



FARMLAND AUCTION

Wednesday, November 4, 2026 @ 10 AM

Lakefield American Legion

413 Main St, Lakefield, MN

106.66 ACRES +/-

SECTION 21 HUNTER TWP

JACKSON COUNTY, MN

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060



106.66 Acres +/- of Farmland in Hunter Twp., Jackson County, MN

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SALE LOCATION: Auction will be held at the Lakefield American Legion 413 Main St, Lakefield, MN



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- 106.66 +/- Deeded Acres x The Bid		
LEGAL DESCRIPTION:	106.66 +/- Deeded Acres located in the W 2/3 of the SE ¼ of Section 21, TWP 102N, Range 36W, Jackson County, MN		
TAX PARCEL ID:	090210250 & 090210225		
IMPROVEMENTS:	Windmill is located on the property. A copy of the Windmill easement can be found on our website. For information on windmill payments please call Dustyn Hartung 507-236-7629.		
REAL ESTATE TAXES:	2026 (NON-HSTD) & (HSTD) Ag Taxes = \$2,396.00		
FSA INFORMATION:	Total Deeded Acres	=	106.66 +/- Acres
	FSA Tillable Acres	=	82.63 +/- Acres
	Corn Base Acres	=	53.24 +/- Acres
	Corn PLC Yield	=	162.00 +/- Bushels
	Soybean Base Acres	=	19.38 +/- Acres
	Soybean PLC Yield	=	58.00 +/- Bushels
	Oats Base Acres	=	0.32 +/- Acres
	Oats PLC Yield	=	63.00 +/- Bushels
	Total Base Acres	=	72.94 +/- Acres
PREDOMINANT SOILS:	Canisteo Clay Loam, Clarion Loam, Crippin Loam, Nicollet Clay Loam		
CPI PARCEL:	CPI= 94 *See Soils Map		
TOPOGRAPHY:	Level to Gently Rolling *See Topography Map		
DRAINAGE PARCEL:	Property is not part of a county ditch system. No private tile maps have been found. Property does have an open ditch that serves as a drainage outlet.		
NRCS CLASSIFICATION:	NHEL (Non-Highly Erodible Land)		
WETLAND STATUS:	See FSA Farm Maps.		
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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www.auctioneeralley.com

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Subject Property: 106.66 Acres



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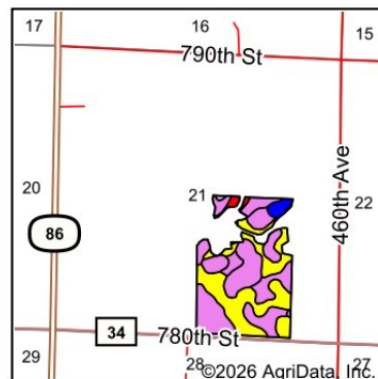
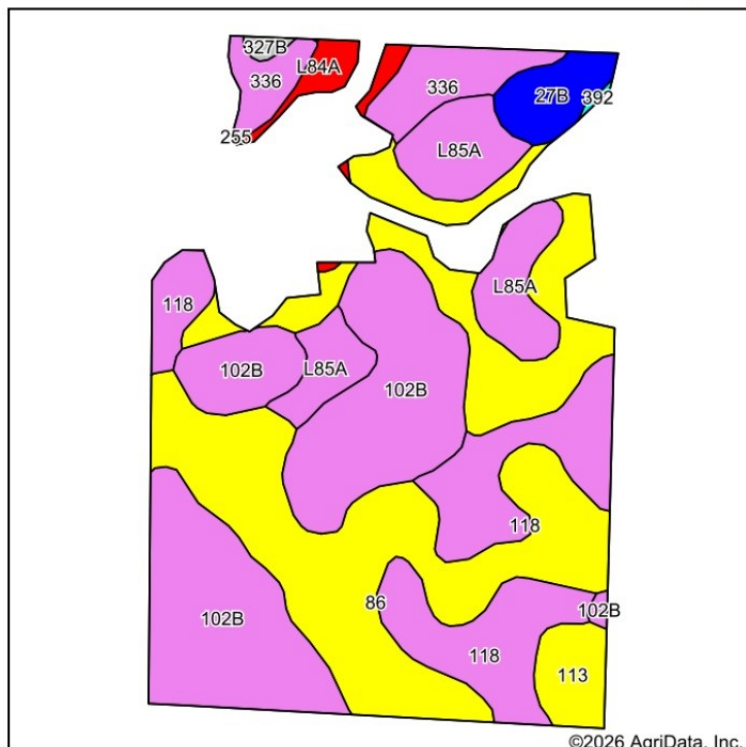
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Soils Map



State: **Minnesota**
 County: **Jackson**
 Location: **21-102N-36W**
 Township: **Hunter**
 Acres: **82.63**
 Date: **9/23/2026**



Soils data provided by USDA and NRCS.

