FARMLAND AUCTION

Thursday, November 12, 2026 @ 10 AM

St. James American Legion

620 1st Ave S, St. James, MN

203 ACRES +/-

WATONWAN COUNTY, MN

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

203 Acres +/- of Bare Farmland in Odin & Butterfield Twps., Watonwan County, MN

FARMLAND AUCTION

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LAND SERVICES UNLIMITED – The People That Make Things Happen | Auctioneer Alley

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

FRIESEN 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- 54 +/- Deeded Acres x The Bid
Parcel 2- 80 +/- Deeded Acres x The Bid
Parcel 3- 69 +/- Deeded Acres x The Bid

LEGAL DESCRIPTION 1: 54 +/- Deeded Acres located in the S ½ of the SE ¼ lying North of the RR of Section 30, TWP 106N, Range 33W, Watonwan County, MN
***Acres subject to survey prior to closing.**

TAX PARCEL ID 1: 030300200

BUILDINGS 1: None

REAL ESTATE TAXES 1: 2026 (NON-HSTD) Ag Taxes = $3,288.00

FSA INFORMATION 1:

Total Deeded Acres	=	54.00 +/- Acres
FSA Tillable Acres	=	53.60 +/- Acres
Corn Base Acres	=	25.42 +/- Acres
Corn PLC Yield	=	150.00 +/- Bushels
Soybean Base Acres	=	28.18 +/- Acres
Soybean PLC Yield	=	42.00 +/- Bushels
Total Base Acres	=	53.60 +/- Acres

PREDOMINANT SOILS 1: Webster Clay Loam, Clarion Loam & Nicollet Clay Loam

CPI PARCEL 1: CPI= 92
***See Soils Map**

TOPOGRAPHY 1: Level to Gently Rolling
***See Topography Map**

DRAINAGE PARCEL 1: No Tile Maps

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

WETLAND STATUS 1: NW/PC (Non-Wetland/ Prior Converted) - Determination was completed 4-19-88. Determination will need to be updated.

AUCTIONS – REAL ESTATE - APPRAISALS

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LEGAL DESCRITPION 2: 80 +/- Deeded Acres located in the W ½ of the NE ¼ of Section 16, TWP 105N, Range 33W, Watonwan County, MN

TAX PARCEL ID 2: 080160100

REAL ESTATE TAXES 2: 2026 (NON-HSTD) Ag Taxes = $4,502.00

FSA INFORMATION 2:

Total Deeded Acres	=	80.00 +/- Acres
FSA Tillable Acres	=	77.11 +/- Acres
Corn Base Acres	=	38.40 +/- Acres
Corn PLC Yield	=	152.00 +/- Bushels
Soybean Base Acres	=	38.40 +/- Acres
Soybean PLC Yield	=	47.00 +/- Bushels
Total Base Acres	=	76.80 +/- Acres

PREDOMINANT SOILS 2: Clarion-Storden, Delft Clay Loam & Clarion-Swanlake Complex

CPI PARCEL 2: CPI= 90.4
***See Soils Map**

TOPOGRAPHY 2: Gently Rolling to Rolling
***See Topography Map**

DRAINAGE PARCEL 2: Private Tile
***See Tile Map**

NRCS CLASSIFICATION 2: HEL (Highly Erodible Land)

WETLAND STATUS 2: NW/PC (Non-Wetland/ Prior Converted) - Determination was completed 9-26-1988. Determination will need to be updated.

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LEGAL DESCRIPTION 3:	69 +/- Deeded Acres located in the E ½ of NE ¼ Less 11 Acres of Section of Section 8, TWP 105N, Range 33W, Watonwan County, MN
TAX PARCEL ID 3:	080080200
BUILDINGS 3:	None
REAL ESTATE TAXES 3:	2026 (NON-HSTD) Ag Taxes = $3,844.00

FSA INFORMATION 3:

Total Deeded Acres	=	69.00 +/- Acres
FSA Tillable Acres	=	57.53 +/- Acres
Corn Base Acres	=	33.80 +/- Acres
Corn PLC Yield	=	153.00 +/- Bushels
Soybean Base Acres	=	23.73 +/- Acres
Soybean PLC Yield	=	40.00 +/- Bushels
Total Base Acres	=	57.53 +/- Acres

PREDOMINANT SOILS 3:	Clarion-Swanlake, Canisteo Clay Loam & Nicollet Clay Loam
CPI PARCEL 3:	CPI= 93.1 ***See Soils Map**
TOPOGRAPHY 3:	Level to Gently Rolling ***See Topography Map**
DRAINAGE PARCEL 3:	No Tile maps ***See Tile Map**
NRCS CLASSIFICATION 3:	NHEL (Non-Highly Erodible Land)
WETLAND STATUS 3:	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!

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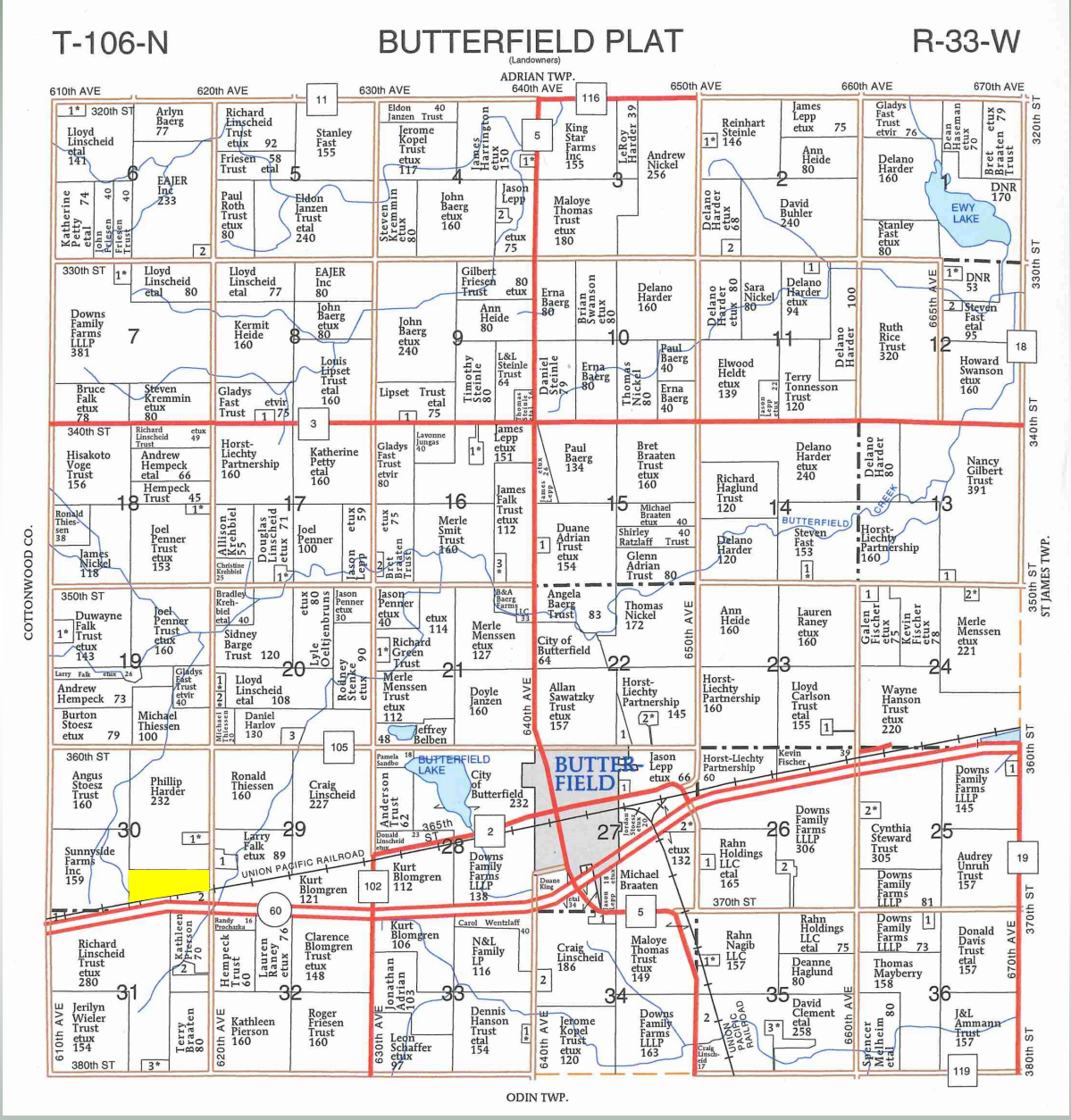
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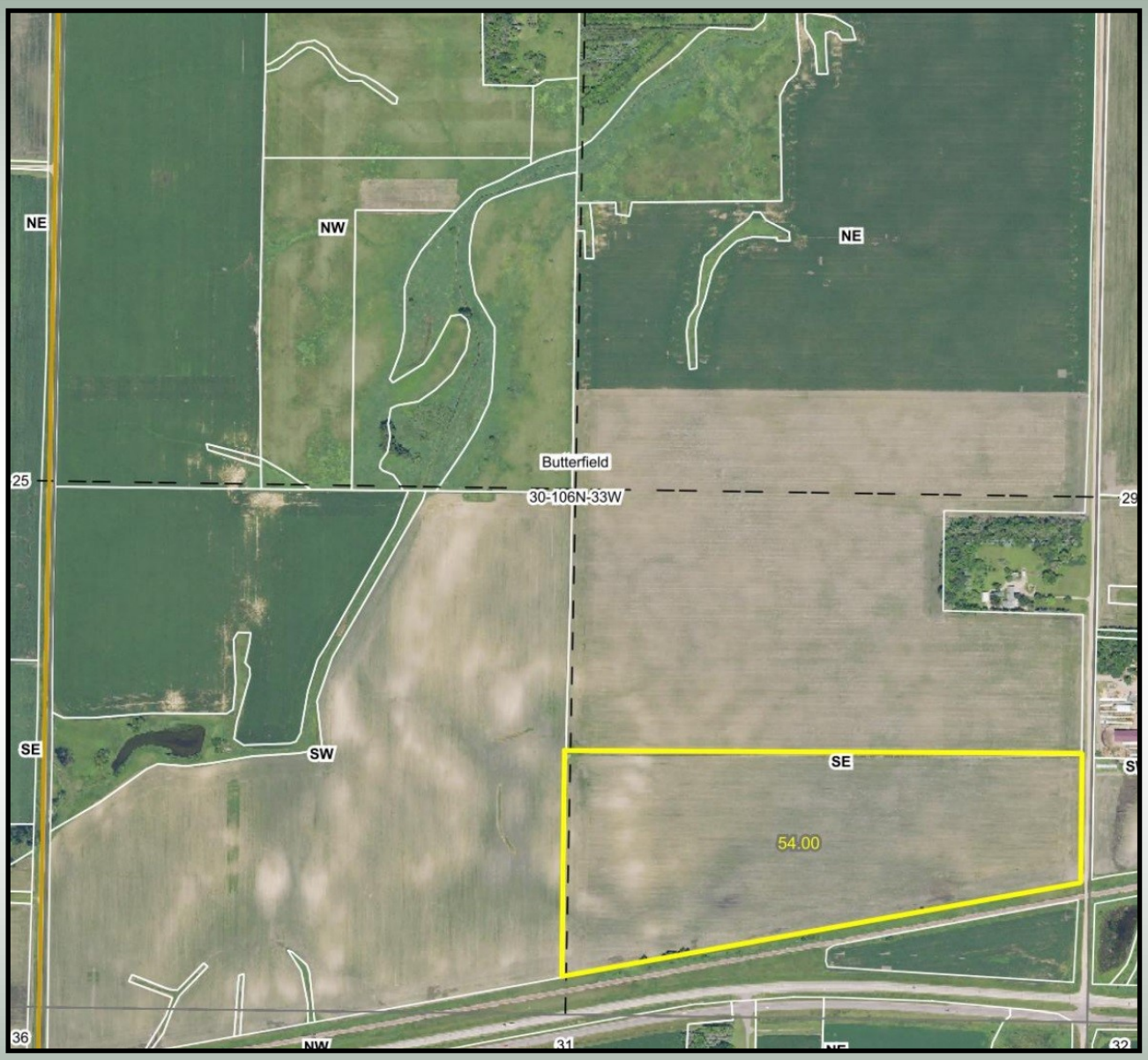
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PARCEL 1: 54 Acres



