

59.91 Total Acres + or - of bare farmland & Building Site in Rolling Green Twp, Martin County, MN

POTENTIAL COMMERCIAL & PRIME MARTIN COUNTY REAL ESTATE

FARMLAND & ACREAGE AUCTION

To settle the Olson Estate, the following will be sold on public auction on:

TUESDAY, MAY 6, 2014 @ 6:30 PM

Sale Location: Located on NE corner of Welcome, MN (north of NuWay Co-Op) at 502 Guide Street N on Hwy 263

OPEN HOUSE PROPERTY INSPECTION

Saturday, April 19th from 1 P.M. to 4 P.M. or Thursday, April 24th from 4 P.M. to 7 P.M. or by appointment with Dustyn Hartung.

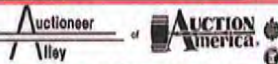


ROLLING GREEN TOWNSHIP SECTION 6



Owner

Albert & Cora Olson Estate
Eugene & Ann Olson-Trustees



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG-507-236-7629

KEVIN KAHLER-507-920-8060

ALLEN KAHLER, CAI-MN Iowa

Broker #RA-41579 & B57538000

RYAN KAHLER, DOUG WEDEL & DAN PIKE

923 N STATE ST. FAIRMONT, MN
507-238-4318

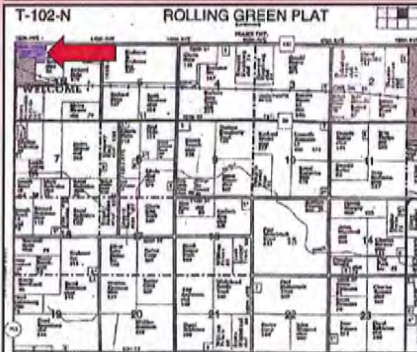
J Z ERICKSON, ZIERKE,
K M KUDERER & MADSEN, P.A.

DARIN G. HAUGEN, LEGAL COUNSEL & CLOSING ATTORNEY FOR OLSON ESTATE

PROPERTY LEGAL DESCRIPTIONS

Parcel #1: 502 Guide Street N, Welcome, MN 56181

Parcel #2: NW FRAC. 1/4 NW 1/4 6-102-31, Martin County, MN Farmland minus Parcel #1



ADDITIONAL INFORMATION

For additional information including sale terms, soil maps, additional pictures of the house and property, assessor information, property taxes, & Farm Service Agency Information: Please go to our web site at www.landservicesunlimited.com and check the informational brochure under the Olson Auction sale bill area or call Dustyn Hartung at 507-236-7629.

www.landservicesunlimited.com

FARM SERVICE AGENCY INFORMATION

	Parcel #2
♦ Cropland:	57.32 acres +/-
♦ Corn Base:	28.10 acres +/-
♦ Corn Direct Yield:	119 bu.
♦ CC Corn Yield:	119 bu.
♦ Soybean Base:	27.40 acres +/-
♦ Soybean Direct Yield:	25 bu.
♦ CC Soybean Yield:	25 bu.
♦ CRP Cropland:	0 acres +/-

AUCTIONEERS NOTE

It is an honor to work for the Olson Family in the sale of their farmland and acreage, the Olson Family have chosen the auction method to be fair to friends and neighbors to have a chance to purchase their farmland and acreage. A very unique opportunity to buy an excellent property that could be developed as it's west edge adjoins Hwy 263 and just a 1/2 mile south of Interstate 90 Exit 93 and very close to Valero Ethanol Plant. Property includes a beautiful farm acreage and prime Martin County farmland.

Parcel #1: Beautiful farm acreage with beautiful shade trees, 4 bedrooms, 1 1/2 bathrooms, with hardwood floors and beautiful woodwork and storage shed that has a partial cement floor. Home is approx. 2,000 sq. ft. with city water and sewer. Acreage has a short driveway and is right on Hwy 263 (acres to be determined).

