

Evening Estate LAND AUCTION

To settle the estate of Michael Prust, the following 160+/- Acres will be sold at public auction at the Ceylon American Legion at 103 E Main Street in Ceylon, MN on:

THURSDAY, FEBRUARY 5, 2015 @ 7:00 P.M.

LOCATION OF FARM: Located approx. 4 miles SW of Ceylon, MN (2 miles West on County Road 8, then 2 miles South on 100th Avenue) or 1/2 mile North of MN/IA Border.

LEGAL DESCRIPTION: 160 Acres of Farmland & Building site located in the NW 1/4 of Section 34 Lake Belt Township, Martin County, Minnesota T101N, R32W.



GENERAL INFORMATION: Top producing farm with excellent surface drainage. 160 Deeded Acres +/- . This parcel has a Productivity Index Rating of 83.9. Improvements include a very nice approx. 5.8 acre building site located 4 miles SW of Ceylon, MN on 100th Avenue. This parcel contains an older 2-story house, that was updated in 1981, with a partially finished basement, 4 bed-



rooms, 2 full bathrooms, an attached 2-stall garage (appliances to be sold with house), a newer 60'x60' Machine Shed, a 80'x40' Machine Shed, a large barn, an approx. 50,000 bu. grain setup & other nice outbuildings. All buildings are very neat and well kept. The septic was installed in 2003, but will need to be inspected, which is buyers' responsibility.

METHOD OF SALE: This farm will be sold 160 +/- acres unless we have sufficient interest in splitting building site. If that is the case, farm will be sold in 2 parcels on our board system.

TERMS: 20% down the evening of the auction, which will be made out to the Johnson, Berens & Wilson Trust Account and cashed on Friday, February 6, 2015. Balance is due on or before March 16, 2015 when clear title will be furnished. Buyer will be responsible for 2015 property taxes. Property being sold AS IS-WHERE IS. Buyer will be responsible for the reimbursement to the estate for fall 2014 tillage and for fertilizer/manure that was applied for 2015 crop. 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. 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, January 24th from 9 AM-12 PM or Tuesday, January 27th from 3PM-5PM or by appointment with auctioneers. Pre-auction booklets containing soil and county maps, FSA information, air photos, and assessor information are available at our Fairmont office or Johnson, Berens & Wilson Law Firm at 717 S State, Fairmont or our website at www.landservicesunlimited.com.

AUCTIONEERS NOTE: We are very honored to work for the Prust Family. After a difficult decision, they have decided to sell this farm on public auction to give Mike's neighbors and friends an opportunity to purchase his farm, which has been in their family for many generations. Their hope is that the new owner will have the same love for the land as Mike had. Mike was known as a top farmer who built the farm's fertility level to excellent levels with years of hog manure. This is a great opportunity to purchase a well-cared for farm.

FARM PROGRAM INFORMATION: The Prust Family has picked this early February date to sell the farm to give the new owner or owners time to enroll in 2015 Government Farm Program of their choosing. Family will provide crop insurance records to assist new buyer to maximize benefits under new farm program.

★ FARM EQUIPMENT AUCTION: Mike's full line of excellent late model John Deere farm equipment & vehicles will be offered at public auction on **SATURDAY, MARCH 7th, 2015.**



John Deere farm equipment & vehicles will be offered at public auction on **SATURDAY, MARCH 7th, 2015.**

SELLERS AND AUCTION STAFF NOT RESPONSIBLE FOR ACCIDENTS!

MICHAEL PRUST ESTATE

Kevin Prust-Personal Rep, Dianne McKinney & Kathleen Daggett-Owners

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

AUCTIONEERS AND SALES STAFF

KEVIN KAHLER-507-920-8060

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

RYAN KAHLER, DOUG WEDEL,

DUSTYN HARTUNG & DAN PIKE



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

www.landservicesunlimited.com



Aerial Map



Maps Provided By:



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**34-101N-32W
Martin County
Minnesota**

