

LAND FOR SALE

**74.12 ACRES +/- SECTION 26 OF NELSON TWP
WATONWAN 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

74.12 Acres +/- of Watonwan County Land



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

JENSEN FARM PROPERTY INFORMATION

LEGAL DESCRIPTION: E ½ of SE ¼ Less 5.88 Acres in NE ¼ of SE ¼ of Section 26 of Nelson Township, Watonwan County, MN T107N, R32W.

TAX PARCEL ID: 070261010

BUILDINGS: None

REAL ESTATE TAXES: 2026 (NON-HSTD) Ag Taxes = \$3,666.00

PREDOMINANT SOILS: Fieldon Loam & Canisteo Loam

CPI: CPI= 75.7
*See Soils Map

TOPOGRAPHY: Level
*See Topography Map

DRAINAGE PARCEL: Private Tile
*See Tile Map

NRCS CLASSIFICATION: NHEL (Non-Highly Erodible Land)

WETLAND STATUS: Determination was completed 3-20-1989. Determination will need to be updated.
*See Wetland Determination

FSA INFORMATION:

Total Deeded Acres	=	74.12 +/- Acres
FSA Tillable Acres	=	71.20 +/- Acres
Corn Base Acres	=	46.60 +/- Acres
Corn PLC Yield	=	0.00 +/- Bushels
Soybean Base Acres	=	19.30 +/- Acres
Soybean PLC Yield	=	0.00 +/- Bushels
Wheat Base Acres	=	1.30 +/- Acres
Total Base Acres	=	67.20 +/- Acres

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

AUCTIONS – REAL ESTATE - APPRAISALS



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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 pleased to present 74.12 +/- Acres of Watonwan County, MN farmland. This farm includes 71.20 FSA NHEL cropland acres. The farm carries a 75.7 CPI and is level in topography. The land had been enrolled in CRP up until now, but the contract was recently terminated by the Sellers. Buyer will be able to farm the property in 2027. Located just 3 miles north of St. James, MN, farmland has excellent access on Hwy 4. 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: \$480,000

