



FARMLAND AUCTION

Thursday, December 18th @ 10 AM
Knights of Columbus Hall
920 E 10th Street, Fairmont, MN

137.65 ACRES +/-
SECTION 8 OF SILVER LAKE TWP &
151.64 ACRES +/-
SECTION 9 OF MANYASKA TWP
MARTIN COUNTY, MN

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786



Bare Farmland: 137.65 Acres +/- in Silver Lake Twp. & 151.64 Acres +/- in Manyaska Twp., Martin County, MN

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Thursday, December 18, 2025 @ 10:00 AM

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

**In case of inclement weather, check website for updates!*



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

SCOTT PROPERTY INFORMATION

SALE METHOD: Parcel 1 will be offered for sale and sold, followed by Parcel 2. Parcel's will not be offered for sale in combination.

LEGAL DESCRIPTION 1: 137.65 +/- Deeded Acres located in the SE ¼ (Ex HWY 15 & 18.73 Acres) in Section 8, TWP 101N, Range 30W, Martin County

TAX ID PARCEL 1: 170080600

REAL ESTATE TAXES 1: 2025 (NON-HSTD) Ag Taxes = \$8,444.00

BUILDINGS 1: None

FSA INFO 1:

Total Deeded Acres	=	137.65 +/- Acres
FSA Tillable Acres	=	133.32 +/- Acres
Corn Base Acres	=	68.10 +/- Acres
Corn PLC Yield	=	165.00 +/- Bushels
Soybean Base Acres	=	65.10 +/- Acres
Soybean PLC Yield	=	49.00 +/- Bushels
Total Base Acres	=	133.20 +/- Acres

PREDOMINANT SOILS 1: Canisteo Glencoe, Clarion Swanlake & Webster Clay Loam

CPI PARCEL 1: Crop Productivity Index = 91.8
*See Soils Map

TOPOGRAPHY 1: Level to Gently Rolling
*See Topography Map

DRAINAGE 1: Part of JD 38 & JD 98
*See County Tile Map

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

WETLAND STATUS 1: Completed 4-30-10 PC/NW
*See Wetland Determination

TILE REPAIR 1: There was a broken 10" private tile fixed in November. Prior to closing the Buyer will be required to reimburse prior tenant \$641.22.

LEGAL DESCRIPTION 2: 151.64 +/- Deeded Acres located in the NE ¼ (Excepting RR) in Section 9, TWP 102N, Range 32W, Martin County, MN

TAX ID PARCEL 2: 120090500

REAL ESTATE TAXES 2: 2025 (NON-HSTD) Ag Taxes = \$9,374.00

BUILDINGS 2: None

AUCTIONS – REAL ESTATE - APPRAISALS



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FSA INFO 2:	Total Deeded Acres = 151.64 +/- Acres
	FSA Tillable Acres = 143.92 +/- Acres
	Corn Base Acres = 74.00 +/- Acres
	Corn PLC Yield = 176.00 +/- Bushels
	Soybean Base Acres = 68.70 +/- Acres
	Soybean PLC Yield = 50.00 +/- Bushels
	Total Base Acres = 142.70 +/- Acres
PREDOMINANT SOILS 2:	Canisteo Glencoe, Clarion Storden Complex, & Clarion Swanlake Complex
CPI PARCEL 2:	Crop Productivity Index = 91.7 *See Soils Map
TOPOGRAPHY 2:	Level to Gently Rolling *See Topography Map
DRAINAGE 2:	Part of CD 54 & CD 76 *See County Tile Map
NRCS CLASSIFICATION 2:	NHEL (Non-Highly Erodible)
WETLAND STATUS 2:	Not Completed *See Wetland Determination
FERTILIZER 2:	2025 Fall Map, Potash, Elemental Sulfur & Lime was applied. Prior to closing the Buyer will be required to pay NuWay-K & H Coop \$29,300. Invoice will be given to Buyer.
GRID SAMPLE 2:	The farm was grid sampled in 2025. Prior to closing the Buyer will be required to pay NuWay-K & H Coop \$1,999. Invoice will be given to Buyer. Buyer will have access to grid samples following payment.
LEASE STATUS 1 & 2:	Seller will retain all 2025 land rent. The property is opened to be farmed by the Buyer in 2026.
FALL TILLAGE 1 & 2:	The 2025 fall tillage has been completed on the property. Prior to closing the Buyer's will be required to reimburse prior tenant. Parcel 1: 133 Acres X \$30 = \$3,990 Parcel 2: 143 Acres X \$30 = \$4,290

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

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PARCEL 1: 137.65 Acres



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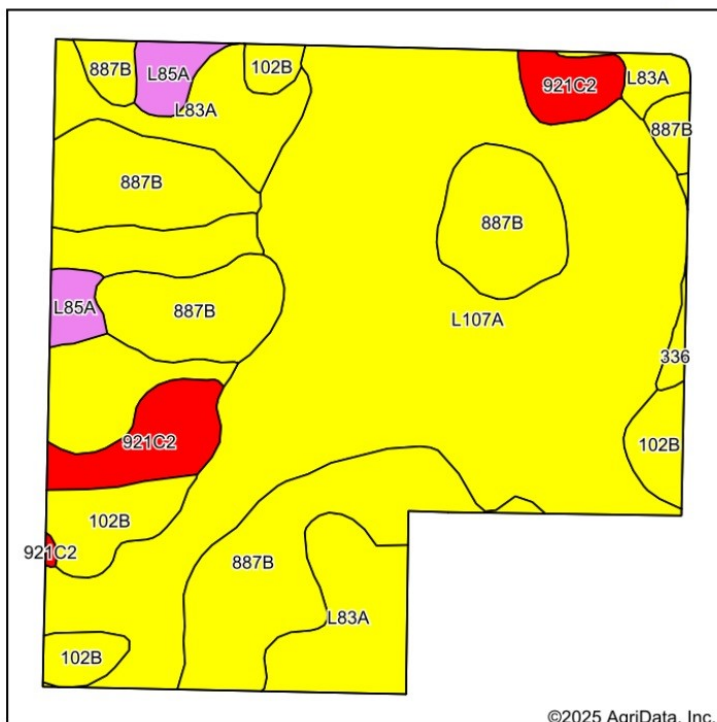
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PARCEL 1

Soils Map



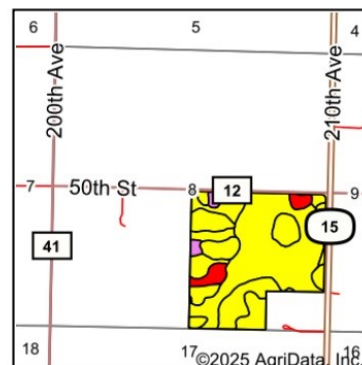
Soils data provided by USDA and NRCS.

