



FARMLAND AUCTION

Tuesday, November 10, 2026 @ 2 PM

Jasper Community Center

415 2nd Street East, Jasper, MN



160 ACRES +/-

SECTION 20 OF ROSE DELL TWP

ROCK COUNTY, MN

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060



160 Acres +/- of Bare Farmland in Rose Dell Twp., Rock County, MN

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

FARM PROPERTY INFORMATION

SALE METHOD:	The property will be offered for sale on auction day as one parcel.		
	Parcel 1- 160 +/- Deeded Acres x The Bid		
LEGAL DESCRIPTION:	160 +/- Deeded Acres located in the NE ¼ of Section 20, TWP 104N, Range 46W, Rock County, MN		
TAX PARCEL ID:	10-0099-000		
BUILDINGS:	None		
REAL ESTATE TAXES:	2026 (NON-HSTD) Ag Taxes = \$4,250.00		
FSA INFORMATION:	Total Deeded Acres	=	160.00 +/- Acres
	FSA Tillable Acres	=	131.96 +/- Acres
	Corn Base Acres	=	66.60 +/- Acres
	Corn PLC Yield	=	146.00 +/- Bushels
	Soybean Base Acres	=	65.36 +/- Acres
	Soybean PLC Yield	=	37.00 +/- Bushels
	Total Base Acres	=	131.96 +/- Acres
PREDOMINANT SOILS:	Ihlen Silty Clay Loam & Trent Silty Clay Loam		
CPI PARCEL:	CPI= 73.6 *See Soils Map		
TOPOGRAPHY:	Level to Gently Rolling *See Topography Map		
DRAINAGE PARCEL:	No tile maps		
NRCS CLASSIFICATION:	NHEL (Non-Highly Erodible Land)		
WETLAND STATUS:	NW/PC (Non-Wetland/ Prior Converted) on tillable land. Determination was completed 1-13-2006. Determination will need to be updated.		
LEASE STATUS:	Property is opened to be farmed by the Buyer in 2027.		

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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ALLEN, RYAN & CHRIS KAHLER &

