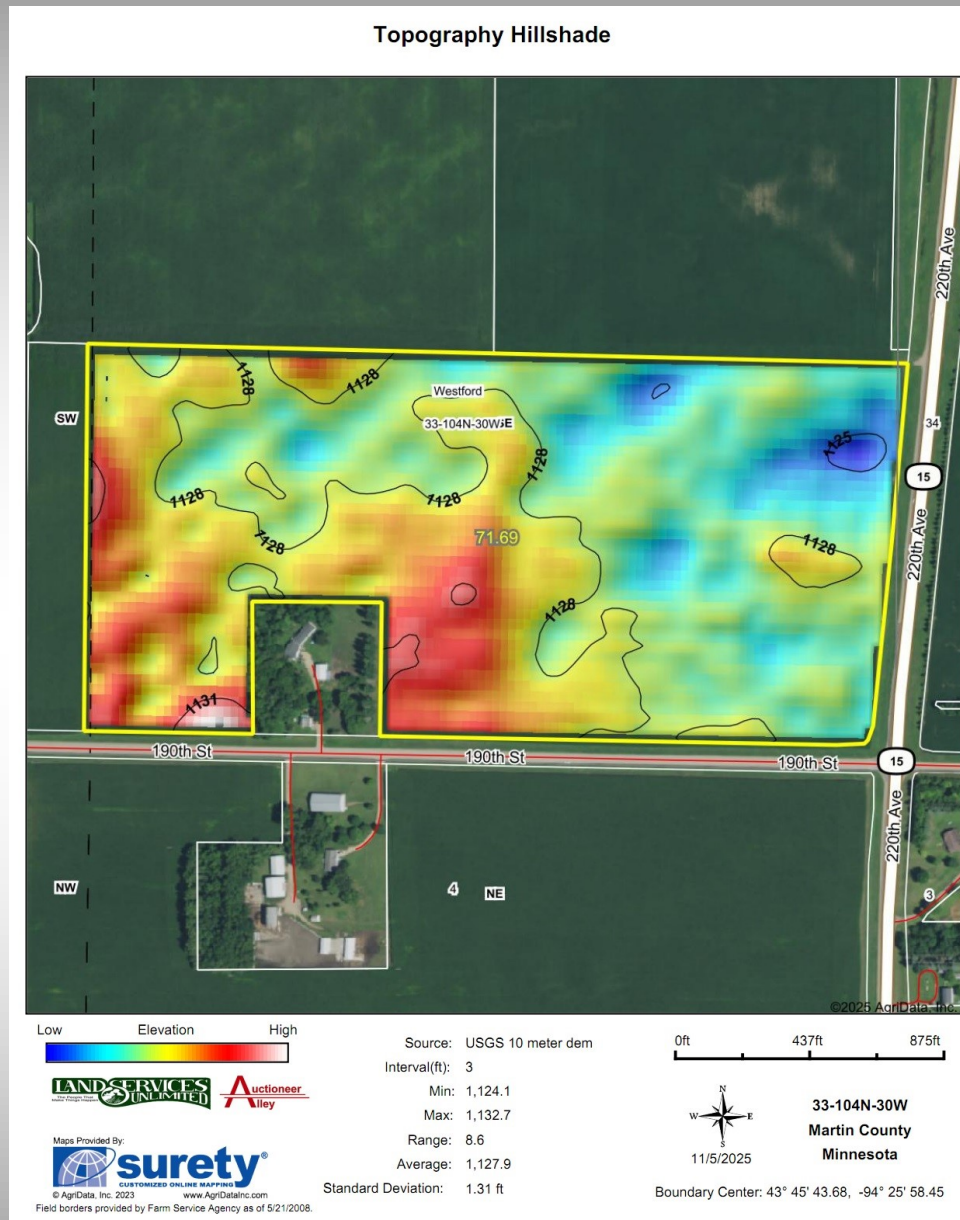
# 412.70 Acres +/- of Bare Farmland in Martin County, MN

## **FARMLAND AUCTION**

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### PARCEL 2



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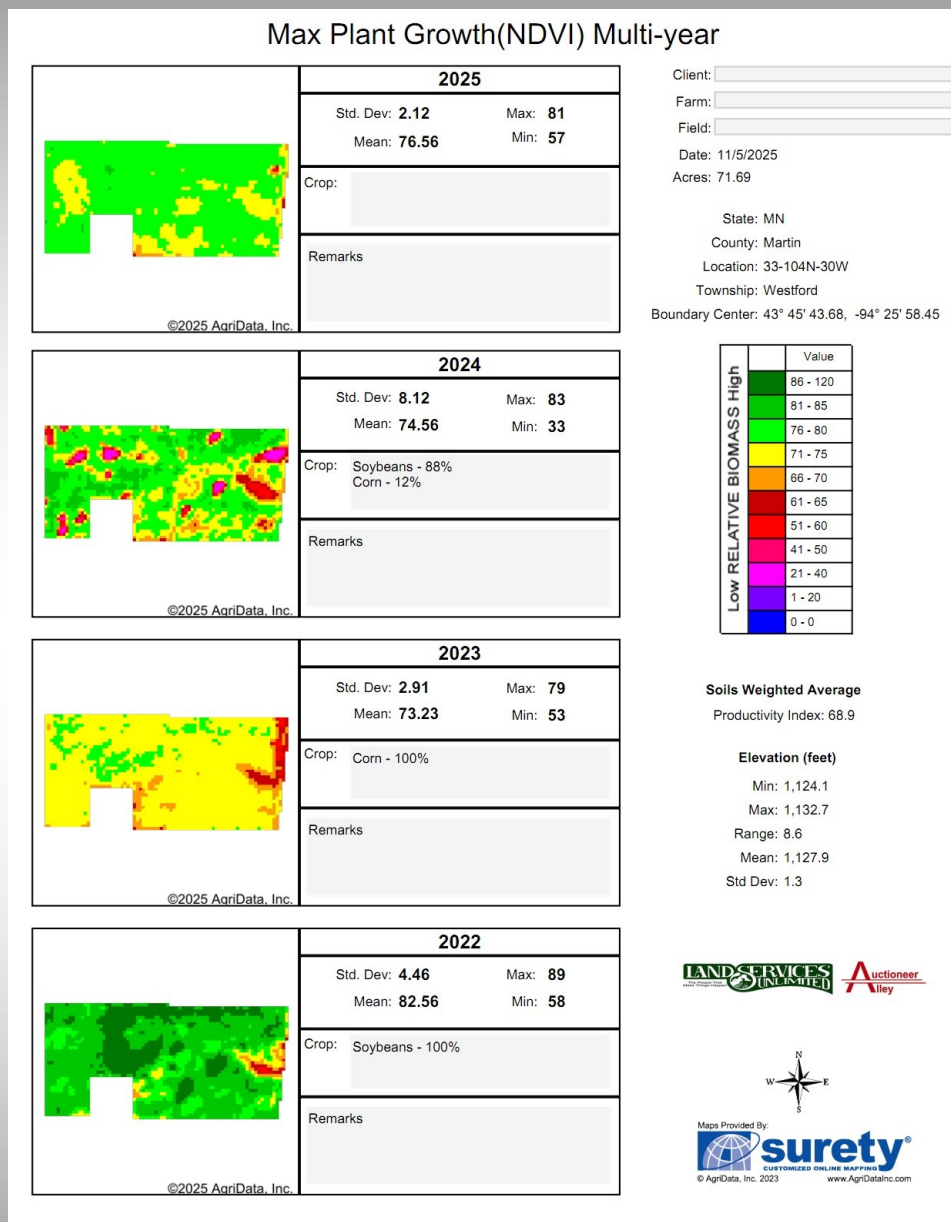
# 412.70 Acres +/- of Bare Farmland in Martin County, MN

# **FARMLAND AUCTION**

**Thursday, November 20, 2025 @ 10:00 AM**

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

## PARCEL 2 NDVI Map



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DOUG WEDEL



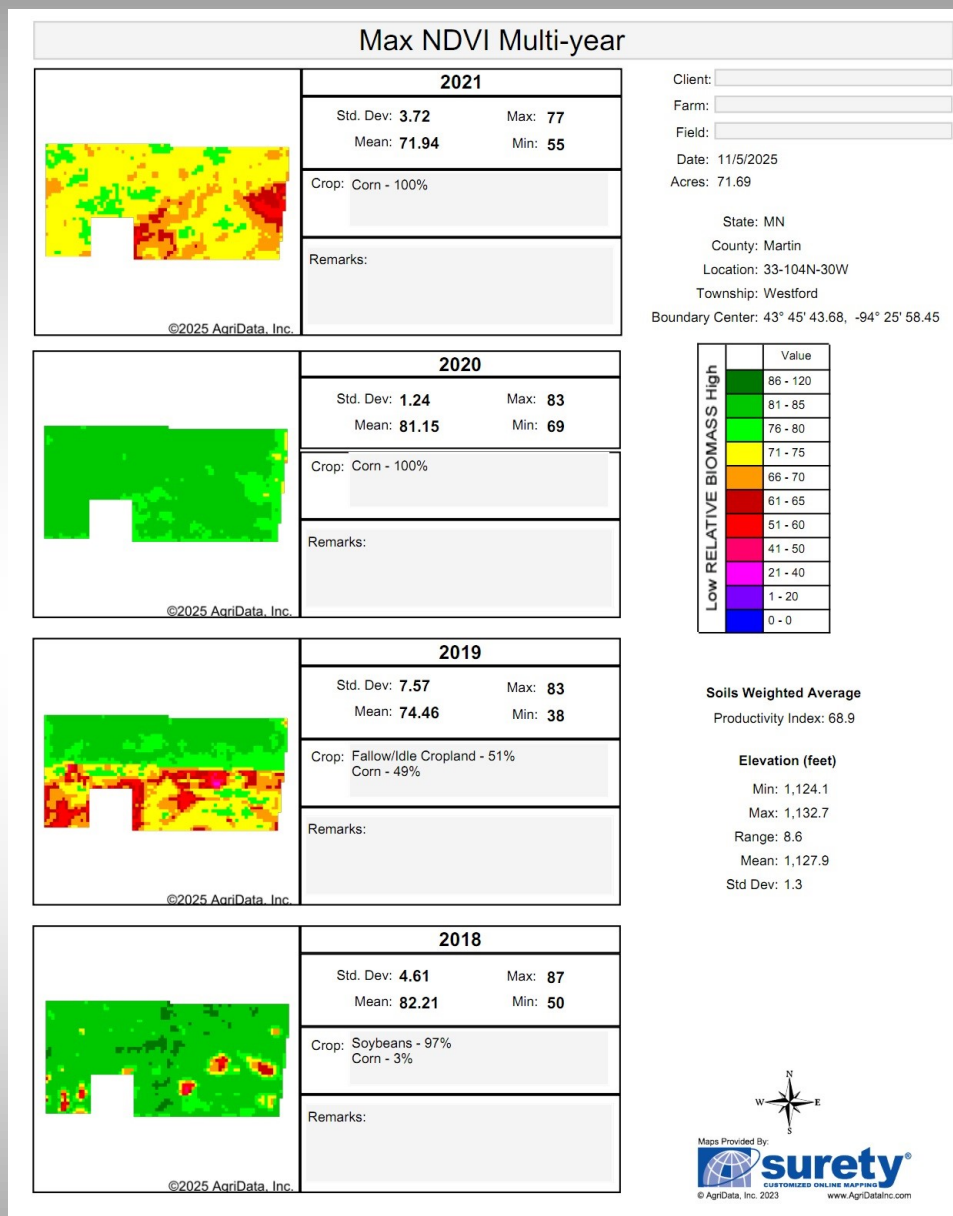
# 412.70 Acres +/- of Bare Farmland in Martin County, MN

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

## PARCEL 2 NDVI Map



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

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### AUCTIONEERS AND SALES STAFF

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# 412.70 Acres +/- of Bare Farmland in Martin County, MN

