

125.82 Acres more or less Manyaska Township, Martin County, MN

FARMLAND AUCTION

To settle the Krumwiede Estate, the following will be sold at public auction at Sherburn, MN on:

TUESDAY, NOVEMBER 5, 2013 @ 7:00 P.M.

SALE LOCATION: This auction will be held at the American Legion Club Rooms at 18 N. Osborne in Sherburn, MN

MANYASKA TOWNSHIP, MARTIN COUNTY, MN



INSPECTION

Any time by appointment with Allen Kahler 507-764-3591 or 507-841-1564. As soon as 2013 crop year removed, interested parties may walk or drive over land. Interested parties shall respect growing crops before removed. Pre auction air photos, soil maps, and other governmental information available in booklets from our office, auction staff or check our website @ www.landservicesunlimited.com.

AUCTIONEERS NOTE

Come prepared to purchase. It is interested parties obligation to inspect property and information provided prior to bidding. Must register for bidding number the evening of auction prior to bidding. Successful bidder shall sign purchase agreement the evening of the auction, seller shall provide updated abstract and clear title. Seller & Sales Staff assume governmental info to be correct, but make no warranties to their accuracy. Sellers have right to accept or reject final bid.

Seller nor Sales Staff Not Responsible for Accidents. It is an honor to work for the Krumwiede Family. This farm has been in the Krumwiede Family for many years. Feel free at any time to call Allen Kahler, or any of the Sales Staff.

LEGAL DESCRIPTION

125.82 Acres bare land located in the West 1/2 of Section 19, Manyaska Township, Martin County, Minnesota T102N R32W, excepting 7.03 building site

FARM LOCATION

1 3/4 miles south of intersection of the intersection of County Hwy 26 & Blacktop 13 or 70th Avenue at SW corner of Sherburn, MN or 958 70th Ave.

GENERAL FARM INFORMATION

This parcel contains 116.14 acres tillable according to FSA records, has a hard surface blacktop County Road No. 13 or 70th Ave adjoining West edge, and Martin County Judicial Ditch No. 30 adjoins North edge of entire parcel, providing excellent outlets. The Productivity Index on this parcel is 88.5. This farm has top operators for many years with excellent fertility and weed control program.

AUCTION TERMS

20% down the evening of the auction, balance due December 15, 2013. Seller will pay all Real Estate Taxes due in 2013 and retain all 2013 crop year income. Buyer may enter as soon as 2013 crop has been removed to prepare for 2014 crop year and be responsible for Real Estate Taxes due in 2014.

SYLVAN KRUMWIEDE ESTATE

MIKE KRUMWIEDE-PERSONAL REP

AUCTIONEERS AND SALES STAFF

ALLEN KAHLER, CALLER 507-764-3591 or 507-841-1564

Home # 507.764.3591 or Cell # 507.841.1564

KEVIN & RYAN KAHLER, DAN PIKE,

DOUG WEDEL & DUSTYN HARTUNG



CHECK OUT OUR WEBSITE @

WWW.AUCTIONEERALLEY.COM

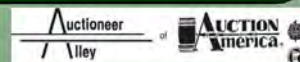
FOR MORE FARM INFORMATION!

