



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- 151.08 +/- Deeded Acres x The Bid
Parcel 2- 117 +/- 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: 151.08 +/- 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 +/- 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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www.auctioneeralley.com

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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

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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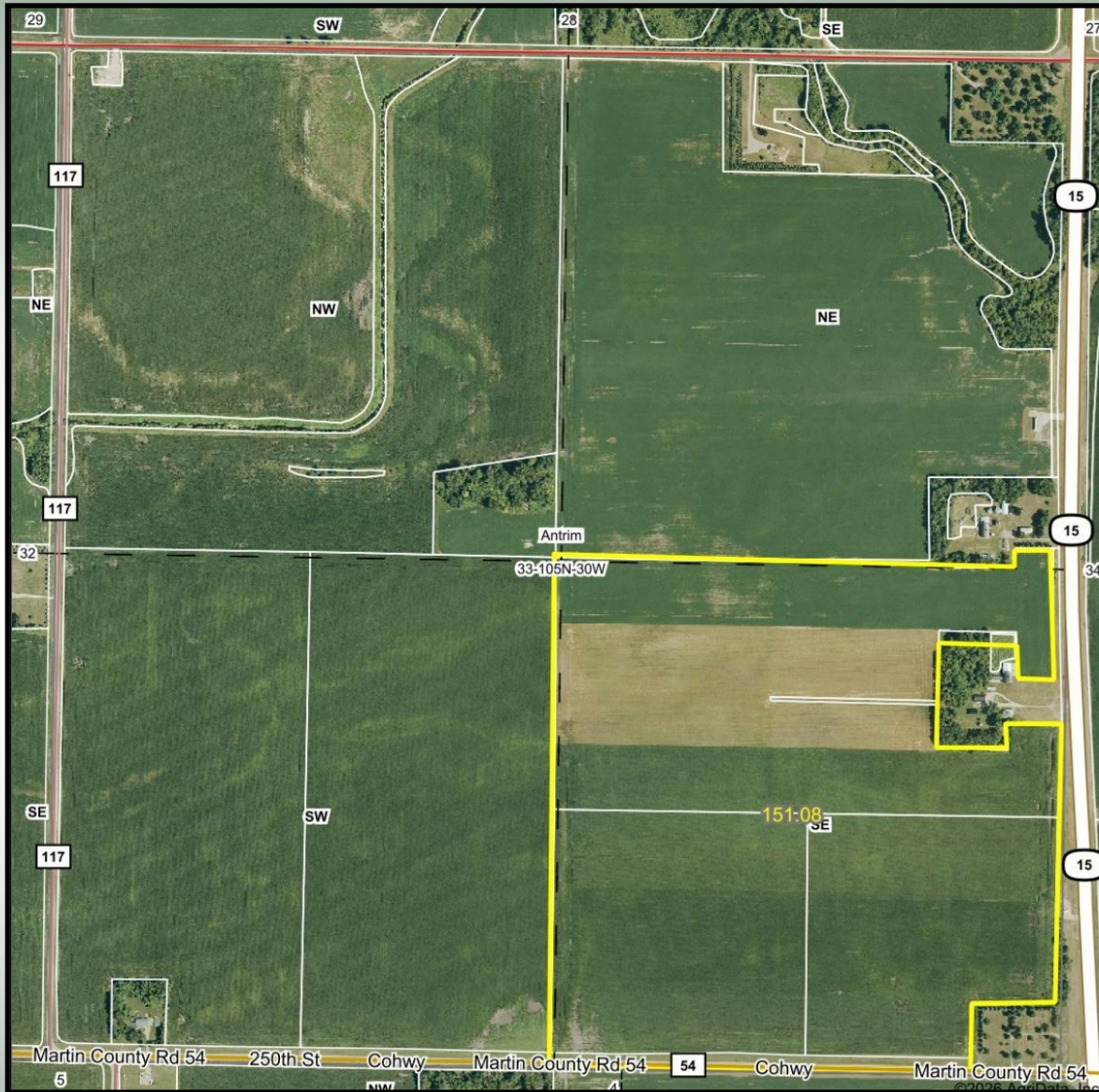
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PARCEL 1: 151.08 Acres



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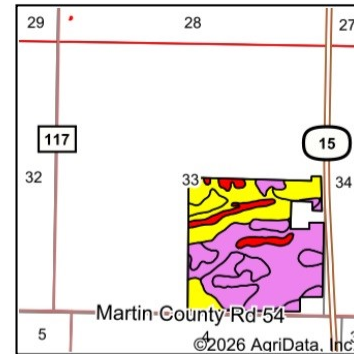
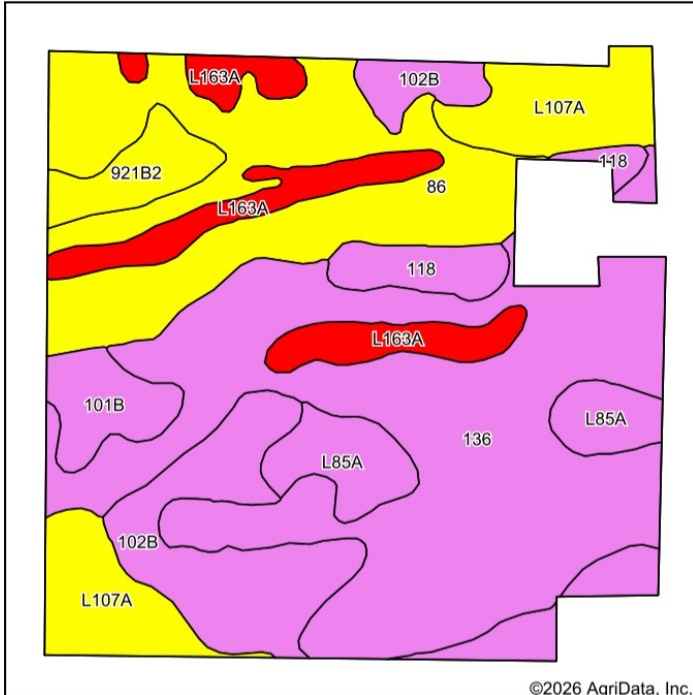
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PARCEL 1

