



FARMLAND AUCTION

Thursday, January 29th @ 10 AM
Knights of Columbus Hall
920 E 10th Street, Fairmont, MN



204.90 ACRES +/-
SECTIONS 26 & 27 OF LAKE BELT TWP
MARTIN COUNTY, MN

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060



204.90 Acres +/- of Bare Farmland in Lake Belt Twp., Martin County, MN

FARMLAND AUCTION

Thursday, January 29, 2026 @ 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

BREMER FARM PROPERTY INFORMATION

SALE METHOD:

These parcels of bare farmland will be offered using the Buyer's Choice auction method. This method provides the bidders flexibility to purchase individual parcels or all of them. Parcels will not be offered in their entirety at the conclusion of the auction.

Parcel 1- 80 +/- Deeded Acres x The Bid

Parcel 2- 124.90 +/- Deeded Acres x The Bid

*If parcels are sold separately, farm will be surveyed.

LEGAL DESCRIPTION 1:

80.0 +/- Deeded Acres located in the East 59.4 Acres of the E 1/4 of SE 1/4 of Section 27 and the West 20 Acres of the W 1/2 of SW 1/4 of Section 26, TWP 101N, Range 32W, Martin County, MN

TAX PARCEL ID 1:

100270600 & Part of 100261400

BUILDINGS 1:

None

REAL ESTATE TAXES 1:

2025 (NON-HSTD) Ag Taxes = \$5,023.00

*Approximate- If sold as (2) Parcels, Taxes will need to be paid in full at closing by Buyer.

PREDOMINANT SOILS 1:

Canisteo-Glencoe, Webster Clay Loam, & Nicollet-Crippin

CPI PARCEL 1:

CPI= 92.6

*See Soils Map

TOPOGRAPHY 1:

Level to Gently Rolling

*See Topography Map

DRAINAGE PARCEL 1:

Part of JD 59 Watershed

*See Tile Maps

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

WETLAND STATUS 1: Determination needs to be updated.

LEGAL DESCRIPTION 2:

124.90 +/- Deeded Acres located in the E 60 Acres of the W 1/2 of the SW 1/4, SE 1/4 of the SW 1/4, and Lot (4) of Section 26, TWP 101N, Range 32W, Martin County, MN (With Exceptions)

*Full legal in Purchase Agreement

TAX PARCEL ID 2:

Part of 100261400 & 100261600

AUCTIONS – REAL ESTATE - APPRAISALS



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

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REAL ESTATE TAXES 2: 2025 (NON-HSTD) Ag Taxes = \$8,620.00

*Approximate- If sold as (2) Parcels, Taxes will need to be paid in full at closing by Buyer.

PREDOMINANT SOILS 2: Canisteo-Glencoe, Clarion Swanlake, Clarion Loam & Nicollet Crippin

CPI PARCEL 2: CPI= 92.5

*See Soils Map

TOPOGRAPHY 2: Level to Gently Rolling

*See Topography Map

DRAINAGE PARCEL 2: Part of JD 59 Watershed

*See Tile Maps

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

WETLAND STATUS 2: Determination needs to be updated.

FSA INFORMATION:

Total Deeded Acres	= 204.90 +/- Acres
FSA Tillable Acres	= 174.03 +/- Acres
Corn Base Acres	= 99.41 +/- Acres
Corn PLC Yield	= 150.00 +/- Bushels
Soybean Base Acres	= 74.62 +/- Acres
Soybean PLC Yield	= 44.00 +/- Bushels
Total Base Acres	= 174.03 +/- Acres
CRP Acres	= 19.59 +/- Acres

LEASE STATUS:

The property is under lease for the 2026 crop season. Buyer will receive all 2026 farm income.

LAKESHORE:

Property does have the potential for buildable lots along the NE corner. For more information call Dustyn Hartung 507-236-7629 or the Martin County Planning and Zoning Office. Ask for Pam Flitter 507-238-3242.

