



## AUCTIONEERS AND SALES STAFF

ALLEN KAHLER-CAI-MN Broker #RA-415792 507-764-3591

DUSTYN HARTUNG-507-236-7629

KEVIN & RYAN KAHLER, DOUG WEDEL, DAN PIKE & DAR HALL

# PUBLIC LAND AUCTION

**Owner: Kenneth A. West Estate**

**200 Acres +/- Farmland Located in**

**Section 28 of Cedar Township, Martin County, MN.**



## SALE CONDUCTED BY

***Land Services Unlimited, Inc.***

**923 N. State Street, Suite 170, Fairmont, Minnesota 56031 • 507-238-4318**

**Email: [auctioneeralley@gmail.com](mailto:auctioneeralley@gmail.com)**

**Website: [www.landservicesunlimited.com](http://www.landservicesunlimited.com) or [www.auctioneeralley.com](http://www.auctioneeralley.com)**

# 200 Acres +/- in Cedar Twp, Martin Co., MN FARMLAND AUCTION

Wednesday, January 24th, 2018 @ 7:00 PM

*In case of very inclement weather—blizzard, please check our website at [www.auctioneeralley.com](http://www.auctioneeralley.com) for details.*

**SALE LOCATION:** Auction will be held at the Trimont Community Center-41 2nd Ave NW, Trimont, MN. Watch for Auction Signs Day of Sale!



### PROPERTY LOCATION:

The subject property is located approx. 3 1/2 miles West of Trimont, MN on Blacktop County Road 44 or 200th Street.

### PROPERTY LEGAL DESCRIPTION:

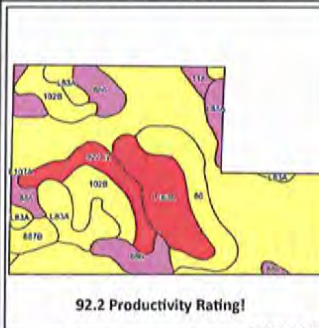
**SUBJECT PROPERTY:** 200 Acre Tract in the W1/2 SE1/4 & SE1/4 SE1/4 & E1/2 SW1/4 Section 28 of Cedar Township, Martin County, Minnesota T104N, R33W.

### SALE TERMS:

All bidders must register for a bidding number at the auction prior to bidding. The successful Buyer at the conclusion of the auction will enter into a purchase agreement & make a 20% earnest money down payment the evening of the auction. The unpaid balance shall be due and payable in full on or before February 23, 2018 when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. Property is being sold AS IS-WHERE IS. Property is being sold subject to any easements including road, drainage, utility, or other easements of record. Buyer will be responsible for 2018 real estate taxes 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 interested bidder's obligation to inspect property prior to their purchase of it. Any statements made at the auction may take precedence over any printed information. This sale is subject to the sellers approval. Auctioneer Alley/ Land Services Unlimited and Sales Staff represent the sellers in this transaction.

### AUCTIONEERS NOTE:

We are honored to work for the representatives of this estate. The farm has excellent soil types and has been well-farmed for many years by the Peterson Bros. The East approx. 110 acres, which was corn in the 2017 crop year has had stalks chopped and v-ripping done for crop year 2018. Buyer will pay the past tenants for this 2018 preparation and exact figures will be in sale information booklet. The salvage building site has an excellent location for new home or hobby farm in excellent school district. If enough interest is shown in purchasing 5 to 9 acre bldg. site separately prior to the auction, sellers reserve the right to offer separately the night of auction. Seller also reserves right to offer farm as the West 80 and East 120 less building site depending on interest shown prior to auction. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of property. Auction Staff available to go over booklets and other info. Sellers or Sales Staff not responsible for accidents. The buyers shall make themselves familiar with the property and verify all information & data for themselves. The auctioneers & sales staff are representing the sellers. This auction is open to the public! We look forward to seeing everyone there! Respectfully, Allen Kahler and Sales Staff



State: Minnesota  
County: Martin  
Location: 28-104N-33W  
Township: Cedar  
Acres: 194.5  
Date: 12/15/2017

surety

### ADDITIONAL PROPERTY INFORMATION:

GO TO OUR WEBSITE AT [WWW.LANDSERVICESUNLIMITED.COM](http://WWW.LANDSERVICESUNLIMITED.COM) OR CALL ALLEN KAHLER 507-764-3591 OR DUSTYN HARTUNG 507-236-7629 & BOOKLETS AVAILABLE AT PETERSON ANTHONY OR LAND SERVICES OFFICE.