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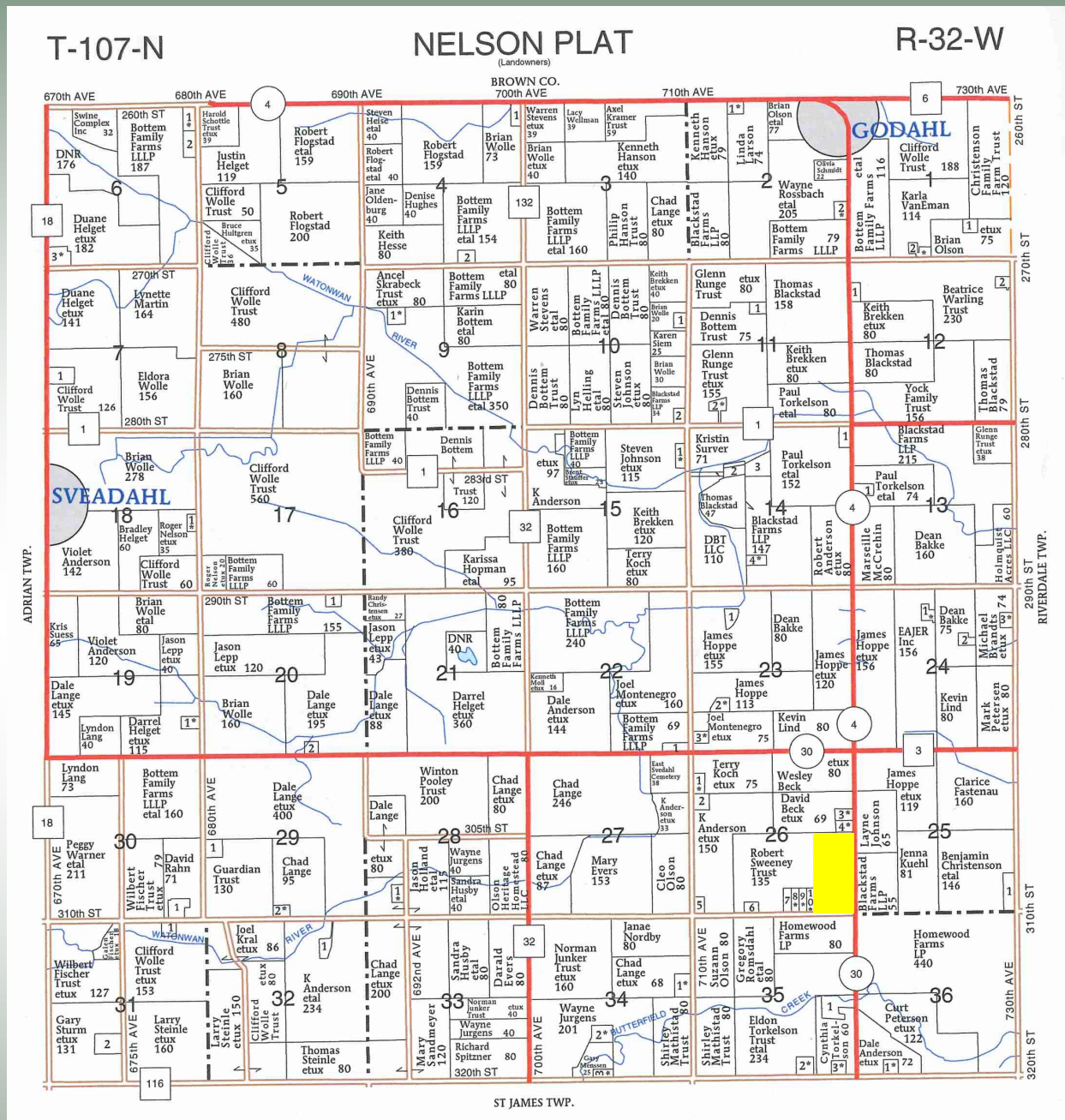
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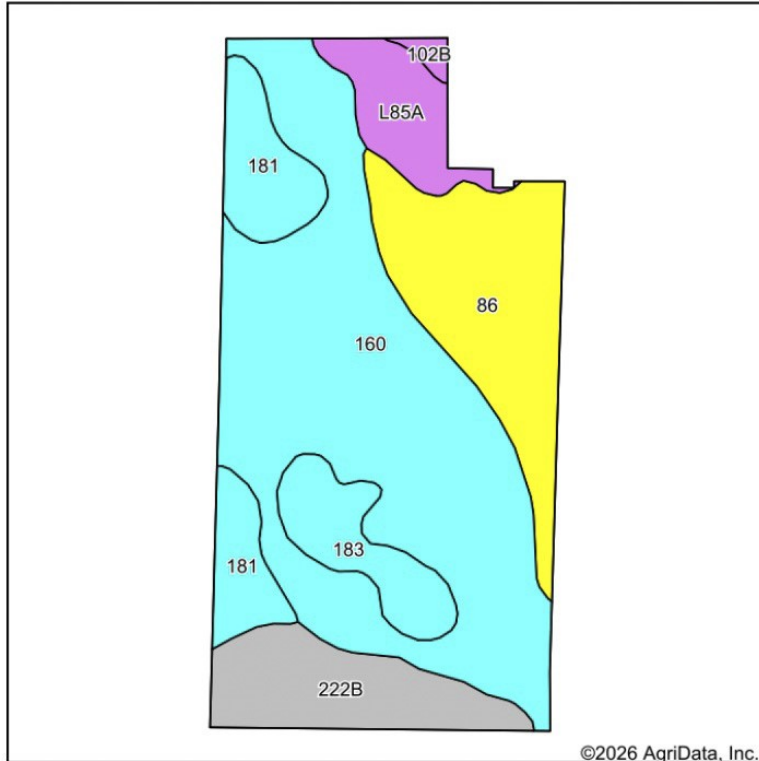
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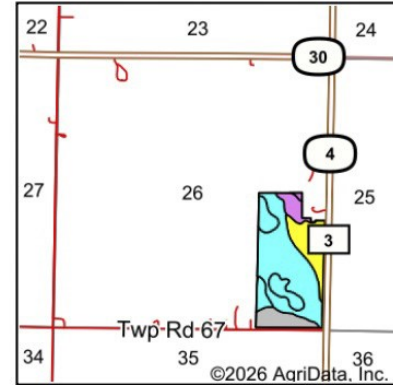
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Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Watonwan**
Location: **26-107N-32W**
Township: **Nelson**
Acres: **71.2**
Date: **9/6/2026**



Maps Provided By:



Area Symbol: MN165, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
160	Fieldon loam, 0 to 2 percent slopes	35.00	49.1%		74
86	Canisteo clay loam, 0 to 2 percent slopes	12.87	18.1%		93
222B	Lasa loamy fine sand, 1 to 6 percent slopes	7.39	10.4%		49
181	Litchfield loamy fine sand	6.67	9.4%		67
183	Dassel fine sandy loam	4.55	6.4%		72
L85A	Nicollet clay loam, 1 to 3 percent slopes	4.29	6.0%		99
102B	Clarion loam, 2 to 6 percent slopes	0.43	0.6%		95
Weighted Average					75.7