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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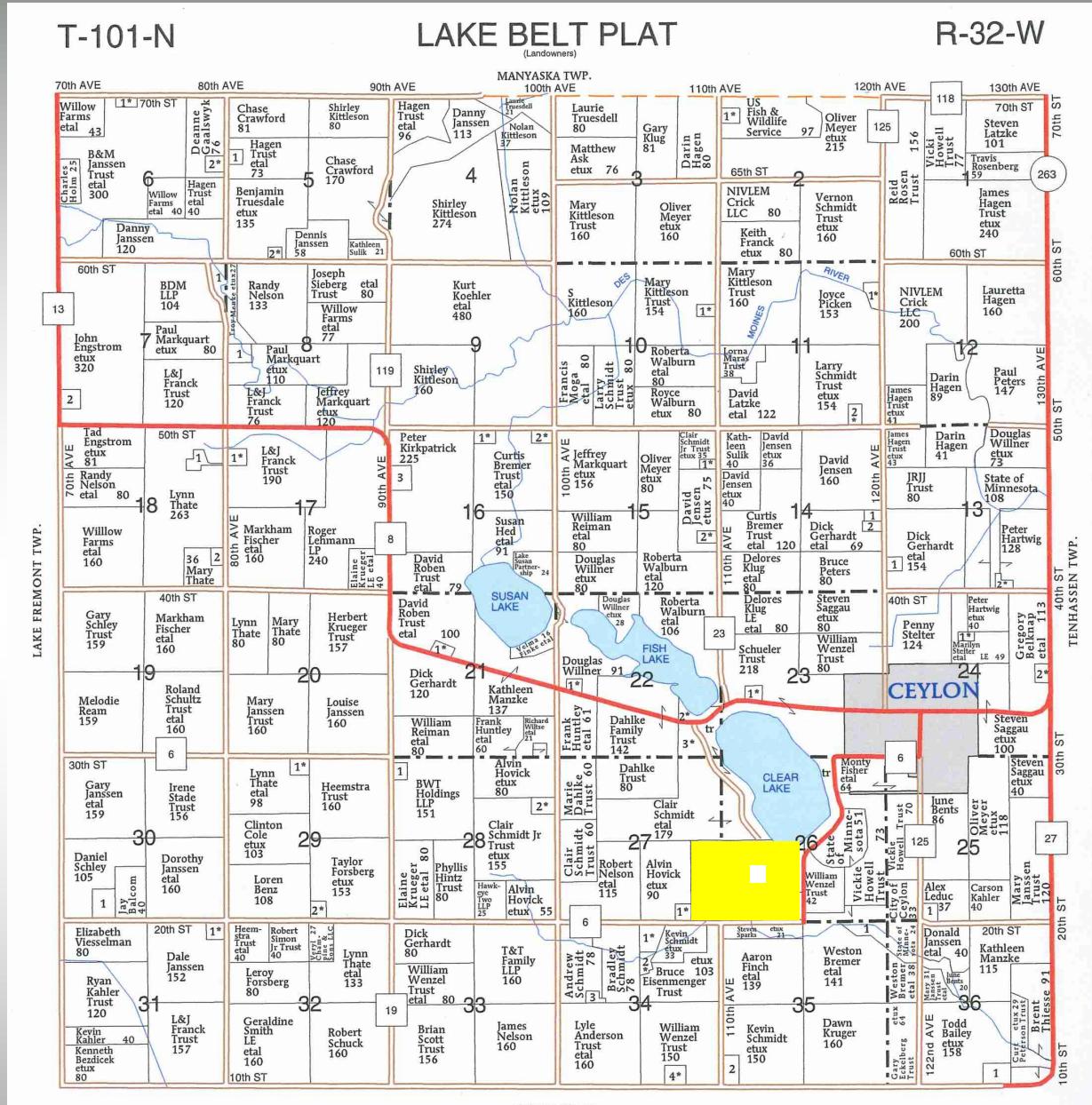
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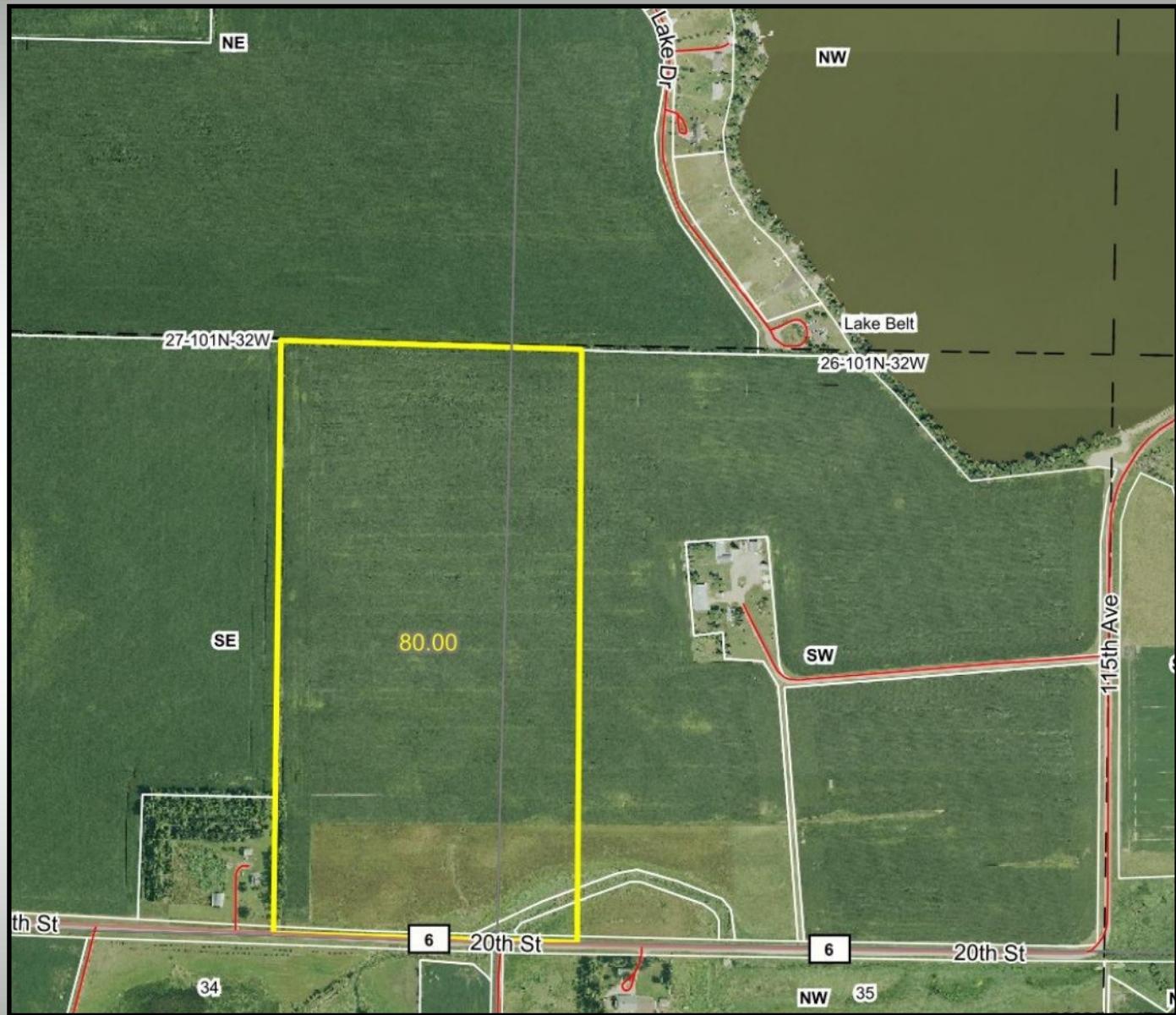
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PARCEL 1: 80 Acres



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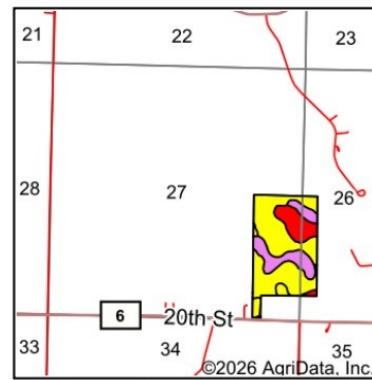
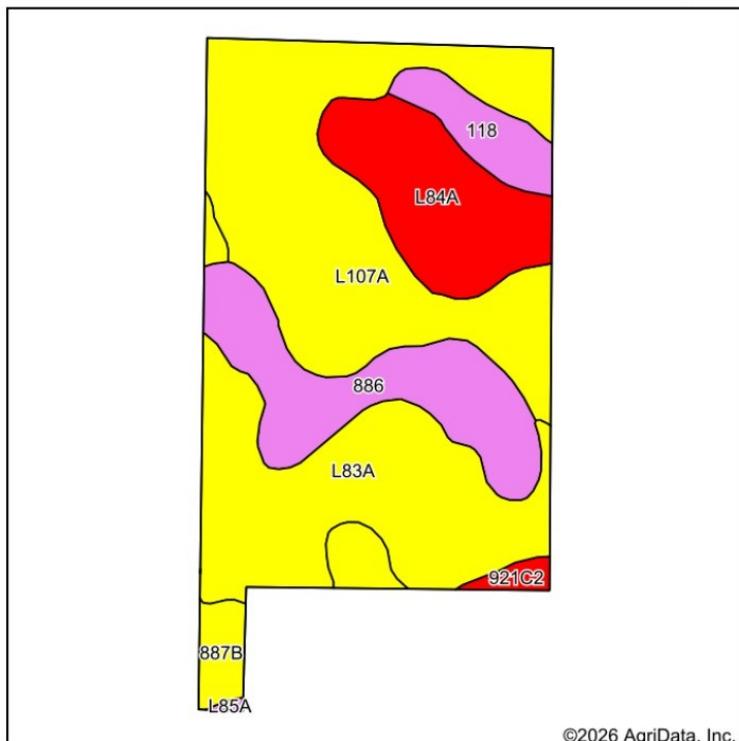
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PARCEL 1

