



# FARMLAND AUCTION

**Wednesday, January 28th @ 10 AM**

**Knights of Columbus Hall**

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

**142.17 ACRES +/-**

**SECTIONS 15 & 22 OF FAIRMONT TWP**

**MARTIN COUNTY, MN**

**AUCTIONEERS AND SALES STAFF**

**DUSTYN HARTUNG 507-236-7629**

**LEAH HARTUNG 507-236-8786**

**KEVIN KAHLER 507-920-8060**



# 142.17 Acres +/- of Bare Farmland in Fairmont Twp., Martin County, MN

# **FARMLAND AUCTION**

**Wednesday, January 28, 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

## **CLAY FAMILY FARM PROPERTY INFORMATION**

<b>SALE METHOD:</b>	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- 70 +/- Deeded Acres x The Bid		
	Parcel 2- 72.17 +/- Deeded Acres x The Bid		
	<b>*Parcel's will be sold by legal description</b>		
<b>LEGAL DESCRIPTION 1:</b>	70.0 +/- Deeded Acres located in the W ½ of SW ¼ (Excepting 10 Acre Building Sites) of Section 15, TWP 102N, Range 30W, Martin County, MN		
<b>TAX PARCEL ID 1:</b>	050150500		
<b>BUILDINGS 1:</b>	None		
<b>REAL ESTATE TAXES 1:</b>	2025 (NON-HSTD) Ag Taxes = \$4,672.00		
<b>FSA INFORMATION 1:</b>	Total Deeded Acres	=	70.00 +/- Acres
	FSA Tillable Acres	=	67.30 +/- Acres
	Corn Base Acres	=	36.30 +/- Acres
	Corn PLC Yield	=	168.00 +/- Bushels
	Soybean Base Acres	=	31.00 +/- Acres
	Soybean PLC Yield	=	44.00 +/- Bushels
	Total Base Acres	=	67.30 +/- Acres
<b>PREDOMINANT SOILS 1:</b>	Canistee-Glencoe, Clarion Swanlake & Webster Clay Loam		
<b>CPI PARCEL 1:</b>	CPI= 92.1 <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 42 Watershed <b>*See Tile Maps</b>		
<b>NRCS CLASSIFICATION 1:</b>	NHSL (Non-Highly Erodible Land)		
<b>WETLAND STATUS 1:</b>	Determination needs to be updated.		

**AUCTIONS – REAL ESTATE - APPRAISALS**



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**LEGAL DESCRIPTION 2:** 72.17 +/- Deeded Acres located in the N ½ of the NW ¼ (Excepting 7.83 Acre Building Sites) of Section 22, TWP 102N, Range 30, Martin County, MN

**TAX PARCEL ID 2:** 050220700

**REAL ESTATE TAXES 2:** 2025 (NON-HSTD) Ag Taxes = \$4,880.00

**FSA INFORMATION 2:**

Total Deeded Acres	=	72.17 +/- Acres
FSA Tillable Acres	=	71.24 +/- Acres
Corn Base Acres	=	37.60 +/- Acres
Corn PLC Yield	=	168.00 +/- Bushels
Soybean Base Acres	=	33.60 +/- Acres
Soybean PLC Yield	=	44.00 +/- Bushels
Total Base Acres	=	71.20 +/- Acres

**PREDOMINANT SOILS 2:** Canisteo-Glencoe & Clarion Swanlake

**CPI PARCEL 2:** CPI= 90.3  
\*See Soils Map

**TOPOGRAPHY 2:** Level to Gently Rolling  
\*See Topography Map

**DRAINAGE PARCEL 2:** Part of JD 42 & JD 27 Watershed  
\*See County Tile Map

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

**WETLAND STATUS 2:** Determination needs to be updated.

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

**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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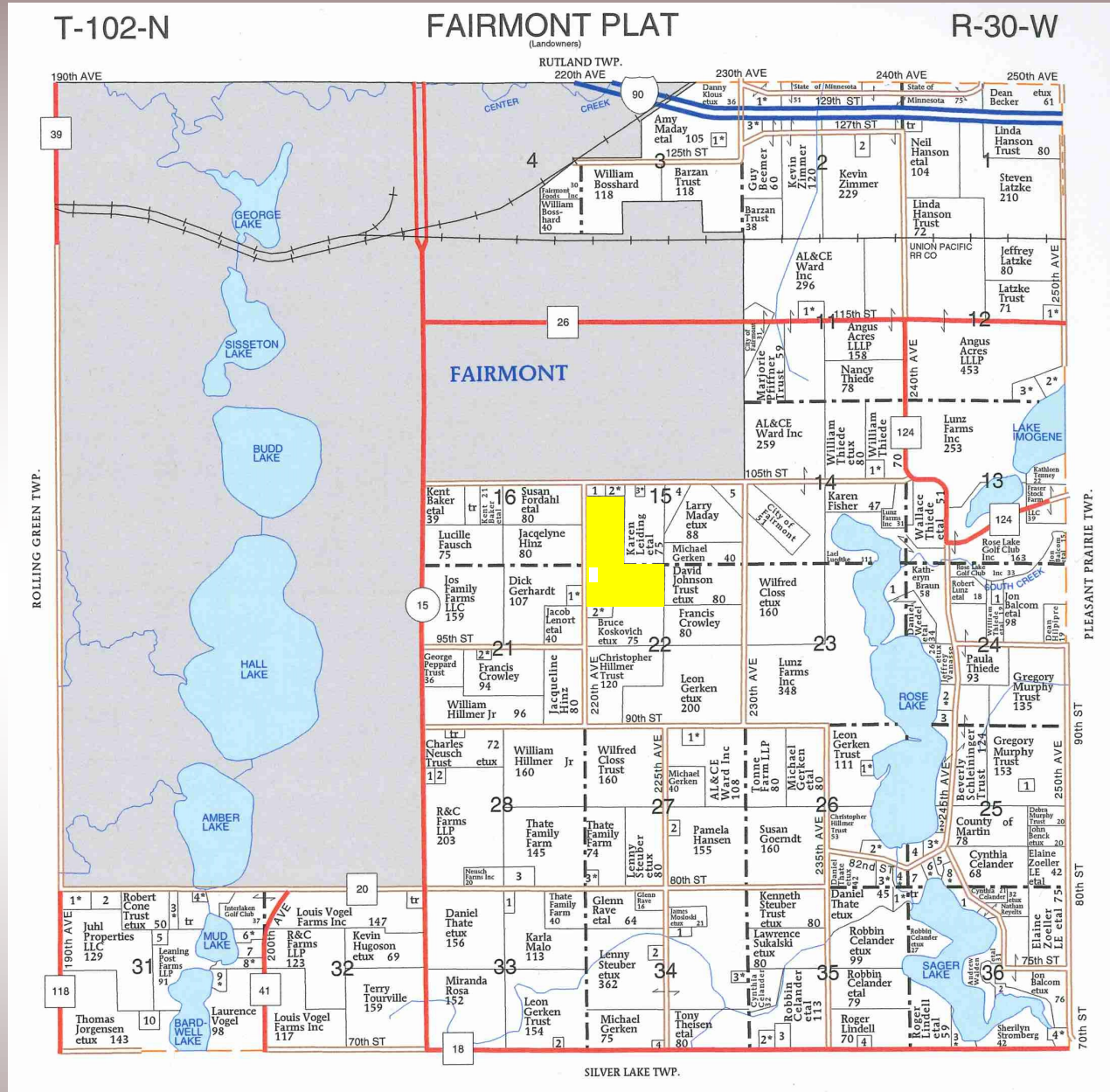
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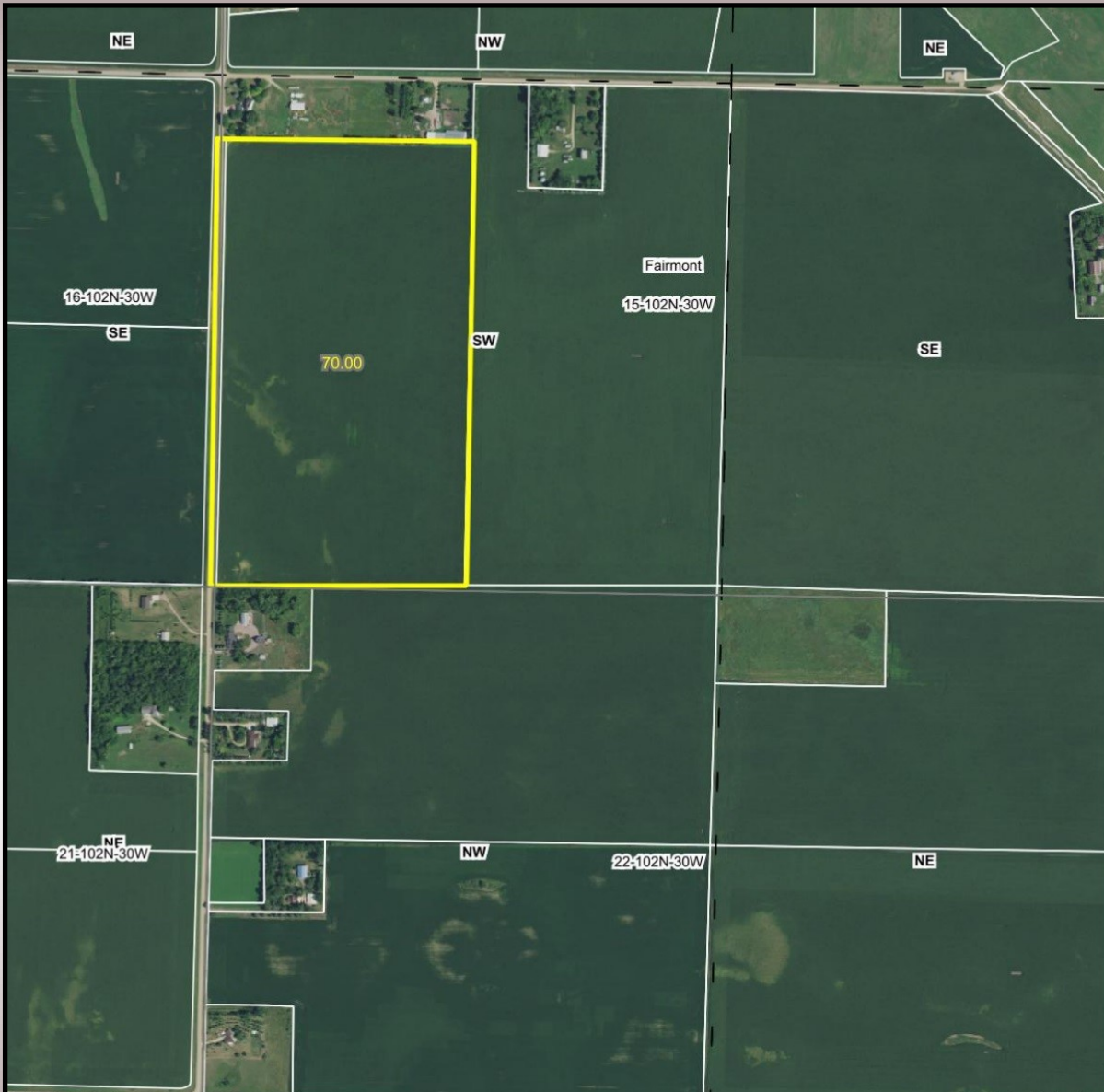
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## **PARCEL 1: 70 Acres**



