



FARMLAND AUCTION

Wednesday, April 8, 2026 @ 10 AM

Knights of Columbus Hall

920 E 10th Street, Fairmont, MN



268.08 ACRES +/-

SECTION 33 OF ANTRIM TWP

WATONWAN COUNTY, MN

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060



268.08 Acres +/- of Bare Farmland in Antrim Twp., Watonwan County, MN

FARMLAND AUCTION

Wednesday, April 8, 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

UREVIG 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- 150.73 +/- Deeded Acres x The Bid
Parcel 2- 117.35 +/- Deeded Acres x The Bid
***Parcel's will be sold by legal description only, dividing line will be marked if sold to different Buyer's.**

LEGAL DESCRIPTION 1: 150.73 +/- Deeded Acres located in the SE ¼ (With Exceptions) of Section 33, TWP 105N, Range 30W, Watonwan County, MN

TAX PARCEL ID 1: 020330400, 020330500, & 020330300

BUILDINGS 1: None

REAL ESTATE TAXES 1: 2025 (HSTD) Ag Taxes = \$10,138.00

PREDOMINANT SOILS 1: Madelia Silty Clay Loam, Canisteo Clay Loam, Clarion Loam & Canisteo Glencoe

CPI PARCEL 1: CPI= 93.6
***See Soils Map**

TOPOGRAPHY 1: Level
***See Topography Map**

DRAINAGE PARCEL 1: Part of Judicial Ditch 88 Watershed
***See County Tile Map**

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

WETLAND STATUS 1: Determination has been partially completed.
***See Wetland Determination**

LEGAL DESCRIPTION 2: 117.35 +/- Deeded Acres located in the NE ¼ (With Exceptions) of Section 33, TWP 105N, Range 30W, Watonwan County, MN

TAX PARCEL ID 2: 020330905 & 020330210

REAL ESTATE TAXES 2: 2025 (HSTD) Ag Taxes = \$7,396.00

AUCTIONS – REAL ESTATE - APPRAISALS



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DOUG WEDEL

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PREDOMINANT SOILS 2: Webster Clay, Canisteo Clay Loam, Canisteo-Glencoe, Nicollet Clay Loam and Clarion Loam

CPI PARCEL 2: CPI= 93.5
*See Soils Map

TOPOGRAPHY 2: Level to Gently Rolling
*See Topography Map

DRAINAGE PARCEL 2: No tile map

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

WETLAND STATUS 2: Determination has been partially completed.
*See Wetland Determination

FSA INFORMATION 1 & 2:

| | | |
|--------------------|---|--------------------|
| Total Deeded Acres | = | 268.08 +/- Acres |
| FSA Tillable Acres | = | 260.12 +/- Acres |
| Corn Base Acres | = | 128.19 +/- Acres |
| Corn PLC Yield | = | 180.00 +/- Bushels |
| Soybean Base Acres | = | 125.74 +/- Acres |
| Soybean PLC Yield | = | 47.00 +/- Bushels |
| Wheat | = | 1.84 +/- Acres |
| Wheat PLC Yield | = | 37.00 +/- Bushels |
| Total Base Acres | = | 255.77 +/- Acres |

*Includes land owned by Lakes Gas

LEASE STATUS: Property is opened to be farmed by the Buyer in 2026.

FERTILIZER: Fall manure was applied November 16, 2025. Prior to or at closing Buyer will owe Seller **\$43,384.92**.
Parcel 1- \$24,483.90
Parcel 2- \$18,901.02
Manure analysis for first year availability on what was applied is 102N-87P-77K. If Buyer would like more information on this prior to the sale please call Dustyn Hartung 507-236-7629.

If there are any questions prior to the sale please call and thank you for looking! We hope to see you on auction day!

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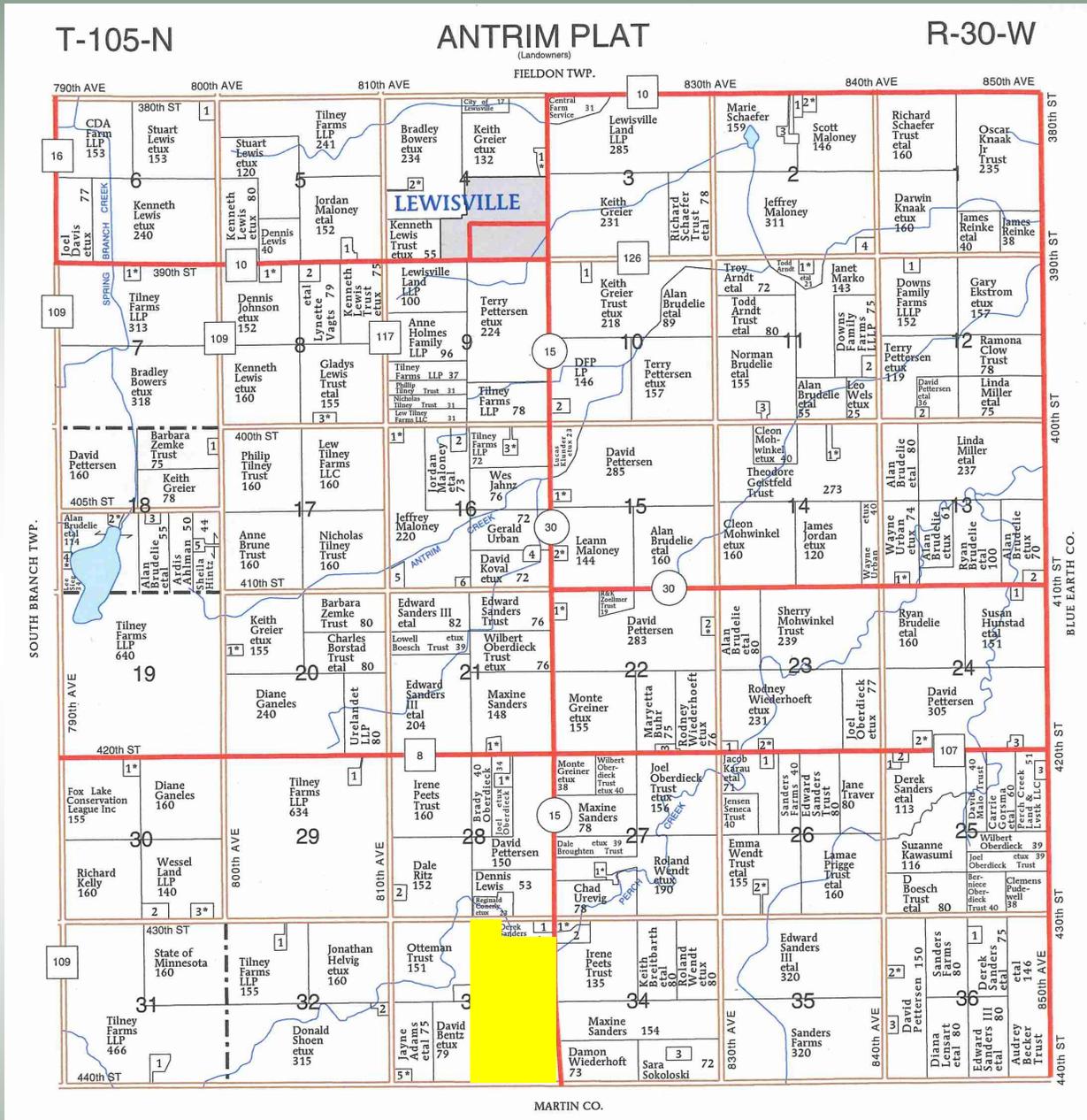
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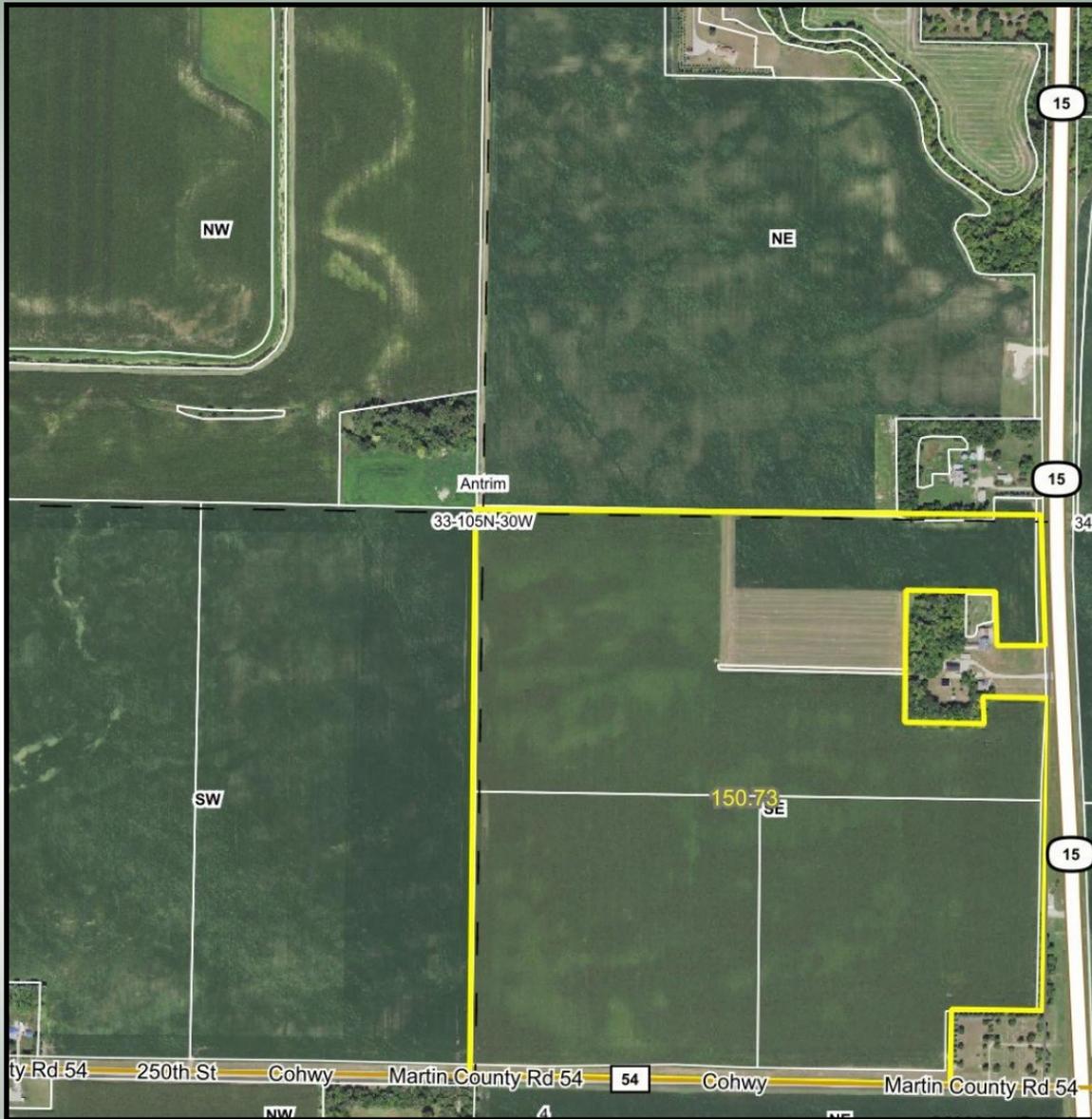
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PARCEL 1: 150.73 Acres