## **FARMLAND AUCTION**

Thursday, November 20, 2025 @ 10:00 AM

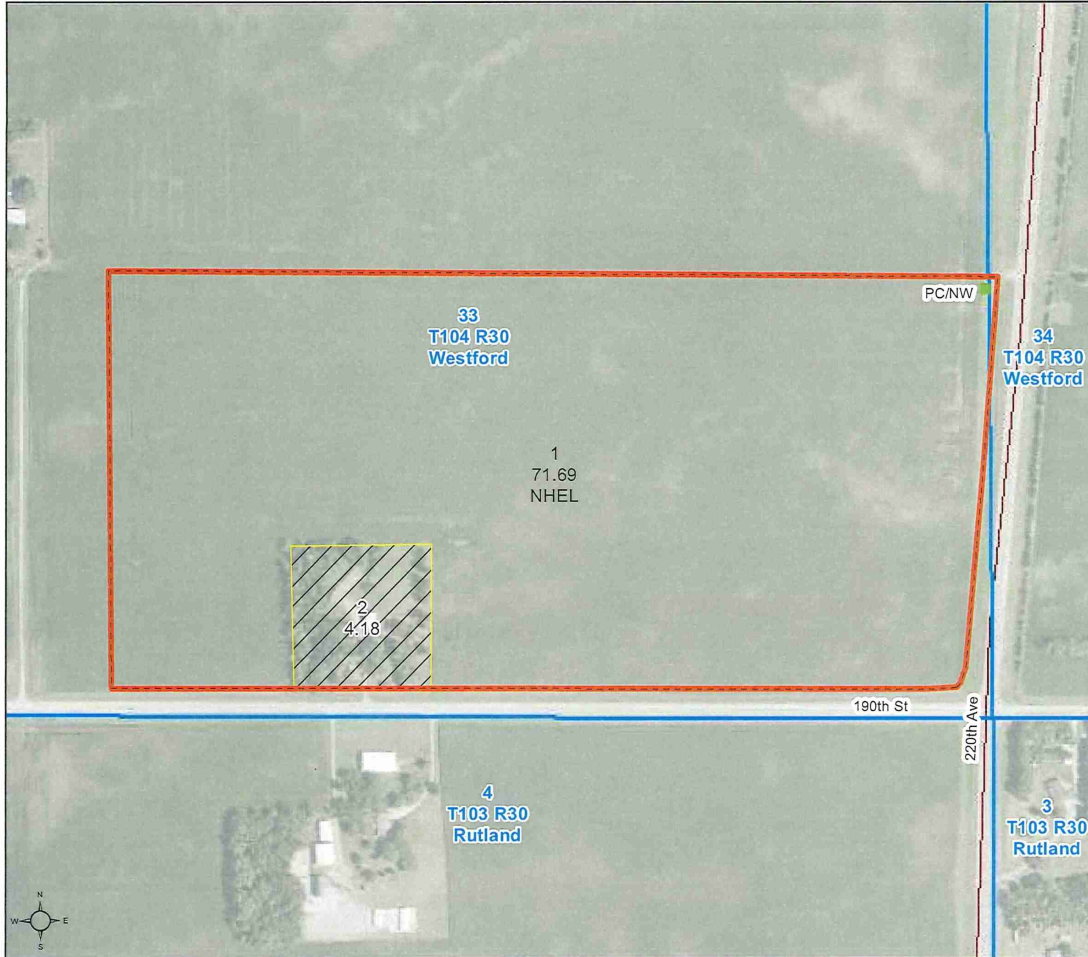
SALE LOCATION: Auction will be held at the Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

### PARCEL 2 FSA Map



United States  
Department of  
Agriculture

Martin County, Minnesota



Farm 6682

Tract 317

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: 71.69 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.



#### AUCTIONEERS AND SALES STAFF

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# 412.70 Acres +/- of Bare Farmland in Martin County, MN

# **FARMLAND AUCTION**

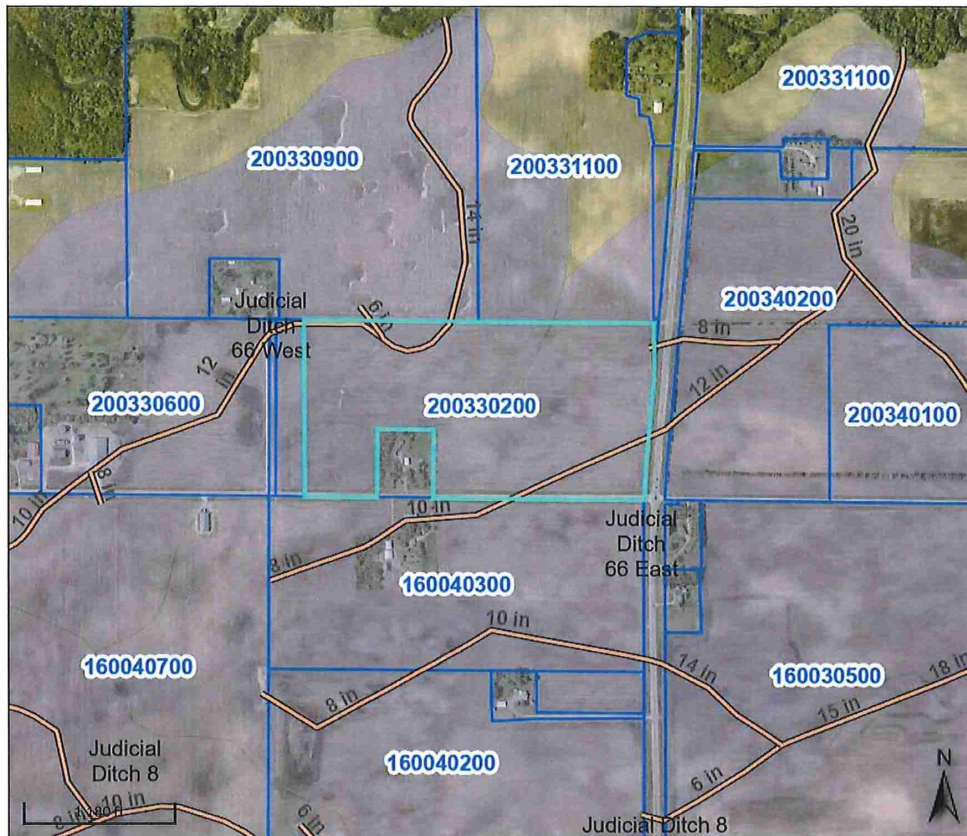
Thursday, November 20, 2025 @ 10:00 AM

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

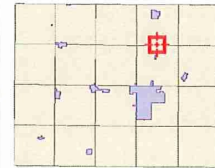
## PARCEL 2 County Tile Map



Martin County, MN



Overview



Legend

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

Parcel ID 200330200  
Sec/Twp/Rng 33-104-030  
Property Address

Alternate ID n/a  
Class 101 - 2A/1B/4BB AGRICULTURAL  
Acreage 74.78

Owner Address LONNIE ROLOFF ETAL  
430 CORCORAN DR  
GOODVIEW, MN 55959  
Note n/a

District (2001) WESTFORD TWP-458  
Brief Tax Description SECT-33 TWP-104 RANGE-030 74.78 AC S1/2 SE1/4 (EX HWY) (EX 5AC TRACT SW1/4 SE1/4) 74.78 AC  
(Note: Not to be used on legal documents)



AUCTIONEERS AND SALES STAFF

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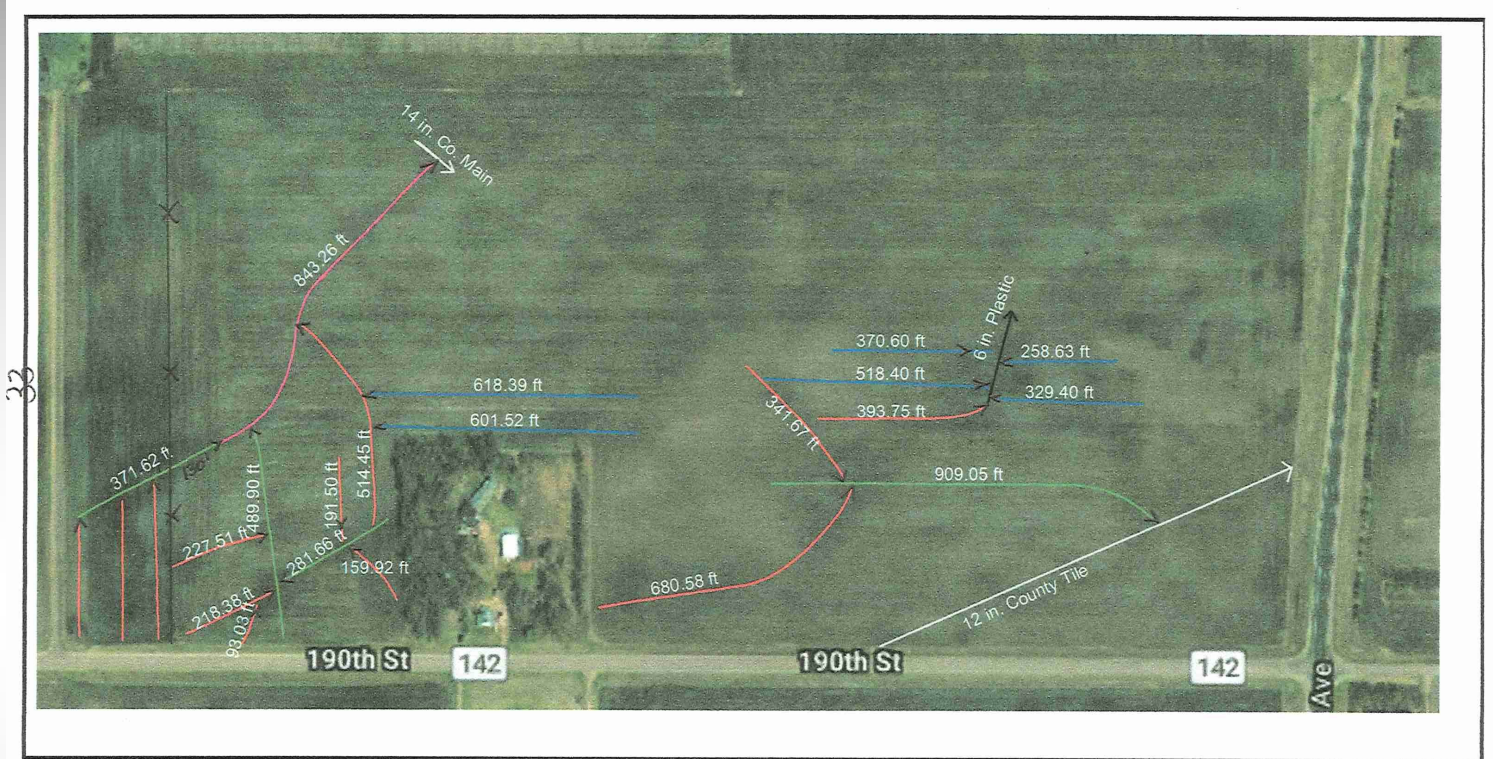
# 412.70 Acres +/- of Bare Farmland in Martin County, MN

## **FARMLAND AUCTION**

Thursday, November 20, 2025 @ 10:00 AM

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

### PARCEL 2 Private Tile Map



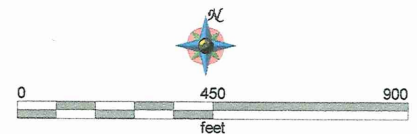
**EKSTROM**  
DRAINAGE, LLC

Ekstrom Drainage, LLC  
Truman, MN  
507-776-7182

Filterwrapped Drain Tile Installed 8/2019:  
4 in. - 2,690 ft.  
5 in. - 2,820 ft.  
6 in. - 1,680 ft.

Line from Main to Fence: (Billed half)  
8 in. - 840 ft.  
6 in. - 140 ft.

- 4 Inch Tile
- 5 Inch Tile
- 6 Inch Tile
- 8 Inch Tile
- Existing Concrete Tile
- Existing Plastic Tile



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# 412.70 Acres +/- of Bare Farmland in Martin County, MN

# **FARMLAND AUCTION**

Thursday, November 20, 2025 @ 10:00 AM

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

## Martin County, MN

### Summary

Parcel ID 130060500  
Property Address  
Sec/Twp/Rng 06-104-029  
Brief Tax SECT-06 TWP-104 RANGE-029 15.00 AC N1/2 N 40AC OF W  
Description 101.7AC  
Deeded Acres 15  
Class 101-2A/1B/4BB AGRICULTURAL;  
District (1303) NASHVILLE T-458  
School District 0458  
Neighborhood 00001300-NASHVILLE  
Group  
Appraiser JEREMIAH  
Roll Type RP

\* 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
<a href="#">LONNIE ROLOFF ETAL</a>	RANDALL ROLOFF	<a href="#">LANETTE L ROLOFF</a>	MELISSA ETTER & PRESTON ROLOFF
430 CORCORAN DR	1958 STATE HWY 15	112 N 6TH AVE W	1116 9TH ST N
GOODVIEW MN 55959	TRUMAN MN 56088	TRUMAN MN 56088	ST JAMES MN 56081

### Land

Year	Seq	HGA	Code	Units
2025	1		TILL A1 86-100 CPI	7.12
2025	2		TILL A2 75-85 CPI	6.6
2025	3		WASTE/DITCH/BUFFER	0.11
2025	4		ROAD	1.17

### Valuation

Assessed Year	2025	2024	2023	2022
+ Total Estimated Building Value	\$0	\$0	\$0	\$0
Estimated Dwelling Value				
Estimated Extra Features Value				
+ Total Estimated Land Value	\$144,500	\$158,200	\$158,200	\$108,700
+ Total Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$144,500	\$158,200	\$158,200	\$108,700
% Change	-8.66%	0.00%	45.54%	-
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
Classification	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL
Estimated Market Value	\$158,200	\$158,200	\$108,700	\$101,100
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$158,200	\$158,200	\$108,700	\$101,100
Net Taxes Due	\$774.00	\$636.80	\$548.00	\$566.81
+ Special Assessments	\$0.00	\$35.20	\$0.00	\$35.19
= Total Taxes Due	\$774.00	\$672.00	\$548.00	\$602.00
% Change	15.18%	22.63%	-8.97%	-5.94%