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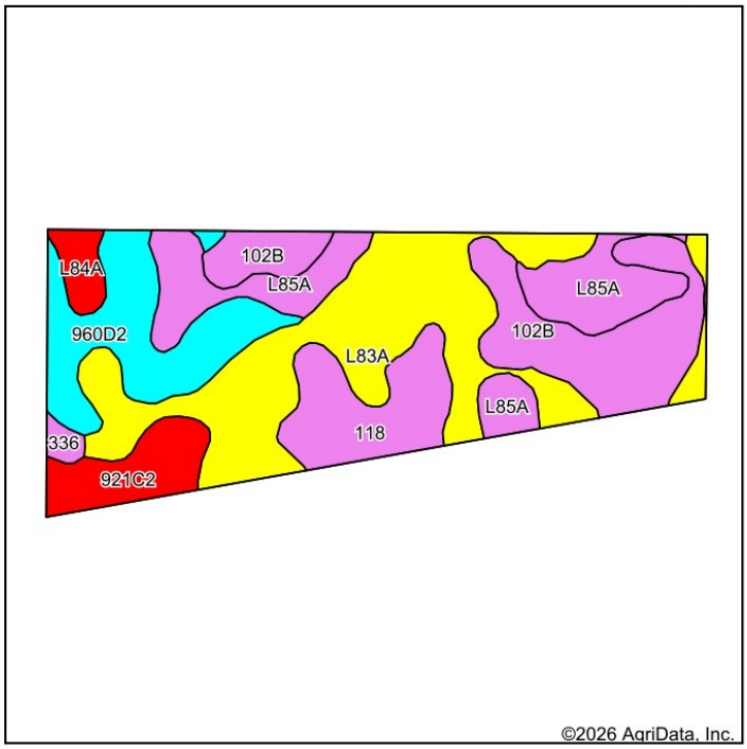
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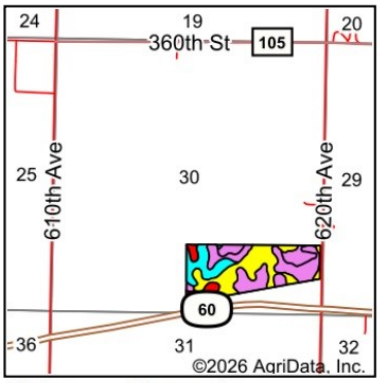
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PARCEL 1

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Watonwan**
Location: **30-106N-33W**
Township: **Butterfield**
Acres: **53.6**
Date: **9/19/2026**

Maps Provided By surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc 2025 www.AgriDataInc.com

Area Symbol: MN165, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
L83A	Webster clay loam, 0 to 2 percent slopes	17.23	32.2%		93
102B	Clarion loam, 2 to 6 percent slopes	9.55	17.8%		95
L85A	Nicollet clay loam, 1 to 3 percent slopes	8.41	15.7%		99
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	7.77	14.5%		76
118	Crippin loam, 1 to 3 percent slopes	5.54	10.3%		100
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.38	6.3%		87
L84A	Glencoe clay loam, 0 to 1 percent slopes	1.24	2.3%		86
336	Delft clay loam, 0 to 2 percent slopes	0.48	0.9%		94
			Weighted Average		**92**

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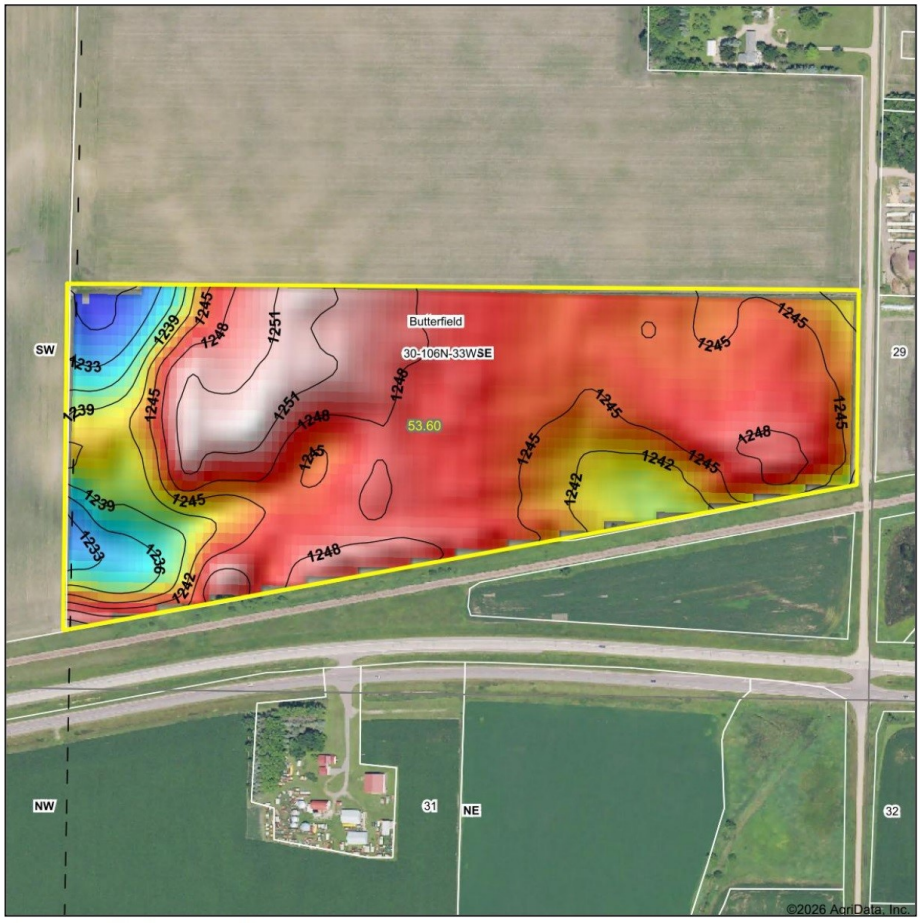
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Topography Hillshade



Low Elevation High

Source: USGS 10 meter dem
Interval(ft): 3
Min: 1,229.2
Max: 1,252.5
Range: 23.3
Average: 1,245.1
Standard Deviation: 4.49 ft

