

**Art & Millie Swanson Estate  
LAND AUCTION  
Friday, August 7, 2026 @ 10:00 A.M.  
Lakefield American Legion**

**255.84 Acres  
Sections 28 & 10 of  
Hunter Township  
JACKSON COUNTY, MN**



255.84 +/- ACRES HUNTER TOWNSHIP, JACKSON COUNTY, MN.

# FARMLAND AUCTION

FRIDAY, AUGUST 7, 2026 @ 10:00 A.M.

SALE LOCATION: Auction will be held at the Lakefield American Legion, 413 Main Street Lakefield, MN.

## AUCTION SALE TERMS

These properties will be offered for sale in multiple parcels on our multi parcel board bidding system. All bidders must register for a bidding number prior to bidding on sale day. The successful buyer at the conclusion of the auction will enter into a purchase agreement & make a 20% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before November 2, 2026 when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. The property is being sold AS IS-WHERE IS. Properties are 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 shall be granted possession of the property upon closing subject to a 2026 crop lease. Seller shall pay all the real estate taxes and any assessments due and payable prorated up and to the day of closing. Buyer shall be liable for all real estate taxes prorated after the day of closing and thereafter. 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. For those that can't attend sale day please make arrangements with sales staff 24 hours ahead of the auction to bid by phone. Any statements made at the auction may take precedence over any printed information. This sale is subject to the seller's approval. Christopher Auction Land & Farm Services LLC & Sales Staff represent the sellers in this transaction.

## AUCTIONEER'S NOTE

Christopher Auction Land & Farm Services LLC is honored to represent Art & Millie Swanson Estate with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this property. If you are considering the purchase of very good farmland to add to your investment portfolio this is an auction that you will want to attend. The information contained in this sale bill and other information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. This auction is open to the public and we look forward to seeing you there! Respectfully,

Scott Christopher & Sales Staff.



**Scott Christopher**

*Auctioneer, Broker, Appraiser*

507-841-3125

[www.christopherauction.com](http://www.christopherauction.com)

## AUCTIONEERS

*Scott Christopher 507-841-3125*

*Dan Pike 507-841-0965*

*Doug Wedel*

*Ryan Kahler & Chris Kahler*

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### Art & Millie Swanson Estate - Land Auction

**METHOD OF SALE:** These properties will be offered for sale in multiple parcels on our multi parcel board bidding system. Parcel #1- 101.96 acres times the bid amount. Parcel #2- 153.88 acres times the bid amount.

**LEGAL DESCRIPTIONS:** Parcel #1: SE1/4 lying south of creek 28-102-36 Jackson County, Minnesota Parcel #2: SW1/4 ex. 6.12 ac. in SW1/4 SW1/4 10-102-36 Jackson County, Minnesota

**TAX PARCELS:** Jackson County Parcel #1-090280250 Parcel #2-090100425

**IMPROVEMENTS:** Bare Farmland

**2026 REAL ESTATE TAXES:** Parcel #1- 2,018.00 Homestead, Parcel #2- 2,324 Homestead

#### FSA INFORMATION:

Parcel #1:		Parcel #2:	
Total Acres	= 101.96 +/- Acres	Total Acres	= 153.88 +/- Acres
DCP Cropland	= 91.20 +/- Acres	DCP Cropland	= 144.96 +/- Acres
DCP Effective Cropland	= 91.20 +/- Acres	DCP Effective Cropland	= 144.96 +/- Acres
Corn Base Acres	= 52.10 +/- Acres	Corn Base Acres	= 81.70 +/- Acres
Corn PLC Yield	= 164 Bushels	Corn PLC Yield	= 164 Bushels
Soybean Base Acres	= 38.70 +/- Acres	Soybean Base Acres	= 61.10 +/- Acres
Soybean PLC Yield	= 41 Bushels	Soybean PLC Yield	= 41 Bushels

**CROP PRODUCTIVITY INDEX TILLABLE RATING:** Parcel #1- 93.5 , Parcel #2- 83.4

**PREDOMINANT SOILS:** Clarion Loam, Webster clay loam, Delft clay loam, Nicollet clay loam, Canisteo clay loam, Esterville sandy loam, & 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 2026 cropland lease with the seller retaining 100% of the 2026 lease payment.

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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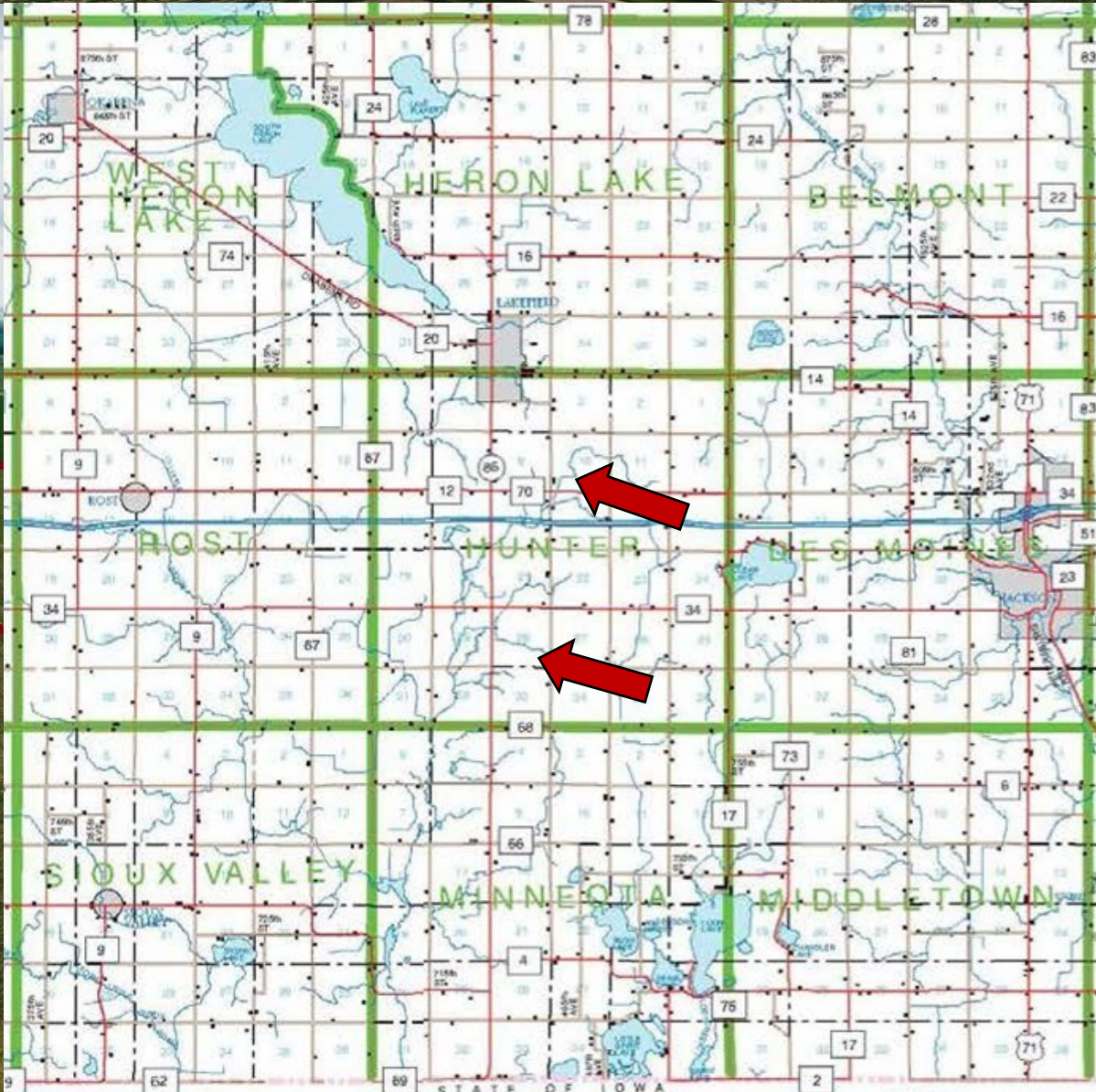
Ryan Kahler & Chris Kahler