DOUG WEDEL

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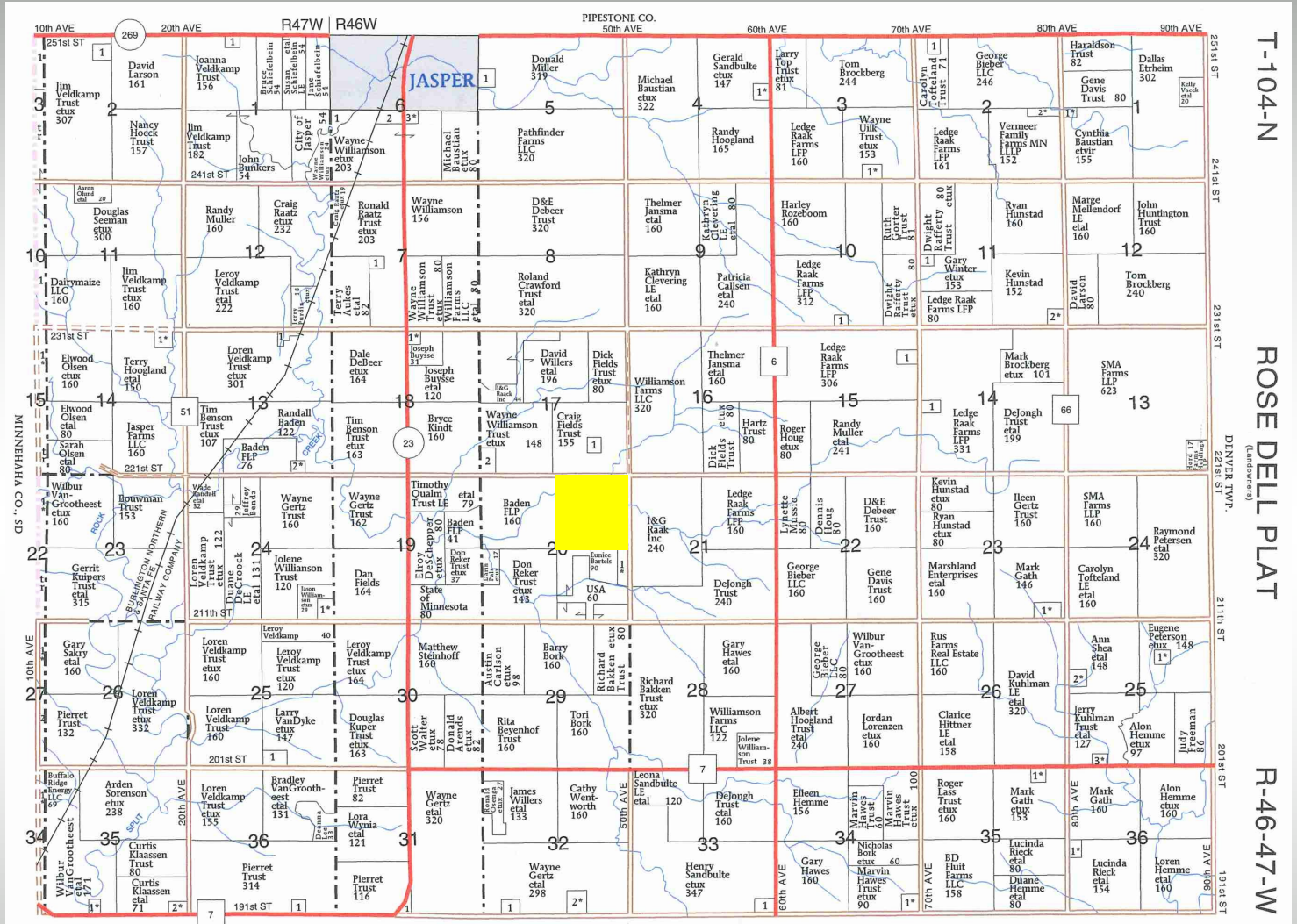
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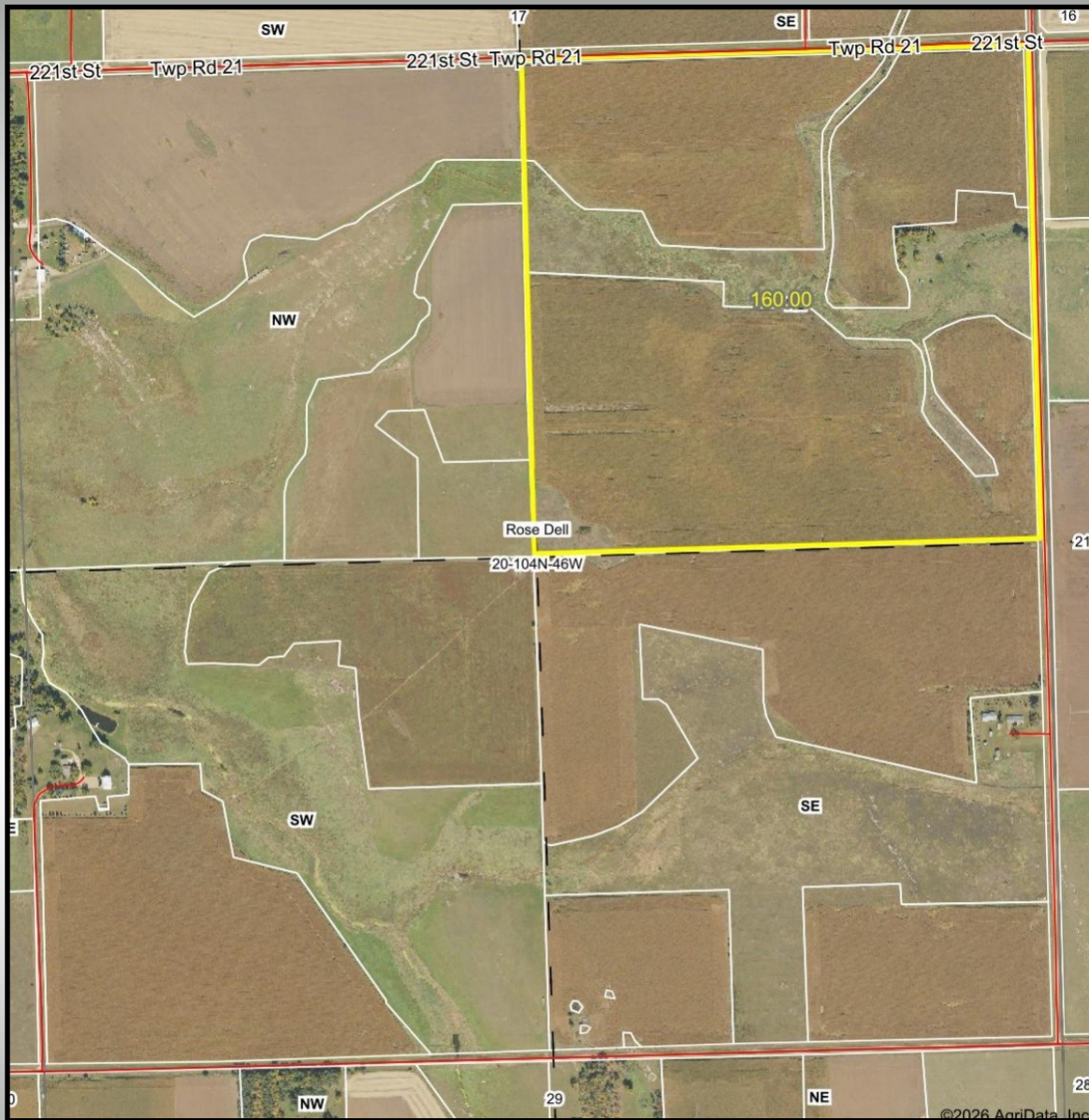
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Subject Property: 160 Acres



