

FARMLAND AUCTION

Tuesday, December 1, 2026 @ 10 AM

Jackson American Legion

411 First Street, Jackson, MN

143.88 ACRES +/-

SECTION 9 OF PETERSBURG TWP

JACKSON COUNTY, MN

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN KAHLER 507-920-8060

143.88 Acres +/- of Farmland in Petersburg Twp., Jackson County, MN

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SALE LOCATION: Auction will be held at the Jackson American Legion 411 First Street, Jackson, MN

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

TYMESEN FARM PROPERTY INFORMATION

SALE METHOD: The property will be offered for sale on auction day as one parcel.

Parcel 1- 143.88 +/- Deeded Acres x The Bid
***Acres subject to change following survey of the building site.**

LEGAL DESCRIPTION: 143.88 +/- Deeded Acres located in the SW ¼ of Section 9, TWP 101N, Range 34W, Jackson County, MN

TAX PARCEL ID: 140090500

IMPROVEMENTS: None

REAL ESTATE TAXES: 2026 (NON-HSTD) Ag Taxes = $8,317.39 ***Includes Building Site**

FSA INFORMATION:

Total Deeded Acres	=	143.88 +/- Acres
FSA Tillable Acres	=	139.85 +/- Acres
Corn Base Acres	=	70.27 +/- Acres
Corn PLC Yield	=	168.00 +/- Bushels
Soybean Base Acres	=	69.58 +/- Acres
Soybean PLC Yield	=	45.00 +/- Bushels
Total Base Acres	=	139.85 +/- Acres

***FSA acres are with the subtraction of 5.25 tillable acres in the NW corner that are staying with the building site.**

PREDOMINANT SOILS: Delft Clay Loam & Clarion Loam

CPI PARCEL: CPI= 94
***See Soils Map**

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

DRAINAGE PARCEL: Property is part of JD 11. Do not have any private tile maps.

NRCS CLASSIFICATION: NHEL (Non-Highly Erodible Land)

WETLAND STATUS: NW/PC (Non-Wetland/ Prior Converted) - Determination was completed 2-21-1990. Determination will need to be updated.

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

FALL TILLAGE: The 2026 fall tillage has been completed on the cornstalks. Following the day of the auction, the Buyer will be required to reimburse the following:

Chopping cornstalks 80 Acres x $14.55= $1,164.00
V-Ripping cornstalks 80 Acres x $36.00=$2,880.00