JOHN "PAL" EISENMENGER,

SALES CO-ORDINATOR

LARRY BREMER, REAL ESTATE

LEAH HARTUNG, APPRAISER & SALES STAFF



923 N STATE ST. FAIRMONT, MN

(507) 238-4318

SECRETARIAL PLUS SERVICES-

MYLA ROSKOP, OFFICE SERVICES

Martin County, Minnesota



BRAND SOURCE
Your Neighborhood
Expert

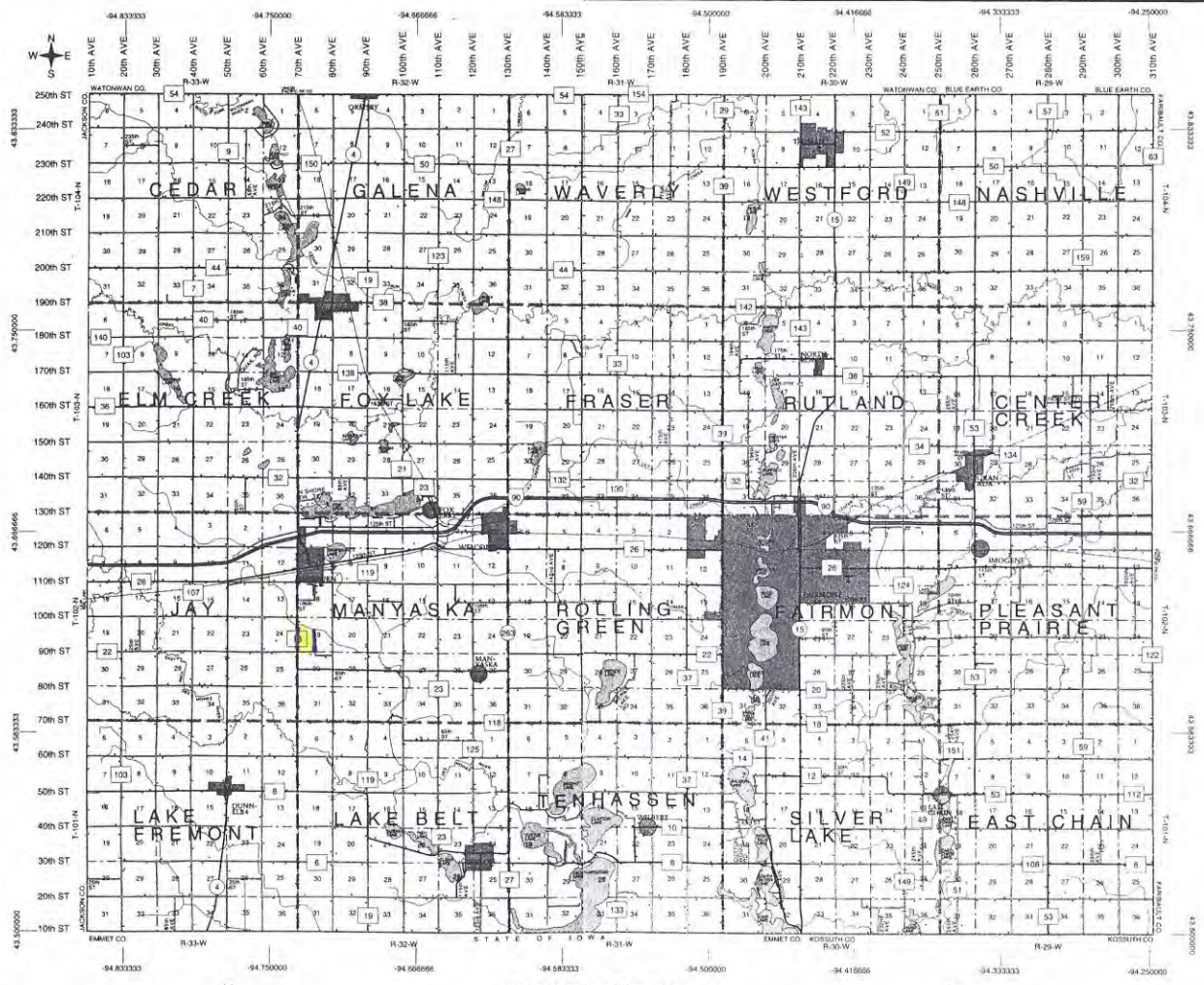
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Your Complete Appliance & TV Center
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www.dansappliance.com

