

LAND FOR SALE

**151.3 ACRES +/- SECTION 36 OF CEDAR TWP
MARTIN COUNTY, MN**

REAL ESTATE SALES STAFF

DUSTYN HARTUNG MN Real Estate License #40326098, Cell # 507-236-7629

KEVIN KAHLER MN Real Estate License #526830, Cell # 507-920-8060

LEAH HARTUNG MN Broker #40416719, Cell # 507-236-8786



PRIVATE LISTING FOR SALE

151.3 Acres +/- of Martin County Land



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

HUBER FARM PROPERTY INFORMATION

LEGAL DESCRIPTION: All of Government Lot 5 (Except South 10 Ac), All of Government Lot 6 and All of Government Lot 7 lying south of the east and west 1/8 Section line of the NW 1/4 produced to the shore of Cedar Lake (with exceptions) all in Section 36 of Cedar Township, Martin County, MN T104N, R33W.

TAX PARCEL ID: 010360400

BUILDINGS: None

REAL ESTATE TAXES: 2026 (NON-HSTD) Ag Taxes = \$6,714.00

FSA INFORMATION:

Total Deeded Acres	=	151.30 +/- Acres
FSA Tillable Acres	=	121.72 +/- Acres
Corn Base Acres	=	60.85 +/- Acres
Corn PLC Yield	=	140.00 +/- Bushels
Soybean Base Acres	=	60.85 +/- Acres
Soybean PLC Yield	=	36.00 +/- Bushels
Total Base Acres	=	121.70 +/- Acres

PREDOMINANT SOILS: Clarion Loam & Nicollet Clay Loam

CPI: CPI= 91.2
*See Soils Map

TOPOGRAPHY: Gently Rolling to Rolling
*See Topography Map

DRAINAGE PARCEL: Property is not part of a county ditch system. No private tile maps have been found.

NRCS CLASSIFICATION: NHEL (Non-Highly Erodible Land) & 1.65 Acres of HEL (Highly Erodible Land)
*See FSA Map

WETLAND STATUS: NW/PC (Non-Wetland/ Prior Converted) on tillable land. Determination was completed 1-8-1990. Determination will need to be updated.

LEASE STATUS: Property is opened to be farmed in 2027 by the Buyer.

AUCTIONS – REAL ESTATE - APPRAISALS



REAL ESTATE SALES STAFF

DUSTYN HARTUNG MN Real Estate License
#40326098, Cell # 507-236-7629

KEVIN KAHLER MN Real Estate License #526830,
Cell # 507-920-8060

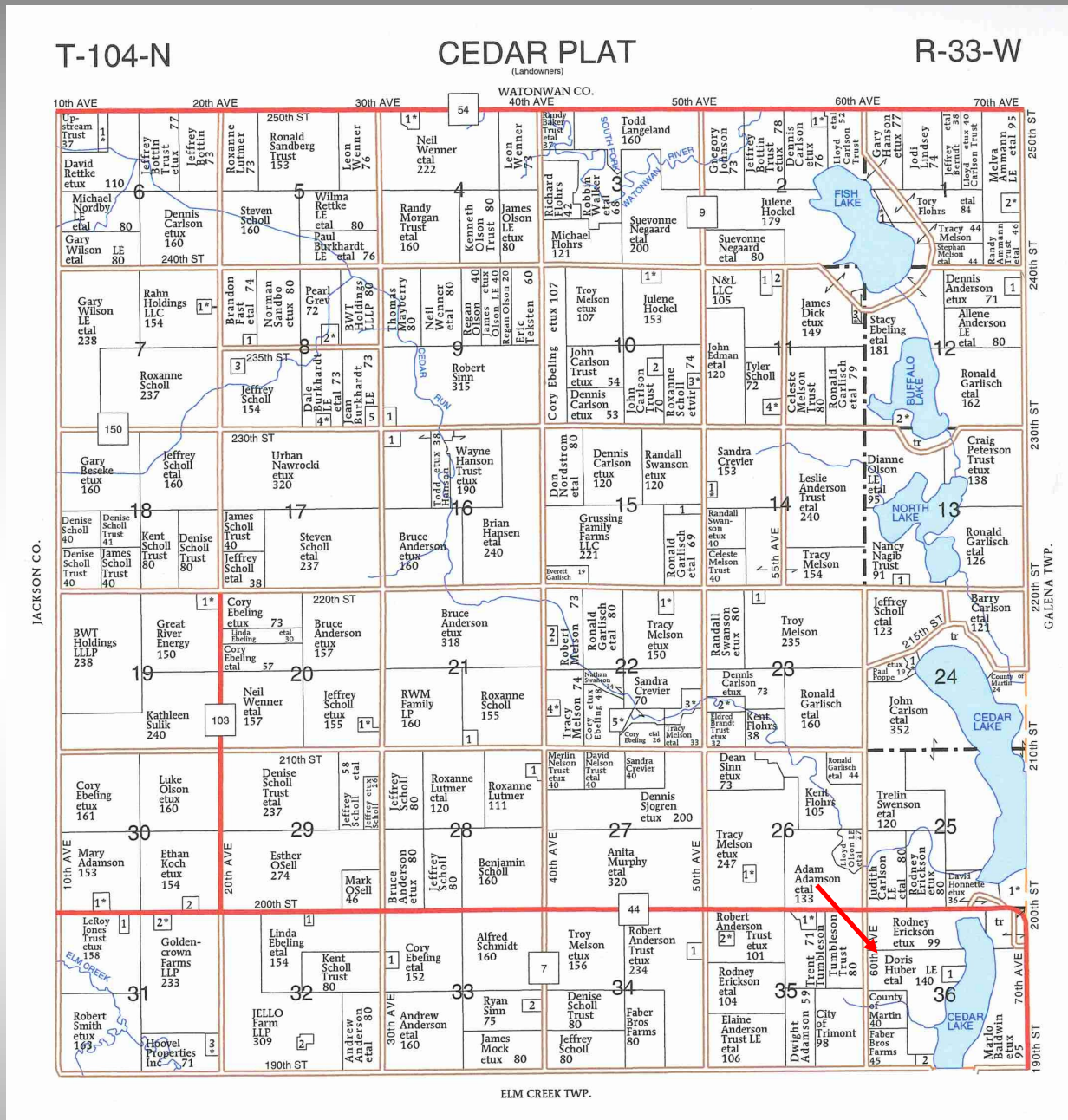
LEAH HARTUNG MN Broker #40416719,
Cell # 507-236-8786