AUCTIONS – REAL ESTATE - APPRAISALS

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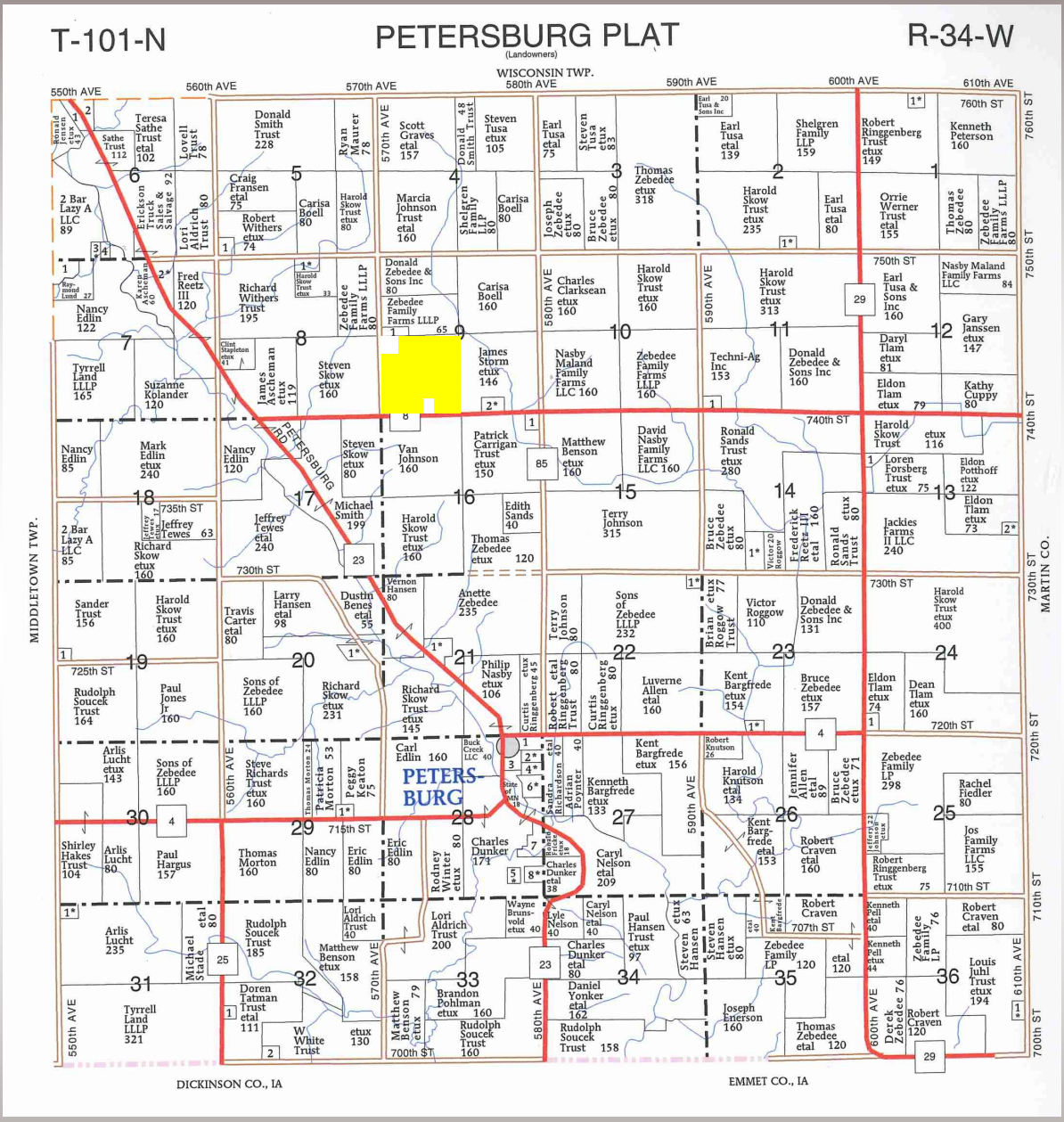

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Subject Property: 143.88 Acres



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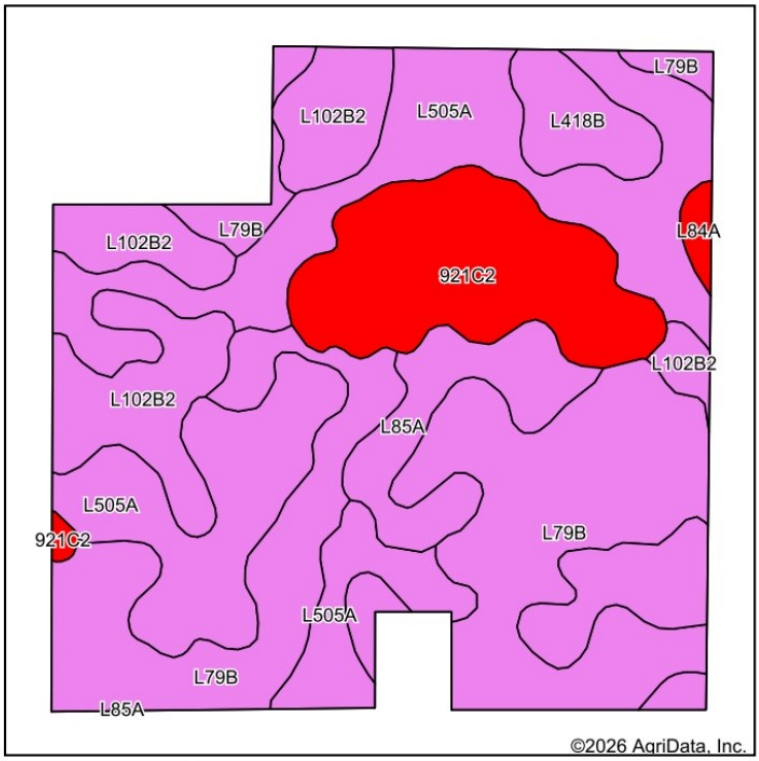
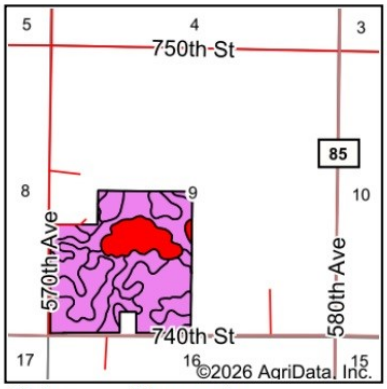
Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Jackson**
Location: **9-101N-34W**
Township: **Petersburg**
Acres: **139.85**
Date: **11/16/2026**