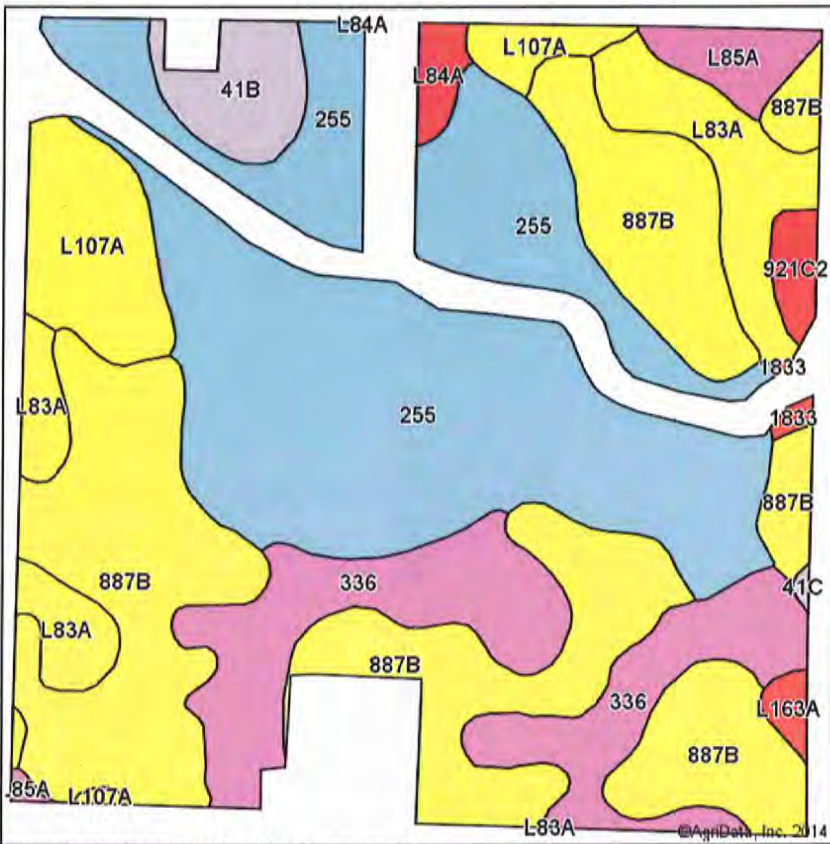
map center: 43° 30' 28.81, 94° 39' 51.39

scale: 9489

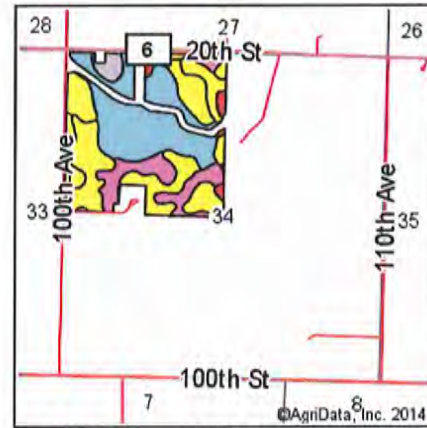


1/8/2015

Soil Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Martin**
 Location: **34-101N-32W**
 Township: **Lake Belt**
 Acres: **139.32**
 Date: **1/3/2015**



Maps Provided By:



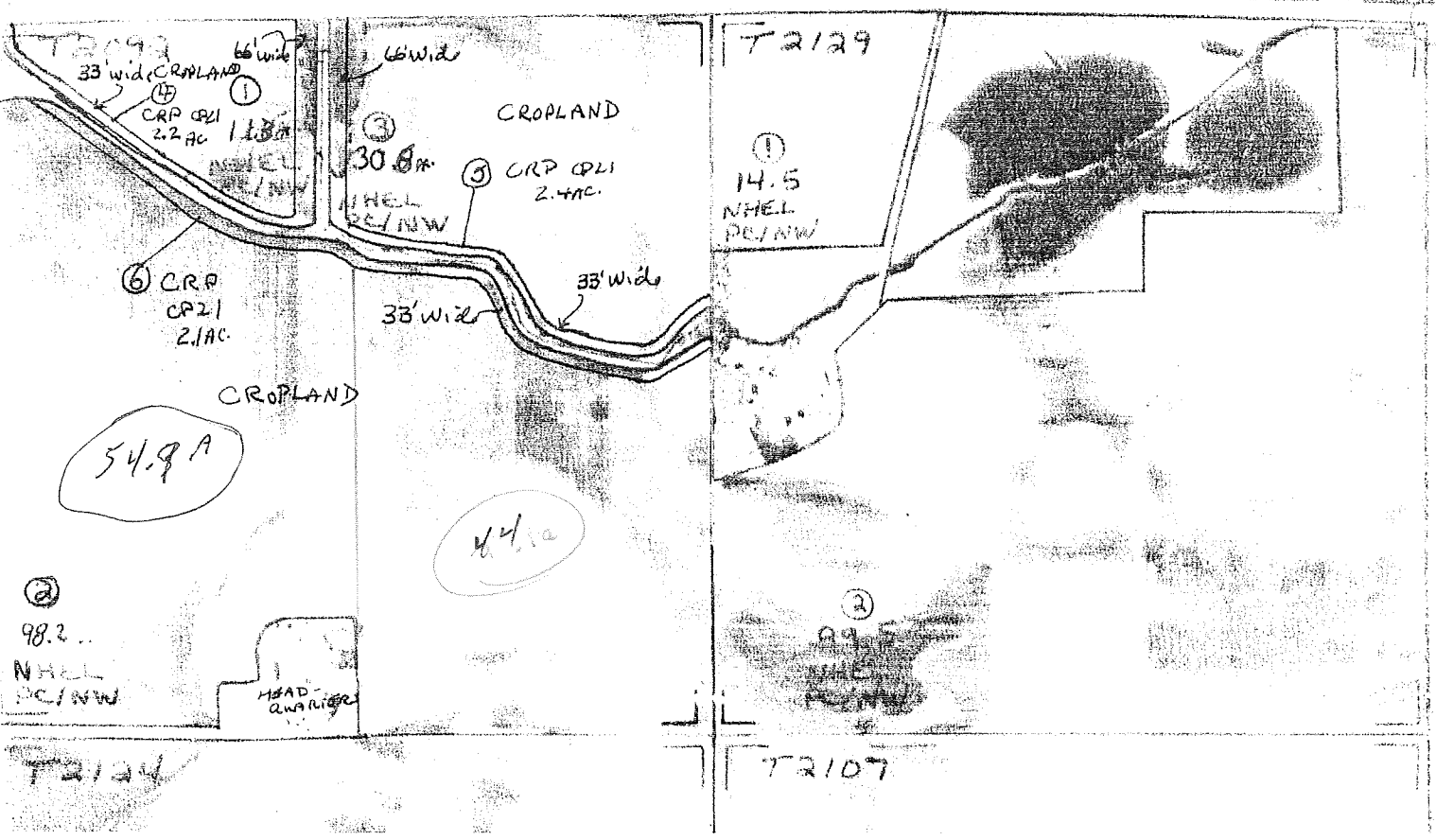
Area Symbol: MN091, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat
255	Mayer loam	48.07	34.5%		IIw	72		3.6	151	81	43	49
887B	Clarion-Swanlake loams, 2 to 6 percent slopes	44.84	32.2%		Ile	92		5	193	90	55	54
336	Delft loam	18.09	13.0%		IIw	94		4.7	197	91	56	54
L83A	Webster clay loam, 0 to 2 percent slopes	9.89	7.1%		IIw	93						
L107A	Canisteo-Glencoe, depressional complex, 0 to 2 percent slopes	8.46	6.1%		IIw	91	5.3	4.1	191	84	55	
41B	Estherville sandy loam, 1 to 6 percent slopes	3.88	2.8%		IIIs	44		2.1	92	56	26	34
L85A	Nicollet clay loam, 1 to 3 percent slopes	2.52	1.8%		I	98						
921C2	Clarion-Storden loams, 6 to 12 percent slopes, eroded	1.28	0.9%		IIle	87		4.5	183	79	52	48
L84A	Glencoe clay loam, depressional, 0 to 1 percent slopes	1.18	0.8%		IIIw	86	4.6	3.6	181	81	52	
L163A	Okoboji silty clay loam, depressional, 0 to 1 percent slopes	0.70	0.5%		IIIw	86		3.3	181	80	52	55
1833	Coland loam, occasionally flooded	0.29	0.2%		IIw	83		4.2	174	82	50	49
41C	Estherville sandy loam, 6 to 12 percent slopes	0.12	0.1%		IVs	39		1.8	82	48	23	29
Weighted Average						83.9	0.4	3.9	158.5	77.4	45.2	43.1

Area Symbol: MN091, Soil Area Version: 11

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

H = HIGHLY ERODIBLE LAND | HW = MINIMAL EFFECT WETLAND (LAW) |
 W = WETLAND | CW = CONVERTED WETLAND | NHHL = NON-HIGHLY ERODIBLE | HWC, HWM, HWR = SPECIAL COND. CODE
 PC = PRIOR CONVERTED WETLAND | NC = NON-CROPLAND | PHOTO NO.
 LW = EXEMPT (COMMENCED) CONVERTED WETLAND
 (NOT TO BE REPRODUCED) | CROP
 SCALE | Dec. 1994 | YR. | 5A



U. S. DEPARTMENT OF AGRICULTURE
 NATURAL RESOURCES CONSERVATION SERVICE

NRCS-CPA-16
 10-97

CONSERVATION PLAN MAP

Owner Warren Prust Operator Michael Prust
 County Martin State Minnesota Date 4/5/02
 Approximate acres 6.7 Approximate scale 1" = 660'
 Cooperating with Martin Soil and Water Conservation District
 Plan identification NW 1/4 Sec 34 Lake Belt Photo number _____
 Assisted by Steven Maurice USDA Natural Resources Conservation Service

150.8
 NHHL
 PC/NW

125.5
 NHHL
 PC/NW

17.5
 NHHL
 PC/NW

Summary

Parcel ID 100340200
Property Address 152 100TH AVE
 CEYLON
Sec/Twp/Rng 34-101-032
Brief Tax Description Sect-34 Twp-101 Range-032 160.00 AC NW1/4 160 AC
 (Note: Not to be used on legal documents)
Deeded Acres 160.00
Class 101 - (HSTD) AGRICULTURAL ; 101 - (HSTD) AGRICULTURAL
District (1001) LAKE BELT T-451
School District 2752
Neighborhood 10 - LAKE BELT
Creation Date 07/07/1989