Soils Map



State: Minnesota
 County: Watonwan
 Location: 33-105N-30W
 Township: Antrim
 Acres: 147.02
 Date: 4/4/2026



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
136	Madelia silty clay loam, 0 to 2 percent slopes	54.50	37.1%		94
86	Canisteo clay loam, 0 to 2 percent slopes	28.61	19.5%		93
102B	Clarion loam, 2 to 6 percent slopes	18.87	12.8%		95
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	13.73	9.3%		91
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	11.17	7.6%		86
L85A	Nicollet clay loam, 1 to 3 percent slopes	7.36	5.0%		99
101B	Truman silt loam, 2 to 6 percent slopes	4.41	3.0%		99
118	Crippin loam, 1 to 3 percent slopes	4.24	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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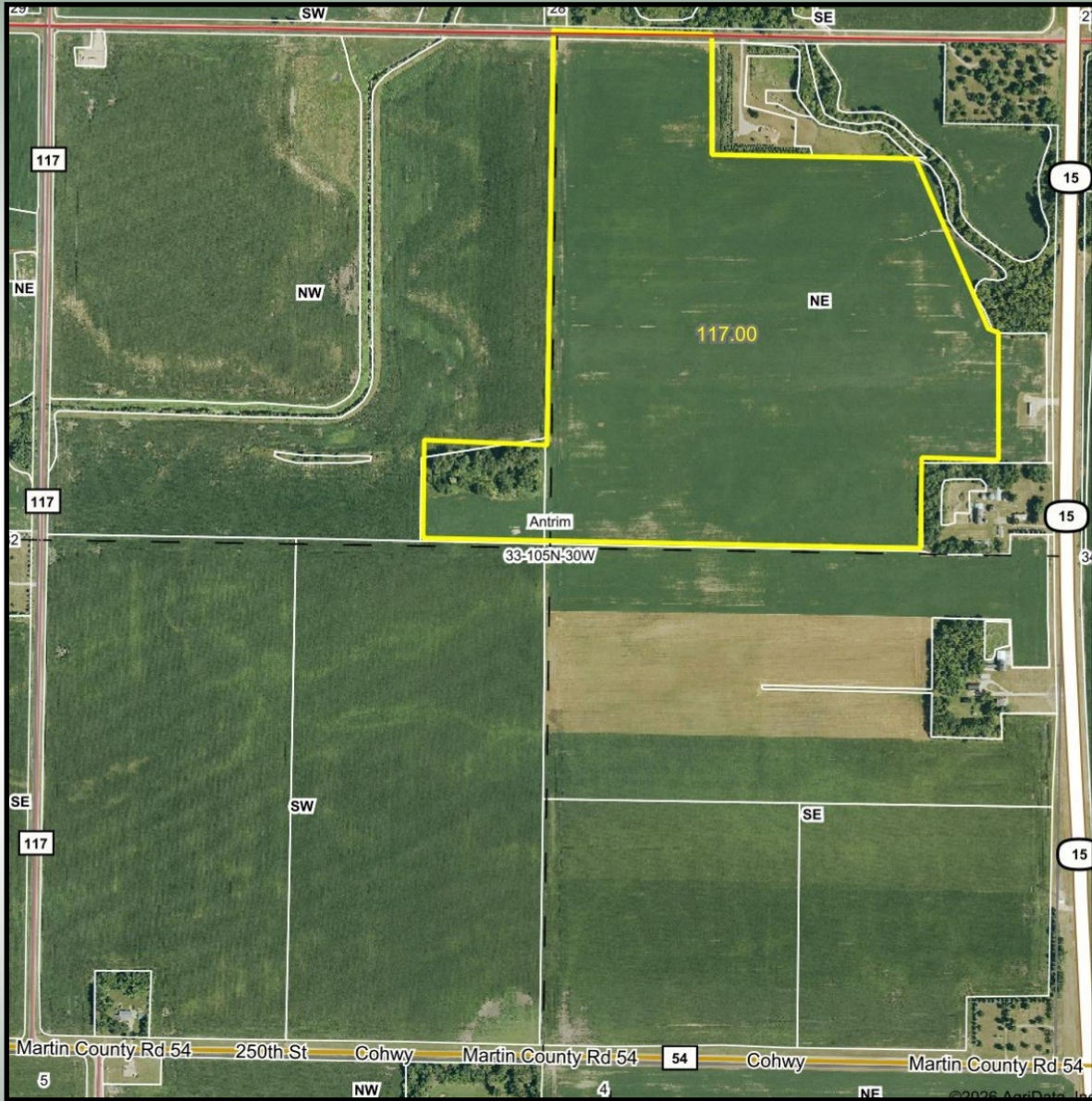
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PARCEL 2: 117 Acres