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

N W E S

Area Symbol: MN063, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
L505A	Delft clay loam, 0 to 2 percent slopes	46.58	33.3%		94
L79B	Clarion loam, 2 to 6 percent slopes	44.36	31.7%		95
L102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	17.76	12.7%		95
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	17.72	12.7%		87
L85A	Nicollet clay loam, 1 to 3 percent slopes	7.99	5.7%		99
L418B	Crippin loam, 1 to 3 percent slopes	4.56	3.3%		100
L84A	Glencoe clay loam, 0 to 1 percent slopes	0.88	0.6%		86
			Weighted Average		**94**

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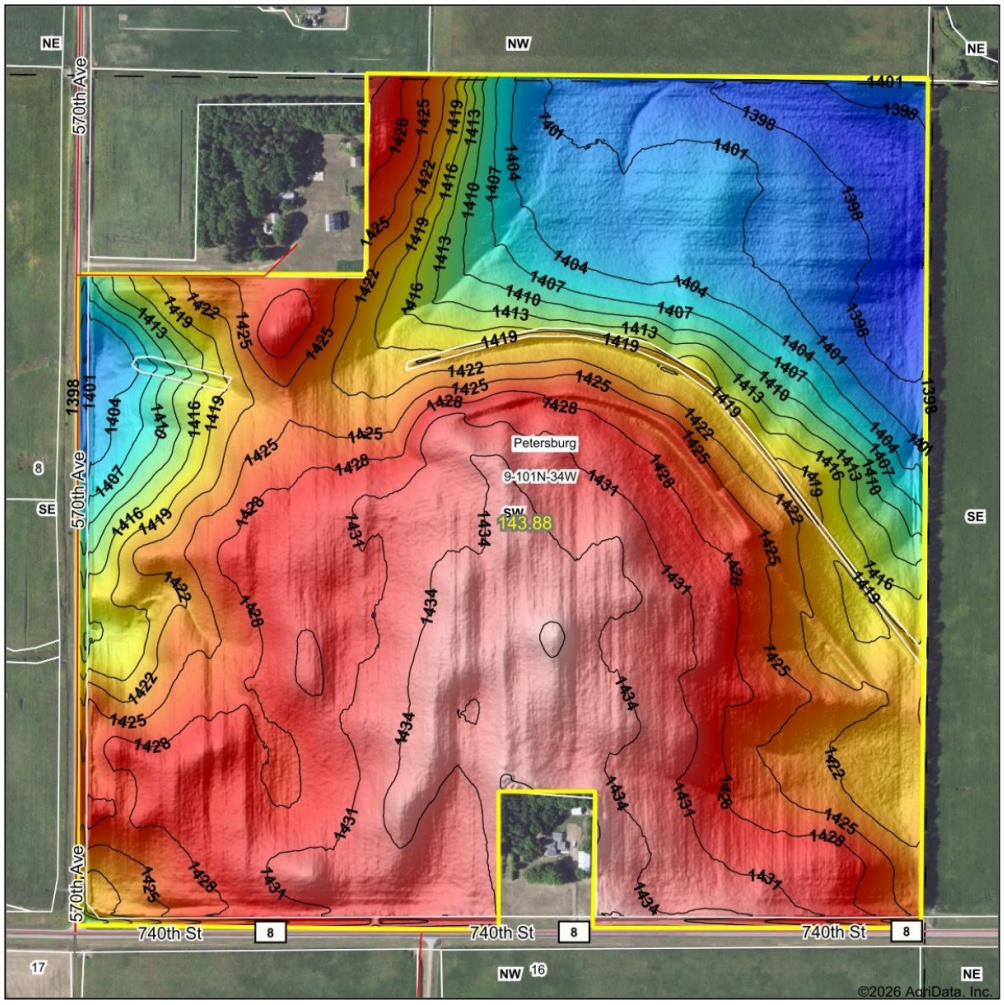
Topography Hillshade