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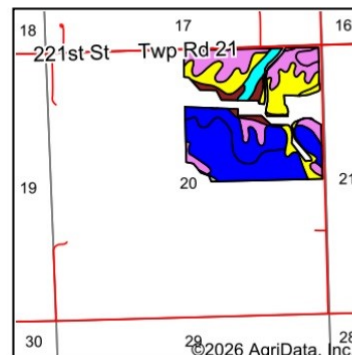
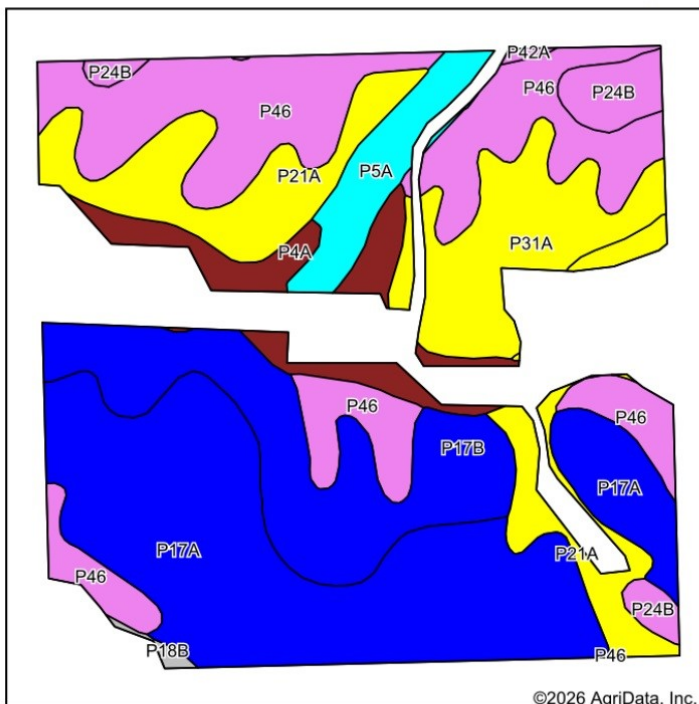
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Soils Map



State: **Minnesota**
 County: **Rock**
 Location: **20-104N-46W**
 Township: **Rose Dell**
 Acres: **131.96**
 Date: **9/7/2026**



Soils data provided by USDA and NRCS.

