

Bernard & Mary Ellen Just Etal.
LAND FOR SALE
La Crosse Township Jackson County, MN

148.90 Acres
Section 23 & Section 24
of La Crosse Township
Jackson County, MN



148.90 +/- ACRES LA CROSSE TOWNSHIP, JACKSON COUNTY, MN.

FARMLAND FOR SALE

REAL ESTATE SALE TERMS

The terms of sale for this farm are based on a cash sale with possession taking place after closing and the 2025 crop has been removed. The successful buyer will enter into a purchase agreement & make a 20% down payment to the Focused Law Firm Trust account with closing following 30 days after. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. The property is being sold AS IS-WHERE IS. Property is being sold subject to any and all zoning, environmental, state, federal laws or any easements including road, drainage, utility, or other easements or agreements of record. Buyer(s) shall be granted possession of the property upon closing subject to a 2025 crop lease. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the buyer. Any appraisal or loan fees are buyer's obligation. It is the interested bidder's obligation to inspect the property prior to their purchase of it. Christopher Auction Land & Farm Services LLC & Sales Staff represent the sellers in this transaction.



Scott Christopher
Auctioneer, Broker, Appraiser
507-841-3125
www.christopherauction.com

SALES STAFF

Scott Christopher 507-841-3125

Dan Pike 507-841-0965

ATTORNEY FOR SELLER

Ashley Schmit - Focused Law Firm

148.90 +/- ACRES LA CROSSE TOWNSHIP, JACKSON COUNTY, MN.

FARMLAND FOR SALE

Bernard & Mary Ellen Just Etal.- Land For Sale

METHOD OF SALE: The farm will be offered as one parcel of 148.90 +/- acres times the bid amount.

LEGAL DESCRIPTION: E1/2 NE1/4 23-104-38 & W1/2 NW1/4 ex. State Land 24-104-38

Jackson County, Minnesota

TAX PARCEL: Jackson County Parcel 110230100 & 110241000

IMPROVEMENTS: Farmland & Building Site

2025 REAL ESTATE TAXES: \$ 5,846 Non-Homestead (\$2,874 & \$2,972)

FSA INFORMATION:

Total Acres	=	148.90 +/- Acres
DCP Cropland	=	116.51 +/- Acres
DCP Effective Cropland	=	116.51 +/- Acres
Corn Base Acres	=	56.50 +/- Acres (Estimated from survey)
Corn PLC Yield	=	146 Bushels
Soybean Base Acres	=	56.50 +/- Acres (Estimated from survey)
Soybean PLC Yield	=	44 Bushels

CROP PRODUCTIVITY INDEX TILLABLE RATING: 92

PREDOMINANT SOILS: Kingston Silty Clay Loam, Truman Silt Loam, Waldorf Silty Clay Loam, Clarion loam, Collinwood Silty Clay Loam, Spicer- Lura Complex, & more

TOPOGRAPHY: Level to gently rolling. "See topography maps"

DRAINAGE: The information that is available is included in this information booklet see maps.

NRCS CLASSIFICATION: NHEL (Non-Highly Erodible)

LEASE STATUS: Farm is being sold subject to a 2025 cropland lease.

All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.
Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicated are also not guaranteed.
Christopher Auction Land & Farm Services LLC, their brokers, agents and representatives represent the sellers in this transaction.