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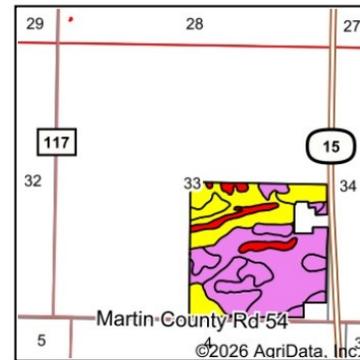
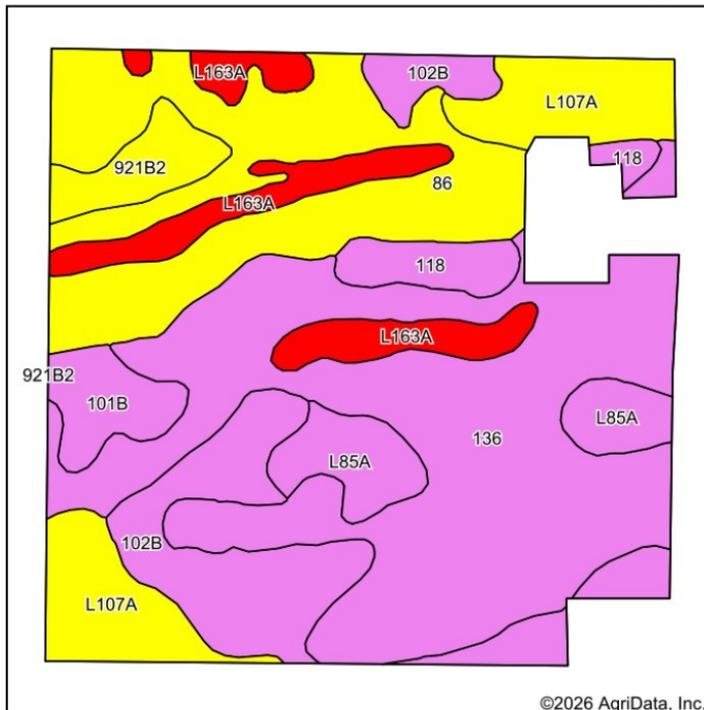
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PARCEL 1

Soils Map



State: **Minnesota**
 County: **Watonwan**
 Location: **33-105N-30W**
 Township: **Antrim**
 Acres: **146.54**
 Date: **3/19/2026**



Maps Provided By



Soils data provided by USDA and NRCS.

Area Symbol: MN165, Soil Area Version: 22

| Code | Soil Description | Acres | Percent of field | PI Legend | Productivity Index |
|-------------------------|---|-------|------------------|-----------|--------------------|
| 136 | Madelia silty clay loam, 0 to 2 percent slopes | 54.46 | 37.3% | | 94 |
| 86 | Canisteo clay loam, 0 to 2 percent slopes | 28.30 | 19.3% | | 93 |
| 102B | Clarion loam, 2 to 6 percent slopes | 18.94 | 12.9% | | 95 |
| L107A | Canisteo-Glencoe complex, 0 to 2 percent slopes | 13.69 | 9.3% | | 91 |
| L163A | Okoboji silty clay loam, 0 to 1 percent slopes | 10.98 | 7.5% | | 86 |
| L85A | Nicollet clay loam, 1 to 3 percent slopes | 7.30 | 5.0% | | 99 |
| 101B | Truman silt loam, 2 to 6 percent slopes | 4.43 | 3.0% | | 99 |
| 118 | Crippin loam, 1 to 3 percent slopes | 4.31 | 2.9% | | 100 |
| 921B2 | Clarion-Swanlake complex, 2 to 6 percent slopes | 4.13 | 2.8% | | 92 |
| Weighted Average | | | | | 93.6 |



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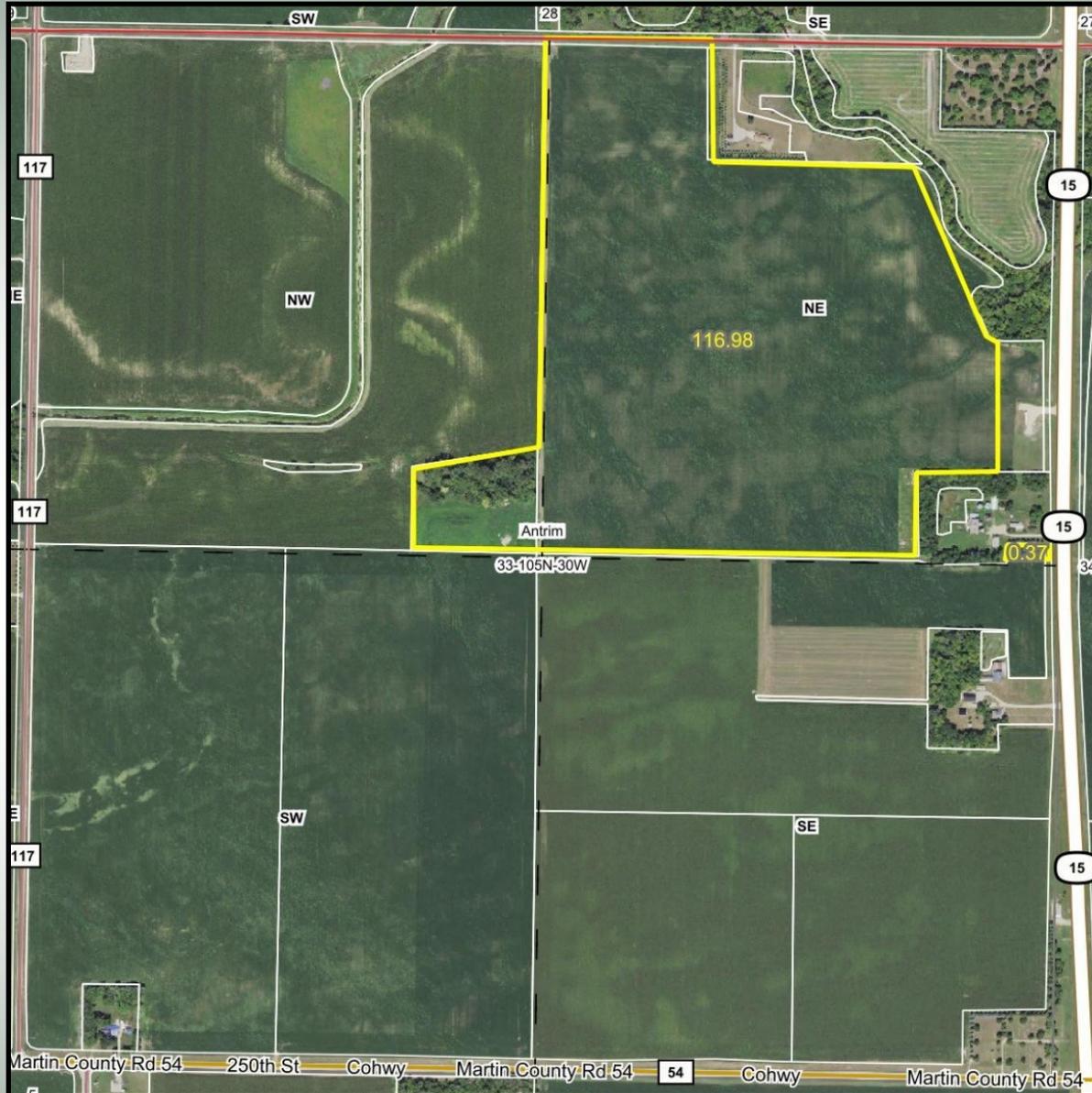
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PARCEL 2: 117.35 Acres



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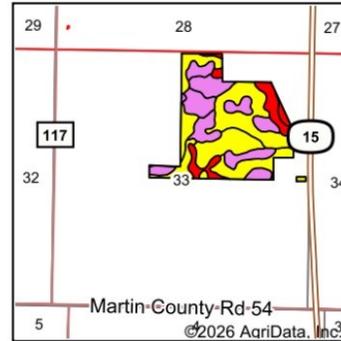
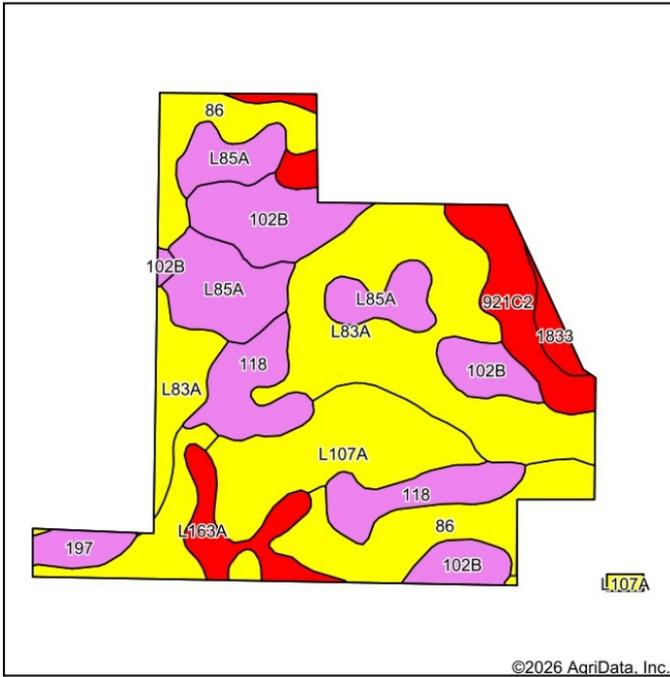
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PARCEL 2

Soils Map



State: **Minnesota**
 County: **Watonwan**
 Location: **33-105N-30W**
 Township: **Antrim**
 Acres: **113.12**
 Date: **3/19/2026**



Soils data provided by USDA and NRCS.