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

www.auctioneeralley.com

PRIVATE LISTING FOR SALE

151.3 Acres +/- of Martin County Land



REAL ESTATE SALES STAFF

DUSTYN HARTUNG MN Real Estate License
#40326098, Cell # 507-236-7629

KEVIN KAHLER MN Real Estate License #526830,
Cell # 507-920-8060

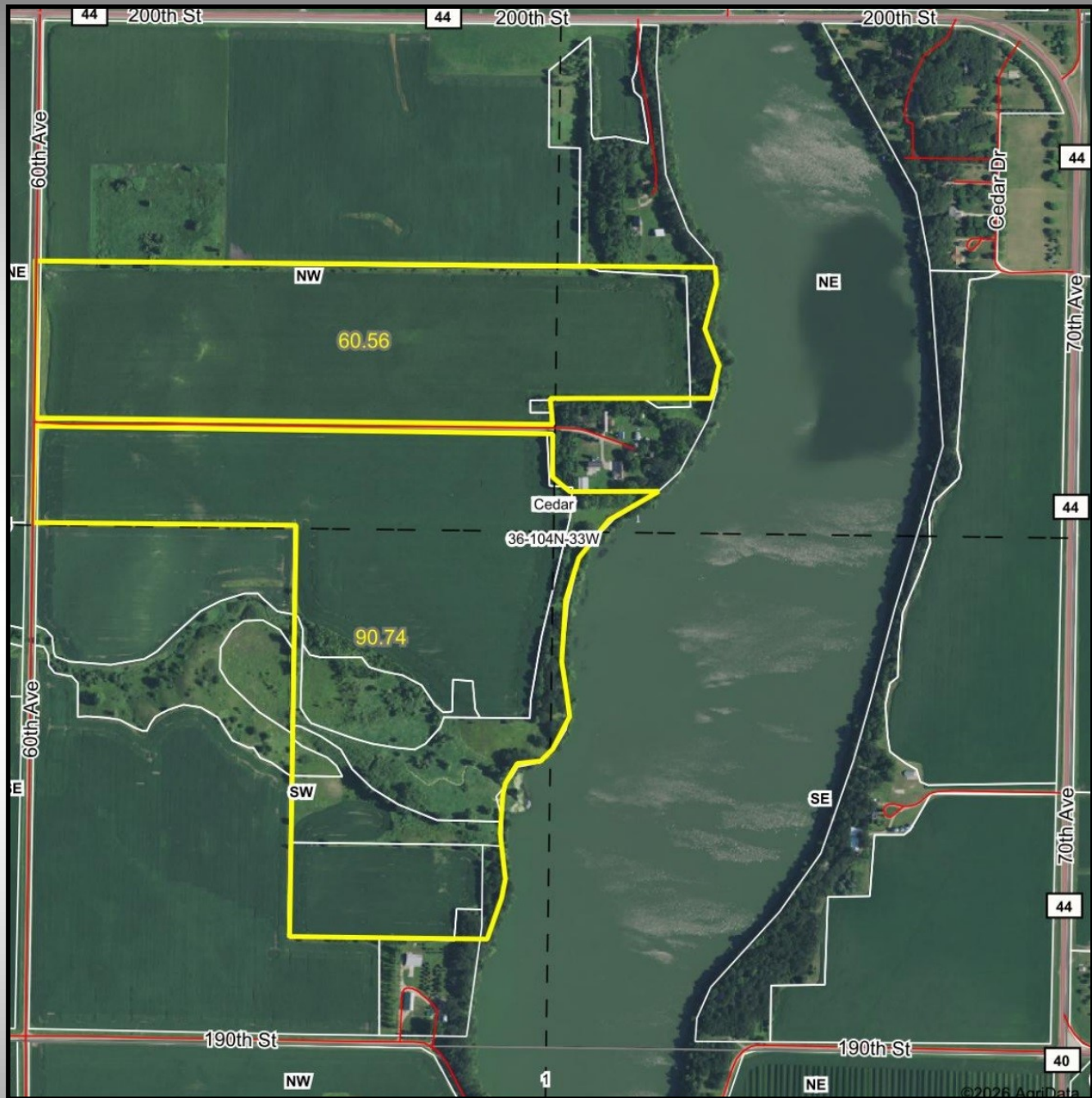
LEAH HARTUNG MN Broker #40416719,
Cell # 507-236-8786