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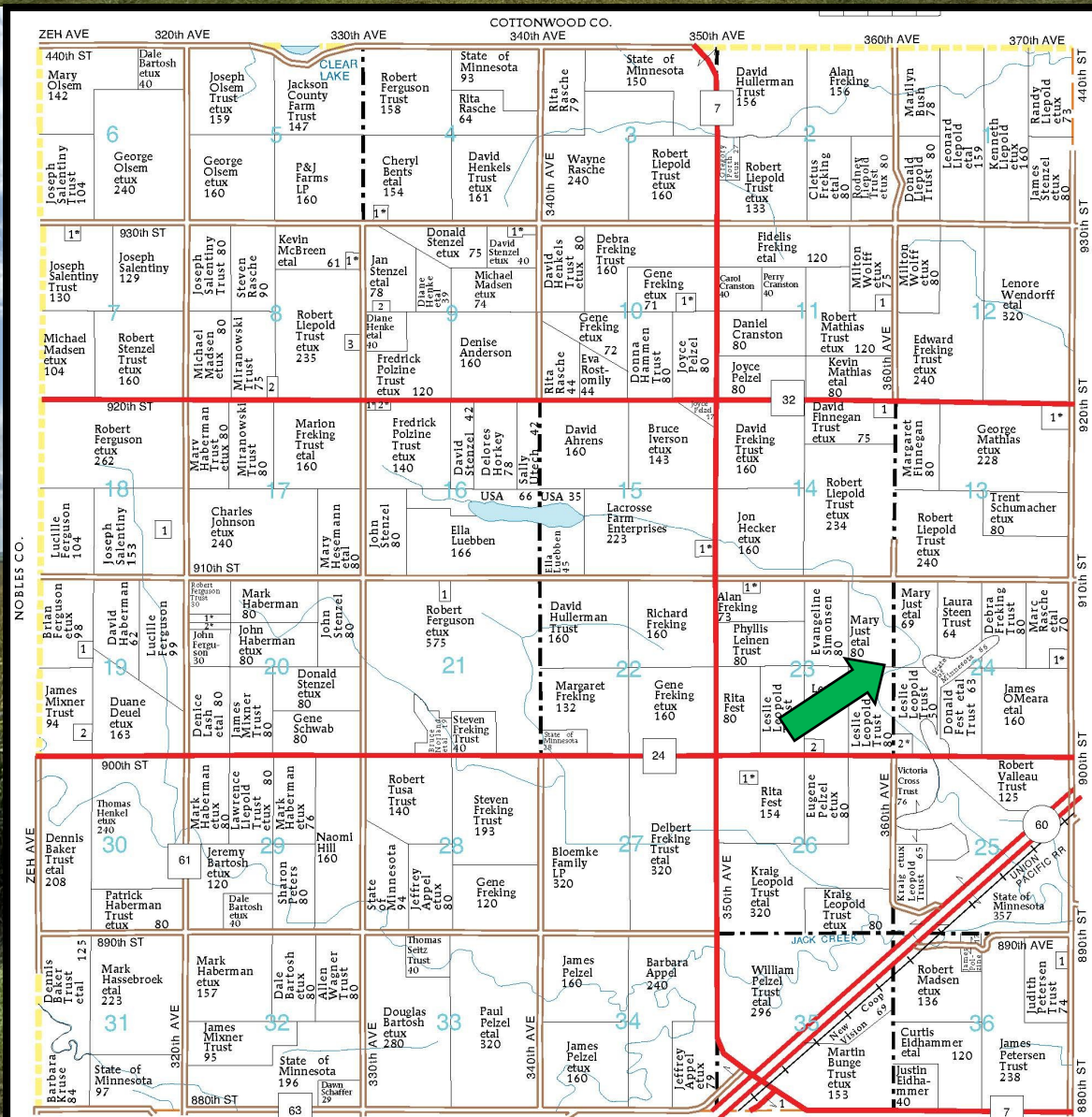
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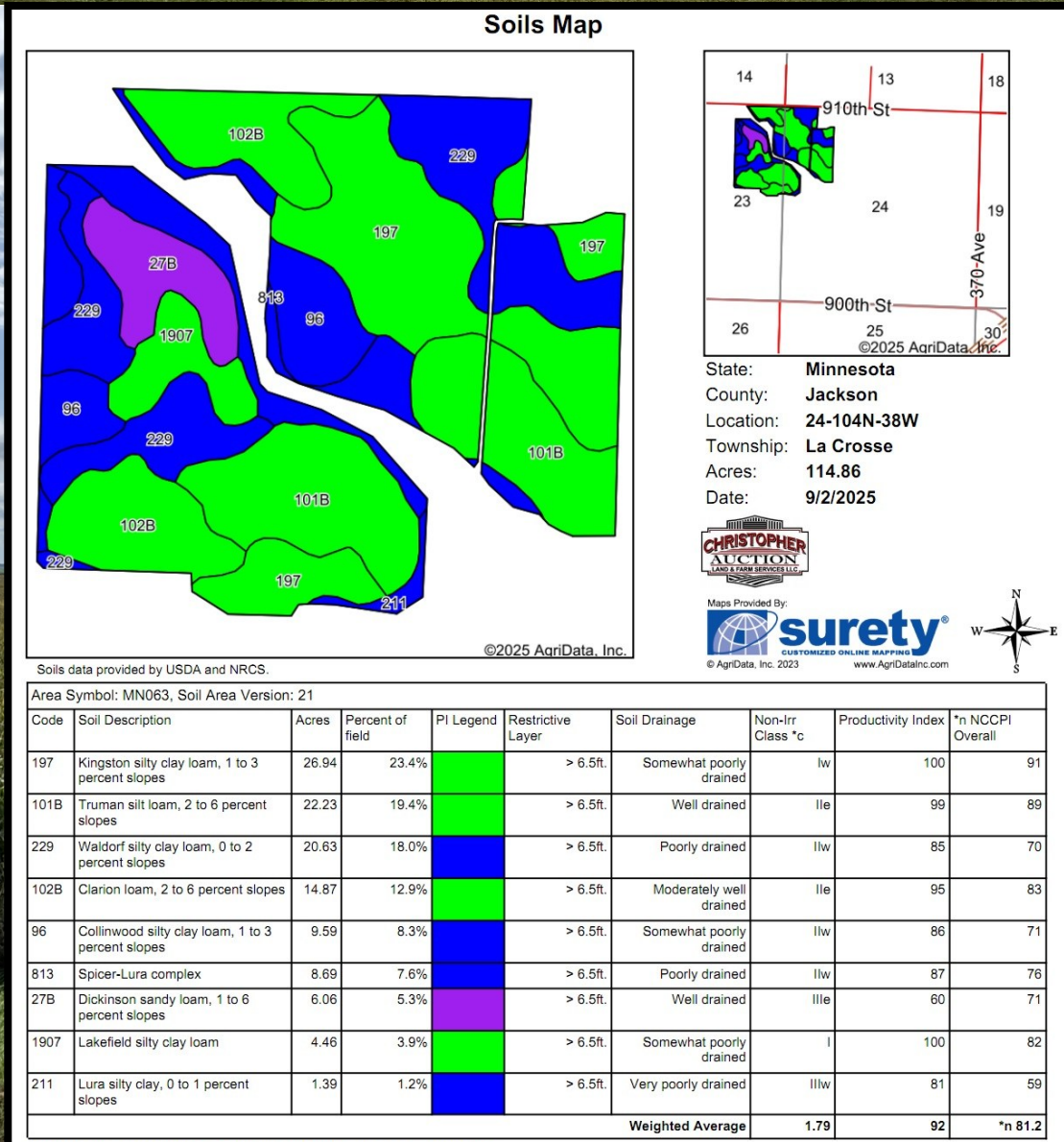