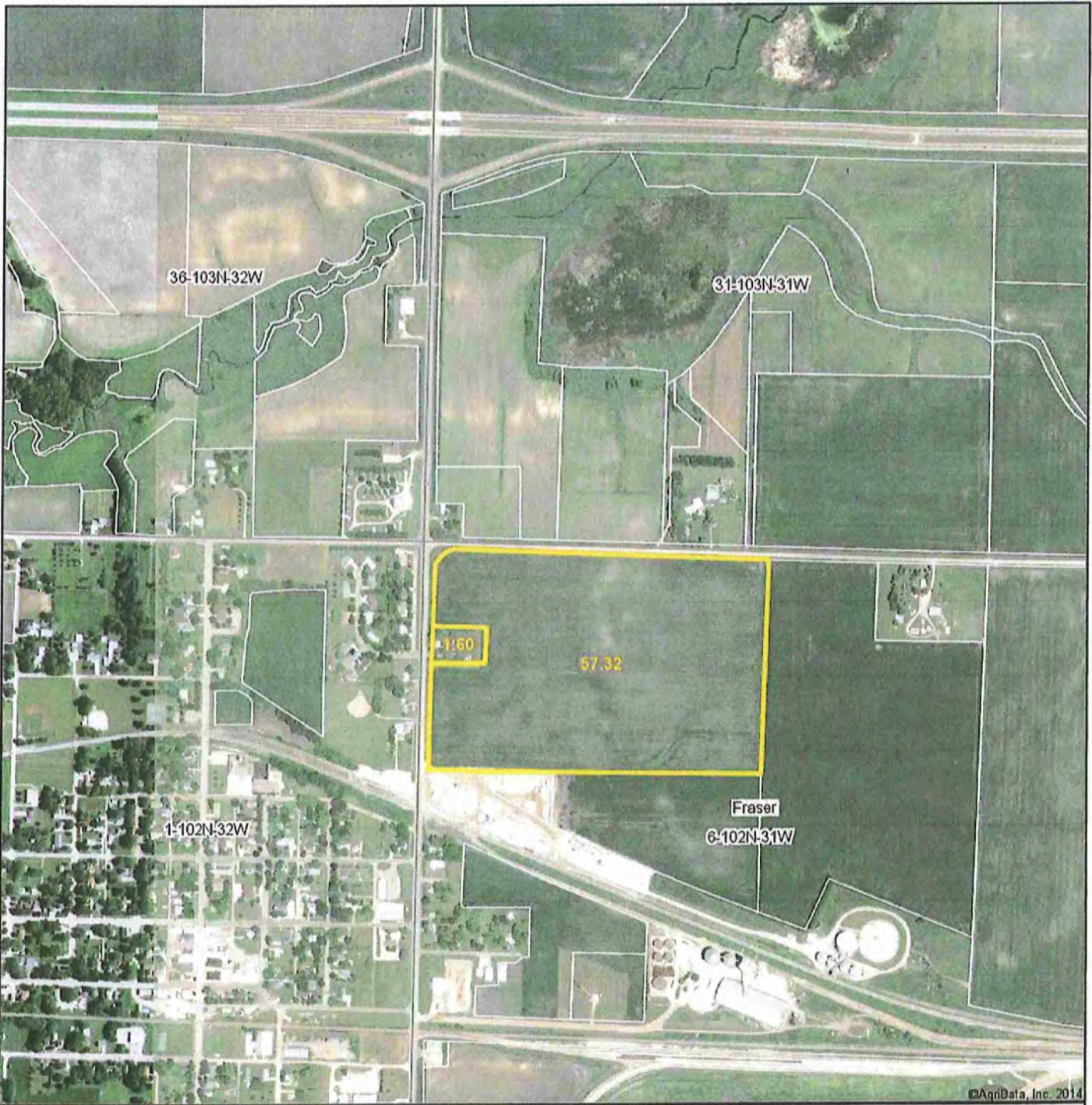
Parcel #2: Prime farmland minus acreage with a 92.6 Productivity Index Rating, natural drainage and excellent access (acres to be determined).

Parcel's #1&2 Combined: Parcels can be combined to buy as one unit

AUCTION 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 / Contract and shall make a 20% NON-refundable earnest money down-payment the day of the auction. The sale will NOT be contingent upon any buyer financing. The unpaid balance shall be due and payable in full on or before June 10th, 2014 when clear title is given. The buyer will have possession for 2014 crop year. The buyer will pay ALL real estate taxes payable in 2014 on Parcel #2. Buyer will pay 2nd half of real estate taxes on Parcel #1. Buyer shall be responsible for the reimbursement for 2013 fall tillage to previous tenant. 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. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to court approval. Acres between the two parcels are subject to change up until sale date. Any statements made at the auction may take precedence over any printed information.