Area Symbol: MN063, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	28.55	34.5%		93
102B	Clarion loam, 2 to 6 percent slopes	22.66	27.4%		95
118	Crippin loam, 1 to 3 percent slopes	12.67	15.3%		100
L85A	Nicollet clay loam, 1 to 3 percent slopes	7.85	9.5%		99
336	Delft clay loam, 0 to 2 percent slopes	4.43	5.4%		94
27B	Dickinson sandy loam, 1 to 6 percent slopes	2.38	2.9%		60
113	Webster clay loam, 0 to 2 percent slopes	2.24	2.7%		93
L84A	Glencoe clay loam, 0 to 1 percent slopes	1.47	1.8%		86
327B	Dickman sandy loam, 2 to 6 percent slopes	0.29	0.4%		49
392	Biscay clay loam, 0 to 2 percent slopes	0.09	0.1%		70
Weighted Average					94



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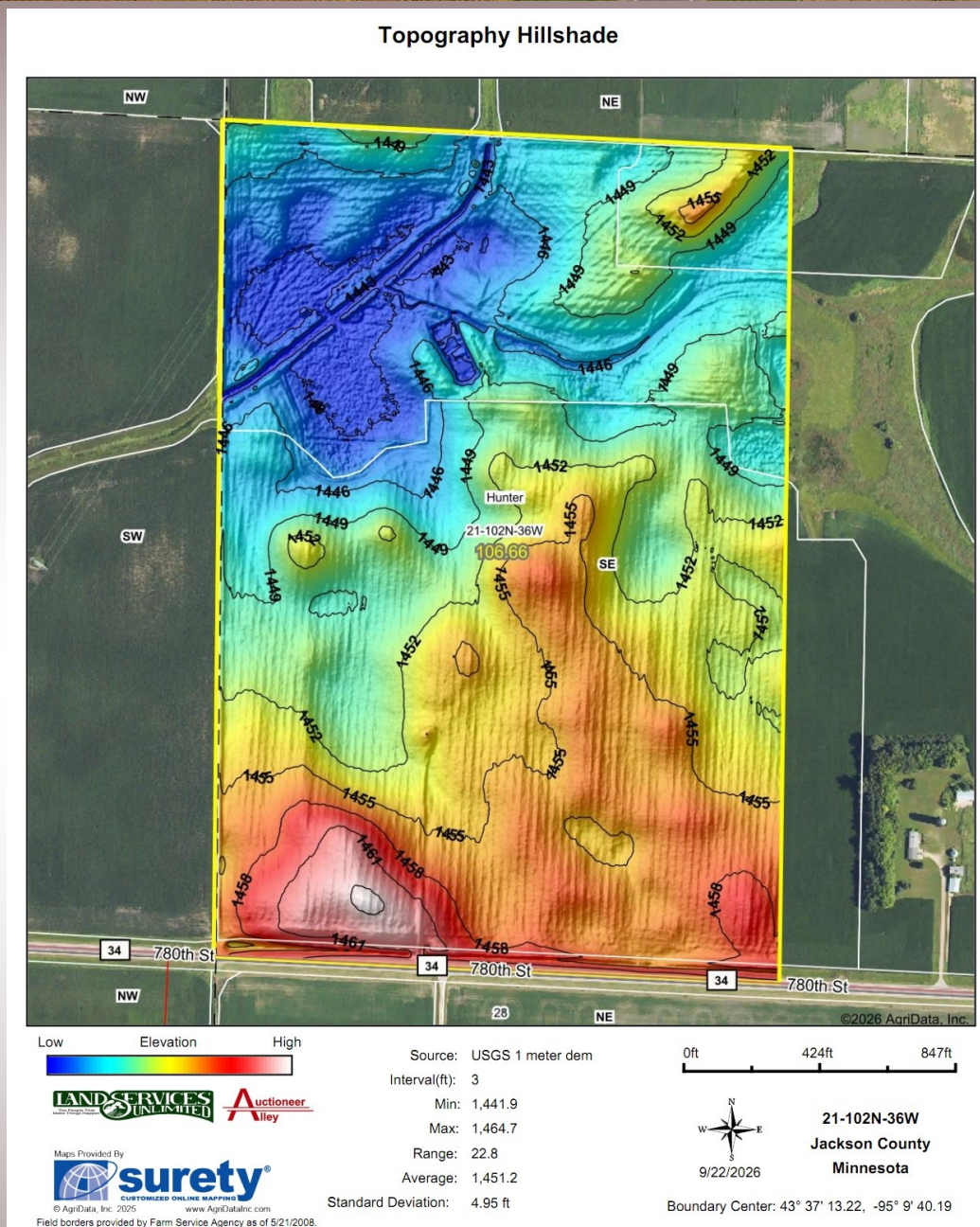
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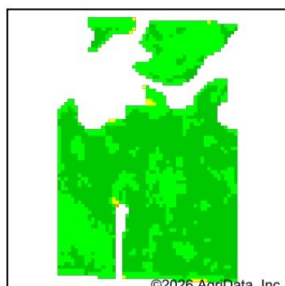
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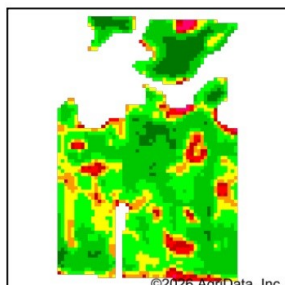
Max Plant Growth(NDVI) Multi-year



