



FARMLAND AUCTION

Tuesday, November 24, 2026 @ 10 AM

Knights of Columbus Hall

920 East 10th Street, Fairmont, MN

240 ACRES +/-

**SECTION 23 OF TENHASSEN TWP
MARTIN COUNTY, MN**

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060



240 Acres +/- of Bare Farmland in Tenhassen Twp., Martin County, MN

FARMLAND AUCTION

Tuesday, November 24, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the Knights of Columbus Hall 920 East 10th St, Fairmont, MN



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

GELLERT 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- 80 +/- Deeded Acres x The Bid

LEGAL DESCRIPTION 1: 80 +/- Deeded Acres located in the W ½ of the NE ¼ of Section 23, TWP 101N, Range 31W, Martin County, MN

TAX PARCEL ID 1: Part of 180230600

BUILDINGS 1: None

REAL ESTATE TAXES 1: 2026 (NON-HSTD) Ag Taxes = \$5,012.00
*Approximate tax split as farm is assessed as one.

PREDOMINANT SOILS 1: Canisteo-Glencoe, Webster Clay Loam & Clarion Swanlake

CPI PARCEL 1: CPI= 91.3
*See Soils Map

TOPOGRAPHY 1: Level to Gently Rolling
*See Topography Map

DRAINAGE PARCEL 1: Part of County Ditch 31 and 9. No private tile maps.
*See Tile Map

LEGAL DESCRIPTION 2: 80 +/- Deeded Acres located in the E ½ of the NW ¼ of Section 23, TWP 101N, Range 31W, Martin County, MN

TAX PARCEL ID 2: Part of 180230600

REAL ESTATE TAXES 2: 2026 (NON-HSTD) Ag Taxes = \$5,012.00
*Approximate tax split as farm is assessed as one.

PREDOMINANT SOILS 2: Clarion-Swanlake Complex, Canisteo-Glencoe Complex, Canisteo Clay Loam

CPI PARCEL 2: CPI= 90.4
*See Soils Map

AUCTIONS – REAL ESTATE - APPRAISALS



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TOPOGRAPHY 2: Level to Gently Rolling
*See Topography Map

DRAINAGE PARCEL 2: Part of County Ditch 31. No private tile maps.
*See Tile Map

LEGAL DESCRIPTION 3: 80 +/- Deeded Acres located in the N 1/4 of the SW 1/4 of Section 23,
TWP 101N, Range 31W, Martin County, MN

TAX PARCEL ID 3: Part of 180230600

BUILDINGS 3: None

REAL ESTATE TAXES 3: 2026 (NON-HSTD) Ag Taxes = \$5,012.00
*Approximate tax split as farm is assessed as one.

PREDOMINANT SOILS 3: Canisteo-Glencoe, Clarion-Swanlake & Canisteo Clay Loam

CPI PARCEL 3: CPI= 90.3
*See Soils Map

TOPOGRAPHY 3: Level to Gently Rolling
*See Topography Map

DRAINAGE PARCEL 3: Part of County Ditch 31 and 15. No private tile maps.
*See Tile Map

NRCS CLASSIFICATION 1-3: NHEL (Non-Highly Erodible Land)

WETLAND STATUS 1-3: NW/PC (Non-Wetland/ Prior Converted) - Determination was completed
10-11-1990. Determination will need to be updated.

FSA INFORMATION 1-3:

Total Deeded Acres	=	240.00 +/- Acres
FSA Tillable Acres	=	235.90 +/- Acres
Corn Base Acres	=	128.10 +/- Acres
Corn PLC Yield	=	153.00 +/- Bushels
Soybean Base Acres	=	107.80 +/- Acres
Soybean PLC Yield	=	43.00 +/- Bushels
Total Base Acres	=	235.90 +/- Acres

LEASE STATUS 1-3: 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!**

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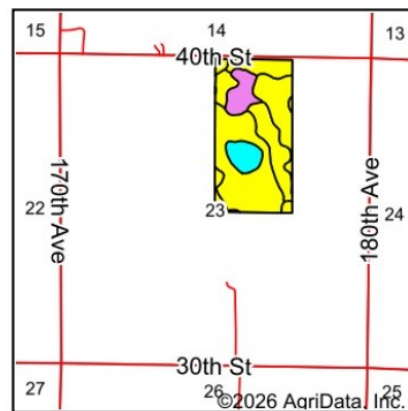
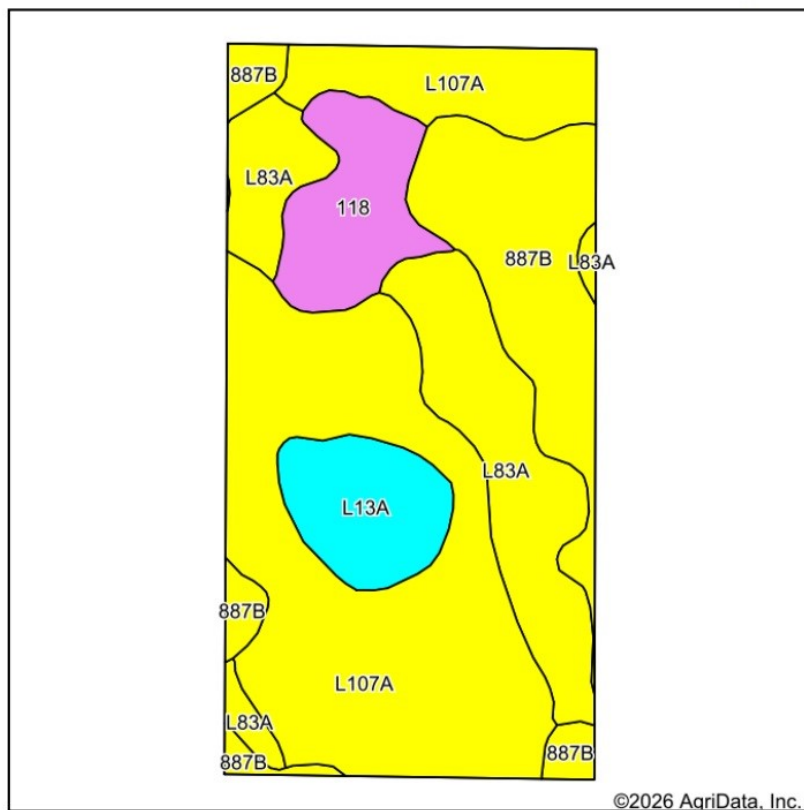
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PARCEL 1

Soils Map



State: **Minnesota**
 County: **Martin**
 Location: **23-101N-31W**
 Township: **Tenhassen**
 Acres: **78.82**
 Date: **10/27/2026**



