

EVENING ESTATE LAND AUCTION

To settle the Lorraine Balske Estate, the following 130 +/- will be sold at public auction at the Knights of Columbus Hall at Fairmont, MN at 920 E 10th Street, which is approx. 1/2 block west of Milltelle Motors located on Hwy 15 or N State Street on:

TUESDAY, OCTOBER 28, 2014 @ 7 P.M.

LOCATION OF FARM—Just south of the Interlaken Golf Course at south edge of Fairmont on County Blacktop 41 or 200th Avenue. A 10 acre building site on west side and bare 120 acres, all tillable choice farmland, on the east side.

LEGAL DESCRIPTION—PARCEL #1: Approx. 10 acre building site in Government Lot 6 Section 31 Fairmont Township, Martin County, Minnesota T102N R30W and **PARCEL #2:** Bare 120 acres +/- located in the W 1/2 Section 32 Fairmont Township, Martin County, Minnesota T102N R30W. (Survey of boundaries will be furnished prior to closing).

GENERAL INFORMATION—PARCEL #1: A beautiful 10 acre, partially wooded lot adjoining Mud Lake on the west and blacktop on the east. This



parcel contains an older 2-story frame house with basement, 4 bedrooms, 1 1/2 baths, later LP furnace, large water heater, and septic will need updating. This parcel contains 3.76 acres of tillable land according to FSA calculation. **PARCEL #2:** A choice parcel of bare farmland, with excellent future development possibilities, that has 117.42 acres tillable according to FSA calculations. This land is level to gently rolling with excellent soil types with a 92.2 Productivity Index according to governmental information and the majority of this parcel served by Judicial Ditch 98. This parcel is sold subject to an excellent rental lease in place for Crop Year 2015. This parcel has public access to County Blacktop 41 on western edge. If sufficient interest in buying 5 or 10 acres for future residential along road, make wishes known to auction staff prior to auction. *All properties sold AS IS WHERE IS. Governmental information considered to be correct, but Sellers nor Sales Staff make no warranties on this information.



TERMS—20% down the evening of the auction, which will be made out to the Johnson, Berens & Wilson Trust Account and cashed on Wednesday, October 29, 2014. Balance is due on or before November 28, 2014 when clear title will be furnished. Seller will pay real estate taxes

and assessments of record the evening of auction due in 2014. Buyer will pay real estate taxes due in 2015 and thereafter. Buyer will receive rental for crop year 2015 as lease in place states. Older buildings on **PARCEL #1**, including existing home, will be sold AS IS WHERE IS. Any cleanup of unused buildings will be buyers obligation. Buyer of building site will have possession as of November 28, 2014. 3.76 acres of bare tillable land may be part of existing lease for 2015. This sale is **NOT CONTINGENT ON BUYER FINANCING** and 20% down payment is non-refundable. Any appraisal or loan fees are buyer's obligation. It is interested bidder's obligation to inspect property prior to bidding. The farm will be offered as two parcels on our split parcel board system. Those wishing to bid by cell phone must make arrangements with members of auction staff prior to 12:00 P.M. on auction day.

INSPECTION—Saturday, October 18th from 9 AM to 12 PM or Monday, October 20th from 4 PM to 8 PM or anytime by appointment with Allen Kahler-507-764-3591, John 'Pal' Eisenmenger, Sales Coordinator-507-238-1374 or Leah Hartung, Salesperson-507-236-8786. Pre-auction booklets containing soil and county maps, FSA information, air photos, assessor information and a survey of building site are available at our Fairmont office or Johnson, Berens & Wilson Law Firm at 717 S State, Fairmont or our website at www.landservicesunlimited.com. Final survey of bare land may not be completed until crop removed.

AUCTIONEERS NOTE—It is a great honor to be working for the Balske Estate and Richard Truman-Personal Rep to sell this beautiful property. Also, it is an honor to work for a lady who through her love of young people, chose to give the proceeds of her entire Century Farm to help young people achieve their educational goals by giving the net proceeds of this entire property to the local Dollars for Scholars organization!

SELLERS NOR AUCTION STAFF NOT RESPONSIBLE FOR ACCIDENTS.