2025	
Std. Dev: 1.17	Max: 83
Mean: 80.42	Min: 70
Crop: Corn - 100%	
Remarks	

Client:
Farm:
Field:
Date: 9/22/2026
Acres: 82.63

State: MN
County: Jackson
Location: 21-102N-36W
Township: Hunter
Boundary Center: 43° 37' 13.48, -95° 9' 39.89

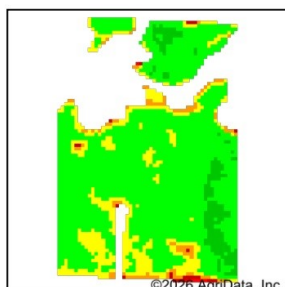


2024	
Std. Dev: 7.12	Max: 88
Mean: 77.77	Min: 43
Crop: Soybeans - 100%	
Remarks	

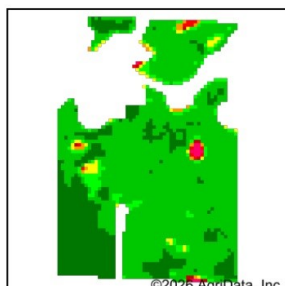
Value
86 - 120
81 - 85
76 - 80
71 - 75
66 - 70
61 - 65
51 - 60
41 - 50
21 - 40
1 - 20
0 - 0

Soils Weighted Average
Productivity Index: 94

Elevation (feet)
Min: 1,443.1
Max: 1,464.7
Range: 21.6
Mean: 1,452.5
Std Dev: 4.1