of Fairmont is your authorized dealer

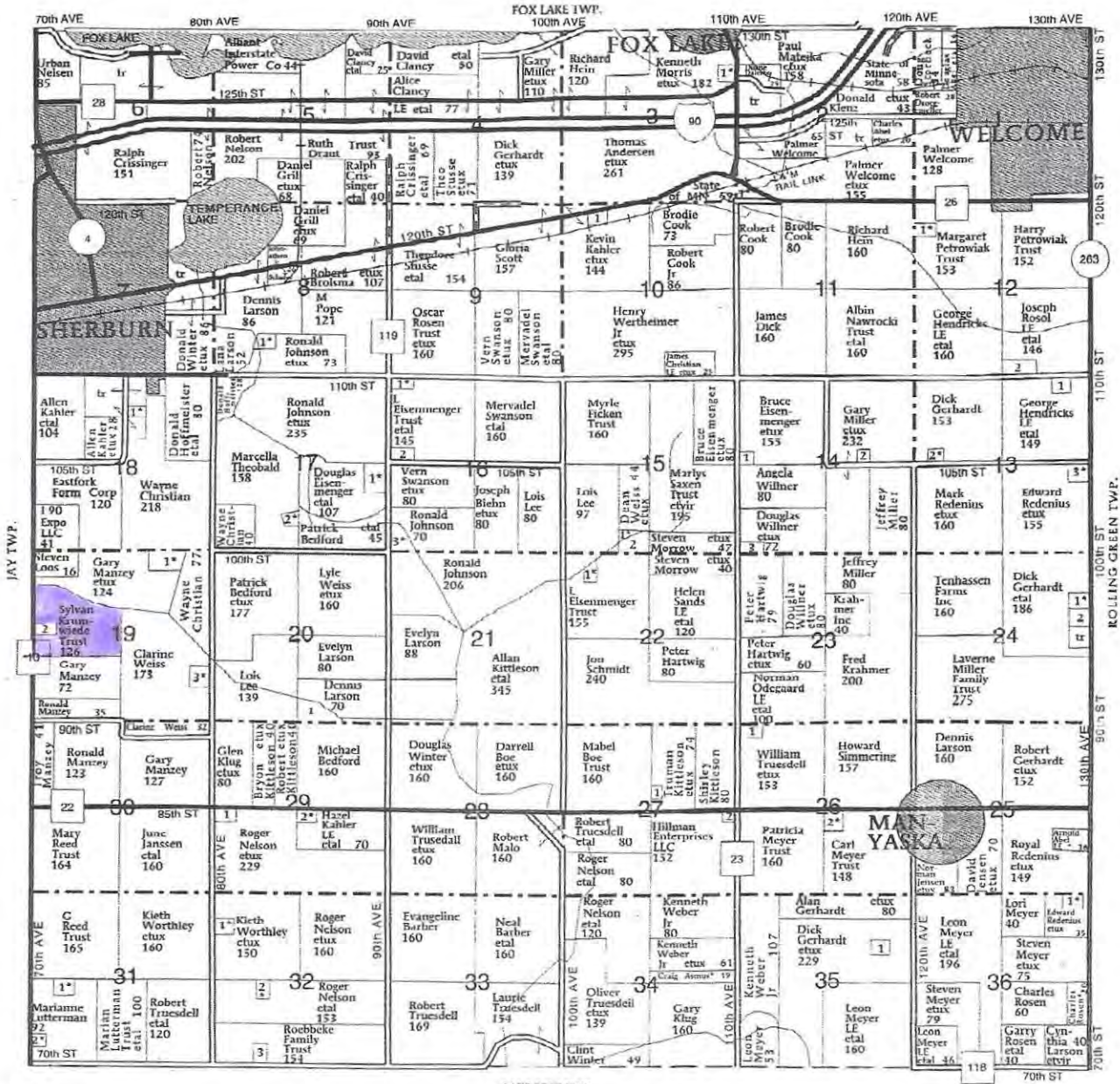
- Whirlpool
- Amana
- Maytag
- Dreck
- Satellite Dish
- Samsung
- Televisions
- Mattresses
- Frigidaire
- Kitchen
- Holla

Sales and Service
FINANCING AVAILABLE

COUNTY MAP



(Landowners)



LAKE BELT TWP.