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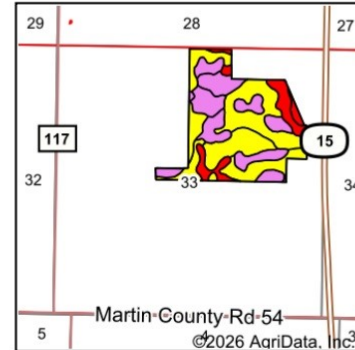
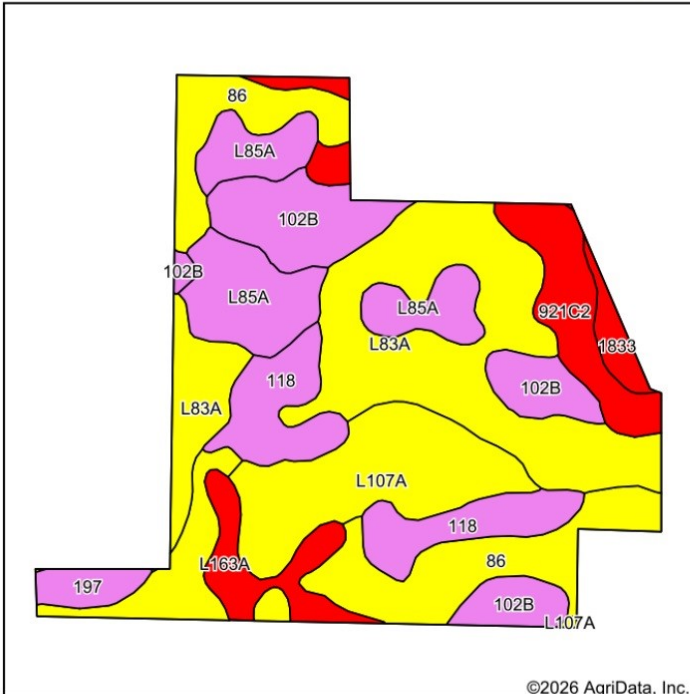
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PARCEL 2

Soils Map



State: Minnesota
 County: Watonwan
 Location: 33-105N-30W
 Township: Antrim
 Acres: 112.82
 Date: 4/4/2026



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	27.45	24.4%		93
86	Canisteo clay loam, 0 to 2 percent slopes	20.56	18.2%		93
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	13.26	11.8%		91
L85A	Nicollet clay loam, 1 to 3 percent slopes	12.77	11.3%		99
102B	Clarion loam, 2 to 6 percent slopes	12.33	10.9%		95
118	Crippin loam, 1 to 3 percent slopes	10.34	9.2%		100
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	7.94	7.0%		87
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	4.53	4.0%		86
197	Kingston silty clay loam, 1 to 3 percent slopes	1.94	1.7%		100
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	1.70	1.5%		83
Weighted Average					93.6



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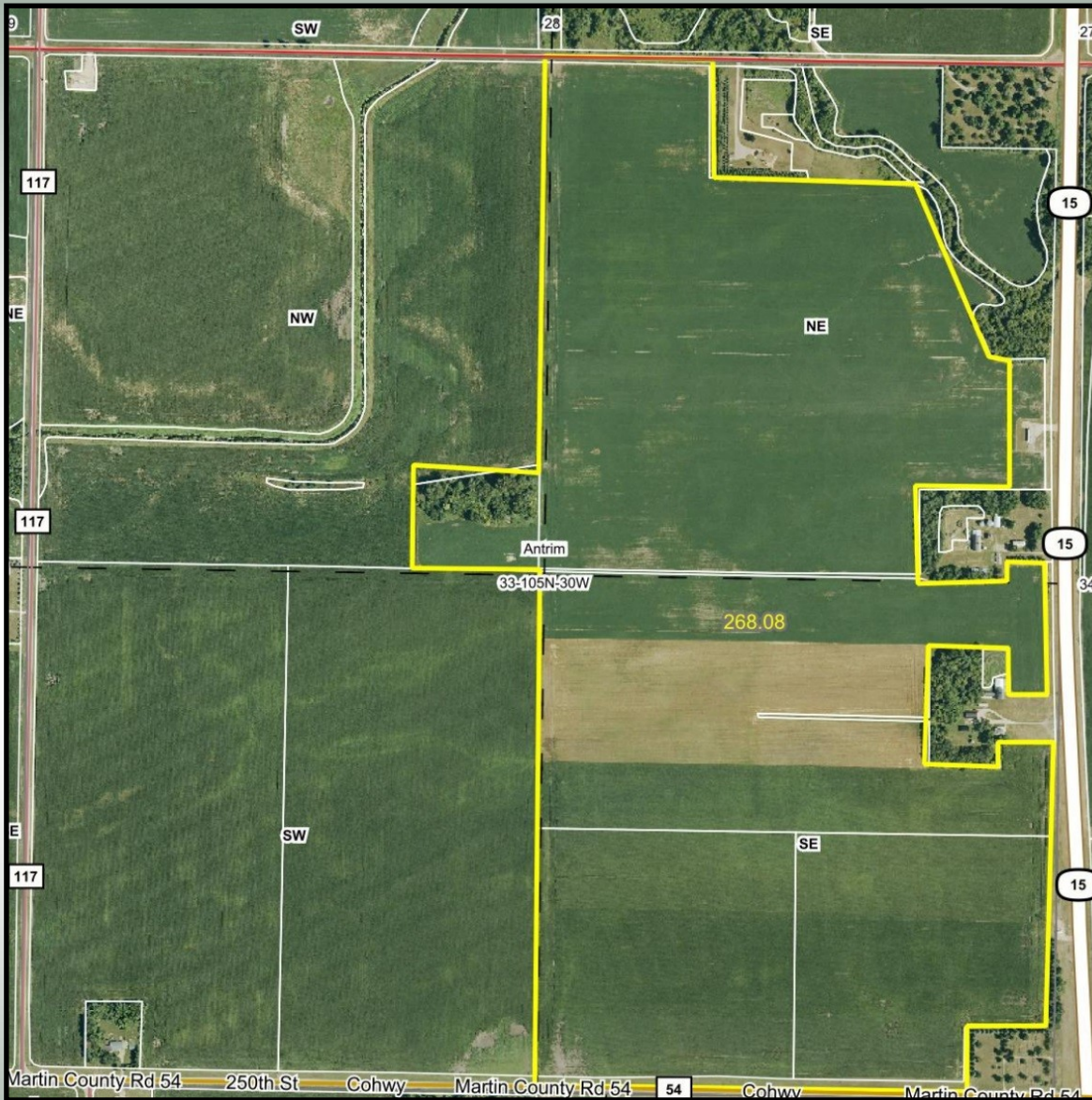
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ENTIRE PARCEL