[Click to Enlarge](#)


Owner


Primary Owner
 Michael Prust
 152 100th Ave
 Ceylon, MN 56121

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILLABLE A1	0	0	0	0	118.000	AC
2	TILLABLE B1	0	0	0	0	20.000	AC
3	TILLABLE C1	0	0	0	0	10.000	AC
4	BUILDING SITE 1	0	0	0	0	1.000	AC
5	WASTE LAND	0	0	0	0	6.000	AC
6	ROAD	0	0	0	0	5.000	AC
Total						160.000	

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
ONE 1981 1 STORY	540	115	621	540	540	12,367
OTB 1898 1 3/4 BSMT	788	215	1,694	1,379	788	33,736
ONE 1982 1 STORY	120	115	138	120	120	2,748
DKA 1983 DECK AVG	232	20	46	0	0	915
ONE 1983 1 STORY	24	115	28	24	24	557
BFM 1981 BMT FIN MD	392	30	118	0	0	2,349
Total for Bldg 1	2,096		2,645	2,063	1,472	52,672

[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	20	480.000	SF
2	002500	RURAL OUTBUILDINGS	70	40	2,800.000	SF
3	002500	RURAL OUTBUILDINGS	32	16	512.000	SF
4	002600	OLDER POLE BARN	70	44	3,080.000	SF
5	001165	CONC	44	35	1,540.000	SF

6	002600	OLDER POLE BARN	56	28	1,568.000	SF
7	004205	SM DRYR BIN <15K BU	30	30	11,000.000	BU
8	004205	SM DRYR BIN <15K BU	24	24	5,000.000	BU
9	004201	SM BIN <15K BU	16	16	3,000.000	BU
10	004201	SM BIN <15K BU	16	16	3,000.000	BU
11	004201	SM BIN <15K BU	24	24	5,700.000	BU
12	004201	SM BIN <15K BU	24	24	7,000.000	BU
13	004201	SM BIN <15K BU	30	30	11,000.000	BU
14	002700	MODERN POLE BUILDING	60	60	3,600.000	SF

Valuation

	2015 Assessment	2014 Assessment	2013 Assessment	2012 Assessment
+ Estimated Building Value	\$80,800	\$81,000	\$82,200	\$85,800
+ Estimated Land Value	\$1,393,000	\$1,331,800	\$959,000	\$771,500
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$1,473,800	\$1,412,800	\$1,041,200	\$857,300

Taxation

	2014 Payable	2013 Payable	2012 Payable
Total Estimated Market Value	\$1,412,800	\$1,041,200	\$857,300
- Excluded Value	\$0	\$0	\$0
- Homestead Exclusion	(\$29,200)	(\$29,200)	(\$29,200)
= Taxable Market Value	\$1,383,600	\$1,012,000	\$828,100
Net Taxes Due	\$4,403.00	\$3,861.00	\$3,499.00
+ Special Assessments	\$53.00	\$53.00	\$71.00
= Total Taxes Due	\$4,456.00	\$3,914.00	\$3,570.00

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

Unpaid Taxes

No taxes are due at this time

Tax Payments

[Click here to pay property taxes](#)

You must have the Parcel ID and tax amounts to proceed to make a payment. If paying delinquent taxes, payment must be applied to the most recent delinquent year first. Note: Fees will apply for online payments

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
302528	10/29/2014	2014	\$0.00	\$0.00	\$0.00	(\$2,228.00)
282203	4/25/2014	2014	\$0.00	\$0.00	\$0.00	(\$2,228.00)
275855	11/1/2013	2013	\$0.00	\$0.00	\$0.00	(\$1,957.00)
255511	4/25/2013	2013	\$0.00	\$0.00	\$0.00	(\$1,957.00)
248899	10/26/2012	2012	\$0.00	\$0.00	\$0.00	(\$1,785.00)
229616	5/4/2012	2012	\$0.00	\$0.00	\$0.00	(\$1,785.00)
221694	10/28/2011	2011	\$0.00	\$0.00	\$0.00	(\$1,585.00)
201457	4/26/2011	2011	\$0.00	\$0.00	\$0.00	(\$1,585.00)
195674	11/5/2010	2010	\$0.00	\$0.00	\$0.00	(\$1,389.00)
176622	5/8/2010	2010	\$0.00	\$0.00	\$0.00	(\$1,389.00)
169158	11/6/2009	2009	\$0.00	\$0.00	\$0.00	(\$1,201.00)
151032	5/8/2009	2009	\$0.00	\$0.00	\$0.00	(\$1,201.00)

Tax Statements



2013 Tax Statement



2014 Tax Statement





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

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