



FARMLAND AUCTION

Thursday, November 5, 2026 @ 10 AM

St. James American Legion

620 1st Ave S, St. James, MN

160 ACRES +/-

**SECTION 17 OF ST. JAMES TWP
WATONWAN 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 St. James Twp., Watonwan County, MN

FARMLAND AUCTION

Thursday, November 5, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN



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

TURNER 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- 80 +/- Deeded Acres x The Bid Parcel 2- 80 +/- Deeded Acres x The Bid Parcel 3- 160 +/- Deeded Acres x The Bid
LEGAL DESCRIPTION 1:	80 +/- Deeded Acres located in the E ½ of the NW ¼ of Section 17, TWP 106N, Range 32W, Watonwan County, MN
TAX PARCEL ID 1:	East ½ of 110170210
BUILDINGS 1:	None
REAL ESTATE TAXES 1:	2026 (NON-HSTD) Ag Taxes = \$5,452.00
PREDOMINANT SOILS 1:	Canisteo Clay Loam & Crippin Loam
CPI PARCEL 1:	CPI= 94.5 *See Soils Map
TOPOGRAPHY 1:	Level to Gently Rolling *See Topography Map
DRAINAGE PARCEL 1:	Private Tile *See Tile Map
LEGAL DESCRIPTION 2:	80 +/- Deeded Acres located in the W ½ of the NW ¼ of Section 17, TWP 106N, Range 32W, Watonwan County, MN
TAX PARCEL ID 2:	West ½ of 110170210
REAL ESTATE TAXES 2:	2026 (NON-HSTD) Ag Taxes = \$5,452.00
PREDOMINANT SOILS 2:	Canisteo Clay Loam & Crippin Loam
CPI PARCEL 2:	CPI= 93.9 *See Soils Map
TOPOGRAPHY 2:	Level to Gently Rolling *See Topography Map

AUCTIONS – REAL ESTATE - APPRAISALS



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

160 Acres +/- of Bare Farmland in St. James Twp., Watonwan County, MN

FARMLAND AUCTION

Thursday, November 5, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN



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

DRAINAGE PARCEL 2: Part of County Ditch 4 and private tile.
*See Tile Map

LEGAL DESCRIPTION 3: 160 +/- Deeded Acres located in the NW ¼ of Section 17, TWP 106N, Range 32W, Watonwan County, MN

TAX PARCEL ID 3: 110170210

BUILDINGS 3: None

REAL ESTATE TAXES 3: 2026 (NON-HSTD) Ag Taxes = \$10,904.00

FSA INFORMATION 3:

Total Deeded Acres	=	160.00 +/- Acres
FSA Tillable Acres	=	153.90 +/- Acres
Corn Base Acres	=	76.20 +/- Acres
Corn PLC Yield	=	168.00 +/- Bushels
Soybean Base Acres	=	76.50 +/- Acres
Soybean PLC Yield	=	54.00 +/- Bushels
Total Base Acres	=	152.70 +/- Acres

PREDOMINANT SOILS 3: Canisteo Clay Loam & Crippin Loam

CPI PARCEL 3: CPI= 94.2
*See Soils Map

TOPOGRAPHY 3: Level to Gently Rolling
*See Topography Map

DRAINAGE PARCEL 3: Part of County Ditch 4 and private tile.
*See Tile Map

NRCS CLASSIFICATION 3: NHEL (Non-Highly Erodible Land)

WETLAND STATUS 3: NW/PC (Non-Wetland/ Prior Converted) - Determination was completed 1-12-1990. 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