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



## AUCTIONEERS AND SALES STAFF

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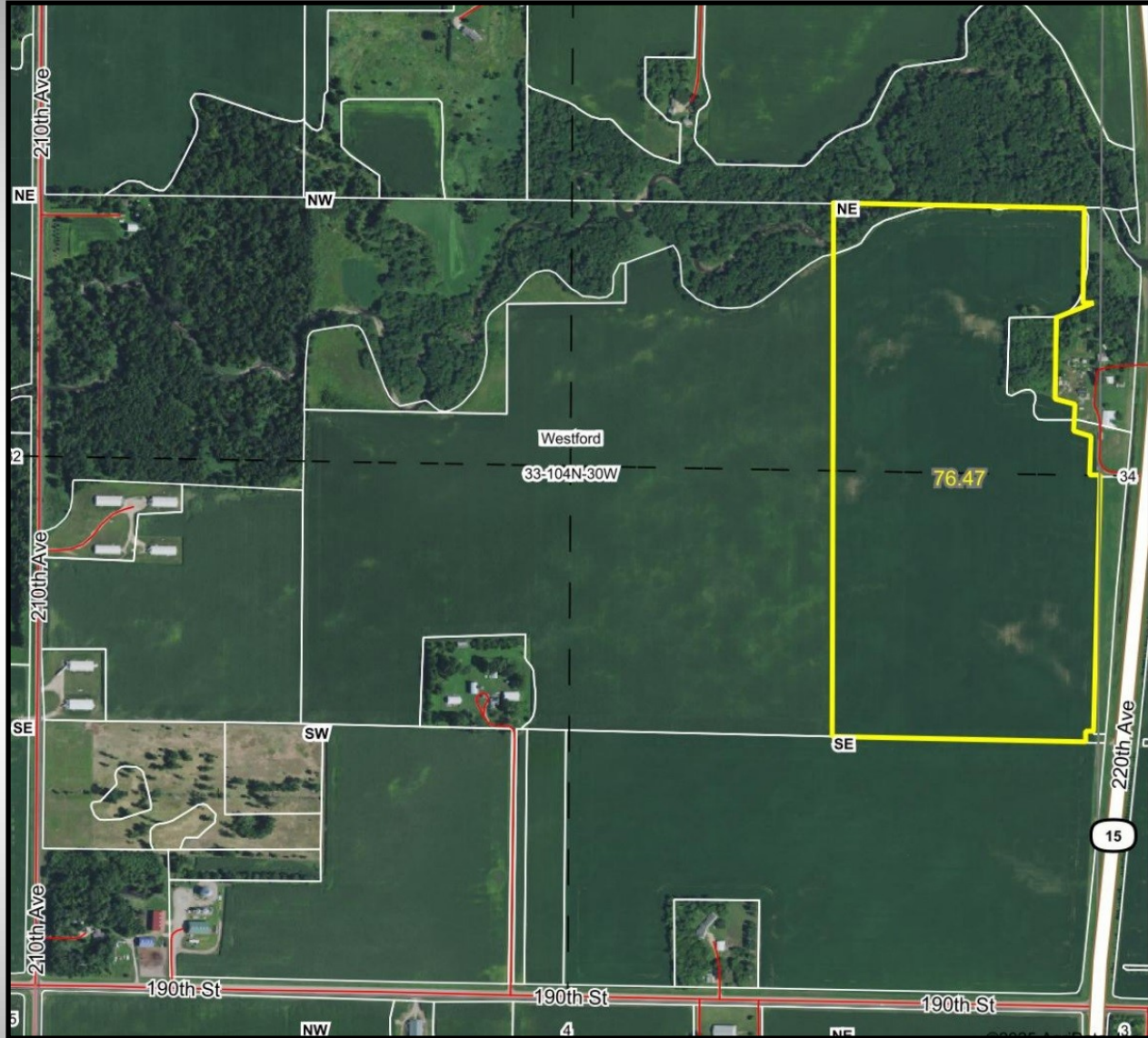
# 412.70 Acres +/- of Bare Farmland in Martin County, MN

# **FARMLAND AUCTION**

Thursday, November 20, 2025 @ 10:00 AM

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

**PARCEL 3: 76.47 Acres**



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# 412.70 Acres +/- of Bare Farmland in Martin County, MN

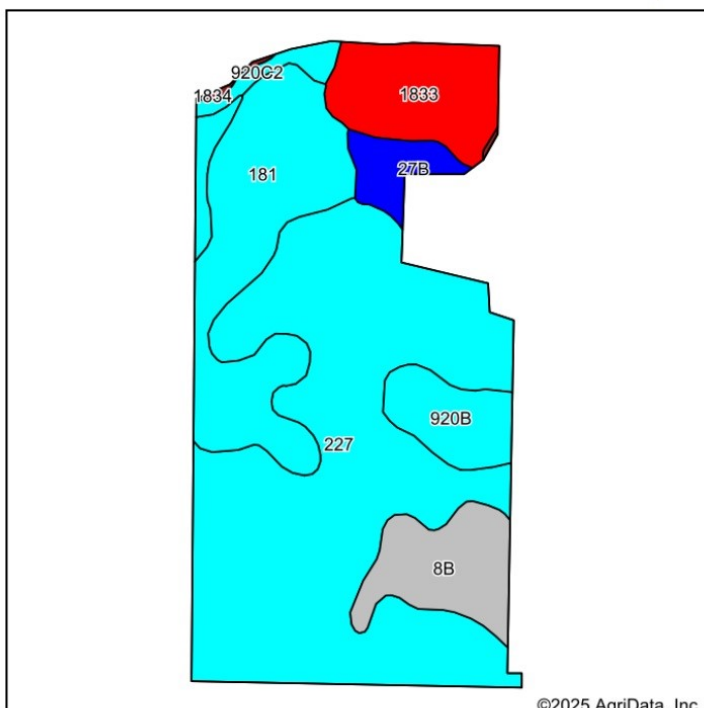
## **FARMLAND AUCTION**

**Thursday, November 20, 2025 @ 10:00 AM**

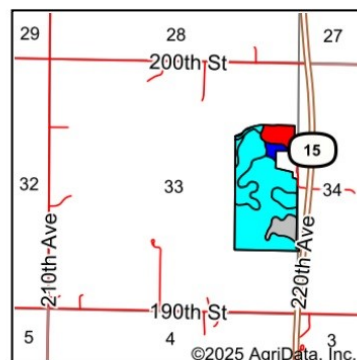
**SALE LOCATION:** Auction will be held at the Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

### PARCEL 3

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
County: **Martin**  
Location: **33-104N-30W**  
Township: **Westford**  
Acres: **73.14**  
Date: **11/5/2025**



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Area Symbol: MN091, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
227	Lemond loam, 0 to 2 percent slopes	40.44	55.3%		69
181	Litchfield sandy loam	13.60	18.6%		67
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	6.44	8.8%		83
8B	Sparta loamy fine sand, 1 to 6 percent slopes	5.49	7.5%		39
920B	Clarion-Estherville complex, 2 to 6 percent slopes	3.67	5.0%		76
27B	Dickinson fine sandy loam, 1 to 6 percent slopes	2.17	3.0%		60
920C2	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	1.15	1.6%		73
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	0.18	0.2%		20
Weighted Average					67.6



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

### 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

**www.auctioneeralley.com**



# 412.70 Acres +/- of Bare Farmland in Martin County, MN

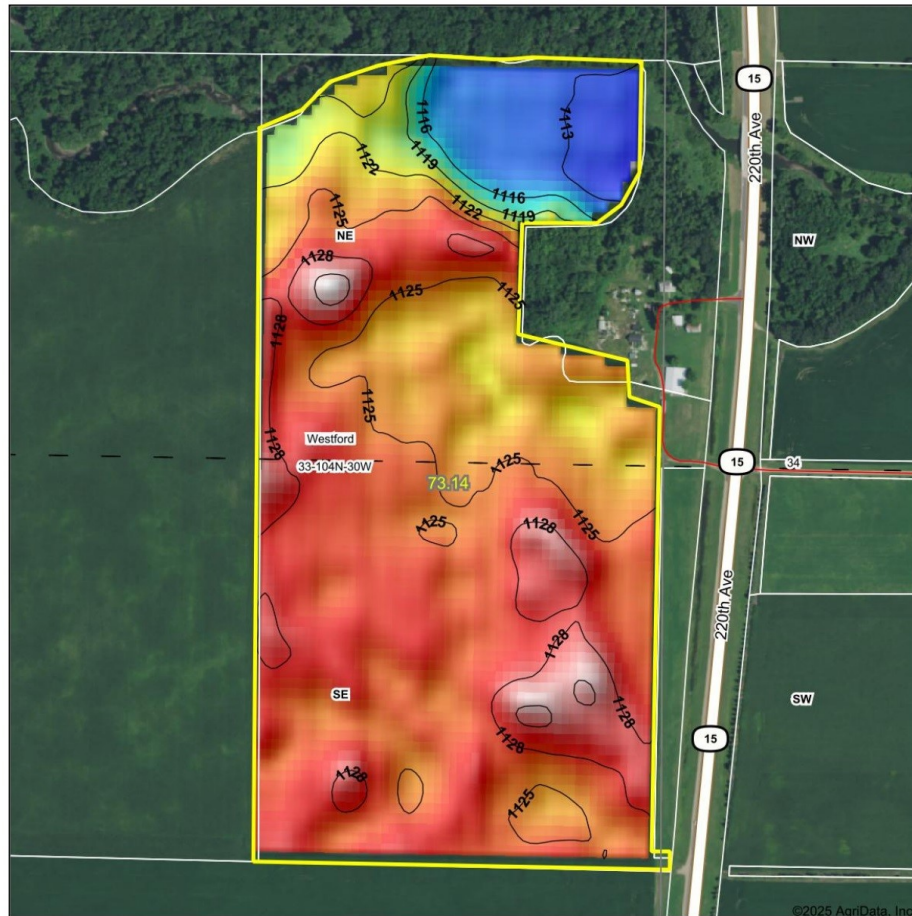
## **FARMLAND AUCTION**

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### PARCEL 3

Topography Hillshade



Low Elevation High



© AgriData, Inc. 2023 www.AgrDataInc.com  
Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval(ft): 3

Min: 1,111.9

Max: 1,132.4

Range: 20.5

Average: 1,124.7

Standard Deviation: 4.1 ft

0ft 427ft 855ft



33-104N-30W  
Martin County  
Minnesota

Boundary Center: 43° 46' 2.96, -94° 25' 49.68



#### AUCTIONEERS AND SALES STAFF

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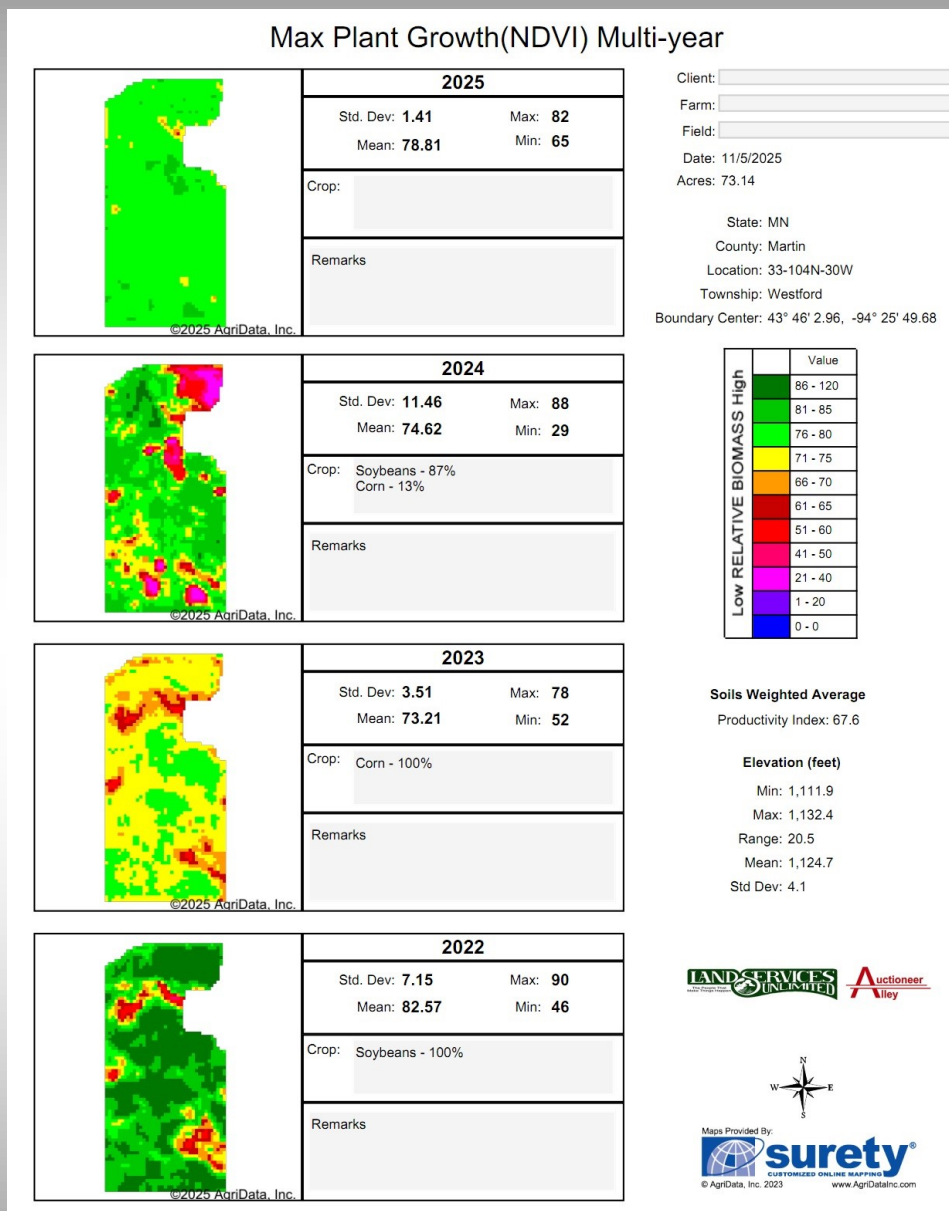
# 412.70 Acres +/- of Bare Farmland in Martin County, MN