MANYASKA TOWNSHIP

SECTION 2

- 1. Schwichtenberg, Dennis 6

SECTION 3

- 1. Erickson, Neil 9

SECTION 8

- 1. Horky, Thomas 6

SECTION 10

- 1. Hawthons Hilltop Farm LLP 8

SECTION 12

- 1. Hagen, Jerald 5

- 2. Hendricks, Steven 14

SECTION 13

- 1. Hendricks, Steven 10
- 2. Detert, Joel 7
- 3. Mattson, Stanley 5

SECTION 14

- 1. Christensen Family Farms Inc 5
- 2. Molenaar, Erin 8
- 3. Hatwig, Peter 9

SECTION 15

- 1. Gerhardt, Tim 9
- 2. Eisenmenger Trust, L 14

SECTION 16

- 1. Eisenmenger, Trevor 5
- 2. Schmidt, Gregory 9
- 3. Johnson, Ronald 10

SECTION 17

- 1. Kutnick, Dean 12
- 2. Anderson, Douglas 7

SECTION 18

- 1. Holtz, David 6

SECTION 19

- 1. Loos, Steven 12
- 2. Schweis Trust, Mary 7
- 3. Weiss, Dean 5

SECTION 20

- 1. Bedford, Michael 10

SECTION 22

- 1. Gudahl, Aaron 5

SECTION 24

- 1. Schultz, John 7
- 2. Gerhardt, Albert 7

SECTION 26

- 1. Truesdell, Oliver 6
- 2. Kittelson, Bryon 12

SECTION 27

- 1. Wilner, Douglas 5
- 2. Hecht, Scott 8

SECTION 29

- 1. Nelson, Randall 11

SECTION 22

- 2. Nelson, Ryan 10

SECTION 31

- 1. Nielson, Dale 10

SECTION 32

- 1. Buchmeier, Duane 10
- 2. Roebbeke, Darwin 7
- 3. Crawford, Chase 6

SECTION 35

- 1. Broisma, Jacob 11

SECTION 36

- 1. Whitehead, James 6

Aerial Map



AgriData, Inc. 2013



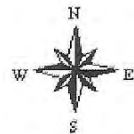
Maps provided by:



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www.AgriDataInc.com

19-102N-32W
Martin County
Minnesota

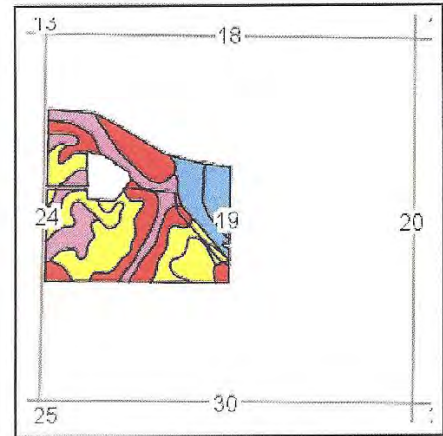
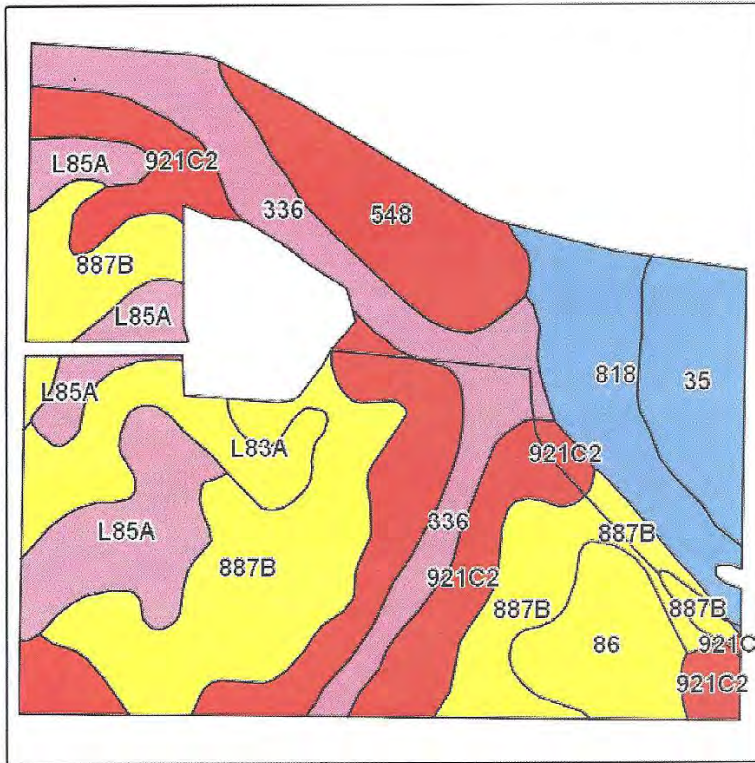
map center: 43° 37' 26.97, 94° 43' 27.2
scale: 8815



9/30/2013

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Soils Map



State: **Minnesota**
 County: **Martin**
 Location: **19-102N-32W**
 Township: **Manyaska**
 Acres: **116.81**
 Date: **9/30/2013**