Low Elevation High

Source: USGS 1 meter dem
Interval(ft): 3
Min: 1,395.0
Max: 1,440.0
Range: 45.0
Average: 1,421.2
Standard Deviation: 11.94 ft

0ft 440ft 881ft

11/16/2026

9-101N-34W
Jackson County
Minnesota

Boundary Center: 43° 33' 45.54, -94° 55' 44.89

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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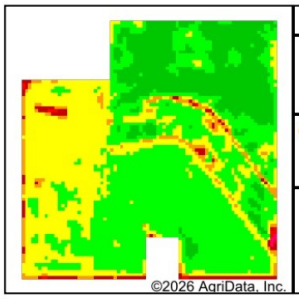
Max Plant Growth(NDVI) Multi-year

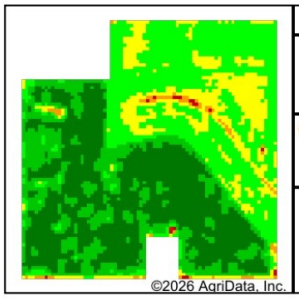


2026

Std. Dev: **4.23** Max: **85**
Mean: **76.63** Min: **43**

Crop:

Remarks

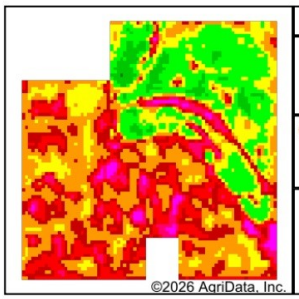


2025

Std. Dev: **5.14** Max: **88**
Mean: **80.98** Min: **60**

Crop: Soybeans - 56%
Corn - 41%

Remarks

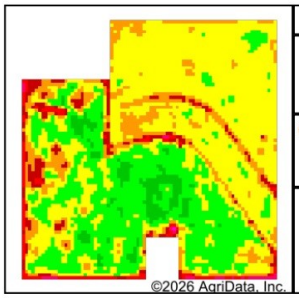


2024

Std. Dev: **9.3** Max: **86**
Mean: **67.15** Min: **27**

Crop: Soybeans - 57%
Corn - 41%

Remarks



2023

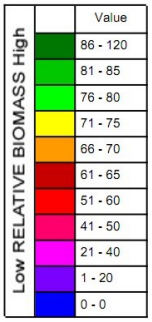
Std. Dev: **5.35** Max: **84**
Mean: **73.25** Min: **38**

Crop: Soybeans - 56%
Corn - 44%

Remarks

Client:
Farm:
Field:
Date: 11/16/2026
Acres: 143.88

State: MN
County: Jackson
Location: 9-101N-34W
Township: Petersburg
Boundary Center: 43° 33' 45.54, -94° 55' 44.89



Soils Weighted Average
Productivity Index: 94

Elevation (feet)
Min: 1,395.0
Max: 1,440.0
Range: 45.0
Mean: 1,421.2
Std Dev: 11.9