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### PARCEL 3 NDVI Map



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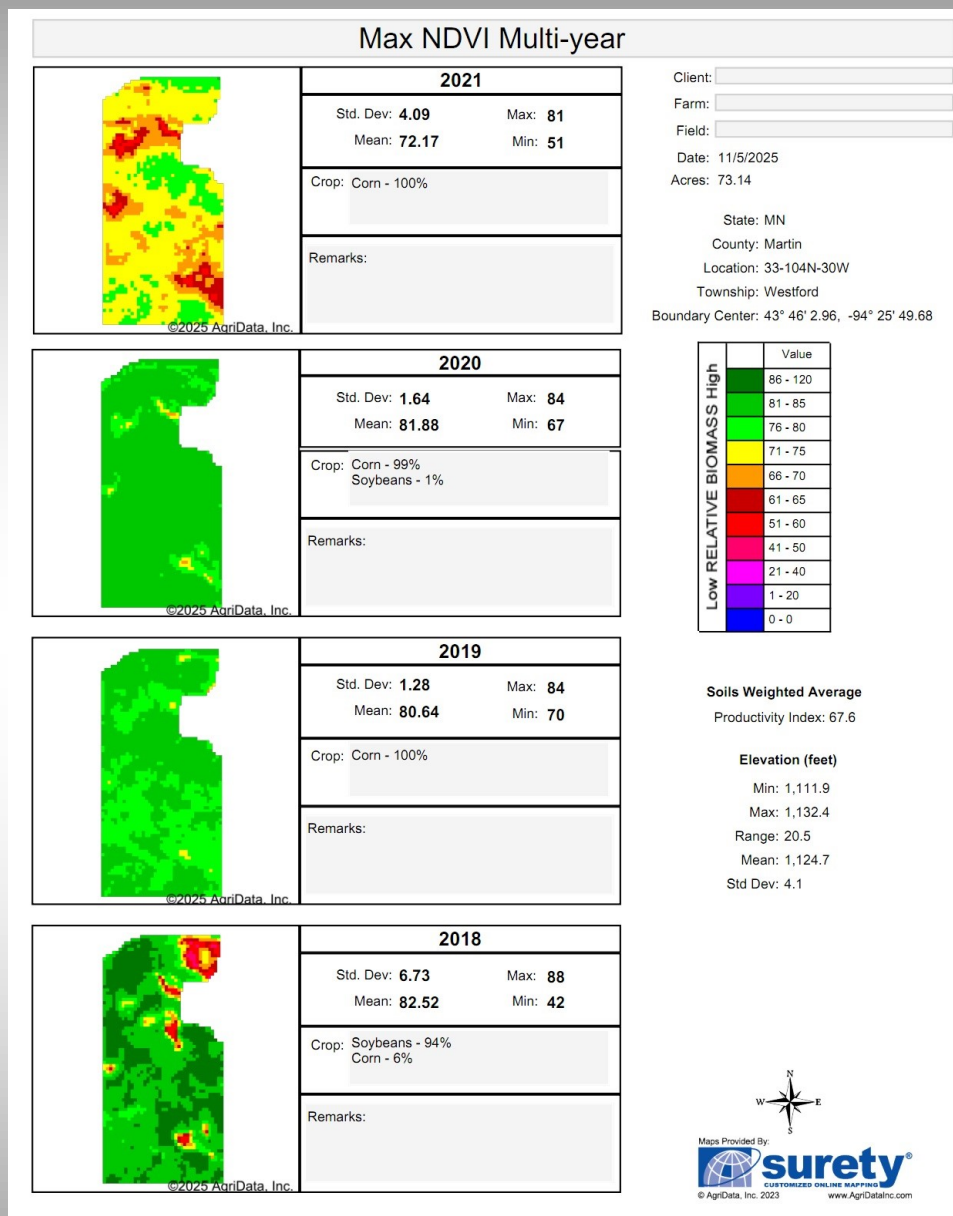
# 412.70 Acres +/- of Bare Farmland in Martin County, MN

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## PARCEL 3 NDVI Map



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

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# 412.70 Acres +/- of Bare Farmland in Martin County, MN

## **FARMLAND AUCTION**

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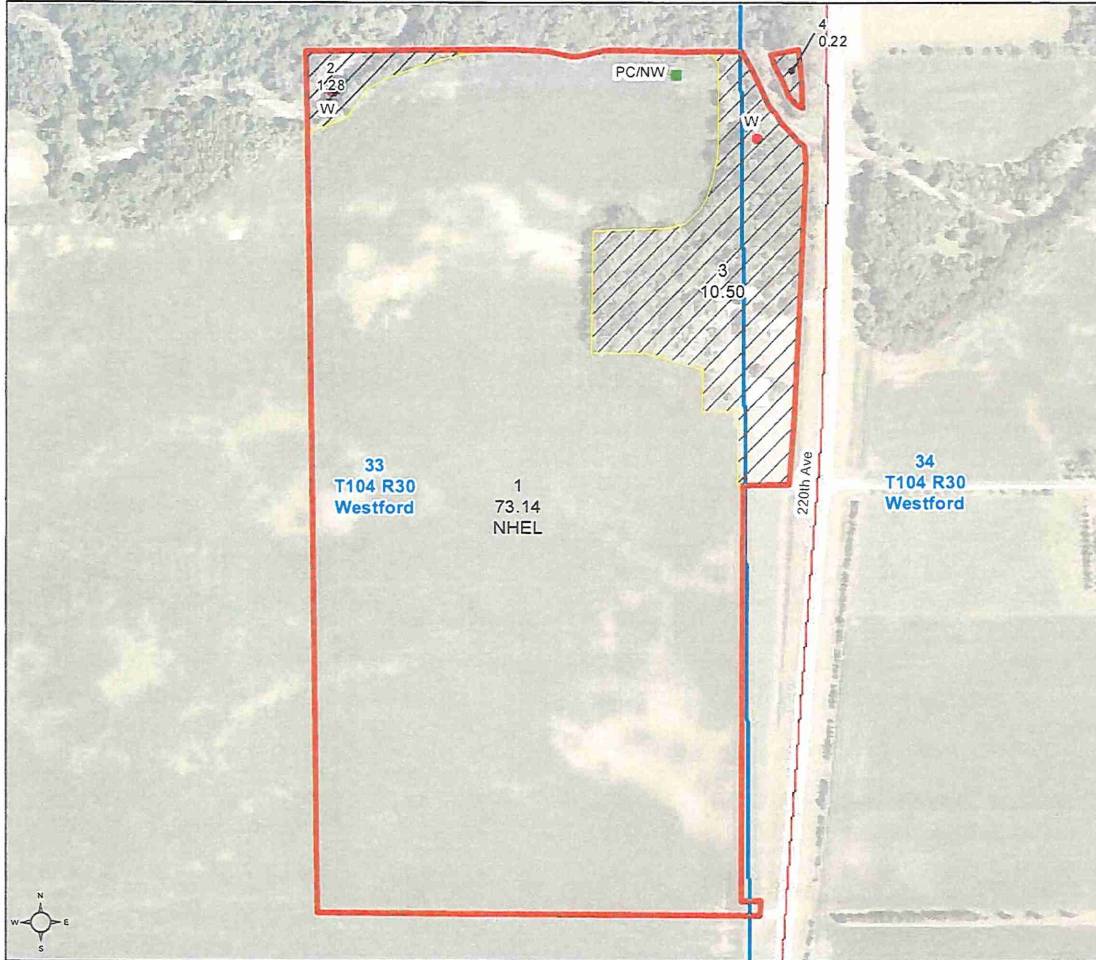
SALE LOCATION: Auction will be held at the Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

### PARCEL 3 FSA Map



United States  
Department of  
Agriculture

Martin County, Minnesota



Farm 4937

Tract 12990

2025 Program Year

Map Created April 30, 2025

0 180 360 720  
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: 73.14 acres

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# 412.70 Acres +/- of Bare Farmland in Martin County, MN

# **FARMLAND AUCTION**

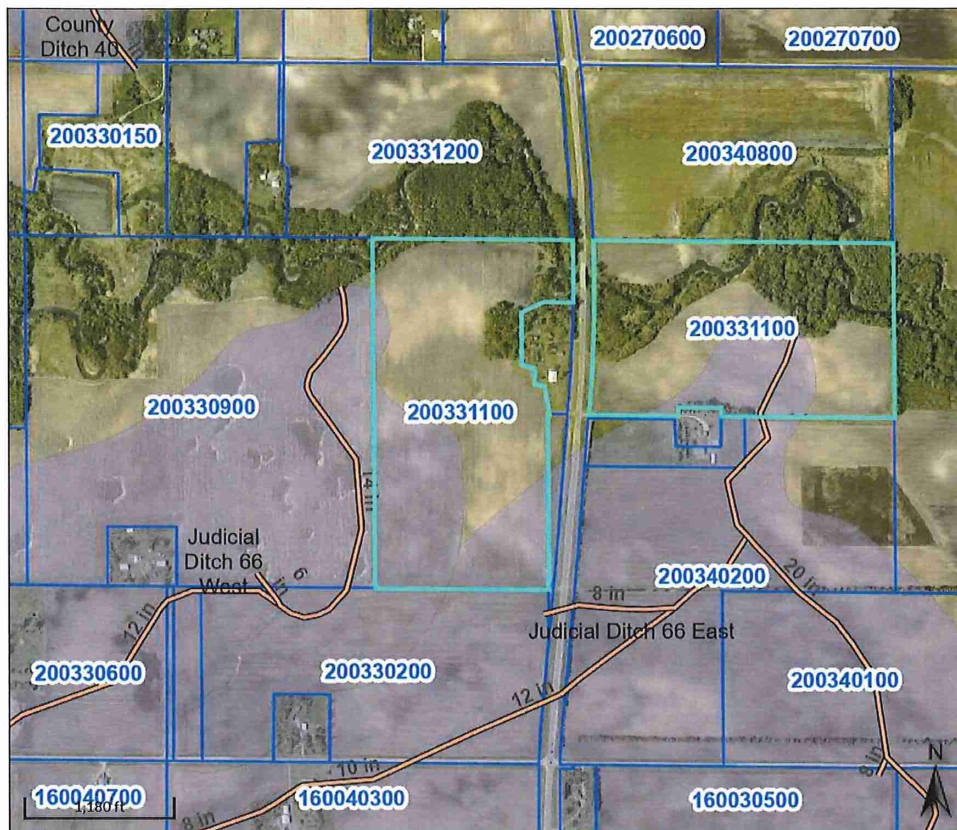
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SALE LOCATION: Auction will be held at the Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

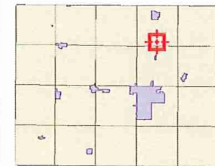
## PARCEL 3-4 County Tile Map



Martin County, MN



Overview



Legend

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

Parcel ID	200331100	Alternate	n/a
Sec/Twp/Rng	33-104-030	ID	
Property		Class	101 - 2A/1B/4BB
Address			AGRICULTURAL
District		Acreage	152.7
Brief Tax Description			(2001) WESTFORD TWP-458
			SECT-33 TWP-104 RANGE-030 SE1/4 NE1/4 (EX. 2.641 AC) & NE1/4 SE 1/4 OF SEC 33 S1/2 NW1/4
			(Note: Not to be used on legal documents)