Area Symbol: MN091, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	63.01	47.2%		Ilw	91	81
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	31.15	23.4%		Ile	92	82
L83A	Webster clay loam, 0 to 2 percent slopes	21.26	15.9%		Ilw	93	82
102B	Clarion loam, 2 to 6 percent slopes	7.72	5.8%		Ile	95	83
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	6.57	4.9%		Ille	87	71
L85A	Nicollet clay loam, 1 to 3 percent slopes	3.00	2.3%		Iw	99	81
336	Delft clay loam, 0 to 2 percent slopes	0.61	0.5%		Ilw	94	79
Weighted Average					2.03	91.8	*n 81

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



State: Minnesota
County: Martin
Location: 8-101N-30W
Township: Silver Lake
Acres: 133.32
Date: 11/23/2025



Maps Provided By



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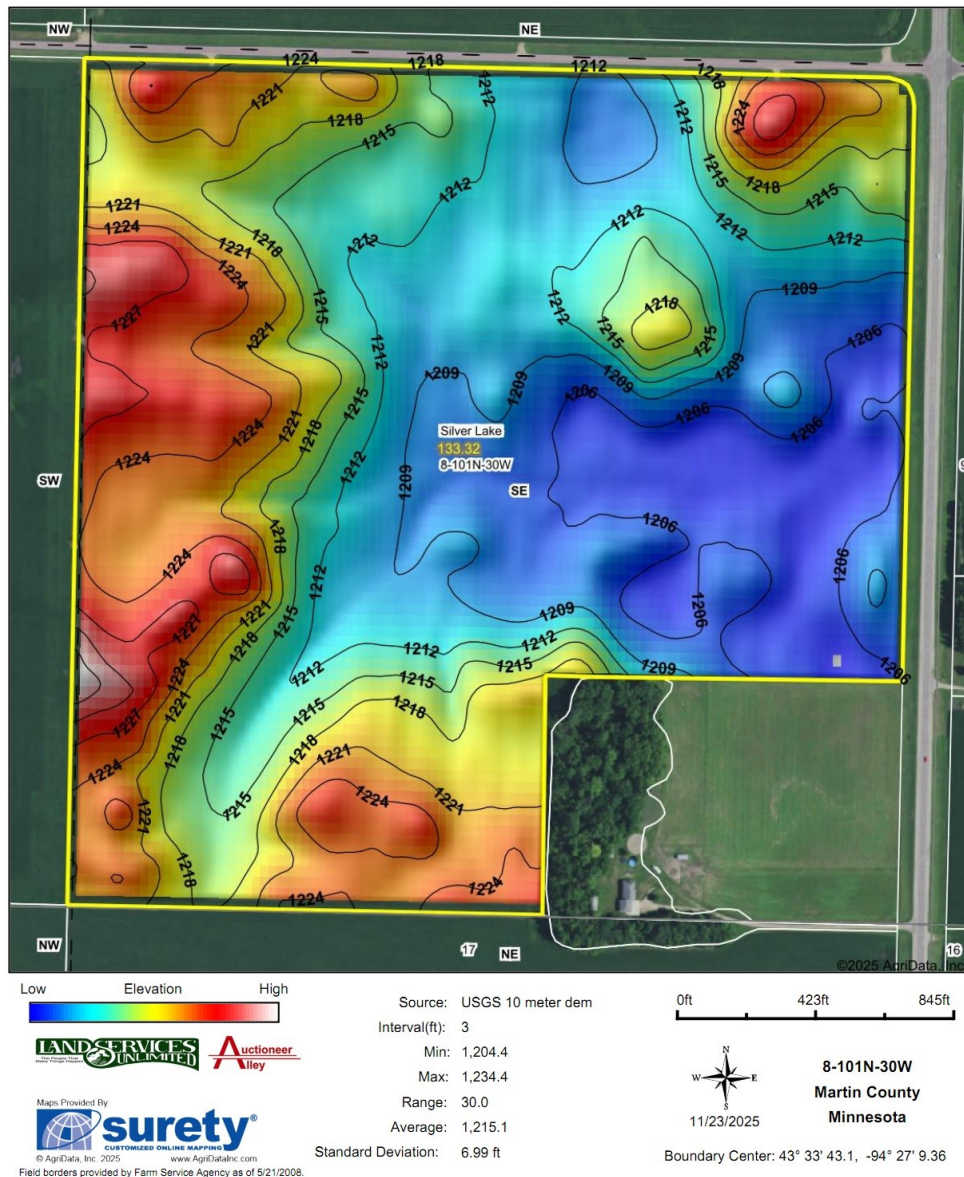
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PARCEL 1

Topography Hillshade



LAND SERVICES UNLIMITED
The People That Make Things Happen

Auctioneer Alley

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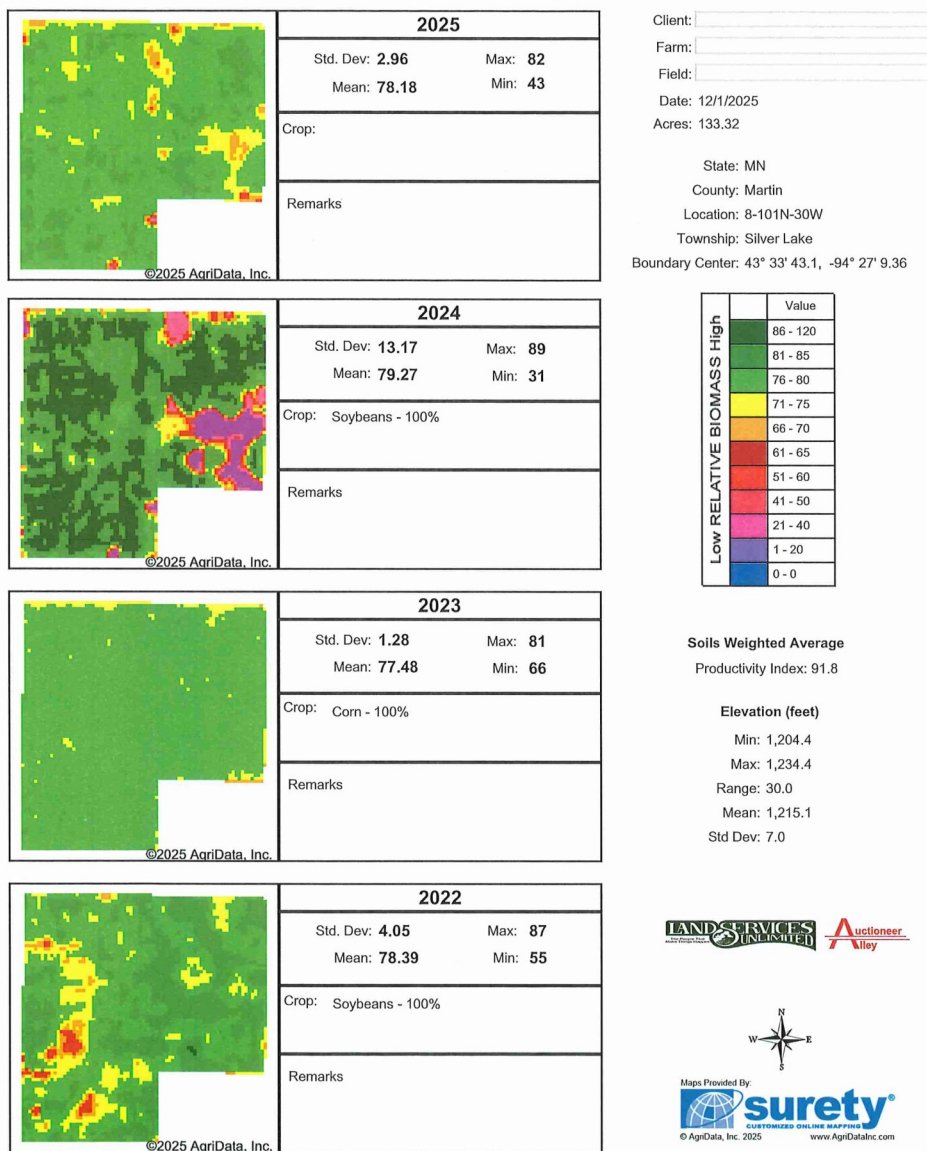
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PARCEL 1 NDVI Maps