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

www.auctioneeralley.com

PRIVATE LISTING FOR SALE

151.3 Acres +/- of Martin County Land



REAL ESTATE SALES STAFF

DUSTYN HARTUNG MN Real Estate License
#40326098, Cell # 507-236-7629

KEVIN KAHLER MN Real Estate License #526830,
Cell # 507-920-8060

LEAH HARTUNG MN Broker #40416719,
Cell # 507-236-8786

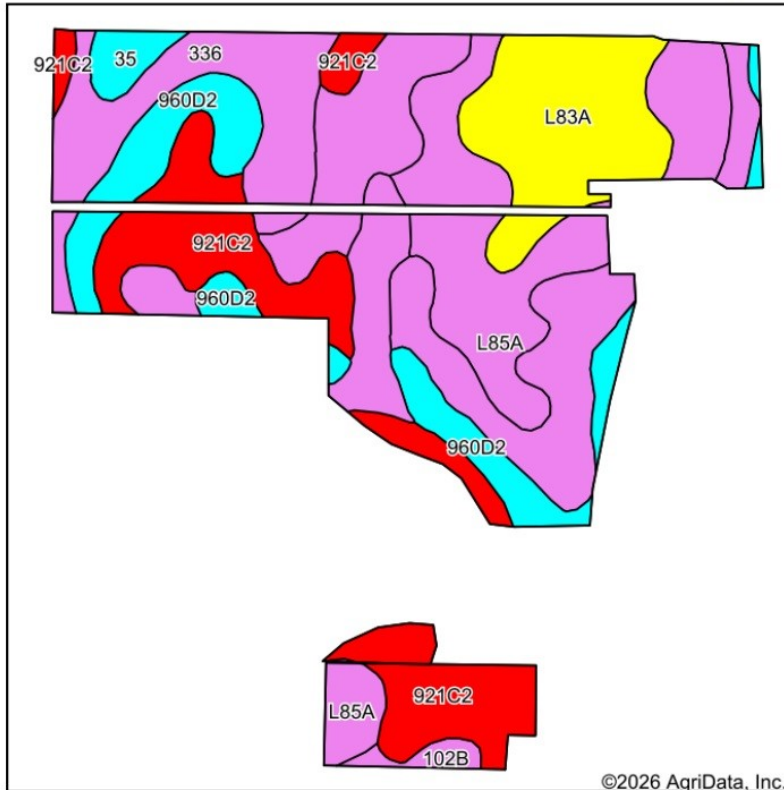
105 S State Street, Fairmont, MN 56031-507-238-4318

www.auctioneeralley.com

PRIVATE LISTING FOR SALE

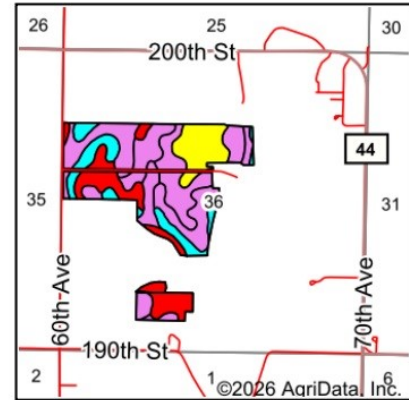
151.3 Acres +/- of Martin County Land

Soils Map



Soils data provided by USDA and NRCS.

©2026 AgriData, Inc.