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

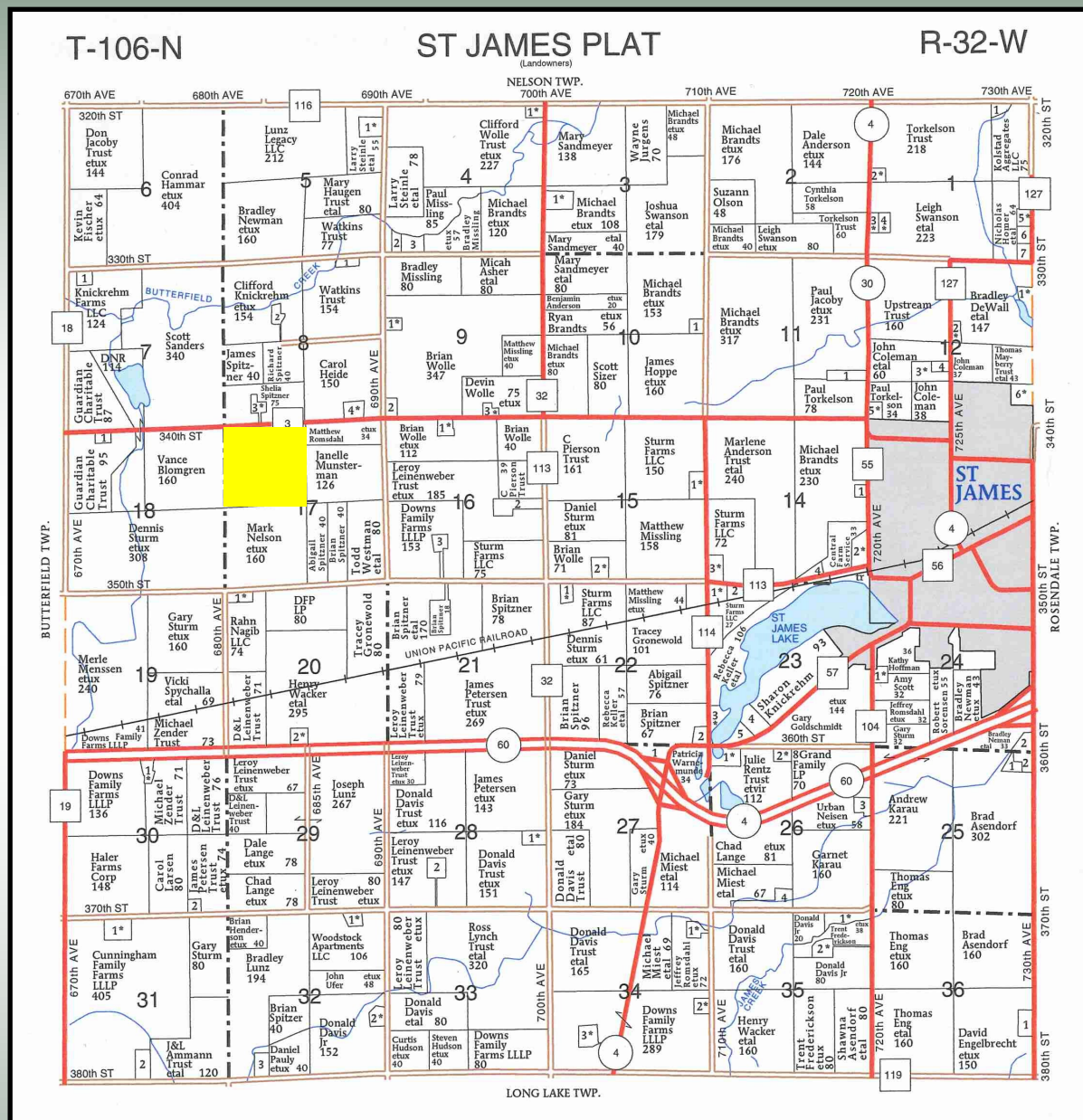
www.auctioneeralley.com

160 Acres +/- of Bare Farmland in St. James Twp., Watonwan County, MN

FARMLAND AUCTION

Thursday, November 5, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN



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

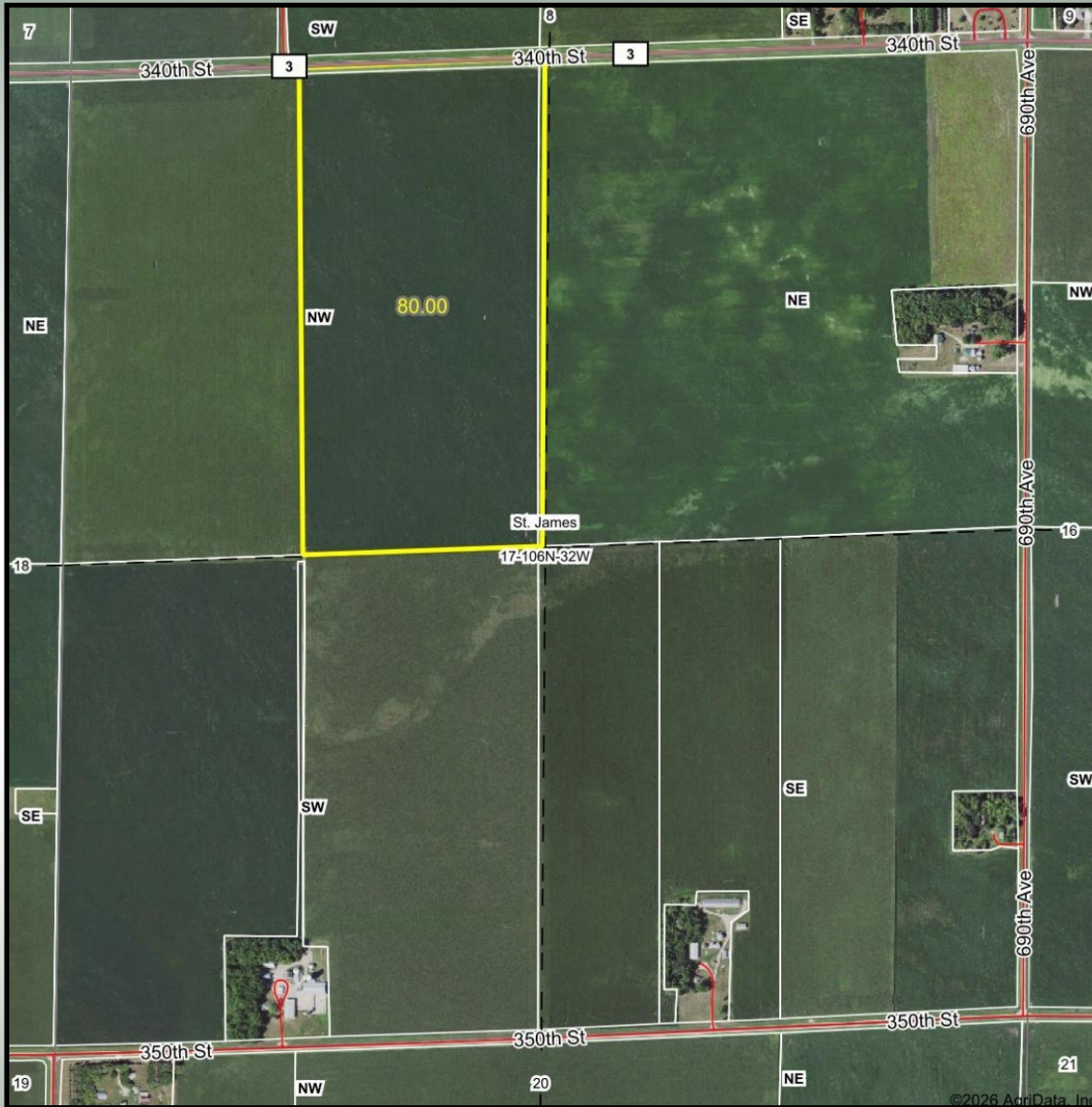
160 Acres +/- of Bare Farmland in St. James Twp., Watonwan County, MN

FARMLAND AUCTION

Thursday, November 5, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

PARCEL 1: 80 Acres



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

160 Acres +/- of Bare Farmland in St. James Twp., Watonwan County, MN

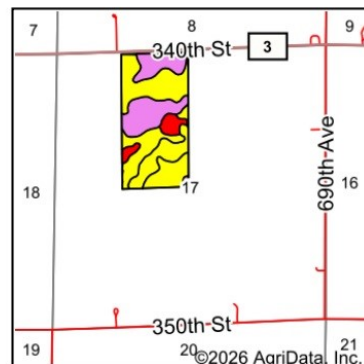
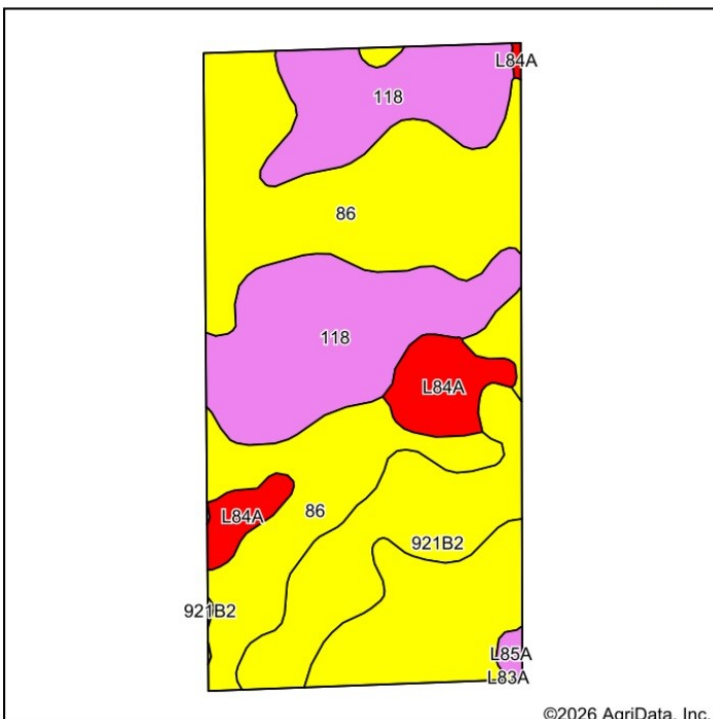
FARMLAND AUCTION