2023	
Std. Dev: 3.08	Max: 82
Mean: 76.74	Min: 53
Crop: Corn - 90% Grassland/Pasture - 5%	
Remarks	



2022	
Std. Dev: 4.73	Max: 92
Mean: 83.85	Min: 44
Crop: Soybeans - 88% Herbaceous Wetlands - 5%	
Remarks	



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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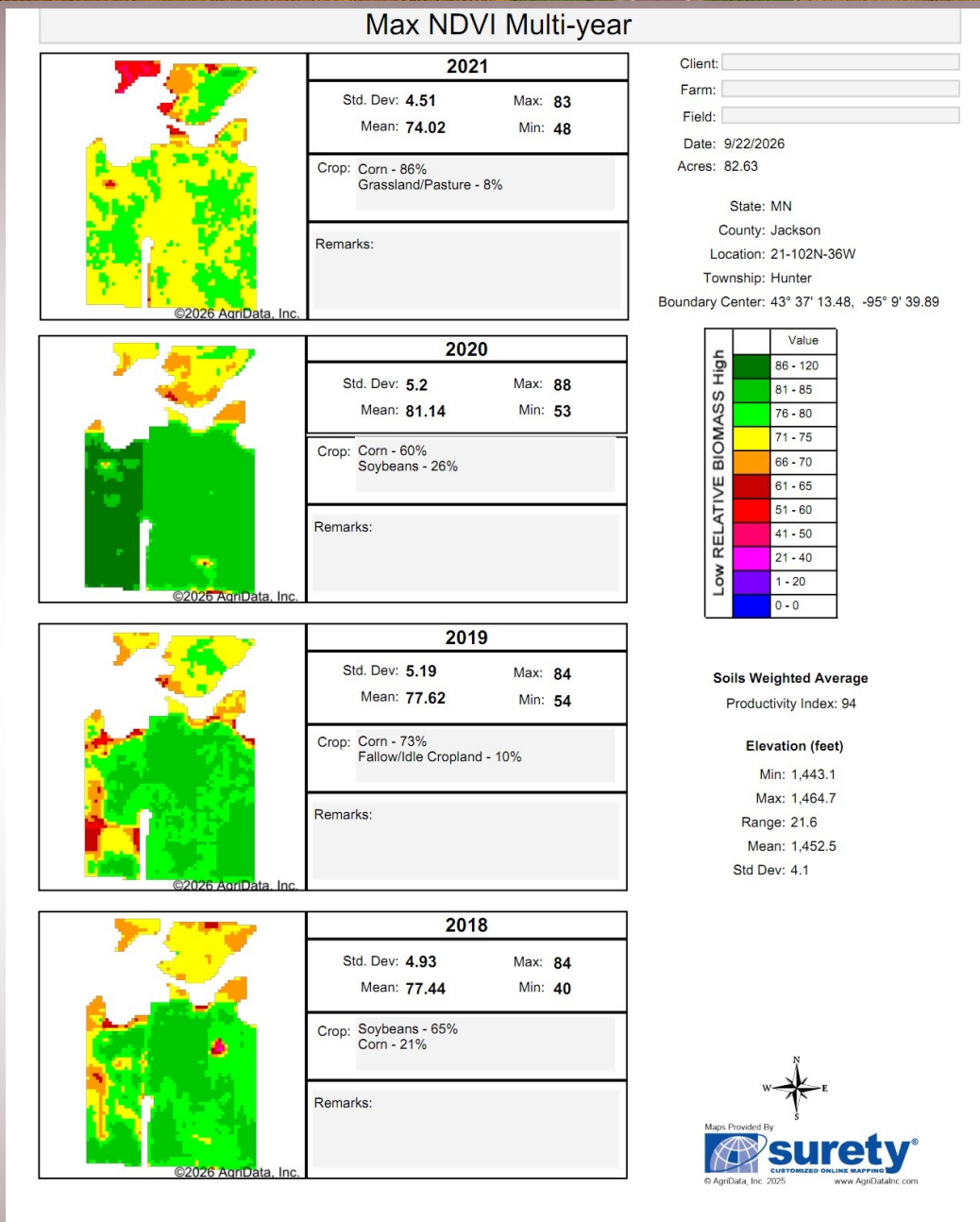
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FSA Map



**Jackson County
Minnesota**

**Farm 6745
Tract 13178**

Phy. County: Jackson, MN

2026 Program Year

2023 NAIP Imagery
Map Created 03/30/2026

0 165 330 660 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

PLSS

Wetland Determination Identifiers

● Restricted Use

▼ Limited Restrictions

■ Exempt from Conservation

■ Compliance Provisions

Tract Cropland Total: 35.66 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.