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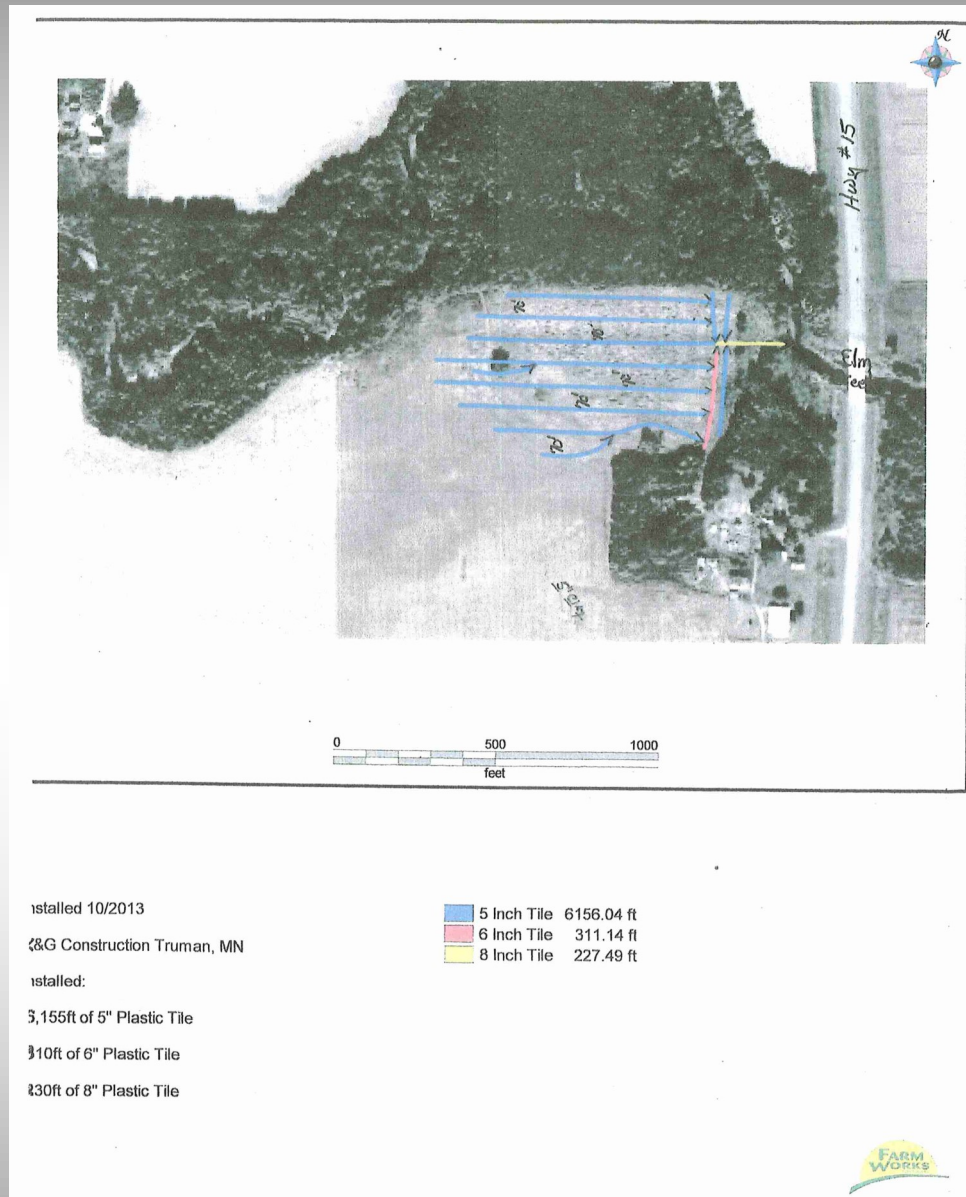
# 412.70 Acres +/- of Bare Farmland in Martin County, MN

# **FARMLAND AUCTION**

Thursday, November 20, 2025 @ 10:00 AM

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## PARCEL 3 Private Tile Map



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# 412.70 Acres +/- of Bare Farmland in Martin County, MN

# **FARMLAND AUCTION**

Thursday, November 20, 2025 @ 10:00 AM

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

## Martin County, MN

### Summary

Parcel ID 200331100  
Property Address 33-104-030  
Sec/Twp/Rng SECT-33 TWP-104 RANGE-030  
Brief Tax Description 152.7  
Deeded Acres 101-2A/1B/4BB AGRICULTURAL;  
Class (2001) WESTFORD TWP-458  
District 0458  
School District 00002000-WESTFORD  
Neighborhood  
Neighborhood Group  
Appraiser JEREMIAH  
Roll Type RP

\* 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

### Land

Year	Seq	HGA	Code	Units
2025	1		TILL A1 86-100 CPI	7.29
2025	2		TILL A2 75-85 CPI	18.4
2025	3		TILL B2 60-69 CPI	72.35
2025	4		TILL C2 0-49 CPI	13.57
2025	5		WASTE/DITCH/BUFFER	30.1
2025	6		WASTE/DITCH/BUFFER	8.93
2025	7	A	ADDN SITE ACRES	2.06

### Extra Features

Card	Seq	HGA	Code	Description	Year Built	Eff. Year Built	Width	Length	Area	Height	RCNLD	% Ownership
801	2		002500	RURAL OUTBUILDINGS	1920	1920	40	24	960	0	0	100
802	11		002500	RURAL OUTBUILDINGS	1920	1920	10	10	100	0	0	100
803	5		002500	RURAL OUTBUILDINGS	1920	1920	18	18	324	0	0	100
804	4		002500	RURAL OUTBUILDINGS	1920	1920	24	15	360	0	0	100
805	1		002500	RURAL OUTBUILDINGS	1920	1920	14	12	168	0	0	100
806	10		004411	JUNK BIN NV	1950	1950	0	0	1	0	0	100

### Valuation

Assessed Year	2025	2024	2023	2022
+ Total Estimated Building Value	\$0	\$0	\$0	\$0
Estimated Dwelling Value				
Estimated Extra Features Value	\$0	\$0	\$0	\$0
+ Total Estimated Land Value	\$874,000	\$985,500	\$985,500	\$681,000
+ Total Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$874,000	\$985,500	\$985,500	\$681,000
% Change	-11.31%	0.00%	44.71%	-
Estimated HGA Value	\$0	\$0	\$0	\$0

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



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

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DOUG WEDEL

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# 412.70 Acres +/- of Bare Farmland in Martin County, MN

# **FARMLAND AUCTION**

Thursday, November 20, 2025 @ 10:00 AM

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

**PARCEL 4: 35.51 Acres**



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

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# 412.70 Acres +/- of Bare Farmland in Martin County, MN

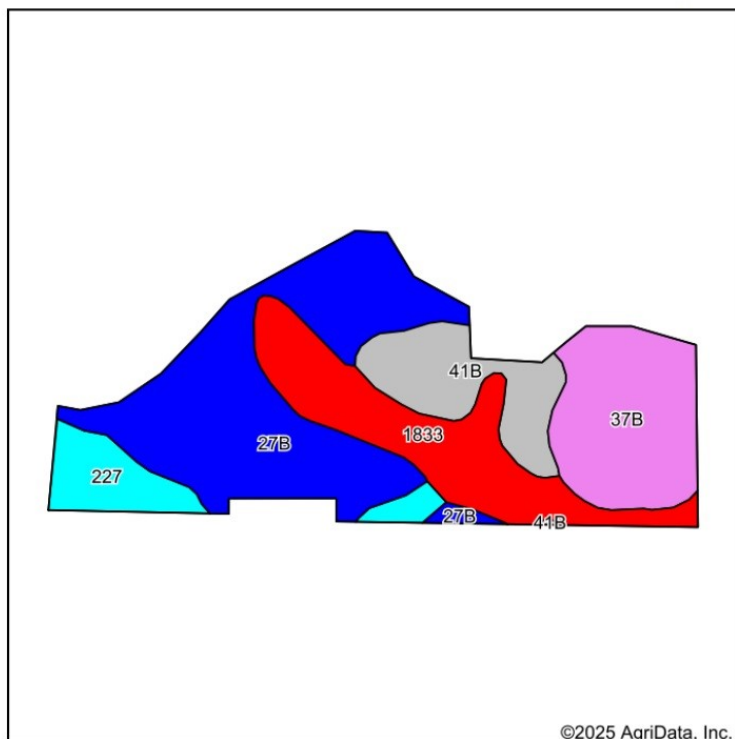
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**Thursday, November 20, 2025 @ 10:00 AM**

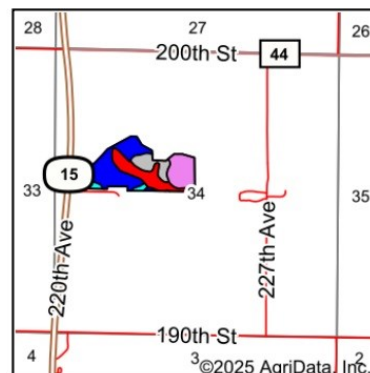
**SALE LOCATION:** Auction will be held at the Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

## PARCEL 4

### Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
County: **Martin**  
Location: **34-104N-30W**  
Township: **Westford**  
Acres: **34.85**  
Date: **11/8/2025**



Area Symbol: MN091, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
27B	Dickinson fine sandy loam, 1 to 6 percent slopes	13.55	38.9%		60
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	7.39	21.2%		83
37B	Farrar fine sandy loam, 1 to 6 percent slopes	6.69	19.2%		99
41B	Estherville sandy loam, 2 to 6 percent slopes	4.28	12.3%		44
227	Lemond loam, 0 to 2 percent slopes	2.94	8.4%		69
Weighted Average					71.2



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

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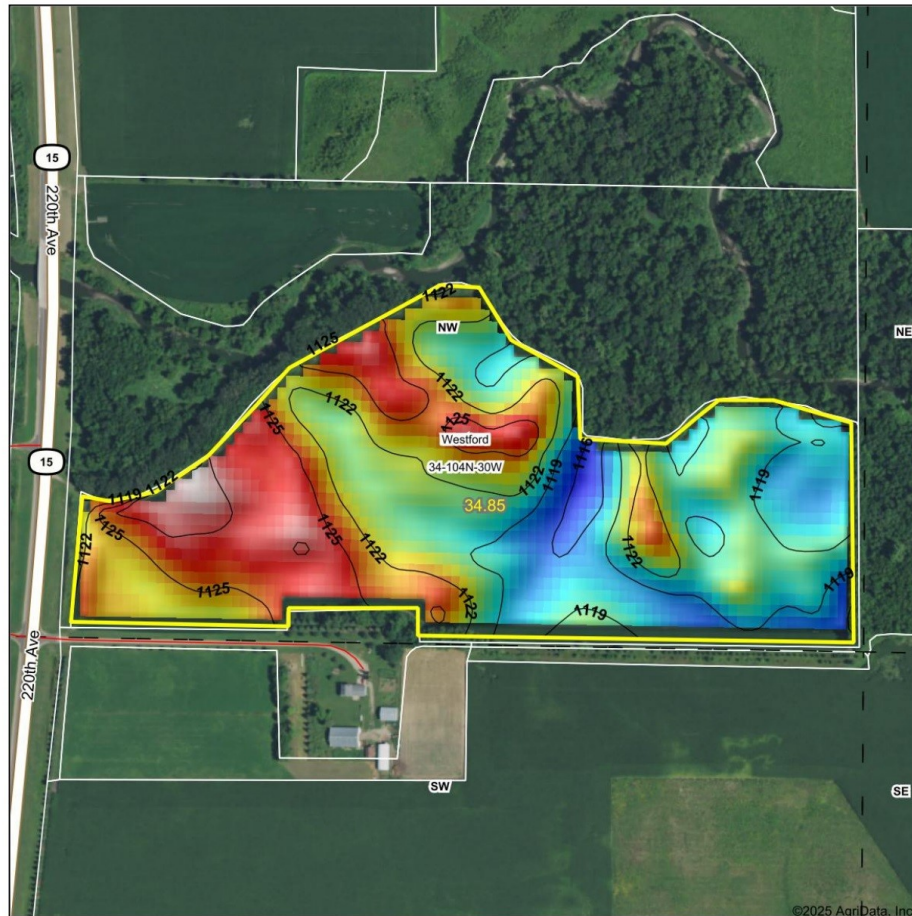
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### PARCEL 4