Maps provided by:



surety
 CUSTOMIZED ONLINE MAPPING
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 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Reed canarygrass	Soybeans	Spring wheat
887B	Clarion-Swanlake loams, 2 to 6 percent slopes	28.39	24.3%		Ile	92		5	193	90		55	54
921C2	Clarion-Storden loams, 6 to 12 percent slopes, eroded	22.65	19.4%		IIle	87		4.5	183	79		52	48
336	Delft loam	14.13	12.1%		IIw	94		4.7	197	91		56	54
L85A	Nicollet clay loam, 1 to 3 percent slopes	12.00	10.3%		I	99	6.4	5	208	94		59	
818	Lemond-Linder complex	9.60	8.2%		IIs	66		3.3	139	79		40	47
548	Palms muck, sandy substratum	9.33	8.0%		IIIw	86			181	70	6	52	38
35	Blue Earth mucky silty clay loam	7.34	6.3%		IIIw	77		3.5	162	76		46	45
L83A	Webster clay loam, 0 to 2 percent slopes	6.93	5.9%		IIw	93	5.7	4.4	195	89		56	
86	Canisteo clay loam	6.44	5.5%		IIw	93		4.5	195	87		56	52
Weighted Average						88.5	1	4.2	186	84.8	0.5	53	41.6



United States
Department of
Agriculture

Martin County, Minnesota

Farm 8203

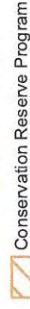
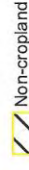
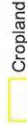
Tract 3262



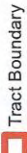
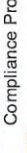
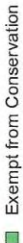
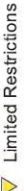
2013 Program Year

Map Created July 09, 2013

Common Land Unit



Wetland Determination Identifiers



1:5,020



Unless otherwise noted: crops are non-irrigated

Corn = yellow for grain

Soybeans = common soybeans for grain

Wheat = HRS for grain or HRW for grain

Oats and Barley = Spring for grain

Rye = for grain

Peas = process

Alfalfa, Mixed Forage AGM, GMA, IGS = for forage

Beans = Dry Edible

Canola = Spring for seed

Sunflower = oil or non-oil for grain



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Tract Number: 3262 Description: (4I) 133A N2 SW4 EXT NW4 S19/MAN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

FAV/WR
History

N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
125.15	116.14	116.14	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	116.14	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	59.3	115	148	0.0	0.0
SOYBEANS	56.8	37	45	0.0	0.0
Total Base Acres:	116.1				

Owners: SYLVAN W KRUMWIEDE

U.S.D.A.
Soil Conservation Service

SCS-CPA-026
(1-88)

1. Name and Address of Person

In Computer
Michael DeGard
R 2 Box 296
Sherburn MA 56171

2. Date of Request

3. County

Martin

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

4. Name of USDA Agency or Person Requesting Determination

ASCS

5. Farm No. and Tract No.

186
Warrus Hwy Map - Sec. 19 - T 3262

SECTION I - HIGHLY ERODIBLE LAND

6. Is soil survey now available for making a highly erodible land determination?	Yes	No	Field No.(s)	Total Acres
7. Are there highly erodible soil map units on this farm?	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>NONE</i>	
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.	<input type="checkbox"/>	<input type="checkbox"/>		
10. This Highly Erodible Land determination was completed in the: Office <input checked="" type="checkbox"/> Field <input type="checkbox"/>				

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

11. Are there hydric soils on this farm?	Yes	No	Field No.(s)	Total Wetland Acres
List field numbers and acres, where appropriate, for the following EXEMPTED WETLANDS:	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
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.	<input type="checkbox"/>	<input type="checkbox"/>	<i>NONE</i>	
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.	<input type="checkbox"/>	<input type="checkbox"/>	<i>1, 2</i>	
14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.	<input type="checkbox"/>	<input type="checkbox"/>	<i>NONE</i>	
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.	<input type="checkbox"/>	<input type="checkbox"/>	<i>NONE</i>	<i>121</i>

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.	<input type="checkbox"/>	<input type="checkbox"/>	<i>NONE</i>	
--	--------------------------	--------------------------	-------------	--