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

Area Symbol	MO991	Soil Area Version	14	Acres	Percent of Total	in Legend	Soil Class %	Productivity Index	Cor	Soycorns	Spring wheat
L107A	Carleton-Barnes complex, 0 to 2 percent slopes	62.12	43.3%								
486	Howler-Croton complex	19.99	10.3%						100	212	60
L123A	Canby silt clay loam, 0 to 2 percent slopes	19.99	6.3%								
L123B	Canby loam, 2 to 3 percent slopes	19.76	6.1%								
48	Carleton silt loam, 0 to 2 percent slopes	14.82	6.1%								
L13A	Howler clay loam, 0 to 2 percent slopes	18.22	8.3%								
921C2	Carleton-Barnes complex, 4 to 10 percent slopes, moderately eroded	12.22	6.3%								
487B	Carleton-Barnes complex, 2 to 3 percent slopes	4.48	2.3%								
L55A	Howler silt loam, 1 to 3 percent slopes	3.74	1.9%								
118	Croton loam, 1 to 3 percent slopes	2.52	1.3%								
							Weights/Average	82.3	81.4	4.3	6.1

© Using Capability Class Dominant Condition Aggregation Method

OWNER:

# KENNETH A. WEST ESTATE

DARWIN ANTHONY, P.R. 507-639-9921

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923 N State St, Suite 170 Fairmont, MN 56031-507-238-4318  
Edman & Edman Law Firm-Paul Edman, Attorney 507-238-4333

# Aerial Map



©2017 AgriData, Inc.

map center: 43° 47' 0.97, -94° 48' 15.48

0ft 827ft 1654ft



Maps Provided By:

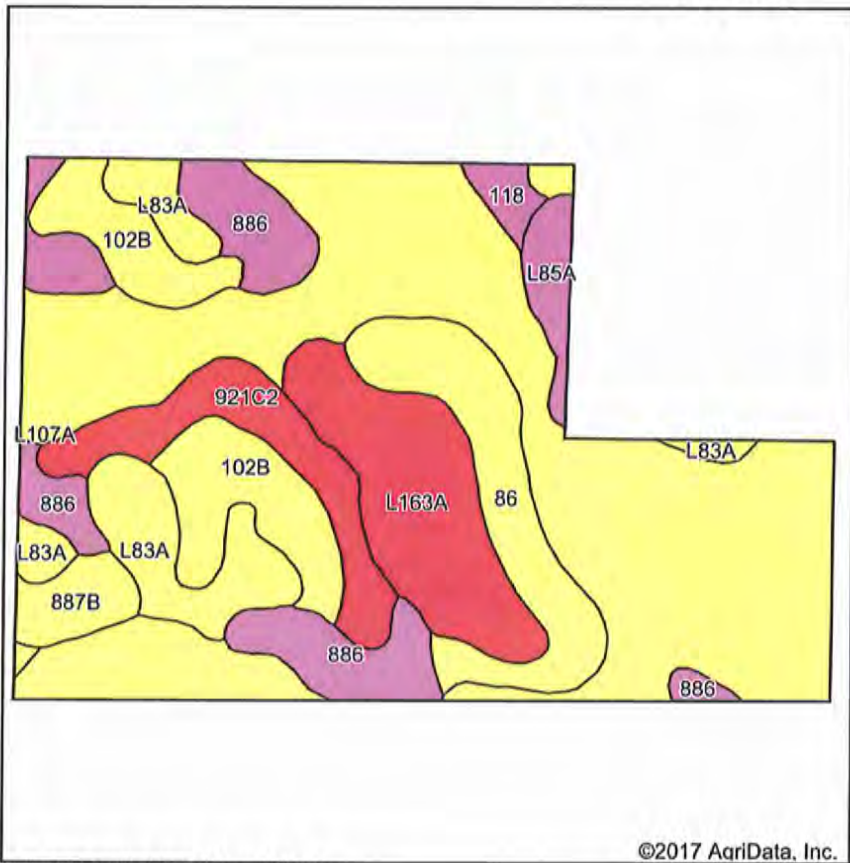


**28-104N-33W**  
**Martin County**  
**Minnesota**

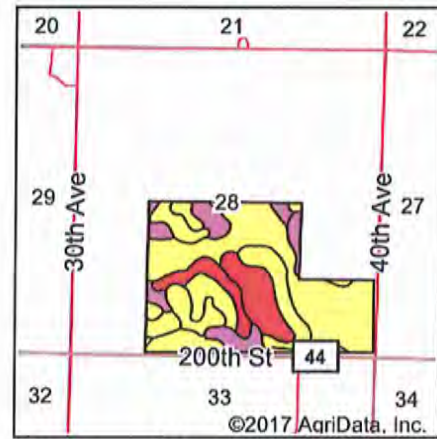


12/20/2017

# Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Martin**  
 Location: **28-104N-33W**  
 Township: **Cedar**  
 Acres: **194.5**  
 Date: **12/18/2017**



Maps Provided By:



Area Symbol: MN091, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Cor n	Soybeans	Spring wheat
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	82.12	42.2%		llw	91			
886	Nicollet-Crippin complex	19.99	10.3%		I	100	210	60	5.2
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	19.28	9.9%		lllw	86			
102B	Clarion loam, 2 to 6 percent slopes	17.74	9.1%		lle	95			
86	Canisteo clay loam, 0 to 2 percent slopes	16.90	8.7%		llw	93			
L83A	Webster clay loam, 0 to 2 percent slopes	16.22	8.3%		llw	93			
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	12.03	6.2%		llle	87			
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	4.46	2.3%		lle	92			
L85A	Nicollet clay loam, 1 to 3 percent slopes	3.76	1.9%		lw	99			
118	Crippin loam, 1 to 3 percent slopes	2.00	1.0%		le	100			
<b>Weighted Average</b>						<b>92.2</b>	<b>21.6</b>	<b>6.2</b>	<b>0.5</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



2018 Program Year

Map Created November 14, 2017



Unless otherwise noted:  
Shares are 100% operator  
Crops are non-irrigated  
Corn = yellow for grain

Soybeans = common soybeans for grain  
Wheat = HRS, HRW = Grain  
Sunflower = Oil, Non-Oil = Grain  
Oats and Barley = Spring for grain  
Rye = for grain

Peas = process  
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
Beans = Dry Edible  
MAG = for GZ  
Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

Tract Cropland Total: 188.45 acres



USDA 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 the 2015 NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency 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 NRCS.

MINNESOTA  
JACKSON



United States Department of Agriculture  
Farm Service Agency

FARM : 7459

Prepared : Dec 13, 2017

Crop Year : 2018

Form: FSA-156EZ

Abbreviated 156 Farm Record

Tract 745 Continued ...

NOTES

Tract Number : 2876

Description : E2SW,W2SE,SESE/28/CEDAR TWP MARTIN COUNTY  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Tract does not contain a wetland  
 WL Violations : None  
 Owners : KENNETH J WEST  
 Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	GRP	Sugarcane
195.42	188.45	188.45	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity
0.00	0.00	188.45	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	96.30	0.00	0	150
Soybeans	91.80	0.00	0	35
<b>TOTAL</b>	<b>188.10</b>	<b>0.00</b>		

NOTES

**Summary**

Parcel ID 010280100  
 Property Address 358 200TH ST  
 TRIMONT  
 Sec/Twp/Rng 28-104-033  
 Brief Sect-28 Twp-104 Range-033 200.00 AC W1/2 SE1/4 & SE1/4 SE1/4 & E1/2 SW1/4  
 Tax Description 200.00 AC  
 (Note: Not to be used on legal documents)  
 Deeded Acres 200.00  
 Class 101 - (NON-HSTD) AGRICULTURAL  
 District (101) CEDAR TWP-2448  
 School District 2448  
 Neighborhood 1 - CEDAR  
 Contact Appraiser: Mike Sheplee  
 Creation Date 07/07/1989