State: **Minnesota**
County: **Martin**
Location: **36-104N-33W**
Township: **Cedar**
Acres: **121.72**
Date: **9/23/2026**



Area Symbol: MN091, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
102B	Clarion loam, 2 to 6 percent slopes	24.52	20.2%		95
L85A	Nicollet clay loam, 1 to 3 percent slopes	22.70	18.6%		99
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	20.85	17.1%		87
336	Delft clay loam, 0 to 2 percent slopes	20.15	16.6%		94
L83A	Webster clay loam, 0 to 2 percent slopes	15.22	12.5%		93
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	14.15	11.6%		76
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	2.08	1.7%		83
35	Blue Earth mucky silt loam, 0 to 1 percent slopes	2.05	1.7%		77
Weighted Average					91.2



REAL ESTATE SALES STAFF

DUSTYN HARTUNG MN Real Estate License
#40326098, Cell # 507-236-7629

KEVIN KAHLER MN Real Estate License #526830,
Cell # 507-920-8060

LEAH HARTUNG MN Broker #40416719,
Cell # 507-236-8786

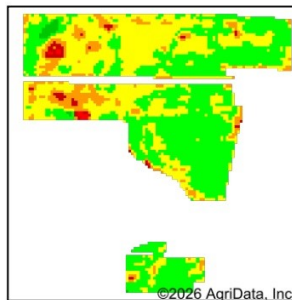
105 S State Street, Fairmont, MN 56031-507-238-4318

www.auctioneeralley.com

PRIVATE LISTING FOR SALE

151.3 Acres +/- of Martin County Land

Max Plant Growth(NDVI) Multi-year



©2026 AgriData, Inc.

2025

Std. Dev: **3.31** Max: **84**
Mean: **74.66** Min: **53**

Crop: Corn - 98%
Herbaceous Wetlands - 1%

Remarks

Client:

Farm:

Field:

Date: 9/23/2026

Acres: 121.72

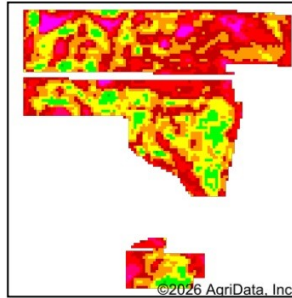
State: MN

County: Martin

Location: 36-104N-33W

Township: Cedar

Boundary Center: 43° 46' 5.32, -94° 44' 53.1



©2026 AgriData, Inc.

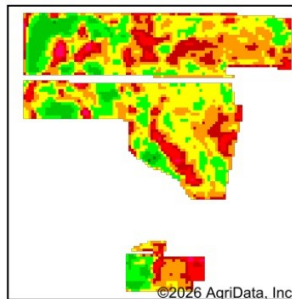
2024

Std. Dev: **8.36** Max: **81**
Mean: **65.05** Min: **30**

Crop: Soybeans - 69%
Corn - 29%

Remarks

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



©2026 AgriData, Inc.

2023

Std. Dev: **6.92** Max: **86**
Mean: **70.73** Min: **41**

Crop: Soybeans - 96%
Corn - 3%

Remarks

Soils Weighted Average

Productivity Index: 91.2

Elevation (feet)

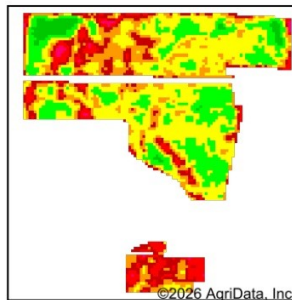
Min: 1,207.4

Max: 1,252.1

Range: 44.7

Mean: 1,232.2

Std Dev: 8.3



©2026 AgriData, Inc.