Area Symbol: MN091, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	35.17	44.7%		91
L83A	Webster clay loam, 0 to 2 percent slopes	15.48	19.6%		93
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	15.31	19.4%		92
118	Crippin loam, 1 to 3 percent slopes	6.86	8.7%		100
L13A	Klossner muck, 0 to 1 percent slopes	6.00	7.6%		77
Weighted Average					91.3



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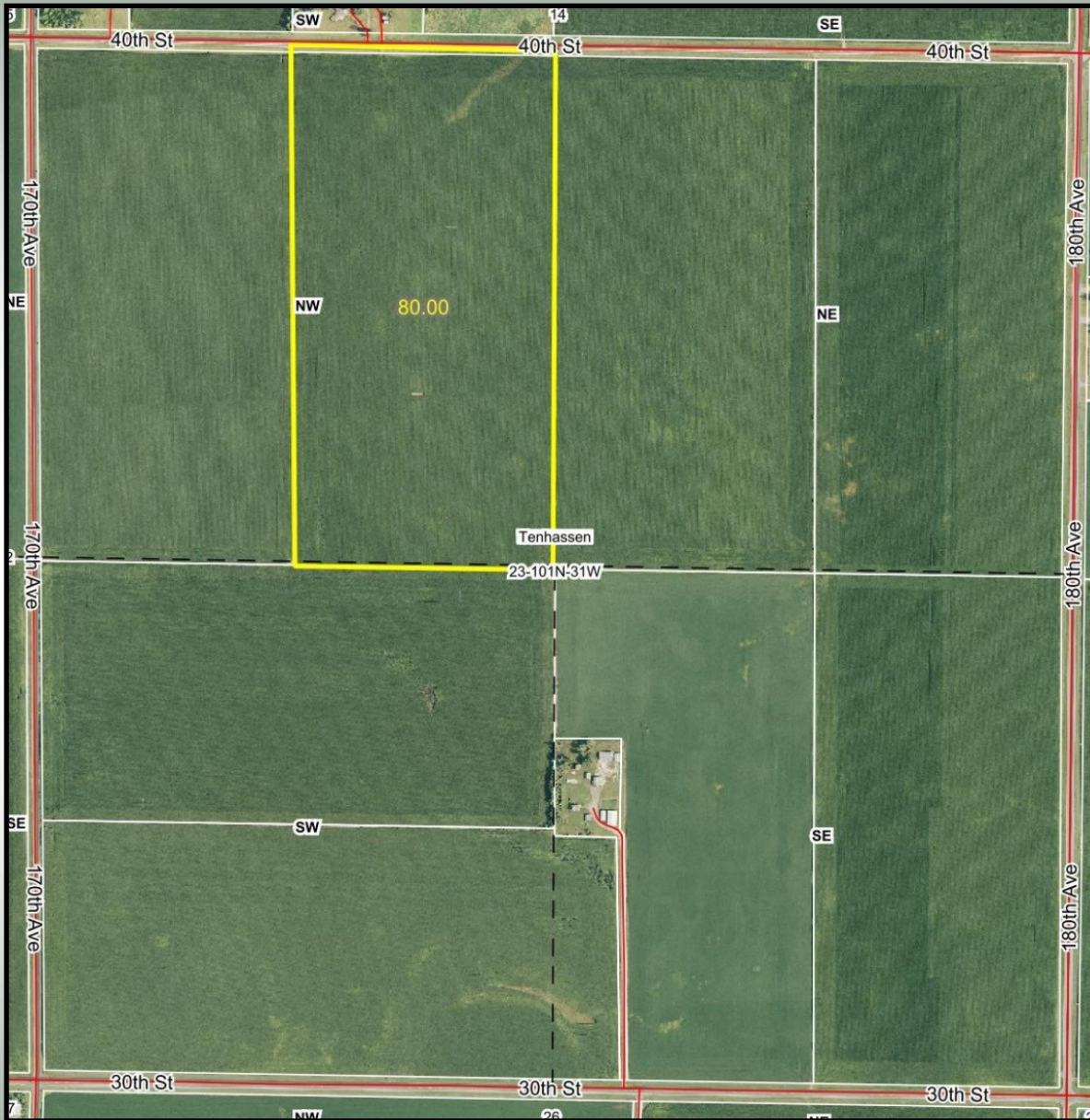
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PARCEL 2: 80 Acres



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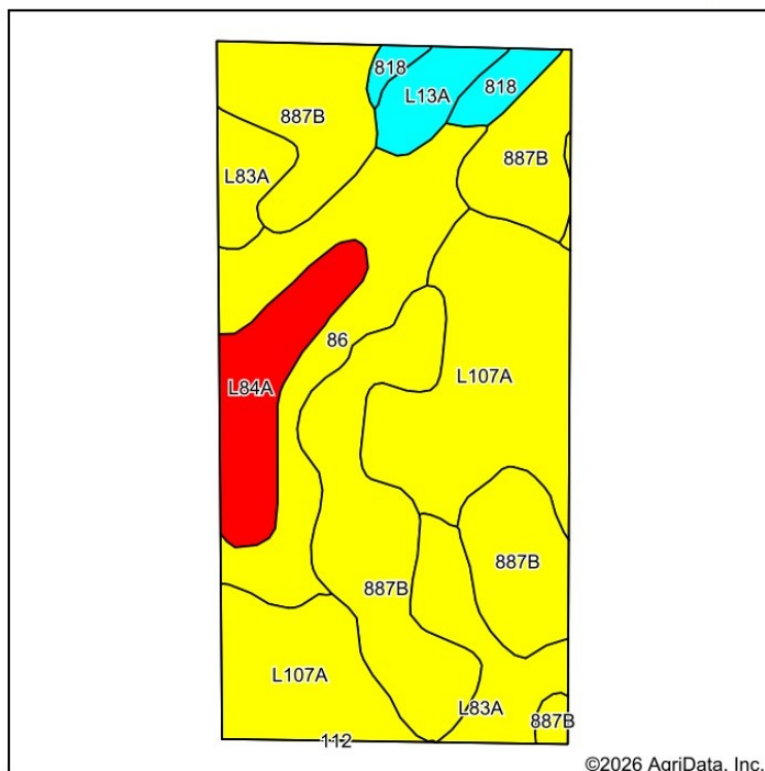
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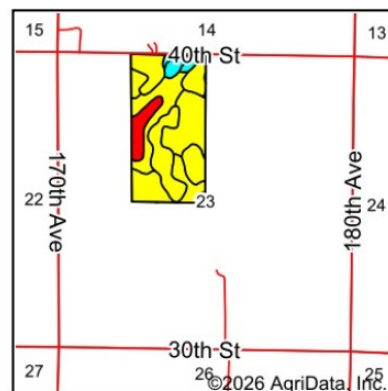
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PARCEL 2

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Martin**
 Location: **23-101N-31W**
 Township: **Tenhassen**
 Acres: **80**
 Date: **10/27/2026**