0ft 429ft 858ft

11/11/2026

30-106N-33W
Watonwan County
Minnesota

Boundary Center: 43° 57' 4.32, -94° 50' 39.37

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

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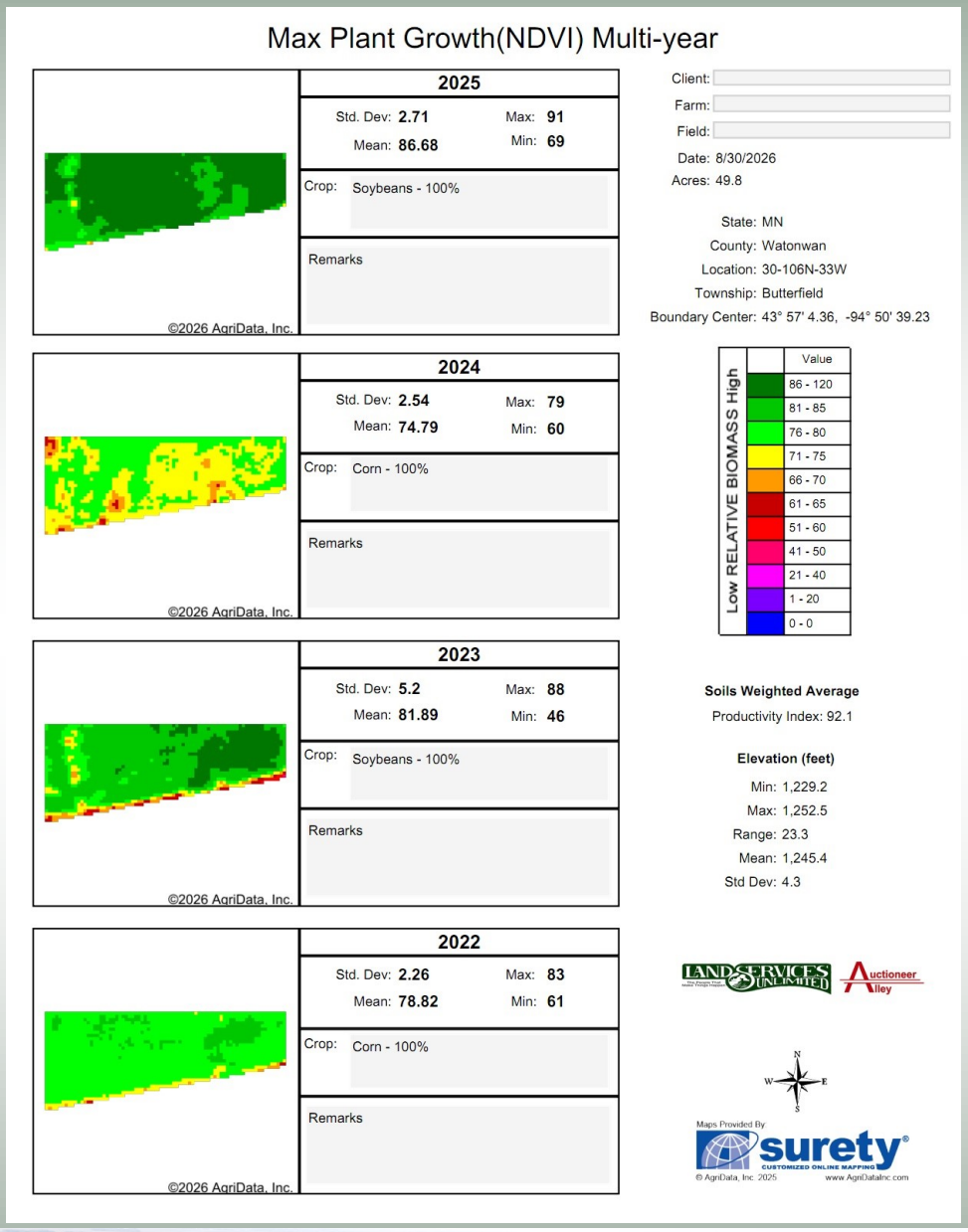
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PARCEL 1 NDVI Maps



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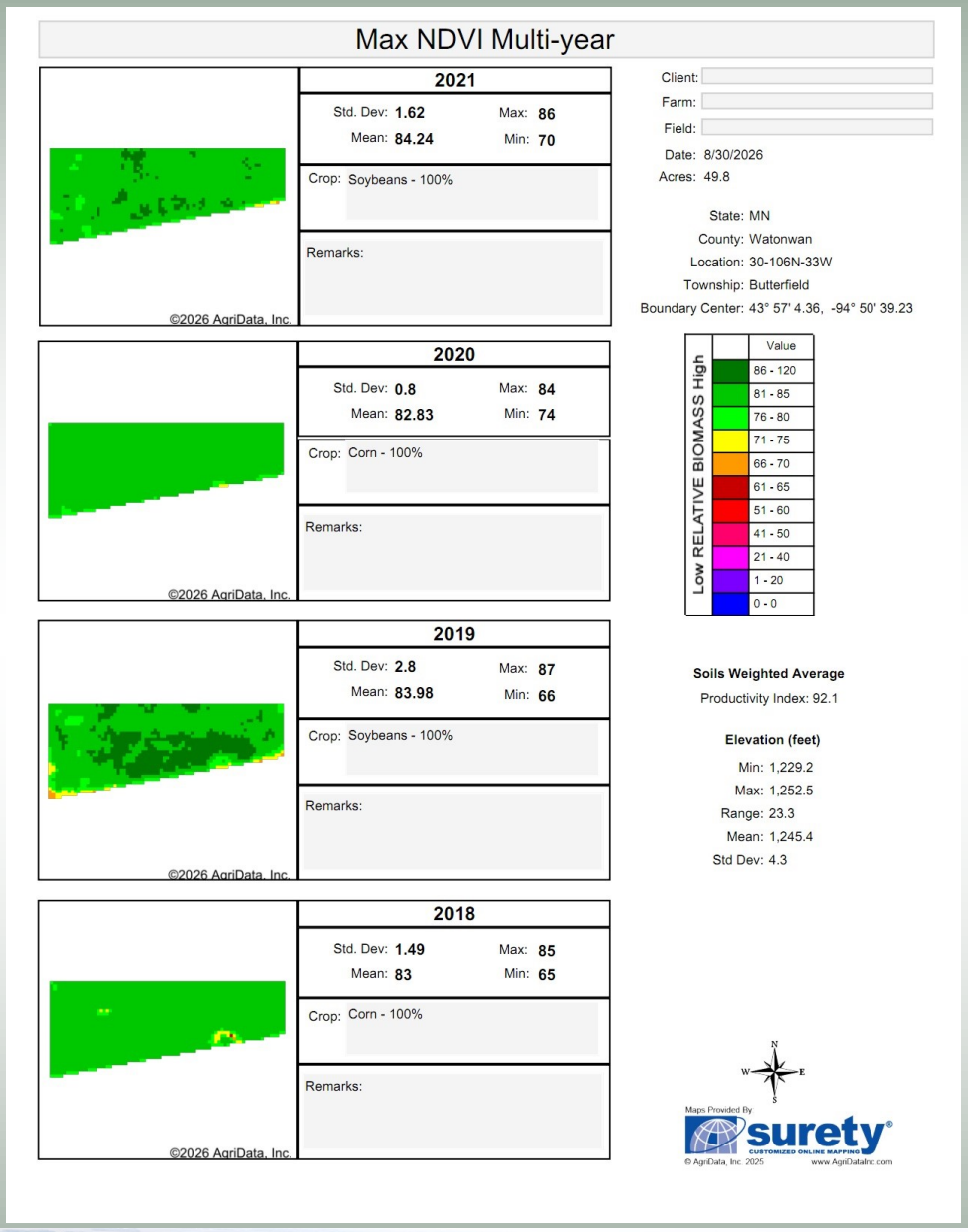
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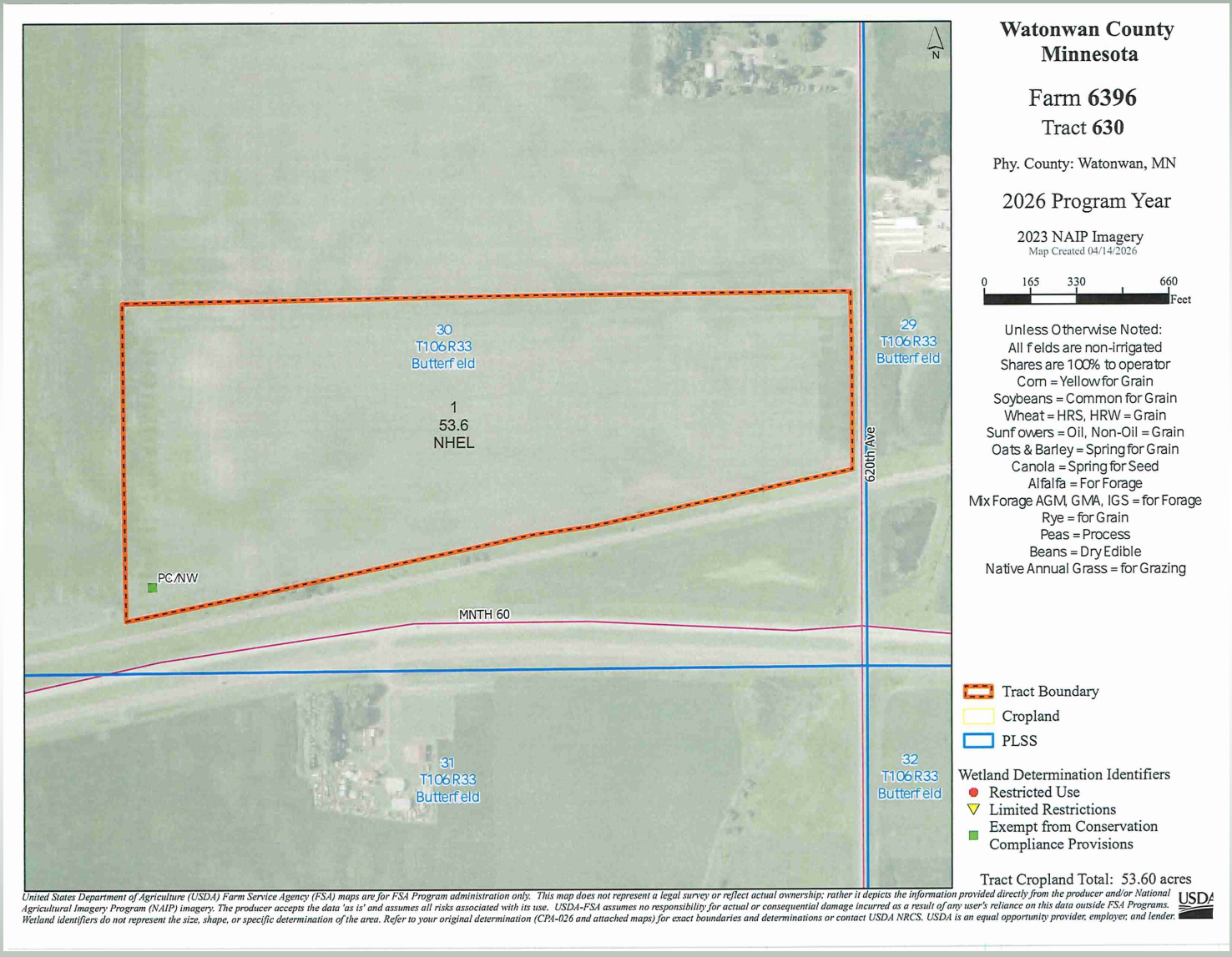
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PARCEL 1 FSA Map