Aerial Map



Maps Provided By:

surety
CUSTOMER ONLINE MAPPING
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6-102N-31W
Martin County
Minnesota

map center: 43° 40' 26.96, 94° 36' 43.12

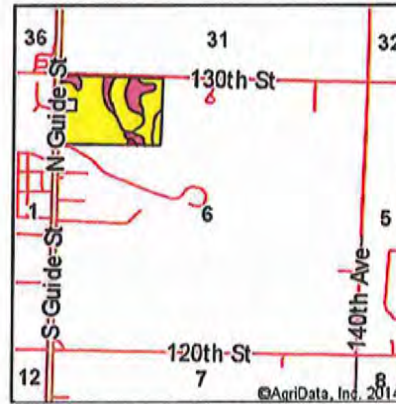
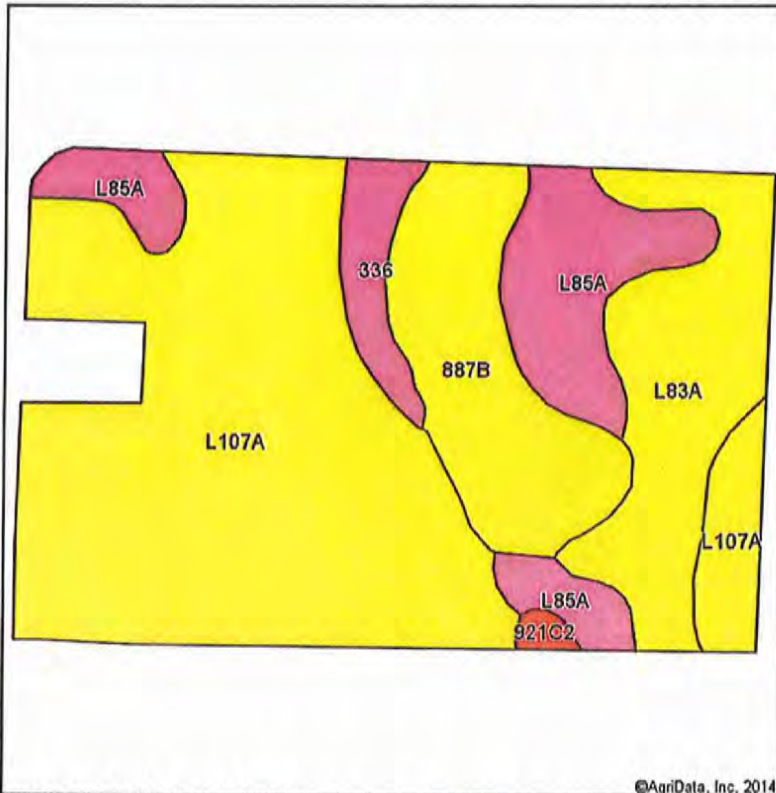
scale: 10644



3/27/2014

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

Soil Map



State: Minnesota
 County: Martin
 Location: 6-102N-31W
 Township: Rolling Green
 Acres: 57.32
 Date: 3/7/2014



Maps Provided By:



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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	Soybeans	Spring wheat
L107A	Canisteo-Glencoe, depressional complex, 0 to 2 percent slopes	29.98	52.3%		IIw	91	5.3	4.1	191	84	55	
L83A	Webster clay loam, 0 to 2 percent slopes	8.84	15.4%		IIw	93	5.7	4.4	195	89	56	
887B	Clarion-Swanlake loams, 2 to 6 percent slopes	8.31	14.5%		IIe	92		5	193	90	55	54
L85A	Nicollet clay loam, 1 to 3 percent slopes	7.80	13.6%		I	99	6.4	5	208	94	59	
336	Delft loam	2.06	3.6%		IIw	94		4.7	197	91	56	54
921C2	Clarion-Storden loams, 6 to 12 percent slopes, eroded	0.33	0.6%		IIIe	87		4.5	183	79	52	48
Weighted Average						92.6	4.5	4.4	194.4	87.2	55.7	10

Area Symbol: MN091, Soil Area Version: 10, Established: 12/26/2013 05:56:10 PM

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

Tract Number: 3563 Description: (7H) N2 NW4 S6/RG

FAV/WR
History
N

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

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
58.92	57.32	57.32	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	57.32	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	28.1	119	119	0.0	0.0
SOYBEANS	27.4	25	25	0.0	0.0
Total Base Acres:	55.5				