Topography Hillshade



Low Elevation High



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

Source: USGS 10 meter dem

Interval(ft): 3

Min: 1,115.0

Max: 1,129.7

Range: 14.7

Average: 1,121.7

Standard Deviation: 3.25 ft

0ft 377ft 754ft



11/8/2025

34-104N-30W  
Martin County  
Minnesota

Boundary Center: 43° 46' 8.13, -94° 25' 20.6



#### AUCTIONEERS AND SALES STAFF

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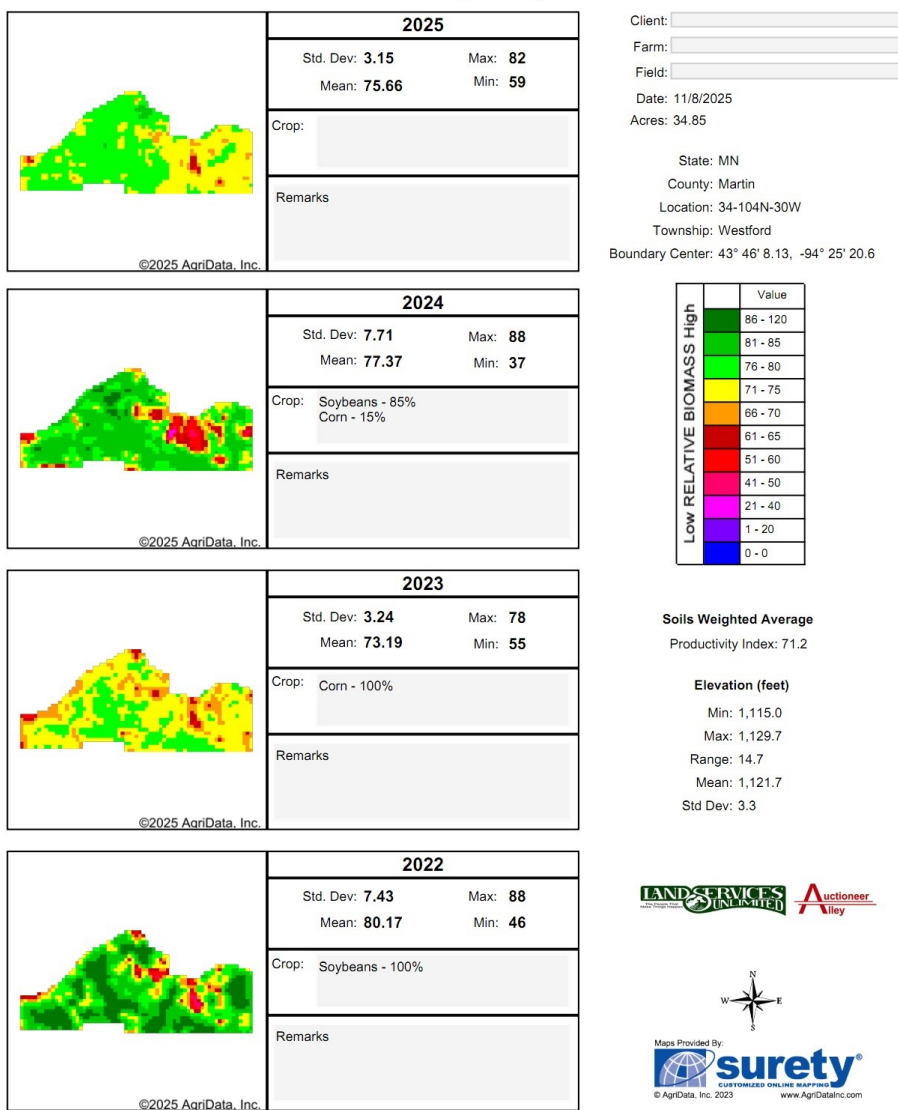
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## PARCEL 4 NDVI Map

### Max Plant Growth(NDVI) Multi-year



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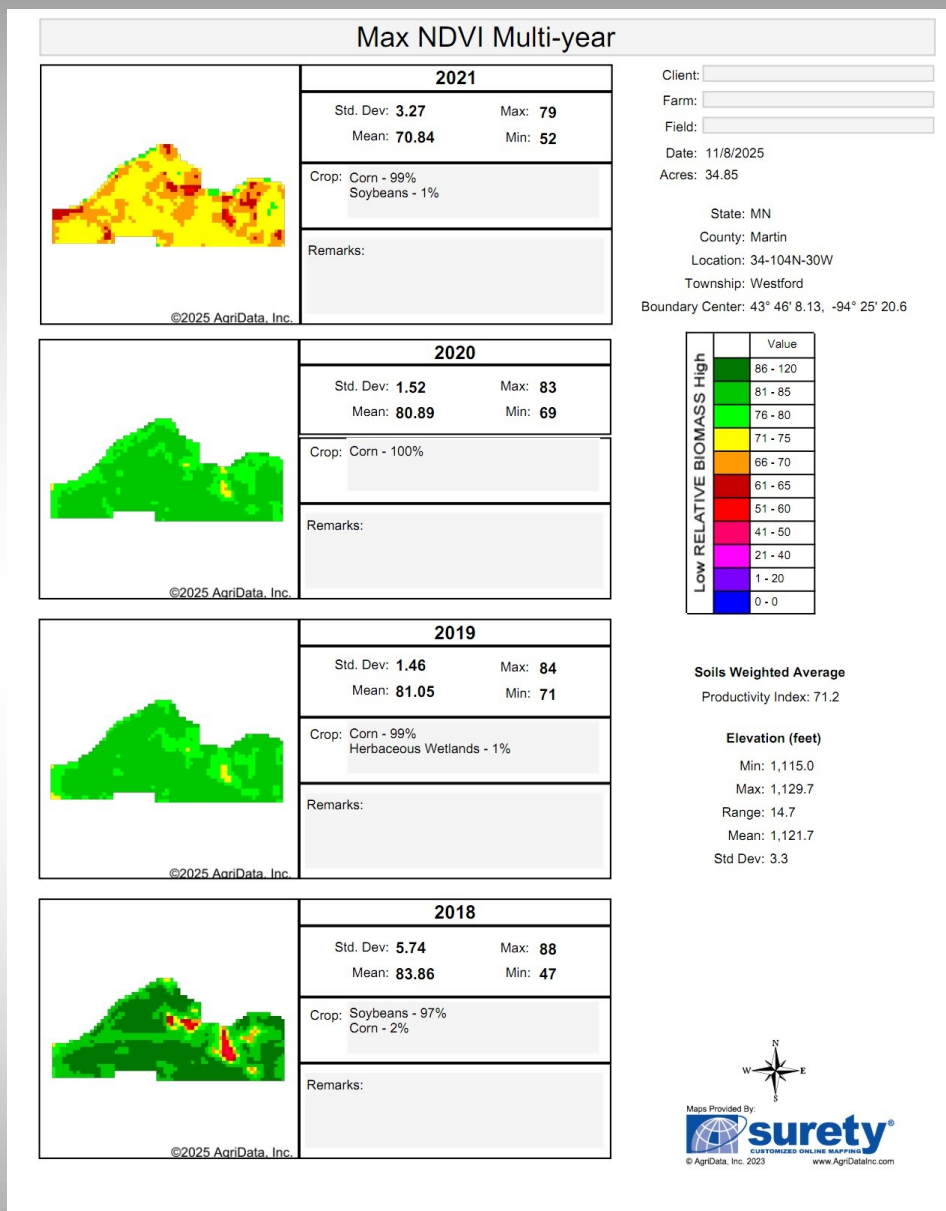
# 412.70 Acres +/- of Bare Farmland in Martin County, MN

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## PARCEL 4 NDVI Map



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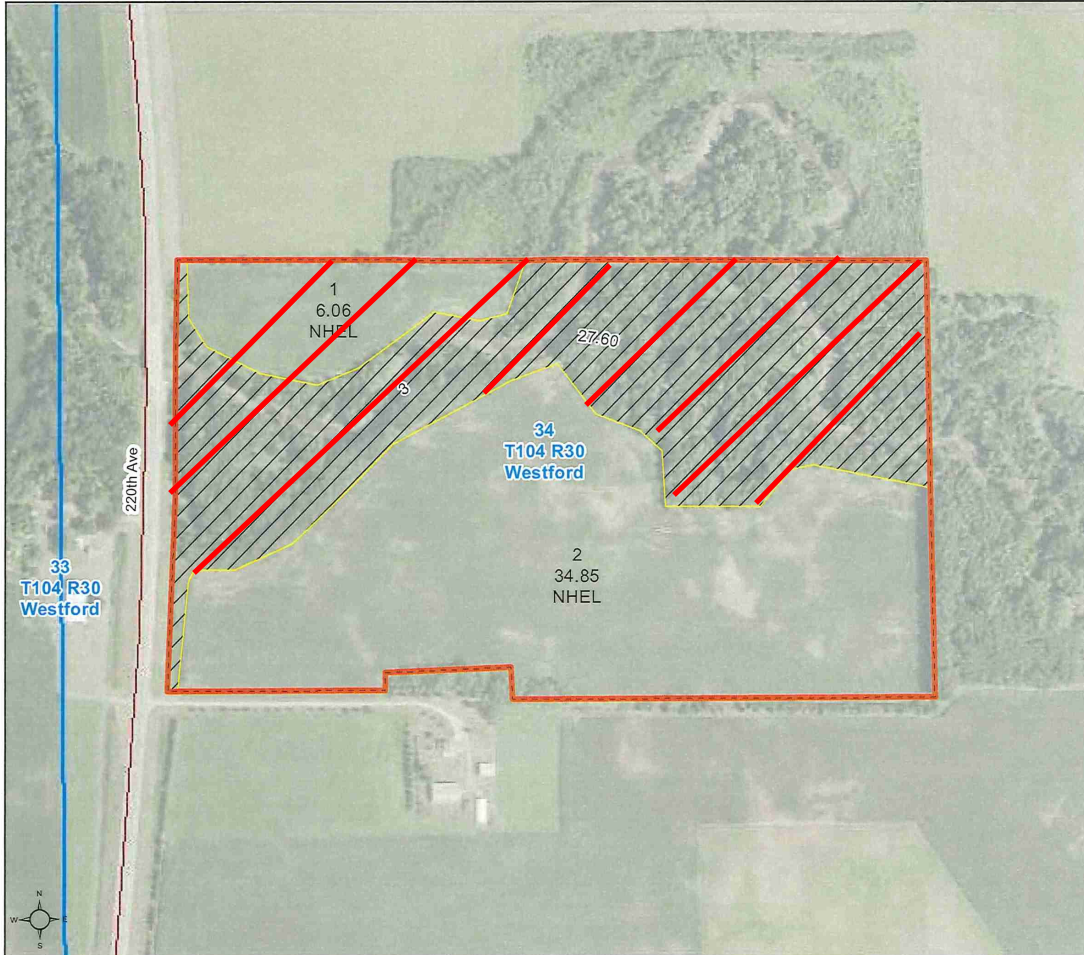
SALE LOCATION: Auction will be held at the Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

## PARCEL 4 FSA Map



United States  
Department of  
Agriculture

Martin County, Minnesota



Farm 4937

Tract 12989

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: 40.91 acres

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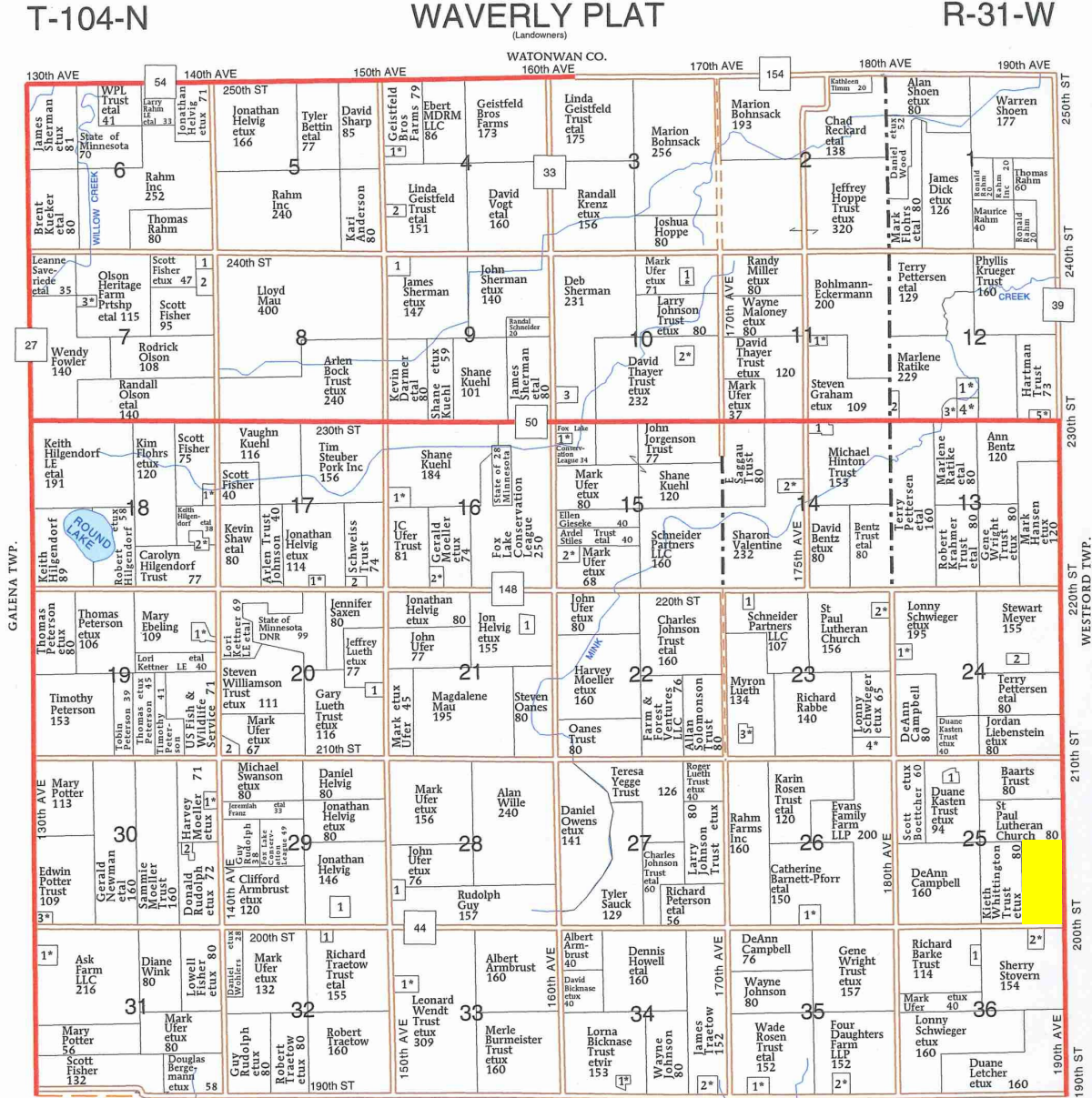
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# 412.70 Acres +/- of Bare Farmland in Martin County, MN