Area Symbol: MN091, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	28.06	35.0%		92
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	21.27	26.6%		91
86	Canisteo clay loam, 0 to 2 percent slopes	12.53	15.7%		93
L83A	Webster clay loam, 0 to 2 percent slopes	7.39	9.2%		93
L84A	Glencoe clay loam, 0 to 1 percent slopes	6.25	7.8%		86
L13A	Klossner muck, 0 to 1 percent slopes	2.53	3.2%		77
818	Lemond-Linder complex	1.97	2.5%		66
Weighted Average					90.4



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PARCEL 3: 80 Acres



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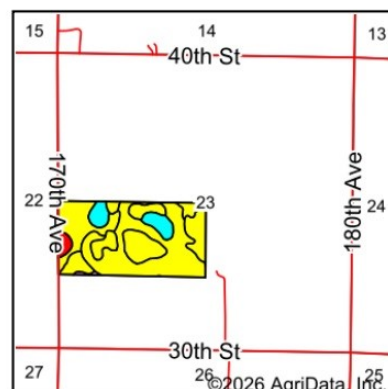
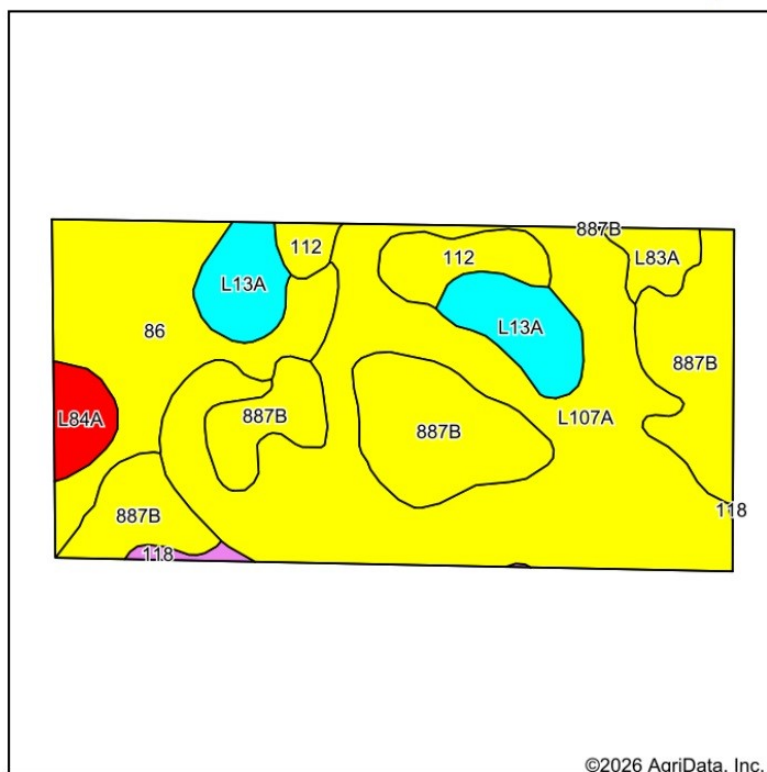
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PARCEL 3

Soils Map



State: **Minnesota**
 County: **Martin**
 Location: **23-101N-31W**
 Township: **Tenhassen**
 Acres: **80**
 Date: **10/27/2026**



Soils data provided by USDA and NRCS.

Area Symbol: MN091, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	32.75	41.1%		91
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	19.67	24.6%		92
86	Canisteo clay loam, 0 to 2 percent slopes	12.90	16.1%		93
L13A	Klossner muck, 0 to 1 percent slopes	6.65	8.3%		77
112	Harps clay loam, 0 to 2 percent slopes	3.93	4.9%		90
L84A	Glencoe clay loam, 0 to 1 percent slopes	1.96	2.4%		86
L83A	Webster clay loam, 0 to 2 percent slopes	1.63	2.0%		93
118	Crippin loam, 1 to 3 percent slopes	0.51	0.6%		100
Weighted Average					90.3



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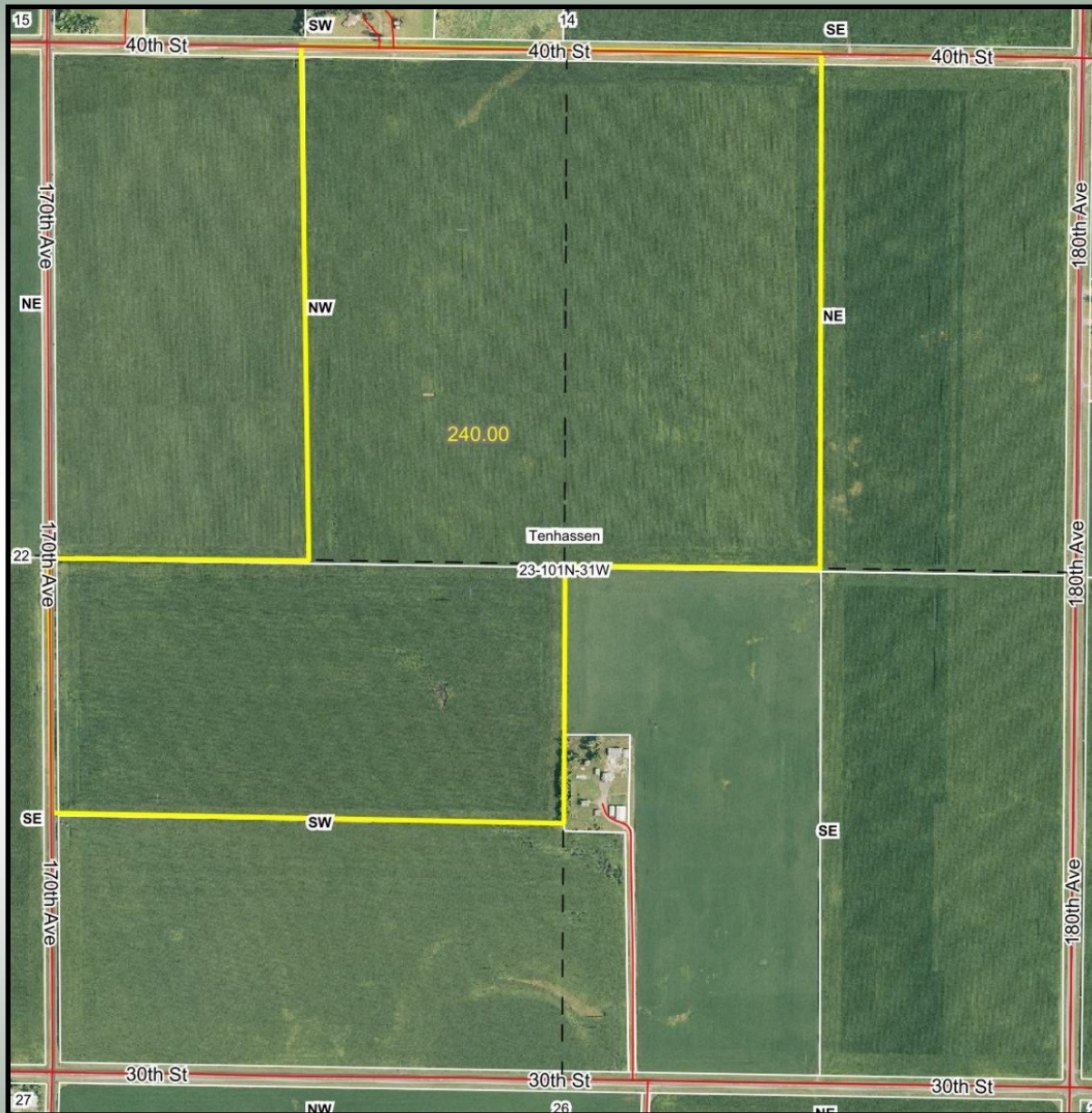
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Entire Parcel