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PARCEL 1 FSA Information

MINNESOTA
WATONWAN
Form: FSA-156EZ

USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6396
Prepared : 8/27/26 8:13 AM CST
Crop Year : 2026

Tract Land Data

Tract 630 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
53.60	53.60	53.60	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	53.60	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	25.42	0.00	150
Soybeans	28.18	0.00	42
TOTAL	**53.60**	**0.00**	

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PARCEL 1

Watonwan County, MN

Summary

Parcel ID	030300200
Property Address	
Sec/Twp/Rng	30-106-033
Brief Tax Description	SECT-30 TWP-106 RANGE-033 49.80 AC S1/2 OF SE1/4 N OF RR (Note: Not to be used on legal documents)
Deeded Acres	49.80
Class	101 - (NON-HSTD) 2A/1B/4BB AGRICULTURAL
District	(0301) TWP OF BUTTERFIELD-0836
School District	0836

View Map

Primary Owner
ROGER FRIESEN REV LIVING TRUST
11004 OAK KNOLL TER N
HOPKINS MN 55305

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	77.9	0	0	0	49.320	A
2	ROADS 2A	0	0	0	0	0.480	A
	Total					49.800	

Sales

Multi Parcel	Instr Type	Qualified Sale	Sale Date	Buyer	Seller	Sale Price	Adjusted Sale Price	eCRV
N	TD	U	5/2/2025	ROGER FRIESEN REV LIVING TRUST	KRISTINE K HEMPECK IRR TRUST	$562,800	$562,800	1754682
N	WD	U	1/12/2006	HEMPECK,DENNIS & VERNA	HEMPECK,LARRY & JODY	$150,645	$150,645	473262
N	CD	Q	8/1/2005	HEMPECK,LARY & JODY	STOESZ,ALICE	$150,645	$150,645	229239

Valuation

		2026 Assessment	2025 Assessment	2024 Assessment	2023 Assessment	2022 Assessment
+	Estimated Building Value	$0	$0	$0	$0	$0
+	Estimated Land Value	$532,900	$522,500	$580,700	$580,700	$414,800
+	Estimated Machinery Value	$0	$0	$0	$0	$0
=	**Estimated Market Value**	**$532,900**	**$522,500**	**$580,700**	**$580,700**	**$414,800**

Taxation

		2026 Payable	2025 Payable	2024 Payable	2023 Payable
	Estimated Market Value	$522,500	$580,700	$580,700	$414,800
-	Excluded Value	$0	$0	$0	$0
-	Homestead Exclusion	$0	$0	$0	$0
=	**Taxable Market Value**	**$522,500**	**$580,700**	**$580,700**	**$414,800**
	Net Taxes Due	$3,288.00	$3,174.00	$2,762.00	$2,470.00
+	Special Assessments	$0.00	$0.00	$0.00	$0.00
=	**Total Taxes Due**	**$3,288.00**	**$3,174.00**	**$2,762.00**	**$2,470.00**

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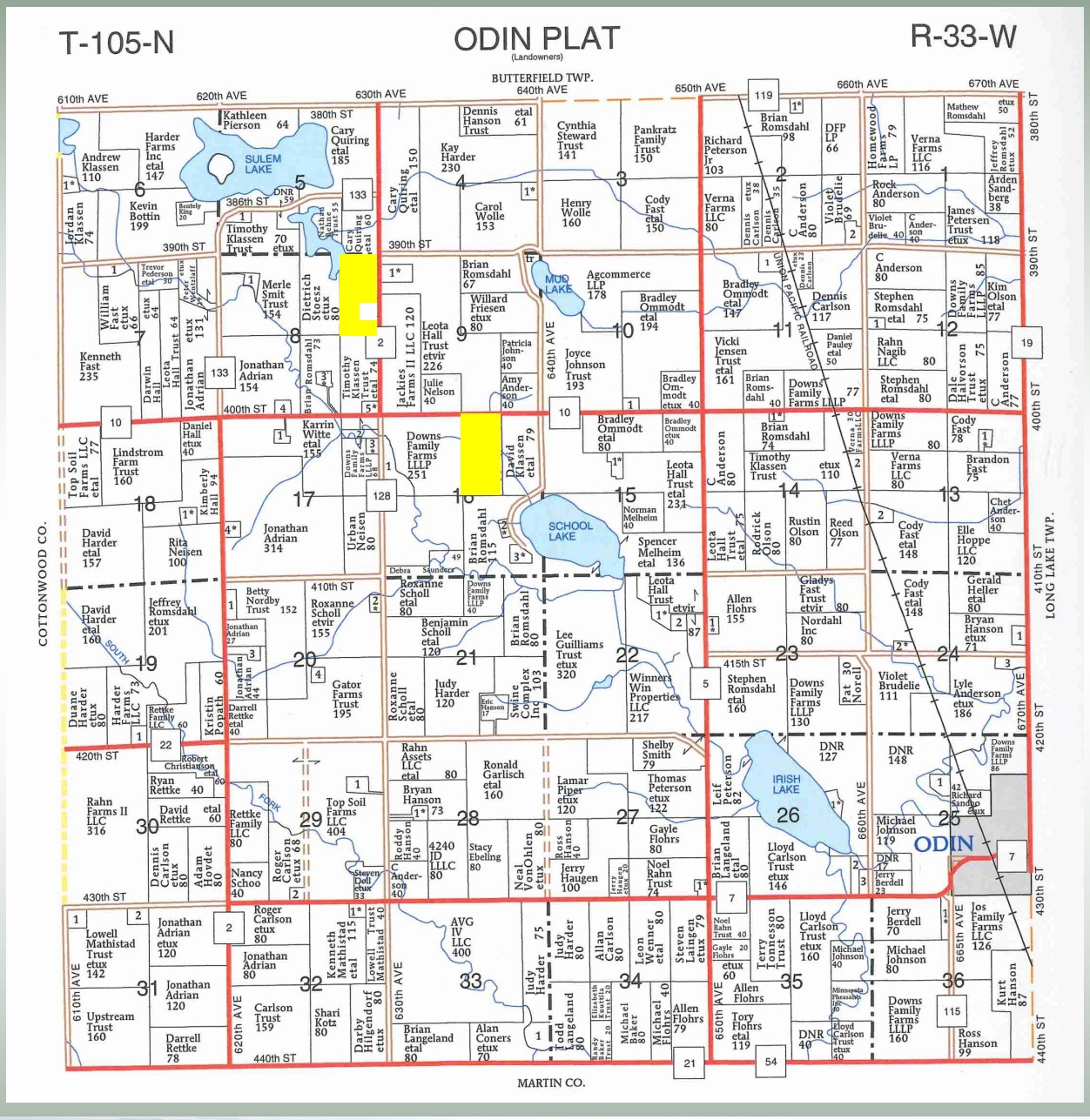
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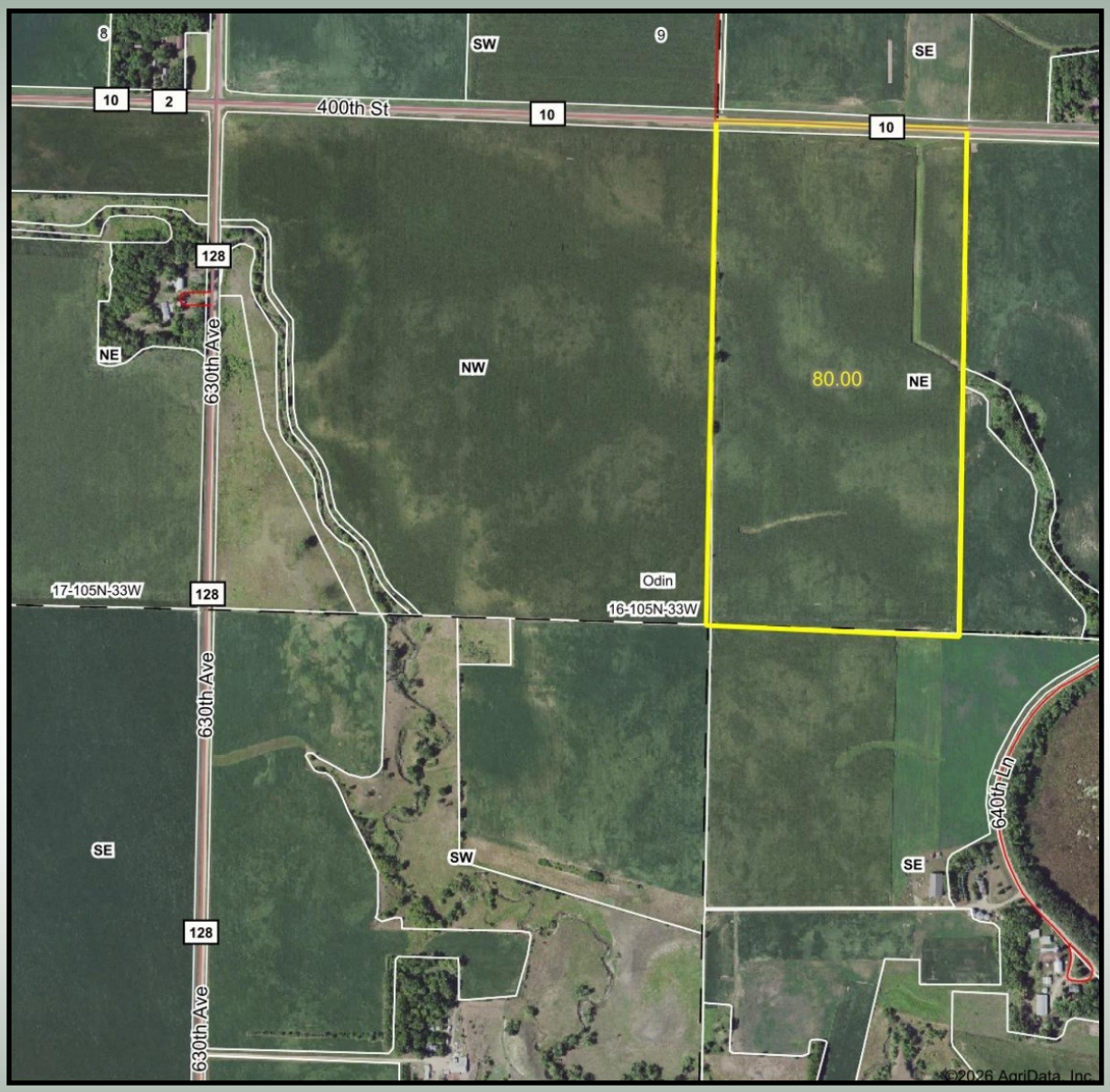
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PARCEL 2: 80 Acres