2022

Std. Dev: **6.38** Max: **85**
Mean: **70.76** Min: **44**

Crop: Soybeans - 90%
Corn - 9%

Remarks



REAL ESTATE SALES STAFF

DUSTYN HARTUNG MN Real Estate License
#40326098, Cell # 507-236-7629

KEVIN KAHLER MN Real Estate License #526830,
Cell # 507-920-8060

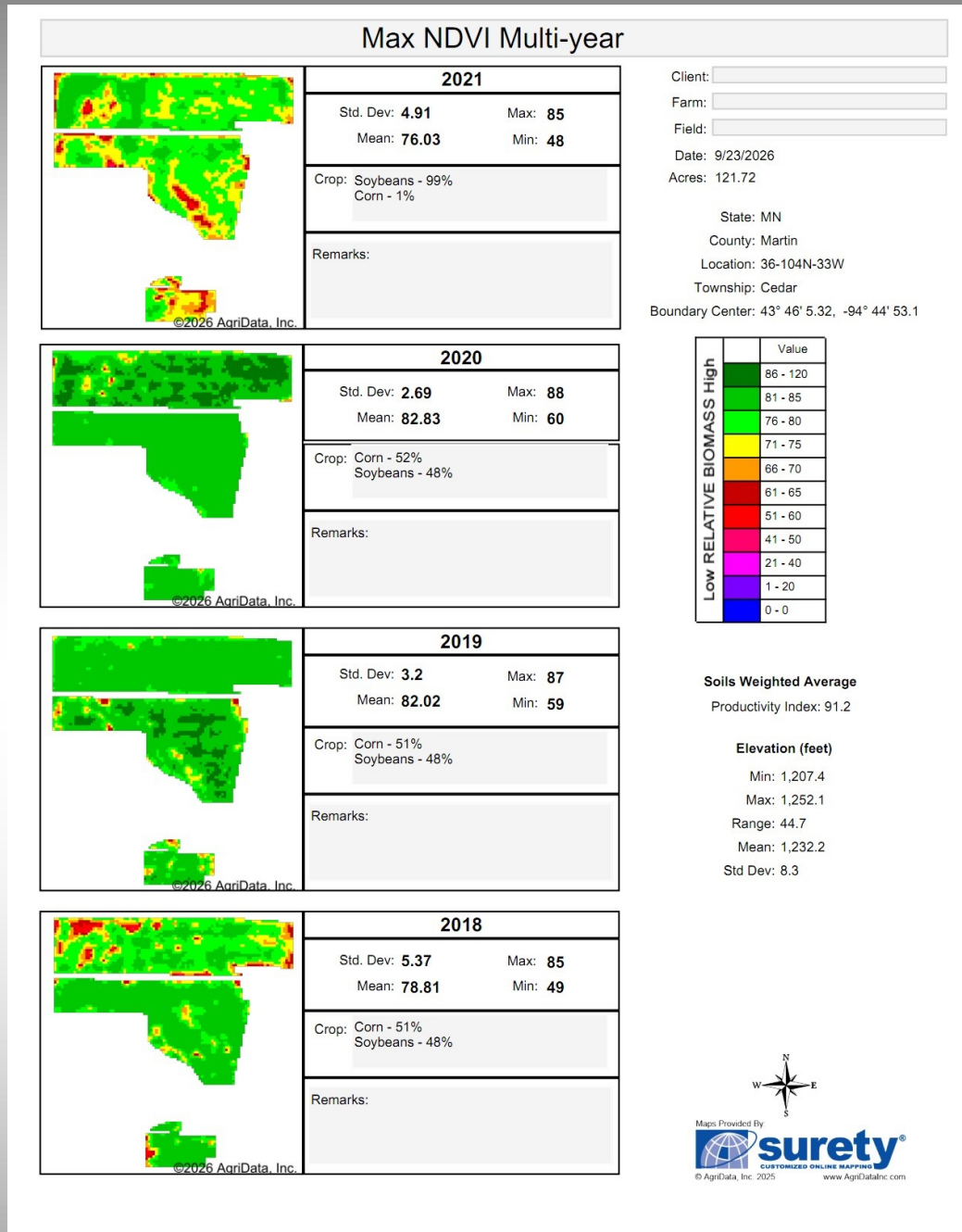
LEAH HARTUNG MN Broker #40416719,
Cell # 507-236-8786

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

www.auctioneeralley.com

PRIVATE LISTING FOR SALE

151.3 Acres +/- of Martin County Land



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

REAL ESTATE SALES STAFF

DUSTYN HARTUNG MN Real Estate License
#40326098, Cell # 507-236-7629

KEVIN KAHLER MN Real Estate License #526830,
Cell # 507-920-8060

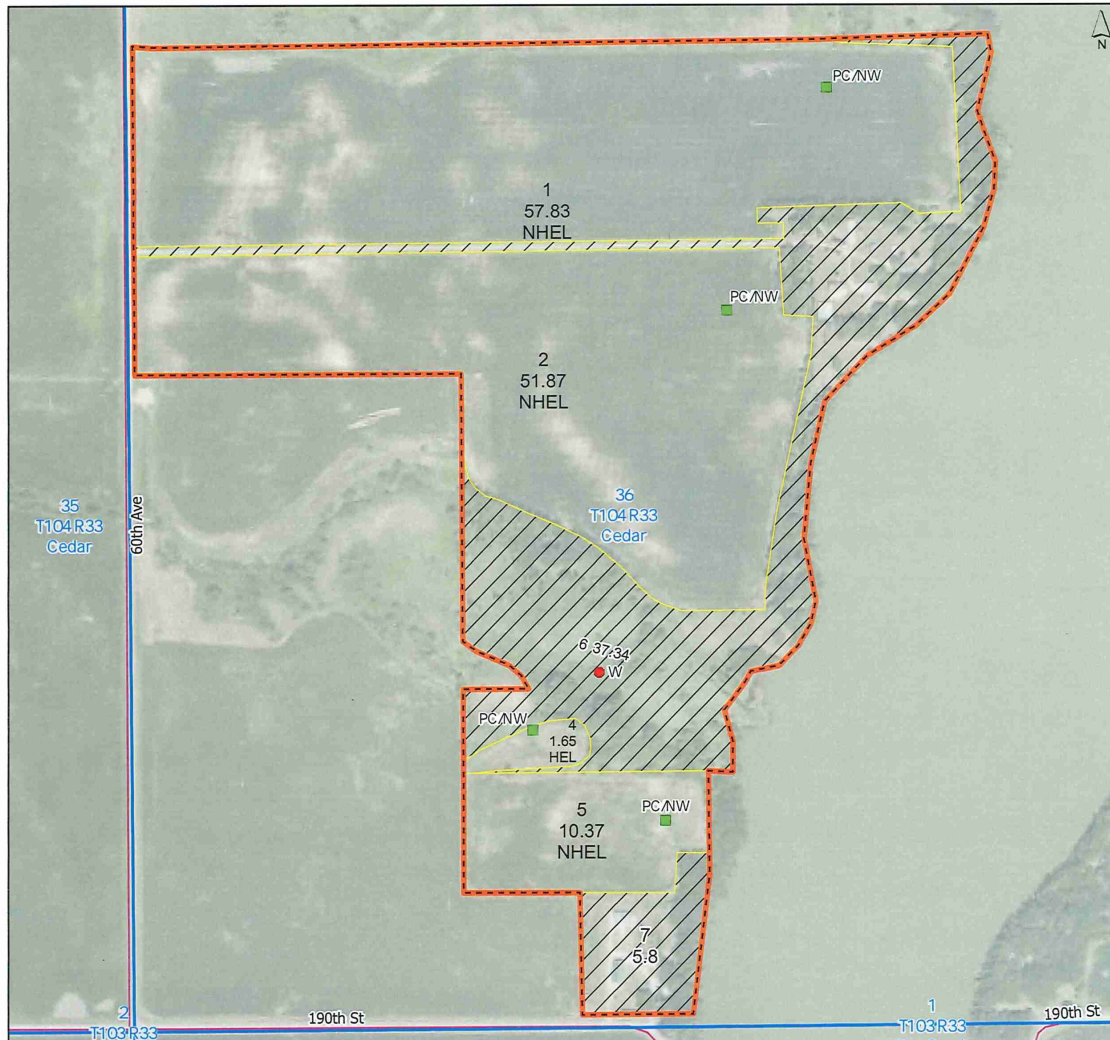
LEAH HARTUNG MN Broker #40416719,
Cell # 507-236-8786