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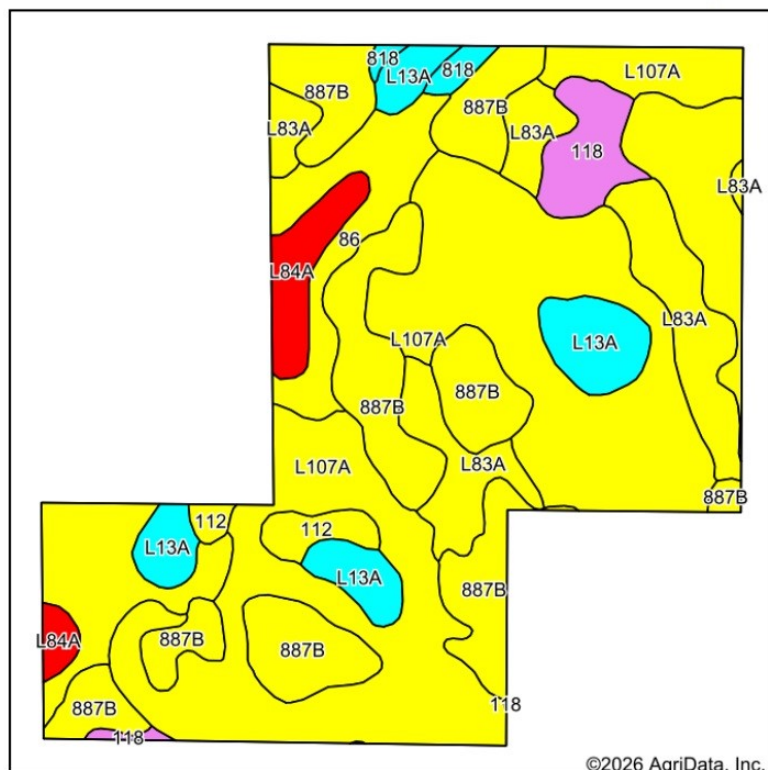
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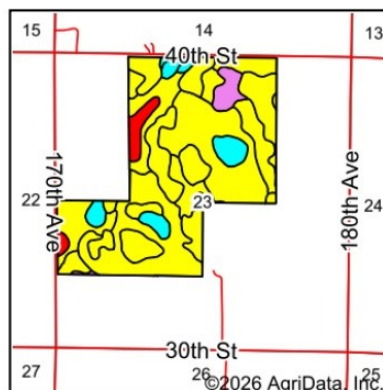
Entire Parcel

Soils Map



Soils data provided by USDA and NRCS.

©2026 AgriData, Inc.



State: **Minnesota**
County: **Martin**
Location: **23-101N-31W**
Township: **Tenhassen**
Acres: **235.9**
Date: **10/2/2026**



Area Symbol: MN091, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	88.75	37.6%		91
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	62.42	26.5%		92
86	Canisteo clay loam, 0 to 2 percent slopes	24.60	10.4%		93
L83A	Webster clay loam, 0 to 2 percent slopes	24.35	10.3%		93
L13A	Klossner muck, 0 to 1 percent slopes	15.03	6.4%		77
L84A	Glencoe clay loam, 0 to 1 percent slopes	7.62	3.2%		86
118	Crippin loam, 1 to 3 percent slopes	7.40	3.1%		100
112	Harps clay loam, 0 to 2 percent slopes	3.96	1.7%		90
818	Lemond-Linder complex	1.77	0.8%		66
Weighted Average					90.7



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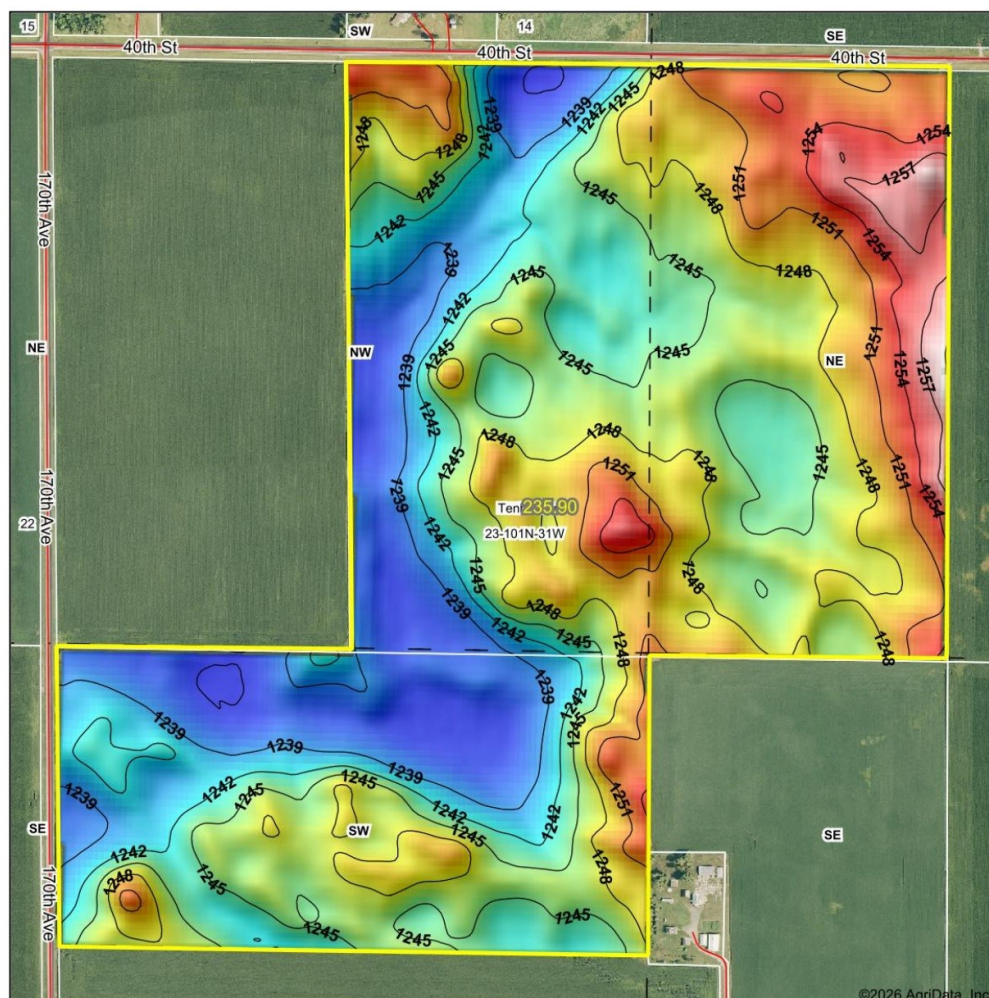
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Entire Parcel