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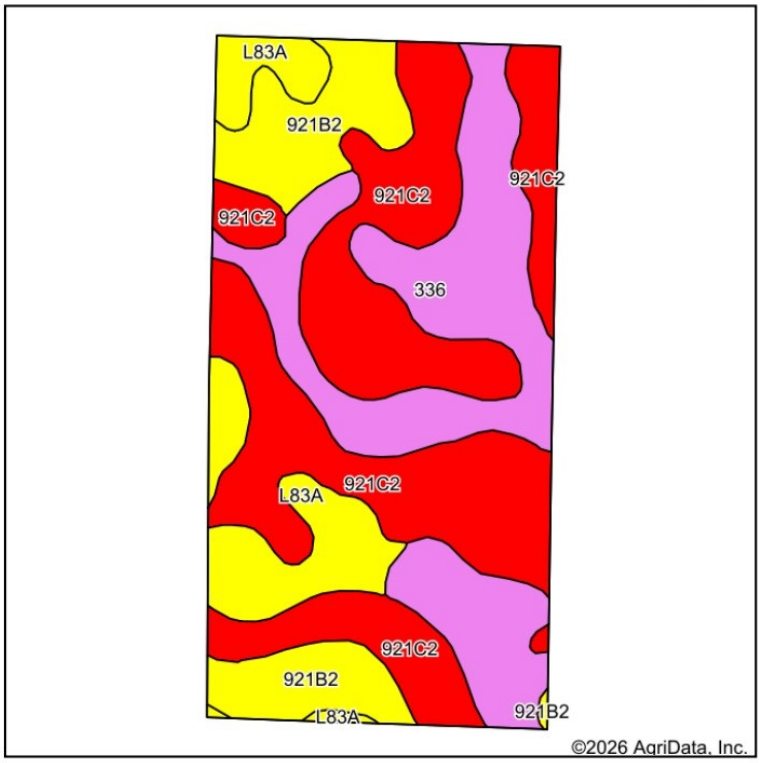
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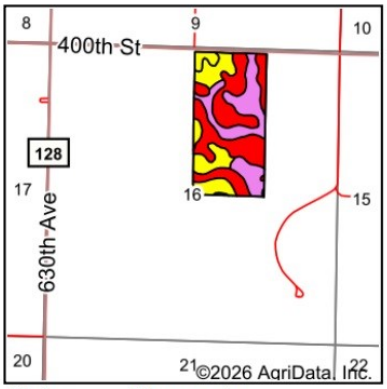
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PARCEL 2

Soils Map



Soils data provided by USDA and NRCS.



State:	**Minnesota**
County:	**Watonwan**
Location:	**16-105N-33W**
Township:	**Odin**
Acres:	**77.11**
Date:	**8/27/2026**

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2025 www.AgriDataInc.com

Area Symbol: MN165, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	35.51	46.1%		87
336	Delft clay loam, 0 to 2 percent slopes	21.95	28.5%		94
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	11.83	15.3%		92
L83A	Webster clay loam, 0 to 2 percent slopes	7.82	10.1%		93
				Weighted Average	**90.4**

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203 Acres +/- of Bare Farmland in Odin & Butterfield Twps., Watonwan County, MN

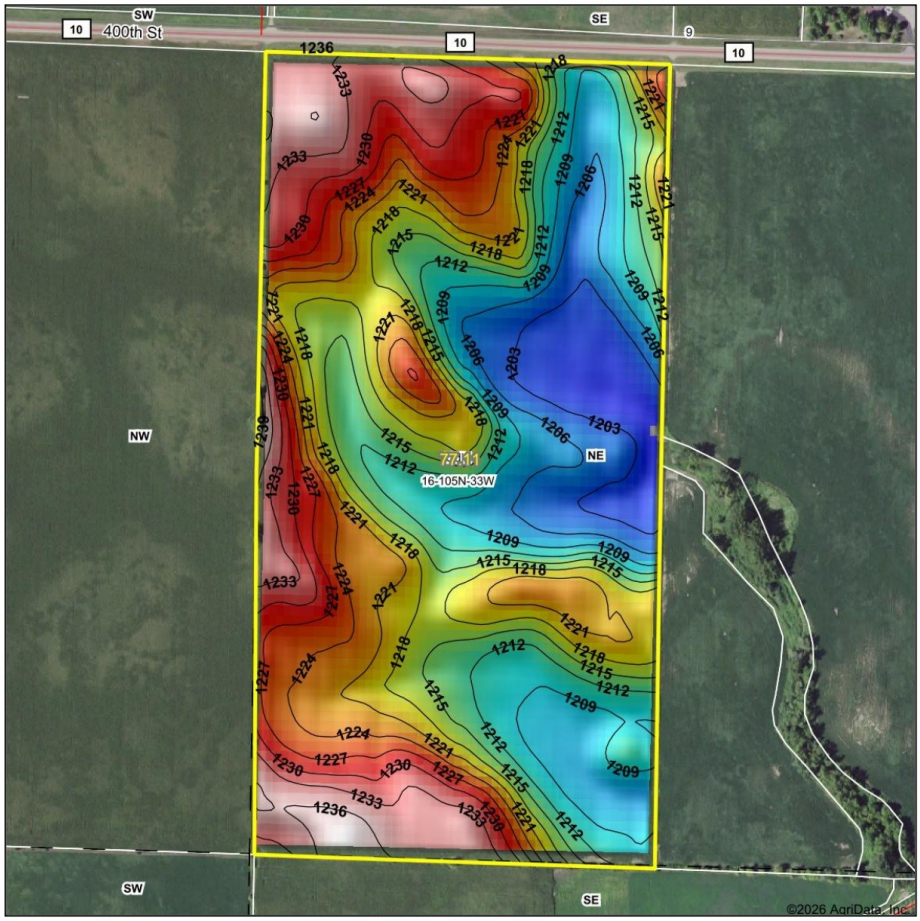
FARMLAND AUCTION

Thursday, November 12, 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

Topography Hillshade



Low Elevation High

Source: USGS 10 meter dem
Interval(ft): 3
Min: 1,200.1
Max: 1,237.7
Range: 37.6
Average: 1,217.7
Standard Deviation: 9.74 ft

0ft 419ft 837ft

8/27/2026

16-105N-33W
Watonwan County
Minnesota

Boundary Center: 43° 54' 10.03, -94° 48' 25.2

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

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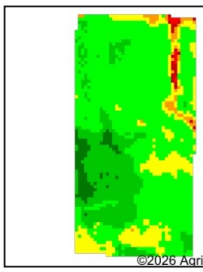
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PARCEL 2 NDVI Maps

Max Plant Growth(NDVI) Multi-year



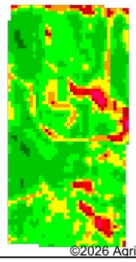
2025

Std. Dev: **4.1** Max: **87**
Mean: **78.53** Min: **57**

Crop: Corn - 99%
Soybeans - 1%

Remarks

©2026 AgriData, Inc.



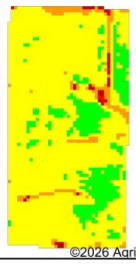
2024

Std. Dev: **6.19** Max: **87**
Mean: **77.34** Min: **40**

Crop: Soybeans - 100%

Remarks

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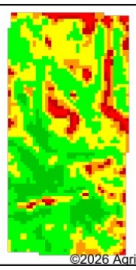
2023

Std. Dev: **2.31** Max: **78**
Mean: **73.86** Min: **55**

Crop: Corn - 100%

Remarks

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2022

Std. Dev: **5.84** Max: **85**
Mean: **74.55** Min: **52**

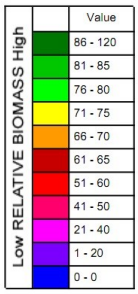
Crop: Soybeans - 100%

Remarks

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Client:
Farm:
Field:
Date: 8/27/2026
Acres: 77.11

State: MN
County: Watonwan
Location: 16-105N-33W
Township: Odin
Boundary Center: 43° 54' 10.03, -94° 48' 25.2



Soils Weighted Average
Productivity Index: 90.4

Elevation (feet)
Min: 1,200.1
Max: 1,237.7
Range: 37.6
Mean: 1,217.7
Std Dev: 9.7