Thursday, November 5, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

PARCEL 1

Soils Map



State: Minnesota
 County: Watonwan
 Location: 17-106N-32W
 Township: St. James
 Acres: 76.95
 Date: 8/30/2026



Maps Provided By



© AgriData, Inc. 2025 www.AgriDataInc.com



Area Symbol: MN165, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	38.56	50.2%		93
118	Crippin loam, 1 to 3 percent slopes	22.31	29.0%		100
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	10.57	13.7%		92
L84A	Glencoe clay loam, 0 to 1 percent slopes	5.10	6.6%		86
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.41	0.5%		99
Weighted Average					94.5



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

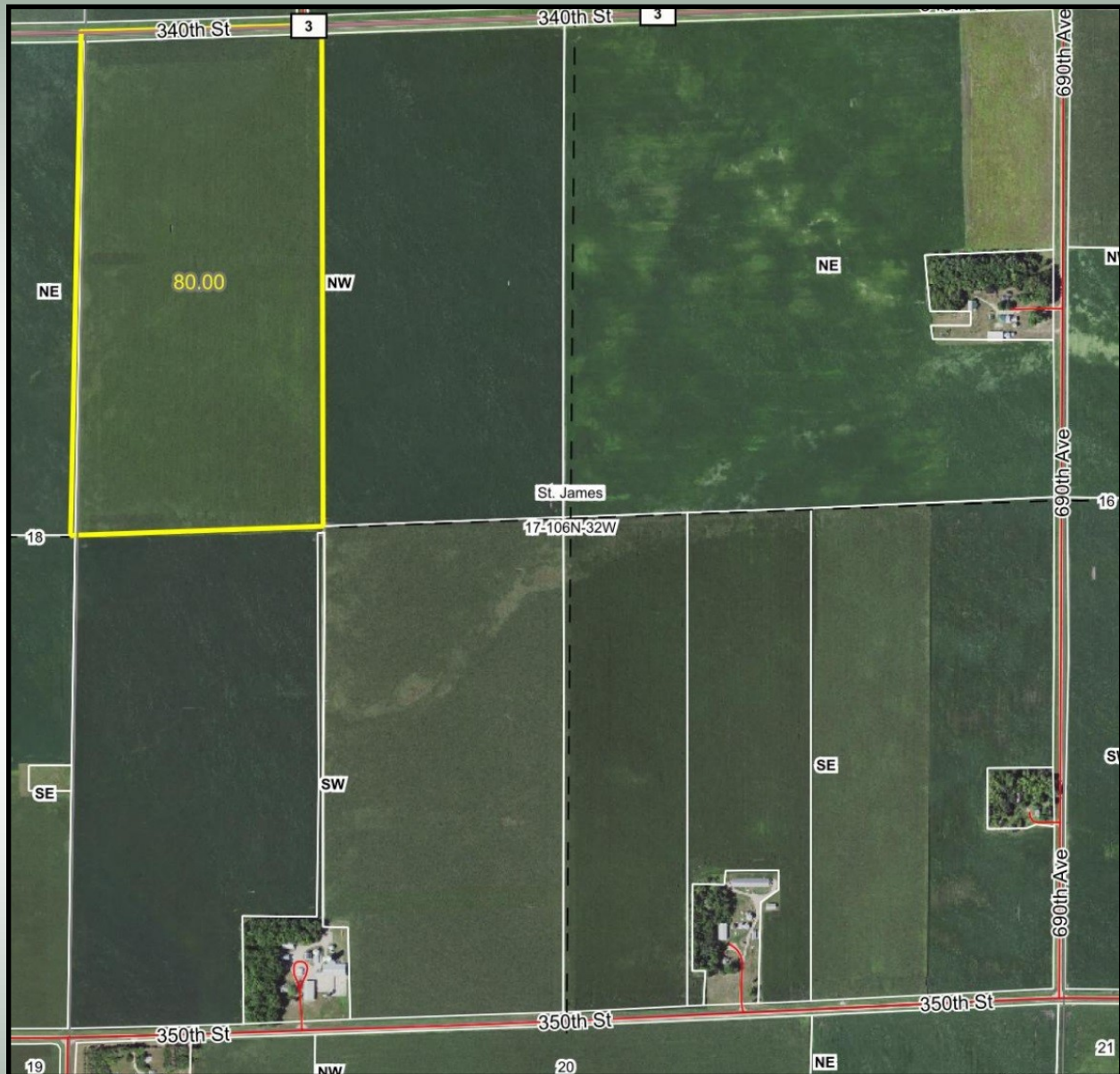
160 Acres +/- of Bare Farmland in St. James Twp., Watonwan County, MN