Owners: CORA OLSON

Other Producers: None

Summary

Parcel ID 150060100
Property Address 1288 STATE HIGHWAY 263
 WELCOME
Sec/Twp/Rng 06-102-031
Brief Tax Description Sect-06 Twp-102 Range-031 58.53 AC NW1/4 NW1/4 (EX 1.81
 AC IN SW COR & EX HWY & EX 50') 58.53 AC
 (Note: Not to be used on legal documents)
Deeded Acres 58.53
Class 101 - (NON-HSTD) AGRICULTURAL
District (1503) ROLLING GREEN2448
School District 2448
Neighborhood 15 - ROLLING GREEN
Creation Date 07/07/1989



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Owner

Primary Owner
 Albert O & Cora Olson Irrev Tst
 502 Guide St N
 Welcome, MN 56181

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILLABLE A1	0	0	0	0	57.080	AC
2	ROAD	0	0	0	0	1.450	AC
Total						58.530	

Buildings

 This Buildings information is password protected.

 [Click here for information on obtaining a user account.](#)

Extra Features

Seq	Code	Description	Dim 1	Dim 2	Units	UT
1	004202	MD BIN 15K BU-50K BU	30	27	15,268.000	BU
2	002700	MODERN POLE BUILDING	40	70	2,800.000	SF
3	001165	CONC	25	70	1,750.000	SF

Valuation

	2014 Assessment	2013 Assessment	2012 Assessment	2011 Assessment
+ Estimated Building Value	\$6,200	\$6,400	\$5,200	\$5,600
+ Estimated Land Value	\$545,400	\$389,600	\$311,100	\$291,100
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Value	\$551,600	\$396,000	\$316,300	\$296,700

Taxation

	2013 Payable	2012 Payable	2011 Payable
Gross Taxable Value	\$396,000	\$316,300	\$296,700
- Excluded Value	\$0	\$0	\$0
= Net Taxable Value	\$396,000	\$316,300	\$296,700
Net Taxes Due	\$1,992.00	\$624.00	\$548.00
+ Special Assessments	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$1,992.00	\$624.00	\$548.00

IF YOU OWE BACK TAXES PLEASE CALL THE AUDITOR/TREASURER OFFICE

Tax Payments

Full Amount	1,992.00	Pay full amount by: <input type="text" value="Credit Card"/>
Half Installment	996.00	Pay half installment by: <input type="text" value="Credit Card"/>
Penalty Payment	(enter amount on next page)	Pay penalty payment by: <input type="text" value="Credit Card"/>

Notice: This indicates the current year's tax amount for this property. This does not reflect whether or not taxes have been paid for this property.

Taxes Paid

Receipt #	Receipt Print Date	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
254432	4/5/2013	\$0.00	\$0.00	\$0.00	(\$1,992.00)
247057	10/15/2012	\$0.00	\$0.00	\$0.00	(\$312.00)
229029	5/2/2012	\$0.00	\$0.00	\$0.00	(\$312.00)
202547	5/4/2011	\$0.00	\$0.00	\$0.00	(\$548.00)
195129	11/1/2010	\$0.00	\$0.00	\$0.00	(\$217.00)
175326	5/3/2010	\$0.00	\$0.00	\$0.00	(\$217.00)
169818	11/12/2009	\$0.00	\$0.00	\$0.00	(\$194.00)
148965	5/5/2009	\$0.00	\$0.00	\$0.00	(\$194.00)
141828	11/6/2008	\$0.00	\$0.00	\$0.00	(\$204.00)
123760	5/9/2008	\$0.00	\$0.00	\$0.00	(\$204.00)