Maps Provided By:
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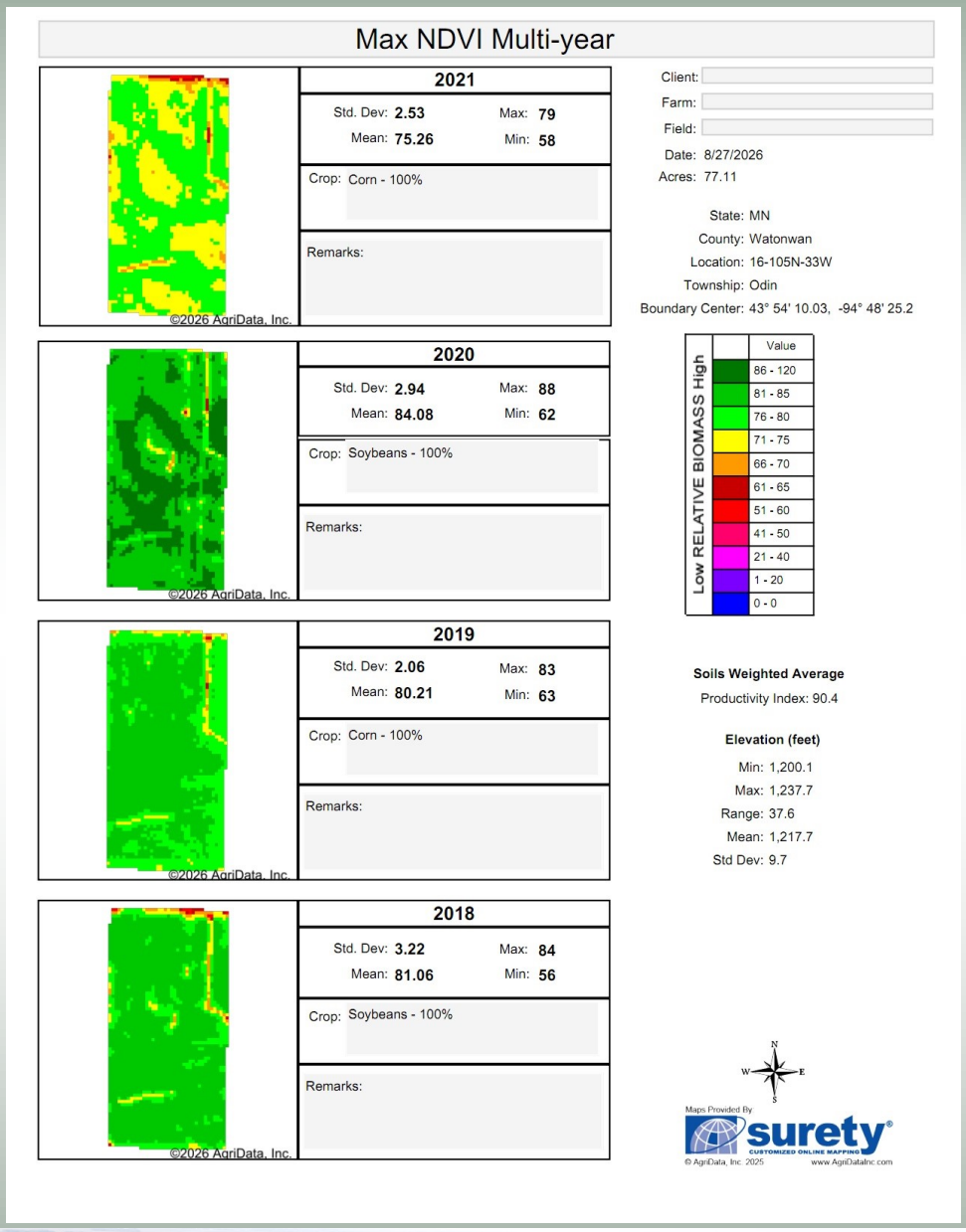
203 Acres +/- of Bare Farmland in Odin & Butterfield Twps., Watonwan County, MN

FARMLAND AUCTION

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PARCEL 2 NDVI Maps



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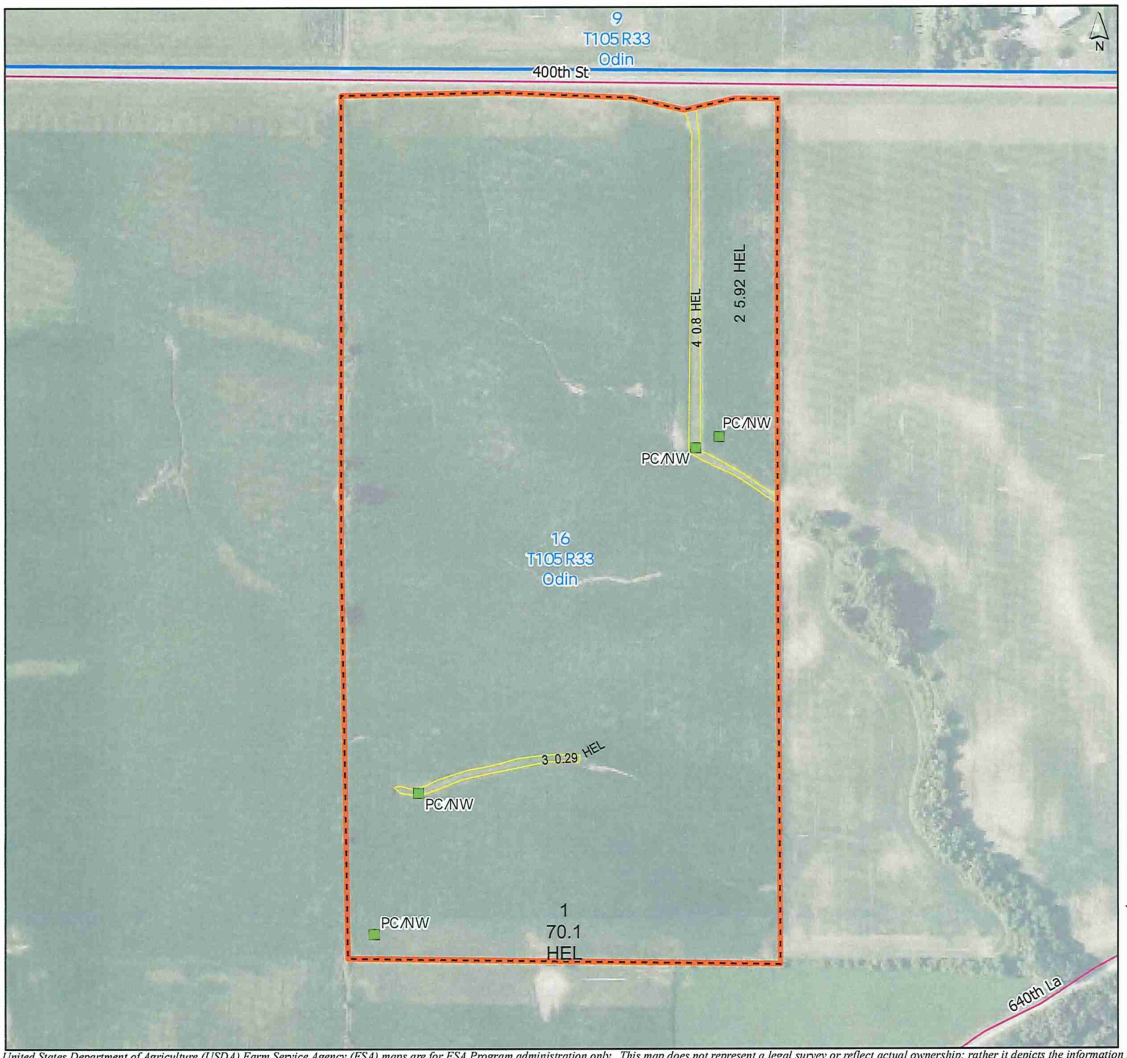
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PARCEL 2 FSA Map



Watonwan County
Minnesota

Farm **4371**
Tract **236**

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
Corn = Yellow for Grain
Soybeans = Common for Grain
Wheat = HRS, HRW = Grain
Sunf owers = 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: 77.11 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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PARCEL 2 FSA Information

MINNESOTA
WATONWAN
Form: FSA-156EZ
See Page 2 for non-discriminatory Statements.

USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 4371
Prepared : 7/8/26 3:55 PM CST
Crop Year : 2026

Operator Name : [redacted]
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
77.11	77.11	77.11	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	77.11	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	38.40	0.00	152	0
Soybeans	38.40	0.00	47	0
TOTAL	**76.80**	**0.00**		

NOTES

Tract Number : 236

Description : W2 NE4 S16-105-33 ODIN
FSA Physical Location : MINNESOTA/WATONWAN
ANSI Physical Location : MINNESOTA/WATONWAN
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : ROGER L FRIESEN REVOCABLE LIVING TRUST
Other Producers : None
Recon ID : None

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Abbreviated 156 Farm Record

FARM : 4371
Prepared : 7/8/26 3:55 PM CST
Crop Year : 2026

Tract Land Data

Tract 236 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.11	77.11	77.11	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	77.11	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	38.40	0.00	152
Soybeans	38.40	0.00	47
TOTAL	76.80	0.00	

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PARCEL 2

Watonwan County, MN

Summary

Parcel ID	080160100
Property Address	
Sec/Twp/Rng	16-105-033
Brief Tax Description	SECT-16 TWP-105 RANGE-033 80.00 AC W1/2 OF NE1/4 (Note: Not to be used on legal documents)
Deeded Acres	80.00
Class	101 - (NON-HSTD) 2A/1B/4BB AGRICULTURAL
District	(0802) TWP OF ODIN-0836
School District	0836

View Map

Primary Owner
ROGER L FRIESEN REV LIV TRUST
11004 OAK KNOLL TER N
MINNETONKA MN 55305

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	71.3	0	0	0	77.110	A
2	MEADOW/PASTURE 2A	0	0	0	0	1.370	A
3	ROADS 2A	0	0	0	0	1.520	A
	Total					80.000	

Sales

Multi Parcel	Instr Type	Qualified Sale	Sale Date	Buyer	Seller	Sale Price	Adjusted Sale Price	eCRV
N	WD	Q	12/31/2018	ROGER FRIESEN REV LIVING TRUST	VICTOR ABELSON JR ETAL	$624,000	$624,000	909971

Valuation

		2026 Assessment	2025 Assessment	2024 Assessment	2023 Assessment	2022 Assessment
+	Estimated Building Value	$0	$0	$0	$0	$0
+	Estimated Land Value	$764,500	$749,600	$833,200	$832,700	$595,100
+	Estimated Machinery Value	$0	$0	$0	$0	$0
=	**Estimated Market Value**	**$764,500**	**$749,600**	**$833,200**	**$832,700**	**$595,100**

Taxation

		2026 Payable	2025 Payable	2024 Payable	2023 Payable
	Estimated Market Value	$749,600	$833,200	$832,700	$595,100
-	Excluded Value	$0	$0	$0	$0
-	Homestead Exclusion	$0	$0	$0	$0
=	**Taxable Market Value**	**$749,600**	**$833,200**	**$832,700**	**$595,100**
	Net Taxes Due	$4,502.00	$4,348.00	$3,804.00	$3,418.00
+	Special Assessments	$0.00	$0.00	$0.00	$0.00
=	**Total Taxes Due**	**$4,502.00**	**$4,348.00**	**$3,804.00**	**$3,418.00**