# **FARMLAND AUCTION**

Thursday, November 20, 2025 @ 10:00 AM

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

## PARCEL 5: 80 Acres



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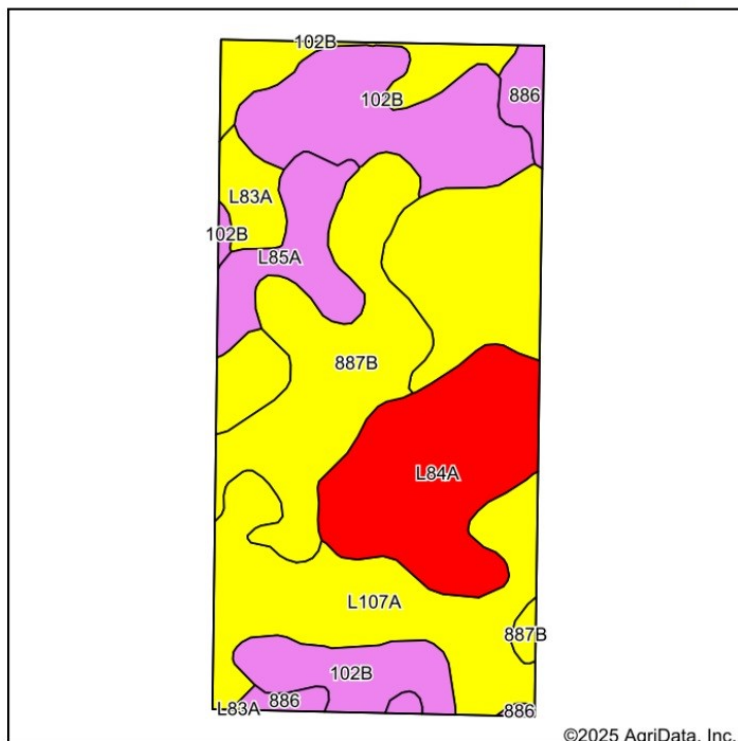
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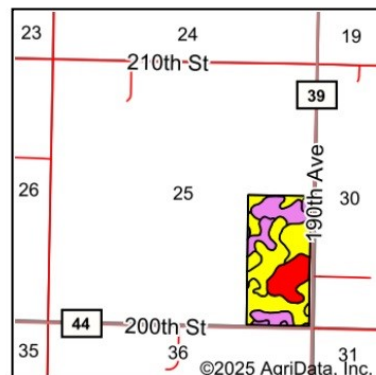
SALE LOCATION: Auction will be held at the Knights of Columbus Hall 920 E 10th Street, Fairmont, MN

### PARCEL 5

#### Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
County: **Martin**  
Location: **25-104N-31W**  
Township: **Waverly**  
Acres: **75.04**  
Date: **11/5/2025**



Maps Provided By:



Area Symbol: MN091, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	26.96	35.9%		91
102B	Clarion loam, 2 to 6 percent slopes	13.74	18.3%		95
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	13.11	17.5%		92
L84A	Glencoe clay loam, 0 to 1 percent slopes	12.39	16.5%		86
L85A	Nicollet clay loam, 1 to 3 percent slopes	4.55	6.1%		99
886	Nicollet-Crippin complex	2.24	3.0%		100
L83A	Webster clay loam, 0 to 2 percent slopes	2.05	2.7%		93
Weighted Average					91.9



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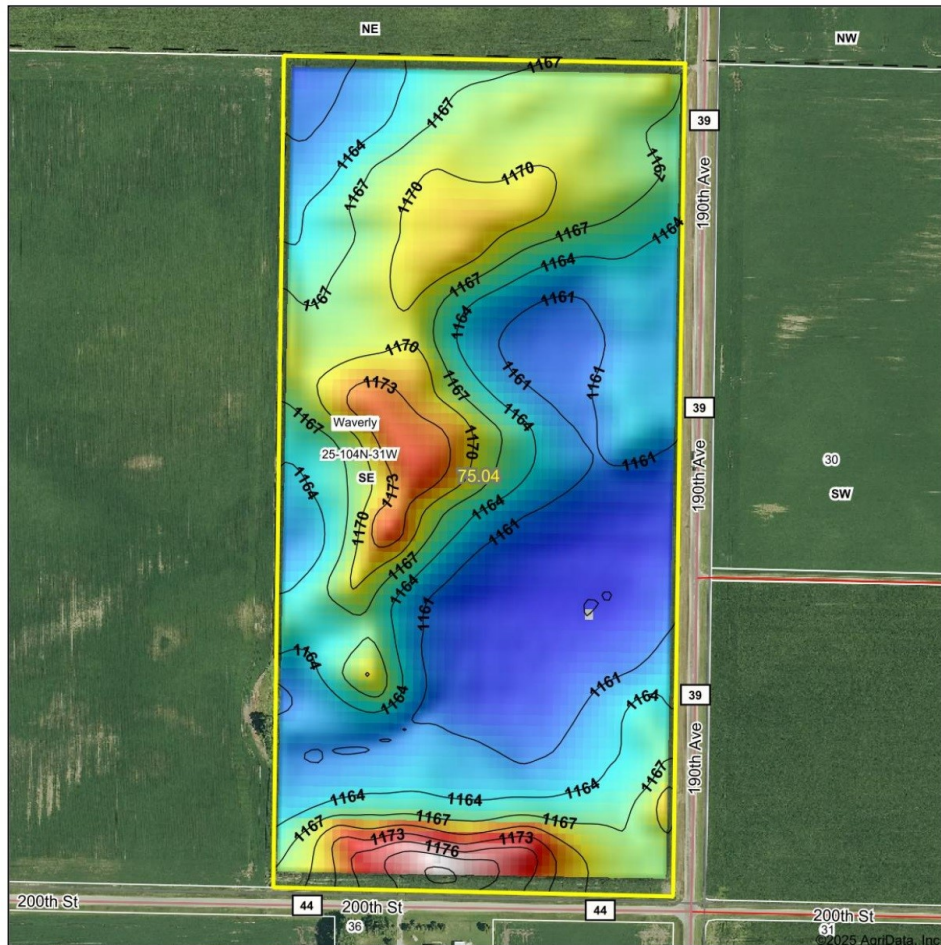
## **FARMLAND AUCTION**

Thursday, November 20, 2025 @ 10:00 AM

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

### PARCEL 5

Topography Hillshade



Low Elevation High

LAND SERVICES UNLIMITED Auctioneer Alley

Maps Provided By: **surety**

© AgriData, Inc. 2023 www.AgrDataInc.com  
Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem  
Interval(ft): 3  
Min: 1,158.0  
Max: 1,182.6  
Range: 24.6  
Average: 1,165.3  
Standard Deviation: 4.76 ft

0ft 421ft 841ft



11/5/2025

25-104N-31W  
Martin County  
Minnesota

Boundary Center: 43° 46' 42.71, -94° 29' 41.9

**LAND SERVICES UNLIMITED**  
The People That Make Things Happen

**Auctioneer Alley**

**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**

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

**www.auctioneeralley.com**



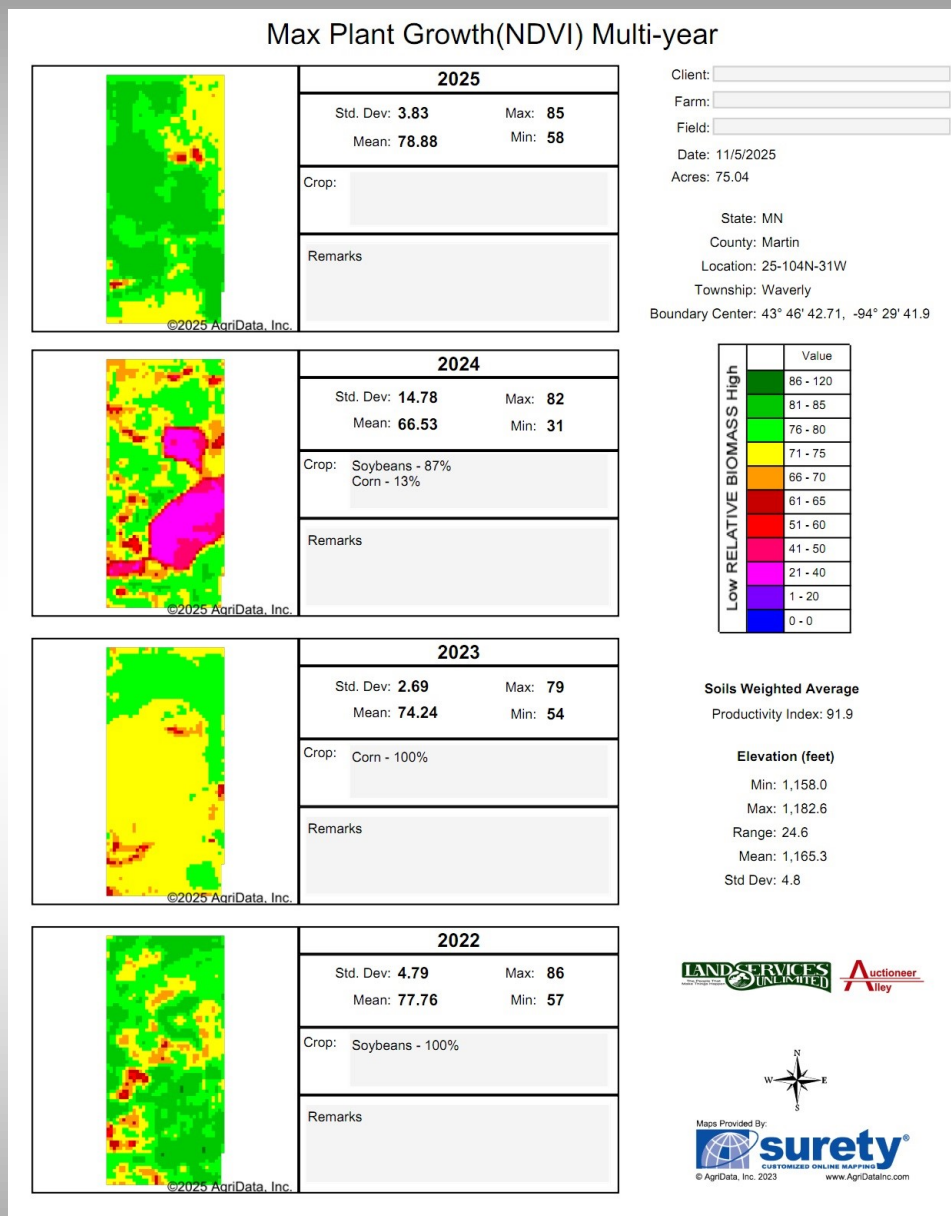
# 412.70 Acres +/- of Bare Farmland in Martin County, MN