Soils Map



State: Minnesota
County: Martin
Location: 27-101N-32W
Township: Lake Belt
Acres: 66
Date: 1/12/2026



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CUSTOMIZED ONLINE MAPPING
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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	23.06	34.9%		91
L83A	Webster clay loam, 0 to 2 percent slopes	17.32	26.2%		93
886	Nicollet-Crippin complex	10.04	15.2%		100
L84A	Glencoe clay loam, 0 to 1 percent slopes	8.99	13.6%		86
118	Crippin loam, 1 to 3 percent slopes	3.01	4.6%		100
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	2.83	4.3%		92
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	0.65	1.0%		87
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.10	0.2%		99
Weighted Average					92.6



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PARCEL 2: 124.90 Acres



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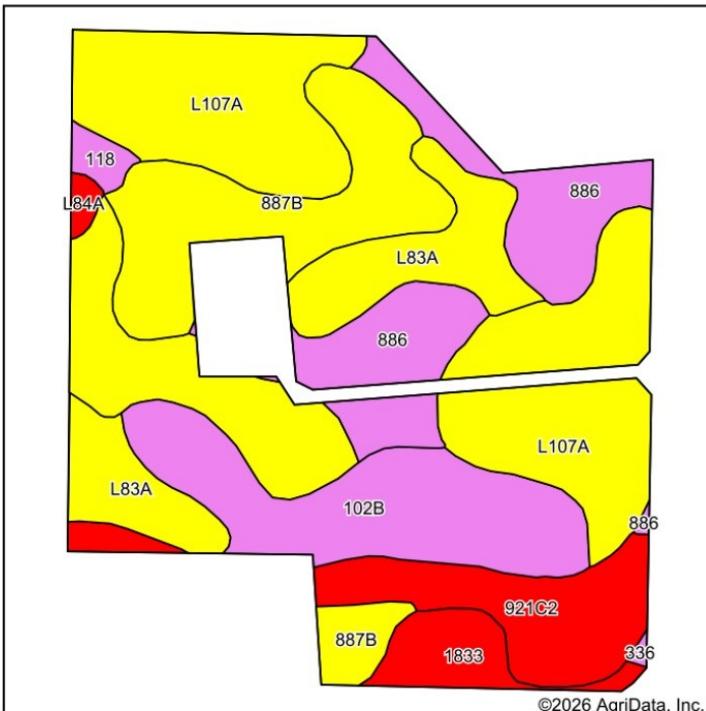
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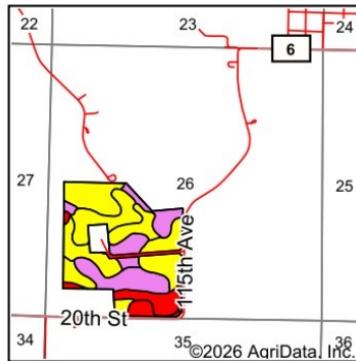
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PARCEL 2

Soils Map



Soils data provided by USDA and NRCS.



State: Minnesota
County: Martin
Location: 26-101N-32W
Township: Lake Belt
Acres: 108.03
Date: 1/12/2026



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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	37.40	34.7%		91
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	15.29	14.2%		92
102B	Clarion loam, 2 to 6 percent slopes	14.82	13.7%		95
886	Nicollet-Crippin complex	13.74	12.7%		100
L83A	Webster clay loam, 0 to 2 percent slopes	11.61	10.7%		93
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	9.77	9.0%		87
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	3.73	3.5%		83
118	Crippin loam, 1 to 3 percent slopes	1.00	0.9%		100
L84A	Glencoe clay loam, 0 to 1 percent slopes	0.54	0.5%		86
336	Delft clay loam, 0 to 2 percent slopes	0.13	0.1%		94
Weighted Average					92.5



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ENTIRE PARCEL



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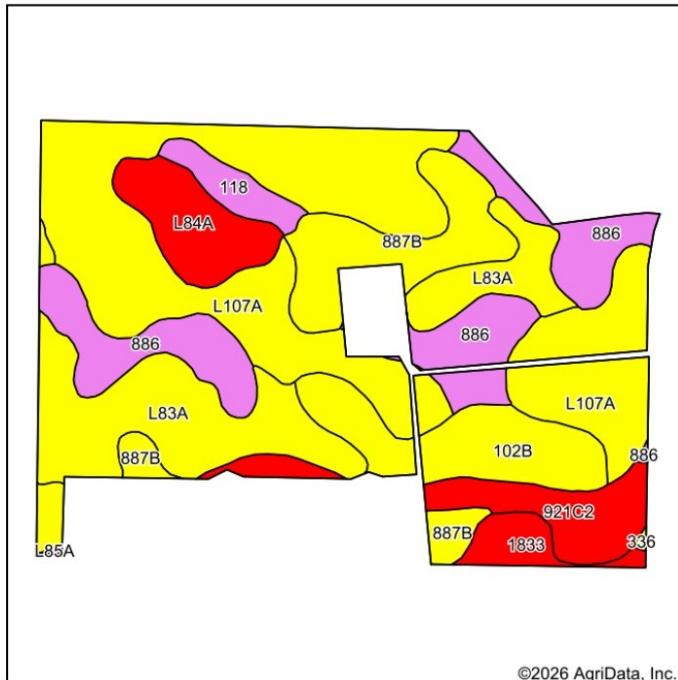
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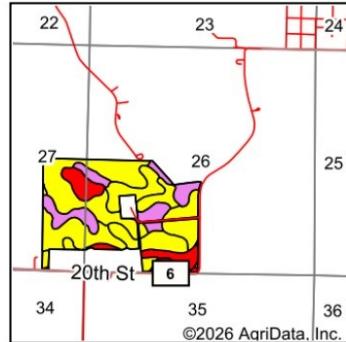
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ENTIRE PARCEL

Soils Map



Soils data provided by USDA and NRCS.