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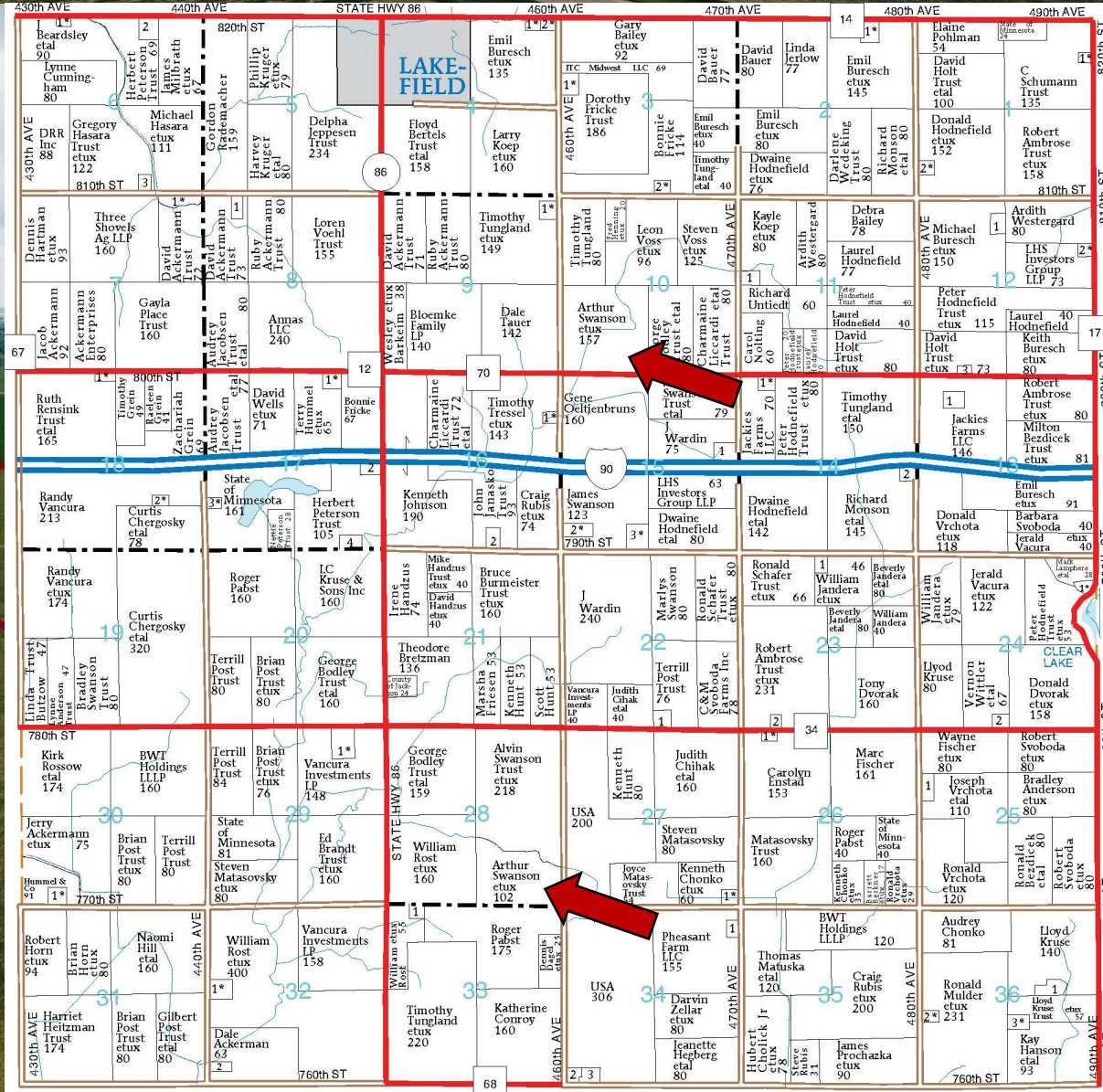
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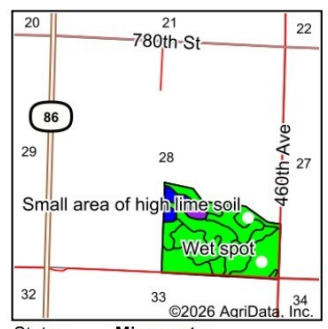
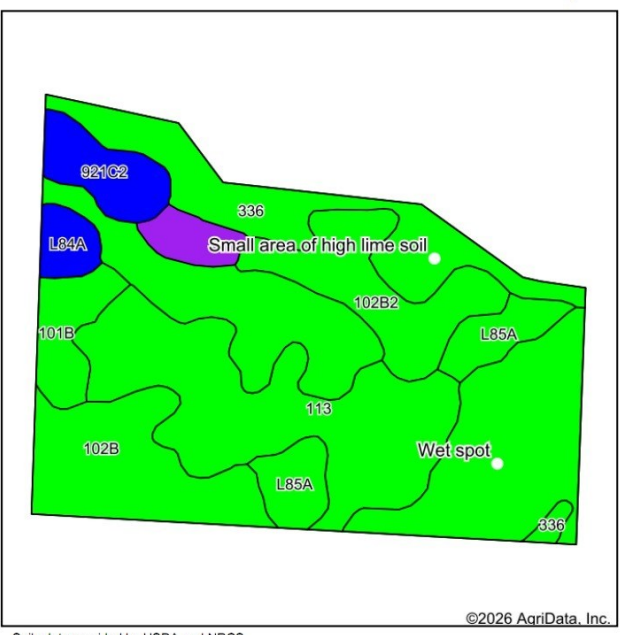
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# FARMLAND AUCTION