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203 Acres +/- of Bare Farmland in Odin & Butterfield Twps., Watonwan County, MN

FARMLAND AUCTION

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PARCEL 3: 69 Acres



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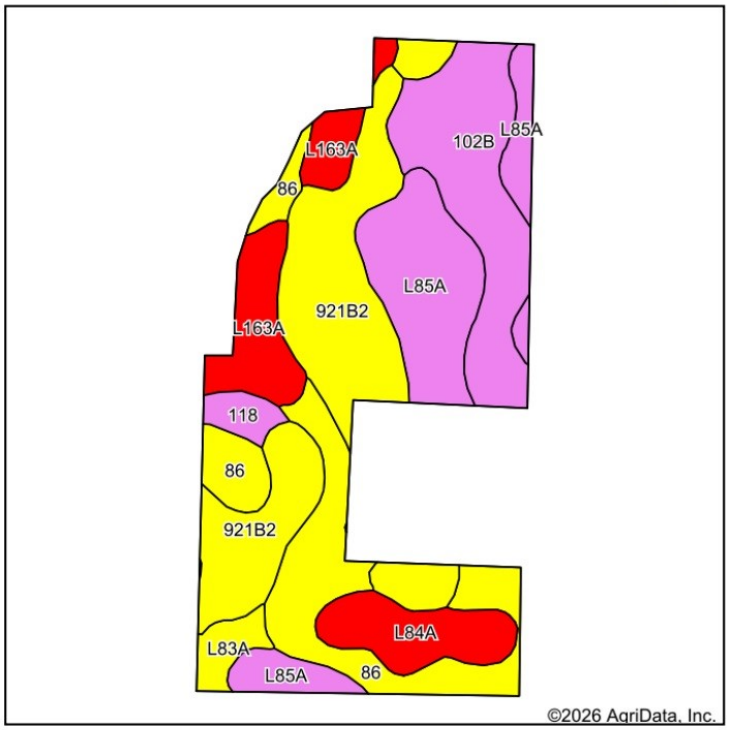
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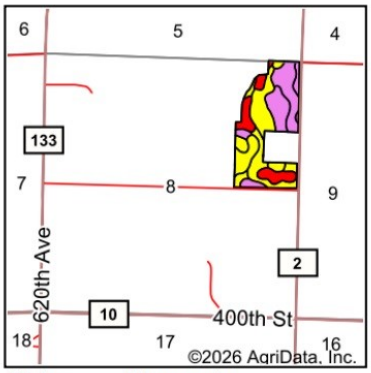
***SALE LOCATION:** Auction will be held at the St. James American Legion 620 1st Ave S, St. James, MN*

PARCEL 3

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Watonwan**
Location: **8-105N-33W**
Township: **Odin**
Acres: **57.53**
Date: **8/27/2026**

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN165, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	15.24	26.5%		92
86	Canisteo clay loam, 0 to 2 percent slopes	11.19	19.5%		93
L85A	Nicollet clay loam, 1 to 3 percent slopes	10.14	17.6%		99
102B	Clarion loam, 2 to 6 percent slopes	9.45	16.4%		95
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	5.20	9.0%		86
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.91	6.8%		86
L83A	Webster clay loam, 0 to 2 percent slopes	1.32	2.3%		93
118	Crippin loam, 1 to 3 percent slopes	1.08	1.9%		100
				Weighted Average	**93.1**

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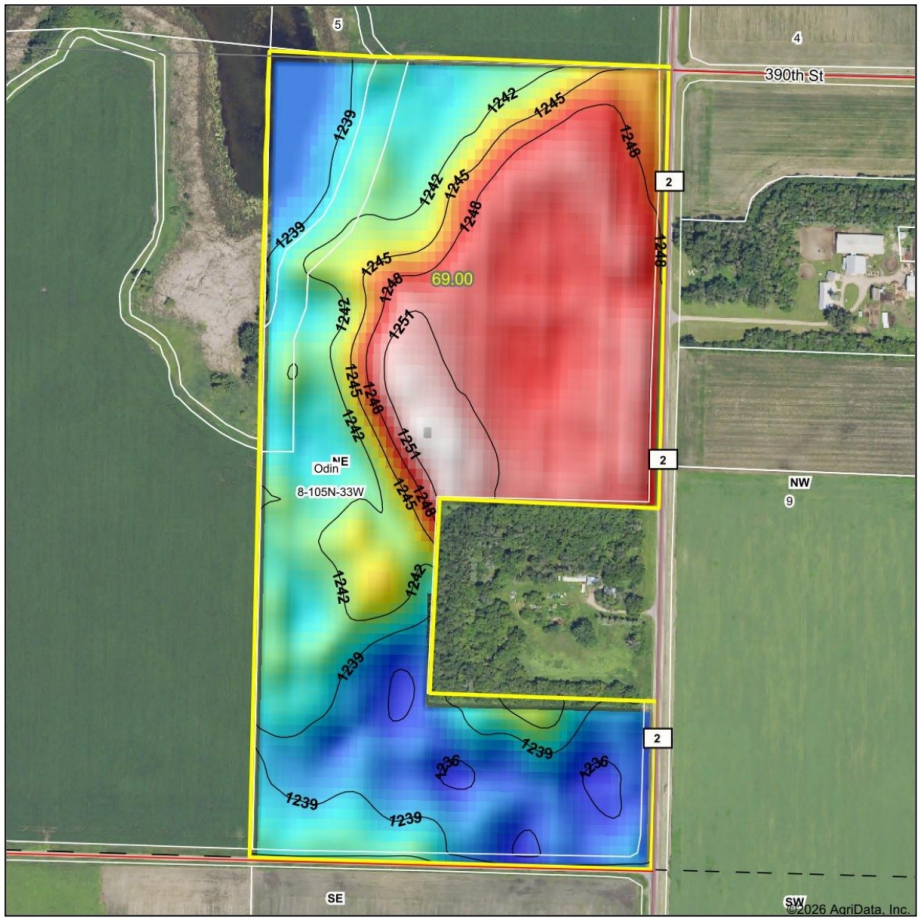
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PARCEL 3

Topography Hillshade



Low Elevation High

Source: USGS 10 meter dem
Interval(ft): 3
Min: 1,235.5
Max: 1,252.7
Range: 17.2
Average: 1,243.5
Standard Deviation: 5.05 ft

0ft 426ft 852ft

8/27/2026

8-105N-33W
Watonwan County
Minnesota

Boundary Center: 43° 55' 2.9, -94° 49' 19.03

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PARCEL 3 NDVI Maps

Max Plant Growth(NDVI) Multi-year



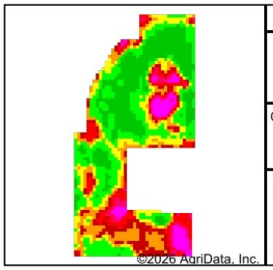
2025

Std. Dev: **2.83** Max: **85**
Mean: **81.62** Min: **57**

Crop: Corn - 97%
Developed/Open Space - 1%

Remarks

©2026 AgriData, Inc.



2024

Std. Dev: **12.45** Max: **85**
Mean: **70.77** Min: **29**

Crop: Soybeans - 94%
Corn - 6%

Remarks

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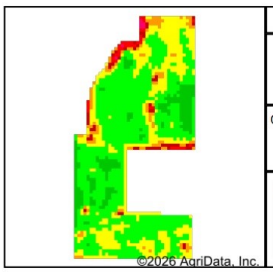
2023

Std. Dev: **2.48** Max: **80**
Mean: **72.82** Min: **58**

Crop: Corn - 100%

Remarks

©2026 AgriData, Inc.



2022

Std. Dev: **4.97** Max: **84**
Mean: **75.82** Min: **44**

Crop: Soybeans - 100%

Remarks

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Client:
Farm:
Field:
Date: 8/27/2026
Acres: 57.53

State: MN
County: Watonwan
Location: 8-105N-33W
Township: Odin
Boundary Center: 43° 55' 2.99, -94° 49' 19.26

Low RELATIVE BIOMASS High	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: 93.1

Elevation (feet)
Min: 1,235.5
Max: 1,252.7
Range: 17.2
Mean: 1,244.1
Std Dev: 5.2