State: Minnesota
County: Martin
Location: 26-101N-32W
Township: Lake Belt
Acres: 174.03
Date: 1/4/2026



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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	60.12	34.4%		IIw	91	81	
L83A	Webster clay loam, 0 to 2 percent slopes	28.87	16.6%		IIw	93	82	
886	Nicollet-Crippin complex	24.28	14.0%		I	100	83	
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	18.03	10.4%		IIe	92	82	
102B	Clarion loam, 2 to 6 percent slopes	14.60	8.4%		IIe	95	83	
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	10.59	6.1%		IIIe	87	71	
L84A	Glencoe clay loam, 0 to 1 percent slopes	9.45	5.4%		IIw	86	76	
118	Crippin loam, 1 to 3 percent slopes	3.95	2.3%		Ie	100	86	
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	3.92	2.3%		IIw	83	83	
336	Delft clay loam, 0 to 2 percent slopes	0.14	0.1%		IIw	94	79	
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.08	0.0%		Iw	99	81	
Weighted Average						1.95	92.5	*n 81



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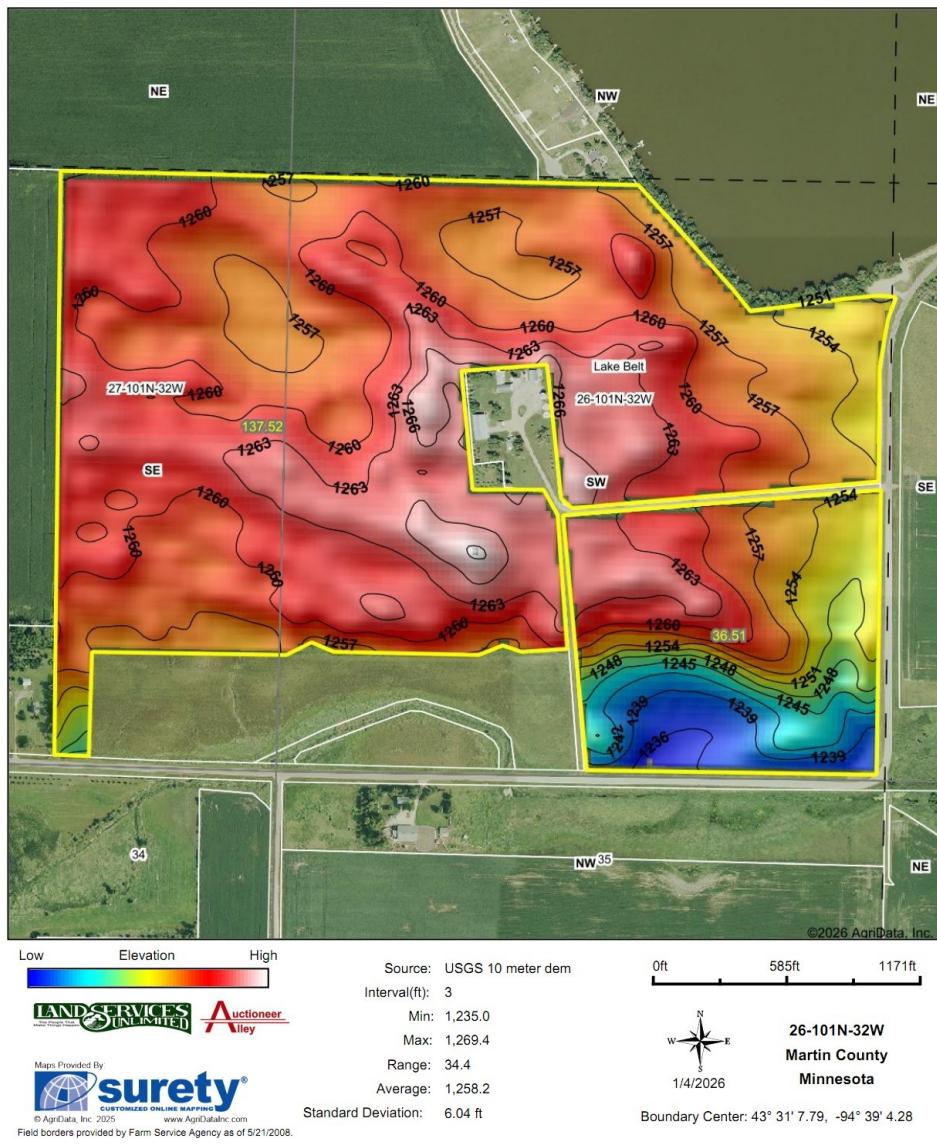
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Topography Hillshade



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NDVI Maps

Max Plant Growth(NDVI) Multi-year

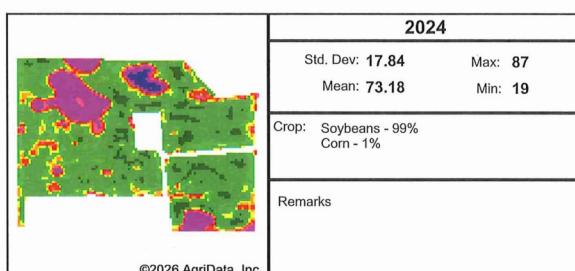


Client:
Farm:
Field:

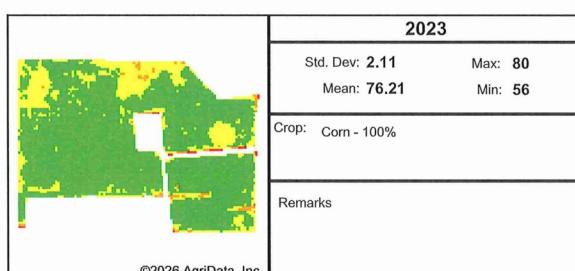
Date: 1/4/2026
Acres: 174.03

State: MN
County: Martin
Location: 26-101N-32W
Township: Lake Belt

Boundary Center: 43° 31' 7.79, -94° 39' 4.28

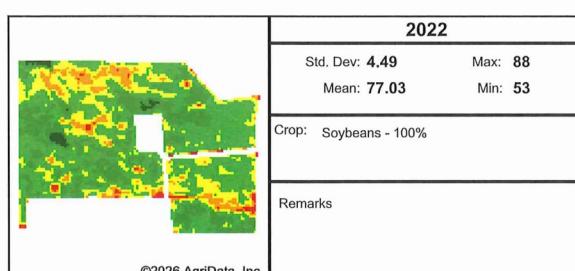


Low RELATIVE BIOMASS	High	Value
		86 - 120
		81 - 85
		76 - 80
		71 - 75
		66 - 70
		61 - 65
		51 - 60
		41 - 50
		21 - 40
		1 - 20
		0 - 0