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Soils Map



State: Minnesota  
 County: Jackson  
 Location: 28-102N-36W  
 Township: Hunter  
 Acres: 101.96  
 Date: 3/26/2026



Soils data provided by USDA and NRCS.

Area Symbol: MN063, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
102B	Clarion loam, 2 to 6 percent slopes	38.71	38.1%		> 6.5ft.	Moderately well drained	Ile	95	83
113	Webster clay loam, 0 to 2 percent slopes	22.22	21.8%		> 6.5ft.	Poorly drained	Ilw	93	83
336	Delft clay loam, 0 to 2 percent slopes	12.68	12.4%		> 6.5ft.	Poorly drained	Ilw	94	79
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	9.61	9.4%		> 6.5ft.	Moderately well drained	Ile	95	73
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.86	5.7%		> 6.5ft.	Somewhat poorly drained	Iw	99	81
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	4.42	4.3%		> 6.5ft.	Well drained	Illc	87	71
101B	Truman silt loam, 2 to 6 percent slopes	4.08	4.0%		> 6.5ft.	Well drained	Ile	99	89
27B	Dickinson sandy loam, 1 to 6 percent slopes	2.32	2.3%		> 6.5ft.	Well drained	Illc	60	71
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.06	2.0%		> 6.5ft.	Very poorly drained	Illw	86	77
<b>Weighted Average</b>							<b>2.03</b>	<b>93.5</b>	<b>*n 80.8</b>



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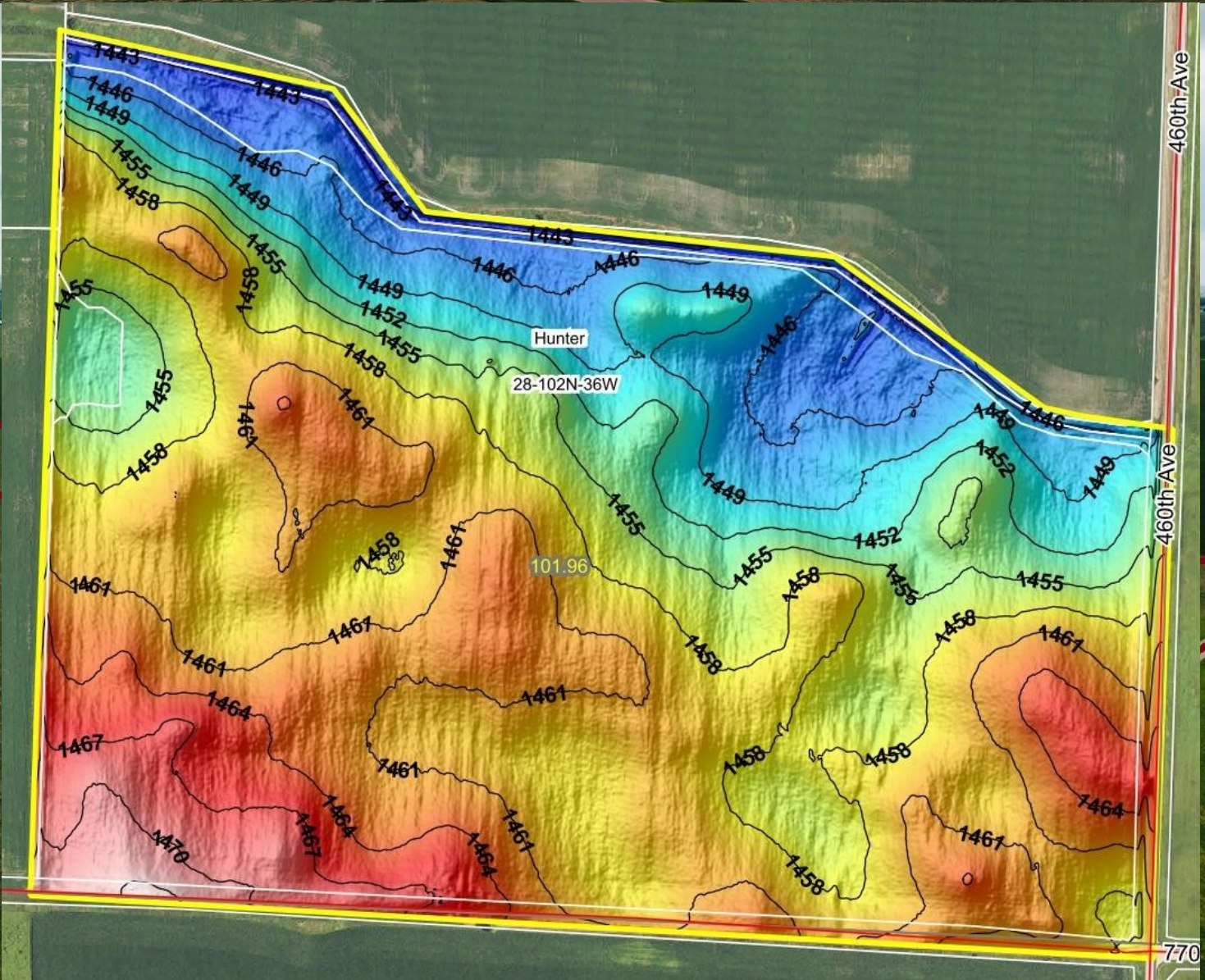
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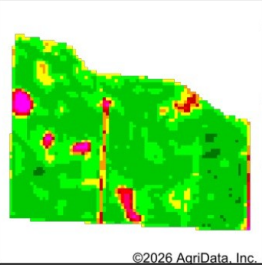
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### Max Plant Growth(NDVI) Multi-year