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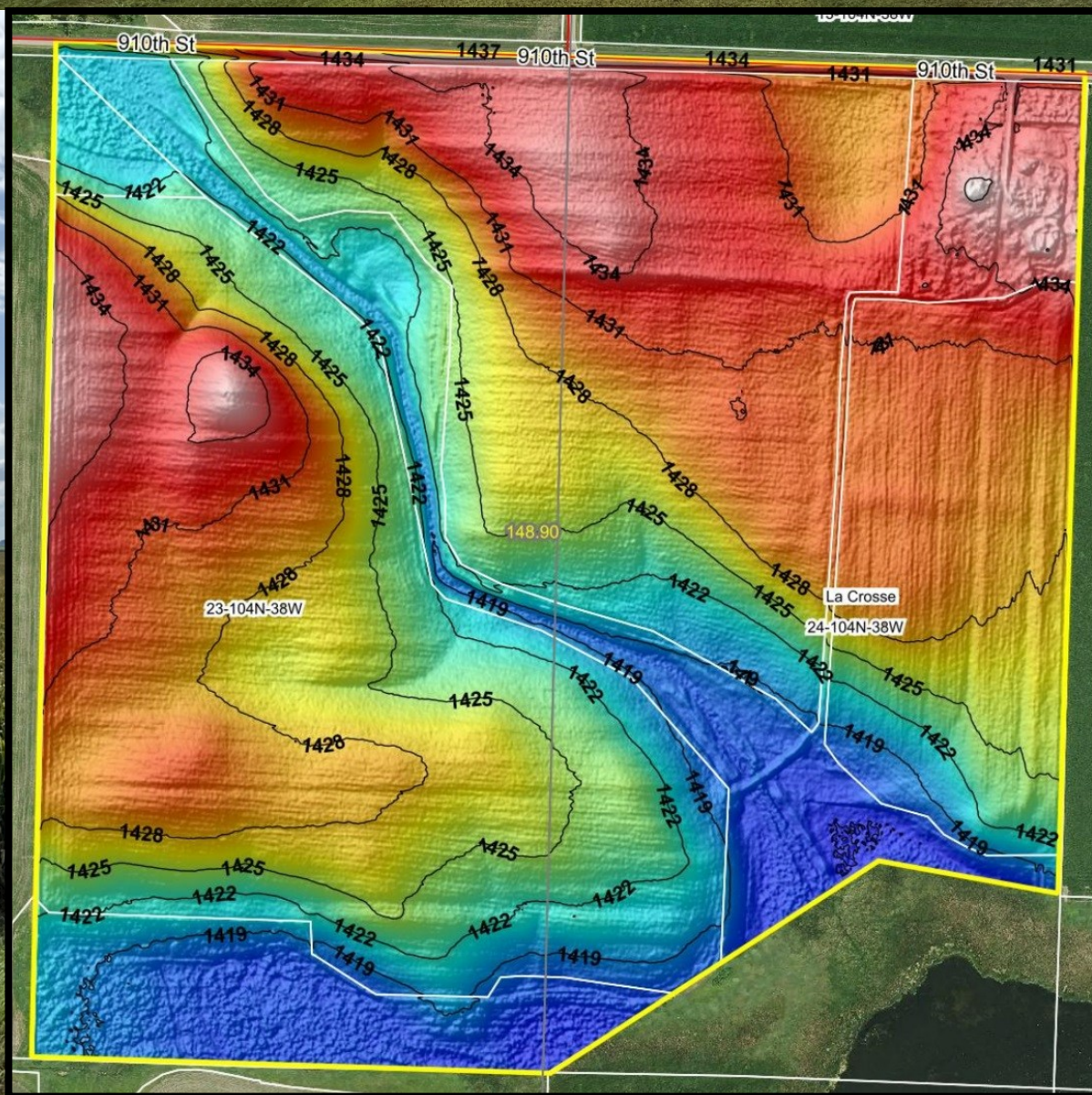
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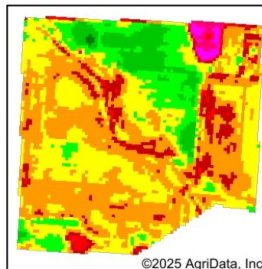
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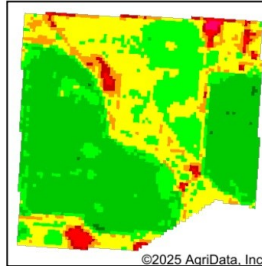
Max Plant Growth(NDVI) Multi-year