Area Symbol: MN165, Soil Area Version: 22

| Code | Soil Description | Acres | Percent of field | PI Legend | Productivity Index |
|-------------------------|--|-------|------------------|-----------|--------------------|
| L83A | Webster clay loam, 0 to 2 percent slopes | 27.48 | 24.4% | | 93 |
| 86 | Canisteo clay loam, 0 to 2 percent slopes | 20.55 | 18.2% | | 93 |
| L107A | Canisteo-Glencoe complex, 0 to 2 percent slopes | 13.65 | 12.1% | | 91 |
| L85A | Nicollet clay loam, 1 to 3 percent slopes | 12.77 | 11.3% | | 99 |
| 102B | Clarion loam, 2 to 6 percent slopes | 12.35 | 10.9% | | 95 |
| 118 | Crippin loam, 1 to 3 percent slopes | 10.34 | 9.1% | | 100 |
| 921C2 | Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded | 7.85 | 6.9% | | 87 |
| L163A | Okoboji silty clay loam, 0 to 1 percent slopes | 4.57 | 4.0% | | 86 |
| 197 | Kingston silty clay loam, 1 to 3 percent slopes | 2.08 | 1.8% | | 100 |
| 1833 | Coland clay loam, 0 to 2 percent slopes, occasionally flooded | 1.48 | 1.3% | | 83 |
| Weighted Average | | | | | 93.6 |



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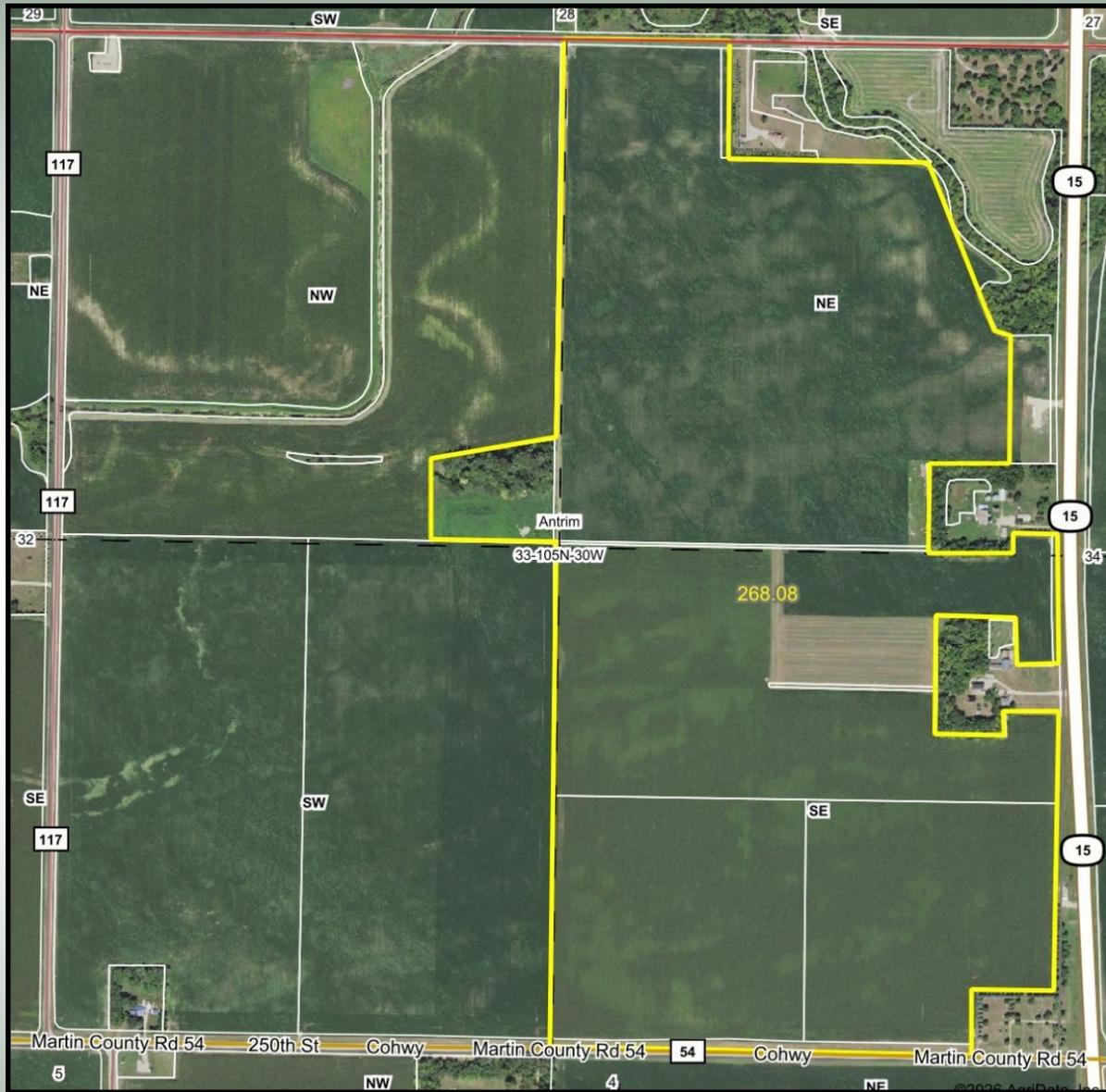
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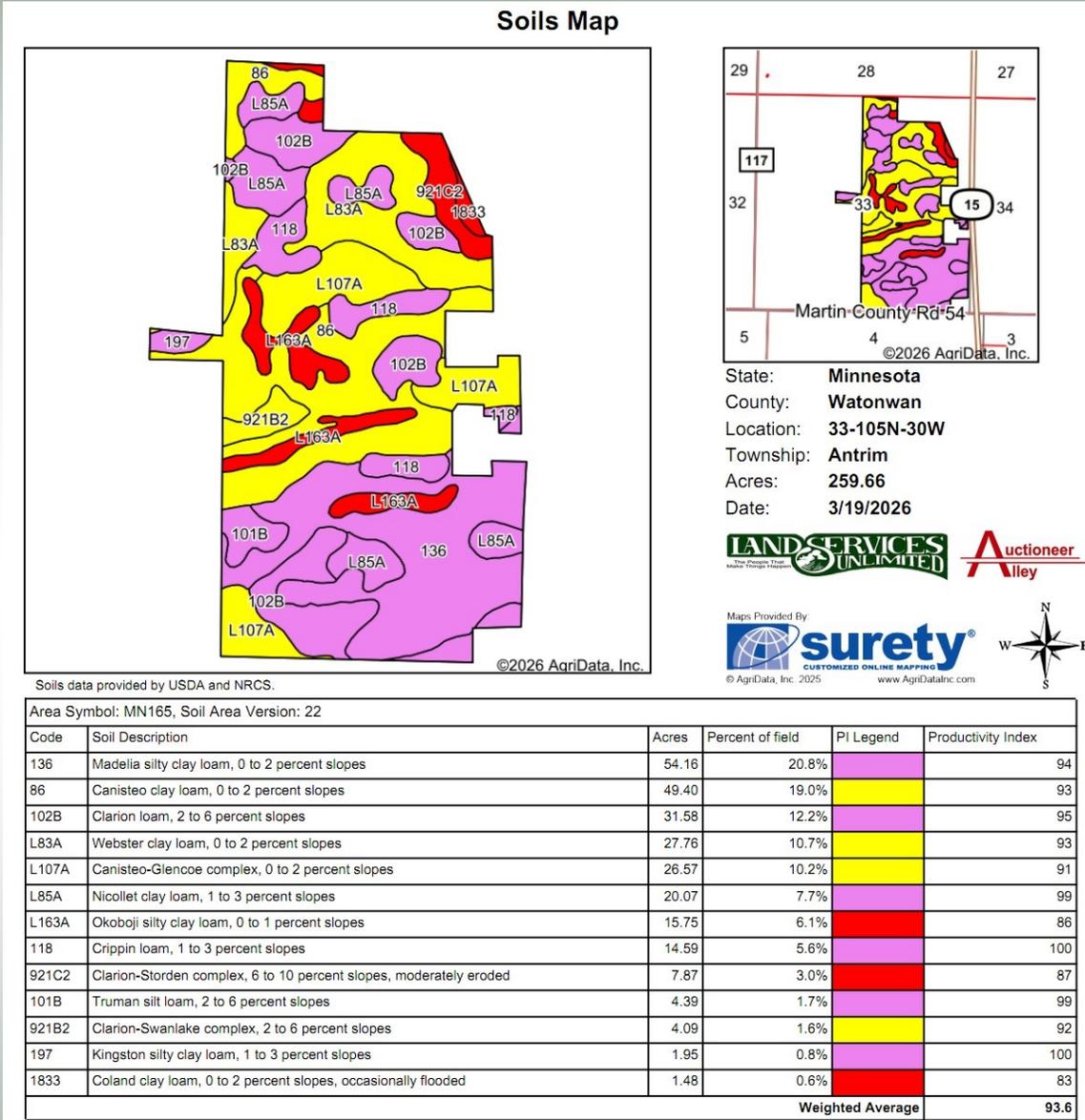
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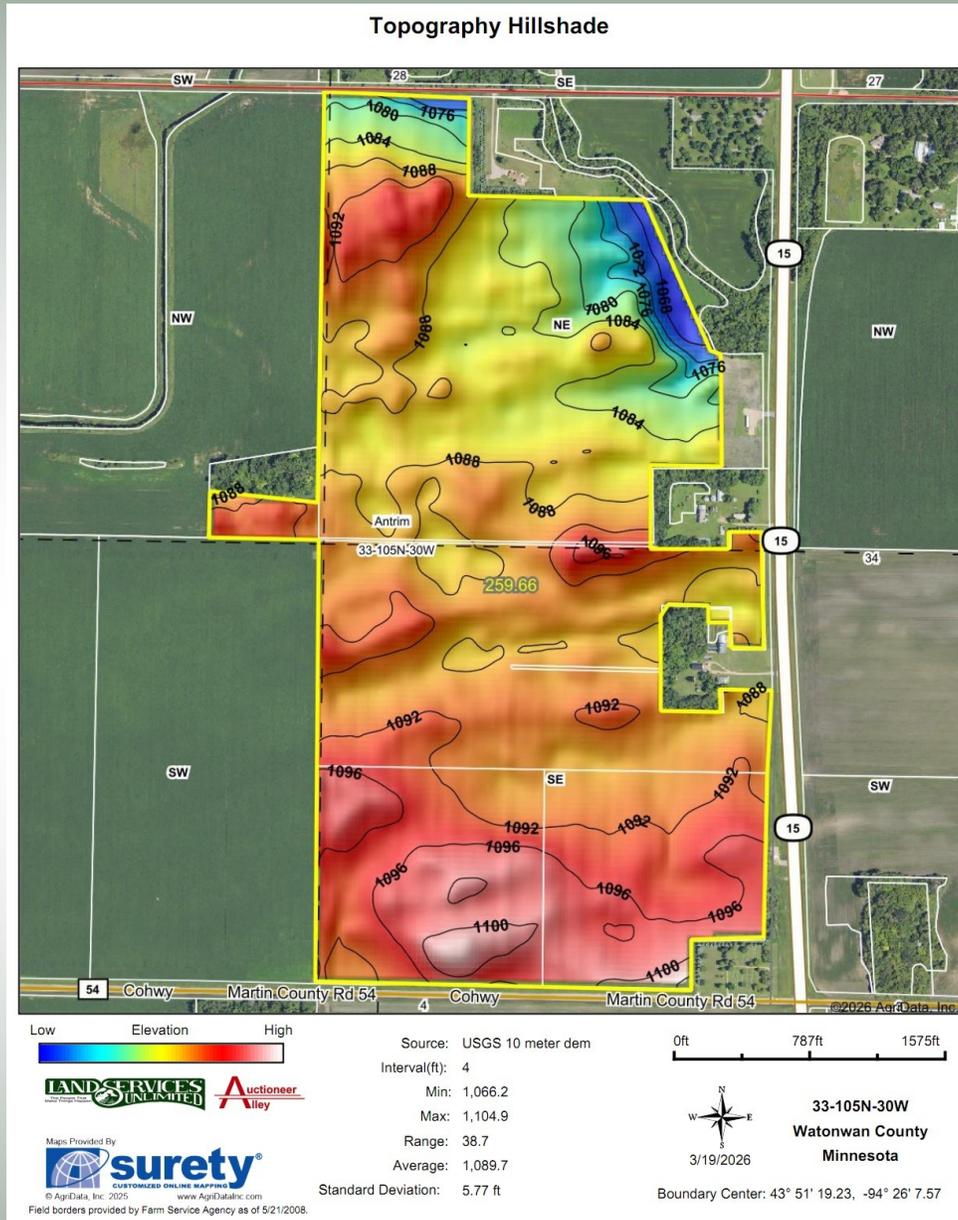
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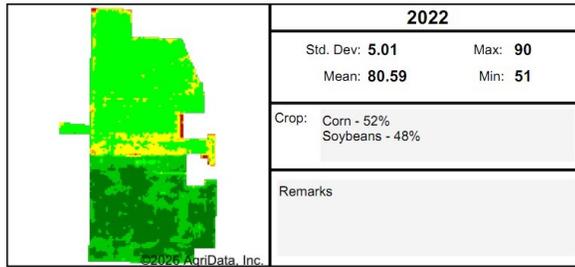
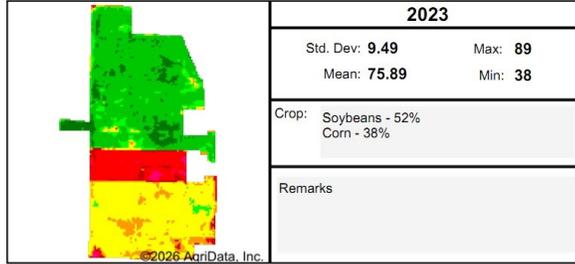
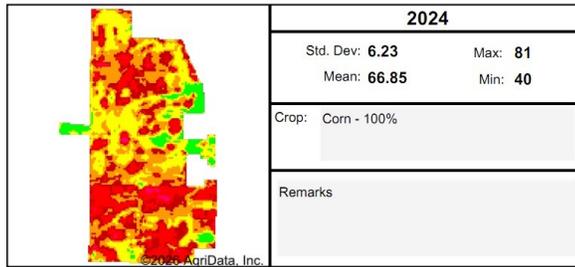
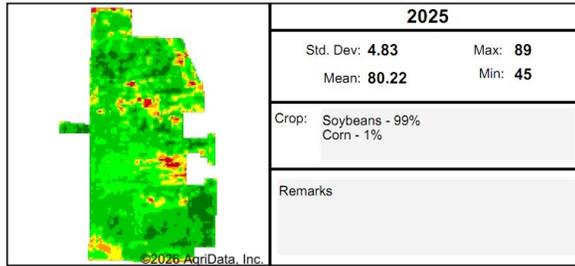
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NDVI Maps