www.auctioneeralley.com

PRIVATE LISTING FOR SALE

151.3 Acres +/- of Martin County Land

FSA Map



**Martin County
Minnesota**

**Farm 4886
Tract 764**

Phy. County: Martin, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04/13/2026

0 220 440 880
Feet

Unless Otherwise Noted:

All fields are non-irrigated

Shares are 100% to operator

Corn = Yellow for Grain

Soybeans = Common for Grain

Wheat = HRS, HRW = Grain

Sunflower = Oil, Non-Oil = Grain

Oats & Barley = Spring for Grain

Canola = Spring for Seed

Alfalfa = For Forage

Mix Forage AGM, GMA, IGS = for Forage

Rye = for Grain

Peas = Process

Beans = Dry Edible

Native Annual Grass = for Grazing

Tract Boundary

Noncropland

Cropland

PLSS

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation

Compliance Provisions

Tract Cropland Total: 121.72 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 NRCS. USDA is an equal opportunity provider, employer, and lender.



REAL ESTATE SALES STAFF

DUSTYN HARTUNG MN Real Estate License
#40326098, Cell # 507-236-7629

KEVIN KAHLER MN Real Estate License #526830,
Cell # 507-920-8060

LEAH HARTUNG MN Broker #40416719,
Cell # 507-236-8786

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

www.auctioneeralley.com

PRIVATE LISTING FOR SALE

151.3 Acres +/- of Martin County Land

FSA Information

MINNESOTA

MARTIN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4886

Prepared : 6/4/26 3:51 PM CST

Crop Year : 2026

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
164.86	121.72	121.72	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	121.72		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	60.85	0.00	140	
Soybeans	60.85	0.00	36	
TOTAL	121.70	0.00		

NOTES

Tract Number : 764

Description : (3D)S2NW4 & E2SW4 S36/CED
FSA Physical Location : MINNESOTA/MARTIN
ANSI Physical Location : MINNESOTA/MARTIN
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : DORIS HUBER
Other Producers : None
Recon ID : None



REAL ESTATE SALES STAFF

DUSTYN HARTUNG MN Real Estate License
#40326098, Cell # 507-236-7629

KEVIN KAHLER MN Real Estate License #526830,
Cell # 507-920-8060

LEAH HARTUNG MN Broker #40416719,
Cell # 507-236-8786

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

www.auctioneeralley.com

PRIVATE LISTING FOR SALE

151.3 Acres +/- of Martin County Land

FSA Information

MINNESOTA
MARTIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4886

Prepared : 6/4/26 3:51 PM CST

Crop Year : 2026

Tract Land Data

Tract 764 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
164.86	121.72	121.72	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	121.72	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	60.85	0.00	140
Soybeans	60.85	0.00	36