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 Field

20. This determination was: Delivered Mailed To the Person on Date: *9-28-90*

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

22. Signature of SCS District Conservationist

Steven M. Murrell

23. Date

9/27/90

MARTIN CO. NOT TO SCALE

H.4

76.3

T3263

54.5

NHEL
PCOR NW

2
65.1

12-711

NHEL
PCOR NW

12-488 T2975

1
69.5

NHEL

2
30.7

12-709 T2977

9.607

444

61.8

T3273

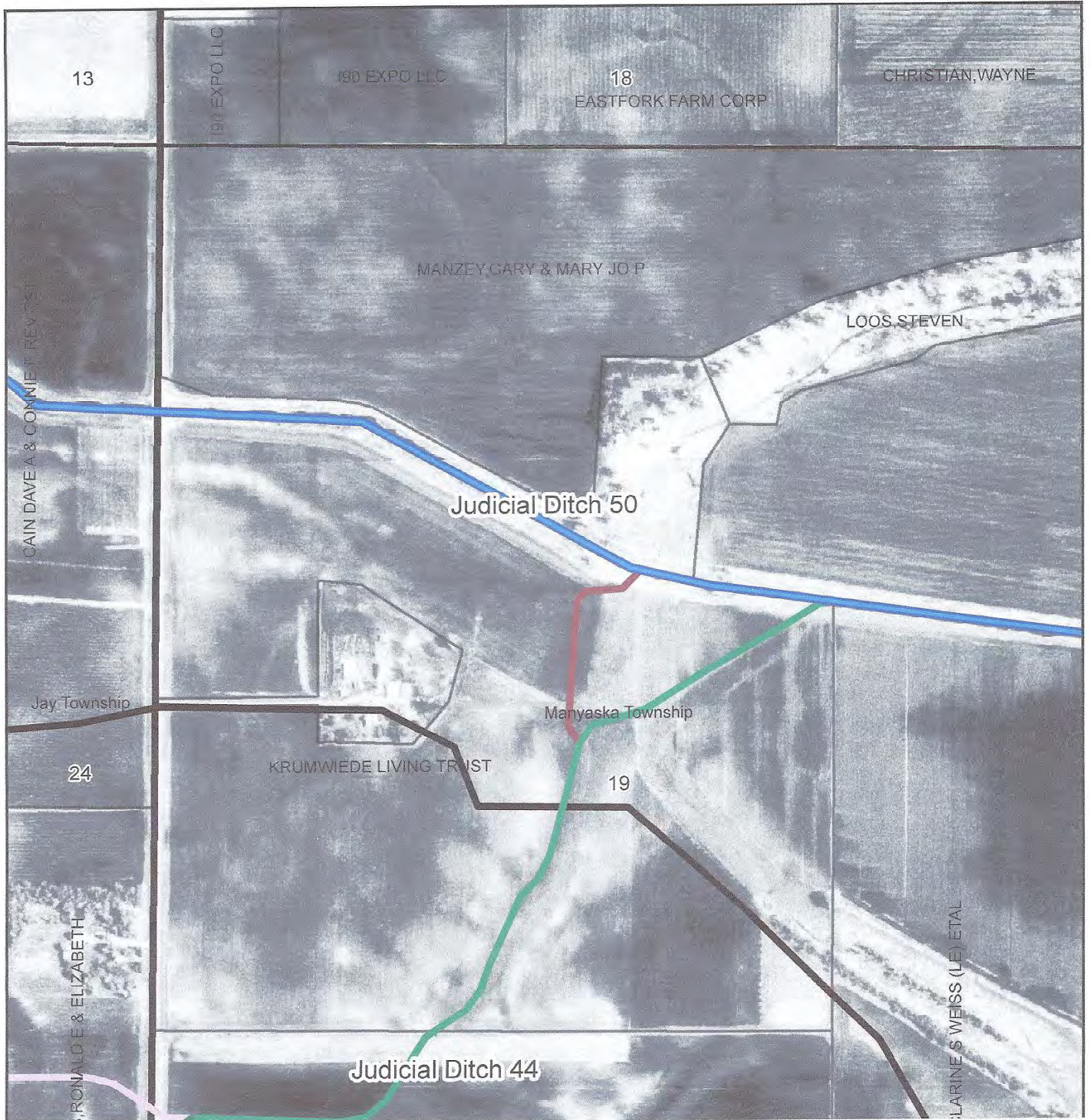
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108.7

12-378

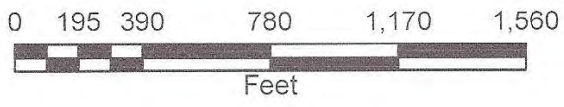
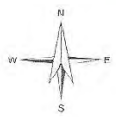
20

2



Open Ditch	8 in	13 in	18 in	23 in	28 in	33 in	38 in
4 in	9 in	14 in	19 in	24 in	29 in	34 in	39 in
5 in	10 in	15 in	20 in	25 in	30 in	35 in	42 in
6 in	11 in	16 in	21 in	26 in	31 in	36 in	40 in
7 in	12 in	17 in	22 in	27 in	32 in	37 in	UNK