Soils Weighted Average
Productivity Index: 92.5

Elevation (feet)
Min: 1,235.0
Max: 1,269.4
Range: 34.4
Mean: 1,258.2
Std Dev: 6.0



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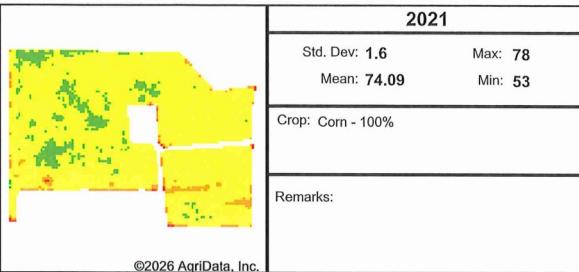
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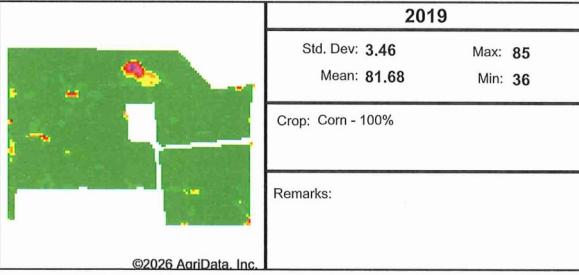
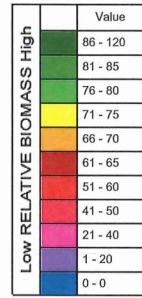
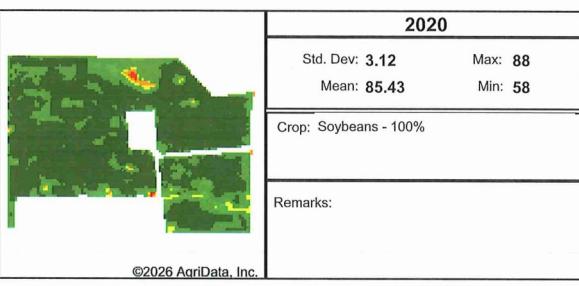
NDVI Maps

Max NDVI Multi-year



Client: _____
Farm: _____
Field: _____
Date: 1/4/2026
Acres: 174.03

State: MN
County: Martin
Location: 26-101N-32W
Township: Lake Belt
Boundary Center: 43° 31' 7.79, -94° 39' 4.28



Soils Weighted Average
Productivity Index: 92.5

Elevation (feet)
Min: 1,235.0
Max: 1,269.4
Range: 34.4
Mean: 1,258.2
Std Dev: 6.0



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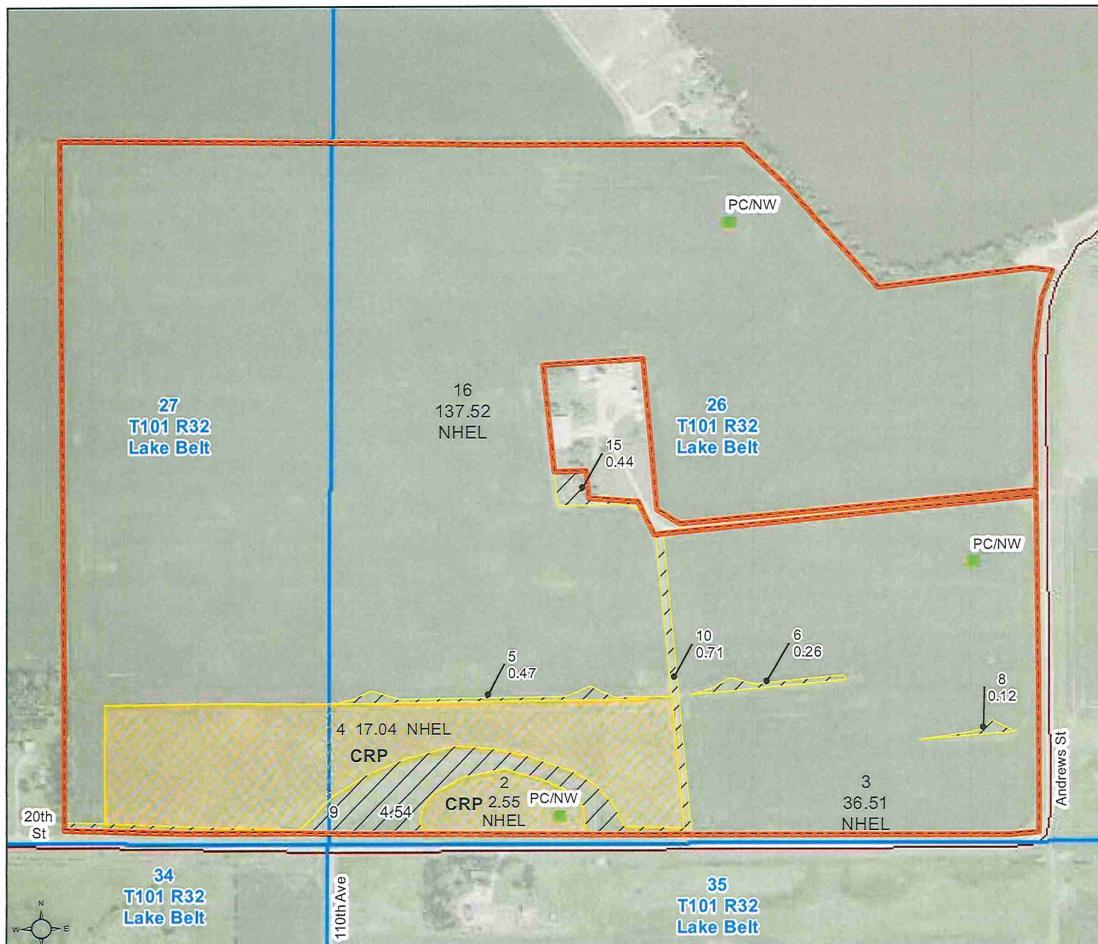
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FSA Map



United States
Department of
Agriculture

Martin County, Minnesota



Farm 12122

Tract 17734

2025 Program Year

Map Created April 30, 2025

0 220 440 880 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
CRP
Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 193.62 acres

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FSA Information

Tract Number	:	17734
Description	:	SW4 (26) E2 SE4 (27)LAKE BELT
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	:	PEGGY - PEGGY BREMER TRUST L BREMER, DALE - DALE BREMER TRUST L
Other Producers	:	BREMER :
Recon ID	:	27-091-2023-37

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
200.16	193.62	193.62	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	174.03	0.00	19.59	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	99.41	11.56	150
Soybeans	74.62	8.03	44
TOTAL	174.03	19.59	