2025	
 <p>©2026 AgriData, Inc.</p>	<p>Client: _____ Farm: _____ Field: _____ Date: 6/19/2026 Acres: 101.96</p> <p>State: MN County: Jackson Location: 28-102N-36W Township: Hunter Boundary Center: 43° 36' 18.21, -95° 9' 34.33</p> <p>Std. Dev: <b>3.27</b>      Max: <b>87</b> Mean: <b>79.88</b>      Min: <b>47</b></p> <p>Crop: Corn - 98% Developed/Open Space - 1%</p> <p>Remarks</p>
2024	
 <p>©2026 AgriData, Inc.</p>	<p>Std. Dev: <b>9.38</b>      Max: <b>88</b> Mean: <b>80.04</b>      Min: <b>29</b></p> <p>Crop: Soybeans - 97% Corn - 2%</p> <p>Remarks</p>
2023	
 <p>©2026 AgriData, Inc.</p>	<p>Std. Dev: <b>3.56</b>      Max: <b>83</b> Mean: <b>78.28</b>      Min: <b>39</b></p> <p>Crop: Corn - 100%</p> <p>Remarks</p>
2022	
 <p>©2026 AgriData, Inc.</p>	<p>Std. Dev: <b>7.56</b>      Max: <b>88</b> Mean: <b>79.08</b>      Min: <b>26</b></p> <p>Crop: Soybeans - 100%</p> <p>Remarks</p>

Low RELATIVE BIOMASS High	Value
Dark Green	86 - 120
Green	81 - 85
Light Green	76 - 80
Yellow	71 - 75
Orange	66 - 70
Red	61 - 65
Dark Red	51 - 60
Pink	41 - 50
Purple	21 - 40
Blue	1 - 20
Dark Blue	0 - 0

**Soils Weighted Average**  
Productivity Index: 93.5

**Elevation (feet)**  
Min: 1,441.9  
Max: 1,474.1  
Range: 32.2  
Mean: 1,457.2  
Std Dev: 6.5



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Jackson County, MN

**Summary**

Parcel ID 090280250  
 Property Address 28-102-036  
 Sec/Twp/Rng 28-102-036  
 Brief Tax Description Sect-28 Twp-102 Range-036 101.96 AC SE 1/4 LYING SOUTH OF CREEK  
(Note: Not to be used on legal documents)  
 Deeded Acres 101.96  
 Class 101 - (HSTD) AGRICULTURAL; 928 - (NON-HSTD) WIND ENERGY CONV SYS  
 District (901) HUNTER/2895  
 School District 2895  
 Creation Date 06/28/2005

**Owners**

**Primary Taxpayer**  
 Millicent Swanson  
 C/O Dawn Johnson  
 72996 476th Ave  
 Jackson, MN 56143

**Land**

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE	83.49	0	0	0	92.550	AC
2	2A WASTE	0	0	0	0	8.500	AC
3	ROAD ACRES	0	0	0	0	0.910	AC
4	EXEMPT WIND TWR	0	0	0	0	1.000	UT
<b>Total</b>						<b>101.960</b>	

**Valuation**

	2026 Assessment	2025 Assessment	2024 Assessment	2023 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$986,400	\$1,104,400	\$1,017,300	\$783,500
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Estimated Market Value	\$986,400	\$1,104,400	\$1,017,300	\$783,500

**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	\$986,400	\$1,104,400	\$1,017,300	\$783,500
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$986,400	\$1,104,400	\$1,017,300	\$783,500
Net Taxes Due	\$2,018.00	\$1,980.00	\$2,440.00	\$1,832.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$2,018.00	\$1,980.00	\$2,440.00	\$1,832.00



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MINNESOTA JACKSON		 United States Department of Agriculture Farm Service Agency		FARM : 6988	
Form: FSA-156EZ		Abbreviated 156 Farm Record		Prepared : 6/18/26 2:26 PM CST	
See Page 3 for non-discriminatory Statements.				Crop Year : 2026	

Operator Name	:	[REDACTED]
CRP Contract Number(s)	:	None
Recon ID	:	27-063-2010-14
Transferred From	:	None
ARCLC G/IF Eligibility	:	Eligible

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
250.33	236.16	236.16	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	236.16	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	133.80	0.00	164	
Soybeans	99.80	0.00	41	
<b>TOTAL</b>	<b>233.60</b>	<b>0.00</b>		

NOTES	

Tract Number	:	1929
Description	:	SW4 10-102-36 Hunter
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	:	MILLICENT SWANSON
Other Producers	:	[REDACTED]
Recon ID	:	None



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MINNESOTA JACKSON Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 6988 Prepared : 6/18/26 2:26 PM CST Crop Year : 2026
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Tract Land Data							
Tract 1929 Continued ...							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.10	144.96	144.96	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	144.96	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	81.70	0.00	164
Soybeans	61.10	0.00	41
<b>TOTAL</b>	<b>142.80</b>	<b>0.00</b>	

**NOTES**

<b>Tract Number</b>	: 12312
<b>Description</b>	: S of creek SE4 28-102-36 Hunter
<b>FSA Physical Location</b>	: MINNESOTA/JACKSON
<b>ANSI Physical Location</b>	: MINNESOTA/JACKSON
<b>BIA Unit Range Number</b>	:
<b>CRP Contract Number(s)</b>	: None
<b>HEL Status</b>	: NHEL: No agricultural commodity planted on undetermined fields
<b>Wetland Status</b>	: Tract contains a wetland or farmed wetland
<b>WL Violations</b>	: None
<b>Owners</b>	: MILLICENT SWANSON
<b>Other Producers</b>	: [REDACTED]
<b>Recon ID</b>	: 27-063-2008-15