TOTAL 121.70 0.00



REAL ESTATE SALES STAFF

DUSTYN HARTUNG MN Real Estate License
#40326098, Cell # 507-236-7629

KEVIN KAHLER MN Real Estate License #526830,
Cell # 507-920-8060

LEAH HARTUNG MN Broker #40416719,
Cell # 507-236-8786

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

www.auctioneeralley.com

PRIVATE LISTING FOR SALE

151.3 Acres +/- of Martin County Land

Martin County, MN

Summary

Parcel ID 010360400
 Property Address MN
 Sec/Twp/Rng 36-104-033
 Brief Tax SECT-36 TWP-104 RANGE-033 140.47 AC S1/2NW1/4 & LT6
 Description & N
 Deeded Acres 140.47
 Class 101-2A/1B/4BB AGRICULTURAL;
 District (0101) CEDAR TWP-2448
 School District 2448
 Neighborhood 00000123-SOUTH CEDAR LAKE
 Neighborhood Group
 Appraiser JESSICA
 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 DORIS HUBER LE ETAL 883 190TH ST TRIMONT MN 56176	ETAL Owners DIONNE MARIE HUBER 40 ASH ST TRIMONT MN 56176	ETAL Owners BARBARA HOWORTH 40 ASH ST E TRIMONT MN 56176	ETAL Owners KATHY SODINDE 40 ASH ST E TRIMONT MN 56176	ETAL Owners SHERRI TRUSHENSKI 40 ASH ST E TRIMONT MN 56176
--	--	---	---	---

Land

Year	Seq	HGA	Code	Units
2026	1		TILL A1 86-100 CPI	92.85
2026	2		TILL A2 75-85 CPI	2.48
2026	3		TILL B1 70-74 CPI	13.63
2026	4		WASTE/DITCH/BUFFER	30.62
2026	5		ROAD	0.89

Valuation

Assessed Year	2026	2025	2024	2023
+ Total Estimated Building Value	\$0	\$0	\$0	\$0
Estimated Dwelling Value				
Estimated Extra Features Value				
+ Total Estimated Land Value	\$1,207,300	\$1,216,200	\$1,326,100	\$1,326,100
+ Total Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$1,207,300	\$1,216,200	\$1,326,100	\$1,326,100
% Change	-0.73%	-8.29%	0.00%	-
Estimated HGA Value	\$0	\$0	\$0	\$0

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

Taxation

	2026 Payable	2025 Payable	2024 Payable	2023 Payable
Classification	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL	101 - 2A/1B/4BB AGRICULTURAL
Estimated Market Value	\$1,216,200	\$1,326,100	\$1,326,100	\$911,000
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$1,216,200	\$1,326,100	\$1,326,100	\$911,000
Net Taxes Due	\$6,714.00	\$6,758.00	\$5,150.00	\$4,268.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$6,714.00	\$6,758.00	\$5,150.00	\$4,268.00
% Change	-0.65%	31.22%	20.67%	-2.15%



REAL ESTATE SALES STAFF

DUSTYN HARTUNG MN Real Estate License
 #40326098, Cell # 507-236-7629

KEVIN KAHLER MN Real Estate License #526830,
 Cell # 507-920-8060

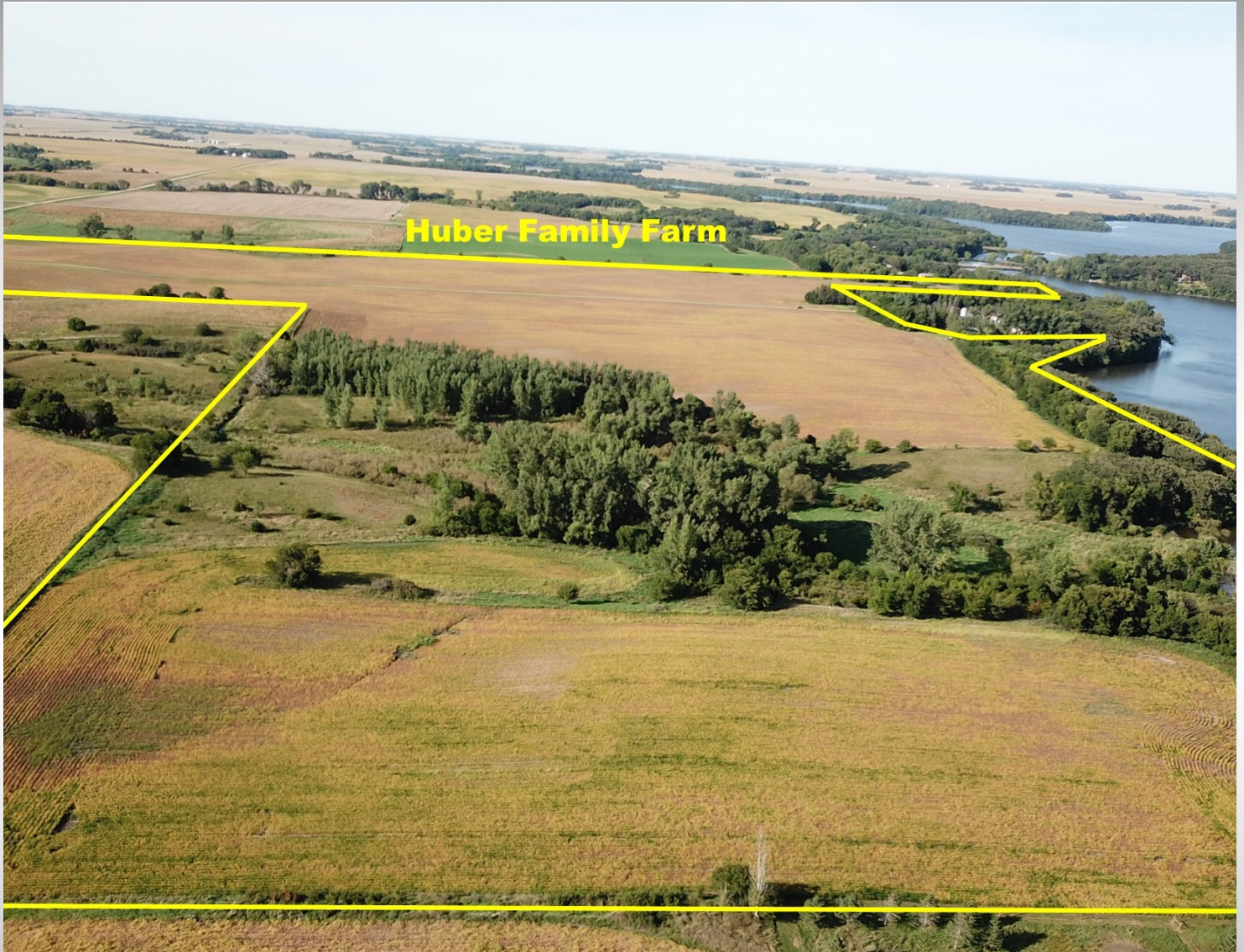
LEAH HARTUNG MN Broker #40416719,
 Cell # 507-236-8786