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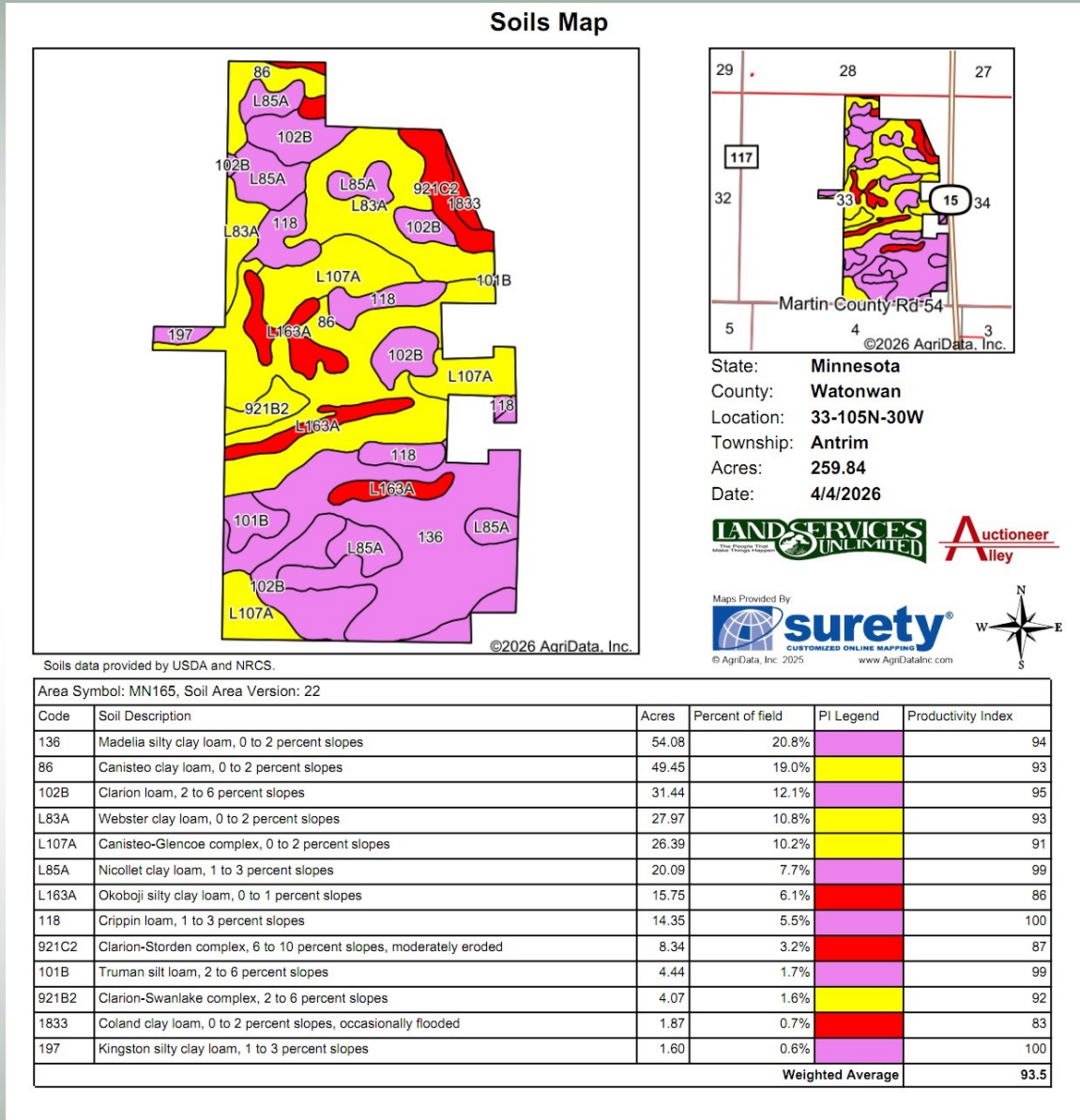
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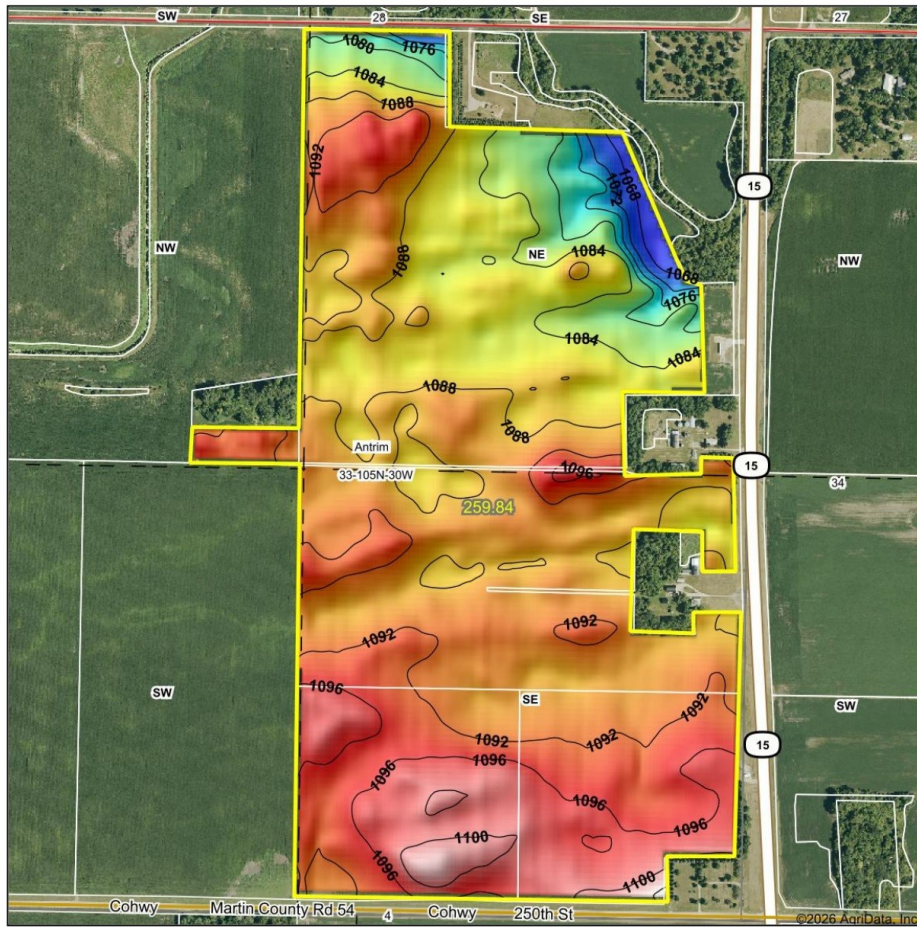
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ENTIRE PARCEL