Tax Statements

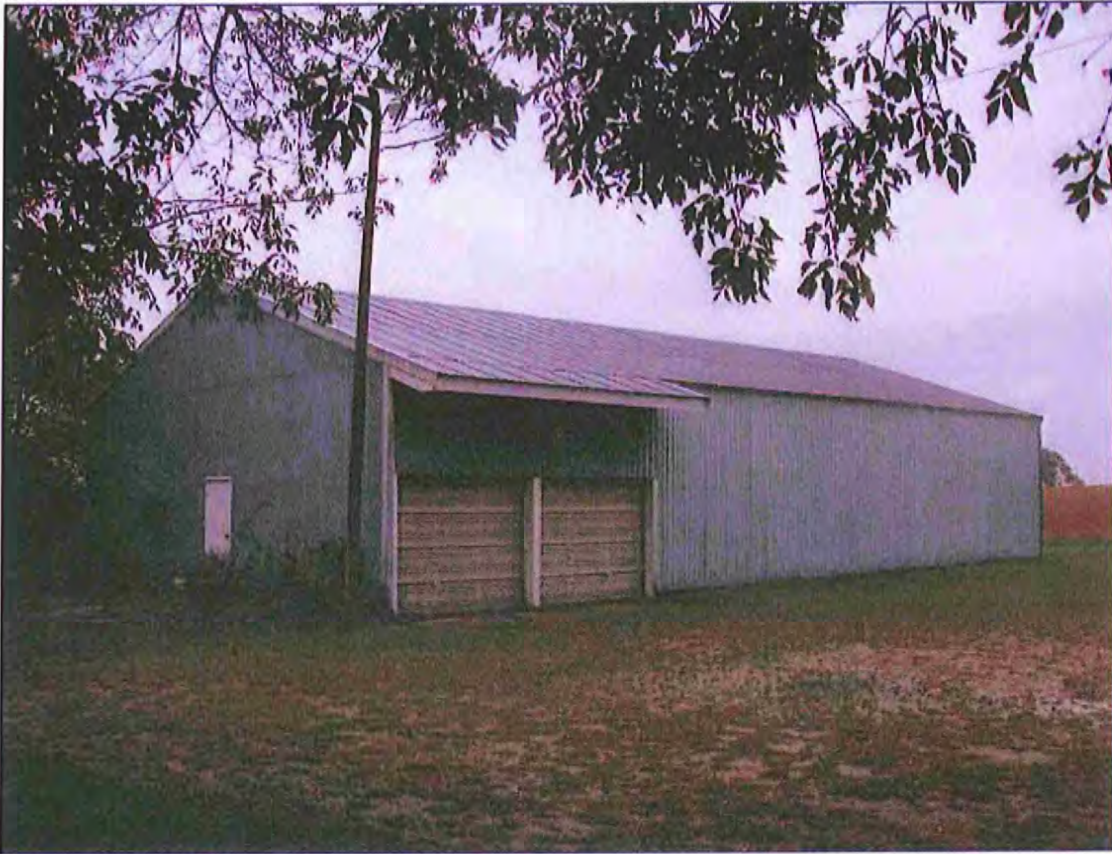


2013 Tax Statement



2012 Tax Statement

Photos



No data available for the following modules: Sub Area Square Footage, Sales. [Click here for help.](#)

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Last Data Upload: 3/24/2014 8:02:46 AM

Martin County, MN



Date Created: 3/24/2014

Summary

Parcel ID 420400270
Property Address 502 GUIDE ST N
 WELCOME
Sec/Twp/Rng 06-102-031
Brief Tax Description Sect-06 Twp-102 Range-031 UNPLATTED 1.31 AC W183'
 NW1/4 NW1/4 (EX N557.07' & S330' & EX W50') 1.31 AC
 (Note: Not to be used on legal documents)
Deeded Acres 1.31
Class 101 - (NON-HSTD) AGRICULTURAL ; 201 - (NON-HSTD)
 RESIDENTIAL
District (4201) WELCOME-2448
School District 2448
Neighborhood 242 - WELCOME 1
Creation Date 07/07/1989



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Owner

Primary Owner
 Albert & Cora Olson
 502 Guide St N
 Welcome, MN 56181

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILLABLE A1	0	0	0	0	0.310	AC
2	BUILDING SITE 1	0	0	0	0	1.000	AC
Total						1.310	

Buildings

This Buildings information is password protected.

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Sub Area Square Footage

SubArea	Act Area	%	Adj Area	Heated	Prime	RCNLD
ONE 1918 1 STORY	81	115	93	81	81	1,477
TWB 1918 2 STY/BMT	896	240	2,150	1,792	896	34,150
TVE 1918 3/4 ENTRY	63	75	47	0	0	746
FEP 1918 F ENC PRCH	224	70	157	0	0	2,493
Total for Bldg 1	1,264		2,447	1,873	977	38,866

[Click here to view a list of sub area descriptions.](#)

Valuation

	2014 Assessment	2013 Assessment	2012 Assessment	2011 Assessment
+ Estimated Building Value	\$38,900	\$38,900	\$46,200	\$45,500
+ Estimated Land Value	\$23,000	\$22,100	\$21,700	\$21,600
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Value	\$61,900	\$61,000	\$67,900	\$67,100