FARMLAND AUCTION

Thursday, November 5, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

PARCEL 2: 80 Acres



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

160 Acres +/- of Bare Farmland in St. James Twp., Watonwan County, MN

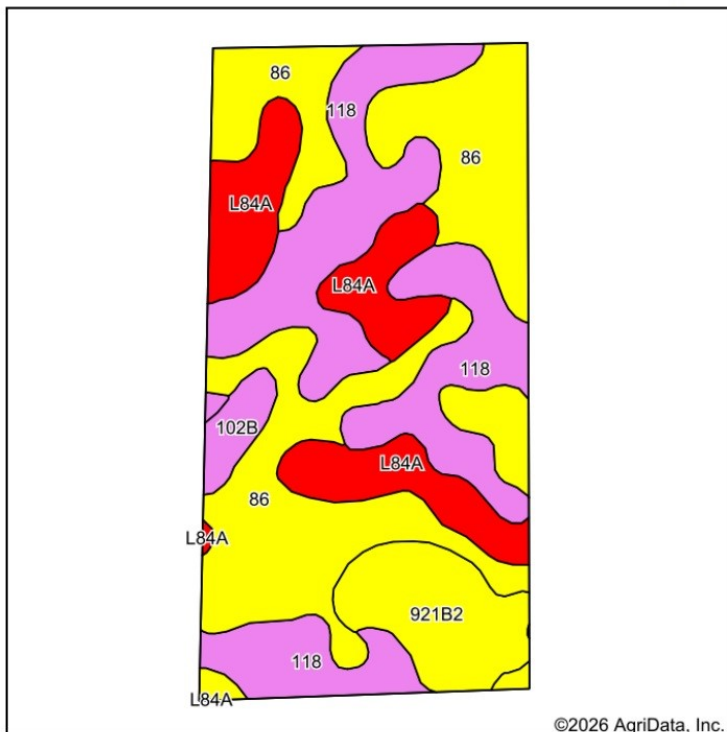
FARMLAND AUCTION

Thursday, November 5, 2026 @ 10:00 AM

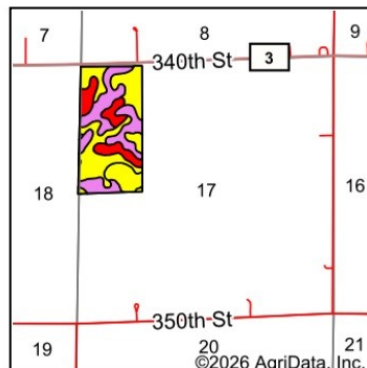
SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

PARCEL 2

Soils Map



Soils data provided by USDA and NRCS.



State: Minnesota
County: Watonwan
Location: 17-106N-32W
Township: St. James
Acres: 76.95
Date: 8/30/2026



Area Symbol: MN165, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	31.49	40.9%		93
118	Crippin loam, 1 to 3 percent slopes	23.65	30.7%		100
L84A	Glencoe clay loam, 0 to 1 percent slopes	12.72	16.5%		86
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	7.28	9.5%		92
102B	Clarion loam, 2 to 6 percent slopes	1.81	2.4%		95
Weighted Average					93.9



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

160 Acres +/- of Bare Farmland in St. James Twp., Watonwan County, MN

FARMLAND AUCTION

Thursday, November 5, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

Parcel 3-Entire Parcel



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

160 Acres +/- of Bare Farmland in St. James Twp., Watonwan County, MN

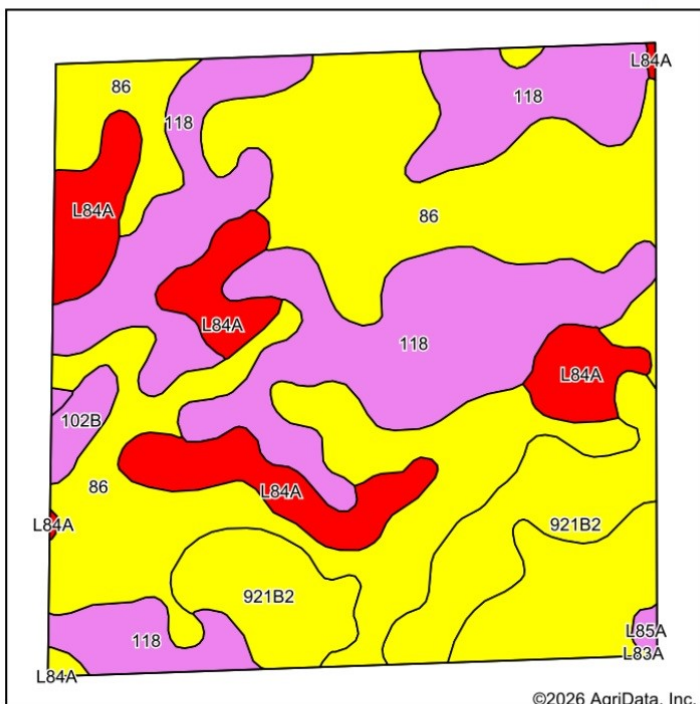
FARMLAND AUCTION

Thursday, November 5, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

Parcel 3-Entire Parcel

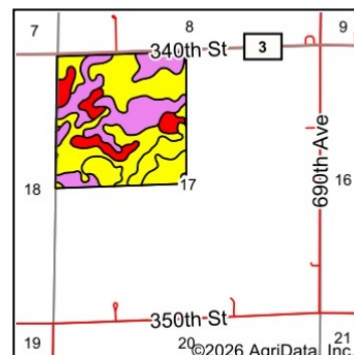
Soils Map



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
86	Canisteo clay loam, 0 to 2 percent slopes	69.97	45.4%		93
118	Crippin loam, 1 to 3 percent slopes	46.09	29.9%		100
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	17.83	11.6%		92
L84A	Glencoe clay loam, 0 to 1 percent slopes	17.82	11.6%		86
102B	Clarion loam, 2 to 6 percent slopes	1.78	1.2%		95
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.41	0.3%		99
Weighted Average					94.2



State: Minnesota
County: Watonwan
Location: 17-106N-32W
Township: St. James
Acres: 153.9
Date: 8/30/2026