Max Plant Growth(NDVI) Multi-year



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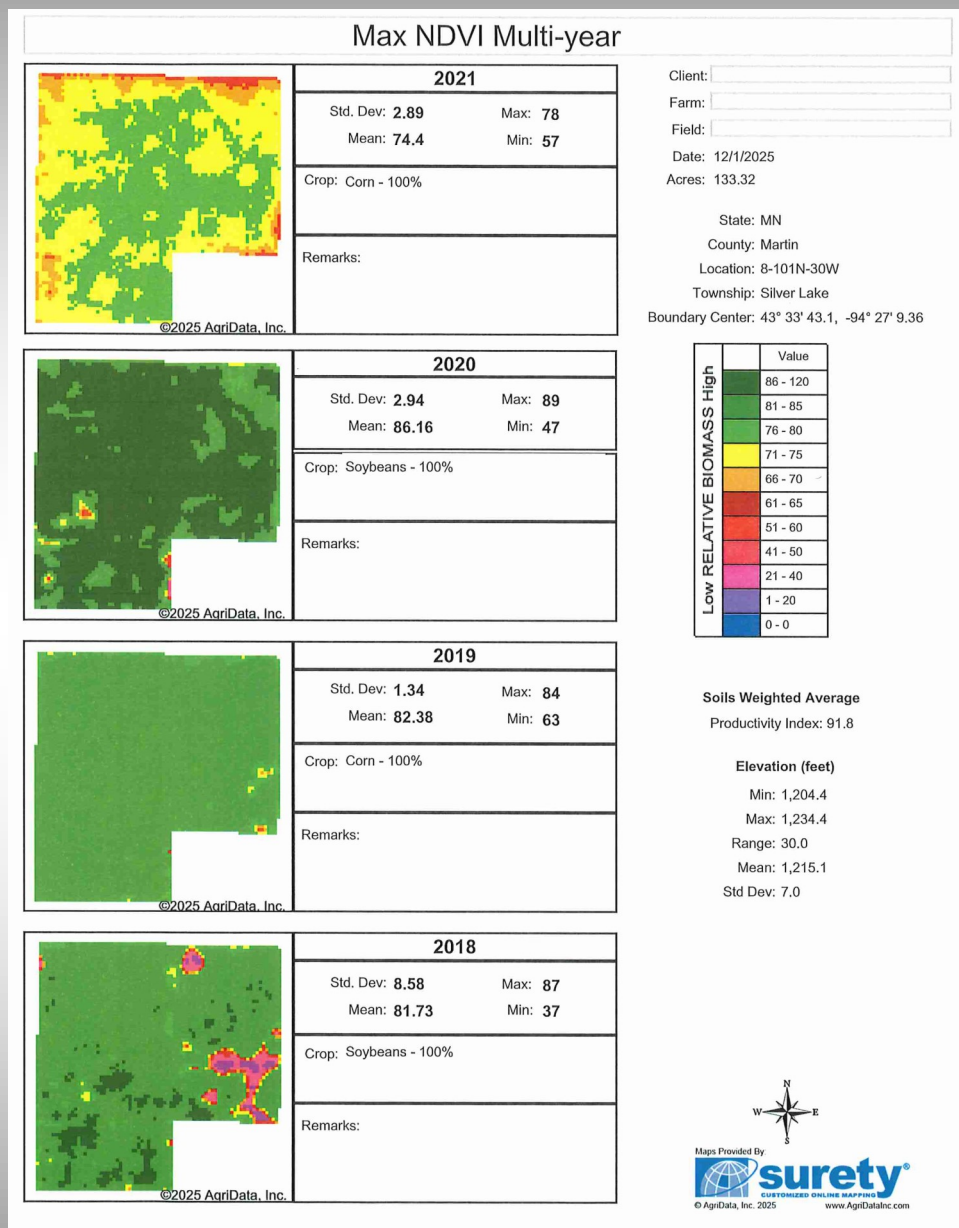
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PARCEL 1 NDVI Maps