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
95.23	91.20	91.20	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	91.20	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	52.10	0.00	164
Soybeans	38.70	0.00	41
<b>TOTAL</b>	<b>90.80</b>	<b>0.00</b>	



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United States Department  
of Agriculture

Natural Resources  
Conservation Service

NRCS-CPA-026E  
3/2005

**HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION**

Name Address: [REDACTED]	Request Date: 2/6/08	County: JACKSON
Agency or Person Requesting Determination: JACKSON COUNTY FSA	Tract No: 12312	FSA Farm No.: 6697 6988

**Section I - Highly Erodible Land**

Is a soil survey now available for making a highly erodible land determination?  Yes  
 Are there highly erodible soil map units on this farm?  No

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field(s)	HEL(Y/N)	Sodbust(Y/N)	Acres	Determination Date
2	N	N	91.1	9/14/1988
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

The Highly Erodible Land determination was completed in the-Office

**Section II - Wetlands**

Are there hydric soils on this farm?  Yes

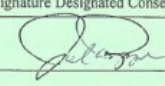
Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Field(s)	Wetland Label*	Occurrence Year (CW)**	Acres	Determination Date	Certification Date
2	PC/NW		91.1	9/14/1988	
N/C	FW		2.0	11/18/1988	
-	-	-	-	-	-
-	-	-	-	-	-

The wetland determination was completed in the -Field It was -mailed to the person on 9/14/1988.

Remarks: Tract split.

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual. \*This certified wetland determination/delineation has been conducted for the purpose of implementing the wetland conservation provisions of the Food Security Act of 1985. This determination/delineation may not be valid for identifying the extent of the COE's Clean Water Act jurisdiction for this site. If you intend to conduct any activity that constitutes a discharge of dredged or fill material into wetlands or other waters, you should request a jurisdictional determination from the local office of the COE prior to starting the work."

Signature Designated Conservationist	Date
	3/3/2008

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To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326W, Whitten Building, 14th and Independence Avenue, SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD). USDA is an equal opportunity provider and employer.



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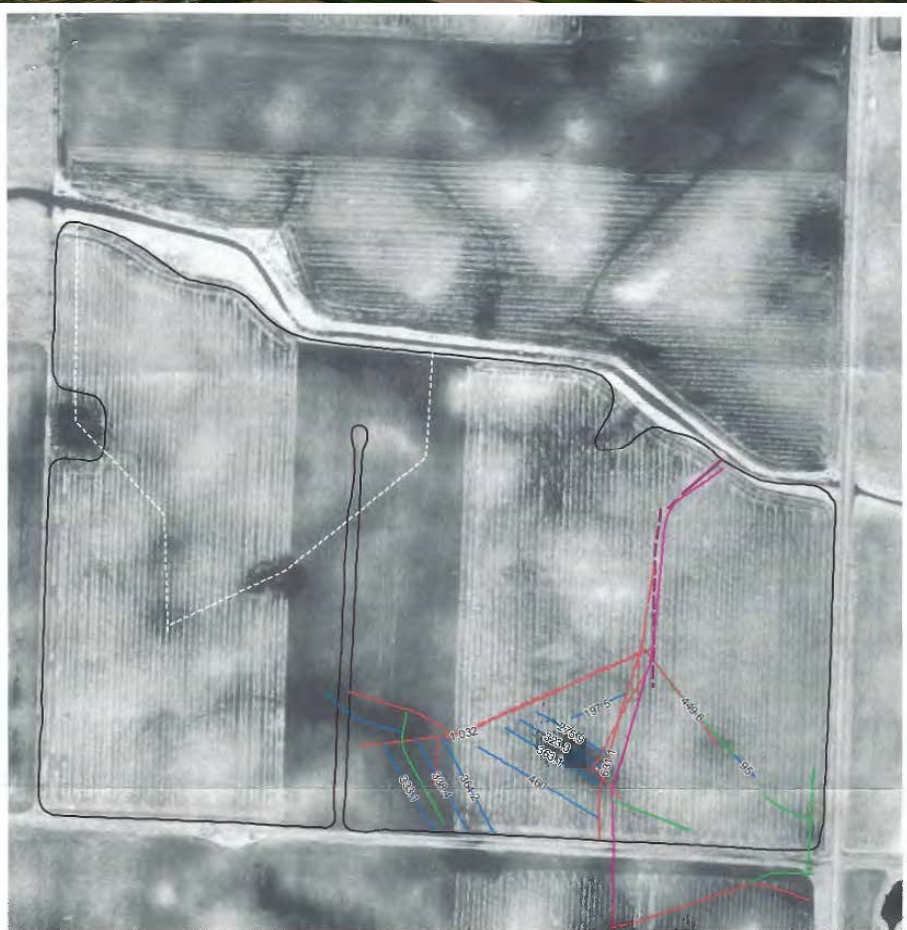
Ryan Kahler & Chris Kahler

255.84 +/- ACRES HUNTER TOWNSHIP, JACKSON COUNTY, MN.

# FARMLAND AUCTION

FRIDAY, AUGUST 7, 2026 @ 10:00 A.M.

SALE LOCATION: Auction will be held at the Lakefield American Legion, 413 Main Street Lakefield, MN.



**NICKEL CONSTRUCTION - Mt. Lake, MN**  
Completed Tile Project - 2012

		
<b>MAP LOCATION</b>		<b>CONST. OFFICE</b>
Customer = Art Swanson		36821 575 Avenue
County = Jackson		Mt. Lake, MN 56159-2202
Township = Hunter		Office = (507) 427-2352
Section = 28c Tiled		Fax = (507) 427-2357
State = MN		nickelconst@frontiernet.net

	4"		14"	<b>KEY</b>
	5"		15-16"	
	6"		18"	
	7-8"		20"	
	10"		Unknown	
	12"		WHITE	
				Assumed Only