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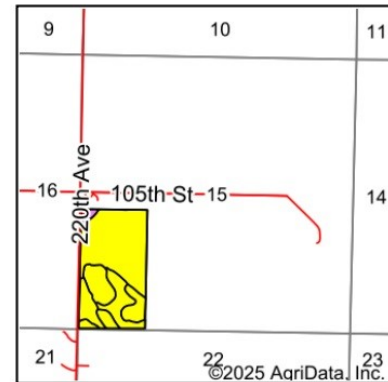
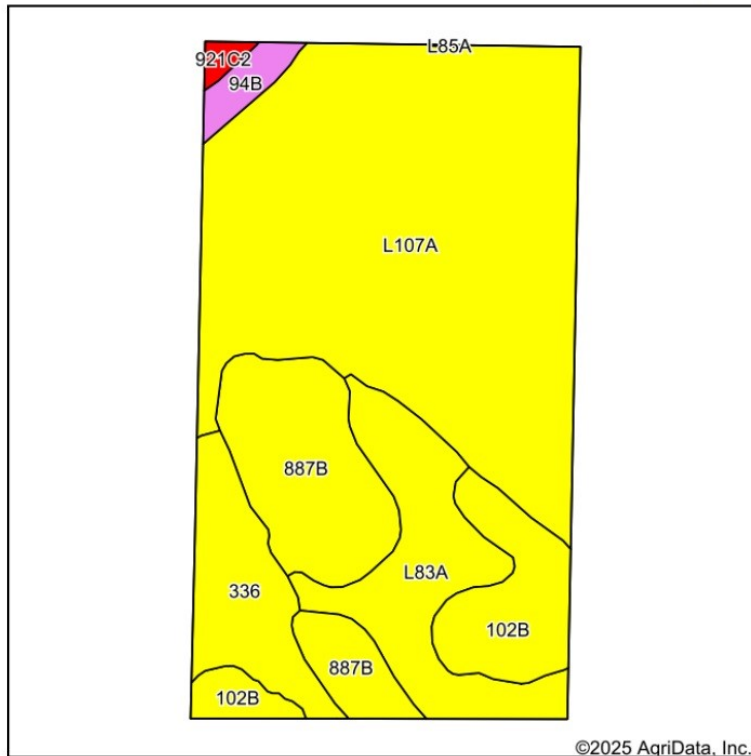
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### PARCEL 1

#### Soils Map



State: **Minnesota**  
 County: **Martin**  
 Location: **15-102N-30W**  
 Township: **Fairmont**  
 Acres: **67.3**  
 Date: **12/30/2025**



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	36.19	53.6%		IIw	91	81
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	9.69	14.4%		Ile	92	82
L83A	Webster clay loam, 0 to 2 percent slopes	8.54	12.7%		IIw	93	82
102B	Clarion loam, 2 to 6 percent slopes	5.96	8.9%		Ile	95	83
336	Delft clay loam, 0 to 2 percent slopes	5.42	8.1%		IIw	94	79
94B	Terril loam, 2 to 6 percent slopes	1.12	1.7%		Ile	99	84
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	0.38	0.6%		IIle	87	71
Weighted Average					2.01	92.1	*n 81.3