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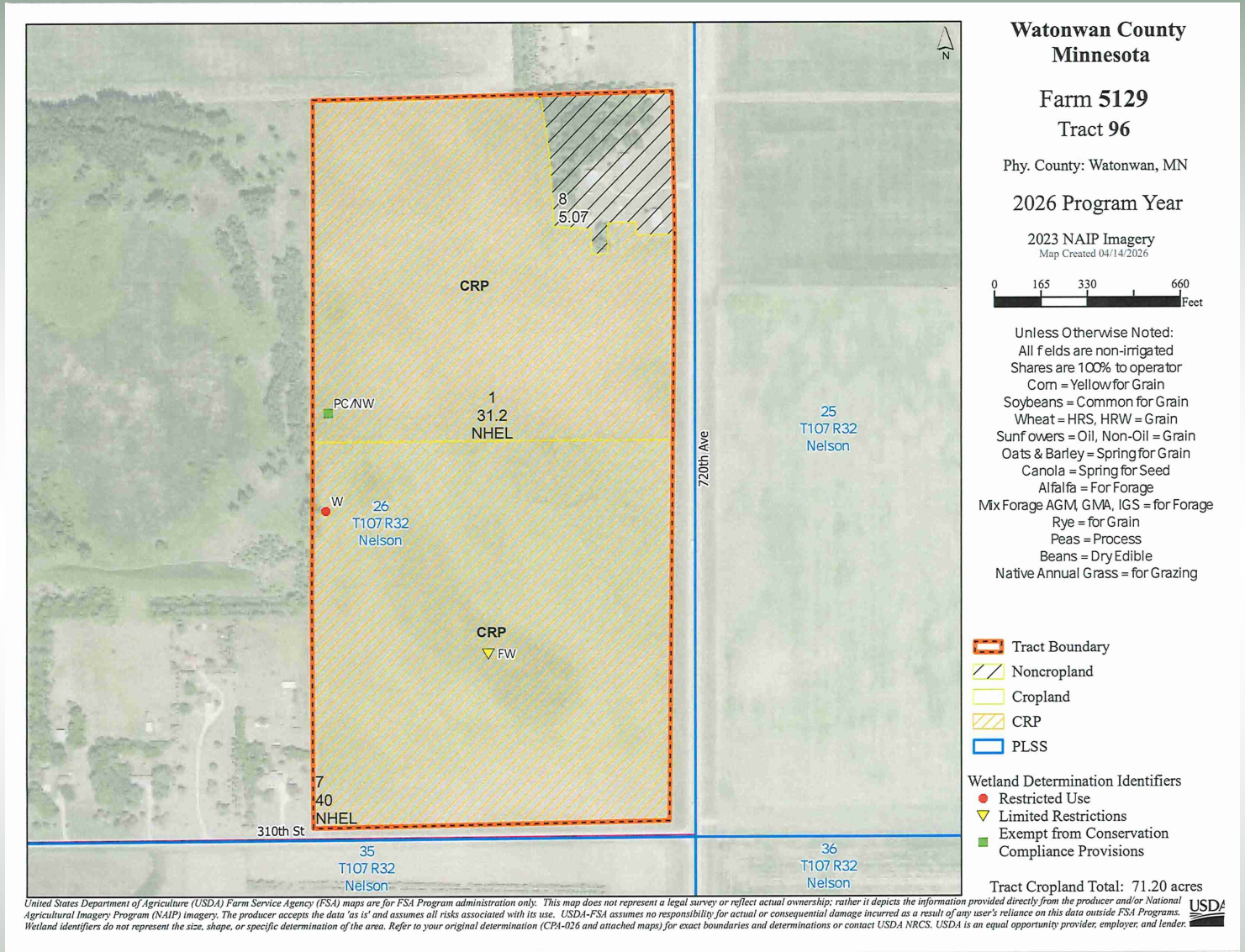
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FSA Map



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FSA Information

MINNESOTA WATONWAN		 United States Department of Agriculture Farm Service Agency		FARM : 5129	
Form: FSA-156EZ				Prepared : 8/27/26 8:29 AM CST	
See Page 2 for non-discriminatory Statements.		Abbreviated 156 Farm Record		Crop Year : 2026	

Operator Name	: JAY JENSEN
CRP Contract Number(s)	: [REDACTED]
Recon ID	: 27-165-2007-69
Transferred From	: None
ARCPLC G//F Eligibility	: Eligible

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
76.27	71.20	71.20	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	0.00	0.00		71.20	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
WHEAT, CORN	None	None

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	0.00	1.30	0	
Corn	0.00	46.60	0	
Soybeans	0.00	19.30	0	
TOTAL	0.00	67.20		

--

Tract Number	: 96
Description	: E2 SE4 26-107-32 NELSON
FSA Physical Location	: MINNESOTA/WATONWAN
ANSI Physical Location	: MINNESOTA/WATONWAN
BIA Unit Range Number	:
CRP Contract Number(s)	: 11120A,11412A
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Tract contains a wetland or farmed wetland
WL Violations	: None
Owners	: JAY JENSEN
Other Producers	: [REDACTED]
Recon ID	: None