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

www.auctioneeralley.com

PRIVATE LISTING FOR SALE

151.3 Acres +/- of Martin County Land



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

REAL ESTATE SALES STAFF

DUSTYN HARTUNG MN Real Estate License
#40326098, Cell # 507-236-7629

KEVIN KAHLER MN Real Estate License #526830,
Cell # 507-920-8060

LEAH HARTUNG MN Broker #40416719,
Cell # 507-236-8786

www.auctioneeralley.com

PRIVATE LISTING FOR SALE

151.3 Acres +/- of Martin County Land



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

REAL ESTATE SALES STAFF

DUSTYN HARTUNG MN Real Estate License
#40326098, Cell # 507-236-7629

KEVIN KAHLER MN Real Estate License #526830,
Cell # 507-920-8060

LEAH HARTUNG MN Broker #40416719,
Cell # 507-236-8786

www.auctioneeralley.com

PRIVATE LISTING FOR SALE

151.3 Acres +/- of Martin County Land



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

REAL ESTATE SALE TERMS: The successful Buyer will enter into a purchase agreement & make a 10% down payment to Land Services Unlimited+ Trust account at the signing of the purchase agreement. The unpaid balance shall be due and payable in full 45 days after the signing of the purchase agreement. This sale is NOT CONTINGENT ON BUYER FINANCING and 10% down payment is NON-REFUNDABLE. The property is being sold AS IS-WHERE IS. 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. The property is open 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. It is the interested bidder's obligation to inspect the property prior to their purchase of it. This sale is subject to the seller's approval. Land Services Unlimited+ represent the sellers in this transaction.

NOTES: Land Services Unlimited is excited to be offering this very unique and intriguing property for sale! This property has something to offer for everyone! The property consists of 121.72 FSA tillable acres, recreational and pasture land, and is located on the west side of Cedar Lake. The farm carries a strong 91.2 CPI and is gently rolling to rolling in topography making it great for shedding excess water. Located just west of Trimont MN, this property has great access to local grain markets. Whether you are a farmer or an investor, this farm would make a great addition to your investment portfolio. This information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of the property. The Buyers shall make themselves familiar with the property and verify all information & data for themselves.

LISTING PRICE: \$1,300,000

AUCTIONS – REAL ESTATE - APPRAISALS



REAL ESTATE SALES STAFF

DUSTYN HARTUNG MN Real Estate License
#40326098, Cell # 507-236-7629

KEVIN KAHLER MN Real Estate License #526830,
Cell # 507-920-8060

LEAH HARTUNG MN Broker #40416719,
Cell # 507-236-8786

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

www.auctioneeralley.com

PRIVATE LISTING FOR SALE

151.3 Acres +/- of Martin County Land



105 South State Street, Fairmont, MN 56031 • 507-238-4318 • www.landservicesunlimited.com



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



REAL ESTATE SALES STAFF

DUSTYN HARTUNG MN Real Estate License
#40326098, Cell # 507-236-7629

KEVIN KAHLER MN Real Estate License #526830,
Cell # 507-920-8060

LEAH HARTUNG MN Broker #40416719,
Cell # 507-236-8786

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

www.auctioneeralley.com