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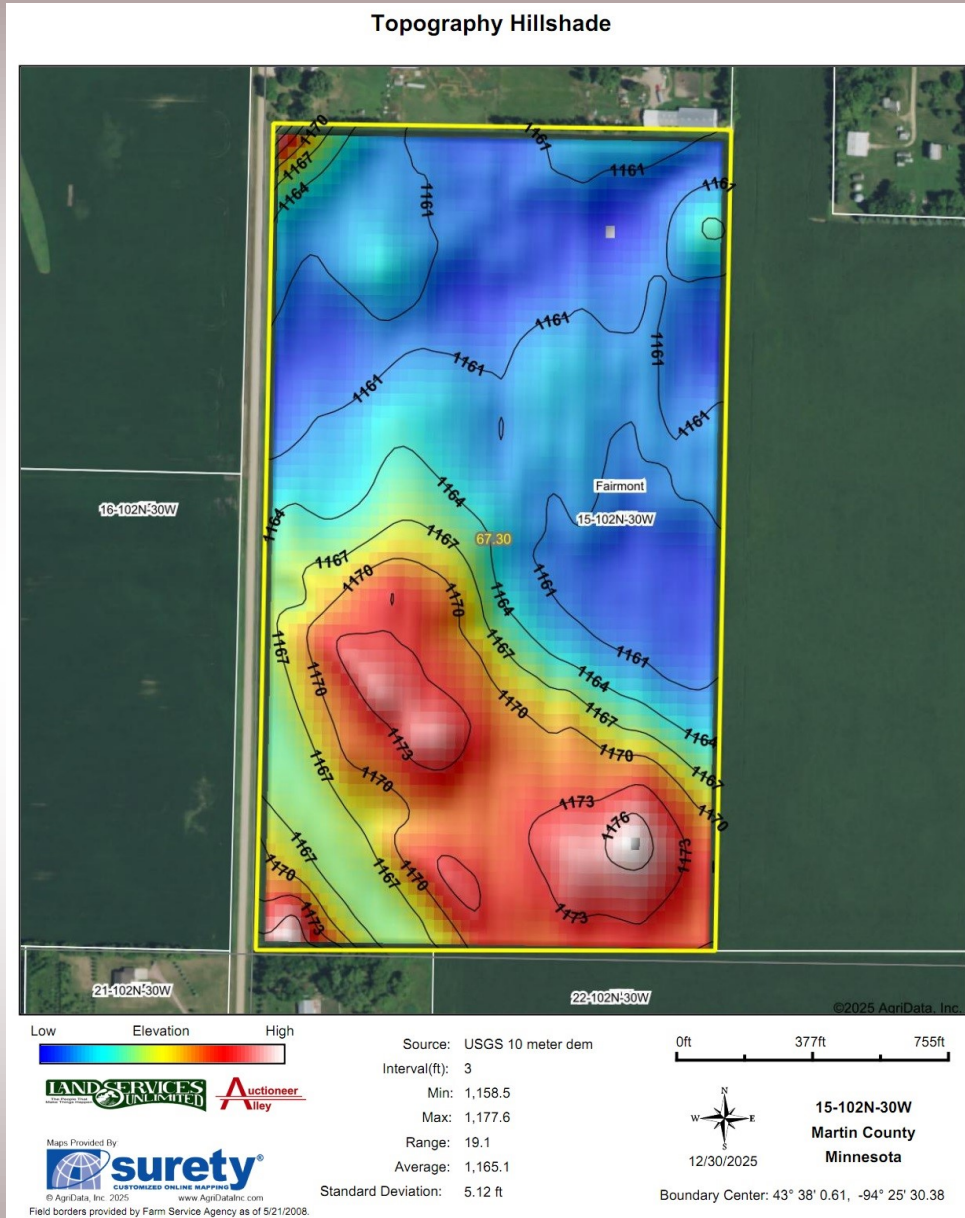
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## PARCEL 1

Topography Hillshade



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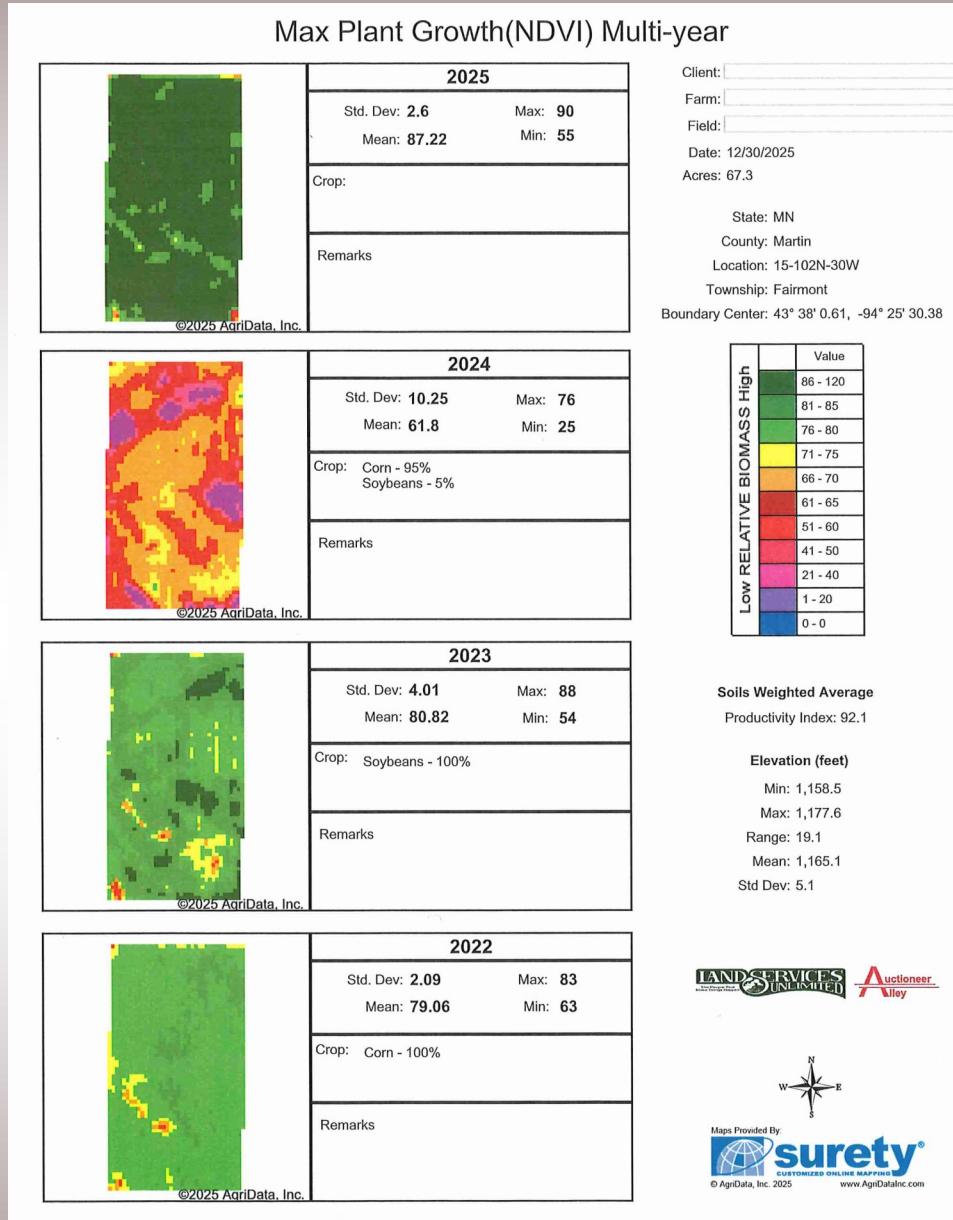
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## PARCEL 1 NDVI Maps