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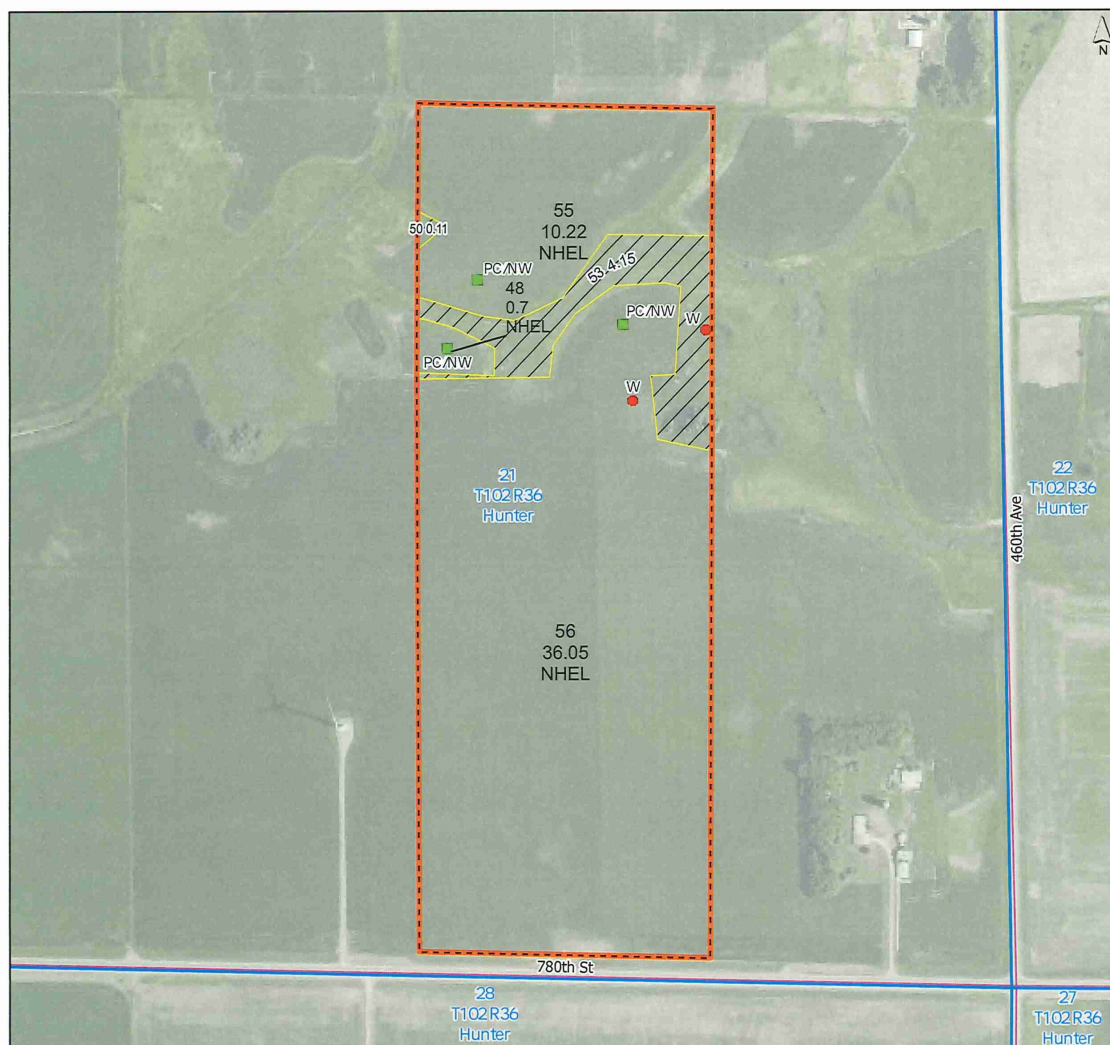
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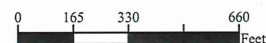
Jackson County
Minnesota

Farm 6745
Tract

Phy. County: Jackson, MN

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Corn = Yellow for Grain
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Wheat = HRS, HRW = Grain
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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: 46.97 acres

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FSA Information

MINNESOTA

JACKSON

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6745

Prepared : 9/15/26 12:54 PM CST

Crop Year : 2026

Operator Name :
CRP Contract Number(s) : None
Recon ID : 27-063-2008-106
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
152.46	115.28	115.28	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	115.28	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	CORN, SOYBN	OATS

NOTES

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Tract Number : 13178
Description : E2SW4 21-102-36-Hunter
FSA Physical Location : MINNESOTA/JACKSON
ANSI Physical Location : MINNESOTA/JACKSON
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 : MARSHA FRIESEN
Other Producers : None
Recon ID : 27-063-2015-4



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FSA Information

MINNESOTA JACKSON Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 6745 Prepared : 9/15/26 12:54 PM CST Crop Year : 2026
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Tract Land Data							
Tract 13178 Continued ...							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
51.31	35.66	35.66	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	35.66	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	0.13	0.00	63
Corn	23.24	0.00	162
Soybeans	8.43	0.00	58
TOTAL	31.80	0.00	