Taxation

	2013 Payable	2012 Payable	2011 Payable
Gross Taxable Value	\$61,000	\$67,900	\$67,100
- Excluded Value	\$0	\$0	\$0
= Net Taxable Value	\$61,000	\$67,900	\$67,100

Net Taxes Due	\$1,191.00	\$877.00	\$897.00
+ Special Assessments	\$69.00	\$47.00	\$47.00
= Total Taxes Due	\$1,260.00	\$924.00	\$944.00

IF YOU OWE BACK TAXES PLEASE CALL THE AUDITOR/TREASURER OFFICE

Tax Payments

Full Amount	1,260.00	Pay full amount by:	<input type="text" value="Credit Card"/>
Half Installment	630.00	Pay half installment by:	<input type="text" value="Credit Card"/>
Penalty Payment	(enter amount on next page)	Pay penalty payment by:	<input type="text" value="Credit Card"/>

Notice: This indicates the current year's tax amount for this property. This does not reflect whether or not taxes have been paid for this property.

Taxes Paid

Receipt #	Receipt Print Date	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
254431	4/5/2013	\$0.00	\$0.00	\$0.00	(\$1,260.00)
247056	10/15/2012	\$0.00	\$0.00	\$0.00	(\$462.00)
229028	5/2/2012	\$0.00	\$0.00	\$0.00	(\$462.00)
202548	5/4/2011	\$0.00	\$0.00	\$0.00	(\$944.00)
195128	11/1/2010	\$0.00	\$0.00	\$0.00	(\$390.00)
175327	5/3/2010	\$0.00	\$0.00	\$0.00	(\$390.00)
169817	11/12/2009	\$0.00	\$0.00	\$0.00	(\$381.00)
148964	5/5/2009	\$0.00	\$0.00	\$0.00	(\$381.00)
141827	11/6/2008	\$0.00	\$0.00	\$0.00	(\$492.00)
123759	5/9/2008	\$0.00	\$0.00	\$0.00	(\$492.00)

Tax Statements


[2013 Tax Statement](#)


[2012 Tax Statement](#)

Photos



No data available for the following modules: Extra Features, Sales. [Click here for help.](#)