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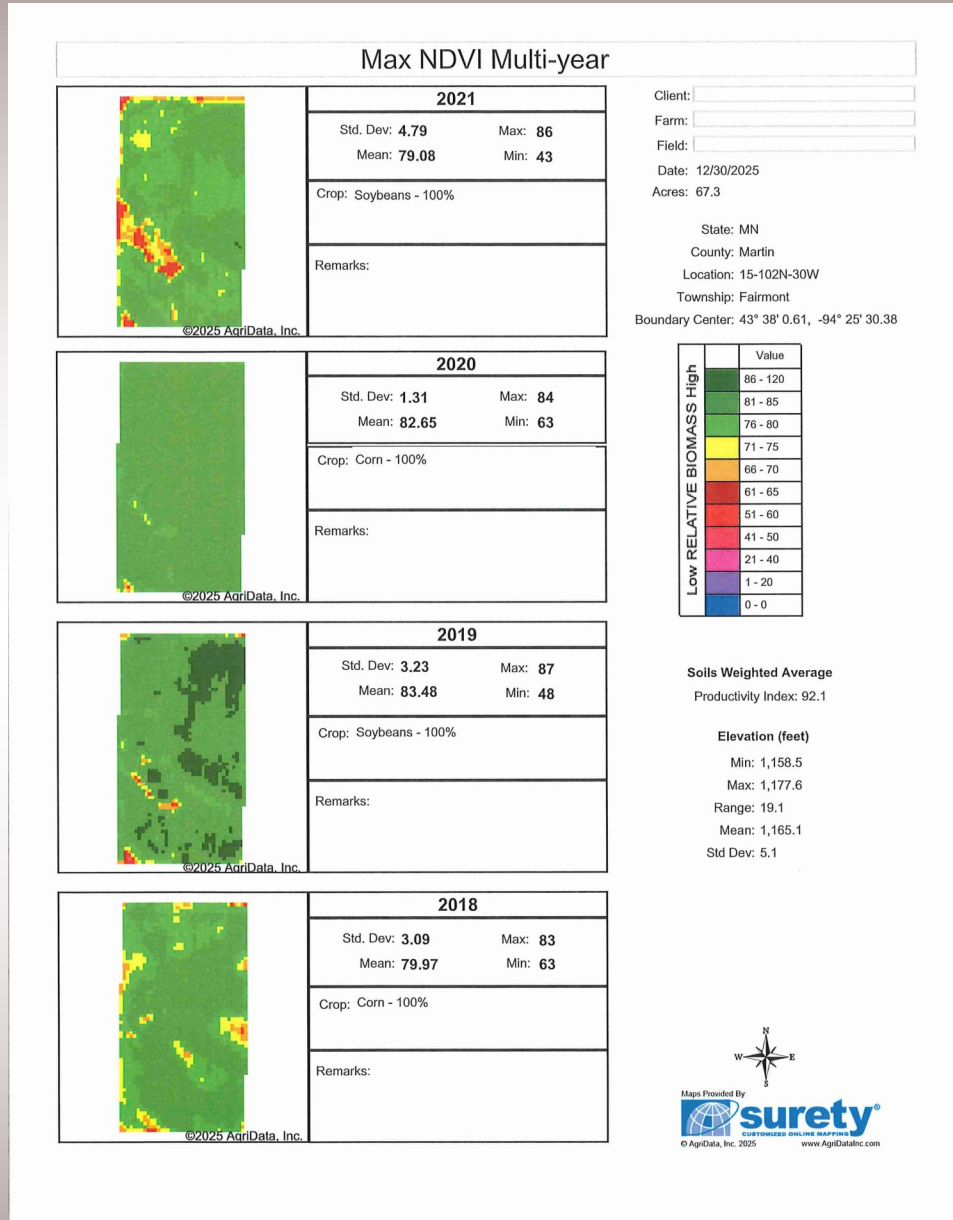
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### PARCEL 1 FSA Map



United States  
Department of  
Agriculture

Martin County, Minnesota



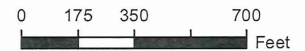
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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.

**Farm 2382**

**Tract 13401**

**2025 Program Year**

Map Created April 30, 2025



Unless otherwise noted:  
Shares are 100% operator  
Crops are non-irrigated  
Corn = yellow for grain  
Soybeans = common soybeans for grain  
Wheat = HRS, HRW = Grain  
Sunflower = Oil, Non-Oil = Grain  
Oats and Barley = Spring for grain  
Rye = for grain  
Peas = process  
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
Beans = Dry Edible  
NAG = for GZ  
Canola = Spring for seed

#### Common Land Unit

- Cropland
- Tract Boundary

#### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 67.30 acres



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## PARCEL 1 FSA Information

Tract Number : 13401

Description : (111) W2 SW4 (X BLDG) S15/FMT

FSA Physical Location : MINNESOTA/MARTIN

ANSI Physical Location : MINNESOTA/MARTIN

BIA Unit Range Number :

CRP Contract Number(s) : None

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : CLAY FAMILY FARMS LLP

Other Producers : None

Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
67.30	67.30	67.30	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	67.30	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	36.30	0.00	168
Soybeans	31.00	0.00	44

**TOTAL**

**67.30**

**0.00**



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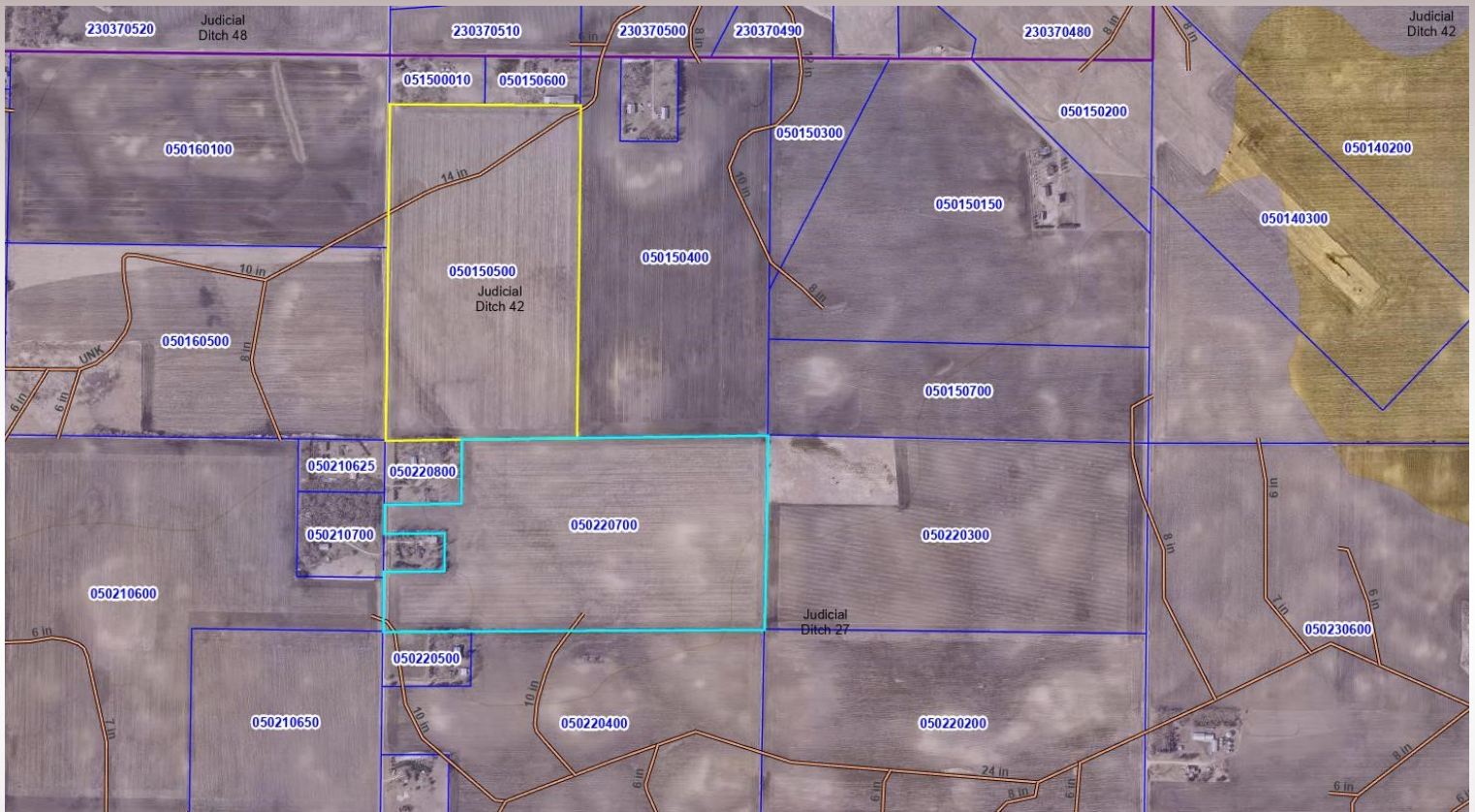
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## PARCEL 1-2 County Tile Map