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CRP Contract

Page 1 of 1					
CRP-1 U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 27 091 2. SIGN-UP NUMBER 51			
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 11244B 4. ACRES FOR ENROLLMENT 19.59			
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) MARTIN COUNTY FARM SERVICE AGENCY 923 N STATE ST. SUITE 100 FAIRMONT, MN 56031-0000		6. TRACT NUMBER 17734 7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2018 TO: (MM-DD-YYYY) 09-30-2033			
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (507) 235-6661 x2		8. SIGNUP TYPE: Continuous			
INSTRUCTIONS: RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.					
<small>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</small>					
9A. Rental Rate Per Acre	\$ 222.00	10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment	\$ 4,349.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres
9C. First Year Payment	\$	17734	0002	CP23A	2.55
<small>(Item 9C is applicable only when the first year payment is prorated.)</small>					
17734	0004	CP23A	17.04	\$ 1,994.00	
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)					
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE 100.00 %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
PEGGY — PEGGY BREMER TRUST L BREMER 1933 ALBION AVE FAIRMONT, MN 56031-3204					
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE 0.00 %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
DALE — DALE BREMER TRUST L BREMER 1310 ADAMS AVE APT 201 FAIRMONT, MN 56031-4482					
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)	(2) SHARE %	(3) SIGNATURE (By)		(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY	(5) DATE (MM-DD-YYYY)
12. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE				B. DATE (MM-DD-YYYY)
<small>NOTE: Privacy Act Statement: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334), the Further Continuing Appropriations and Other Extensions Act, 2024 (Pub. L. 118-22), the American Relief Act, 2025 (Pub. L. 118-158), and the Conservation Reserve Program 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.</small>					
<small>Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1).</small>					
<small>Non-Discrimination Statement: 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.</small>					
<small>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 State or local Agency that administers the program or contact USDA through the Telecommunications Relay Service at 711 (voice and TTY). Additionally, program information may be made available in languages other than English.</small>					
<small>To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at https://www.usda.gov/oascr/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, Mail Stop 9410, Washington, D.C. 20280-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov.</small>					
<small>USDA is an equal opportunity provider, employer, and lender.</small>					



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LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER &
DOUG WEDEL

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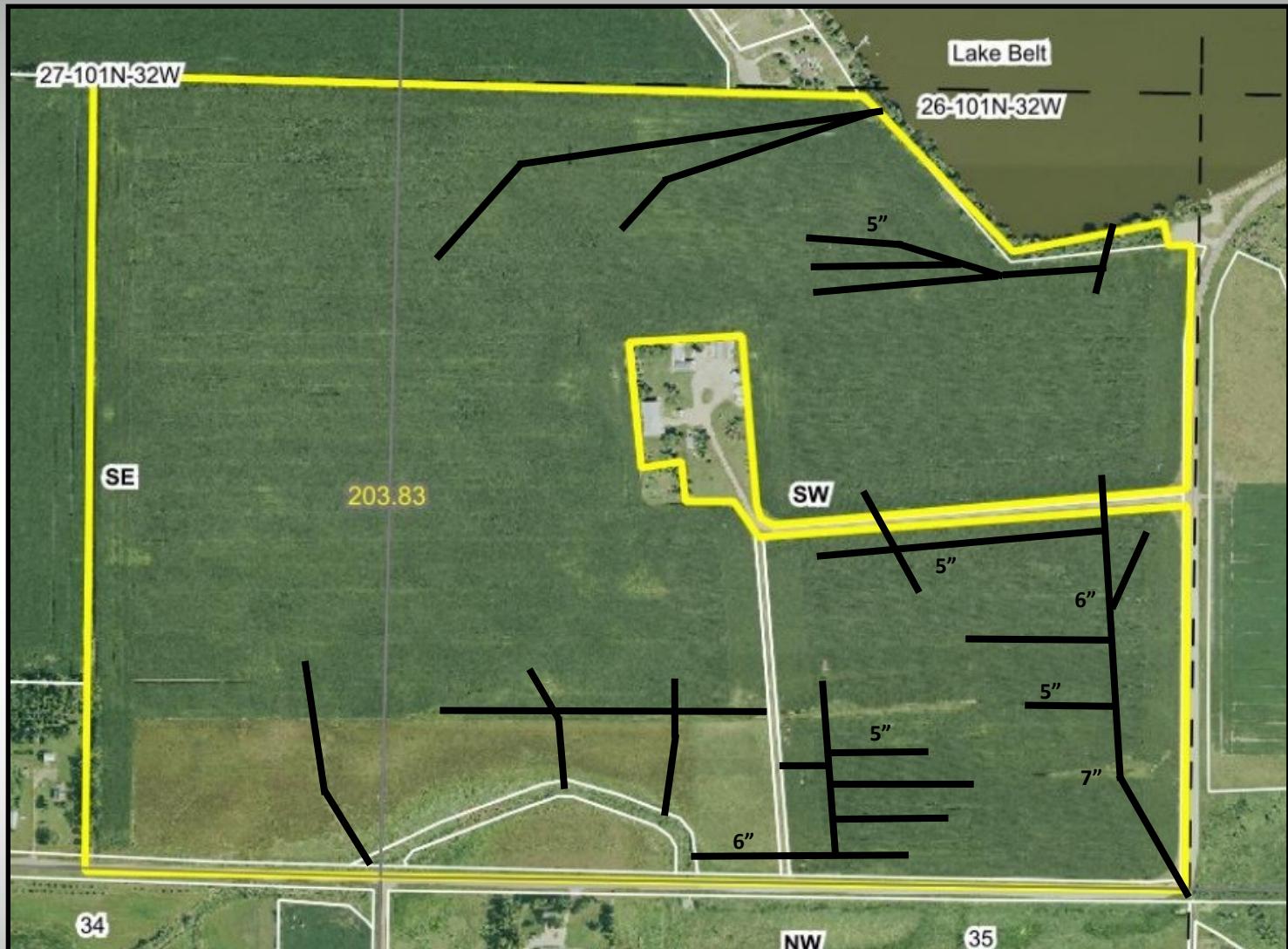
204.90 Acres +- of Bare Farmland in Lake Belt Twp., Martin County, MN