Maps Provided By:
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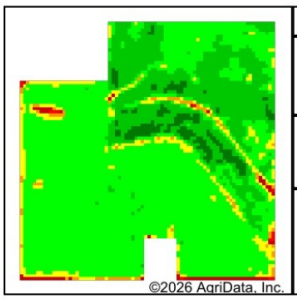
Max NDVI Multi-year

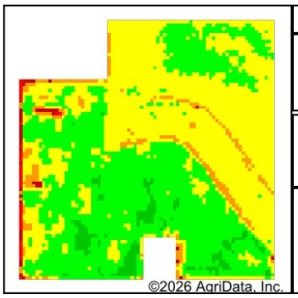


2022

Std. Dev: **3.9** Max: **88**
Mean: **79.23** Min: **56**

Crop: Corn - 56%
Soybeans - 44%

Remarks:

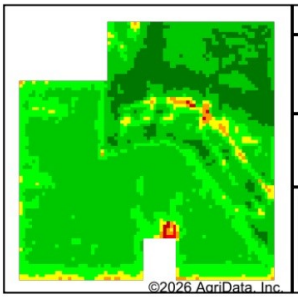


2021

Std. Dev: **3.43** Max: **83**
Mean: **75.41** Min: **51**

Crop: Soybeans - 56%
Corn - 44%

Remarks:

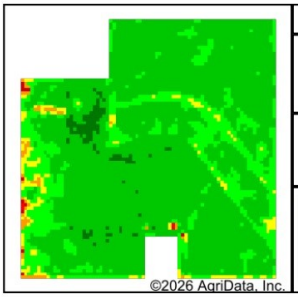


2020

Std. Dev: **3.54** Max: **88**
Mean: **81.49** Min: **52**

Crop: Corn - 56%
Soybeans - 44%

Remarks:



2019

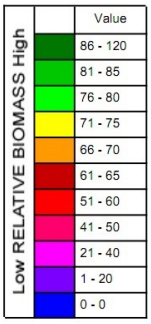
Std. Dev: **3.2** Max: **87**
Mean: **81.65** Min: **54**

Crop: Soybeans - 57%
Corn - 43%

Remarks:

Client:
Farm:
Field:
Date: 11/16/2026
Acres: 143.88

State: MN
County: Jackson
Location: 9-101N-34W
Township: Petersburg
Boundary Center: 43° 33' 45.54, -94° 55' 44.89



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FSA Map



Jackson County
Minnesota

Farm **1201**
Tract **3027**

Phy. County: Jackson, MN

2026 Program Year

2023 NAIP Imagery
Map Created 03/30/2026

0 165 330 660 Feet

Unless Otherwise Noted:
All fields are non-irrigated
Shares are 100% to operator
Corn = Yellow for Grain
Soybeans = Common for Grain
Wheat = HRS, HRW = Grain
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: 145.10 acres

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FSA Information

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

USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1201
Prepared : 10/2/26 11:29 AM CST
Crop Year : 2027

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
155.97	145.10	145.10	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	145.10	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	72.90	0.00	168	
Soybeans	72.20	0.00	45	
TOTAL	145.10	0.00		

NOTES

Tract Number : 3027

Description : SW4 9-101-34 Petersburg
FSA Physical Location : MINNESOTA/JACKSON
ANSI Physical Location : MINNESOTA/JACKSON
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : TYMESEN TRUST DATED SEPTEMBER 17, 2015
Other Producers : None
Recon ID : None

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MINNESOTA
JACKSON
Form: FSA-156EZ

USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1201
Prepared : 10/2/26 11:29 AM CST
Crop Year : 2027

Tract Land Data

Tract 3027 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.97	145.10	145.10	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	145.10	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	72.90	0.00	168
Soybeans	72.20	0.00	45
TOTAL	**145.10**	**0.00**	

NOTES

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Wetland Determination

U.S.D.A.
Soil Conservation Service

SCS-CPA-026
(1-88)

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

1. Name and Address of Person: [redacted]

2. Date of Request: 7-25-89

3. County: Jackson

4. Name of USDA Agency or Person Requesting Determination: ASCS

5. Farm No. and Tract No.: 1201 3027

SECTION I – HIGHLY ERODIBLE LAND

	Yes	No	Field No.(s)	Total Acres
6. Is soil survey now available for making a highly erodible land determination?	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.			NONE	
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 [X] 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

	Yes	No	Field No.(s)	Total Wetland Acres
11. Are there hydric soils on this farm?	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.			NONE	
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 [X] Field [ ]

20. This determination was: Delivered [ ] Mailed [X] To the Person on Date: 2-21-90

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: No HIGHLY ERODIBLE FIELD OR WETLAND.