LORRAINE BALSKE ESTATE

Richard Truman-Personal Rep

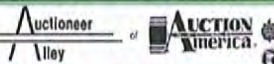
James Wilson of Johnson, Berens & Wilson-Attorney & Closing Agent 507-235-5544

AUCTIONEERS AND SALES STAFF

ALLEN KAHLER, CAI-MN-IA Broker #RA-41579
& B57538000 Phone # 507-764-3591

KEVIN & RYAN KAHLER

DOUG WEDEL, DUSTYN HARTUNG & DAN PIKE



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

www.landservicesunlimited.com

JOHN 'PAL' EISENMENGER-SALES COORDINATOR 507-238-1374

LEAH HARTUNG & LARRY BREMER-SALES STAFF

Martin County, MN



Date Created: 5/23/2014

Summary

Parcel ID 050310900
Property Address 763 200TH AVE
 FAIRMONT
Sec/Twp/Rng 32-102-030
Brief Tax Description Sect-31 Twp-102 Range-030 133.01 AC LOT 6 SEC 31(EX 7.10AC)& (EX 8.18AC & 5.0AC) & S1/2 NW1/4 (EX .40AC)& NE1/4SW1/4 SEC 32 133.01 AC
(Note: Not to be used on legal documents)
Deeded Acres 133.01
Class 101 - (HSTD) AGRICULTURAL ; 101 - (HSTD) AGRICULTURAL
District (502) FAIRMONT TWP-454
School District 2752
Neighborhood 5.4 - FAIRMONT TWP, MUD LK
Creation Date 07/07/1989



[Click to Enlarge](#)

Owner

Primary Owner
 Lorraine Balske
 763 200th Ave
 Fairmont, MN 56031

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILLABLE A1	0	0	0	0	104.340	AC
2	TILLABLE B1	0	0	0	0	6.000	AC
3	MEADOW/PASTURE 1	0	0	0	0	14.000	AC
4	CONSERVING ACRES	0	0	0	0	1.500	AC
5	WASTE LAND	0	0	0	0	5.000	AC
6	BUILDING SITE 1	0	0	0	0	1.000	AC
7	ROAD	0	0	0	0	1.170	AC
Total						133.010	

Buildings

This Buildings information is password protected.

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

Sub Area Square Footage

SubArea	Act Area	%	Adj Area	Heated	Prime	RCNLD
OWB 1967 1 STY/BMT	364	150	546	364	364	12,444
OTB 1967 1 3/4 BSMT	676	215	1,453	1,183	676	33,116
TVE 1967 3/4 ENTRY	132	75	99	0	0	2,255
Total for Bldg 1	1,172		2,098	1,547	1,040	47,815

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

Extra Features

Seq	Code	Description	Dim 1	Dim 2	Units	UT
1	001102	GARAGE UNFINISHED	24	22	576.000	SF
2	002500	RURAL OUTBUILDINGS	14	12	144.000	SF
3	002500	RURAL OUTBUILDINGS	26	10	312.000	SF
4	002500	RURAL OUTBUILDINGS	34	24	816.000	SF
5	002500	RURAL OUTBUILDINGS	34	13	442.000	SF
6	002600	OLDER POLE BARN	20	14	280.000	SF
7	004203	GOVT BIN 3200 BU	0	0	3,200.000	BU

Valuation

	2015 Assessment	2014 Assessment	2013 Assessment	2012 Assessment
+ Estimated Building Value	\$51,800	\$49,300	\$49,300	\$48,700
+ Estimated Land Value	\$1,134,300	\$1,080,500	\$783,900	\$634,600
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Value	\$1,186,100	\$1,129,800	\$833,200	\$683,300

Taxation

	2014 Payable	2013 Payable	2012 Payable
Gross Taxable Value	\$1,129,800	\$833,200	\$683,300
- Excluded Value	\$0	\$0	\$0
- Homestead Exclusion	(\$27,600)	(\$27,600)	(\$27,300)
= Net Taxable Value	\$1,102,200	\$805,600	\$656,000
Net Taxes Due	\$3,939.00	\$3,467.00	\$3,111.57
+ Special Assessments	\$53.00	\$53.00	\$86.43
= Total Taxes Due	\$3,992.00	\$3,520.00	\$3,198.00

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

Tax Payments

Full Amount	3,992.00	Pay full amount by: <input type="text" value="Credit Card"/>
Half Installment	1,996.00	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
265344	5/15/2013	\$0.00	\$0.00	\$0.00	(\$3,520.00)
234626	5/14/2012	\$0.00	\$0.00	\$0.00	(\$3,198.00)
220281	10/17/2011	\$0.00	\$0.00	\$0.00	(\$1,411.00)
208043	5/13/2011	\$0.00	\$0.00	\$0.00	(\$1,411.00)
173707	3/30/2010	\$0.00	\$0.00	\$0.00	(\$2,522.00)
163575	10/9/2009	\$0.00	\$0.00	\$0.00	(\$1,122.00)
149637	5/6/2009	\$0.00	\$0.00	\$0.00	(\$1,122.00)