2024			
Std. Dev:	6.76	Max:	87
Mean:	70.63	Min:	31
Crop:	Corn - 54% Soybeans - 28%		
Remarks			

Client:
Farm:
Field:
Date: 9/2/2025
Acres: 148.9

State: MN
County: Jackson
Location: 23-104N-38W
Township: La Crosse
Boundary Center: 43° 48' 3.59, -95° 21' 20.81



2023			
Std. Dev:	6.01	Max:	86
Mean:	77.76	Min:	43
Crop:	Soybeans - 55% Corn - 35%		
Remarks			

	Value
Low Relative Biomass High	86 - 99
	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: 89.9

Elevation (feet)
Min: 1,415.7
Max: 1,437.9
Range: 22.2
Mean: 1,426.6
Std Dev: 5.4



Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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FARMLAND FOR SALE



Jackson County, Minnesota



Farm 3949

Tract 14792

2025 Program Year

Map Created April 08, 2025

0 175 350 700 Feet

Unless otherwise noted:
Shades are 100% operator
Crops are no-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, No Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = process
Alfalfa, Mixed Forage & GM, GMA, IGS = for forage
Beans = Dry Edible
NAG = for G2
Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 62.57 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 Natural Resources Conservation Service (NRCS). This map displays the 2023 NAIP imagery.



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FARMLAND FOR SALE



United States
Department of
Agriculture

Jackson County, Minnesota



Farm 3949

Tract 14791

2025 Program Year

Map Created April 08, 2025

0 175 350 700
Feet

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Shades are 100% operator
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Peas = processed
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Beans = Dry Edible
NAO = for G2
Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 53.94 acres

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FARMLAND FOR SALE

MINNESOTA
JACKSON

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3949

Prepared : 8/28/25 9:05 AM CST

Crop Year : 2025

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
158.06	116.51	116.51	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	116.51	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	56.50	0.00	146	
Soybeans	56.50	0.00	44	
TOTAL	113.00	0.00		

NOTES

Tract Number : 14791

Description : W2NW4 24-104-38 LACROSSE
FSA Physical Location : MINNESOTA/JACKSON
ANSI Physical Location : MINNESOTA/JACKSON
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : BERNARD G JUST, MARK D WEINGARTZ, CODY WEINGARTZ, TREVETTE WEINGARTZ, JOAN JUST, PATRICK JUST, JOHN JUST
Other Producers : None
Recon ID : 27-063-2023-153

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.13	53.94	53.94	0.00	0.00	0.00	0.00	0.0



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FARMLAND FOR SALE

MINNESOTA
JACKSON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3949

Prepared : 8/28/25 9:05 AM CST

Crop Year : 2025

Tract 14791 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	53.94	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	26.02	0.00	146
Soybeans	26.02	0.00	44
TOTAL	52.04	0.00	

NOTES

Tract Number : 14792

Description : E2NE4 23-104-38 LACROSSE

FSA Physical Location : MINNESOTA/JACKSON

ANSI Physical Location : MINNESOTA/JACKSON

BIA Unit Range Number :

HEL Status : NHSL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : BERNARD G JUST, MARK D WEINGARTZ, CODY WEINGARTZ, TREVETTE WEINGARTZ, JOAN JUST, PATRICK JUST, JOHN JUST

Other Producers : None

Recon ID : 27-063-2023-154

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.93	62.57	62.57	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	62.57	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	30.48	0.00	146
Soybeans	30.48	0.00	44
TOTAL	60.96	0.00	

NOTES



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FARMLAND FOR SALE



160 ACRES



0 500 1000
feet



4" TILE 4200.50 ft
6" TILE 2530.24 ft

Client: JUST, MARY
Farm: SEC 23 & 24 LA CROSSE TWP
Field: 160 ACRES
Name: SPRING 2024
Date: 6/22/2024