Topography Hillshade



Low Elevation High

LAND SERVICES UNLIMITED Auctioneer Alley

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2025 www.AgriDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 10 meter dem

Interval(ft): 3

Min: 1,235.7

Max: 1,260.8

Range: 25.1

Average: 1,245.5

Standard Deviation: 5.25 ft

0ft 621ft 1242ft



23-101N-31W
Martin County
Minnesota

Boundary Center: 43° 32' 18.83, -94° 31' 29.06

LAND SERVICES UNLIMITED
The People That Make Things Happen

Auctioneer Alley

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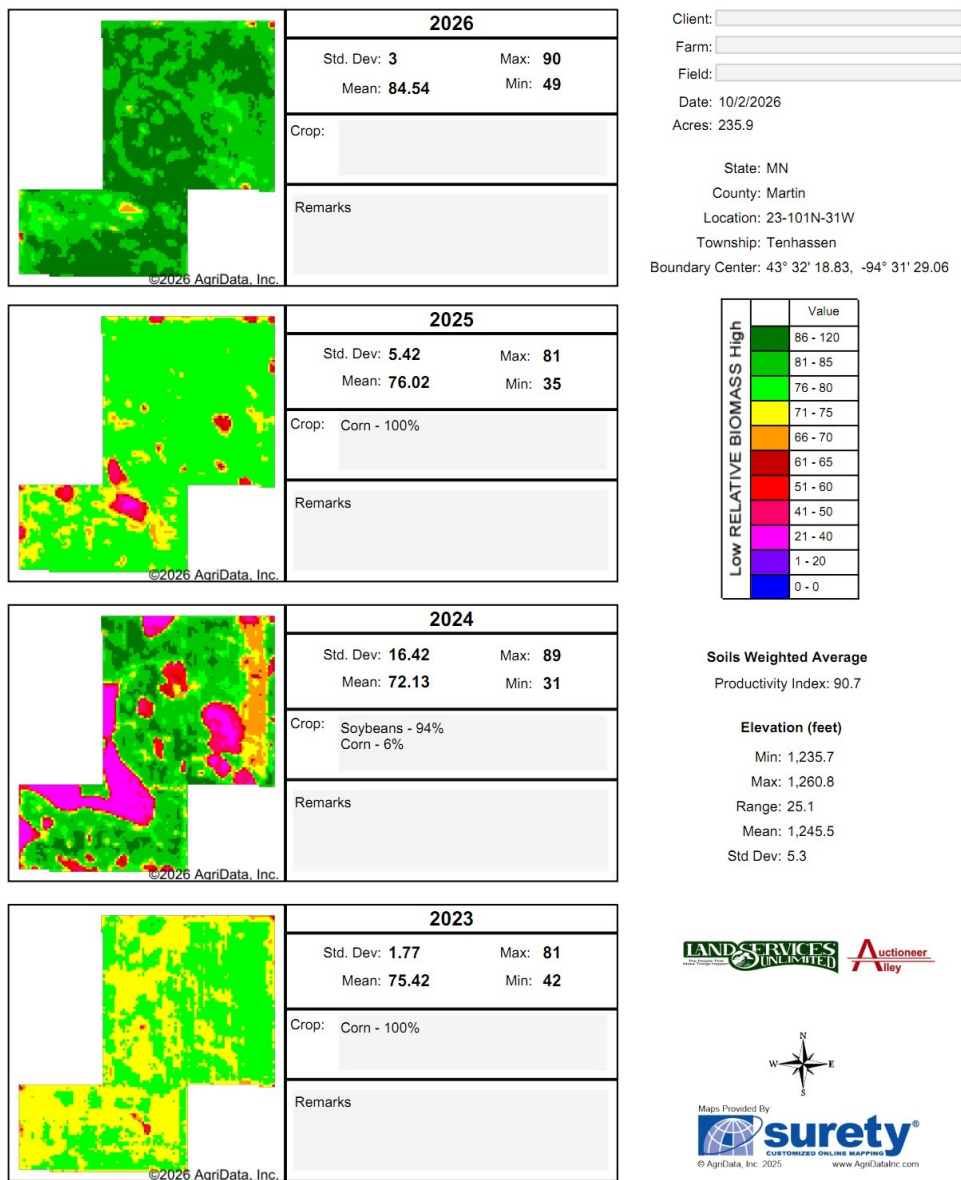
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NDVI Maps