NOTES			

Tract Number	: 13179
Description	: W2SE4 21-102-36 Hunter
FSA Physical Location	: MINNESOTA/JACKSON
ANSI Physical Location	: MINNESOTA/JACKSON
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	: KEN HUNT
Other Producers	: None
Recon ID	: 27-063-2015-4

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
51.23	46.97	46.97	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	46.97	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	0.19	0.00	63
Corn	30.00	0.00	162

Tract 13179 Continued ...			
Soybeans	10.95	0.00	58
TOTAL	41.14	0.00	



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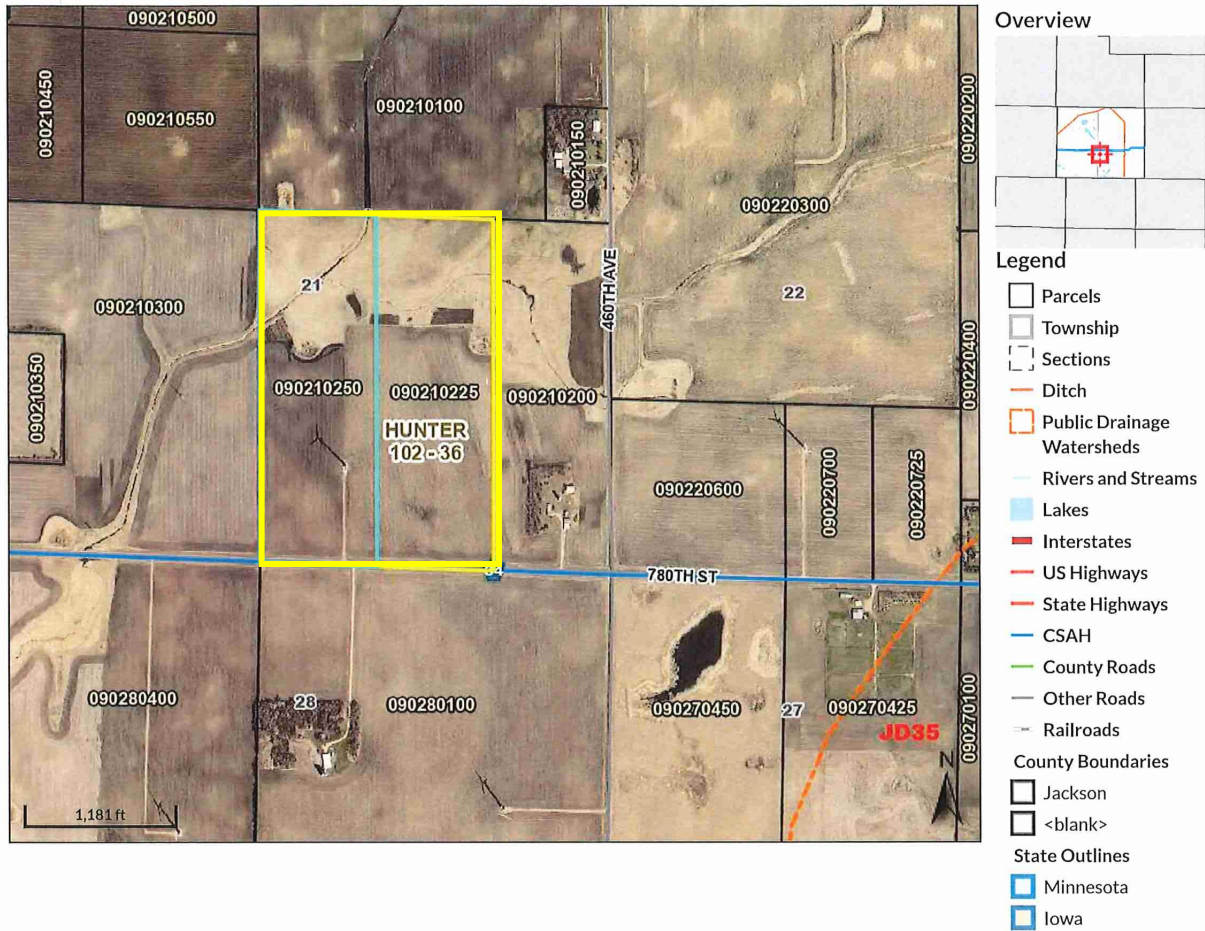
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 **Beacon**TM Jackson County, MN