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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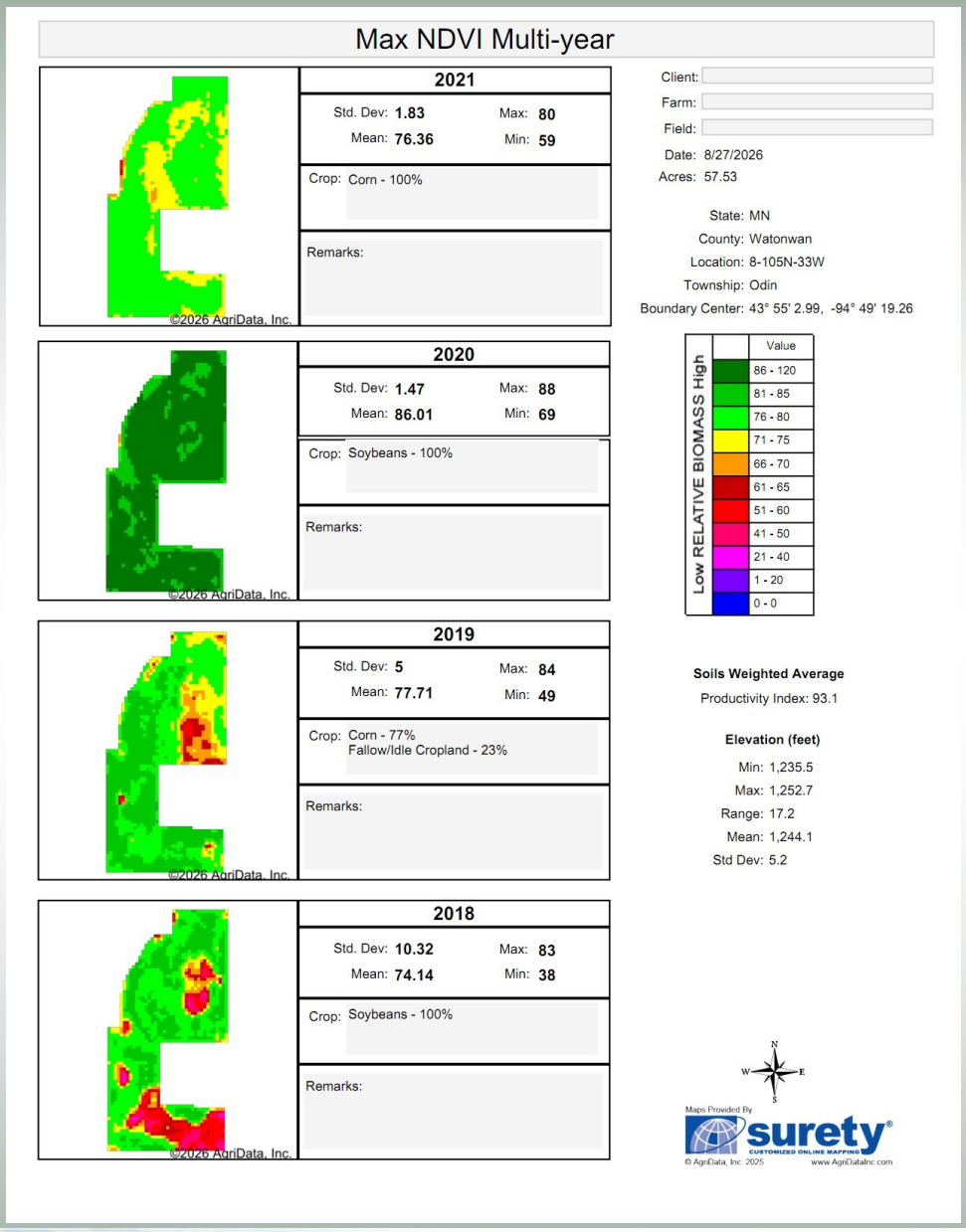
203 Acres +/- of Bare Farmland in Odin & Butterfield Twps., Watonwan County, MN

FARMLAND AUCTION

Thursday, November 12, 2026 @ 10:00 AM

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PARCEL 3 NDVI Maps



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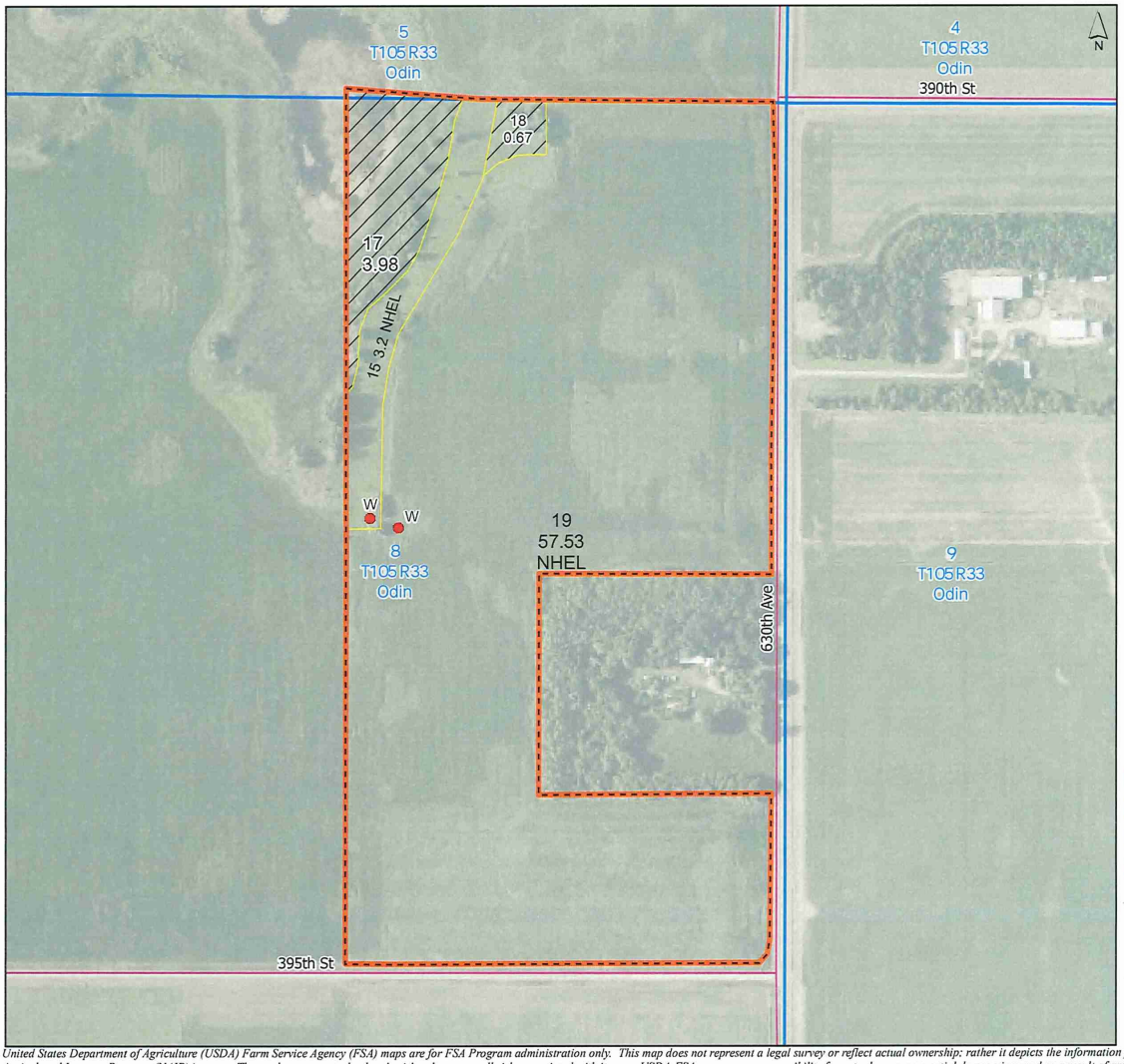
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PARCEL 3 FSA Map



Watonwan County
Minnesota

Farm **6830**
Tract **3726**

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
Corn = 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
Noncropland
Cropland
PLSS

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

Tract Cropland Total: 60.73 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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PARCEL 3 FSA Information

MINNESOTA
WATONWAN
Form: FSA-156EZ
See Page 2 for non-discriminatory Statements.

USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6830
Prepared : 7/8/26 3:55 PM CST
Crop Year : 2026

Operator Name : [redacted]
CRP Contract Number(s) : None
Recon ID : 27-165-2019-39
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
65.38	60.73	60.73	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	60.73	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	33.80	0.00	153	0
Soybeans	23.73	0.00	40	0
TOTAL	57.53	0.00		

NOTES

Tract Number : 3726

Description : E2 NE4 8-105-33 ODIN
FSA Physical Location : MINNESOTA/WATONWAN
ANSI Physical Location : MINNESOTA/WATONWAN
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 : ROGER L FRIESEN REVOCABLE LIVING TRUST
Other Producers : None
Recon ID : None

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Tract Land Data

Tract 3726 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
65.38	60.73	60.73	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	60.73	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	33.80	0.00	153
Soybeans	23.73	0.00	40
TOTAL	57.53	0.00	

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PARCEL 3

Watonwan County, MN

Summary

Parcel ID	080080200
Property Address	
Sec/Twp/Rng	08-105-033
Brief Tax Description	SECT-08 TWP-105 RANGE-033 69.00 AC E1/2 OF NE1/4 LESS11.00AC (Note: Not to be used on legal documents)
Deeded Acres	69.00
Class	101 - (NON-HSTD) 2A/1B/4BB AGRICULTURAL
District	(0802) TWP OF ODIN-0836
School District	0836

View Map

Primary Owner
ROGER L FRIESEN REV LIV TRUST
11004 OAK KNOLL TER N
MINNETONKA MN 55305

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	76.2	0	0	0	61.420	A
2	WOODS 2A	0	0	0	0	1.580	A
3	WASTE 2A	0	0	0	0	2.530	A
4	ROADS 2A	0	0	0	0	3.470	A
	Total					69.000	

Sales

Multi Parcel	Instr Type	Qualified Sale	Sale Date	Buyer	Seller	Sale Price	Adjusted Sale Price	eCRV
N	WD	Q	6/26/1997	FRIESEN,ROGER L	WRIGHT & VOSHAGE PTR	$100,000	$100,000	76750

Valuation

		2026 Assessment	2025 Assessment	2024 Assessment	2023 Assessment	2022 Assessment
+	Estimated Building Value	$0	$0	$0	$0	$0
+	Estimated Land Value	$652,800	$640,200	$711,300	$710,200	$508,100
+	Estimated Machinery Value	$0	$0	$0	$0	$0
=	**Estimated Market Value**	**$652,800**	**$640,200**	**$711,300**	**$710,200**	**$508,100**

Taxation

		2026 Payable	2025 Payable	2024 Payable	2023 Payable
	Estimated Market Value	$640,200	$711,300	$710,200	$508,100
-	Excluded Value	$0	$0	$0	$0
-	Homestead Exclusion	$0	$0	$0	$0
=	**Taxable Market Value**	**$640,200**	**$711,300**	**$710,200**	**$508,100**
	Net Taxes Due	$3,844.00	$3,712.00	$3,244.00	$2,918.00
+	Special Assessments	$0.00	$0.00	$0.00	$0.00
=	**Total Taxes Due**	**$3,844.00**	**$3,712.00**	**$3,244.00**	**$2,918.00**

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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- 54 +/- Deeded Acres, Parcel 2- 80 +/- Deeded Acres & Parcel 3- 69 +/- 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 18, 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 & 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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