Tax Statements



2013 Tax Statement



2014 Tax Statement

Photos



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

TERMS AND CONDITIONS

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Last Data Upload: 5/23/2014 8:54:43 AM

ABSTRACT OF TITLE

To Lands in Martin County
Minnesota Described as

AMENDED CAPTION

MAY 14, 2014

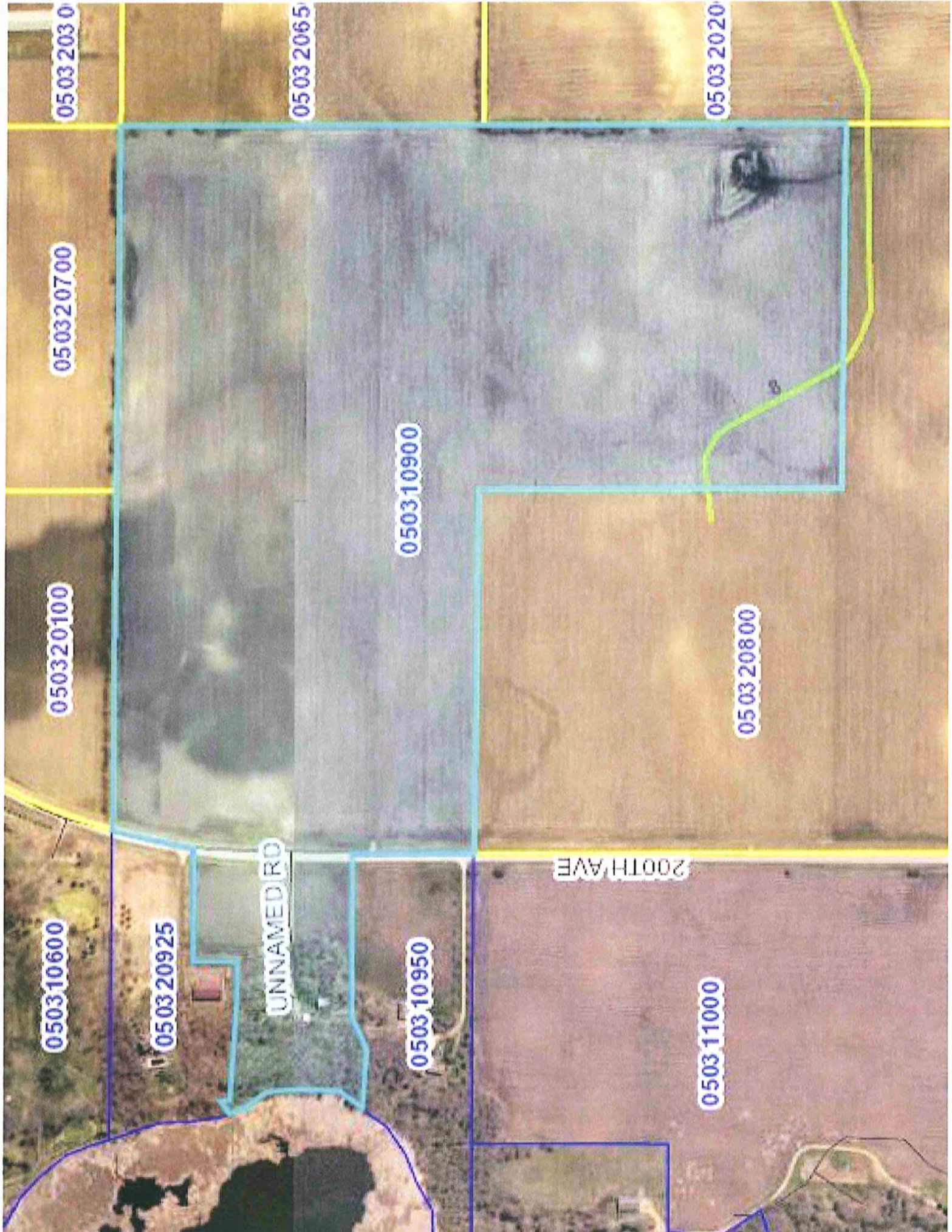
That part of Government Lot 6 of Section 31, Township 102 North, Range 30 West, Martin County, Minnesota, described as follows:

Commencing at the Northeast corner of Government Lot 6 of said Section 31; thence on an assumed bearing of South 0 degrees 00 minutes West, along the east line of said section, a distance of 294.31 feet to an iron monument, said iron monument being the point of beginning of the tract to be described; thence North 89 degrees 36 minutes 18 seconds West, along the south line of a tract as recorded Doc. No. 312020, a distance of 385.12 feet to an iron monument; thence South 0 degrees 23 minutes 43 seconds West a distance of 160.00 feet to an iron monument; thence North 89 degrees 36 minutes 18 seconds West a distance of 130.00 feet to an iron monument; thence North 85 degrees 57 minutes 53 seconds West a distance of 336.00 feet to an iron monument; thence continuing North 85 degrees 57 minutes 53 seconds West a distance of 33 feet, more or less, to the shoreline of Mud Lake; thence southerly, along said shoreline, a distance of 502 feet, more or less, to the north line of a tract recorded as Doc. No. 343110; thence South 85 degrees 43 minutes East, along said north line, a distance of 15 feet, more or less, to an iron monument; thence continuing South 85 degrees 43 minutes East, along said north line, a distance of 175.00 feet to an iron monument; thence North 64 degrees 55 minutes 27 seconds East, along the north line of a tract recorded as Doc. No. 352186, a distance of 130.46 feet to an iron monument; thence South 89 degrees 36 minutes 48 seconds East, along said north line, a distance of 586.93 feet to an iron monument located on the east line of said section; thence North 0 degrees 00 minutes East, along said east line, a distance of 579.16 feet to the point of beginning, containing 10.0 acres, more or less, subject to easements now of record in said county and state.

TOGETHER WITH

That part of the Southwest Quarter of the Northwest Quarter of Section 32, Township 102 North, Range 30 West, Martin County, Minnesota, described as follows:

Commencing at the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 32; thence on an assumed bearing of South 0 degrees 00 minutes West, along the west line of said section, a distance of 294.31 feet to an iron monument located on the south line of a tract as recorded in Doc. No. 312020, said iron monument being the point of beginning of the tract to be described; thence continuing South 0 degrees 00 minutes West, along the west line of said section, a distance of 355.1 feet, more or less, to the centerline of County State Aid Highway No. 41; thence northeasterly, along said centerline, a distance of 356.2 feet, more or less, to the south line of said tract as recorded in Doc. No. 312020; thence North 89 degrees 36 minutes 18 seconds West, along said south line, a distance of 26.4 feet, more or less, to the point of beginning, containing 0.1 acres, more or less, subject to easements now of record in said county and state.



0503 2030

0503 2065

0503 2020

0503 20700

0503 10900

0503 20100

0503 20800

0503 10600

0503 20925

UNNAMED RD

0503 10950

200TH AVE

0503 11000

Aerial Map



Maps Provided By:



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31-102N-30W
Martin County
Minnesota

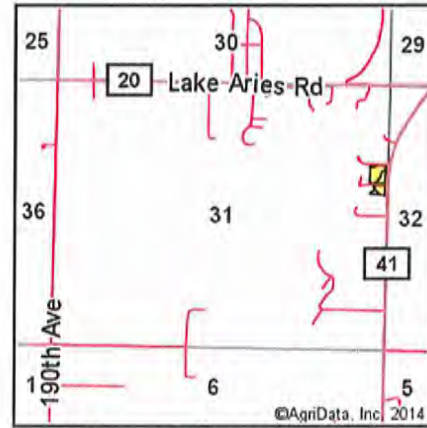
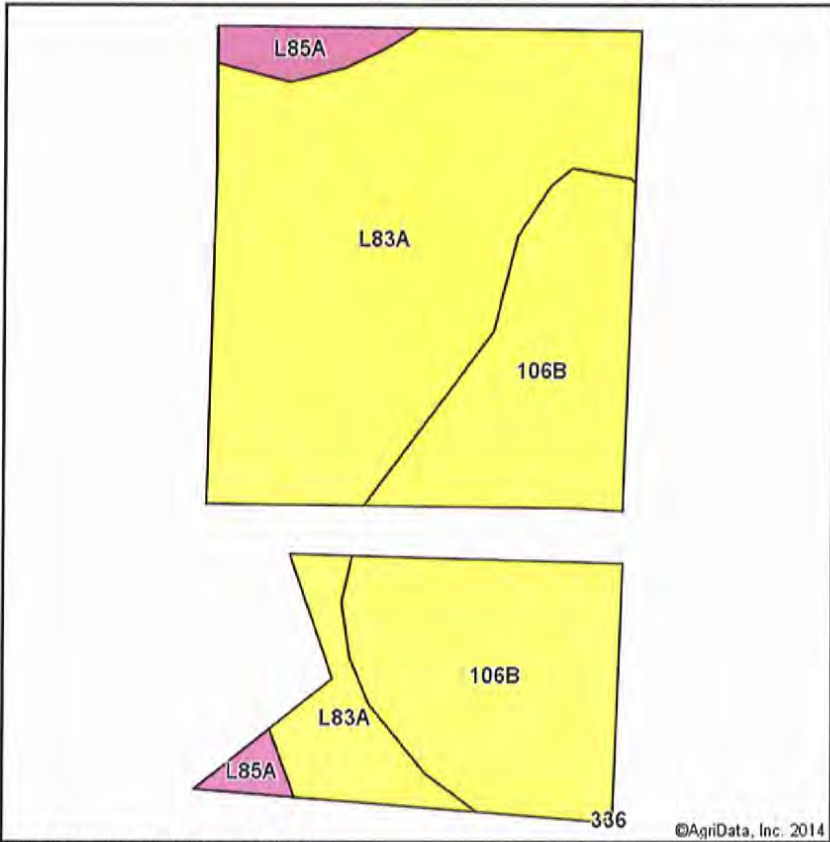
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scale: 3168