Topography Hillshade



Low Elevation High

Source: USGS 10 meter dem

0ft 782ft 1564ft

Interval(ft): 4

Min: 1,066.2



33-105N-30W
Watonwan County
Minnesota

Max: 1,105.1

Range: 38.9

Average: 1,089.7

Standard Deviation: 5.84 ft

Boundary Center: 43° 51' 19.25, -94° 26' 7.66

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



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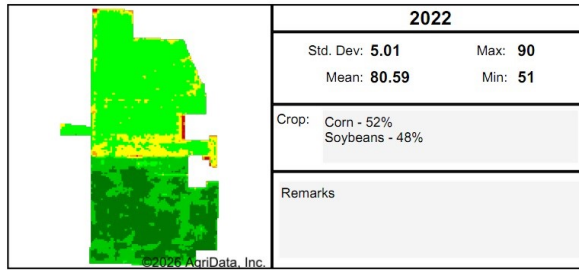
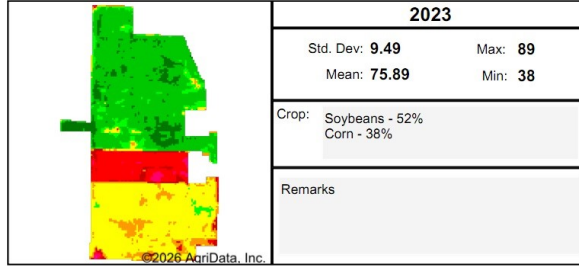
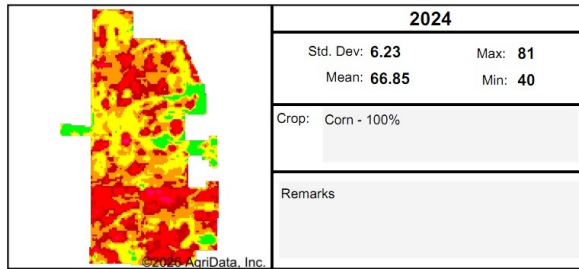
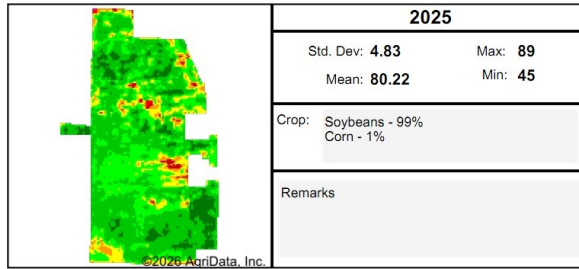
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NDVI Maps

Max Plant Growth(NDVI) Multi-year

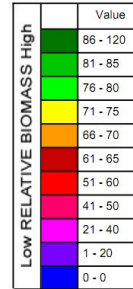


Client:
Farm:
Field:

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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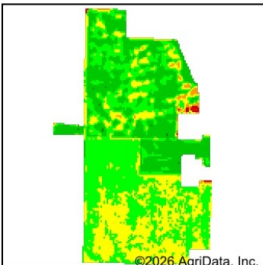
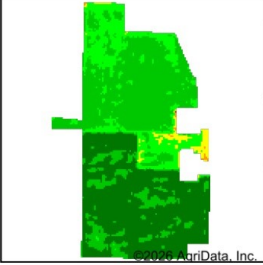
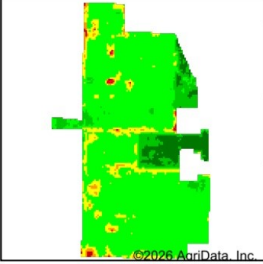


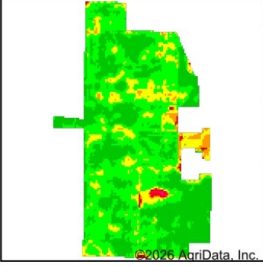
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NDVI Maps