FARMLAND AUCTION

Thursday, January 29, 2026 @ 10:00 AM

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

TILE MAP



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

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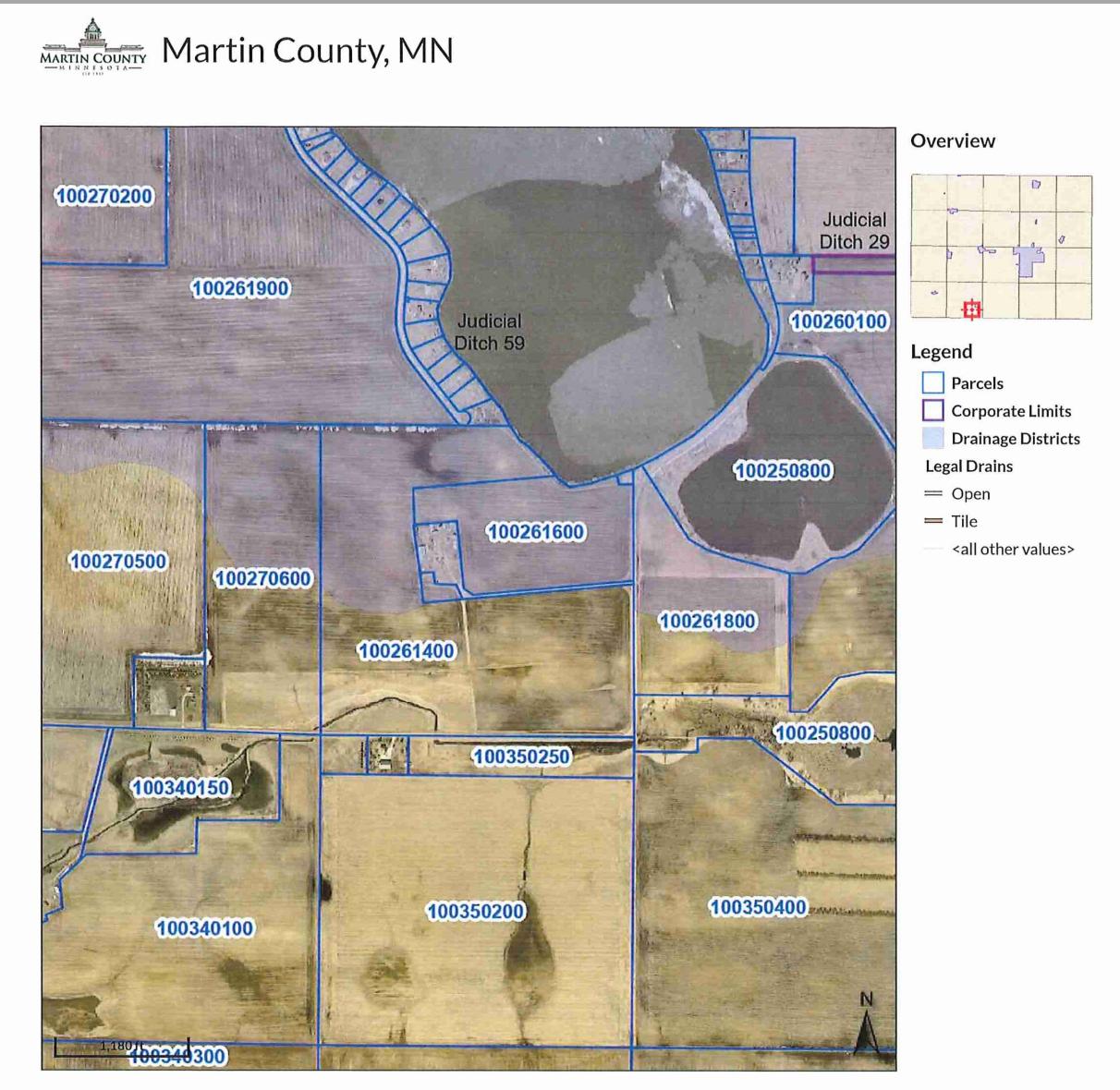
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DRAINAGE MAP



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

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FARMLAND AUCTION

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Martin County, MN

Parcel ID	100270600
Property Address	
Sec/Twp/Rng	27-101-032
Brief Tax Description	SECT-27 TWP-101 RANGE-032 59.40 AC E59.4 AC SE1/4
Deeded Acres	59.4
Class	101-2A/1B/4BB AGRICULTURAL;
District	(1001) LAKE BELT T-451
School District	2752
Neighborhood	00001000-LAKE BELT
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
DALE BREMER TRUST & PEGGY BREMER TRUST
1310 ADAMS AVE
FAIRMONT MN 56031

Land

Year	Seq	HGA	Code	Units
2025	1		TILL A1 86-100 CPI	57.63
2025	2		CONSERVING ACRES	0.22
2025	3	A	ADDN SITE ACRES	0.34
2025	4		ROAD	1.21

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	\$637,000	\$694,700	\$694,700	\$475,200
+ Total Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$637,000	\$694,700	\$694,700	\$475,200
% Change	-8.31%	0.00%	46.19%	-
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	\$694,700	\$694,700	\$475,200	\$440,200
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$694,700	\$694,700	\$475,200	\$440,200
Net Taxes Due	\$3,730.00	\$3,354.00	\$2,808.00	\$2,896.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$3,730.00	\$3,354.00	\$2,808.00	\$2,896.00
% Change	11.21%	19.44%	-3.04%	93.07%

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Alley**

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204.90 Acres +- of Bare Farmland in Lake Belt Twp., Martin County, MN

FARMLAND AUCTION

Thursday, January 29, 2026 @ 10:00 AM

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

Martin County, MN

Parcel ID	100261400
Property Address	
Sec/Twp/Rng	26-101-032
Brief Tax	SECT-26 TWP-101 RANGE-032 109.72 AC SW1/4 (EX TRACT
Description	IN NE
Deeded Acres	109.72
Class	101-2A/1B/4BB AGRICULTURAL;
District	(1001) LAKE BELT T-451
School District	2752
Neighborhood	00001000-LAKE BELT
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
DALE BREMER TRUST & PEGGY BREMER TRUST
1310 ADAMS AVE
FAIRMONT MN 56031

Land

Year	Seq	HGA	Code	Units
2025	1		TILL A1 86-100 CPI	93.19
2025	2		TILL A2 75-85 CPI	7.51
2025	3		WASTE/DITCH/BUFFER	4.54
2025	4		ROAD	4.48

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	\$1,107,900	\$1,208,600	\$1,208,600	\$826,700
+ Total Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$1,107,900	\$1,208,600	\$1,208,600	\$826,700
% Change	-8.33%	0.00%	46.20%	-
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	\$1,208,600	\$1,208,600	\$826,700	\$765,700
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$1,208,600	\$1,208,600	\$826,700	\$765,700
Net Taxes Due	\$6,490.00	\$5,836.00	\$4,886.00	\$5,038.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$6,490.00	\$5,836.00	\$4,886.00	\$5,038.00
% Change	11.21%	19.44%	-3.02%	137.64%

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



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FARMLAND AUCTION

Thursday, January 29, 2026 @ 10:00 AM

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

Martin County, MN

Parcel ID	100261600
Property Address	
Sec/Twp/Rng	26-101-032
Brief Tax	SECT-26 TWP-101 RANGE-032 34.71 AC 40 AC TRACT NE
Description	COR SW1/4
Deeded Acres	34.71
Class	101-2A/1B/4BB AGRICULTURAL;
District	(1001) LAKE BELT T-451
School District	2752
Neighborhood	00001000-LAKE BELT
Neighborhood	
Group	
Appraiser	CRYSTAL
Roll Type	RP

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* Please contact the zoning authority for information regarding zoning.