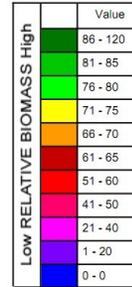
Max Plant Growth(NDVI) Multi-year



Client:
Farm:
Field:

Date: 3/19/2026
Acres: 259.66

State: MN
County: Watonwan
Location: 33-105N-30W
Township: Antrim
Boundary Center: 43° 51' 19.23, -94° 26' 7.57



Soils Weighted Average
Productivity Index: 93.6

Elevation (feet)
Min: 1,066.2
Max: 1,104.9
Range: 38.7
Mean: 1,089.7
Std Dev: 5.8



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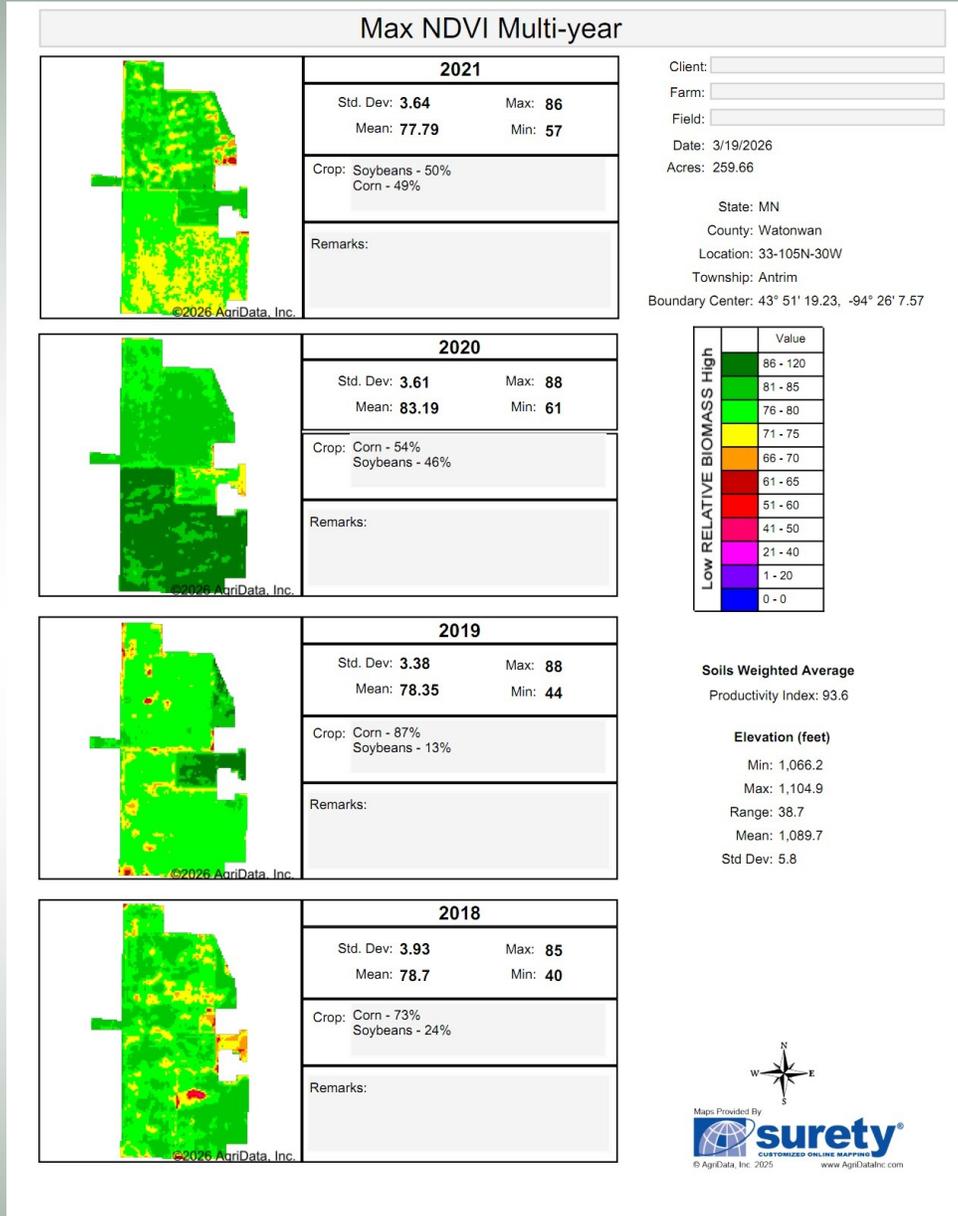
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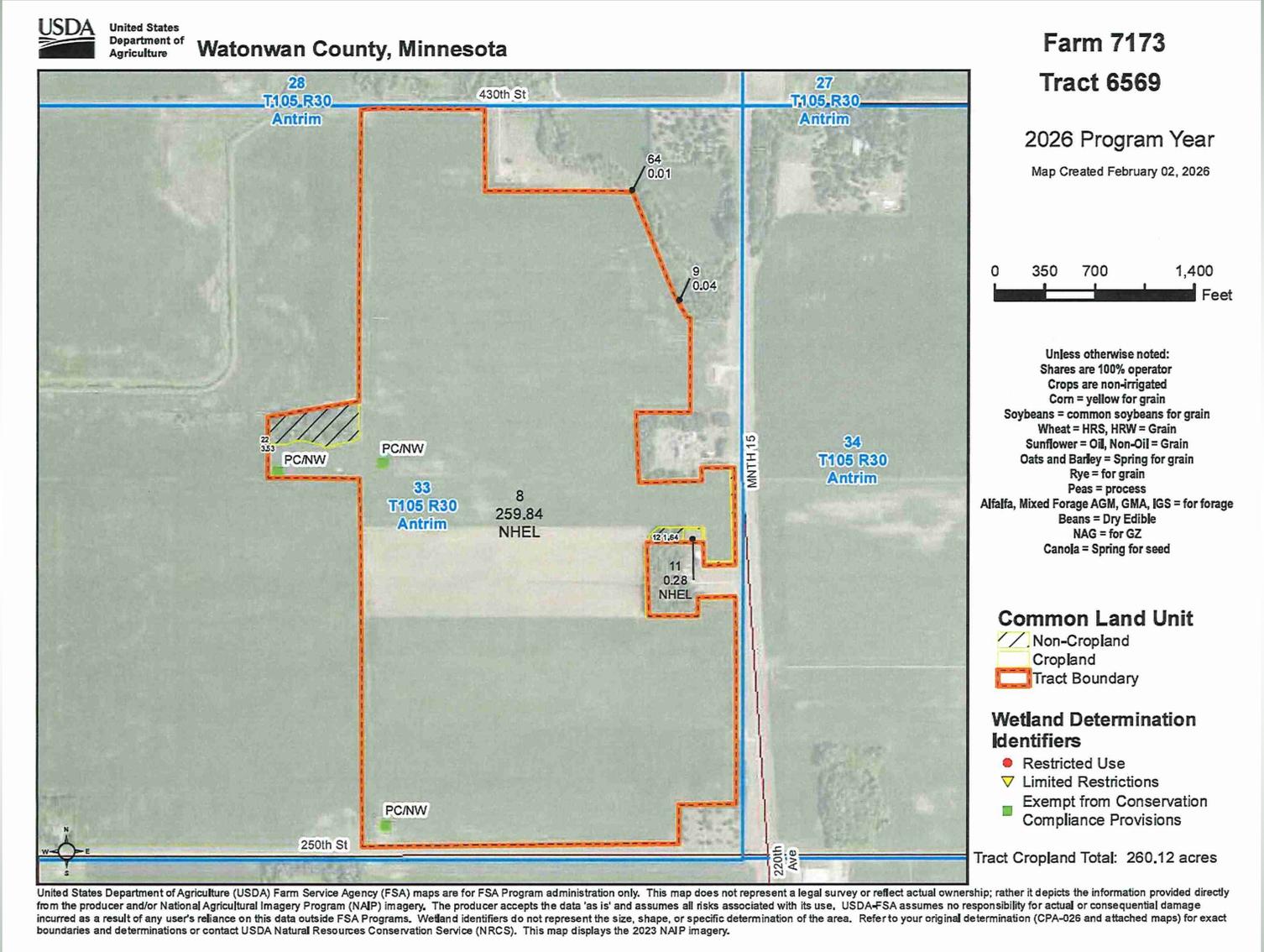
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FSA Map



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FSA Information

MINNESOTA
WATONWAN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7173
Prepared : 3/10/26 2:11 PM CST
Crop Year : 2025

Tract 6569 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | CRP | MPL | DCP Ag. Rel Activity | SOD |
|--------------------|--------------------|------------------------|----------------|------|------|----------------------|------|
| 0.00 | 0.00 | 260.12 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|--------------|---------------|-----------------------------|-----------|
| Wheat | 1.84 | 0.00 | 37 |
| Corn | 128.19 | 0.00 | 180 |
| Soybeans | 125.74 | 0.00 | 47 |
| TOTAL | 255.77 | 0.00 | |

NOTES

| |
|--|
| |
| |

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Wetland Determination



United States Department of Agriculture

Natural Resources Conservation Service

NRCS-CPA-026E 9/2012

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

| | | | | | |
|--|------------|---------------|------------|--------------|----------|
| Name | [REDACTED] | Request Date: | 10/11/2016 | County: | Watonwan |
| Address | | | | | |
| Agency or Person Requesting Determination: | Landowner | Tract No: | 6061 | FSA Farm No: | 6470 |

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination?

Are there highly erodible soil map units on this farm?

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

| Field(s) | HEL(Y/N) | Sodbust (Y/N) | Acres | Determination Date |
|---|----------|---------------|-------|--------------------|
| Refer to the Previous HEL determination available on file from your FSA office | | | | |
| | | | | |
| | | | | |

The Highly Erodible Land determination was completed in the

Section II - Wetlands

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

| Field(s) | Wetland Label | Occurrence Year | Acres | Determination Date | Certification Date |
|----------|---------------|-----------------|-------|--------------------|--------------------|
| 1 | PC/NW | | 175.9 | 1/9/2017 | 2/8/2017 |
| 2 | PC/NW | | 12.1 | 1/9/2017 | 2/8/2017 |

The wetland determination was completed in the Office It was Mailed On: 1/9/2017

Remarks: Field 3 was not evaluated.

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

| | |
|--------------------------------------|----------|
| Signature Designated Conservationist | Date |
| Christina Ripplinger | 1/9/2017 |

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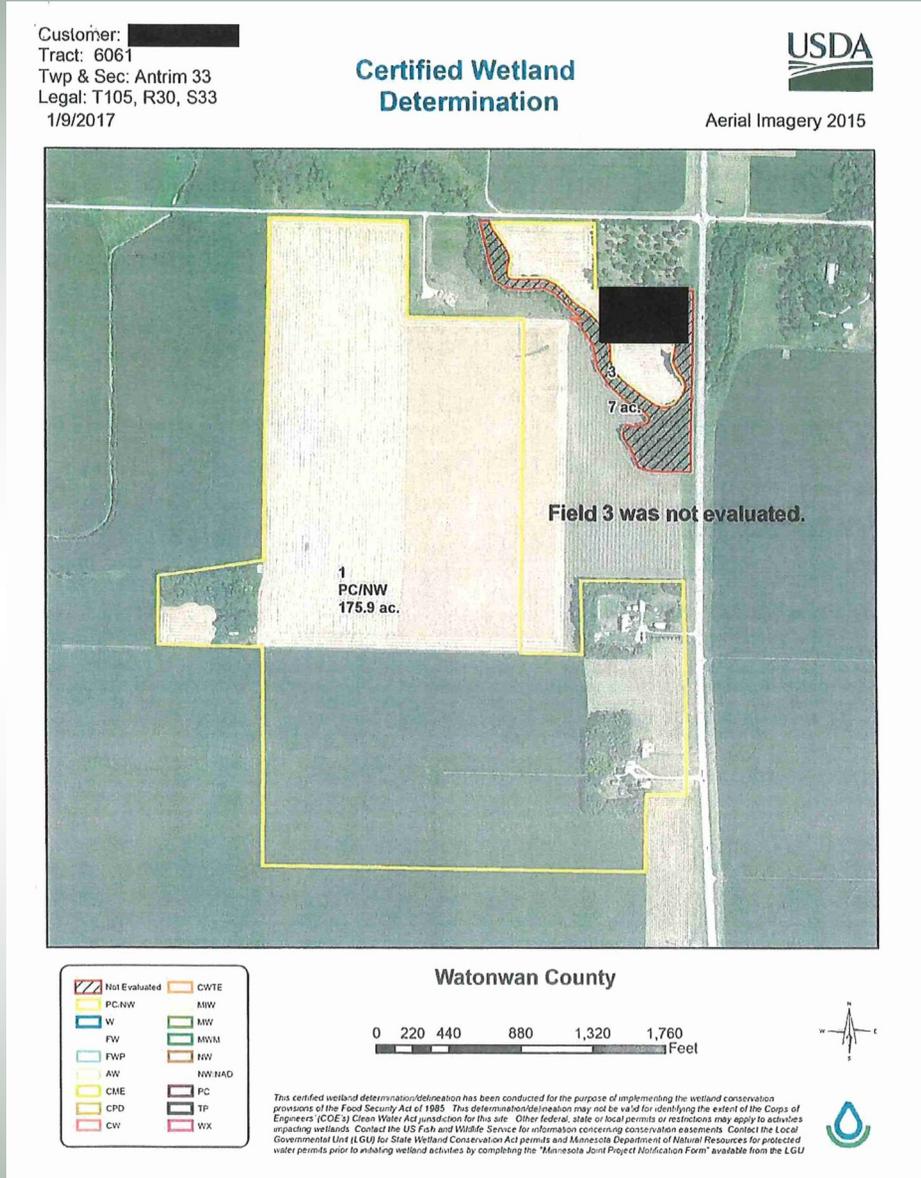
268.08 Acres +/- of Bare Farmland in Antrim Twp., Watonwan County, MN