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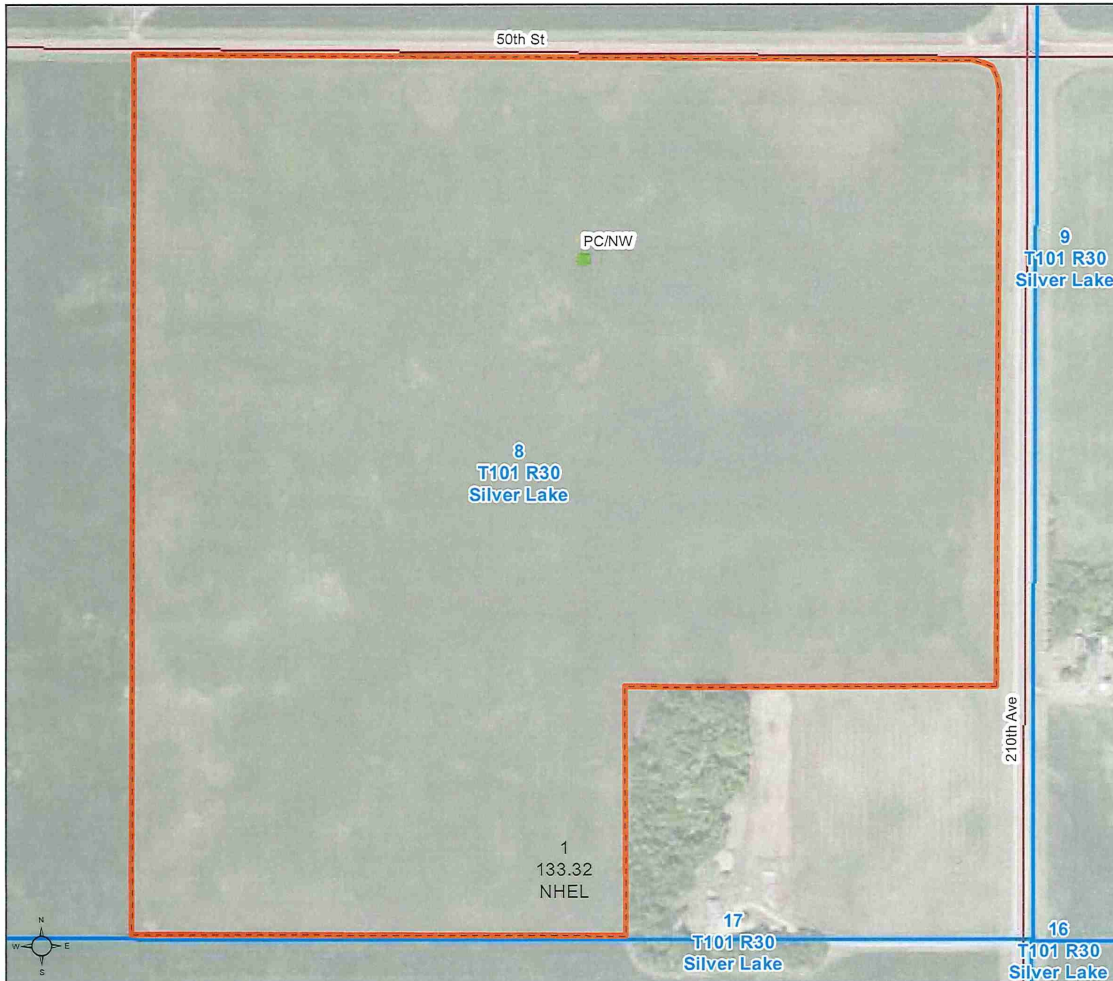
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PARCEL 1 FSA Map



Martin County, Minnesota

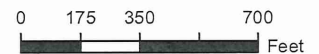


Farm 8991

Tract 14530

2024 Program Year

Map Created April 22, 2024



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: 133.32 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 2021 NAIP imagery.



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PARCEL 1 FSA Information

MINNESOTA
MARTIN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8991

Prepared : 4/22/25 4:01 PM CST

Crop Year : 2025

Operator Name :
CRP Contract Number(s) : None
Recon ID : 27-091-2008-58
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
133.32	133.32	133.32	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	133.32	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	68.10	0.00	165	
Soybeans	65.10	0.00	49	
TOTAL	133.20	0.00		

NOTES

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Tract Number : 14530

Description : SE4 (X 18A SE4) (8)SL
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 does not contain a wetland
WL Violations : None
Owners : KENNETH E SCOTT
Other Producers :
Recon ID :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
133.32	133.32	133.32	0.00	0.00	0.00	0.00	0.0



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PARCEL 1 Wetland Determination Map

Customer: Kenneth Scott
Tract: 14530 Silver Lake 8
Date: March 30, 2010

**Certified Wetland
Determination**

Agency: NRCS
Field Office: Martin County
District: Martin SWCD

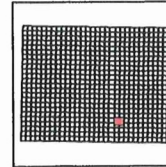


Wetland Label

PC/NW	CC	MW
W	CPD	MWM
FW	CMW	NW/NAD
FWP	CW or CW+yr	OW
AW	CWNA	TP
AW/FW	CWTE	WX
AW/W	MIW	NI



1:4,849



Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, NRCS cannot assume liability for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to function on a particular system. NRCS makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.



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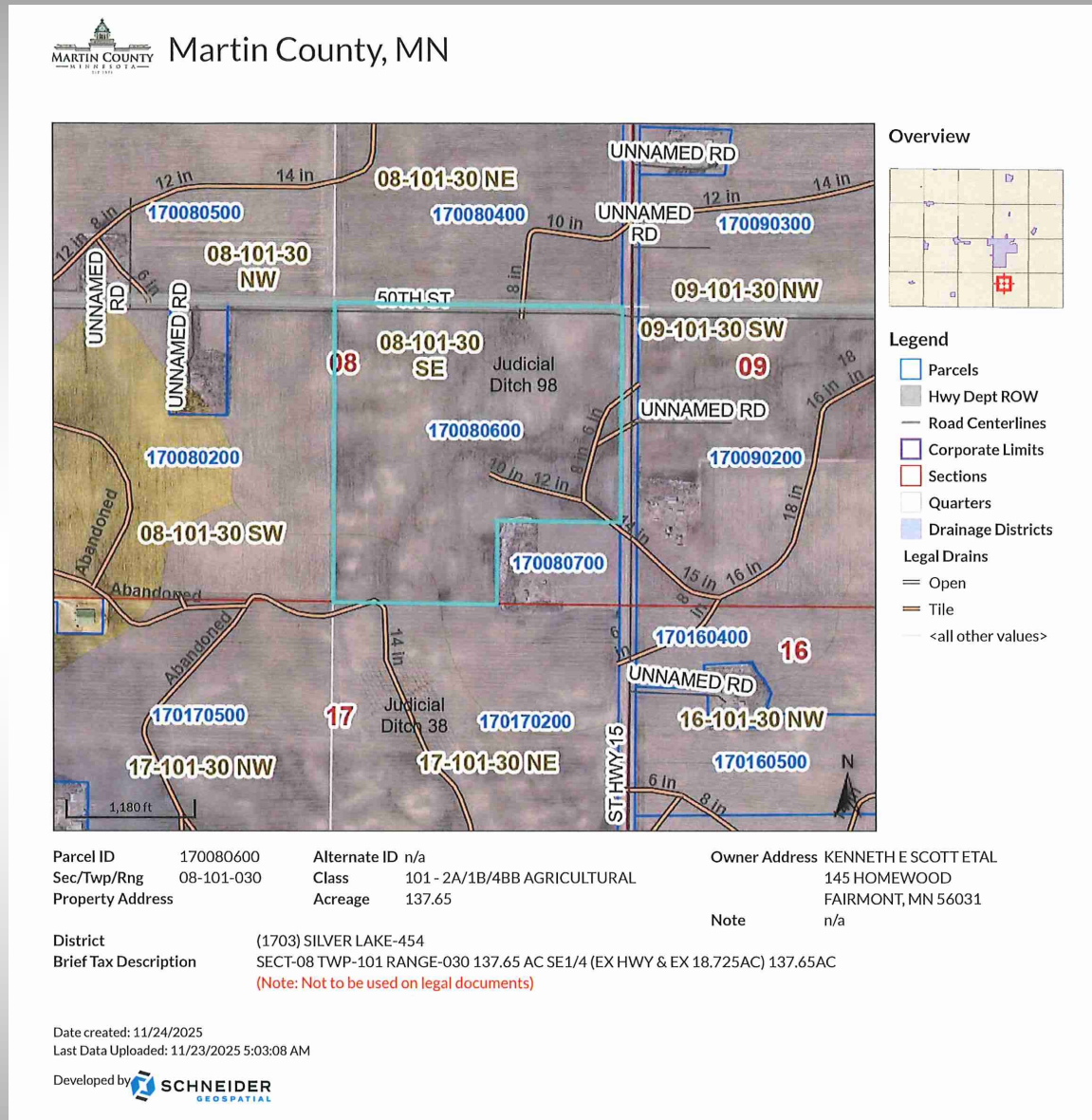
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PARCEL 1 County Tile Map