**Owner**

Primary Taxpayer  
 Kenneth West  
 211 Ash St W  
 PO Box 203  
 Trimont, MN 56176

**Land**

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILLABLE A1	0	0	0	0	166.330	AC
2	TILLABLE C1	0	0	0	0	20.750	AC
3	CONSERVING ACRES	0	0	0	0	0.670	AC
4	ADDN SITE ACRES	0	0	0	0	6.750	AC
5	ROAD	0	0	0	0	5.500	AC
<b>Total</b>						<b>200.000</b>	

**Extra Features**

Seq	Code	Description	Dim 1	Dim 2	Units	UT
1	002500	RURAL OUTBUILDINGS	40	26	1,040.000	SF
2	002500	RURAL OUTBUILDINGS	36	22	792.000	SF
3	002500	RURAL OUTBUILDINGS	30	14	420.000	SF
4	002500	RURAL OUTBUILDINGS	32	22	704.000	SF
5	002500	RURAL OUTBUILDINGS	32	20	640.000	SF
6	005031	SAL HOUSE	0	0	1.000	UT

**Valuation**

	2018 Assessment	2017 Assessment	2016 Assessment	2015 Assessment
+ Estimated Land Value	\$1,435,700	\$1,479,400	\$1,615,800	\$1,809,800
+ Estimated Building Value	\$500	\$500	\$500	\$2,400
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$1,436,200	\$1,479,900	\$1,616,300	\$1,812,200

**Taxation**

	2017 Payable	2016 Payable	2015 Payable
Total Estimated Market Value	\$1,479,900	\$1,616,300	\$1,812,200
- Exempt Value	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0
= Taxable Market Value	\$1,479,900	\$1,616,300	\$1,812,200
Net Taxes Payable	\$7,896.00	\$7,714.00	\$7,730.00
+ Special Assessments	\$0.00	\$0.00	\$0.00
= Total Taxes Payable	\$7,896.00	\$7,714.00	\$7,730.00

## Unpaid Taxes

No taxes are due at this time

## Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
377826	10/10/2017	2017	\$0.00	\$0.00	\$0.00	(\$3,948.00)
366161	5/10/2017	2017	\$0.00	\$0.00	\$0.00	(\$3,948.00)
357993	11/14/2016	2016	\$0.00	\$0.00	\$0.00	(\$3,857.00)
344098	5/13/2016	2016	\$0.00	\$0.00	\$0.00	(\$3,857.00)
328851	10/15/2015	2015	\$0.00	\$0.00	\$0.00	(\$3,865.00)
315049	5/12/2015	2015	\$0.00	\$0.00	\$0.00	(\$3,865.00)
302634	10/31/2014	2014	\$0.00	\$0.00	\$0.00	(\$3,342.00)
290114	5/14/2014	2014	\$0.00	\$0.00	\$0.00	(\$3,342.00)
277784	11/13/2013	2013	\$0.00	\$0.00	\$0.00	(\$2,879.00)
267538	5/21/2013	2013	\$0.00	\$0.00	\$0.00	(\$90.00)
265121	5/15/2013	2013	\$0.00	\$0.00	\$0.00	(\$2,789.00)

## Tax Statements

- 
  
2017 Tax Statement
- 
  
2016 Tax Statement
- 
  
2015 Tax Statement

## Photos



No data available for the following modules: Buildings, Sub Area Square Footage, Sales.

TERMS AND CONDITIONS: Every attempt has been made to ensure that the information contained on this website is valid at the time of publication. Martin County reserves the right to make additions, changes, or corrections at any time and without notice. Martin County disclaims any and all liability for damages incurred directly or indirectly as a result of errors, omissions or discrepancies and is not responsible for misuse or misinterpretation.

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