PETE - 9

22. Signature of SCS District Conservationist: [signature]

23. Date: 2-21-90

Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, handicap, etc.

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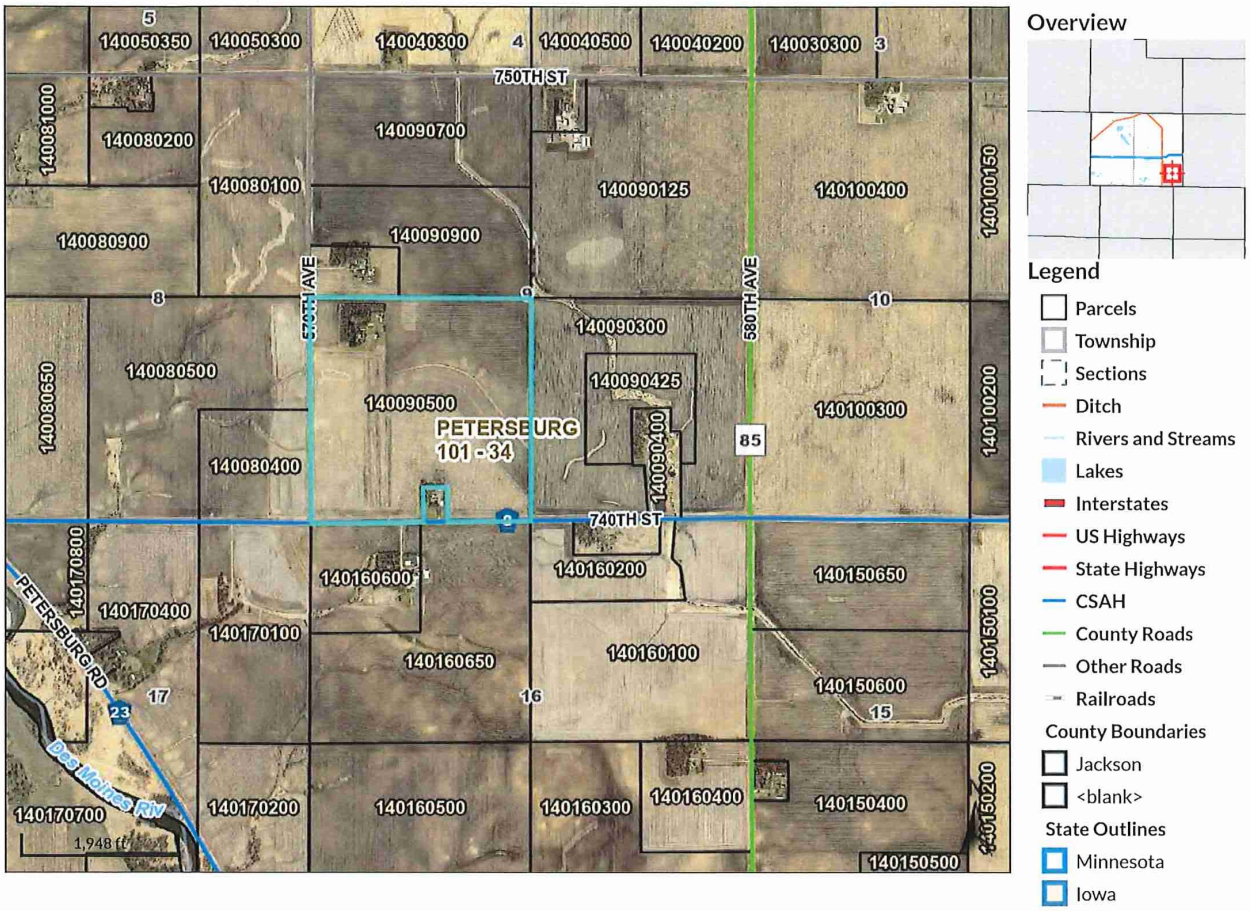
143.88 Acres +/- of Farmland in Petersburg Twp., Jackson County, MN