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PARCEL 1

Martin County, MN

Summary

Parcel ID 170080600
Property Address
Sec/Twp/Rng 08-101-030
Brief Tax SECT-08 TWP-101 RANGE-030 137.65 AC SE1/4 (EX HWY &
Description EX
Deeded Acres 137.65
Class 101-2A/1B/4BB AGRICULTURAL;
District (1703) SILVER LAKE-454
School District 2752
Neighborhood 00001700-SILVER LAKE
Neighborhood
Group
Appraiser JESSICA
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
KENNETH E SCOTT ETAL MARY ELLEN SCOTT MARK E SCOTT SUSAN A RAE
145 HOMEWOOD
FAIRMONT MN 56031

Land

Year	Seq	HGA	Code	Units
2025	1		TILL A1 86-100 CPI	134.56
2025	2		ROAD	3.09

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	\$1,480,200	\$1,614,700	\$1,614,700	\$1,103,400
+ Total Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$1,480,200	\$1,614,700	\$1,614,700	\$1,103,400
% Change	-8.33%	0.00%	46.34%	-
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	\$1,614,700	\$1,614,700	\$1,103,400	\$1,022,700
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$1,614,700	\$1,614,700	\$1,103,400	\$1,022,700
Net Taxes Due	\$8,444.00	\$7,602.00	\$6,300.00	\$6,480.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$8,444.00	\$7,602.00	\$6,300.00	\$6,480.00
% Change	11.08%	20.67%	-2.78%	-3.63%



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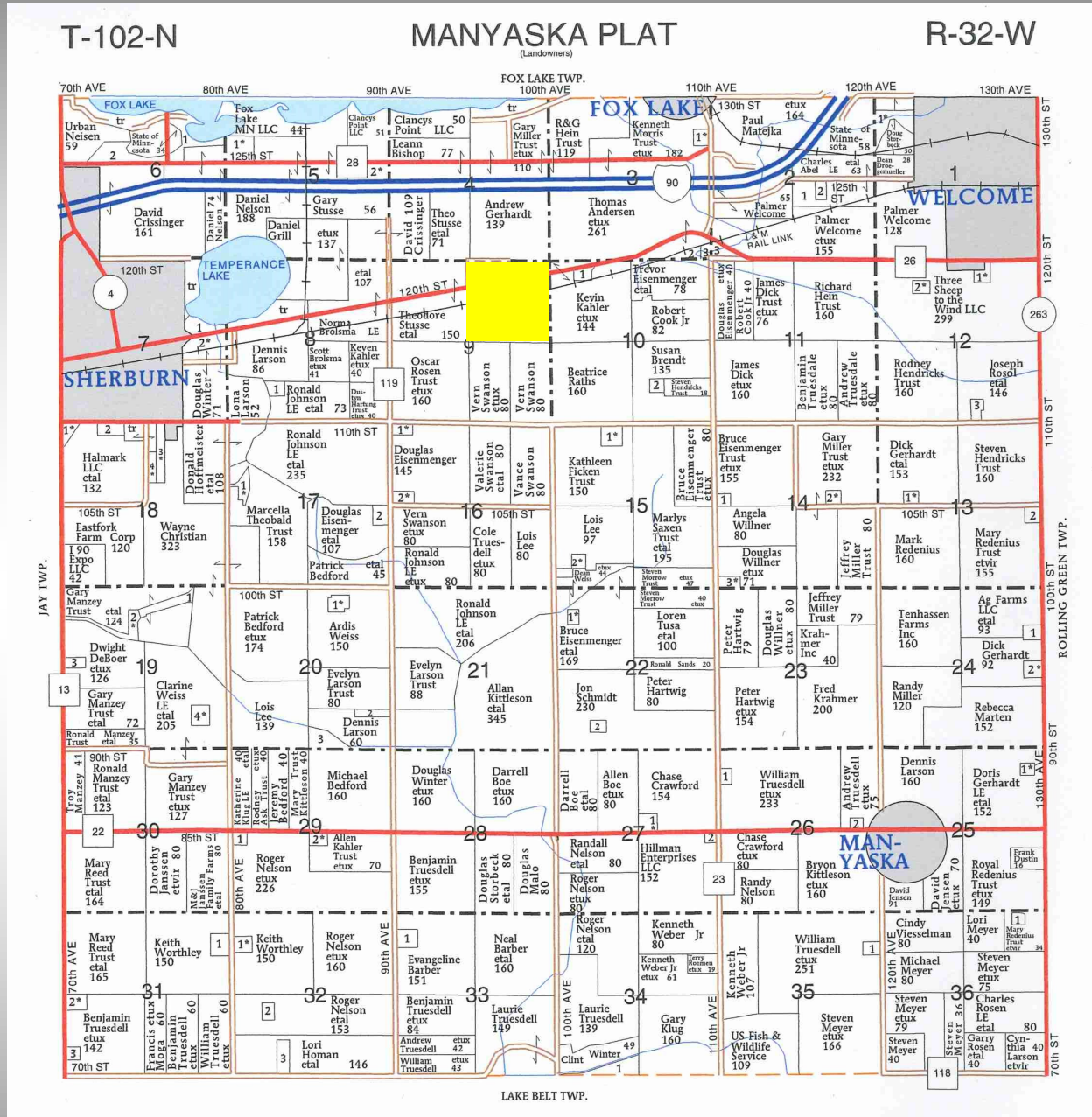
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PARCEL 2: 151.64 Acres