Max NDVI Multi-year

	2021																									
	Std. Dev: 3.64 Max: 86 Mean: 77.79 Min: 57	Client: <input type="text"/> Farm: <input type="text"/> Field: <input type="text"/> Date: 3/19/2026 Acres: 259.66																								
	Crop: Soybeans - 50% Corn - 49%	State: MN County: Watonwan Location: 33-105N-30W Township: Antrim Boundary Center: 43° 51' 19.23, -94° 26' 7.57																								
	Remarks:																									
	Std. Dev: 3.61 Max: 88 Mean: 83.19 Min: 61	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="writing-mode: vertical-rl; transform: rotate(180deg);">Low Relative Biomass High</th> <th>Value</th> </tr> </thead> <tbody> <tr><td style="background-color: #008000;"></td><td>86 - 120</td></tr> <tr><td style="background-color: #00ff00;"></td><td>81 - 85</td></tr> <tr><td style="background-color: #90ee90;"></td><td>76 - 80</td></tr> <tr><td style="background-color: #ffff00;"></td><td>71 - 75</td></tr> <tr><td style="background-color: #ffa500;"></td><td>66 - 70</td></tr> <tr><td style="background-color: #ff0000;"></td><td>61 - 65</td></tr> <tr><td style="background-color: #ff69b4;"></td><td>51 - 60</td></tr> <tr><td style="background-color: #ff00ff;"></td><td>41 - 50</td></tr> <tr><td style="background-color: #ff00ff;"></td><td>21 - 40</td></tr> <tr><td style="background-color: #0000ff;"></td><td>1 - 20</td></tr> <tr><td style="background-color: #0000ff;"></td><td>0 - 0</td></tr> </tbody> </table>	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
	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																									
Crop: Corn - 54% Soybeans - 46%	Soils Weighted Average Productivity Index: 93.6																									
Remarks:	Elevation (feet) Min: 1,066.2 Max: 1,104.9 Range: 38.7 Mean: 1,089.7 Std Dev: 5.8																									
	Std. Dev: 3.38 Max: 88 Mean: 78.35 Min: 44	 Maps Provided By  <small>© AgriData, Inc. 2025 www.AgriDataInc.com</small>																								
	Crop: Corn - 87% Soybeans - 13%																									
	Remarks:																									
	Std. Dev: 3.93 Max: 85 Mean: 78.7 Min: 40																									
	Crop: Corn - 73% Soybeans - 24%																									
	Remarks:																									



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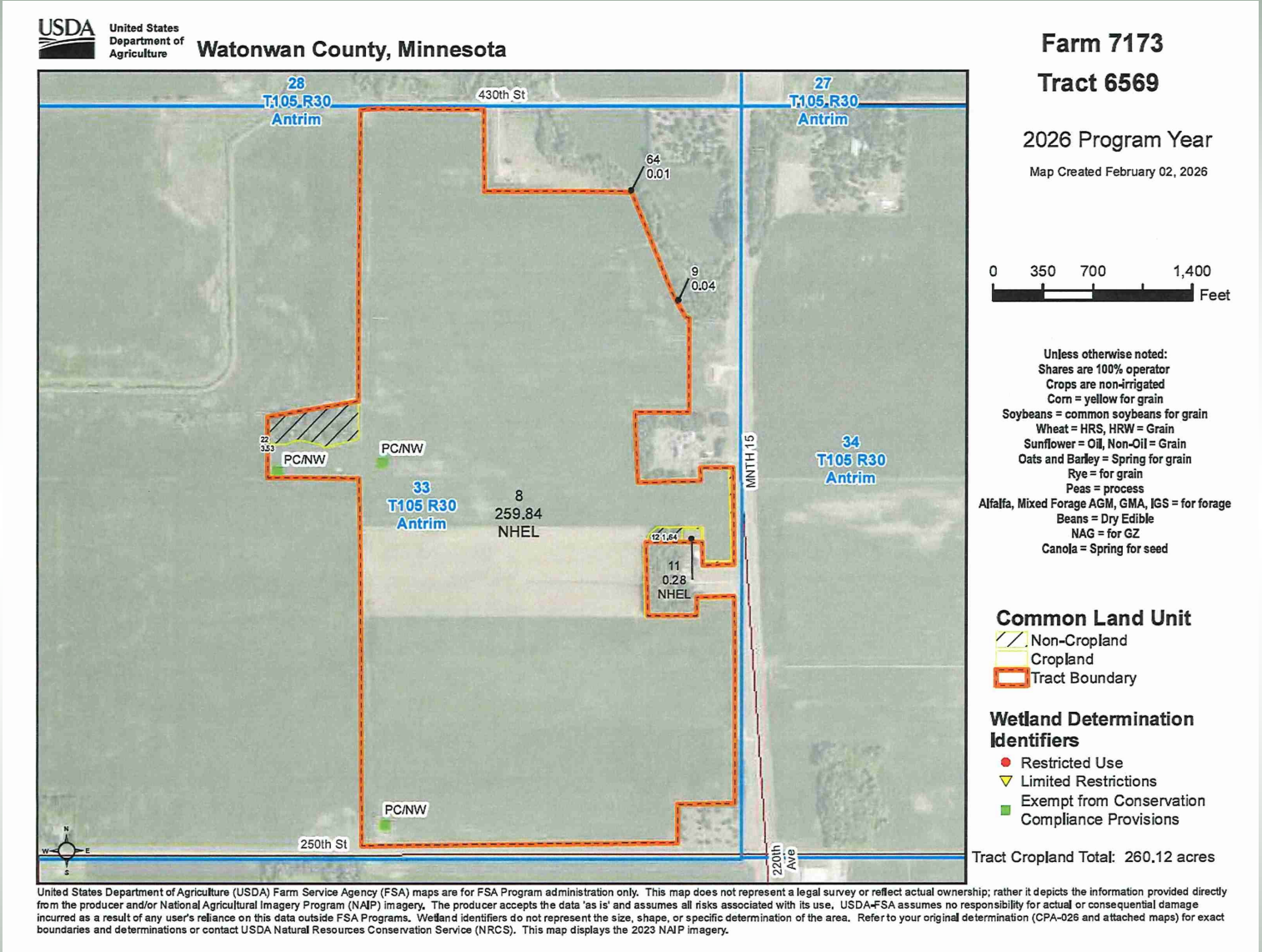
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FSA Information

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

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.