Area Symbol: MN133, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
P17A	Ihlen silty clay loam, 0 to 2 percent slopes	39.68	30.0%		57
P46	Trent silty clay loam, 0 to 3 percent slopes	29.79	22.6%		100
P17B	Ihlen silty clay loam, 2 to 6 percent slopes	18.27	13.8%		53
P21A	Marcus silty clay loam, 0 to 2 percent slopes	15.57	11.8%		93
P31A	Spicer silty clay loam, 0 to 2 percent slopes	11.68	8.9%		91
P4A	Calco silty clay loam, 0 to 2 percent slopes, frequently flooded	6.92	5.2%		20
P5A	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.47	4.1%		80
P24B	Moody silty clay loam, cool, 2 to 6 percent slopes	4.03	3.1%		95
P18B	Ihlen-Rock outcrop complex, 0 to 4 percent slopes	0.35	0.3%		43
P42A	Whitewood silty clay loam, 0 to 2 percent slopes	0.20	0.2%		94
Weighted Average					73.6



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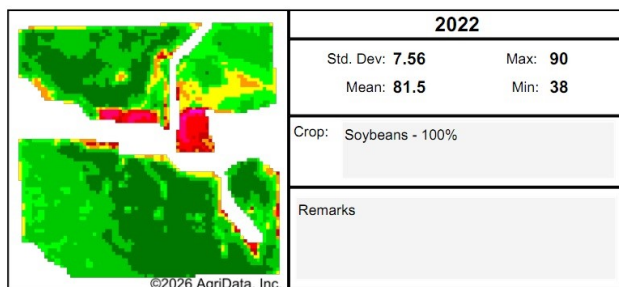
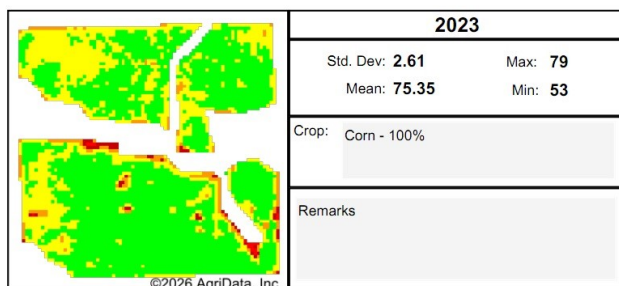
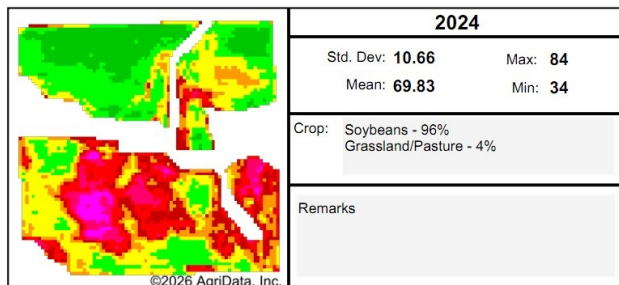
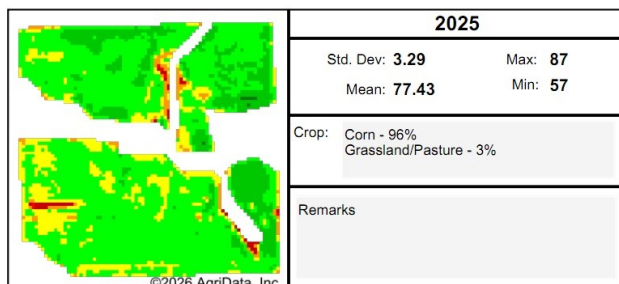
160 Acres +/- of Bare Farmland in Rose Dell Twp., Rock County, MN