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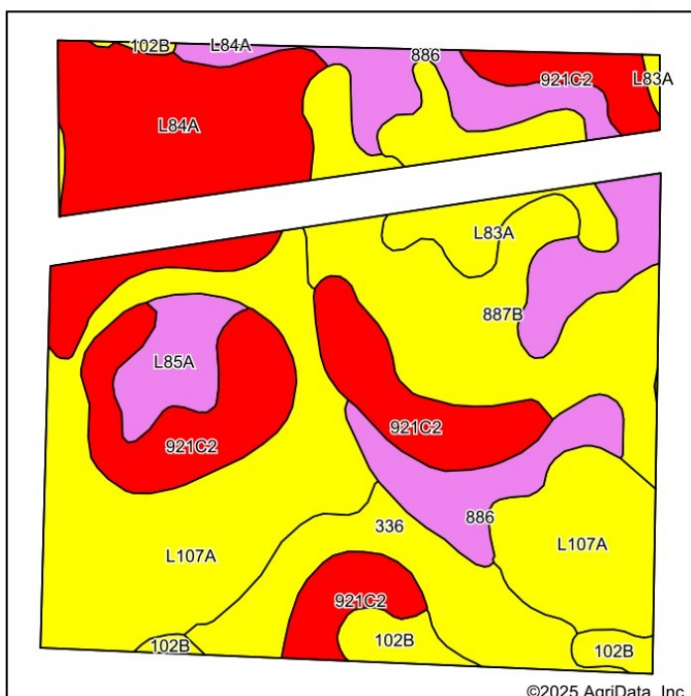
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PARCEL 2

Soils Map



©2025 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: Minnesota
County: Martin
Location: 9-102N-32W
Township: Manyaska
Acres: 143.92
Date: 11/23/2025



Area Symbol: MN091, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	36.44	25.2%		IIw	91	81
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	23.22	16.1%		IIIe	87	71
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	20.55	14.3%		IIe	92	82
L84A	Glencoe clay loam, 0 to 1 percent slopes	18.79	13.1%		IIlw	86	76
886	Nicollet-Crippin complex	17.80	12.4%		I	100	83
336	Delft clay loam, 0 to 2 percent slopes	10.91	7.6%		IIw	94	79
L83A	Webster clay loam, 0 to 2 percent slopes	7.62	5.3%		IIw	93	82
L85A	Nicollet clay loam, 1 to 3 percent slopes	4.60	3.2%		Iw	99	81
102B	Clarion loam, 2 to 6 percent slopes	3.99	2.8%		IIe	95	83
Weighted Average					2.14	91.7	*n 79.1



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ALLEN, RYAN & CHRIS KAHLER &

DOUG WEDEL

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

www.auctioneeralley.com

Bare Farmland: 137.65 Acres +/- in Silver Lake Twp. & 151.64 Acres +/- in Manyaska Twp., Martin County, MN

FARMLAND AUCTION

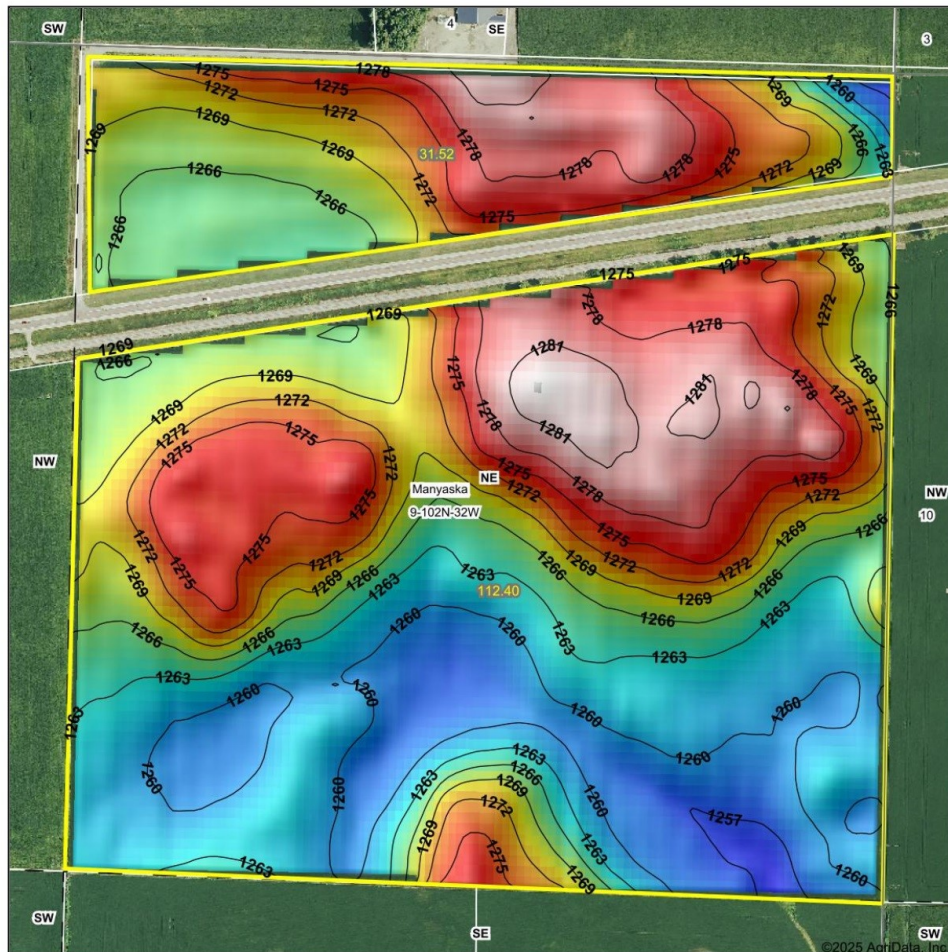
Thursday, December 18, 2025 @ 10:00 AM

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

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PARCEL 2

Topography Hillshade



Low Elevation High



© AgriData, Inc. 2025. www.AgriDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval(ft): 3

Min: 1,255.7

Max: 1,282.8

Range: 27.1

Average: 1,268.6

Standard Deviation: 7.12 ft

0ft 432ft 863ft



9-102N-32W
Martin County
Minnesota

11/23/2025

Boundary Center: 43° 39' 22.73, -94° 40' 45.98



AUCTIONEERS AND SALES STAFF

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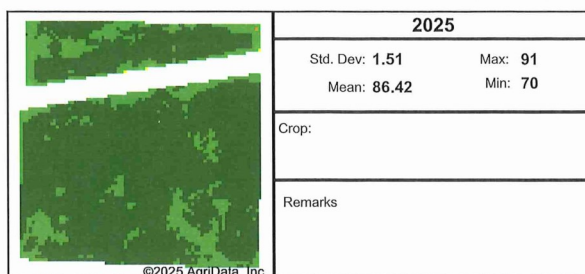
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PARCEL 2 NDVI Maps

Max Plant Growth(NDVI) Multi-year



Client:

Farm:

Field:

Date: 11/23/2025

Acres: 143.92

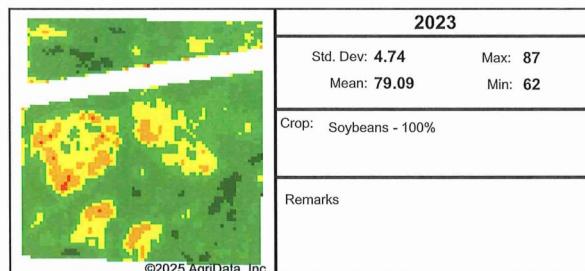
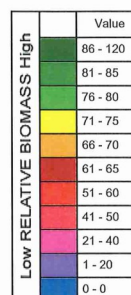
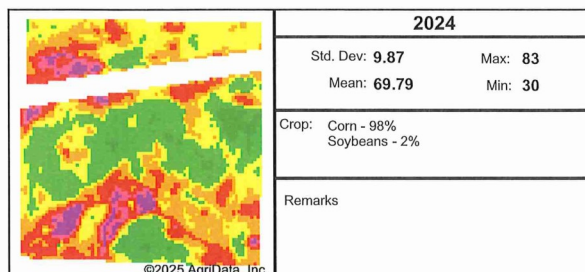
State: MN