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

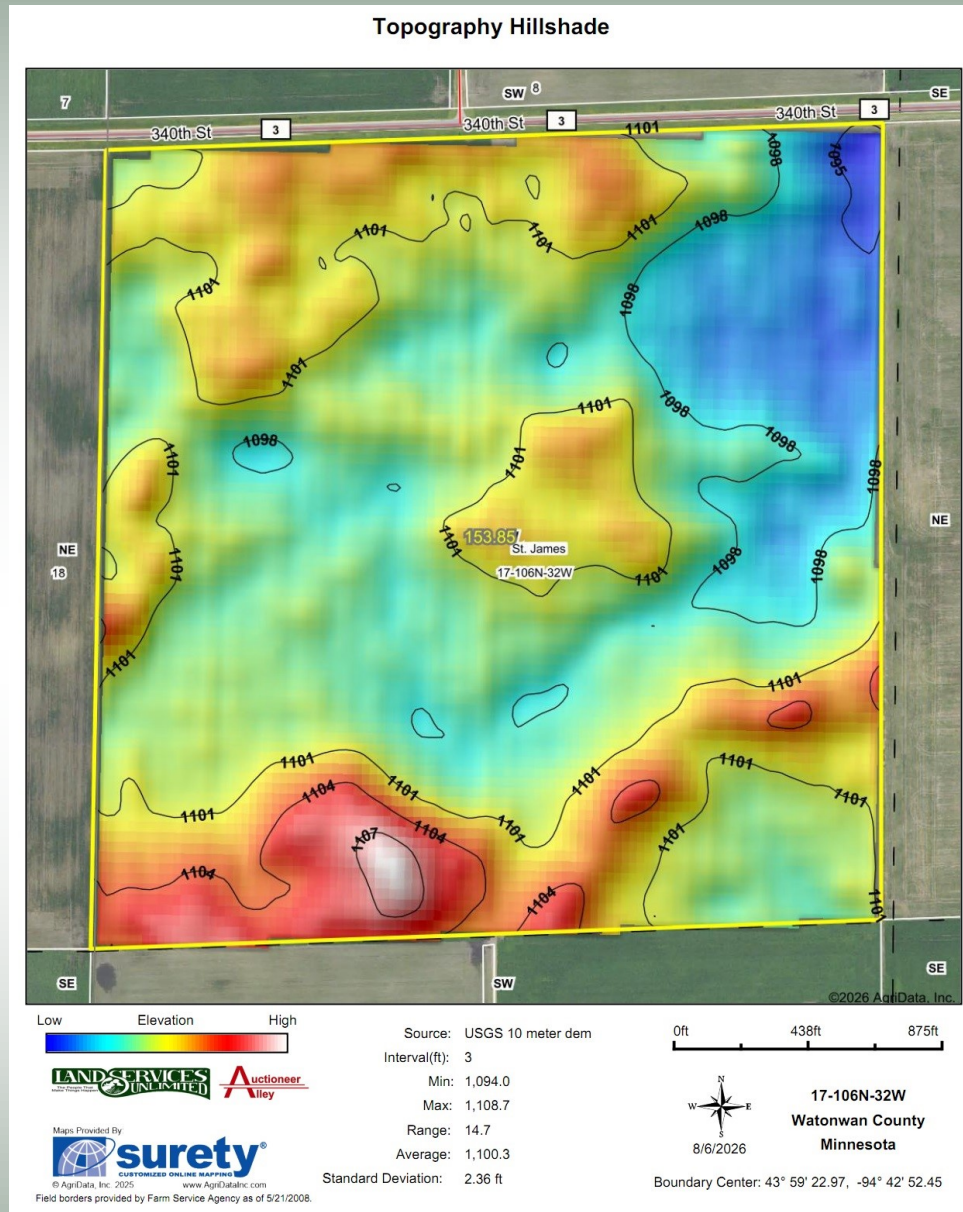
160 Acres +/- of Bare Farmland in St. James Twp., Watonwan County, MN

FARMLAND AUCTION

Thursday, November 5, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

Parcel 3-Entire Parcel



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

160 Acres +/- of Bare Farmland in St. James Twp., Watonwan County, MN

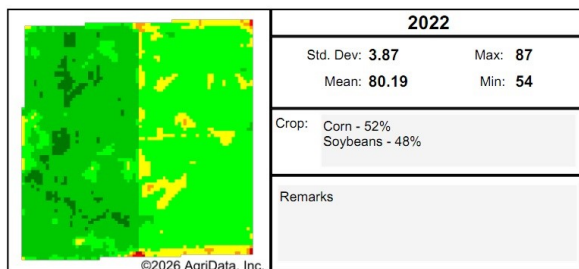
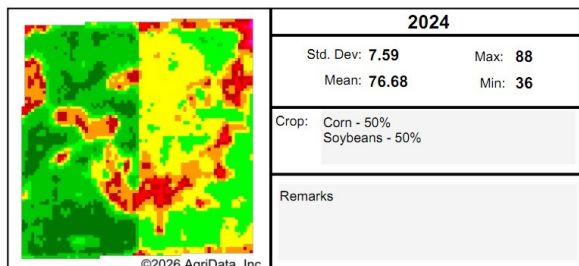
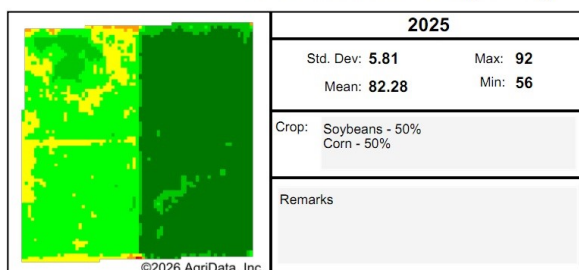
FARMLAND AUCTION

Thursday, November 5, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

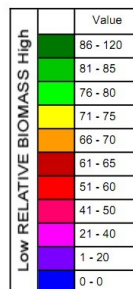
NDVI Maps

Max Plant Growth(NDVI) Multi-year



Client:
Farm:
Field:
Date: 8/6/2026
Acres: 153.85

State: MN
County: Watonwan
Location: 17-106N-32W
Township: St. James
Boundary Center: 43° 59' 22.97, -94° 42' 52.45



Soils Weighted Average
Productivity Index: 94.2

Elevation (feet)
Min: 1,094.0
Max: 1,108.7
Range: 14.7
Mean: 1,100.3
Std Dev: 2.4