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FARMLAND FOR SALE

Jackson County, MN

Summary

Parcel ID 110230100
Property Address 23-104-038
Sec/Twp/Rng Sect-23 Twp-104 Range-038 80.00 AC E 1/2 NE 1/4
Brief Tax Description (Note: Not to be used on legal documents)
Deeded Acres 80.00
Class 101 - (NON-HSTD) AGRICULTURAL; 111 - (NON-HSTD) RURAL VACANT LAND
District (1102) LACROSSE/330/WATERSD
School District 0330
Creation Date 07/10/1989

Owners

Primary Taxpayer
Bernard Just Etal
2103 2nd Ave East
West Fargo, ND 58078

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE	80	0	0	0	62.880	AC
2	2B WASTE	0	0	0	0	16.120	AC
3	ROAD ACRES	0	0	0	0	1.000	AC
Total						80.000	

Valuation

	2025 Assessment	2024 Assessment	2023 Assessment	2022 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$759,600	\$700,400	\$541,300	\$440,700
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Estimated Market Value	\$759,600	\$700,400	\$541,300	\$440,700

Value Notice

[2020 Valuation Notice \(PDF\)](#)
[2021 Valuation Notice \(PDF\)](#)
[2022 Valuation Notice \(PDF\)](#)
[2023 Valuation Notice \(PDF\)](#)
[2024 Valuation Notice \(PDF\)](#)
[2025 Valuation Notice \(PDF\)](#)

Taxation

	2025 Payable	2024 Payable	2023 Payable	2022 Payable
Estimated Market Value	\$759,600	\$700,400	\$541,300	\$440,700
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$759,600	\$700,400	\$541,300	\$440,700
Net Taxes Due	\$2,874.00	\$2,580.00	\$2,496.00	\$2,374.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$2,874.00	\$2,580.00	\$2,496.00	\$2,374.00



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FARMLAND FOR SALE

Jackson County, MN

Summary

Parcel ID 110241000
Property Address 36217 910TH ST
HERON LAKE
Sec/Twp/Rng 24-104-038
Brief Tax Description Sect 24 Twp-104 Range-038 68.90 AC W 1/2 NW 1/4 EX STATE LAND
(Note: Not to be used on legal documents)
Deeded Acres 68.90
Class 101 - (NON-HSTD) AGRICULTURAL
District (1102) LACROSSE/330/WATERSD
School District 0330
Creation Date 07/10/1989

Owners

Primary Taxpayer
Mary Ellen Just Etal
2103 2nd Ave E
West Fargo, ND 58078

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE	88.69	0	0	0	54,500	AC
2	ADDITIONAL SITE CER	86.82	0	0	0	6,000	AC
3	ROAD ACRES	0	0	0	0	0.900	AC
4	2A WASTE	0	0	0	0	7,500	AC
Total						68.900	

Extra Features

Seq	Code	Description	Dim 1	Dim 2	Units	UT
1	0LBARN	LOFT BARN	60	52	1,000	SF
2	0CHICK	CHICKEN HOUSE	36	20	1,000	SF
3	000HOG	HOG HOUSE	32	24	1,000	SF
4	GRANRY	GRANARY	38	26	1,000	SF
5	WDCRIB	WOOD CRIB	42	26	1,000	SF
6	OLDHSE	UNLIVABLE OLD HOUSE	0	0	1,000	SF

Valuation

	2025 Assessment	2024 Assessment	2023 Assessment	2022 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$785,700	\$728,800	\$561,600	\$457,200
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Estimated Market Value	\$785,700	\$728,800	\$561,600	\$457,200

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[2023 Valuation Notice \(PDF\)](#)
[2024 Valuation Notice \(PDF\)](#)
[2025 Valuation Notice \(PDF\)](#)

Taxation

	2025 Payable	2024 Payable	2023 Payable	2022 Payable
Estimated Market Value	\$785,700	\$728,800	\$561,600	\$457,200
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$785,700	\$728,800	\$561,600	\$457,200
Net Taxes Due	\$2,972.00	\$2,684.00	\$2,590.00	\$2,464.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$2,972.00	\$2,684.00	\$2,590.00	\$2,464.00



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