Max Plant Growth(NDVI) Multi-year



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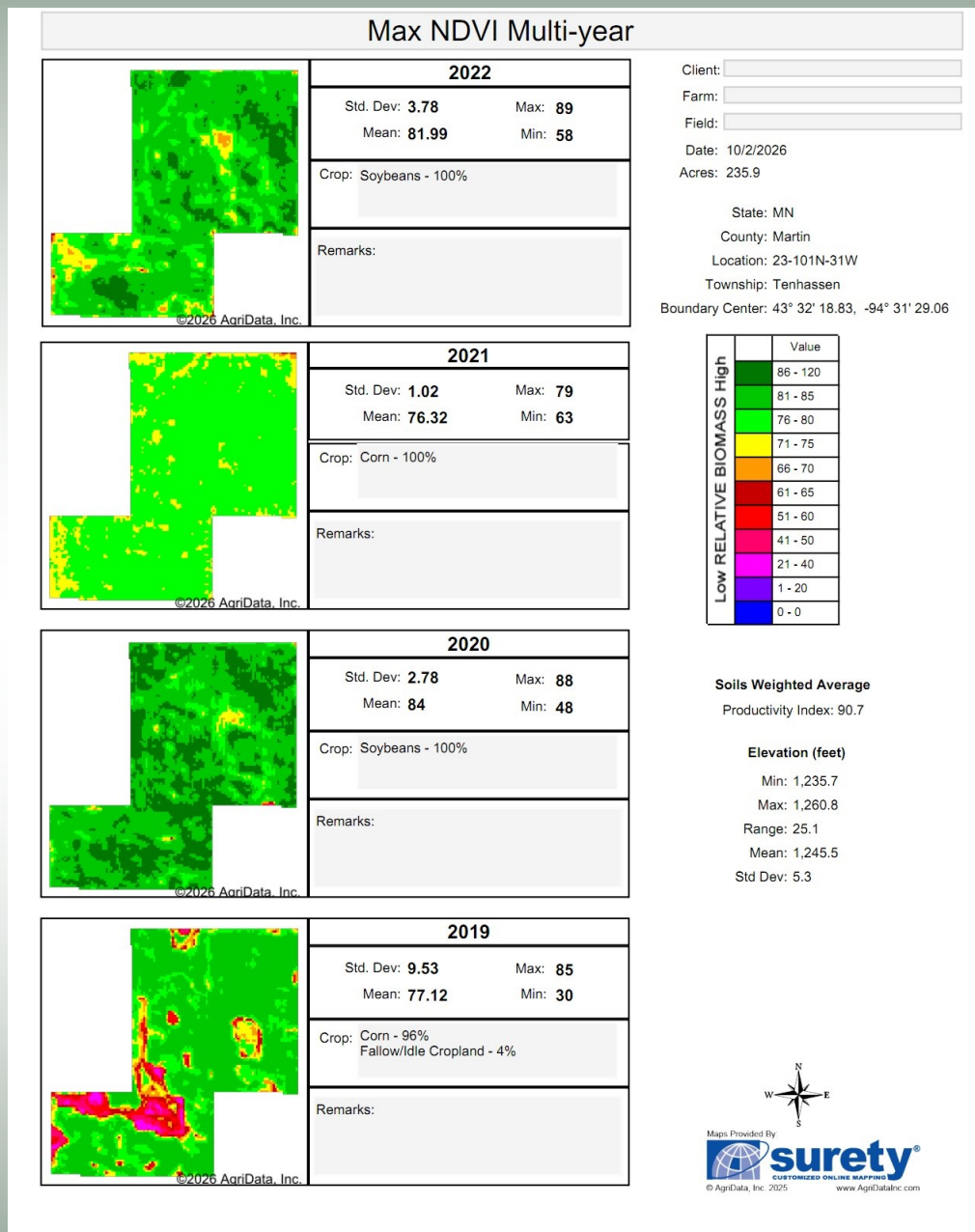
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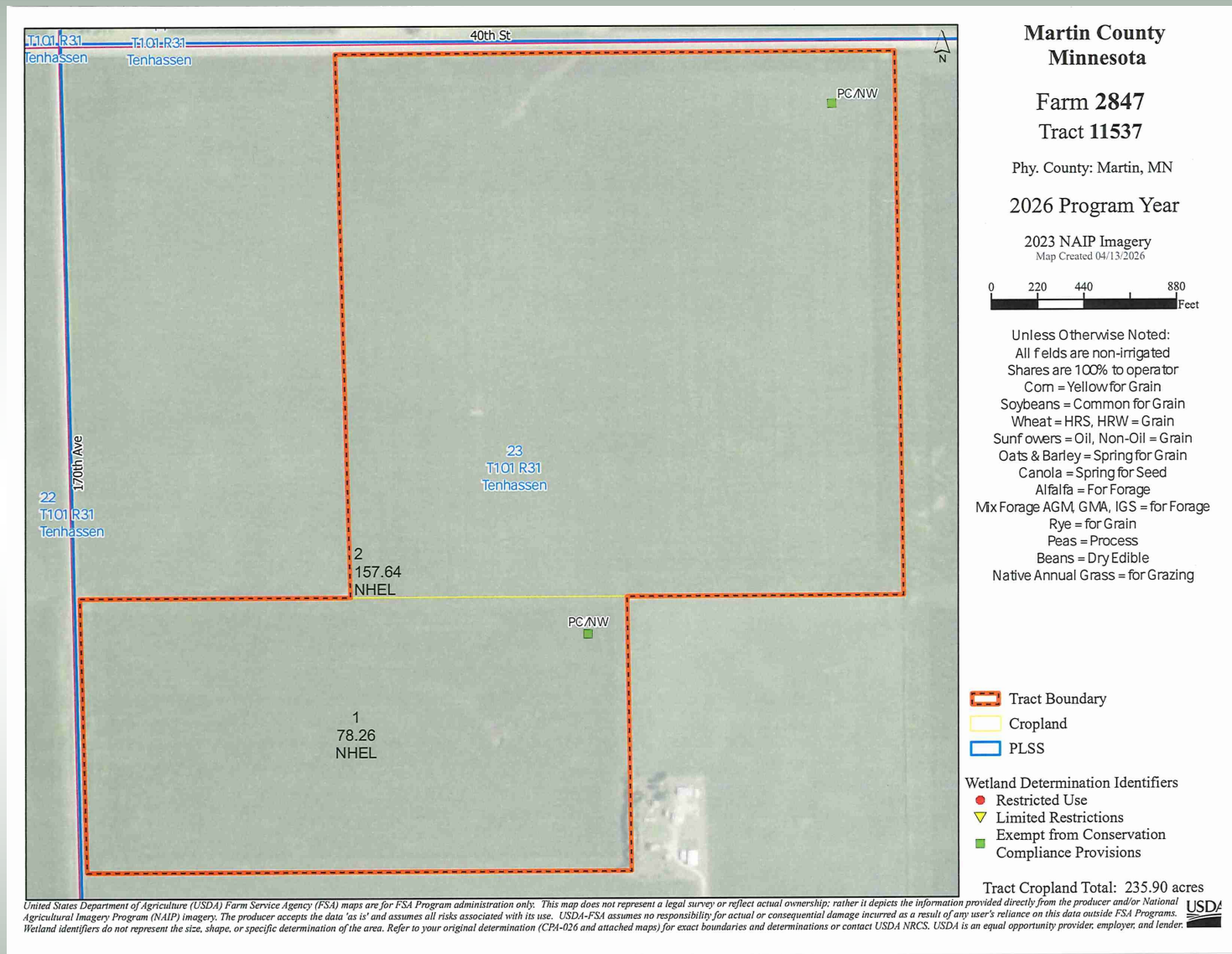
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FSA Map



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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 : 2847

Prepared : 9/18/26 9:49 AM CST

Crop Year : 2026

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
235.90	235.90	235.90	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	235.90	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	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	128.10	0.00	153	
Soybeans	107.80	0.00	43	
TOTAL	235.90	0.00		

NOTES

Tract Number : 11537

Description : E2 NW4 & W2 NE4 & N2 SW4 (23)TEN
FSA Physical Location : MINNESOTA/MARTIN
ANSI Physical Location : MINNESOTA/MARTIN
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : MARY JANE GELLERT REV TRUST
Other Producers : None
Recon ID : None



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MINNESOTA
MARTIN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2847