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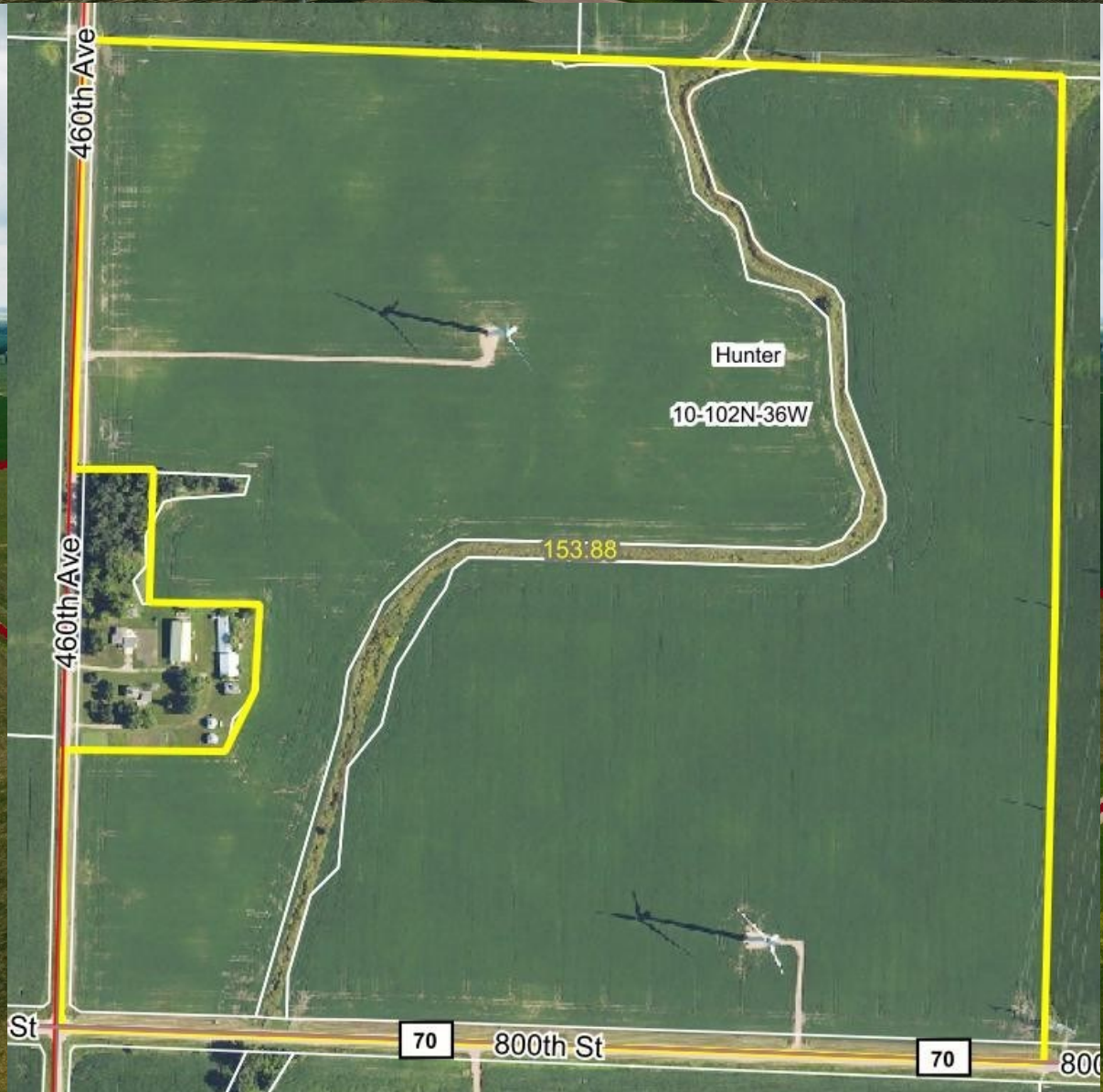
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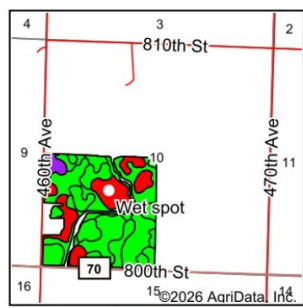
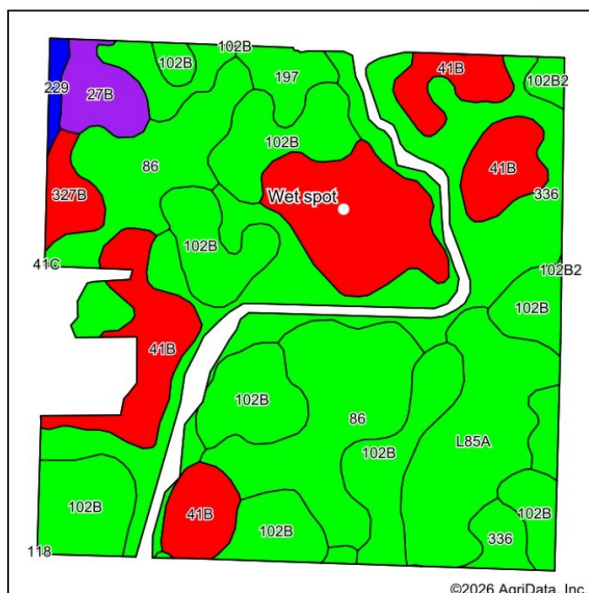
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# FARMLAND AUCTION

FRIDAY, AUGUST 7, 2026 @ 10:00 A.M.

SALE LOCATION: Auction will be held at the Lakefield American Legion, 413 Main Street Lakefield, MN.

Soils Map



State: Minnesota  
 County: Jackson  
 Location: 10-102N-36W  
 Township: Hunter  
 Acres: 143.3  
 Date: 6/19/2026



Soils data provided by USDA and NRCS.