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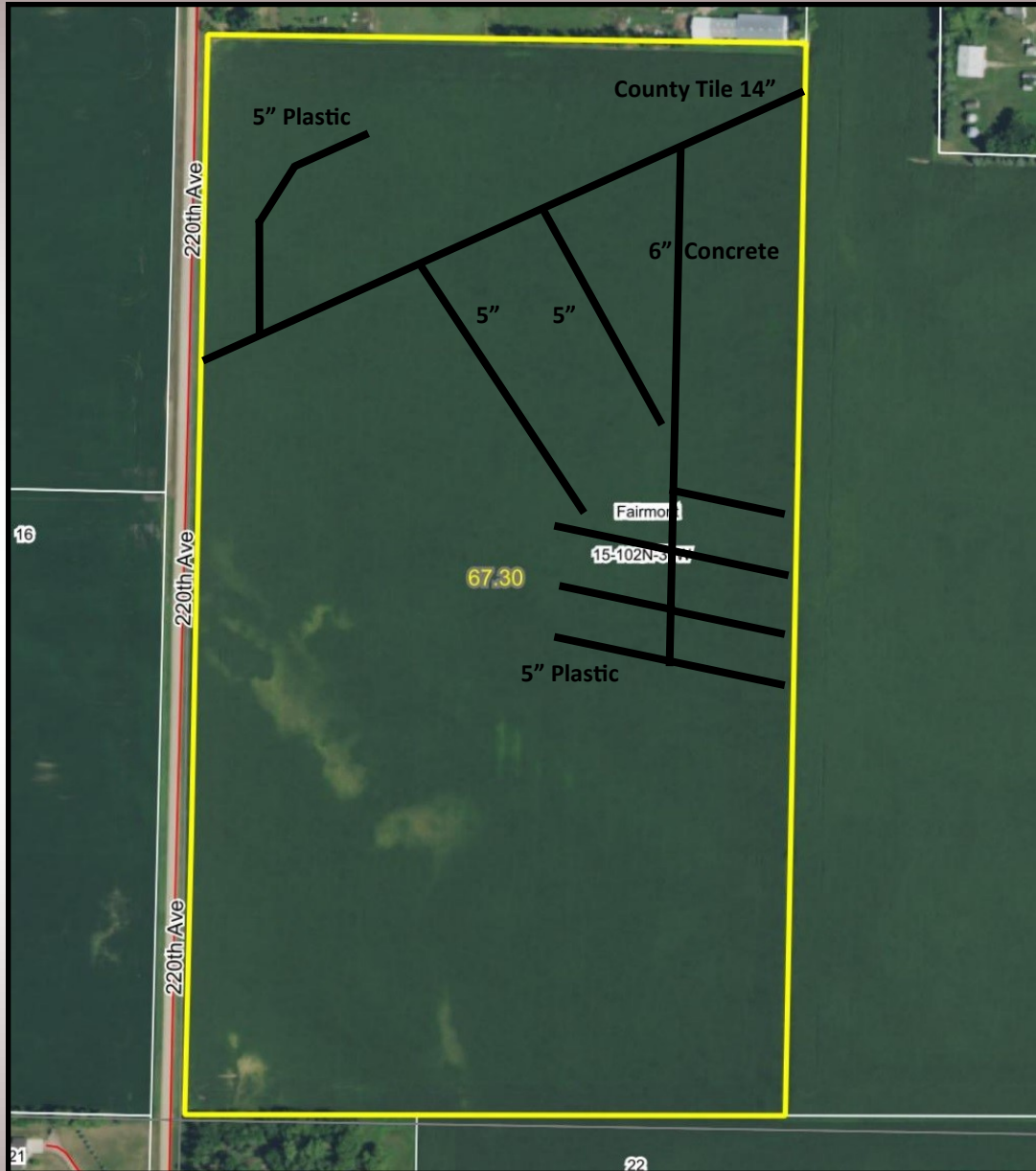
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## PARCEL 1 Private Tile Map



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## Martin County, MN

Parcel ID 050150500  
Property Address  
Sec/Twp/Rng 15-102-030  
Brief Tax Description SECT-15 TWP-102 RANGE-030 70.00 AC W 1/2 SW 1/4  
(WITH  
Deeded Acres 70  
Class 101-2A/1B/4BB AGRICULTURAL;  
District (0502) FAIRMONT TWP-454  
School District 2752  
Neighborhood 00000500-FAIRMONT TWP.  
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="#">CLAY FAMILY FARMS LLLP</a> 4727 SPRING CREEK DR EXCELSIOR MN 55331	ETAL Owners BONNIE C HOLLENHORST 4727 SPRING CREEK DR EXCELSIOR MN 55331	ETAL Owners JEFFREY ALAN CLAY 4727 SPRING CREEK DR EXCELSIOR MN 55331	ETAL Owners CHRISTOPHER L CLAY 4727 SPRING CREEK DR EXCELSIOR MN 55331
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### Land

Year	Seq	HGA	Code	Units
2025	1		TILL A1 86-100 CPI	68.24
2025	2		ROAD	1.76

### 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	\$750,600	\$818,900	\$818,900	\$559,600
+ Total Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$750,600	\$818,900	\$818,900	\$559,600
% Change	-8.34%	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	\$818,900	\$818,900	\$559,600	\$518,600
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$818,900	\$818,900	\$559,600	\$518,600
Net Taxes Due	\$4,672.00	\$4,238.00	\$3,612.00	\$3,750.05
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$181.95
= Total Taxes Due	\$4,672.00	\$4,238.00	\$3,612.00	\$3,932.00
% Change	10.24%	17.33%	-8.14%	1.18%