FARMLAND AUCTION

Wednesday, April 8, 2026 @ 10:00 AM

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

Wetland Determination Map



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

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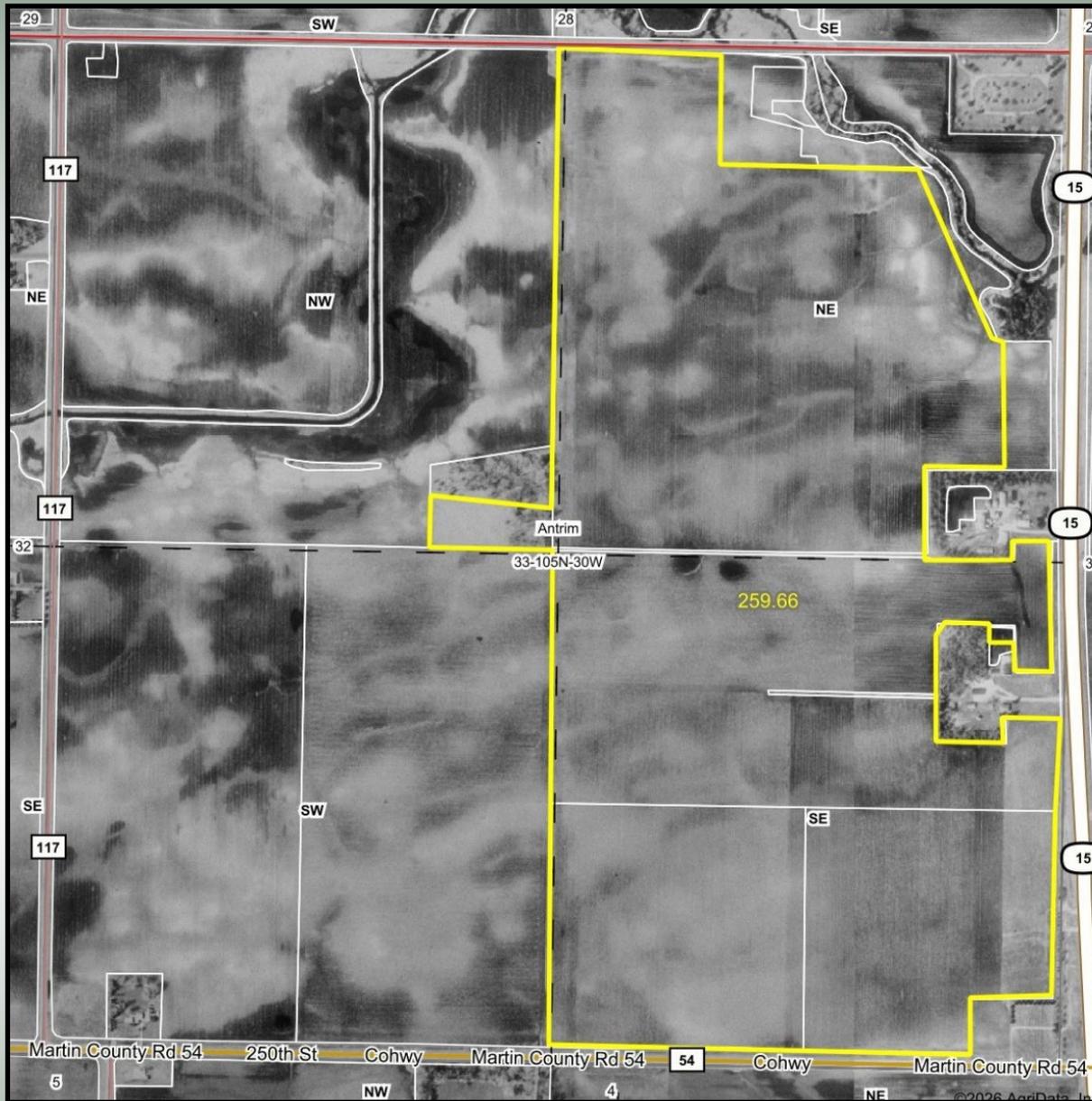
www.auctioneeralley.com

268.08 Acres +/- of Bare Farmland in Antrim Twp., Watonwan County, MN

FARMLAND AUCTION

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

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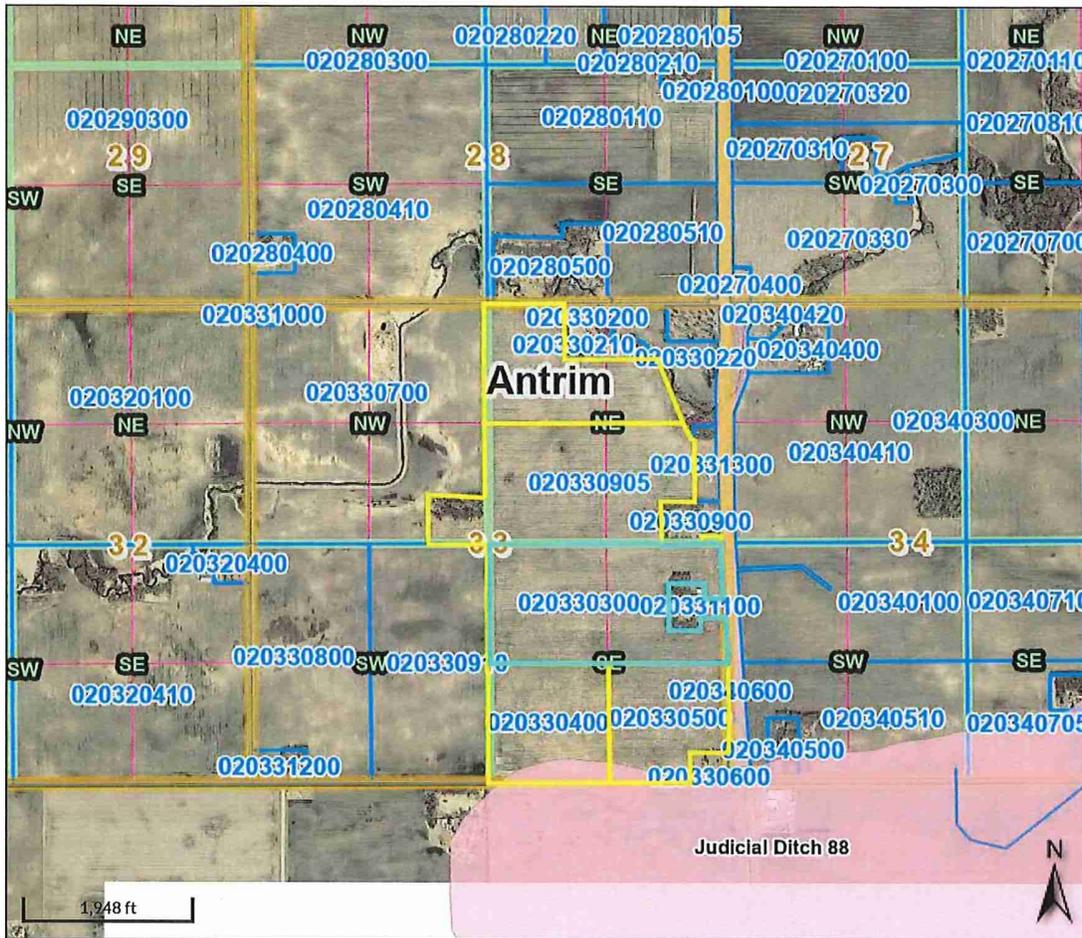
268.08 Acres +/- of Bare Farmland in Antrim Twp., Watonwan County, MN

FARMLAND AUCTION

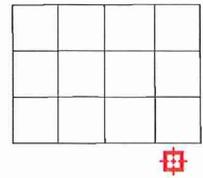
Wednesday, April 8, 2026 @ 10:00 AM

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

 **Beacon**™ Watonwan County, MN



Overview



Legend

- RR Rights_of_Way
- Political Townships
- Parcels
- USPLS Sections
- Corporation Limits
- Subdivisions
- Blocks
- Lots
- Ditches
 - <Null>
 - <blank>
 - Branch
 - Branch
 - Branch 1 - Lateral 1
 - Branch 5 Open Ditch
 - Branch 7 Open Ditch
 - Branch 8 Open Ditch



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

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268.08 Acres +/- of Bare Farmland in Antrim Twp., Watonwan County, MN

FARMLAND AUCTION

Wednesday, April 8, 2026 @ 10:00 AM

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

Watonwan County, MN

Summary

Parcel ID 020330210
 Property Address 33-105-030
 Sec/Twp/Rng 33-105-030
 Brief Tax Description SECT-33 TWP-105 RANGE-030 45.36 AC PT OF N1/2 OF NE1/4
(Note: Not to be used on legal documents)
 Deeded Acres 45.36
 Class 105 - (HSTD) 2A ACTIVELY FARMING
 District (0201) TWP OF ANTRIM-0458
 School District 0458

[View Map](#)

Owners

Primary Owner
[CHAD & TONYA R UREVIG](#)
 235 16TH ST S
 SAINT JAMES MN 56081

Land

| Seq | Code | CER | Dim 1 | Dim 2 | Dim 3 | Units | UT |
|-------|--------------|-------|-------|-------|-------|--------|----|
| 1 | CER VALUE 2A | 80.35 | 0 | 0 | 0 | 44.690 | A |
| 3 | WASTE 2A | 0 | 0 | 0 | 0 | 0.030 | A |
| 4 | ROADS 2A | 0 | 0 | 0 | 0 | 0.640 | A |
| Total | | | | | | 45.360 | |