9/4/2014

Soil Map



State: **Minnesota**
 County: **Martin**
 Location: **31-102N-30W**
 Township: **Fairmont**
 Acres: **3.65**
 Date: **9/4/2014**



Maps Provided By:



Soils data provided by USDA and NRCS.

©AgriData, Inc. 2014

Viewing soils data as of 2/5/2014

Area Symbol: MN091, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Brome-grass alfalfa	Brome-grass alfalfa hay	Corn	Oats	Soybeans	Spring wheat
L83A	Webster clay loam, 0 to 2 percent slopes	2.04	55.9%		Ilw	93	5.7	4.4	195	89	56	
106B	Lester loam, 2 to 6 percent slopes	1.47	40.3%		Ile	91		5.1	191	90	55	55
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.14	3.8%		I	99	6.4	5	208	94	59	
Weighted Average						92.4	3.4	4.7	193.9	89.6	55.7	22.2

Area Symbol: MN091, Soil Area Version: 9

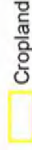
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



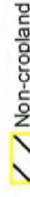
2014 Program Year

Map Created July 11, 2014

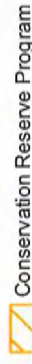
Common Land Unit



Cropland

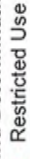


Non-cropland

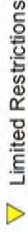


Conservation Reserve Program

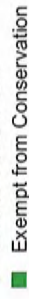
Wetland Determination Identifiers



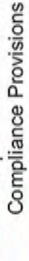
Restricted Use



Limited Restrictions



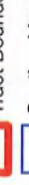
Exempt from Conservation



Compliance Provisions



Tract Boundary



Section Line

1:4,800



Unless otherwise noted: crops are non-irrigate

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



Minnesota

U.S. Department of Agriculture

Prepared: 8/20/14 9:47 AM

Martin

Farm Service Agency

Crop Year: 2014

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name	Farm Identifier	Recon Number
---------------	-----------------	--------------

Farms Associated with Operator:

9078, 9306, 10282

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
121.43	121.18	121.18	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				FAV/WR History
0.0	0.0	121.18	0.0	0.0				N

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	69.4	118	118	0.0	0.0
SOYBEANS	51.8	36	36	0.0	0.0
Total Base Acres:	121.2				

Tract Number: 13487 Description: (10K) S2 NE4 (31)FMT

BIA Range Unit Number:

FAV/WR History
N

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
4.01	3.76	3.76	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	3.76	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	3.8	118	118	0.0	0.0
Total Base Acres:	3.8				