County: Martin

Location: 9-102N-32W

Township: Manyaska

Boundary Center: 43° 39' 22.78, -94° 40' 46.01



Soils Weighted Average

Productivity Index: 91.7

Elevation (feet)

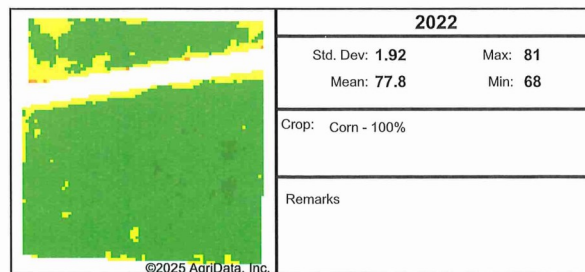
Min: 1,254.8

Max: 1,282.8

Range: 28.0

Mean: 1,268.5

Std Dev: 7.2



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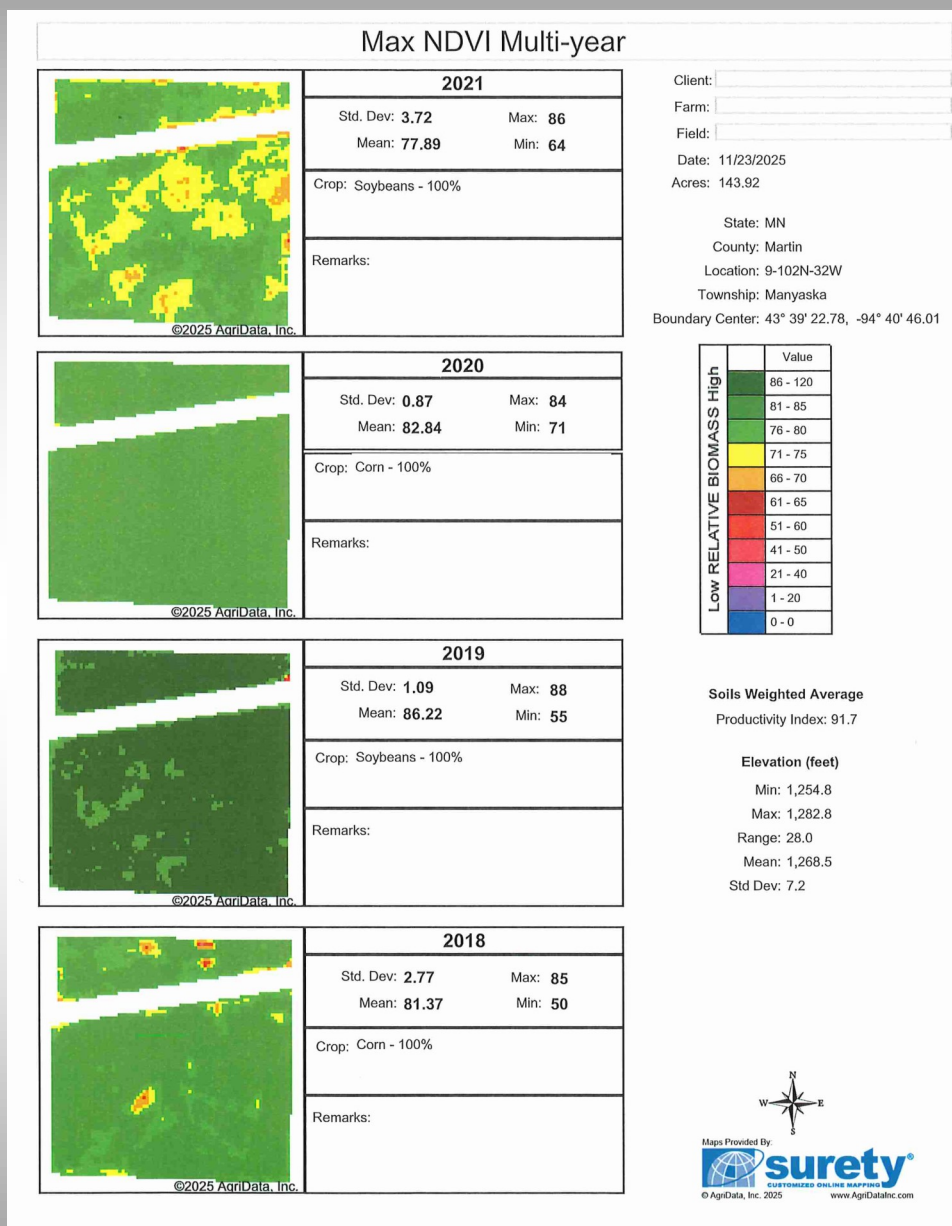
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PARCEL 2 NDVI Maps



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PARCEL 2 FSA Map



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PARCEL 2 FSA Information

MINNESOTA

MARTIN

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2386

Prepared : 5/9/25 7:16 AM CST

Crop Year : 2025

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
146.25	143.92	143.92	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag Rel. Activity	SOD
0.00	0.00	143.92		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	74.00	0.00	176	
Soybeans	68.70	0.00	50	
TOTAL	142.70	0.00		

NOTES

Tract Number : 13275

Description : (5H) 31A N OF HWY NE4 SEC 9/MAN
FSA Physical Location : MINNESOTA/MARTIN
ANSI Physical Location : MINNESOTA/MARTIN
BIA Unit Range Number :
HEL Status : NHSL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : KENNETH E SCOTT
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
33.85	31.52	31.52	0.00	0.00	0.00	0.00	0.0

Page: 1 of 3



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PARCEL 2 FSA Information

MINNESOTA
MARTIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2386

Prepared : 5/9/25 7:16 AM CST

Crop Year : 2025

Tract 13275 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	31.52	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	15.80	0.00	176
Soybeans	14.50	0.00	50
TOTAL	30.30	0.00	

NOTES

Tract Number : 13278

Description : (5H) 113A S OF HWY IN NE4 SEC 9/MAN
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 does not contain a wetland
WL Violations : None
Owners : KENNETH E SCOTT
Other Producers :
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
112.40	112.40	112.40	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	112.40	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	58.20	0.00	176
Soybeans	54.20	0.00	50
TOTAL	112.40	0.00	