FARMLAND AUCTION

Tuesday, December 1, 2026 @ 10:00 AM

SALE LOCATION: *Auction will be held at the Jackson American Legion 411 First Street, Jackson, MN*

Beacon™ Jackson County, MN



Parcel ID	140090500	Alternate ID	n/a	Owner Address	TYMESEN,CHARLES P JR & PAULA
Sec/Twp/Rng	09-101-034	Class	101 - AGRICULTURAL		1430 ASHLAND AVE
Property Address	74392 570TH AVE JACKSON	Acreage	157.26		SAINT PAUL PARK, MN 55071
District	PETERSBURG/2895				
Brief Tax Description	Sect-09 Twp-101 Range-034 157.26 AC W 1/2 SW 1/4 & E 1/2 SW 1/4 EX 2.74 AC				
	(Note: Not to be used on legal documents)				

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County Drainage Map



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Jackson County, MN

Summary

Parcel ID	140090500
Property Address	74392 570TH AVE JACKSON
Sec/Twp/Rng	09-101-034
Brief Tax Description	Sect-09 Twp-101 Range-034 157.26 AC W 1/2 SW 1/4 & E 1/2 SW 1/4 EX 2.74 AC (Note: Not to be used on legal documents)
Deeded Acres	157.26
Class	101 - (NON-HSTD) AGRICULTURAL; 204 - (NON-HSTD) RES ON AG
District	(1401) PETERSBURG/2895
School District	2895
Creation Date	07/10/1989

Owners

Primary Taxpayer
Charles P Jr & Paula Tymesen
1430 Ashland Ave
Saint Paul Park, MN 55071

Valuation

		2026 Assessment	2025 Assessment	2024 Assessment	2023 Assessment
+	Estimated Building Value	$89,400	$89,400	$89,400	$30,000
+	Estimated Land Value	$1,651,100	$1,826,100	$1,687,500	$1,300,000
+	Estimated Machinery Value	$0	$0	$0	$0
=	**Estimated Market Value**	**$1,740,500**	**$1,915,500**	**$1,776,900**	**$1,330,000**

Value Notice

2020 Valuation Notice (PDF)
2021 Valuation Notice (PDF)
2022 Valuation Notice (PDF)
2023 Valuation Notice (PDF)
2025 Valuation Notice (PDF)
2026 Valuation Notice (PDF)
2027 Valuation Notice (PDF)

Taxation

		2026 Payable	2025 Payable	2024 Payable	2023 Payable
	Estimated Market Value	$1,740,500	$1,915,500	$1,776,900	$1,330,000
-	Excluded Value	$0	$0	$0	$0
-	Homestead Exclusion	$0	$0	$0	$0
=	**Taxable Market Value**	**$1,740,500**	**$1,915,500**	**$1,776,900**	**$1,330,000**
	Net Taxes Due	$8,317.39	$7,999.72	$7,421.72	$6,835.99
+	Special Assessments	$954.61	$914.28	$914.28	$932.01
=	**Total Taxes Due**	**$9,272.00**	**$8,914.00**	**$8,336.00**	**$7,768.00**