Owners: LORRAINE M BALSKE

Other Producers: None

BALSKE CENTURY FARM

OVER 4 CENTURY OF COMMITMENT TO AMERICAN AGRICULTURE

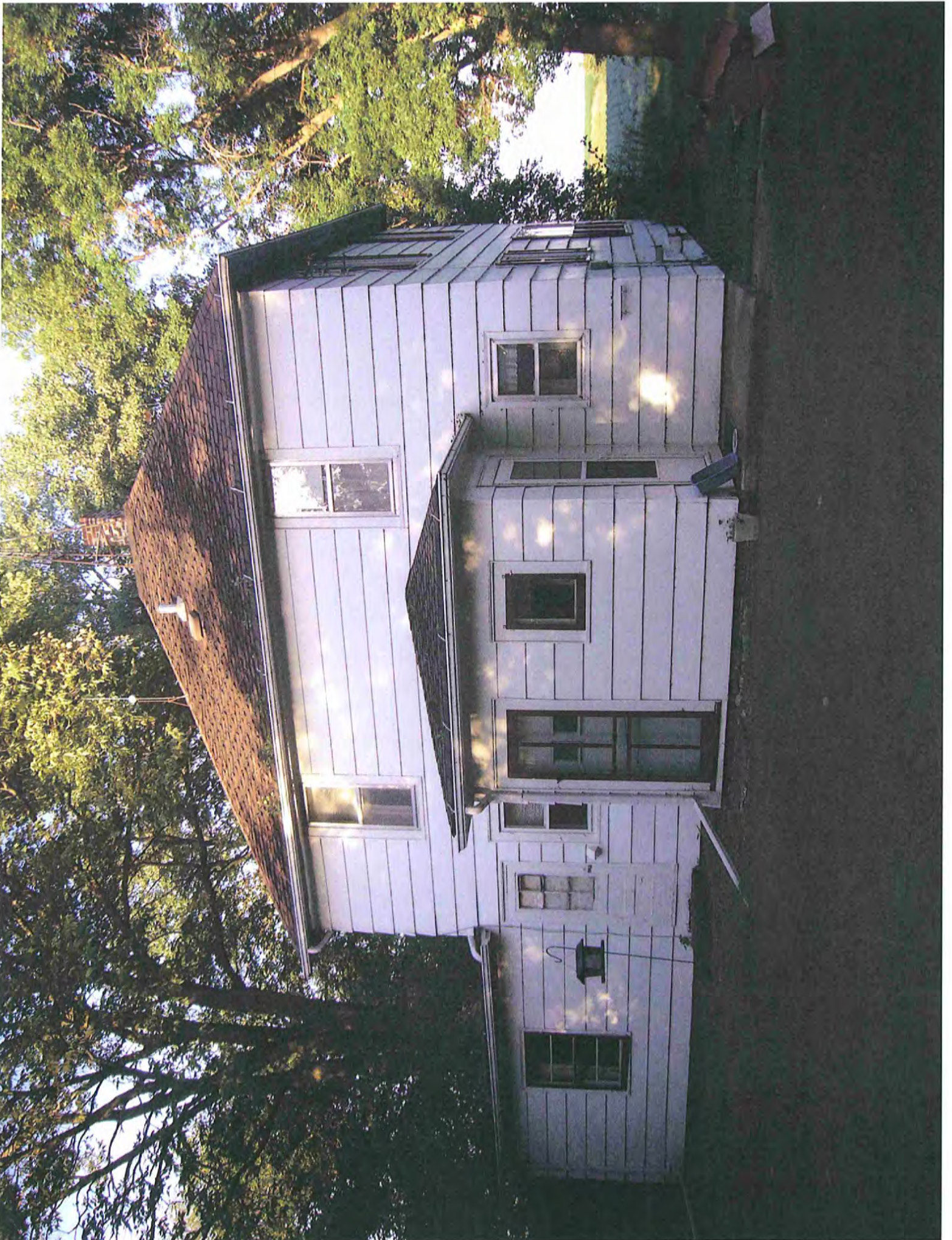
WALTER & BODRISKA ODELM
1902 - 1950

RAY & JULIA MILLER
1950 - 1984

LOUISE & LORELAINE BALSKE
1984 - PRESENT



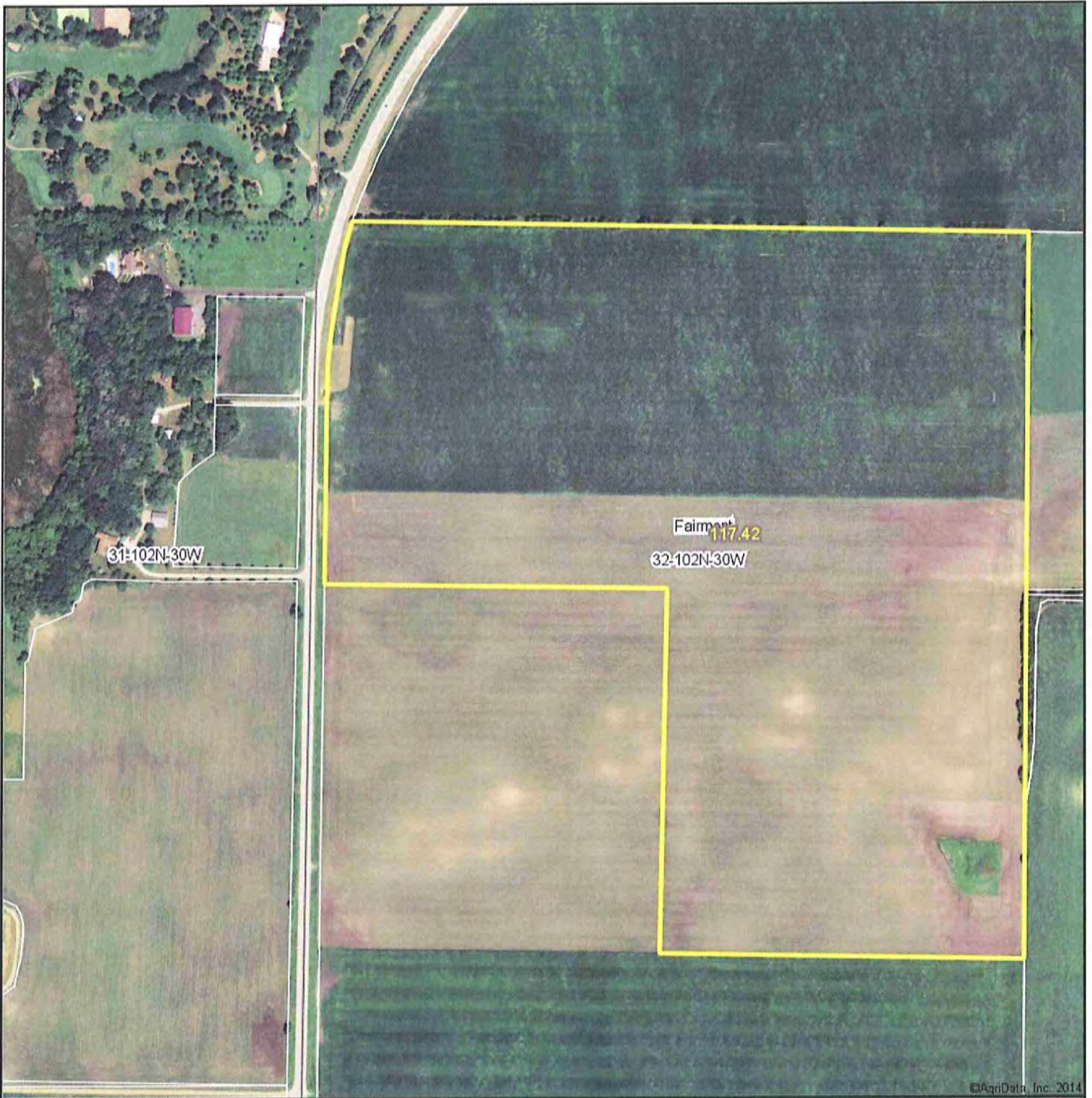




Hillsboro