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Max Plant Growth(NDVI) Multi-year



Client:
Farm:
Field:

Date: 9/7/2026

Acres: 131.96

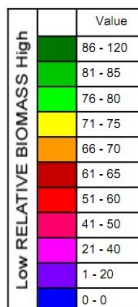
State: MN

County: Rock

Location: 20-104N-46W

Township: Rose Dell

Boundary Center: 43° 48' 6.44, -96° 22' 36.79



Soils Weighted Average

Productivity Index: 73.6

Elevation (feet)

Min: 1,620.5

Max: 1,644.6

Range: 24.1

Mean: 1,630.1

Std Dev: 4.7



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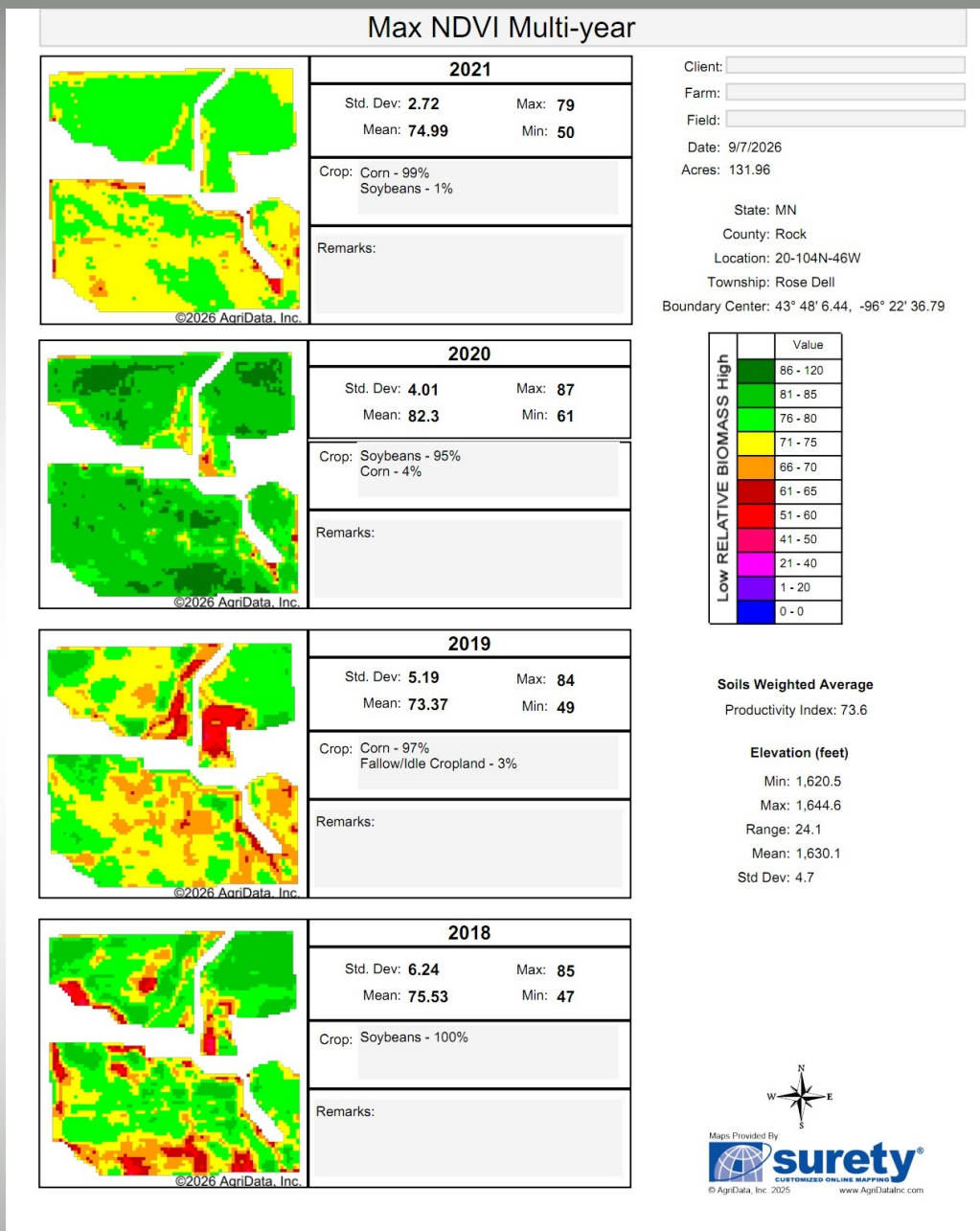
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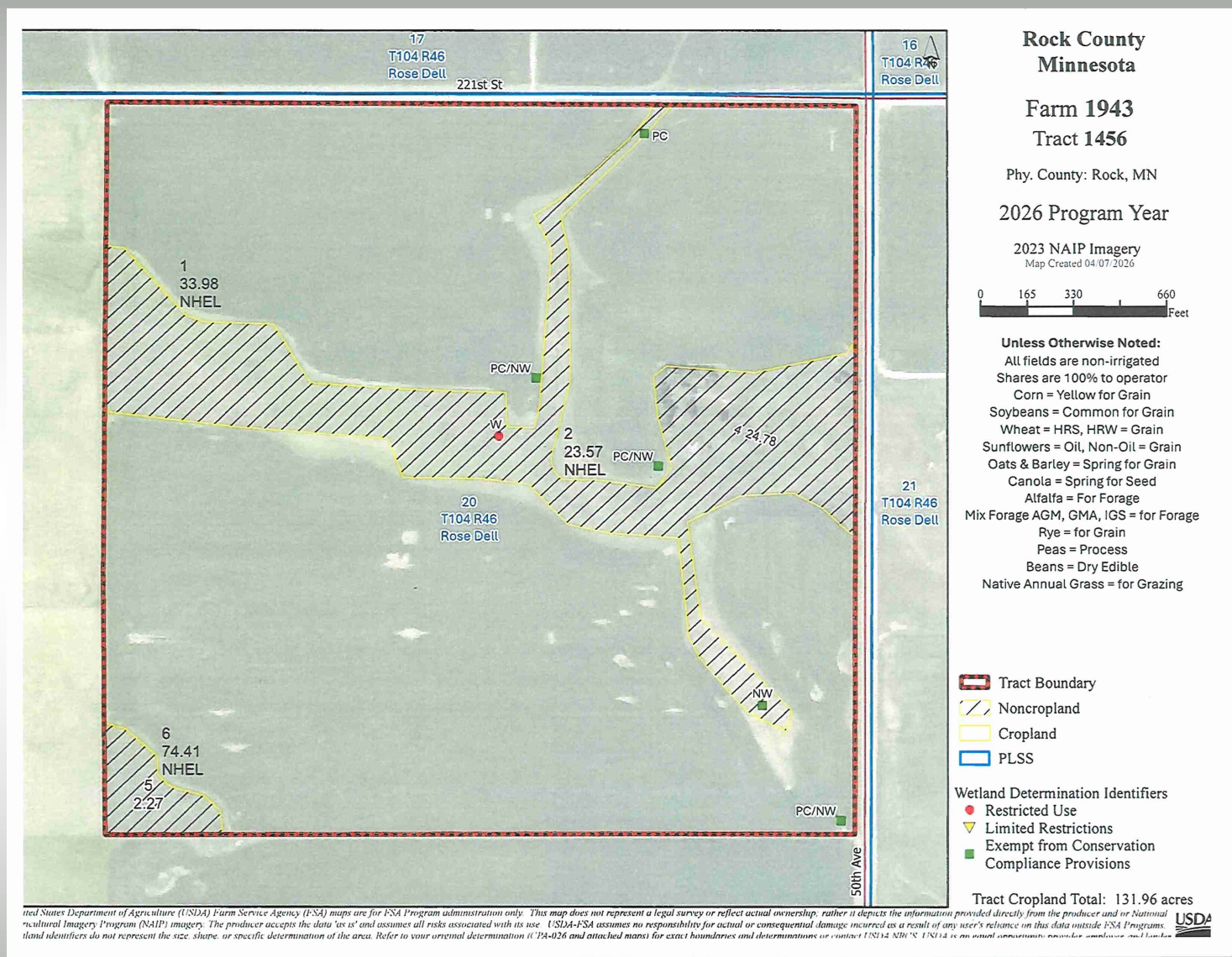
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FSA Map