TERMS AND CONDITIONS

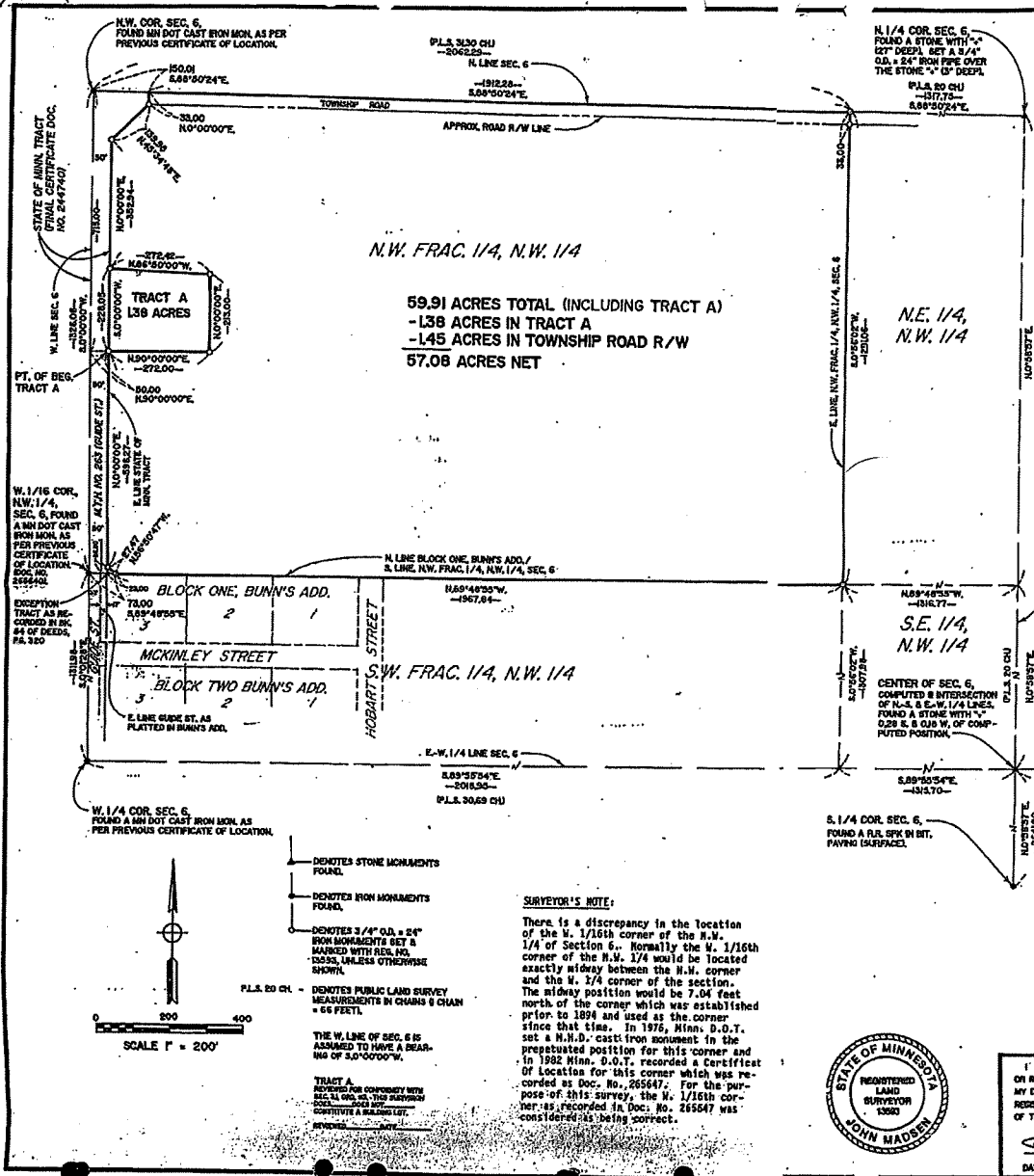
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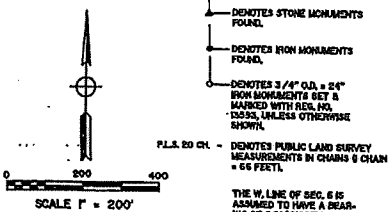
**SURVEY IN THE N.W. F
SEC. 6, T. 102 N., R. 31
MINNESOTA**



LEGAL DESCRIPTION OF
The Northwest fractional quarter of the Township One Hundred Two North of Range Thirty-one West of the Principal Meridian, EXCEPTING THEREFROM the following described: A part of the Northwest Quarter of Section Two North of Range Thirty-one West of the Principal Meridian, described as follows: Beginning at the intersection of East 1/4 line of said Section Six with the North 1/4 line to the Village of Wilcom, thence East 40 feet, thence Northwesterly to a point 26 feet North of place of beginning, thence Northwesterly to a point in a certain 1900, and recorded March 29, 1900 in Book 15 N. Plumbhoff and Wife, and Granton is Railway Company. AND ALSO EXCEPTING THEREFROM: Property taken by State of Minnesota for Certificate dated September 7, 1976 and Document No. 244740, this exception contains in addition to the existing highway.

That part of the Northwest Fractional Quarter of Section 6, Township 102 North of Range 31 West of the Principal Meridian, described as follows: Commencing at the Northwest corner of said Section 6, thence on an assumed bearing 90 degrees West, along the west 1/4 line of said Section 6, a distance of 715.00 feet; thence North 89 degrees 50 minutes 00 seconds East a distance of 50.00 feet to the east line of a State Doc. No. 244740, said from west 1/4 line of the tract to be described a distance of 213.00 feet to a monument; thence North 00 degrees 50 minutes 00 seconds East a distance of 228.05 feet to a monument; thence North 00 degrees 50 minutes 00 seconds East a distance of 1.38 acres, subject to existing easements and state.

SURVEYOR'S NOTE:
There is a discrepancy in the location of the W. 1/16th corner of the N.W. 1/4 of Section 6. Normally the W. 1/16th corner of the N.W. 1/4 would be located exactly midway between the N.W. corner and the W. 1/4 corner of the section. The midway position would be 7.04 feet north of the corner which was established prior to 1894 and used as the corner since that time. In 1976, Minn. D.O.T. set a N.N.D. cast iron monument in the preprepared position for this corner and in 1982 Minn. D.O.T. recorded a Certificate of Location for this corner which was recorded as Doc. No. 265647. For the purpose of this survey, the W. 1/16th corner as recorded in Doc. No. 265647 was considered as being correct.