NOTES

Page: 2 of 3



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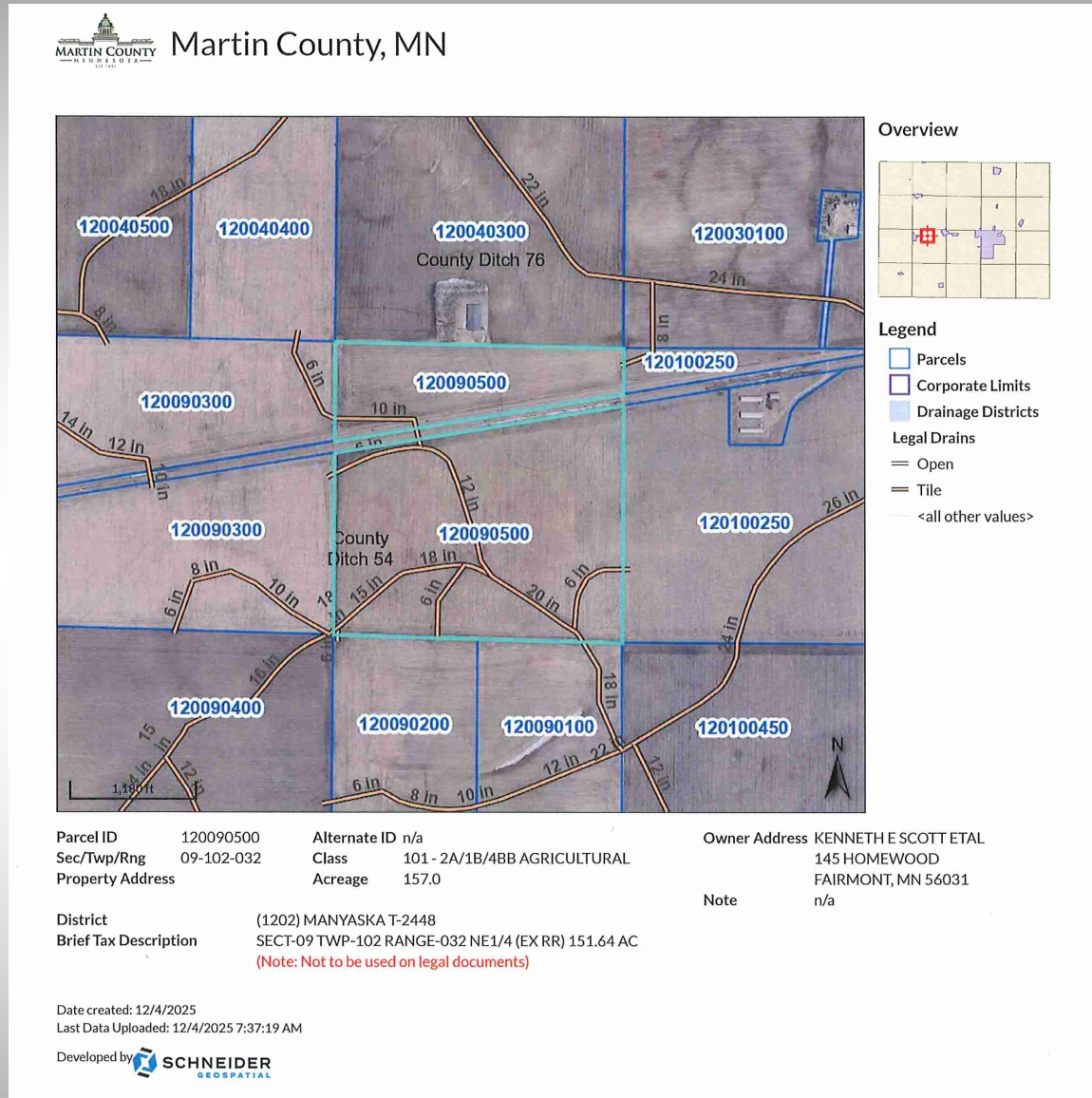
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PARCEL 2 County Tile Map



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PARCEL 2

Martin County, MN

Summary

Parcel ID 120090500
Property Address
Sec/Twp/Rng 09-102-032
Brief Tax SECT-09 TWP-102 RANGE-032 157.00 AC NE1/4 (EX RR)
Description 157.00 AC
Deeded Acres 157
Class 101-2A/1B/4BB AGRICULTURAL;
District (1202) MANYASKA T-2448
School District 2448
Neighborhood 00001200-MANYASKA
Neighborhood Group
Appraiser CRYSTAL
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
[KENNETH E SCOTT ETAL](#) MARY ELLEN SCOTT MARK E SCOTT SUSAN A RAE
145 HOMEWOOD
FAIRMONT MN 56031

Land

Year	Seq	HGA	Code	Units
2025	1		TILL A1 86-100 CPI	151.54
2025	2		ROAD	5.46

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	\$1,666,900	\$1,818,500	\$1,818,500	\$1,242,600
+ Total Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$1,666,900	\$1,818,500	\$1,818,500	\$1,242,600
% 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	\$1,818,500	\$1,818,500	\$1,242,600	\$1,151,700
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$1,818,500	\$1,818,500	\$1,242,600	\$1,151,700
Net Taxes Due	\$9,374.00	\$7,174.00	\$6,136.00	\$6,302.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$9,374.00	\$7,174.00	\$6,136.00	\$6,302.00
% Change	30.67%	16.92%	-2.63%	-0.60%



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105 S State Street
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 will be offered for sale and sold, followed by Parcel 2. Parcel 1 137.65 +/- & Parcel 2 151.64 +/- 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 30, 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.

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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ALLEN KAHLER

RETIRED REAL ESTATE BROKER &
RETIRED APPRAISER
507-841-1564
AUCTIONEERALLEY@GMAIL.COM



KEVIN KAHLER

MN/IA REAL ESTATE SALESMAN &
LICENSED AUCTIONEER
507-920-8060
AUCTIONEERALLEY@GMAIL.COM
K.KAHLER@HOTMAIL.COM



LEAH HARTUNG

MN/IA REAL ESTATE BROKER &
MN/IA CERTIFIED GENERAL APPRAISER
507-236-8786
LEAH@AUCTIONEERALLEY.COM



DUSTYN HARTUNG

MN/IA REAL ESTATE SALESMAN &
LICENSED AUCTIONEER
507-236-7629
DUSTYN@AUCTIONEERALLEY.COM



DOUG WEDEL

MN REAL ESTATE SALESMAN &
MN APPRAISER &
LICENSED AUCTIONEER
507-236-4255
AUCTIONEERALLEY@GMAIL.COM
WEDELAUCTION@GMAIL.COM



CHRIS KAHLER

MN REAL ESTATE SALESMAN &
LICENSED AUCTIONEER
507-230-6006
AUCTIONEERALLEY@GMAIL.COM
CKAHL_3@HOTMAIL.COM



RYAN KAHLER

LICENSED AUCTIONEER
507-227-8528
AUCTIONEERALLEY@GMAIL.COM
RKAHL_3@HOTMAIL.COM



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