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## PARCEL 5 NDVI Map



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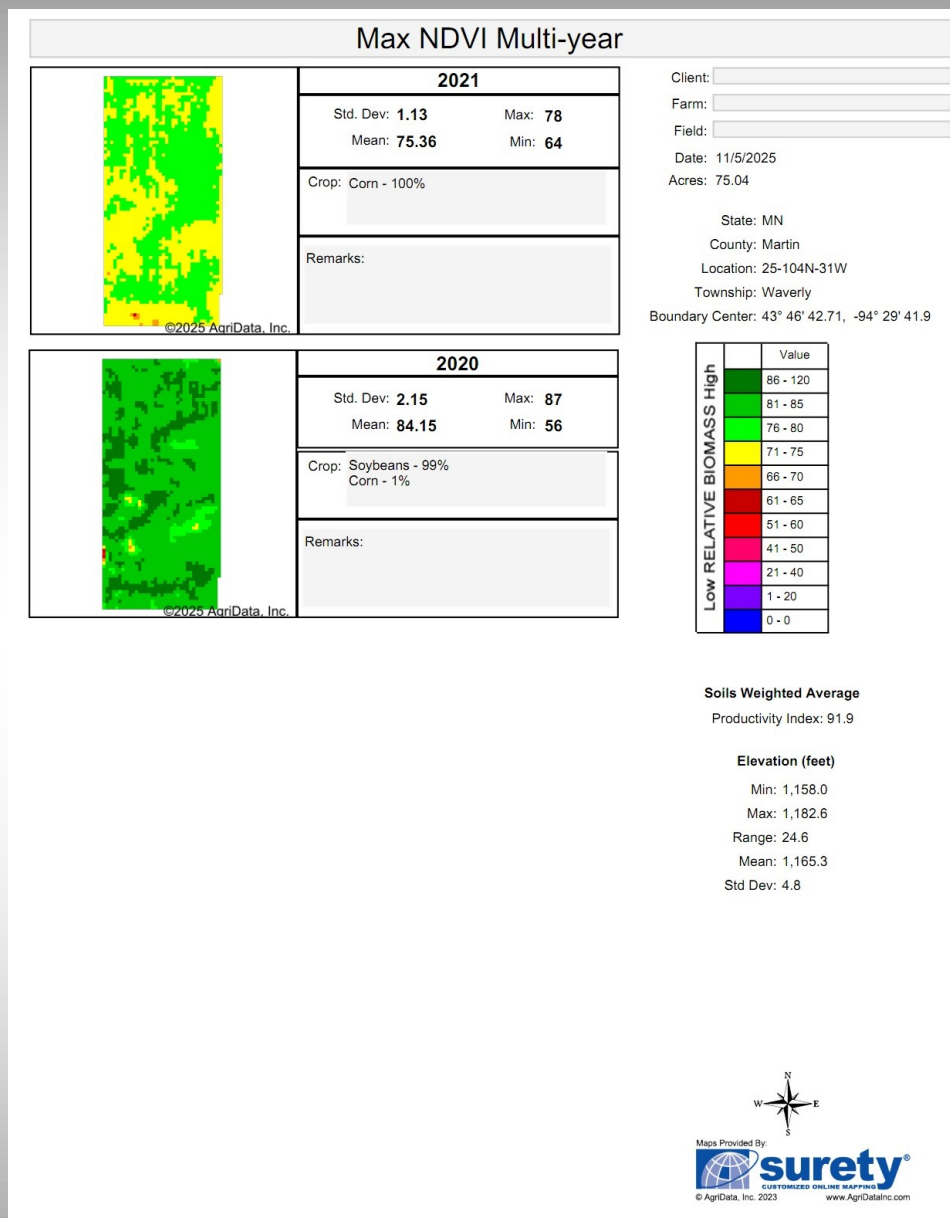
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### PARCEL 5 FSA Map



United States  
Department of  
Agriculture

Martin County, Minnesota



Farm 4937

Tract 319

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

Cropland  
Tract Boundary

#### Wetland Determination Identifiers

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

Tract Cropland Total: 75.04 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.



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## PARCEL 5 FSA Information

Tract Number : 319  
Description : E2 SE4 (25)W4V  
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 : GARY L ROLOFF, LONNIE ROLOFF, GRACE VAN BRUNT  
Other Producers : None  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
75.04	75.04	75.04	0.00	0.00	0.00	0.00	0.0

MINNESOTA  
MARTIN  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4937

Prepared : 8/4/25 10:27 AM CST

Crop Year : 2025

### Tract 319 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	75.04	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	50.65	0.00	154
Soybeans	23.07	0.00	52
<b>TOTAL</b>	<b>73.72</b>	<b>0.00</b>	



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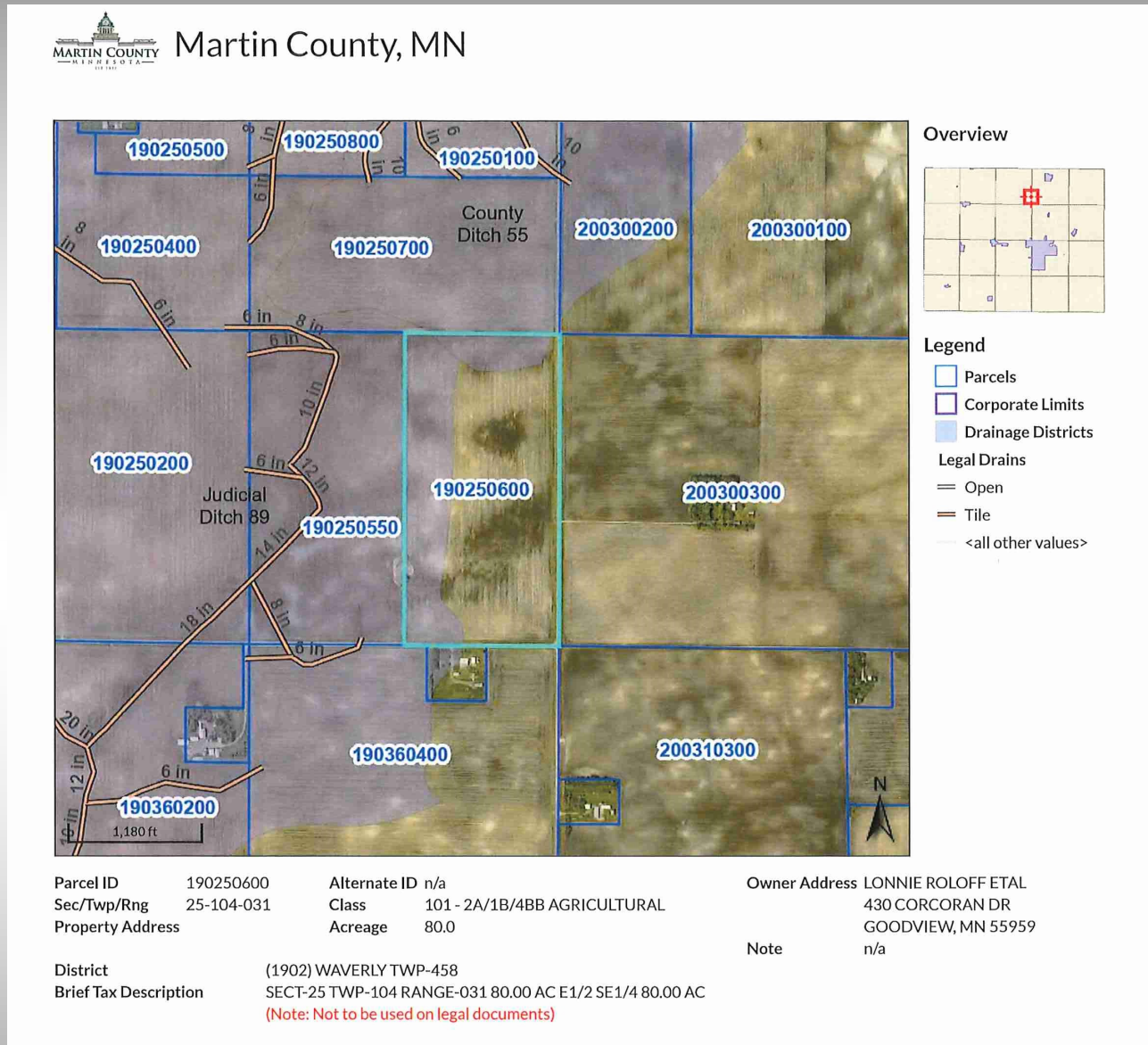
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## PARCEL 5 County Tile Map



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## Martin County, MN

### Summary

Parcel ID 190250600  
Property Address  
Sec/Twp/Rng 25-104-031  
Brief Tax Description SECT-25 TWP-104 RANGE-031 80.00 AC E1/2 SE1/4 80.00  
AC  
Deeded Acres 80  
Class 101-2A/1B/4BB AGRICULTURAL;  
District (1902) WAVERLY TWP-458  
School District 0458  
Neighborhood 00001900-WAVERLY  
Neighborhood Group  
Appraiser JEREMIAH  
Roll Type RP

\* 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 <a href="#">LONNIE ROLOFF ETAL</a> 430 CORCORAN DR GOODVIEW MN 55959	ETAL Owners DAWN MCEVAN	ETAL Owners DION VANBRUNT	ETAL Owners RANDALL ROLOFF 1958 STATE HWY 15 TRUMAN MN 56088	ETAL Owners <a href="#">LANETTE L ROLOFF</a> 112 N 6TH AVE W TRUMAN MN 56088	ETAL Owners GRACE VAN BRUNT
---	----------------------------	------------------------------	---	---	--------------------------------

ETAL Owners  
MELISSA ETTER & PRESTON ROLOFF  
1116 9TH ST N  
ST JAMES MN 56081

### Land

Year	Seq	HGA	Code	Units
2025	1		TILL A1 86-100 CPI	75.38
2025	2		ROAD	4.62

### Valuation

Assessed Year	2025	2024	2023	2022
+ Total Estimated Building Value	\$0	\$0	\$0	\$0
Estimated Dwelling Value				
Estimated Extra Features Value				
+ Total Estimated Land Value	\$829,200	\$904,600	\$904,600	\$618,100
+ Total Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$829,200	\$904,600	\$904,600	\$618,100
% Change	-8.34%	0.00%	46.35%	-
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
Classification	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL
Estimated Market Value	\$904,600	\$904,600	\$618,100	\$572,900
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$904,600	\$904,600	\$618,100	\$572,900
Net Taxes Due	\$4,502.02	\$3,718.00	\$3,190.00	\$3,216.12
+ Special Assessments	\$53.98	\$0.00	\$0.00	\$9.88
= Total Taxes Due	\$4,556.00	\$3,718.00	\$3,190.00	\$3,226.00
% Change	22.54%	16.55%	-1.12%	-0.55%



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Fairmont, MN 56031  
507-238-4318

## **AUCTION INFORMATION**

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

**SALE METHOD & TERMS:** Parcel #1 145.94 +/- will be offered for sale as one parcel prior to Parcels #2-5. Parcels #2-5 will be offered for sale on our multi parcel board bidding system. Parcel #2 74.78 +/- Parcel #3 76.47 +/- Parcel #4 35.51 +/- & Parcel #5 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 January 9, 2026 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](http://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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**ALLEN KAHLER**  
RETIRED REAL ESTATE BROKER &  
RETIRED APPRAISER  
507-841-1564  
[AUCTIONEERALLEY@GMAIL.COM](mailto:AUCTIONEERALLEY@GMAIL.COM)



**KEVIN KAHLER**  
MN/IA REAL ESTATE SALESMAN &  
LICENSED AUCTIONEER  
507-920-8060  
[AUCTIONEERALLEY@GMAIL.COM](mailto:AUCTIONEERALLEY@GMAIL.COM)  
[K.KAHLER@HOTMAIL.COM](mailto:K.KAHLER@HOTMAIL.COM)



**LEAH HARTUNG**  
MN/IA REAL ESTATE BROKER &  
MN/IA CERTIFIED GENERAL APPRAISER  
507-236-8786  
[LEAH@AUCTIONEERALLEY.COM](mailto:LEAH@AUCTIONEERALLEY.COM)



**DUSTYN HARTUNG**  
MN/IA REAL ESTATE SALESMAN &  
LICENSED AUCTIONEER  
507-236-7629  
[DUSTYN@AUCTIONEERALLEY.COM](mailto:DUSTYN@AUCTIONEERALLEY.COM)



**DOUG WEDEL**  
MN REAL ESTATE SALESMAN &  
MN APPRAISER &  
LICENSED AUCTIONEER  
507-236-4255  
[AUCTIONEERALLEY@GMAIL.COM](mailto:AUCTIONEERALLEY@GMAIL.COM)  
[WEDELAUCTION@GMAIL.COM](mailto:WEDELAUCTION@GMAIL.COM)



**CHRIS KAHLER**  
MN REAL ESTATE SALESMAN &  
LICENSED AUCTIONEER  
507-230-6006  
[AUCTIONEERALLEY@GMAIL.COM](mailto:AUCTIONEERALLEY@GMAIL.COM)  
[CKAHL\\_3@HOTMAIL.COM](mailto:CKAHL_3@HOTMAIL.COM)



**RYAN KAHLER**  
LICENSED AUCTIONEER  
507-227-8528  
[AUCTIONEERALLEY@GMAIL.COM](mailto:AUCTIONEERALLEY@GMAIL.COM)  
[RKAHL\\_3@HOTMAIL.COM](mailto:RKAHL_3@HOTMAIL.COM)



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