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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [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 Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



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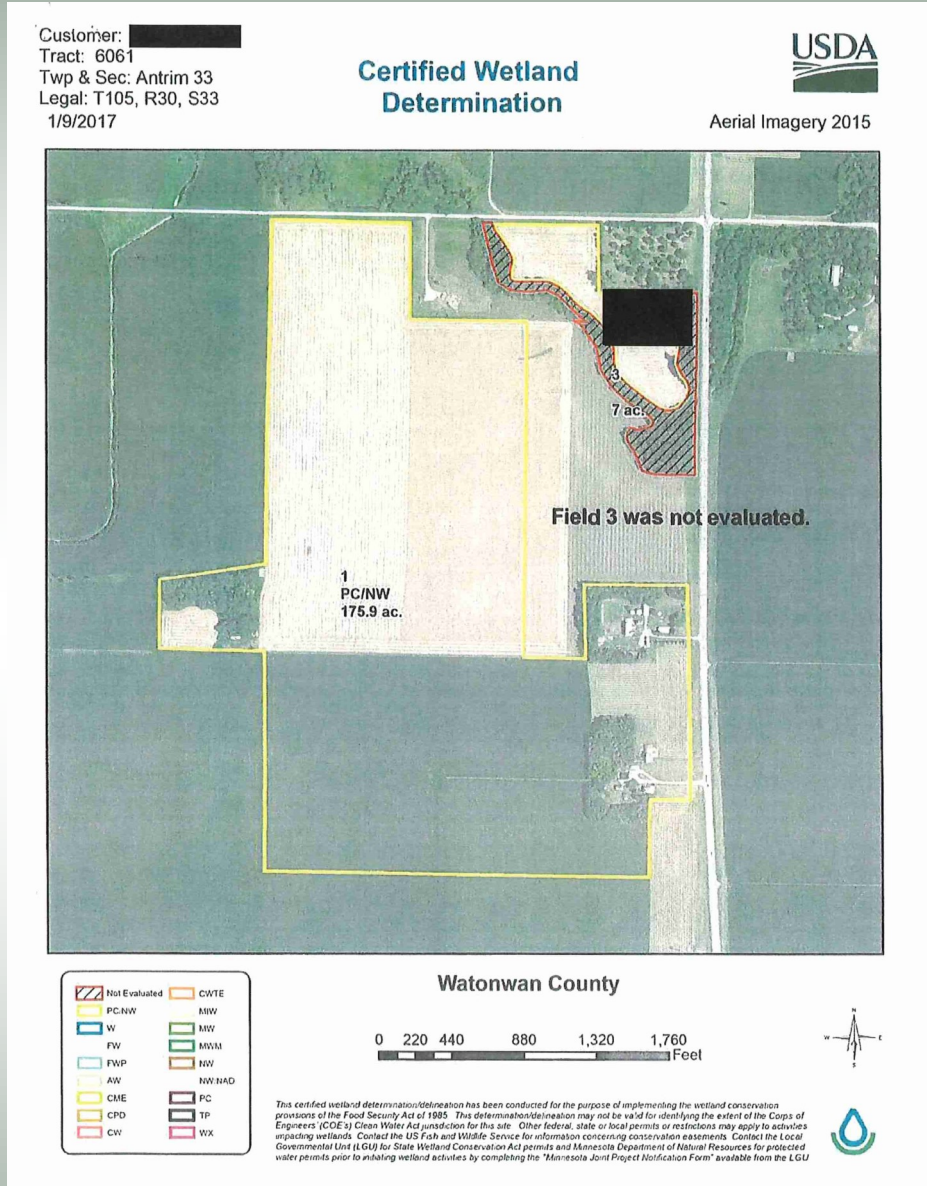
268.08 Acres +/- of Bare Farmland in Antrim Twp., Watonwan County, MN