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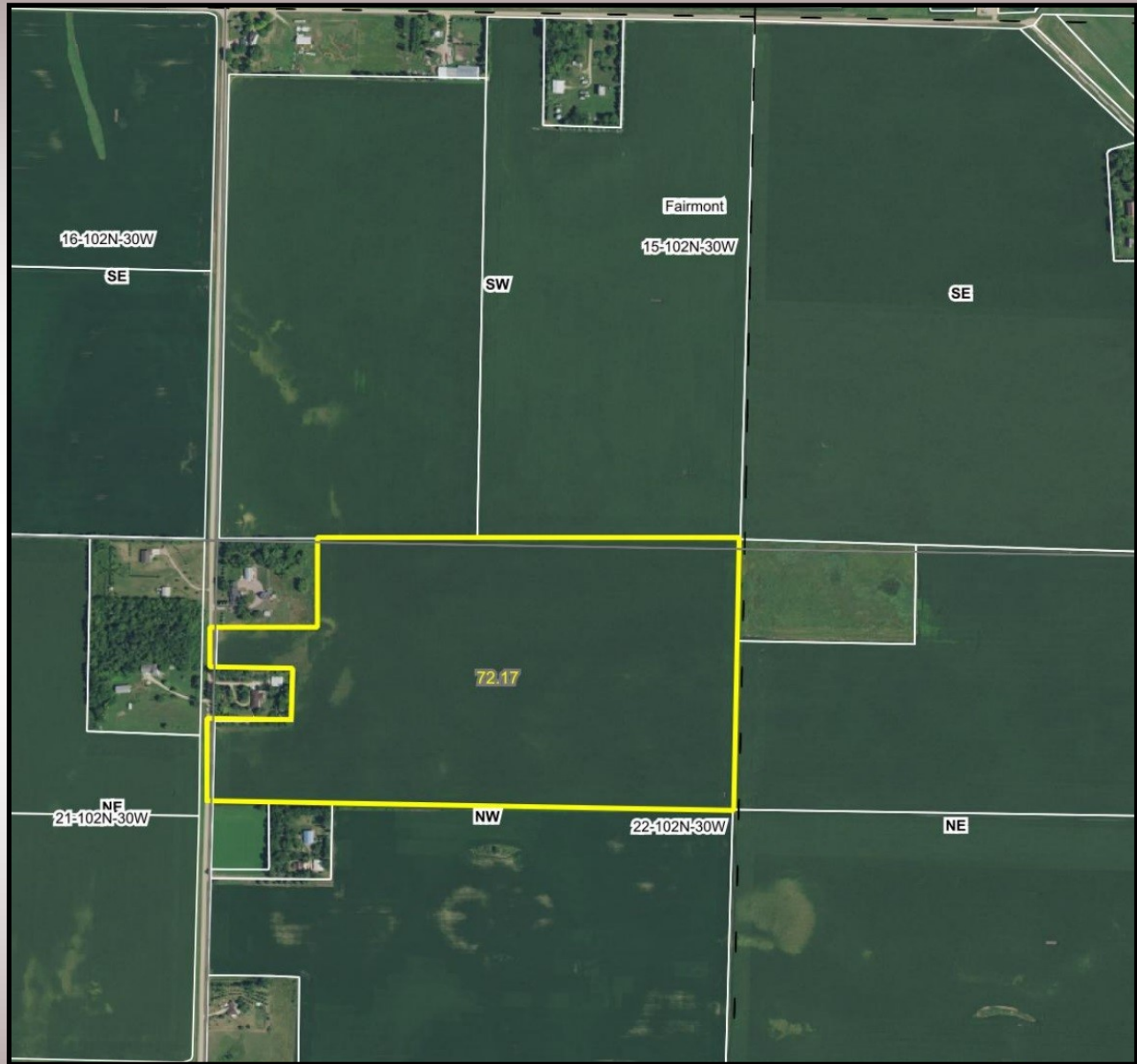
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## PARCEL 2: 72.17 Acres



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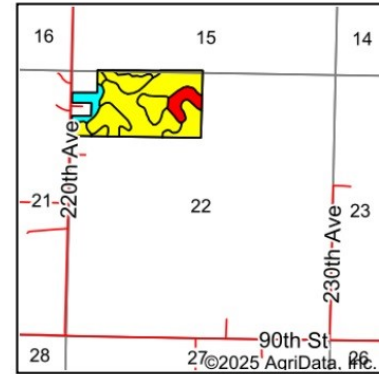
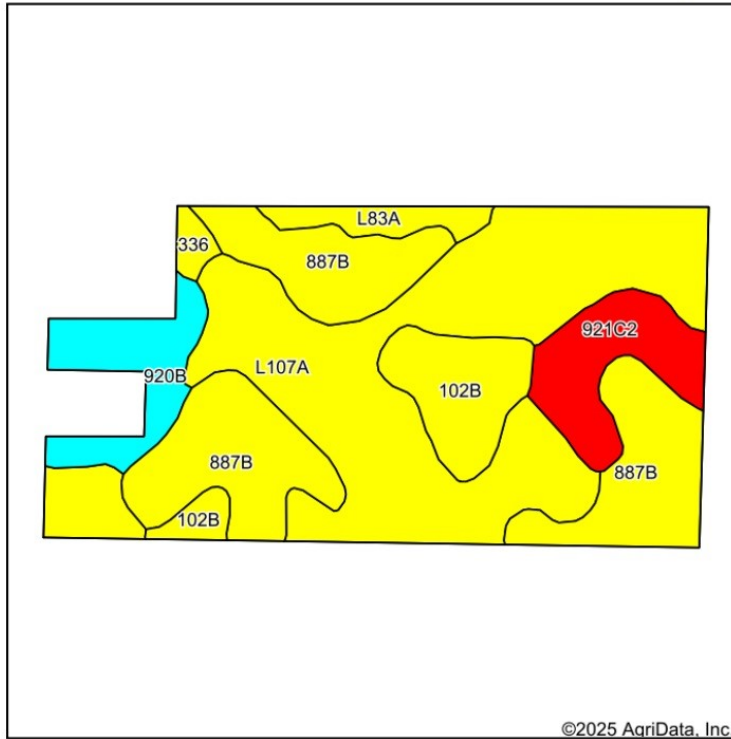
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### PARCEL 2

**Soils Map**



State: **Minnesota**  
 County: **Martin**  
 Location: **22-102N-30W**  
 Township: **Fairmont**  
 Acres: **71.24**  
 Date: **12/30/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

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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	31.15	43.6%		Ilw	91	81
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	20.06	28.2%		Ile	92	82
102B	Clarion loam, 2 to 6 percent slopes	6.17	8.7%		Ile	95	83
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	5.95	8.4%		IIle	87	71
920B	Clarion-Estherville complex, 2 to 6 percent slopes	5.12	7.2%		Ile	76	63
L83A	Webster clay loam, 0 to 2 percent slopes	2.02	2.8%		Ilw	93	82
336	Delft clay loam, 0 to 2 percent slopes	0.77	1.1%		Ilw	94	79
Weighted Average					2.08	90.3	*n 79.3



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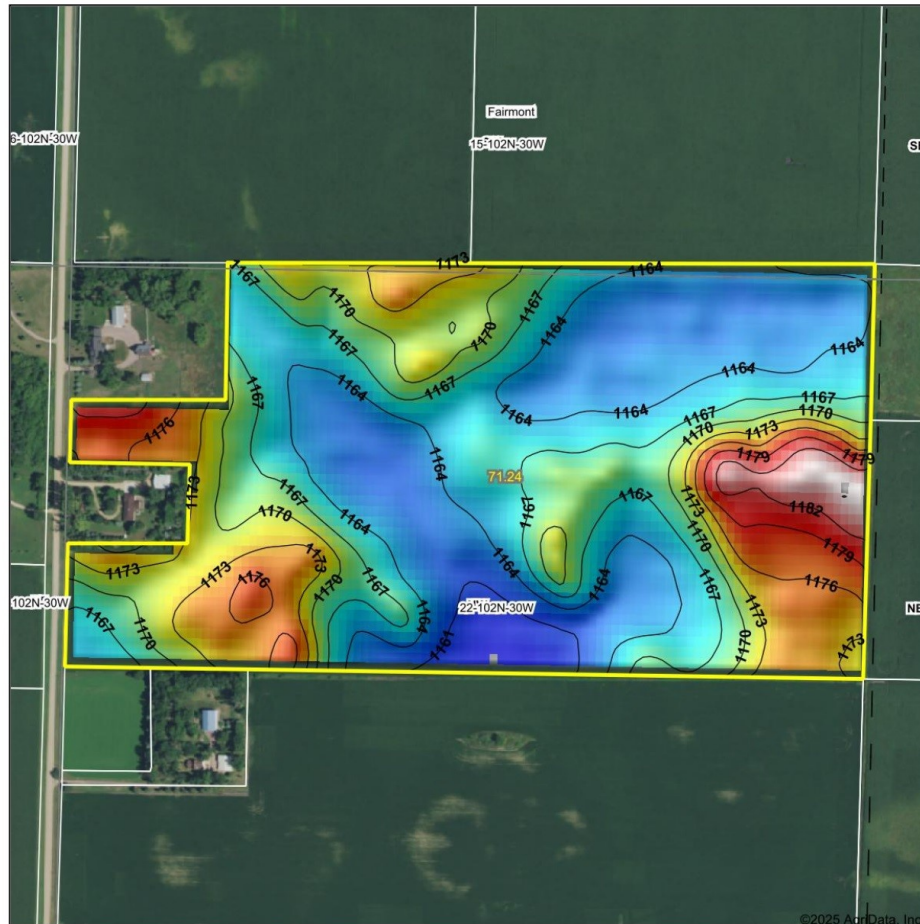
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## PARCEL 2