- DENOTES STONE MONUMENTS FOUND.
- DENOTES IRON MONUMENTS FOUND.
- DENOTES 3/4\"/>

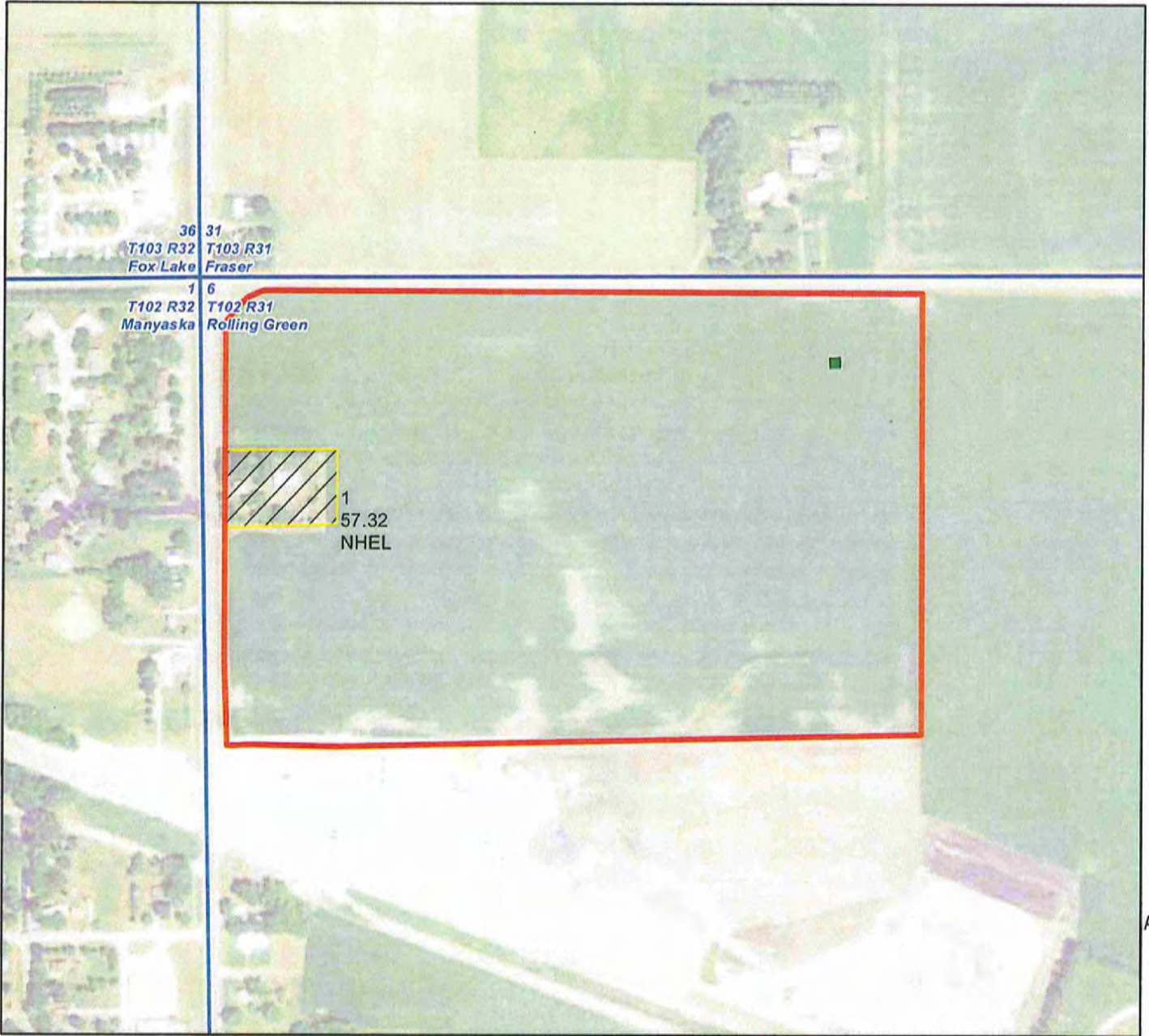


I HEREBY CERTIFY THAT THIS PLAT, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 8-6-82 REGISTRATION NO. 13553

DATE	8-6-82
REGISTRATION NO.	13553

47.040.0796



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