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FSA Information

MINNESOTA ROCK Form: FSA-156EZ See Page 2 for non-discriminatory Statements.		 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record		FARM : 1943 Prepared : 8/12/26 10:15 AM CST Crop Year : 2026	
--	--	--	--	---	--

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

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
159.01	131.96	131.96	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	131.96	0.00			0.00	0.00	0.00	0.00

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	CORN, SOYBN	None

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	66.60	0.00	146	0
Soybeans	65.36	0.00	37	
TOTAL	131.96	0.00		

--

Tract Number	: 1456
Description	: NE 20 ROSE DELL
FSA Physical Location	: MINNESOTA/ROCK
ANSI Physical Location	: MINNESOTA/ROCK
BIA Unit Range Number	:
CRP Contract Number(s)	: None
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Tract contains a wetland or farmed wetland
WL Violations	: None
Owners	: VELMA BLINKMAN VICKERMAN
Other Producers	: None
Recon ID	: None



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MINNESOTA

ROCK

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1943

Prepared : 8/12/26 10:15 AM CST

Crop Year : 2026

Tract Land Data

Tract 1456 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
159.01	131.96	131.96	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	131.96	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	66.60	0.00	146
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TOTAL	131.96	0.00	



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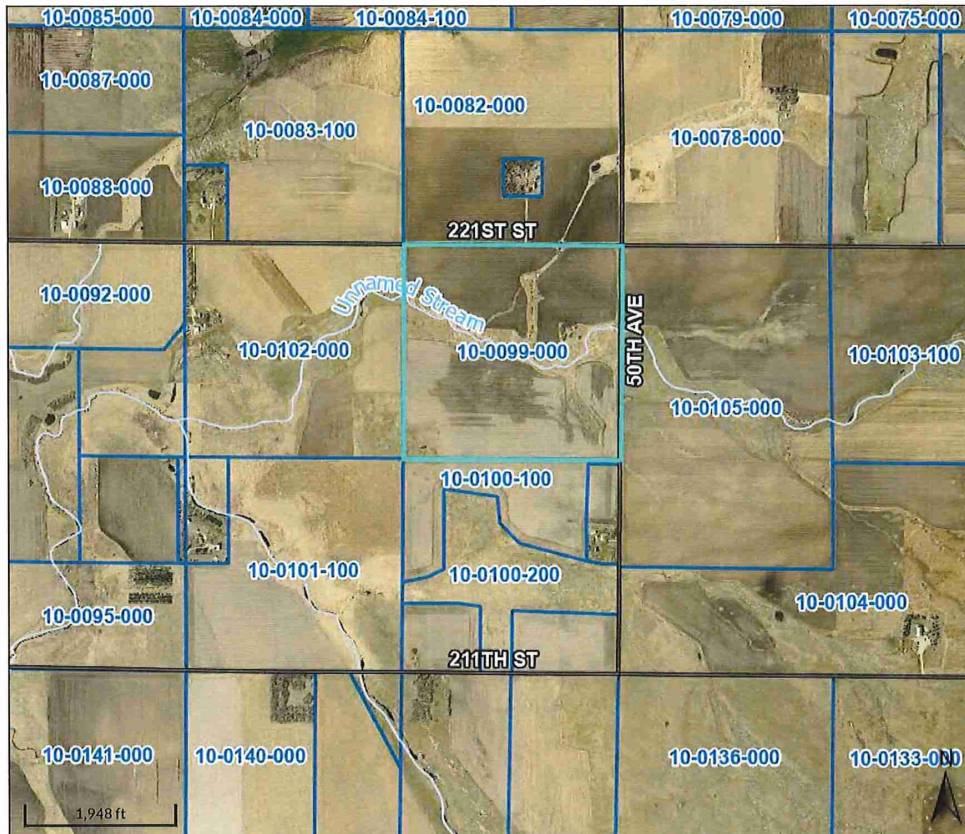
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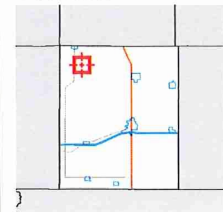
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Overview