Area Symbol: MN063, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
102B	Clarion loam, 2 to 6 percent slopes	35.16	24.6%	Green	> 6.5ft.	Moderately well drained	Ile	95	83
336	Delft clay loam, 0 to 2 percent slopes	33.18	23.2%	Green	> 6.5ft.	Poorly drained	Ilw	94	79
41B	Estherville sandy loam, 2 to 6 percent slopes	27.47	19.2%	Red	> 6.5ft.	Somewhat excessively drained	Ills	44	49
86	Canisteo clay loam, 0 to 2 percent slopes	24.00	16.7%	Green	> 6.5ft.	Poorly drained	Ilw	93	81
L85A	Nicollet clay loam, 1 to 3 percent slopes	12.90	9.0%	Green	> 6.5ft.	Somewhat poorly drained	Iw	99	81
27B	Dickinson sandy loam, 1 to 6 percent slopes	3.65	2.5%	Purple	> 6.5ft.	Well drained	Ille	60	71
197	Kingston silty clay loam, 1 to 3 percent slopes	2.66	1.9%	Green	> 6.5ft.	Somewhat poorly drained	Iw	100	91
327B	Dickman sandy loam, 2 to 6 percent slopes	2.50	1.7%	Red	> 6.5ft.	Somewhat excessively drained	Ille	49	52
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	0.92	0.6%	Green	> 6.5ft.	Moderately well drained	Ile	95	73
229	Waldorf silty clay loam, 0 to 2 percent slopes	0.86	0.6%	Blue	> 6.5ft.	Poorly drained	Ilw	85	70
<b>Weighted Average</b>							<b>2.13</b>	<b>83.4</b>	<b>*n 74.2</b>



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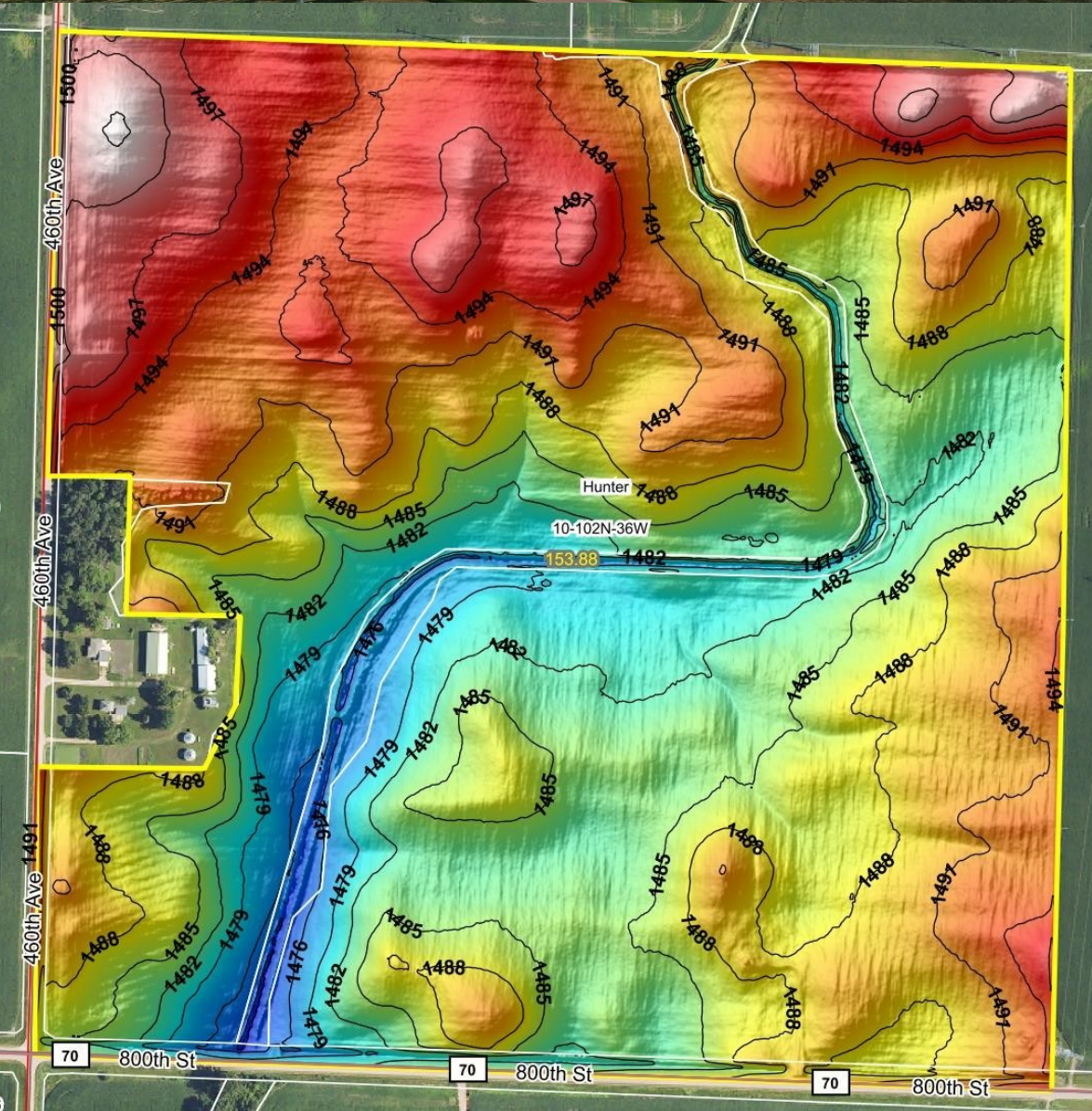
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### Max Plant Growth(NDVI) Multi-year

2025	
Std. Dev: 3.64	Max: 92
Mean: 85.77	Min: 50
Crop: Soybeans - 98% Developed/Open Space - 1%	
Remarks	

2024	
Std. Dev: 4.09	Max: 78
Mean: 70.5	Min: 32
Crop: Corn - 100%	
Remarks	

2023	
Std. Dev: 5.1	Max: 87
Mean: 79.49	Min: 43
Crop: Soybeans - 100%	
Remarks	

2022	
Std. Dev: 2.93	Max: 83
Mean: 79.86	Min: 44
Crop: Corn - 100%	
Remarks	

Client:

Farm:

Field:

Date: 6/19/2026

Acres: 143.3

State: MN

County: Jackson

Location: 10-102N-36W

Township: Hunter

Boundary Center: 43° 38' 56.96, -95° 8' 58.77

Low Relative Biomass High	Value
Dark Green	86 - 120
Green	81 - 85
Light Green	76 - 80
Yellow-Green	71 - 75
Yellow	66 - 70
Orange	61 - 65
Red-Orange	51 - 60
Red	41 - 50
Pink	21 - 40
Purple	1 - 20
Blue	0 - 0