Hillsboro, Ohio



Aerial Map



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Maps Provided By:



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32-102N-30W
Martin County
Minnesota

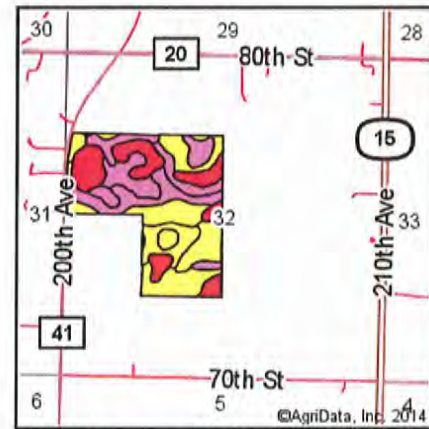
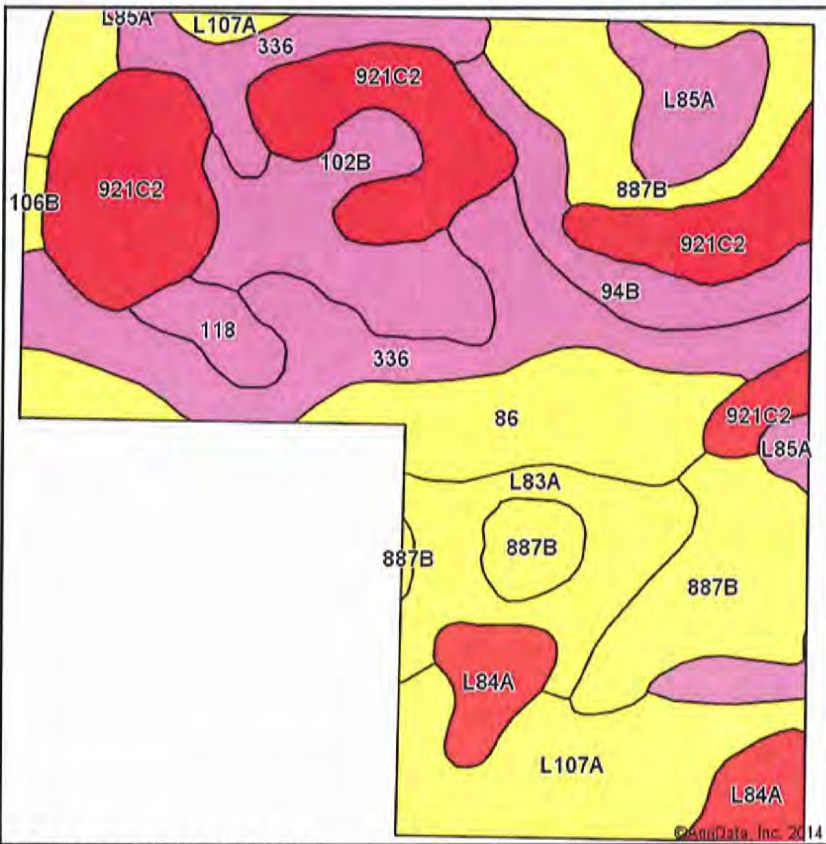
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scale: 6515