Prepared : 9/18/26 9:49 AM CST

Crop Year : 2026

Tract Land Data

Tract 11537 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
235.90	235.90	235.90	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	235.90	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	128.10	0.00	153
Soybeans	107.80	0.00	43
TOTAL	235.90	0.00	

NOTES

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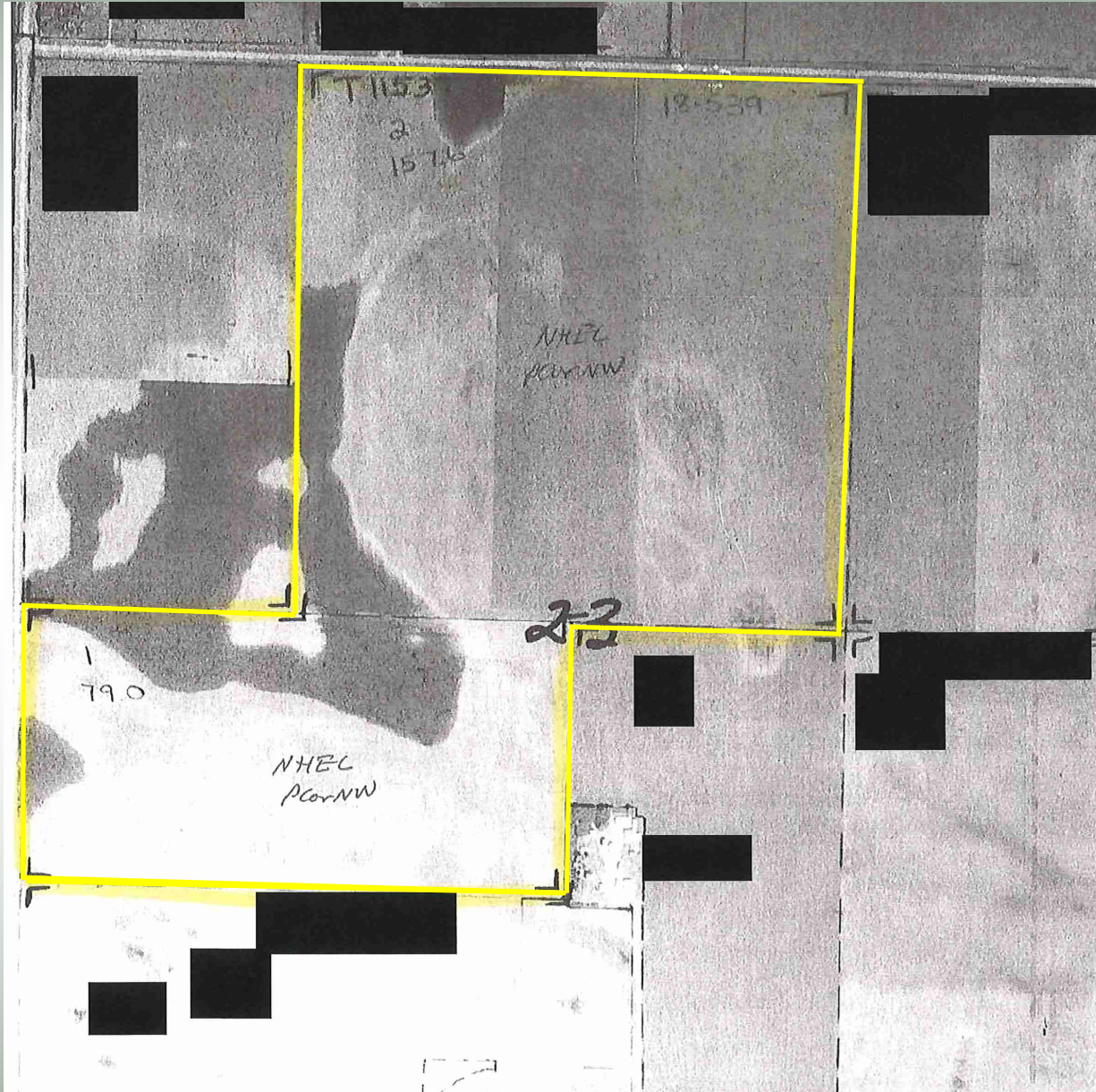
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Wetland Determination Map



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

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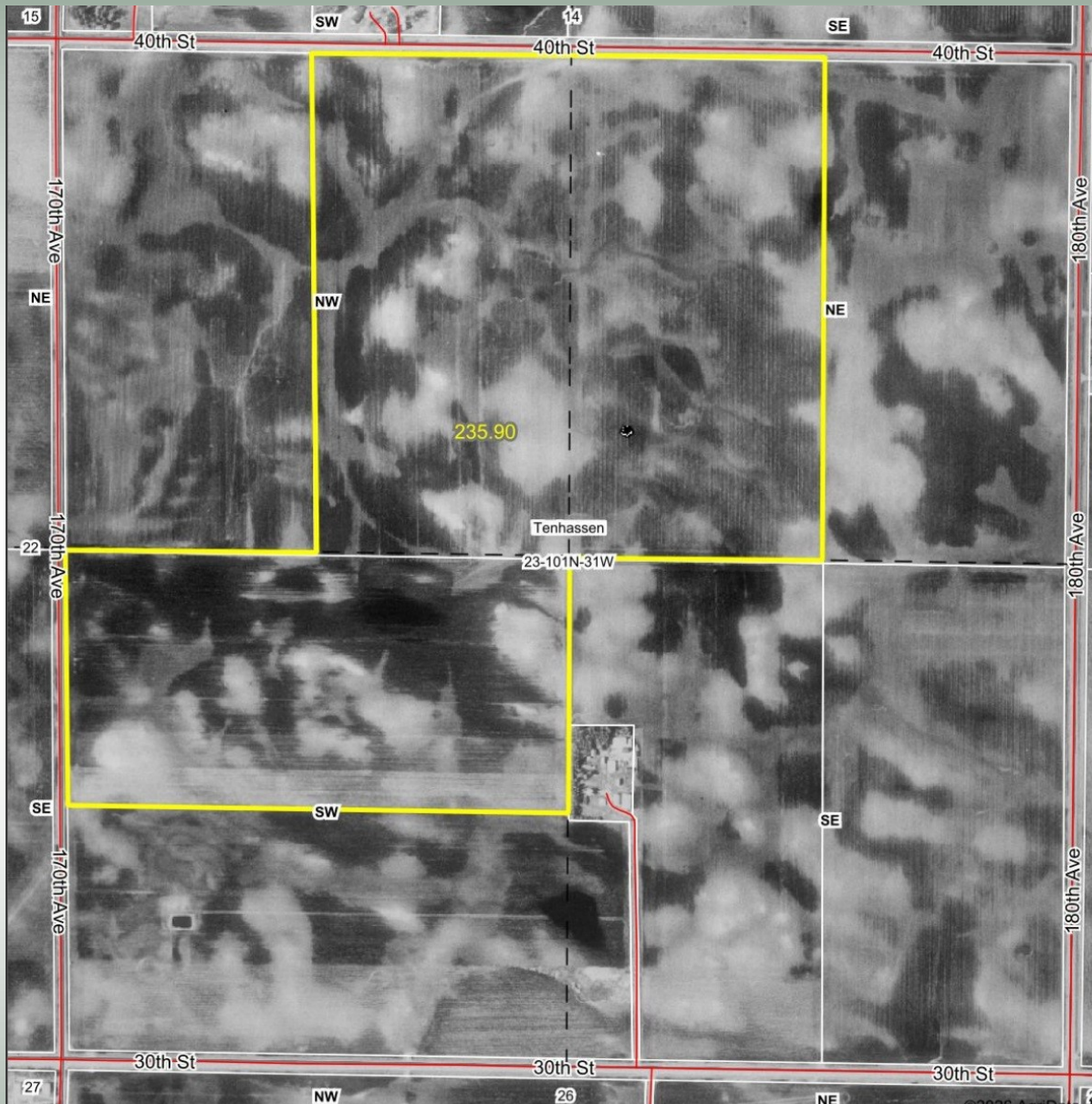
ALLEN, RYAN & CHRIS KAHLER & DOUG WEDEL