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

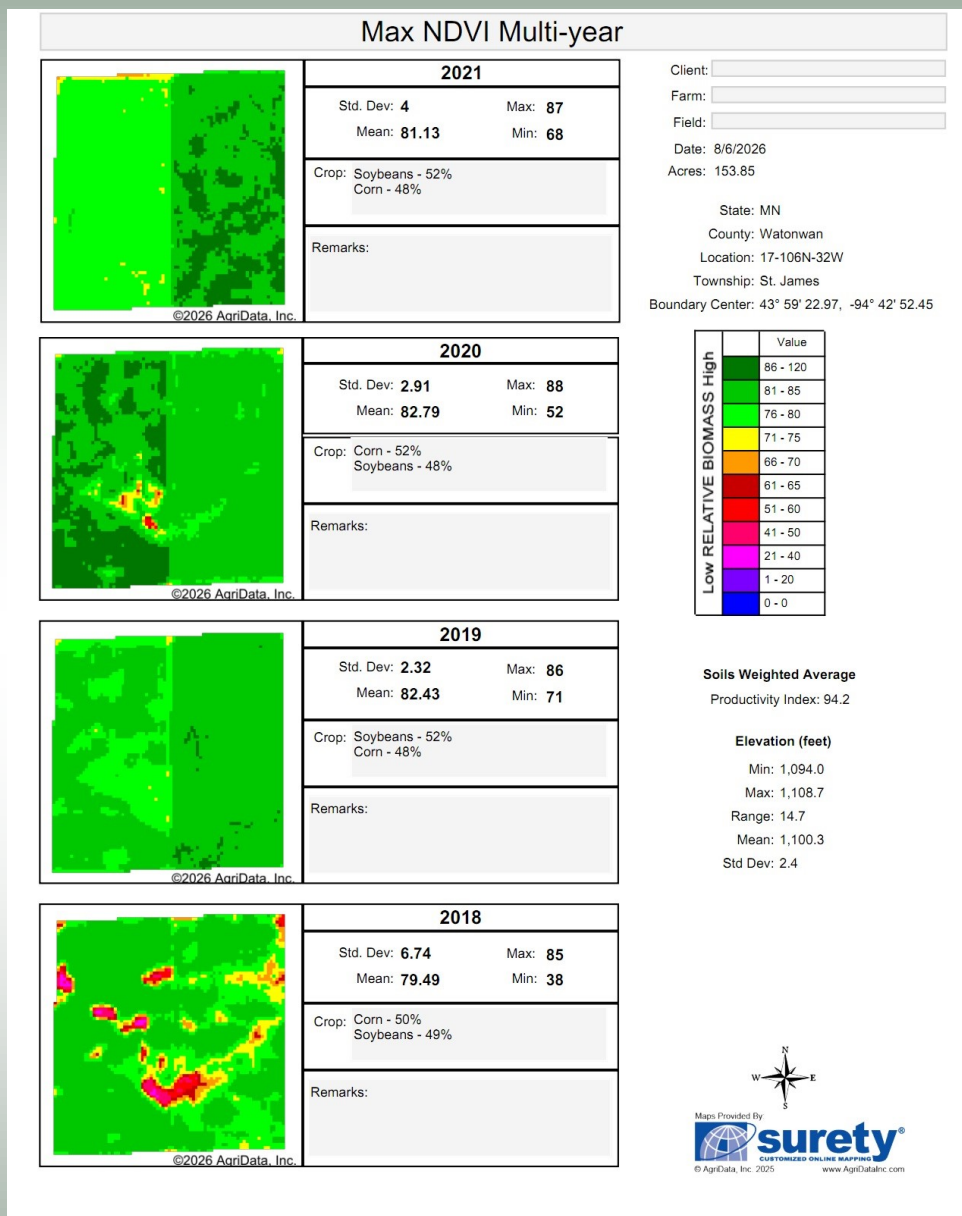
160 Acres +/- of Bare Farmland in St. James Twp., Watonwan County, MN

FARMLAND AUCTION

Thursday, November 5, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

NDVI Maps



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

160 Acres +/- of Bare Farmland in St. James Twp., Watonwan County, MN

FARMLAND AUCTION

Thursday, November 5, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

FSA Map



Watonwan County
Minnesota

Farm 4846
Tract 3351

Phy. County: Watonwan, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04/14/2026

0 165 330 660
Feet

Unless Otherwise Noted:
All fields are non-irrigated
Shares are 100% to operator
Com = Yellow for Grain
Soybeans = Common for Grain
Wheat = HRS, HRW = Grain
Sunflowers = 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
Cropland
PLSS

Wetland Determination Identifiers
● Restricted Use
▼ Limited Restrictions
■ Exempt from Conservation
■ Compliance Provisions

Tract Cropland Total: 153.90 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.



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

160 Acres +/- of Bare Farmland in St. James Twp., Watonwan County, MN

FARMLAND AUCTION

Thursday, November 5, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

FSA Information

MINNESOTA
WATONWAN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4846

Prepared : 8/14/26 12:21 PM CST

Crop Year : 2026

Tract **156** Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn			
Soybeans			
TOTAL			

NOTES

Tract Number : 3351
Description : NW4 17-106-32 ST JAMES
FSA Physical Location : MINNESOTA/WATONWAN
ANSI Physical Location : MINNESOTA/WATONWAN
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHSL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : TURNER FAMILY FARM TRUST UNDER AGREEMENT DATED NOVEMBER 16, 2016
Other Producers : None
Recon ID : None

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
153.90	153.90	153.90	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	153.90	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	76.20	0.00	168
Soybeans	76.50	0.00	54
TOTAL	152.70	0.00	