Topography Hillshade



Low Elevation High

LAND SERVICES UNLIMITED Auctioneer Alley

Maps Provided By surety

© 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: 1,159.3  
Max: 1,185.1  
Range: 25.8  
Average: 1,168.0  
Standard Deviation: 5.45 ft

0ft 425ft 850ft

N  
W E  
S

22-102N-30W  
Martin County  
Minnesota

12/30/2025

Boundary Center: 43° 37' 42.96, -94° 25' 21.59

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

**Auctioneer Alley**

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LEAH HARTUNG 507-236-8786

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ALLEN, RYAN & CHRIS KAHLER &

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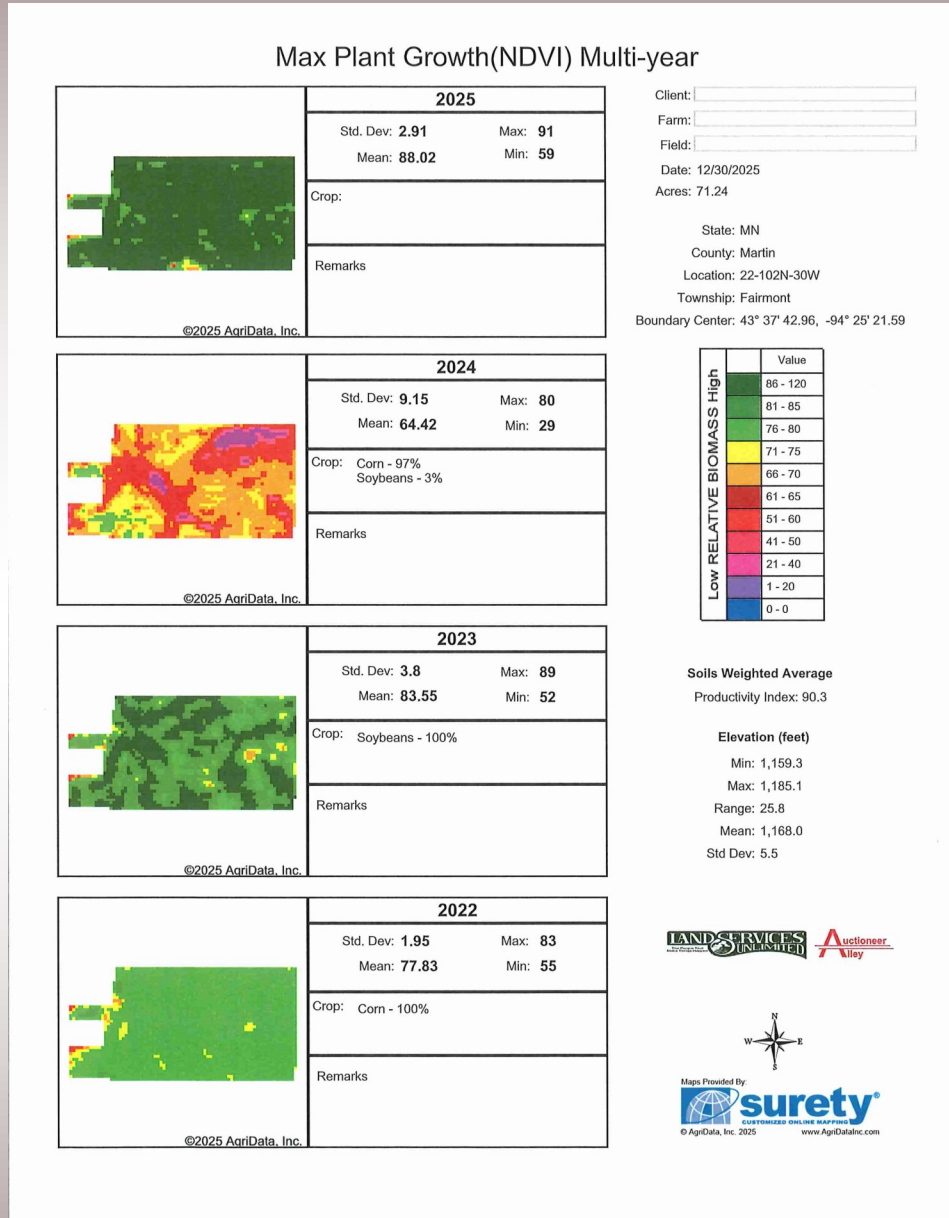
# 142.17 Acres +/- of Bare Farmland in Fairmont Twp., Martin County, MN