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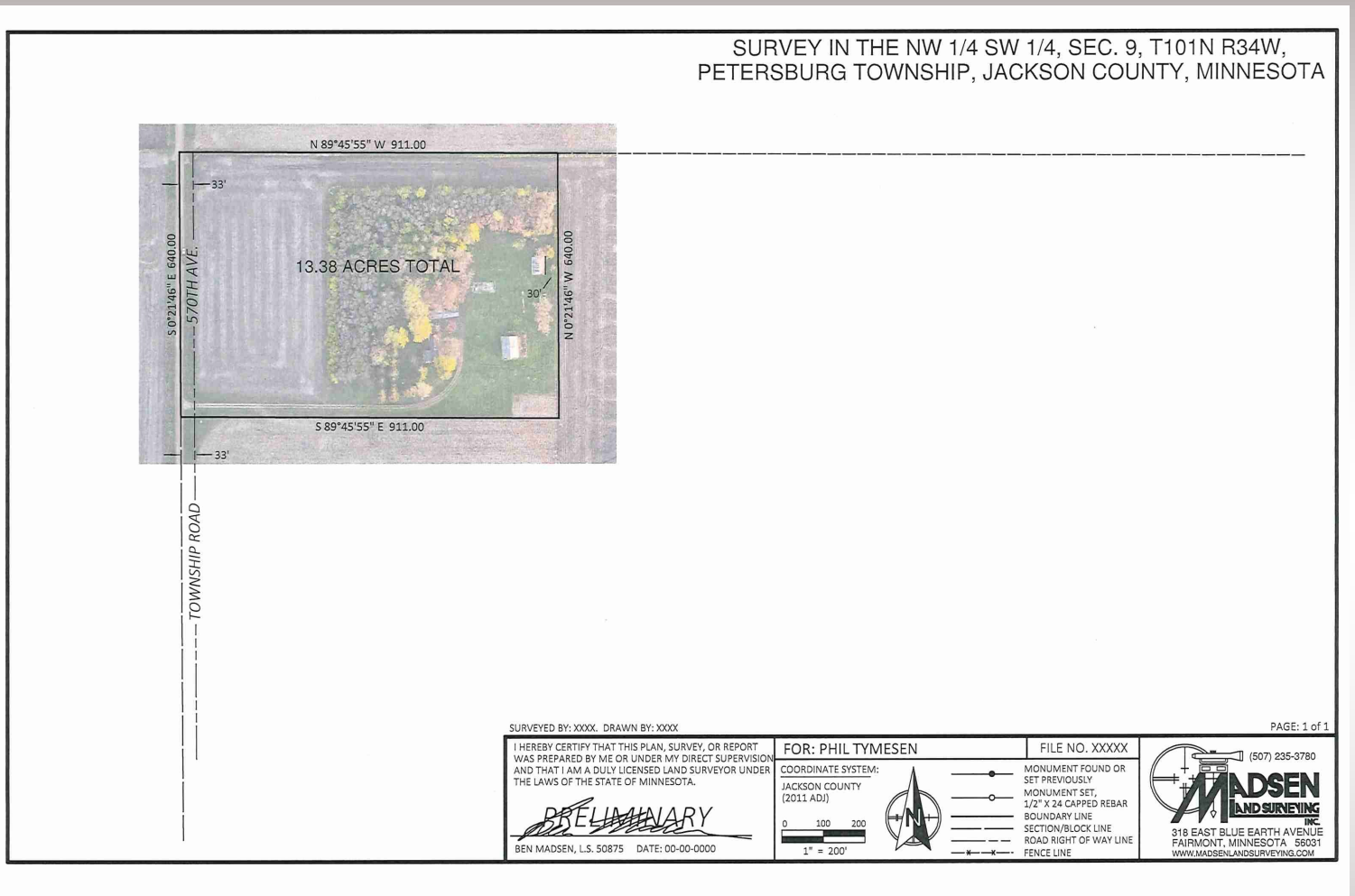
Building Site Survey



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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: The property will be offered for sale on auction day as one parcel 143.88 +/- Deeded Acres x The Bid (subject to survey). 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 January 12, 2027, when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and down payment is NON-REFUNDABLE. The property is opened to be farmed in 2027 by the Buyer. Seller will keep all 2026 farm income and pay all 2026 real estate tax. All real estate taxes thereafter to be paid by Buyer. Buyer responsible for the reimbursement of 2026 fall tillage to prior tenant. 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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