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

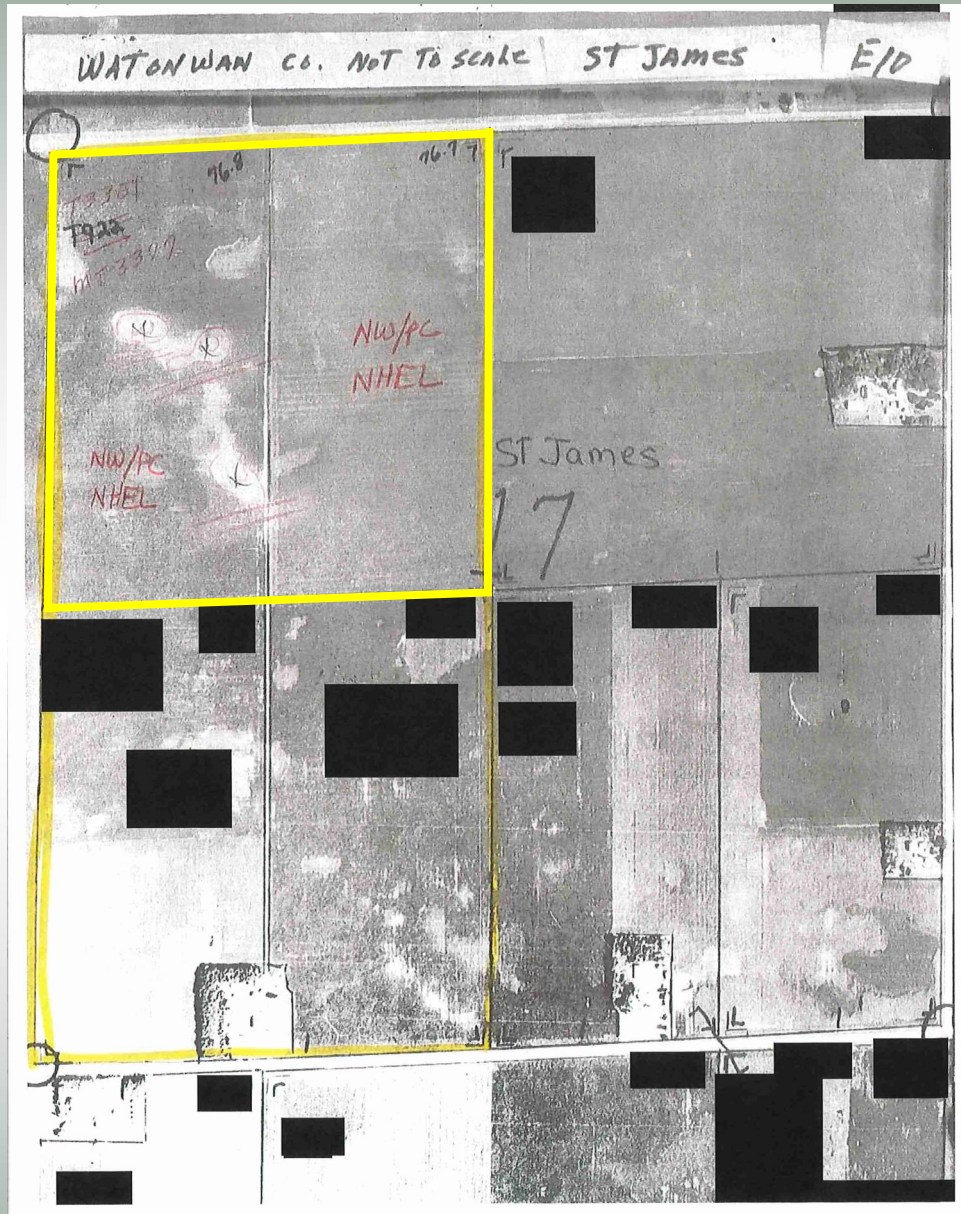
160 Acres +/- of Bare Farmland in St. James Twp., Watonwan County, MN

FARMLAND AUCTION

Thursday, November 5, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

Wetland Determination Map



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

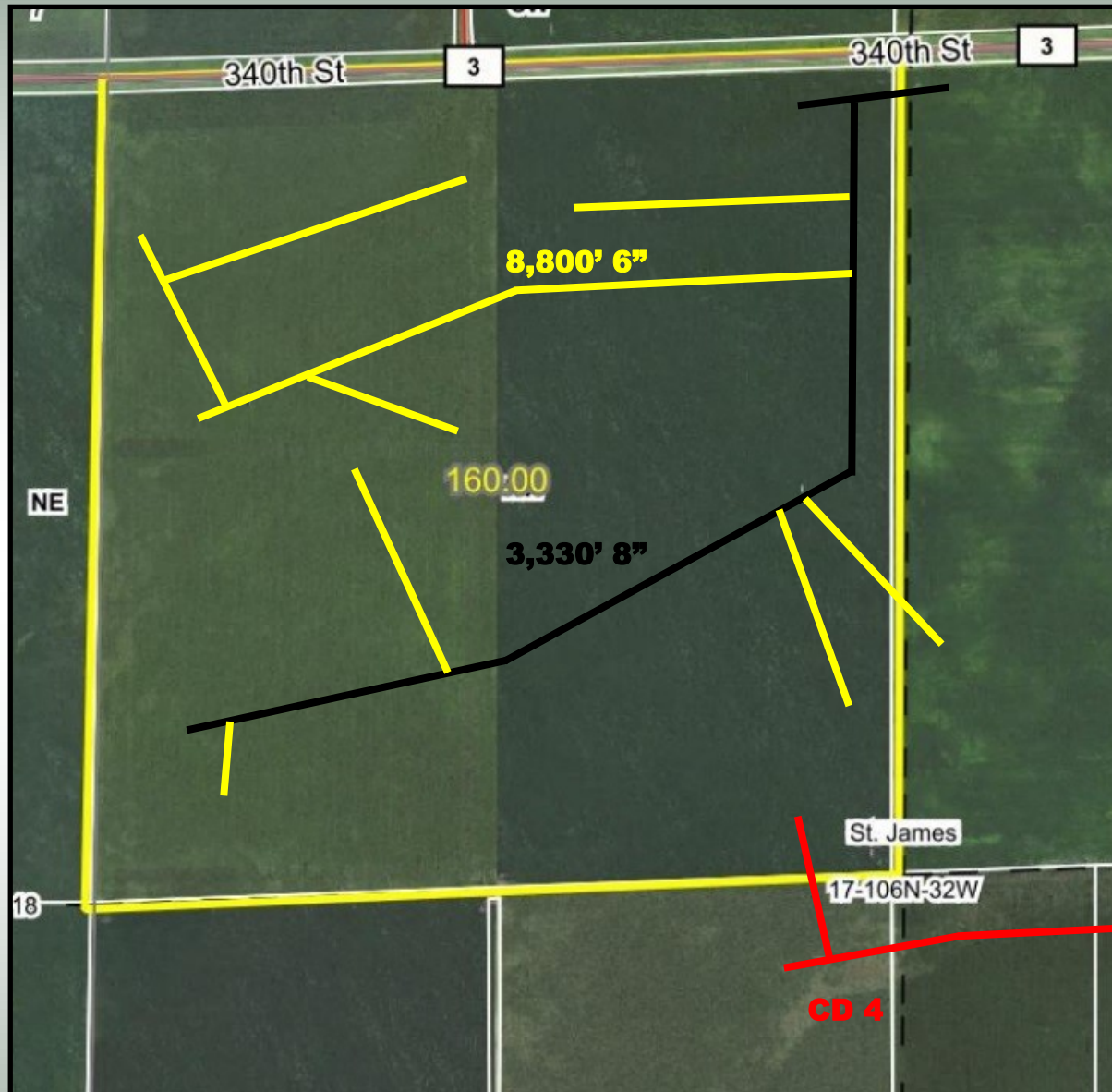
160 Acres +/- of Bare Farmland in St. James Twp., Watonwan County, MN