## **FARMLAND AUCTION**

**Wednesday, January 28, 2026 @ 10:00 AM**

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

### PARCEL 2 NDVI Maps



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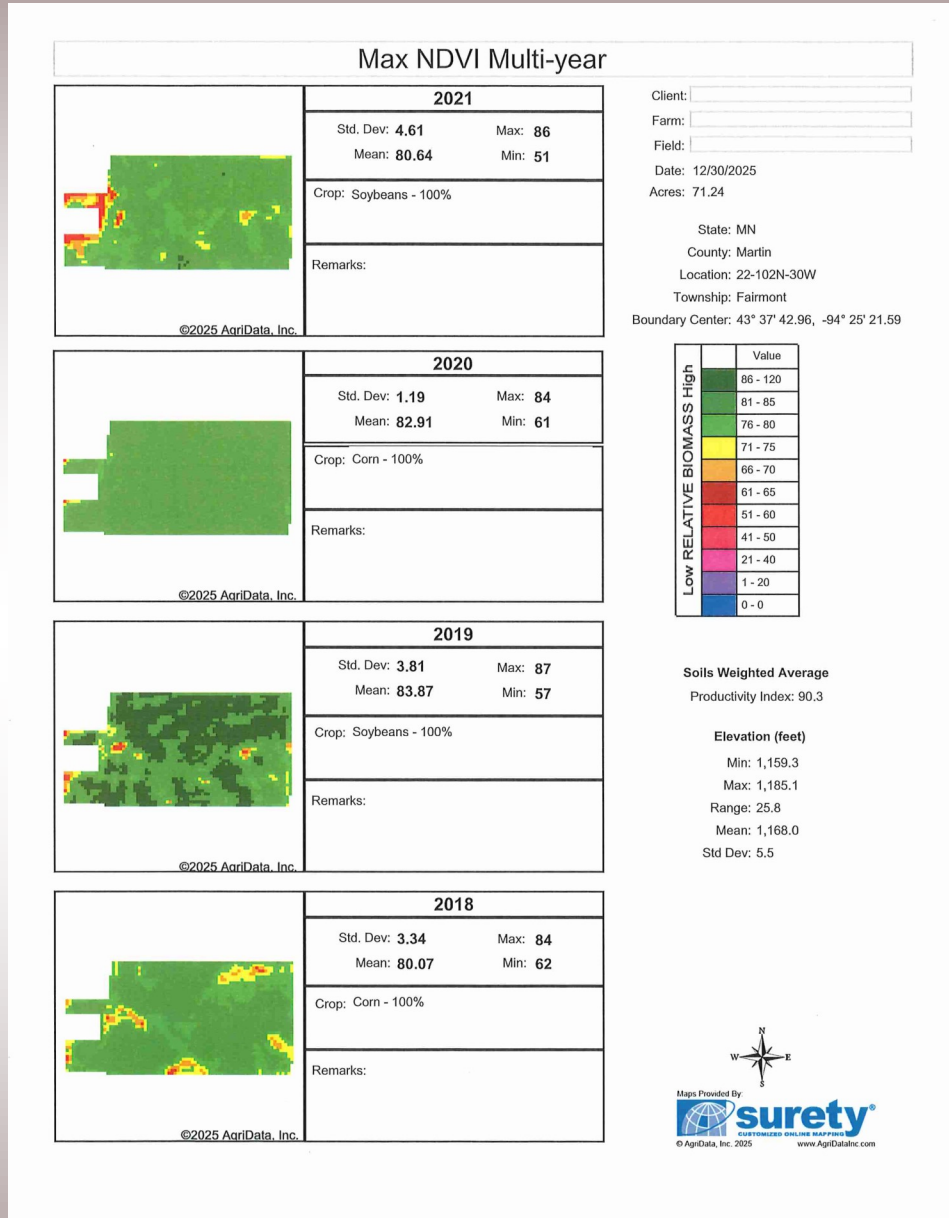
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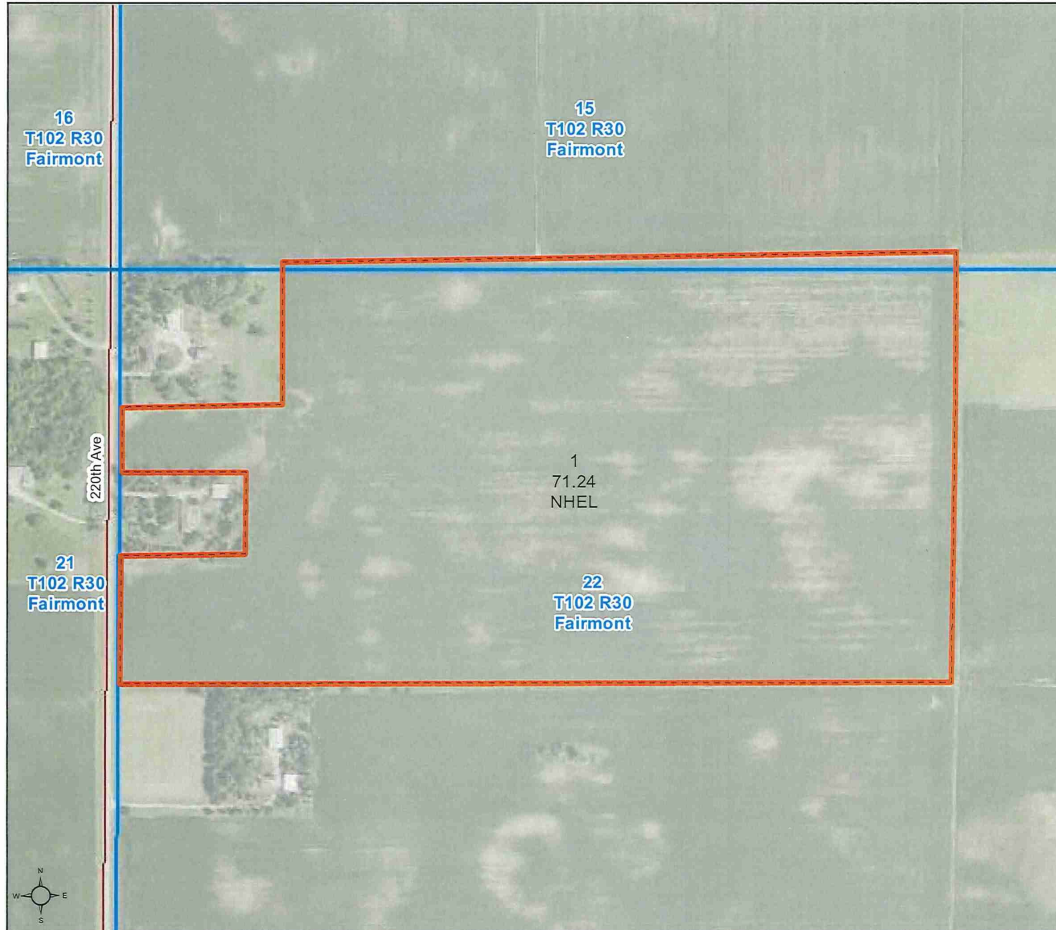
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### PARCEL 2 FSA Map



Martin County, Minnesota

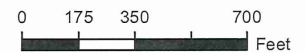


Farm 2382

Tract 13400

2025 Program Year

Map Created April 30, 2025



Unless otherwise noted:  
Shares are 100% operator  
Crops are non-irrigated  
Corn = yellow for grain  
Soybeans = common soybeans for grain  
Wheat = HRS, HRW = Grain  
Sunflower = Oil, Non-Oil = Grain  
Oats and Barley = Spring for grain  
Rye = for grain  
Peas = process  
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
Beans = Dry Edible  
NAG = for GZ  
Canola = Spring for seed

#### Common Land Unit

- Cropland
- Tract Boundary

#### Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 71.24 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 2 FSA Information

Tract Number : 13400  
Description : (111) N2 NW4 S22/FMT  
FSA Physical Location : MINNESOTA/MARTIN  
ANSI Physical Location : MINNESOTA/MARTIN  
BIA Unit Range Number :  
CRP Contract Number(s) : None  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : CLAY FAMILY FARMS LLP  
Other Producers : None  
Recon ID : None

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
71.24	71.24	71.24	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 : 2382

Prepared : 12/30/25 7:45 AM CST  
Crop Year : 2025

### Tract 13400 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	71.24	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	37.60	0.00	168
Soybeans	33.60	0.00	44
TOTAL	71.20	0.00	



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# FARMLAND AUCTION

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## Martin County, MN

Parcel ID 050220700  
Property Address  
Sec/Twp/Rng 22-102-030  
Brief Tax Description SECT-22 TWP-102 RANGE-030 72.17 AC N 1/4 NW 1/4 (EX 7.83 AC)  
Deeded Acres 72.17  
Class 101-2A/1B/4BB AGRICULTURAL;  
District (0502) FAIRMONT TWP-454  
School District 2752  
Neighborhood 00000500-FAIRMONT TWP.  
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  
[CLAY FAMILY FARMS LLLP](#)  
4727 SPRING CREEK DR  
EXCELSIOR MN 55331

### Land

Year	Seq	HGA	Code	Units
2025	1		TILL A1 86-100 CPI	66.47
2025	2		TILL A2 75-85 CPI	5.24
2025	3		ROAD	0.46

### 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	\$783,600	\$855,200	\$855,200	\$584,900
+ Total Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$783,600	\$855,200	\$855,200	\$584,900
% Change	-8.37%	0.00%	46.21%	-
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	\$855,200	\$855,200	\$584,900	\$542,400
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$855,200	\$855,200	\$584,900	\$542,400
Net Taxes Due	\$4,880.00	\$4,426.00	\$3,776.00	\$3,921.16
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$58.84
= Total Taxes Due	\$4,880.00	\$4,426.00	\$3,776.00	\$3,980.00
% Change	10.26%	17.21%	-5.13%	-2.12%



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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 70 +/- Deeded Acres & Parcel 2 72.17 +/- 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 10, 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](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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