240 Acres +/- of Bare Farmland in Tenhassen Twp., Martin County, MN

FARMLAND AUCTION

Tuesday, November 24, 2026 @ 10:00 AM

SALE LOCATION: Auction will be held at the Knights of Columbus Hall 920 East 10th St, Fairmont, MN



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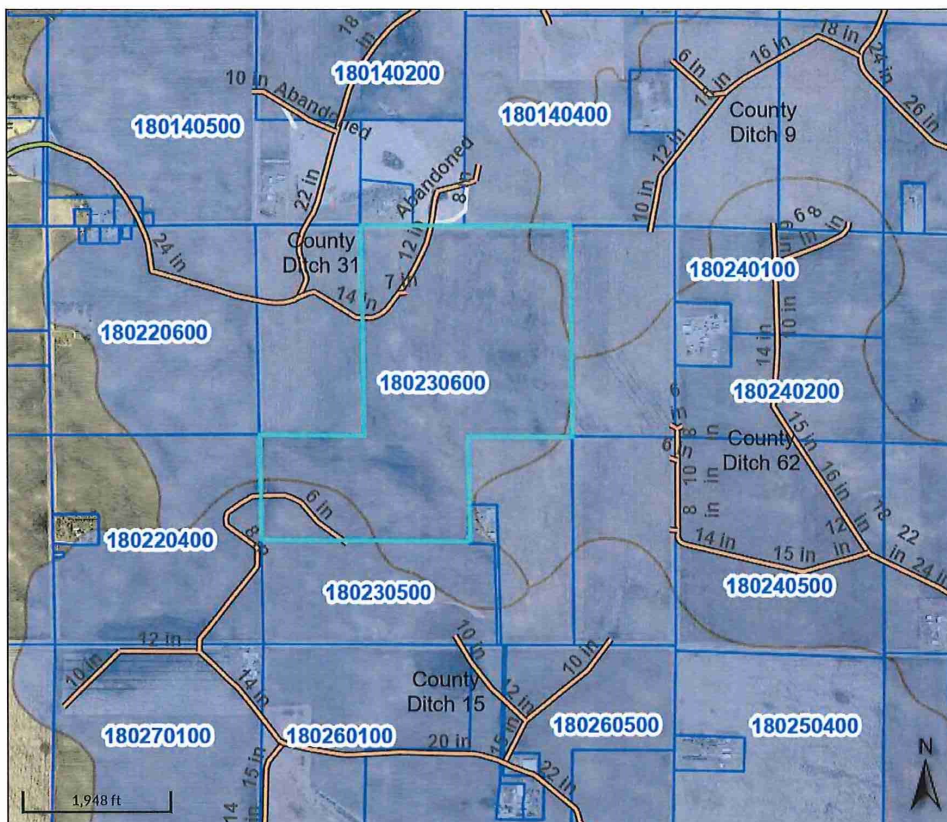
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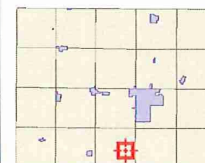
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Martin County, MN



Overview



Legend

- Parcels
- Corporate Limits
- Drainage Districts
- Legal Drains
 - Open
 - Tile
 - <all other values>

Parcel ID	180230600	Alternate ID	n/a	Owner Address	MARY JANE GELLERT REV TRUST
Sec/Twp/Rng	23-101-031	Class	101 - 2A/1B/4BB AGRICULTURAL		2801 E PRINCETON AVE
Property Address		Acreage	240.0		EAU CLAIRE, WI 54703
District	(1801) TENHASSEN T-451	Note	n/a		
Brief Tax Description	SECT-23 TWP-101 RANGE-031 240 AC E1/2 NW1/4 & W1/2 NE1/4 & N1/2 SW1/4 240 AC (Note: Not to be used on legal documents)				



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Martin County, MN

Summary

Parcel ID 180230600
Property Address MN
Sec/Twp/Rng 23-101-031
Brief Tax SECT-23 TWP-101 RANGE-031 240 AC E1/2 NW1/4 & W1/2
Description NE1/4
Deeded Acres 240
Class 101-2A/1B/4BB AGRICULTURAL;
District (1801) TENHASSEN T-451
School District 2752
Neighborhood 00001800-TENHASSEN
Neighborhood Group
Appraiser CRYSTAL
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
MARY JANE GELLERT REV TRUST
2801 E PRINCETON AVE
EAU CLAIRE WI 54703

Land

Year	Seq	HGA	Code	Units
2026	1		TILL A1 86-100 CPI	217.96
2026	2		TILL A2 75-85 CPI	14.98
2026	3		TILL B2 60-69 CPI	1.75
2026	4		CONSERVING ACRES	1.25
2026	5		ROAD	4.06

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	\$2,542,300	\$2,542,300	\$2,775,000	\$2,775,000
+ Total Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$2,542,300	\$2,542,300	\$2,775,000	\$2,775,000
% Change	0.00%	-8.39%	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	\$2,542,300	\$2,775,000	\$2,775,000	\$1,897,100
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$2,542,300	\$2,775,000	\$2,775,000	\$1,897,100
Net Taxes Due	\$15,033.06	\$14,614.76	\$13,113.40	\$11,048.16
+ Special Assessments	\$2.94	\$981.24	\$992.60	\$1,027.84
= Total Taxes Due	\$15,036.00	\$15,596.00	\$14,106.00	\$12,076.00
% Change	-3.59%	10.56%	16.81%	7.42%



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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- 80 +/- 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 30, 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 1% 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 & 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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