Parcel ID	090210250	Alternate ID	n/a
Sec/Twp/Rng	21-102-036	Class	101 - AGRICULTURAL
Property Address		Acreage	53.33
District	HUNTER/2895		
Brief Tax Description	Sect-21 Twp-102 Range-036 53.33 AC W 1/3 OF THE SE 1/4		
	(Note: Not to be used on legal documents)		

Owner Address FRIESEN, MARSHA
908 GUERRERO ST
SAN FRANCISCO, CA 94110

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Jackson County, MN

Summary

Parcel ID 090210250
Property Address
Sec/Twp/Rng 21-102-036
Brief Tax Description Sect-21 Twp-102 Range-036 53.33 AC W 1/3 OF THE SE 1/4
(Note: Not to be used on legal documents)
Deeded Acres 53.33
Class 928 - (NON-HSTD) WIND ENERGY CONV SYS; 101 - (NON-HSTD) AGRICULTURAL
District (901) HUNTER/2895
School District 2895
Creation Date 03/03/2015

Owners

Primary Taxpayer
Marsha Friesen
908 Guerrero St
San Francisco, CA 94110

Valuation

	2026 Assessment	2025 Assessment	2024 Assessment	2023 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$388,600	\$431,400	\$399,800	\$315,000
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Estimated Market Value	\$388,600	\$431,400	\$399,800	\$315,000

Value Notice

[2020 Valuation Notice \(PDF\)](#)
[2021 Valuation Notice \(PDF\)](#)
[2022 Valuation Notice \(PDF\)](#)
[2023 Valuation Notice \(PDF\)](#)
[2025 Valuation Notice \(PDF\)](#)
[2026 Valuation Notice \(PDF\)](#)
[2027 Valuation Notice \(PDF\)](#)

Taxation

	2026 Payable	2025 Payable	2024 Payable	2023 Payable
Estimated Market Value	\$388,600	\$431,400	\$399,800	\$315,000
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$388,600	\$431,400	\$399,800	\$315,000
Net Taxes Due	\$1,590.00	\$1,546.00	\$1,416.00	\$1,378.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$1,590.00	\$1,546.00	\$1,416.00	\$1,378.00



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Jackson County, MN

Summary

Parcel ID 090210225
Property Address
Sec/Twp/Rng 21-102-036
Brief Tax Description Sect-21 Twp-102 Range-036 53.33 AC SE 1/4 EX E 1/3 & EX W 1/3
(Note: Not to be used on legal documents)
Deeded Acres 53.33
Class 101 - (HSTD) AGRICULTURAL
District (901) HUNTER/2895
School District 2895
Creation Date 03/03/2015

Owners

Primary Taxpayer
[Kenneth M Hunt](#)
44419 710th St
Lakefield, MN 56150

Valuation

	2026 Assessment	2025 Assessment	2024 Assessment	2023 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$393,900	\$437,600	\$405,400	\$318,900
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Estimated Market Value	\$393,900	\$437,600	\$405,400	\$318,900

Value Notice

[2020 Valuation Notice \(PDF\)](#)
[2021 Valuation Notice \(PDF\)](#)
[2022 Valuation Notice \(PDF\)](#)
[2023 Valuation Notice \(PDF\)](#)
[2025 Valuation Notice \(PDF\)](#)
[2026 Valuation Notice \(PDF\)](#)
[2027 Valuation Notice \(PDF\)](#)

Taxation

	2026 Payable	2025 Payable	2024 Payable	2023 Payable
Estimated Market Value	\$393,900	\$437,600	\$405,400	\$318,900
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$393,900	\$437,600	\$405,400	\$318,900
Net Taxes Due	\$806.00	\$784.00	\$718.00	\$698.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$806.00	\$784.00	\$718.00	\$698.00



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

106.66 Acres +/- of Farmland in Hunter Twp., Jackson County, MN

FARMLAND AUCTION

Wednesday, November 4, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the Lakefield American Legion 413 Main St, Lakefield, 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: The property will be offered for sale on auction day as one parcel. 106.66 +/- 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 16, 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.

AUCTIONS – REAL ESTATE - APPRAISALS



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LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

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DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

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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



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

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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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