Watershed



Date Created: 10/11/2013



Parcel ID	120190200	Alternate ID	n/a	Owner Address	KRUMWIEDE LIVING TRUST %MICHAEL S & S A KRUMWIEDE 1817 SARAH WAY MEDFORD, OR 97501
Sec/Twp/Rng	19-102-32	Class	101 - AGRICULTURAL	Note	n/a
Property Address		Acreage	125.82		
District	n/a				
Brief Tax Description	Sect-19 Twp-102 Range-032 125.82 AC NW1/4 SW1/4 & L 3 & 4 (EX 32.025AC) & LAKE BED 125.815 AC (Note: Not to be used on legal documents)				

Last Data Upload: 10/11/2013 7:34:29 AM

Property Tax Statement
 for Taxes Payable in 2013

Sec1-19 Twp-102 Range-032 NW1/4 SW1/4 & L 3 & 4 (EX
 32.025AC) & LAKE BED 125.815 AC

BILL: 3077

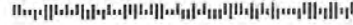
Property ID#: R12.019.0200



TAXPAYER ID: 23967
 KRUMWIEDE LIVING TRUST
 %MICHAEL S & S A KRUMWIEDE
 1817 SARAH WAY
 MEDFORD OR 97501-8151



C 27
 9 700



Use this amount on Form M1PR to see if you are eligible for a property tax refund.
 File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.
 Use these amounts on form M1PR to see if you are eligible for a special refund.

ESTIMATED MARKET VALUE & CLASSIFICATION		2012	2013
Estimated Market Value:		453,100	561,800
Homestead Exclusion:			
Taxable Market Value:		453,100	561,800
New Improvements/ Expired Exclusions:			
Property Classification:		AG NHSTD	AG NHSTD

Taxes Payable Year:	2012	2013
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. Use these amounts on form M1PR to see if you are eligible for a special refund.	\$ 0.00	\$ 0.00
Property Tax and Credits		
3. Property taxes before credits	\$ 2,455.37	\$ 2,755.82
4. Credits that reduce your property tax		
A. Agriculture Market Value Credits	0.00	0.00
B. Disaster Credits	0.00	0.00
	2,455.37	2,755.82
5. Property taxes after credits		
Property Tax by Jurisdiction		
6. County MARTIN COUNTY	\$ 1,737.52	\$ 1,953.34
7. City or Town MANYASKA	387.13	445.11
8. State General Tax	0.00	0.00
9. School District 2448	0.00	0.00
10. Special Taxing Districts		
A. Voter approved levies	0.00	0.00
B. Other local levies	308.97	333.60
A. COUNTY WIDE	8.97	9.89
B. MULTI CO HRA	12.78	13.88
C.	0.00	0.00
D.	0.00	0.00
11. Non-school voter approved referenda levies	0.00	0.00
12. Total property tax before special assessments	\$ 2,455.37	\$ 2,755.82
Special Assessments on Your Property		
13. Special assessments JD 44 (773) 268.18	Prin: 268.18	312.63 268.18
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$ 2,768.00	\$ 3,024.00
	FIRST HALF DUE MAY 15	\$ 1,512.00
	SECOND HALF DUE NOVEMBER 15	\$ 1,512.00

PAYABLE 2013 2nd HALF PAYMENT
 TO AVOID PENALTY PAY ON OR BEFORE: NOVEMBER 15

Property ID# R12.019.0200

ID# 23967
 TAX BILL# 3077

PROPERTY TAX AND SPECIAL ASSESSMENTS \$ 1,512.00

KRUMWIEDE LIVING TRUST
 %MICHAEL S & S A KRUMWIEDE
 1817 SARAH WAY
 MEDFORD OR 97501-8151

AG NHSTD RE TAX

PAYABLE 2013 1st HALF PAYMENT
 TO AVOID PENALTY PAY ON OR BEFORE: MAY 15

Property ID #: R12.019.0200

ID# 23967
 TAX BILL# 3077

FULL TAX AMOUNT \$ 3,024.00
 FIRST HALF PAYMENT \$ 1,512.00

KRUMWIEDE LIVING TRUST
 %MICHAEL S & S A KRUMWIEDE
 1817 SARAH WAY
 MEDFORD OR 97501-8151

AG NHSTD RE TAX