Legend

- Roads
- INTERSTATE
 - INTERSTATE
 - US HWY
 - STATE HWY
 - CNTY RD
 - OTHER RD
 - <all other values>
- Rivers
- Parcels

Parcel ID	10-0099-000	Alternate ID	n/a	Owner Address	BECKER DAWN & NANCY BENSON
Sec/Twp/Rng	20-104-46	Class	AGRICULTURE		1738 STATE HWY 15
Property Address		Acreage	160.0		FAIRMONT MN 56031
	TOWN OF ROSE DELL				
District	n/a				
Brief Tax Description	NE1/4 ACRES 160.00 1/2 INT DAWN BECKER 1/2 INT NANCY BENSON				
	(Note: Not to be used on legal documents)				



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Rock County, MN

Summary

Parcel ID 10-0099-000
Property Address TOWN OF ROSE DELL, MN
Sec-Twp-Rng 20-104-46
Lot-Block Lot 0-Block 0
Plat
Brief Tax Description NE1/4 ACRES 160.00 NE1/4 ACRES 160.00 1/2 INT DAWN
Description BECKER 1/2 INT NANCY BENSON
(Note: Not to be used on legal documents)
Acres 160
Class 101 - AGRICULTURE
Is Homesteaded No
Twp/City 10 - TOWN OF ROSE DELL
School District PIPESTONE/JASPER

[View Map](#)

Owner

Tax
BECKER DAWN & NANCY BENSON
1738 STATE HWY 15
FAIRMONT, MN 56031

[Request Address Change](#)

Current Valuation

	Market	Taxable
Land	\$1,725,300	\$1,725,300
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
Exclusions		\$0
Total Value	\$1,725,300	\$1,725,300

Valuation

Assessed Year	2026	2025	2024	2023	2022
Market Total Value	\$1,725,300.00	\$1,610,300.00	\$1,607,800.00	\$1,461,700.00	\$1,153,200.00

Taxation

Tax Year	Payable 2026	Payable 2025	Payable 2024	Payable 2023	Payable 2022
Estimated Market Value	\$1,610,300.00	\$1,607,800.00	\$1,461,700.00	\$1,153,200.00	\$966,900.00
- Exemption	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Exclusion					
= Taxable Market Value	\$1,610,300.00	\$1,607,800.00	\$1,461,700.00	\$1,153,200.00	\$966,900.00
Net Taxes Due	\$5,157.74	\$4,951.08	\$4,542.96	\$4,313.99	\$4,115.06
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$4,250.00	\$4,108.00	\$3,742.00	\$3,628.00	\$3,550.00

Taxes Paid

Receipt #	Receipt Print Date	Amt Charge	Payment Amt
31	5/12/2026	\$0.00	\$2,125



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AUCTION INFORMATION

AGENCY: Auctioneer Alley & Land Services Unlimited+ and its agents represent the seller.

TERMS: The property will be offered for sale on auction day as one parcel. 160 +/- 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 December 18, 2026, when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and down payment is NON-REFUNDABLE. The property is opened to be farmed in 2027 by the Buyer. Seller will keep all 2026 farm income and pay all 2026 real estate tax. All real estate taxes 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 & 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.

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