9/4/2014

Soil Map



State: **Minnesota**
 County: **Martin**
 Location: **32-102N-30W**
 Township: **Fairmont**
 Acres: **117.42**
 Date: **9/4/2014**



Maps Provided By:



Soils data provided by USDA and NRCS.

Viewing soils data as of 2/5/2014

Area Symbol: MN091, Soil Area Version: 9

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat
921C2	Clarion-Storden loams, 6 to 12 percent slopes, eroded	21.11	18.0%		Ille	87		4.5	183	79	52	48
336	Delft loam	19.88	16.9%		Ilw	94		4.7	197	91	56	54
887B	Clarion-Swanlake loams, 2 to 6 percent slopes	17.65	15.0%		Ile	92		5	193	90	55	54
L107A	Canisteo-Glencoe, depressional complex, 0 to 2 percent slopes	11.28	9.6%		Ilw	91	5.3	4.1	191	84	55	
86	Canisteo clay loam	10.74	9.1%		Ilw	93		4.5	195	87	56	52
L83A	Webster clay loam, 0 to 2 percent slopes	10.27	8.7%		Ilw	93	5.7	4.4	195	89	56	
102B	Clarion loam, 1 to 6 percent slopes	8.43	7.2%		Ile	95		5.1	200	91	57	55
94B	Terril loam, 2 to 6 percent slopes	5.24	4.5%		Ile	99		5.4	208	95	59	57
L84A	Glencoe clay loam, depressional, 0 to 1 percent slopes	5.13	4.4%		Illw	86	4.6	3.6	181	81	52	
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.01	4.3%		I	99	6.4	5	208	94	59	
118	Crippin loam	2.21	1.9%		I	100		5	210	92	60	55
106B	Lester loam, 2 to 6 percent slopes	0.47	0.4%		Ile	91		5.1	191	90	55	55
Weighted Average						92.2	1.5	4.6	193.6	87.4	55.3	38.4

Area Symbol: MN091, Soil Area Version: 9

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

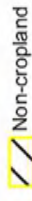
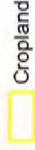
Tract 13488



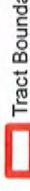
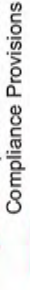
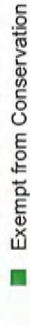
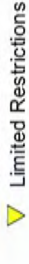
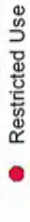
2014 Program Year

Map Created July 11, 2014

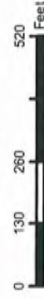
Common Land Unit



Wetland Determination Identifiers



1:4,810



Unless otherwise noted: crops are non-irrigate.

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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Minnesota
Martin

U.S. Department of Agriculture
Farm Service Agency

FARM: 389
Prepared: 8/20/14 9:47 AM
Crop Year: 2014
Page: 2 of 2

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 13488 Description: (10K) S2 NW4, NE4 SW4 (32)FMT

FAV/WR
History

BIA Range Unit Number:

N

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
117.42	117.42	117.42	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	117.42	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	65.6	118	118	0.0	0.0
SOYBEANS	51.8	36	36	0.0	0.0
Total Base Acres:	117.4				

Owners: LORRAINE M BALSKE

Other Producers: None