Sales

| Multi Parcel | Instr Type | Qualified Sale | Sale Date | Buyer | Seller | Sale Price | Adjusted Sale Price | eCRV |
|--------------|------------|----------------|-----------|-----------------------|--------------------------|-------------|---------------------|-------------------------|
| Y | WD | Q | 5/7/2024 | CHAD & TONYA R UREVIG | EDWARD M RITZ | \$2,800,000 | \$2,800,000 | 1646732 |
| Y | WD | U | 6/26/2020 | EDWARD & MEGGIE RITZ | KENNETH M & CAROL C RITZ | \$1,120,000 | \$1,120,000 | 1112642 |

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

Valuation

| | 2025 Assessment | 2024 Assessment | 2023 Assessment | 2022 Assessment | 2021 Assessment |
|-----------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| + Estimated Building Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| + Estimated Land Value | \$488,400 | \$542,900 | \$542,900 | \$387,800 | \$325,200 |
| + Estimated Machinery Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| = Estimated Market Value | \$488,400 | \$542,900 | \$542,900 | \$387,800 | \$325,200 |

Taxation

| | 2025 Payable | 2024 Payable | 2023 Payable | 2022 Payable |
|------------------------|--------------|--------------|--------------|--------------|
| Estimated Market Value | \$542,900 | \$542,900 | \$387,800 | \$325,200 |
| - Excluded Value | \$0 | \$0 | \$0 | \$0 |
| - Homestead Exclusion | \$0 | \$0 | \$0 | \$0 |
| = Taxable Market Value | \$542,900 | \$542,900 | \$387,800 | \$325,200 |
| Net Taxes Due | \$3,102.00 | \$872.00 | \$754.00 | \$2,434.00 |
| + Special Assessments | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| = Total Taxes Due | \$3,102.00 | \$872.00 | \$754.00 | \$2,434.00 |

Taxes Paid

| Payment # | Receipt # | Receipt Print Date | Amt Write Off | Amt Charge | Amt Payment |
|-----------|-----------|--------------------|---------------|------------|--------------|
| 145426 | | 12/11/2025 | \$0.00 | \$124.08 | (\$1,675.08) |
| 139213 | | 6/16/2025 | \$0.00 | \$124.08 | (\$1,675.08) |
| 117643 | | 5/10/2024 | \$0.00 | \$87.96 | (\$1,728.96) |
| 98173 | | 1/17/2023 | \$0.00 | \$292.08 | (\$2,726.08) |
| 76220 | 244048 | 5/17/2021 | \$0.00 | \$0.00 | (\$1,620.00) |
| 63473 | 230452 | 7/8/2020 | \$0.00 | \$39.35 | (\$1,613.35) |



AUCTIONEERS AND SALES STAFF

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LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

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DOUG WEDEL

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www.auctioneeralley.com

268.08 Acres +/- of Bare Farmland in Antrim Twp., Watonwan County, MN

FARMLAND AUCTION

Wednesday, April 8, 2026 @ 10:00 AM

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

Watonwan County, MN

Summary

Parcel ID 020330300
 Property Address 33-105-030
 Sec/Twp/Rng 33-105-030
 Brief Tax Description SECT-33 TWP-105 RANGE-030 73.22 AC PT OF N1/2 OF SE1/4 LESS5.41 AC & LESS 0.19AC
 (Note: Not to be used on legal documents)
 Deeded Acres 73.22
 Class 105 - (HSTD) 2A ACTIVELY FARMING
 District (0201) TWP OF ANTRIM-0458
 School District 0458

[View Map](#)

Owners

Primary Owner
[CHAD & TONYA R UREVIG](#)
 235 16TH ST S
 SAINT JAMES MN 56081

Land

| Seq | Code | CER | Dim 1 | Dim 2 | Dim 3 | Units | UT |
|-------|--------------|-----|-------|-------|-------|--------|----|
| 1 | CER VALUE 2A | 74 | 0 | 0 | 0 | 73.220 | A |
| Total | | | | | | 73.220 | |

Sales

| Multi Parcel | Instr Type | Qualified Sale | Sale Date | Buyer | Seller | Sale Price | Adjusted Sale Price | eCRV |
|--------------|------------|----------------|-----------|-----------------------|--------------------------|-------------|---------------------|-------------------------|
| Y | WD | Q | 5/7/2024 | CHAD & TONYA R UREVIG | EDWARD M RITZ | \$2,800,000 | \$2,800,000 | 1646732 |
| Y | WD | U | 6/26/2020 | EDWARD & MEGGIE RITZ | KENNETH M & CAROL C RITZ | \$1,120,000 | \$1,120,000 | 1112642 |

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

Valuation

| | 2025 Assessment | 2024 Assessment | 2023 Assessment | 2022 Assessment | 2021 Assessment |
|-----------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| + Estimated Building Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| + Estimated Land Value | \$736,900 | \$819,200 | \$819,200 | \$585,200 | \$509,300 |
| + Estimated Machinery Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| = Estimated Market Value | \$736,900 | \$819,200 | \$819,200 | \$585,200 | \$509,300 |

Taxation

| | 2025 Payable | 2024 Payable | 2023 Payable | 2022 Payable |
|------------------------|--------------|--------------|--------------|--------------|
| Estimated Market Value | \$819,200 | \$819,200 | \$585,200 | \$509,300 |
| - Excluded Value | \$0 | \$0 | \$0 | \$0 |
| - Homestead Exclusion | \$0 | \$0 | \$0 | \$0 |
| = Taxable Market Value | \$819,200 | \$819,200 | \$585,200 | \$509,300 |
| Net Taxes Due | \$4,682.00 | \$2,054.00 | \$1,878.00 | \$3,812.00 |
| + Special Assessments | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| = Total Taxes Due | \$4,682.00 | \$2,054.00 | \$1,878.00 | \$3,812.00 |

Taxes Paid

| Payment # | Receipt # | Receipt Print Date | Amt Write Off | Amt Charge | Amt Payment |
|-----------|-----------|--------------------|---------------|------------|--------------|
| 145427 | | 12/11/2025 | \$0.00 | \$187.28 | (\$2,528.28) |
| 139214 | | 6/16/2025 | \$0.00 | \$187.28 | (\$2,528.28) |
| 117644 | | 5/10/2024 | \$0.00 | \$218.35 | (\$4,165.35) |
| 98170 | | 1/17/2023 | \$0.00 | \$457.44 | (\$4,269.44) |
| 84220 | 250712 | 2/8/2022 | \$0.00 | \$188.56 | (\$2,112.56) |
| 63491 | 230465 | 7/10/2020 | \$0.00 | \$0.00 | (\$46.12) |
| 63474 | 230449 | 7/8/2020 | \$0.00 | \$46.85 | (\$1,874.73) |



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

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www.auctioneeralley.com

268.08 Acres +/- of Bare Farmland in Antrim Twp., Watonwan County, MN

FARMLAND AUCTION

Wednesday, April 8, 2026 @ 10:00 AM

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

Watonwan County, MN

Summary

Parcel ID 020330400
 Property Address 33-105-030
 Sec/Twp/Rng SECT-33 TWP-105 RANGE-030 40.76 AC SW1/4 OF SE1/4; E25.5' OF SE1/4 OF SW1/4
 Brief Tax Description (Note: Not to be used on legal documents)
 Deeded Acres 40.76
 Class 105 - (HSTD) 2A ACTIVELY FARMING
 District (0201) TWP OF ANTRIM-0458
 School District 0458

[View Map](#)

Owners

Primary Owner
 CHAD & TONYA R UREVIG
 235 16TH ST S
 SAINT JAMES MN 56081

Land

| Seq | Code | CER | Dim 1 | Dim 2 | Dim 3 | Units | UT |
|-------|--------------|------|-------|-------|-------|--------|----|
| 1 | CER VALUE 2A | 81.1 | 0 | 0 | 0 | 39.750 | A |
| 2 | ROADS 2A | 0 | 0 | 0 | 0 | 1.010 | A |
| Total | | | | | | 40.760 | |

Sales

| Multi Parcel | Instr Type | Qualified Sale | Sale Date | Buyer | Seller | Sale Price | Adjusted Sale Price | eCRV |
|--------------|------------|----------------|-----------|-----------------------|----------------------------|-------------|---------------------|-------------------------|
| Y | WD | Q | 5/7/2024 | CHAD & TONYA R UREVIG | EDWARD M RITZ | \$2,800,000 | \$2,800,000 | 1646732 |
| Y | WD | U | 6/26/2020 | EDWARD & MEGGIE RITZ | KENNETH M & CAROL C RITZ | \$1,120,000 | \$1,120,000 | 1112642 |
| N | WD | U | 2/3/2005 | RITZ, KENNETH & CAROL | HOHENSTEIN, ROGER & DEANNA | \$96,600 | \$96,600 | 107830 |

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

Valuation

| | 2025 Assessment | 2024 Assessment | 2023 Assessment | 2022 Assessment | 2021 Assessment |
|-----------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| + Estimated Building Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| + Estimated Land Value | \$438,400 | \$487,300 | \$487,300 | \$348,100 | \$303,000 |
| + Estimated Machinery Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| = Estimated Market Value | \$438,400 | \$487,300 | \$487,300 | \$348,100 | \$303,000 |

Taxation

| | 2025 Payable | 2024 Payable | 2023 Payable | 2022 Payable |
|------------------------|--------------|--------------|--------------|--------------|
| Estimated Market Value | \$487,300 | \$487,300 | \$348,100 | \$303,000 |
| - Excluded Value | \$0 | \$0 | \$0 | \$0 |
| - Homestead Exclusion | \$0 | \$0 | \$0 | \$0 |
| = Taxable Market Value | \$487,300 | \$487,300 | \$348,100 | \$303,000 |
| Net Taxes Due | \$2,786.00 | \$1,222.00 | \$1,116.00 | \$2,268.00 |
| + Special Assessments | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| = Total Taxes Due | \$2,786.00 | \$1,222.00 | \$1,116.00 | \$2,268.00 |