Owner

Primary Owner
DALE BREMER TRUST & PEGGY BREMER TRUST
1310 ADAMS AVE
FAIRMONT MN 56031

Land

Year	Seq	HGA	Code	Units
2025	1		TILL A1 86-100 CPI	32.56
2025	2		WASTE/DITCH/BUFFER	0.78
2025	3	A	ADDN SITE ACRES	0.6
2025	4		ROAD	0.77

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	\$364,300	\$396,800	\$396,800	\$272,100
+ Total Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$364,300	\$396,800	\$396,800	\$272,100
% Change	-8.19%	0.00%	45.83%	-
Estimated HGA Value	\$0	\$0	\$0	\$0

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

Taxation

Classification	2025 Payable	2024 Payable	2023 Payable	2022 Payable
101 - 2A/1B/4BB AGRICULTURAL	\$396,800	\$396,800	\$272,100	\$251,800
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$396,800	\$396,800	\$272,100	\$251,800
Net Taxes Due	\$2,130.00	\$1,916.00	\$1,608.00	\$1,658.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$2,130.00	\$1,916.00	\$1,608.00	\$1,658.00
% Change	11.17%	19.15%	-3.02%	93.24%

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



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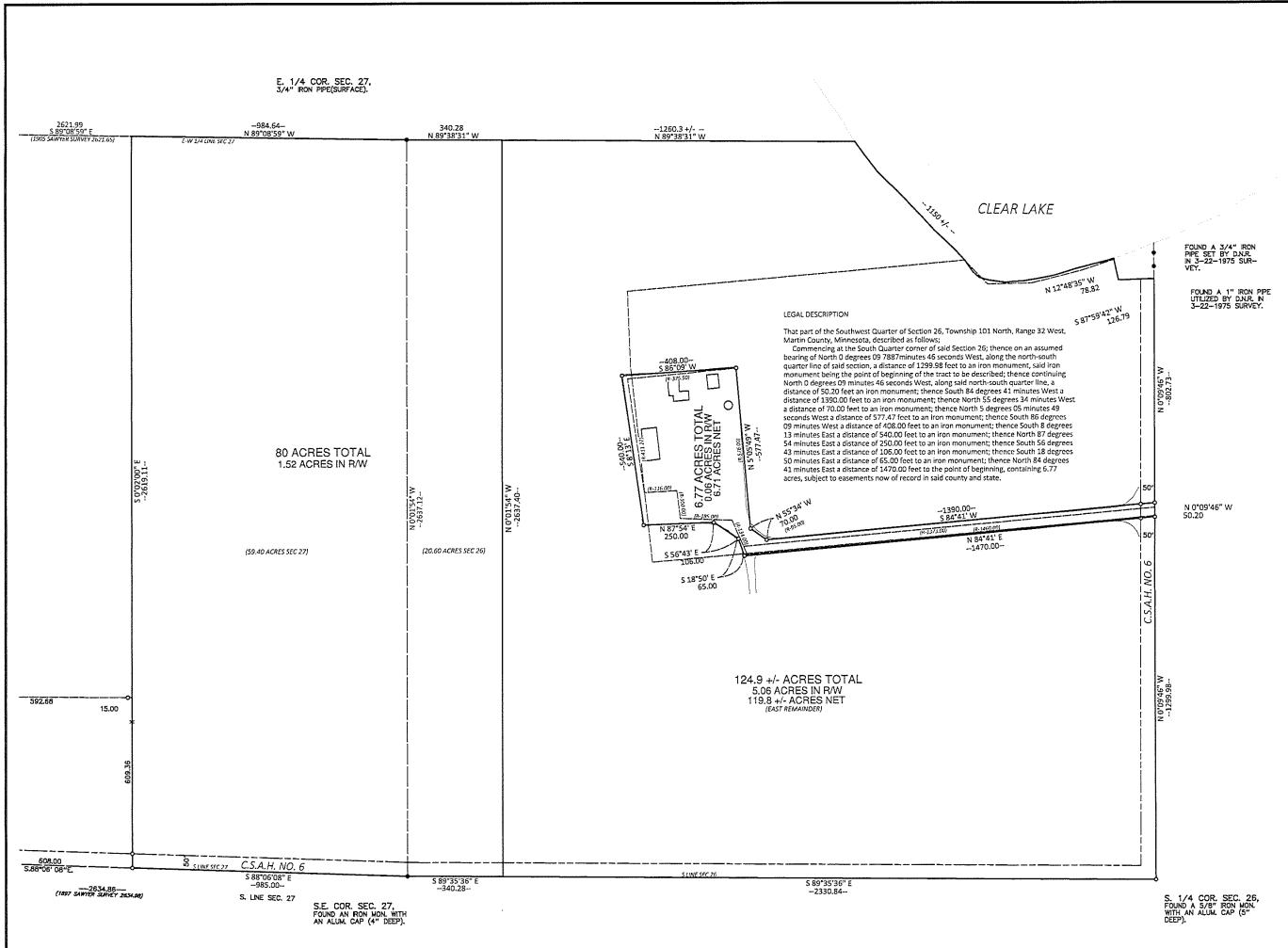
204.90 Acres +/- of Bare Farmland in Lake Belt Twp., Martin County, MN

FARMLAND AUCTION

Thursday, January 29, 2026 @ 10:00 AM

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BUILDING SITE SURVEY



204.90 Acres +/- of Bare Farmland in Lake Belt Twp., Martin County, MN

FARMLAND AUCTION

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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.

TERMS: These parcels of bare farmland will be offered using the Buyer's Choice auction method. This method provides the bidders flexibility to purchase individual parcels or all of them. Buyer's Choice auctioning will continue until both parcels have been purchased. Parcels will not be offered in their entirety at the conclusion of the auction. Parcel 1 80 +/- Deeded Acres & Parcel 2 124.90 +/- 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 March 17, 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 under lease for the 2026 crop season. Buyer will receive all 2026 farm income and pay all 2026 property taxes. 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



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

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