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MINNESOTA
WATONWAN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5129

Prepared : 8/27/26 8:29 AM CST

Crop Year : 2026

Tract Land Data

Tract 96 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
76.27	71.20	71.20	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	0.00	0.00	71.20	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	0.00	1.30	0
Corn	0.00	46.60	0
Soybeans	0.00	19.30	0
TOTAL	0.00	67.20	



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Wetland Determination

U.S.D.A. Soil Conservation Service		SCS-GPA-028 (1-88)	1. Name and Address of Person		2. Date of Request 3-17-89
HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION					3. County Watsonwan
4. Name of USDA Agency or Person Requesting Determination Producer 2185			5. Farm No. and Tract No. 4-7-96		
SECTION I - HIGHLY ERODIBLE LAND					
6. Is soil survey now available for making a highly erodible land determination?			Yes	No	Field No.(s)
			X		
7. Are there highly erodible soil map units on this farm?				X	
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.					
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985, and were not enrolled in a USDA set-aside or diversion program.					
10. This Highly Erodible Land determination was completed in the: Office ☒ Field ☐					
NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields. For further information, contact the local office of the Soil Conservation Service.					
SECTION II - WETLAND					
11. Are there hydric soils on this farm?			Yes	No	Field No.(s)
			X		
List field numbers and acres, where appropriate, for the following EXEMPTED WETLANDS:					
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.					7
13. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to FSA unless the area reverts to wetland as a result of abandonment. You should inform SCS of any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for 5 years or more.					
14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.					
15. Minimal Effect Wetlands (MW) - These wetlands are to be farmed according to the minimal effect agreement signed at the time the minimal effect determination was made.					
NON-EXEMPTED WETLANDS:					
16. Converted Wetlands (CW) - In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits. If you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.					
17. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.					
18. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 16 for information on CW.					
19. This wetland determination was completed in the: Office ☒ Field ☐					
20. This determination was: Delivered ☐ Mailed ☒ To the Person on Date: 3-20-89					
NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below. The reconsideration is a prerequisite for any further appeal. The request for the reconsideration must be in writing and must state your reasons for the request. The request must be mailed or delivered within 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of the producer's copy of this form for more information on appeals procedure.					
NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.					
21. Remarks: There is a farmed wetland (FW) and a wetland (W) in field 7, section 26, Nolen twp., tract 96. Redetermination: No HEL on this tract.					
22. Signature of SCS District Conservationist Sen Mathew					23. Date 3-20-89
Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, handicap, etc.					



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Watonwan County, MN

Summary

Parcel ID 070261010
 Property Address
 Sec/Twp/Rng 26-107-032
 Brief Tax Description SECT-26 TWP-107 RANGE-032 74.12AC E1/2 OF SE1/4 LESS 5.88ACIN NE1/4 OF SE1/4
 (Note: Not to be used on legal documents)
 Deeded Acres 74.12
 Class 101 - (NON-HSTD) 2A/1B/4BB AGRICULTURAL
 District (0701) TWP OF NELSON-0840
 School District 0840

[View Map](#)

Owners

Primary Owner Alternate Taxpayer
 JILL A JENSEN JILL A JENSEN
 JAY K JENSEN JAY K JENSEN
 1622 SOUTHSORE DR 1622 SOUTHSORE DR
 # 102 # 102
 WORTHINGTON MN 56187 WORTHINGTON MN 56187

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	56.8	0	0	0	69.280	A
2	ROADS 2A	0	0	0	0	4.840	A
Total						74.120	

Valuation

	2026 Assessment	2025 Assessment	2024 Assessment	2023 Assessment	2022 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$545,800	\$535,200	\$595,000	\$595,000	\$423,600
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$545,800	\$535,200	\$595,000	\$595,000	\$423,600

Taxation

	2026 Payable	2025 Payable	2024 Payable	2023 Payable
Estimated Market Value	\$535,200	\$595,000	\$595,000	\$423,600
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$535,200	\$595,000	\$595,000	\$423,600
Net Taxes Due	\$3,666.00	\$3,448.00	\$3,279.00	\$1,261.00
+ Special Assessments	\$0.00	\$0.00	\$23.00	\$23.00
= Total Taxes Due	\$3,666.00	\$3,448.00	\$3,302.00	\$1,284.00

Taxes Paid

Payment #	Receipt #	Receipt Print Date	Amt Write Off	Amt Charge	Amt Payment
153477		6/12/2026	\$0.00	\$146.64	(\$3,812.64)
134126		5/7/2025	\$0.00	\$0.00	(\$3,448.00)
114876		5/3/2024	\$0.00	\$0.00	(\$3,302.00)
99421		4/24/2023	\$0.00	\$0.00	(\$1,284.00)



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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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