FARMLAND AUCTION

Thursday, November 5, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

Tile Map



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

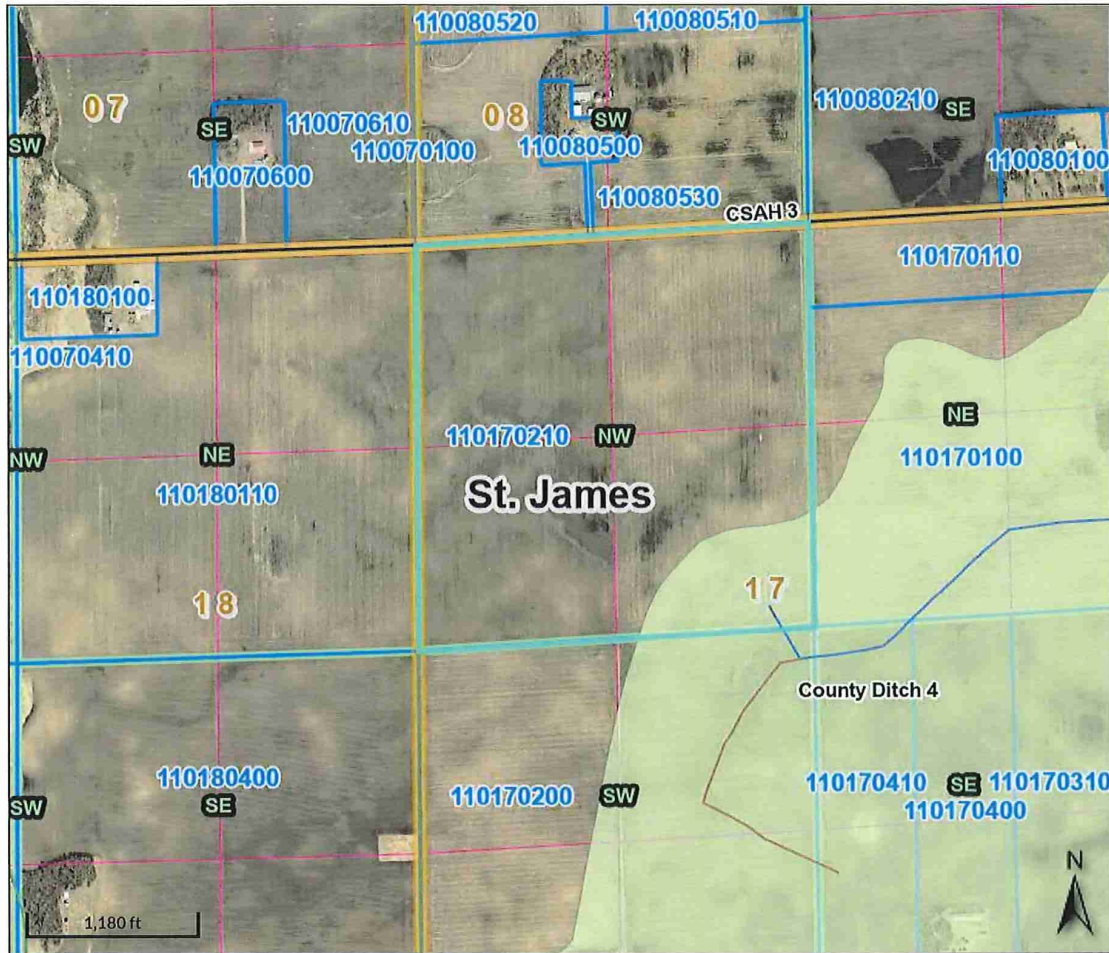
160 Acres +/- of Bare Farmland in St. James Twp., Watonwan County, MN

FARMLAND AUCTION

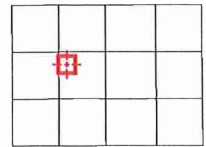
Thursday, November 5, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

 **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

LAND SERVICES UNLIMITED
The People That Make Things Happen

Auctioneer Alley

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

160 Acres +/- of Bare Farmland in St. James Twp., Watonwan County, MN

FARMLAND AUCTION

Thursday, November 5, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

Watonwan County, MN

Summary

Parcel ID 110170210
 Property Address 17-106-032
 Sec/Twp/Rng 17-106-032
 Brief Tax Description SECT-17 TWP-106 RANGE-032 160.00 AC NW1/4
 (Note: Not to be used on legal documents)
 Deeded Acres 160.00
 Class 101 - (NON-HSTD) 2A/1B/4BB AGRICULTURAL
 District (1101) TWP OF ST JAMES-0840
 School District 0840

[View Map](#)

Owners

Primary Owner
 TURNER FAMILY FARM TRUST
 C/O MARK TURNER
 3934 690TH ST
 ELLSWORTH WI 54011

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	74.2	0	0	0	156.970	A
2	ROADS 2A	0	0	0	0	3.030	A
Total						160.000	

Valuation

	2026 Assessment	2025 Assessment	2024 Assessment	2023 Assessment	2022 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$1,615,500	\$1,742,400	\$1,937,200	\$1,937,200	\$1,257,900
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$1,615,500	\$1,742,400	\$1,937,200	\$1,937,200	\$1,257,900

Taxation

	2026 Payable	2025 Payable	2024 Payable	2023 Payable
Estimated Market Value	\$1,742,400	\$1,937,200	\$1,937,200	\$1,257,900
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$1,742,400	\$1,937,200	\$1,937,200	\$1,257,900
Net Taxes Due	\$10,883.60	\$10,377.84	\$9,864.00	\$8,129.84
+ Special Assessments	\$20.40	\$8.16	\$0.00	\$8.16
= Total Taxes Due	\$10,904.00	\$10,386.00	\$9,864.00	\$8,138.00



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

160 Acres +/- of Bare Farmland in St. James Twp., Watonwan County, MN

FARMLAND AUCTION

Thursday, November 5, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

Turner Family Farm



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

160 Acres +/- of Bare Farmland in St. James Twp., Watonwan County, MN

FARMLAND AUCTION

Thursday, November 5, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

Turner Family Farm



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

160 Acres +/- of Bare Farmland in St. James Twp., Watonwan County, MN

FARMLAND AUCTION

Thursday, November 5, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, 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 all parcels have been purchased. Parcels will not be offered in their entirety at the conclusion of the auction. Parcel 1- 80 +/- Deeded Acres, Parcel 2- 80 +/- Deeded Acres & Parcel 3- 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 11, 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 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, 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



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

160 Acres +/- of Bare Farmland in St. James Twp., Watonwan County, MN

FARMLAND AUCTION

Thursday, November 5, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN

Notes



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

160 Acres +/- of Bare Farmland in St. James Twp., Watonwan County, MN

FARMLAND AUCTION

Thursday, November 5, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN



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



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