**Soils Weighted Average**

Productivity Index: 83.4

**Elevation (feet)**

Min: 1,474.0

Max: 1,503.4

Range: 29.4

Mean: 1,488.5

Std Dev: 5.5



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Jackson County, MN

**Summary**

Parcel ID 090100425  
 Property Address 10-102-036  
 Sec/Twp/Rng Sect-10 Twp-102 Range-036 153.88 AC SW 1/4 EX 6.12 AC IN SW 1/4 SW 1/4  
 Brief Tax Description (Note: Not to be used on legal documents)  
 Deeded Acres 153.88  
 Class 101 - (HSTD) AGRICULTURAL; 928 - (NON-HSTD) WIND ENERGY CONV SYS  
 District (901) HUNTER/2895  
 School District 2895  
 Creation Date 12/04/2018

**Owners**

Primary Taxpayer  
 Millicent Swanson  
 C/O Dawn Johnson  
 72996 476th Ave  
 Jackson, MN 56143

**Land**

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE	74.87	0	0	0	144.830	AC
2	ADDITIONAL SITE CER	0	0	0	0	0.450	AC
3	2A PRIVATE DITCH	0	0	0	0	4.170	AC
4	ROAD ACRES	0	0	0	0	4.430	AC
5	EXEMPT WIND TWR	0	0	0	0	2.000	UT
<b>Total</b>						<b>153.880</b>	

**Valuation**

	2026 Assessment	2025 Assessment	2024 Assessment	2023 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$1,382,800	\$1,548,300	\$1,426,200	\$1,097,000
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Estimated Market Value	\$1,382,800	\$1,548,300	\$1,426,200	\$1,097,000

**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	\$1,382,800	\$1,548,300	\$1,426,200	\$1,097,000
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$1,382,800	\$1,548,300	\$1,426,200	\$1,097,000
Net Taxes Due	\$2,324.00	\$2,272.00	\$2,020.00	\$1,874.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$2,324.00	\$2,272.00	\$2,020.00	\$1,874.00



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MINNESOTA JACKSON		 United States Department of Agriculture Farm Service Agency		FARM : 6988					
Form: FSA-156EZ		Abbreviated 156 Farm Record		Prepared : 6/18/26 2:26 PM CST					
See Page 3 for non-discriminatory Statements.				Crop Year : 2026					
Operator Name : ██████████									
CRP Contract Number(s) : None									
Recon ID : 27-063-2010-14									
Transferred From : None									
ARCPCL G/I/F Eligibility : Eligible									
Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
250.33	236.16	236.16	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	236.16	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					
Com	133.80	0.00	164						
Soybeans	99.80	0.00	41						
<b>TOTAL</b>	<b>233.60</b>	<b>0.00</b>							
NOTES									
Tract Number : 1929									
Description : SW4 10-102-36 Hunter									
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 : MILLICENT SWANSON									
Other Producers : ██████████									
Recon ID : None									



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MINNESOTA JACKSON Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 6988 Prepared: 6/18/26 2:26 PM CST Crop Year : 2026
---	---	--

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.10	144.96	144.96	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	144.96	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	81.70	0.00	164
Soybeans	61.10	0.00	41
<b>TOTAL</b>	<b>142.80</b>	<b>0.00</b>	

**NOTES**

**Tract Number** : 12312

**Description** : S of creek SE4 28-102-36 Hunter

**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 contains a wetland or farmed wetland

**WL Violations** : None

**Owners** : MILLICENT SWANSON

**Other Producers** :

**Recon ID** : 27-063-2008-15

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
95.23	91.20	91.20	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	91.20	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	52.10	0.00	164
Soybeans	38.70	0.00	41
<b>TOTAL</b>	<b>90.80</b>	<b>0.00</b>	



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PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 102 NORTH, RANGE 36 WEST IN HUNTER TOWNSHIP, JACKSON COUNTY, MINNESOTA.

DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 102 NORTH, RANGE 36 WEST IN HUNTER TOWNSHIP, JACKSON COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON MONUMENT AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 00 DEGREES 53 MINUTES 04 SECONDS EAST, BEARING BASED ON JACKSON COUNTY COORDINATE SYSTEM, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND ALONG THE CENTERLINE OF THE TOWNSHIP ROAD, AS EXISTS, A DISTANCE OF 749.00 FEET, TO THE POINT OF BEGINNING, THENCE CONTINUING NORTH 00 DEGREES 53 MINUTES 04 SECONDS EAST, ALONG SAID WEST LINE AND SAID CENTERLINE, A DISTANCE OF 221.00 FEET, TO THE SOUTHWEST CORNER OF A TRACT RECORDED AS DOCUMENT NUMBER 234157 AND RECORDED AT THE JACKSON COUNTY RECORDERS OFFICE; THENCE SOUTH 89 DEGREES 26 MINUTES 58 SECONDS EAST, ALONG THE SOUTH LINE OF TRACT, A DISTANCE OF 208.00 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 04 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 173.93 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 20 SECONDS EAST A DISTANCE OF 299.33 FEET; THENCE SOUTH 01 DEGREE 10 MINUTES 41 SECONDS EAST A DISTANCE OF 182.06 FEET; THENCE SOUTH 23 DEGREES 04 MINUTES 22 SECONDS WEST A DISTANCE OF 235.09 FEET; THENCE NORTH 89 DEGREES 06 MINUTES 56 SECONDS WEST A DISTANCE OF 425.00 FEET, TO THE POINT OF BEGINNING.

THE TRACT CONTAINS 3.59 ACRES AND IS SUBJECT TO EXISTING TOWNSHIP ROAD EASEMENT AND OTHER EASEMENTS OF RECORD, IF ANY.

SCALE 1" = 200'

● = MONUMENTS FOUND  
○ = MONUMENTS SET  
S 5/8" IRON STAKE W/CAP NO. 43803

REFERENCE  
(1) WEST 1/4 COR. SEC. 10-102-36 FOUND IRON MONUMENT  
(2) SW COR. SEC. 10-102-36 FOUND IRON MONUMENT

	I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. Signature: <i>Dennis Ray Esplan</i> Dennis Ray Esplan	<b>ZIESKE LAND SURVEYING, INC.</b> Perry L. Zieske P.L.S. Dennis Ray Esplan P.L.S. 225 Ninth Street, Box 94 Windom, MN 56101 Phone: (507) 831-0100
	Date: 9/23/18 Certificate # 43803	SURVEY FOR: ART SWANSON PROJECT NUMBER: J 1826 S DATE: SEPTEMBER 28, 2018



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*Auction Notes:*



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