Taxes Paid

| Payment # | Receipt # | Receipt Print Date | Amt Write Off | Amt Charge | Amt Payment |
|-----------|-----------|--------------------|---------------|------------|--------------|
| 145428 | | 12/11/2025 | \$0.00 | \$111.44 | (\$1,504.44) |
| 139215 | | 6/16/2025 | \$0.00 | \$111.44 | (\$1,504.44) |
| 117645 | | 5/10/2024 | \$0.00 | \$129.96 | (\$2,482.96) |
| 98171 | | 1/17/2023 | \$0.00 | \$272.16 | (\$2,540.16) |
| 84221 | 250713 | 2/8/2022 | \$0.00 | \$112.30 | (\$1,258.30) |
| 63475 | 230450 | 7/8/2020 | \$0.00 | \$29.60 | (\$1,213.60) |



AUCTIONEERS AND SALES STAFF

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268.08 Acres +/- of Bare Farmland in Antrim Twp., Watonwan County, MN

FARMLAND AUCTION

Wednesday, April 8, 2026 @ 10:00 AM

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

Watonwan County, MN

Summary

Parcel ID 020330500
 Property Address 33-105-030
 Sec/Twp/Rng 33-105-030
 Brief Tax Description SECT-33 TWP-105 RANGE-030 36.75 AC SE1/4 OF SE1/4 LESS 3.25 AC
(Note: Not to be used on legal documents)
 Deeded Acres 36.75
 Class 105 - (HSTD) 2A ACTIVELY FARMING
 District (0201) TWP OF ANTRIM-0458
 School District 0458

[View Map](#)

Owners

Primary Owner
[CHAD & TONYA R UREVIG](#)
 235 16TH ST S
 SAINT JAMES MN 56081

Land

| Seq | Code | CER | Dim 1 | Dim 2 | Dim 3 | Units | UT |
|-------|--------------|------|-------|-------|-------|--------|----|
| 1 | CER VALUE 2A | 85.7 | 0 | 0 | 0 | 35.730 | A |
| 2 | ROADS 2A | 0 | 0 | 0 | 0 | 1.020 | A |
| Total | | | | | | 36.750 | |

Sales

| Multi Parcel | Instr Type | Qualified Sale | Sale Date | Buyer | Seller | Sale Price | Adjusted Sale Price | eCRV |
|--------------|------------|----------------|-----------|-----------------------|--------------------------|-------------|---------------------|-------------------------|
| Y | WD | Q | 5/7/2024 | CHAD & TONYA R UREVIG | EDWARD M RITZ | \$2,800,000 | \$2,800,000 | 1646732 |
| Y | WD | U | 6/26/2020 | EDWARD & MEGGIE RITZ | KENNETH M & CAROL C RITZ | \$1,120,000 | \$1,120,000 | 1112642 |
| N | WD | U | 5/22/2013 | RITZ, KENNETH & CAROL | GIESEKE, MARVIN & VALORA | \$242,200 | \$242,200 | 307706 |

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

Valuation

| | 2025 Assessment | 2024 Assessment | 2023 Assessment | 2022 Assessment | 2021 Assessment |
|-----------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| + Estimated Building Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| + Estimated Land Value | \$416,400 | \$467,100 | \$467,100 | \$333,700 | \$290,400 |
| + Estimated Machinery Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| = Estimated Market Value | \$416,400 | \$467,100 | \$467,100 | \$333,700 | \$290,400 |

Taxation

| | 2025 Payable | 2024 Payable | 2023 Payable | 2022 Payable |
|------------------------|--------------|--------------|--------------|--------------|
| Estimated Market Value | \$467,100 | \$467,100 | \$333,700 | \$290,400 |
| - Excluded Value | \$0 | \$0 | \$0 | \$0 |
| - Homestead Exclusion | \$0 | \$0 | \$0 | \$0 |
| = Taxable Market Value | \$467,100 | \$467,100 | \$333,700 | \$290,400 |
| Net Taxes Due | \$2,670.00 | \$1,590.00 | \$1,070.00 | \$2,174.00 |
| + Special Assessments | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| = Total Taxes Due | \$2,670.00 | \$1,590.00 | \$1,070.00 | \$2,174.00 |

Taxes Paid

| Payment # | Receipt # | Receipt Print Date | Amt Write Off | Amt Charge | Amt Payment |
|-----------|-----------|--------------------|---------------|------------|--------------|
| 145429 | | 12/11/2025 | \$0.00 | \$106.80 | (\$1,441.80) |
| 139216 | | 6/16/2025 | \$0.00 | \$106.80 | (\$1,441.80) |
| 117646 | | 5/10/2024 | \$0.00 | \$124.62 | (\$2,799.62) |
| 98172 | | 1/17/2023 | \$0.00 | \$260.88 | (\$2,434.88) |
| 84222 | 250714 | 2/8/2022 | \$0.00 | \$205.02 | (\$2,297.02) |
| 63476 | 230451 | 7/8/2020 | \$0.00 | \$53.25 | (\$2,183.25) |



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FARMLAND AUCTION

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Watonwan County, MN

Summary

Parcel ID 020330905
 Property Address 33-105-030
 Sec/Twp/Rng 33-105-030
 Brief Tax Description SECT-33 TWP-105 RANGE-030 71.99 AC PT OF S1/2 OF NE1/4; PTOF SE1/4 OF NW1/4; E 25.5' OF NE1/4 OF SW1/4
 (Note: Not to be used on legal documents)
 Deeded Acres 71.99
 Class 105 - (HSTD) 2A ACTIVELY FARMING
 District (0201) TWP OF ANTRIM-0458
 School District 0458

[View Map](#)

Owners

Primary Owner
[CHAD & TONYA R UREVIG](#)
 235 16TH ST S
 SAINT JAMES MN 56081

Land

| Seq | Code | CER | Dim 1 | Dim 2 | Dim 3 | Units | UT |
|-------|--------------|------|-------|-------|-------|--------|----|
| 1 | CER VALUE 2A | 72.9 | 0 | 0 | 0 | 68.520 | A |
| 2 | WOODS 2A | 0 | 0 | 0 | 0 | 3.470 | A |
| Total | | | | | | 71.990 | |

Sales

| Multi Parcel | Instr Type | Qualified Sale | Sale Date | Buyer | Seller | Sale Price | Adjusted Sale Price | eCRV |
|--------------|------------|----------------|-----------|-----------------------|--------------------------|-------------|---------------------|-------------------------|
| Y | WD | Q | 5/7/2024 | CHAD & TONYA R UREVIG | EDWARD M RITZ | \$2,800,000 | \$2,800,000 | 1646732 |
| Y | WD | U | 6/26/2020 | EDWARD & MEGGIE RITZ | KENNETH M & CAROL C RITZ | \$1,120,000 | \$1,120,000 | 1112642 |

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

Valuation

| | 2025 Assessment | 2024 Assessment | 2023 Assessment | 2022 Assessment | 2021 Assessment |
|-----------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| + Estimated Building Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| + Estimated Land Value | \$684,200 | \$751,300 | \$749,600 | \$536,700 | \$467,200 |
| + Estimated Machinery Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| = Estimated Market Value | \$684,200 | \$751,300 | \$749,600 | \$536,700 | \$467,200 |

Taxation

| | 2025 Payable | 2024 Payable | 2023 Payable | 2022 Payable |
|------------------------|--------------|--------------|--------------|--------------|
| Estimated Market Value | \$751,300 | \$749,600 | \$536,700 | \$467,200 |
| - Excluded Value | \$0 | \$0 | \$0 | \$0 |
| - Homestead Exclusion | \$0 | \$0 | \$0 | \$0 |
| = Taxable Market Value | \$751,300 | \$749,600 | \$536,700 | \$467,200 |
| Net Taxes Due | \$4,294.00 | \$3,760.00 | \$2,688.00 | \$3,498.00 |
| + Special Assessments | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| = Total Taxes Due | \$4,294.00 | \$3,760.00 | \$2,688.00 | \$3,498.00 |

Taxes Paid

| Payment # | Receipt # | Receipt Print Date | Amt Write Off | Amt Charge | Amt Payment |
|-----------|-----------|--------------------|---------------|------------|--------------|
| 145430 | | 12/11/2025 | \$0.00 | \$171.76 | (\$2,318.76) |
| 139217 | | 6/16/2025 | \$0.00 | \$171.76 | (\$2,318.76) |
| 117647 | | 5/10/2024 | \$0.00 | \$312.31 | (\$6,775.31) |
| 98174 | | 1/17/2023 | \$0.00 | \$260.23 | (\$3,404.76) |
| 92145 | | 8/5/2022 | \$0.00 | \$174.90 | (\$500.00) |
| 76221 | 244047 | 5/17/2021 | \$0.00 | \$0.00 | (\$1,482.00) |



AUCTIONEERS AND SALES STAFF

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268.08 Acres +/- of Bare Farmland in Antrim Twp., Watonwan County, MN

FARMLAND AUCTION

Wednesday, April 8, 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

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- 150.73 +/- Deeded Acres & Parcel 2- 117.35 +/- Deeded Acres x The Bid. All bidders must register for a bidding number prior to bidding on sale day. 10% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before May 14, 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 opened to be farmed in 2026 by the Buyer. All 2026 real estate taxes and 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



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

268.08 Acres +/- of Bare Farmland in Antrim Twp., Watonwan County, MN

FARMLAND AUCTION

Wednesday, April 8, 2026 @ 10:00 AM

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

NOTES



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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



WWW.LANDSERVICESUNLIMITED.COM

Acreages - Commercial - Farm Land - Recreational



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

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