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



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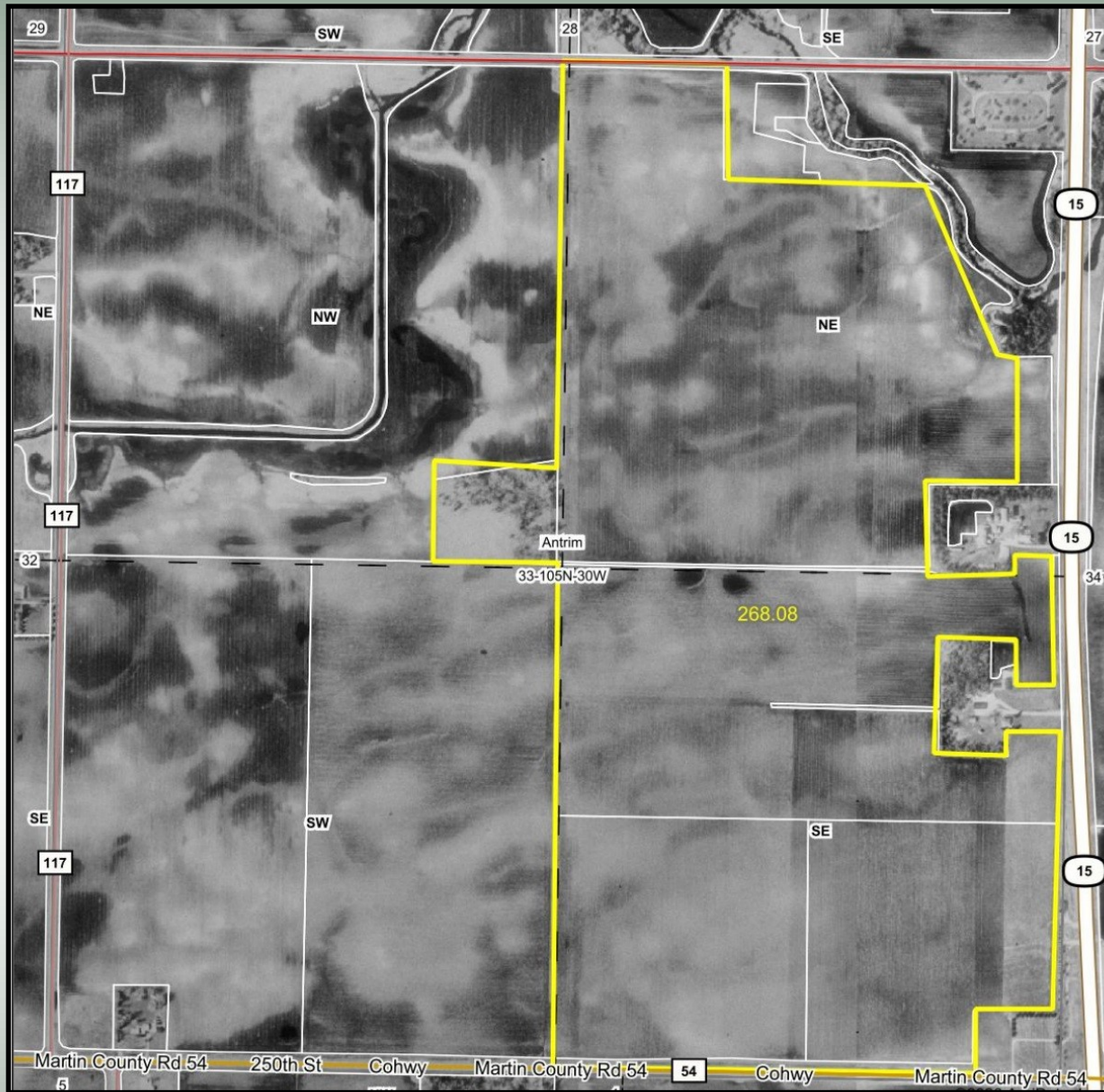
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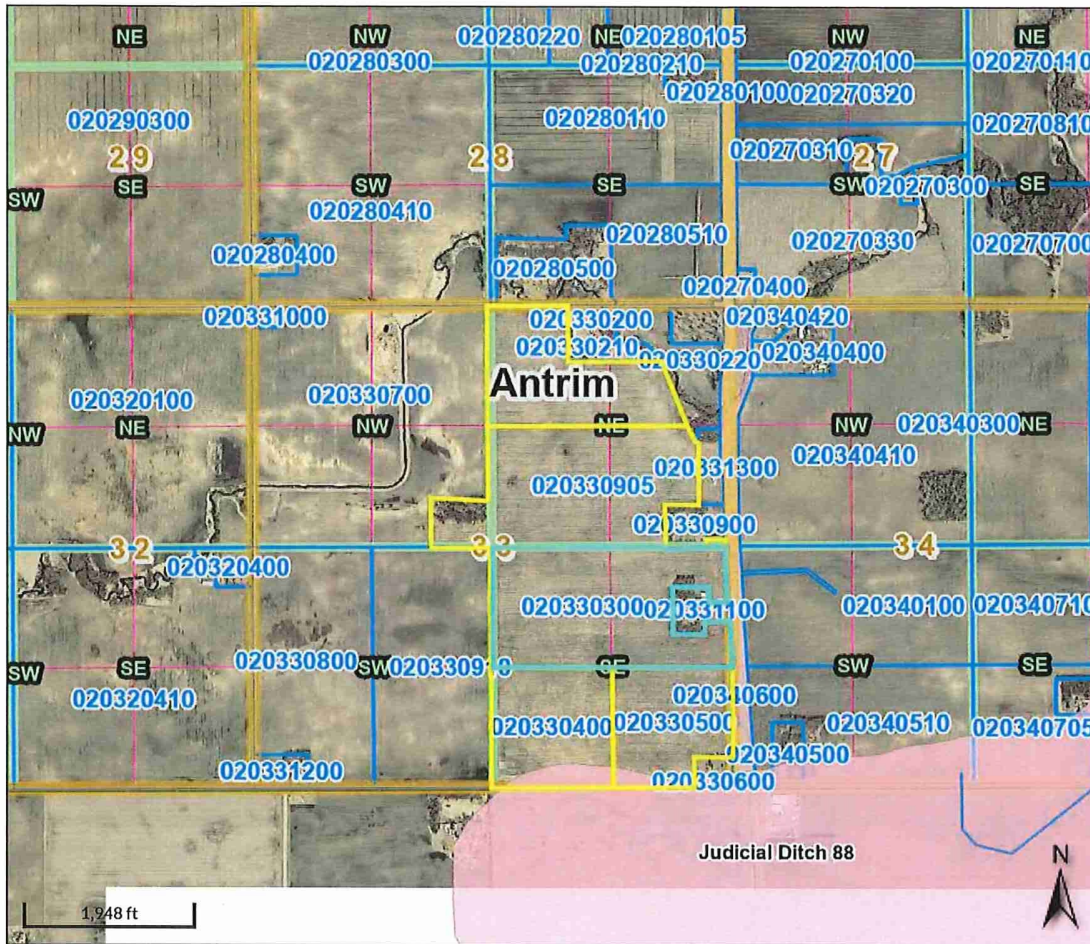
268.08 Acres +/- of Bare Farmland in Antrim Twp., Watonwan County, MN

FARMLAND AUCTION

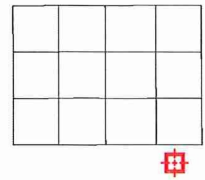
Wednesday, April 8, 2026 @ 10:00 AM

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 **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



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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)



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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 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)



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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 (0204) 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)



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FARMLAND AUCTION

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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)



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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- 151.08 +/- Deeded Acres & Parcel 2- 117 +/- 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



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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

NOTES



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