

Evening Estate **FARMLAND AUCTION**

To settle the Roy Baumhoefner Estate, the following 226.88 +/- 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 Millitello Motors located on Hwy 15 or N State Street on:

THURSDAY, JUNE 25TH, 2015 @ 7 P.M.

LOCATION OF FARMS: Both farms are located on Blacktop Road 38, just 6 miles Northeast of Welcome, MN and 9 miles North-west of Fairmont, MN.

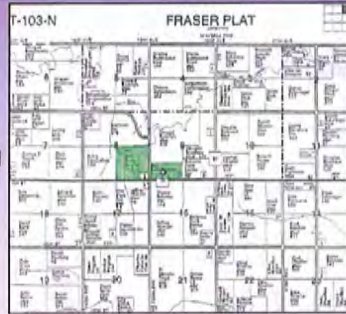
LEGAL DESCRIPTIONS: **PARCEL #1-A** Bare 74.21 acres +/- located in the S 1/2 of SW 1/4, excepting 5.79 acres in Section 9 of Fraser Township, Martin County, MN, T103N, R31W. **PARCEL #2-A** Bare 152.67 acres +/- located in the SE 1/4, excepting 7.33 acres in Section 8 of Fraser Township, Martin County, MN, T103N, R31W.



GENERAL INFORMATION—PARCEL #1: A choice parcel of bare farmland, that has approximately 70.21 acres tillable +/- . This land is level to gently rolling with excellent soil types with a 91.5 Crop Productivity Index according to governmental information. **PARCEL #2:** A choice parcel of bare farmland that has approximately 145.78 acres tillable according to FSA calculations. This land is a top producing farm with a good drainage outlet with County Ditch 3 that runs through the farm and also has county tile in the farm. This parcel has excellent soil types with a 90.2 Crop Productivity Index according to governmental information.

SELLERS NOR AUCTION STAFF NOT RESPONSIBLE FOR ACCIDENTS.

TERMS—20% down the evening of the auction, which will be made out to the Erickson, Zierke, Kuderer, & Madsen, P.A. Trust Account and cashed on Friday, June 26, 2015. Balance is due on or before July 27, 2015, 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. Seller has paid 2015 real estate taxes in full and any assessments of record will be paid the evening of auction due in 2015. Buyer will pay real estate taxes due in 2016 and thereafter. Any new assessments of record after the evening of the auction 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 bidding. The new buyer will have possession of farm once the 2015 crop is removed. The 2015 crop rent will be paid to the sellers. The farms will be offered as two parcels on our split parcel board system and will be sold by deeded acres. 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— Thursday, June 18th from 6 PM-8 PM or anytime by appointment with Dustyn Hartung 507-236-7629 or Kevin Kahler 507-920-8060. Pre-auction booklets containing soil and county maps, FSA information, air photos, and assessor information are available at our Fairmont office or online at www.landservicesunlimited.com.

AUCTIONEERS NOTE— We are very honored to have the opportunity to work for the Baumhoefner daughters, as this is a great opportunity to buy some excellent Martin County Farmland. The family has chosen the auction method to give friends, neighbors and investors all an equal opportunity to buy their farmland, which has been in their family for over 100 years! The property has had an excellent tenant for 32 years and for any investor buyer would make a good tenant as well.

ROY BAUMHOEFNER ESTATE

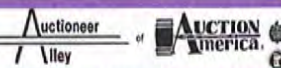
AUCTIONEERS AND SALES STAFF

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



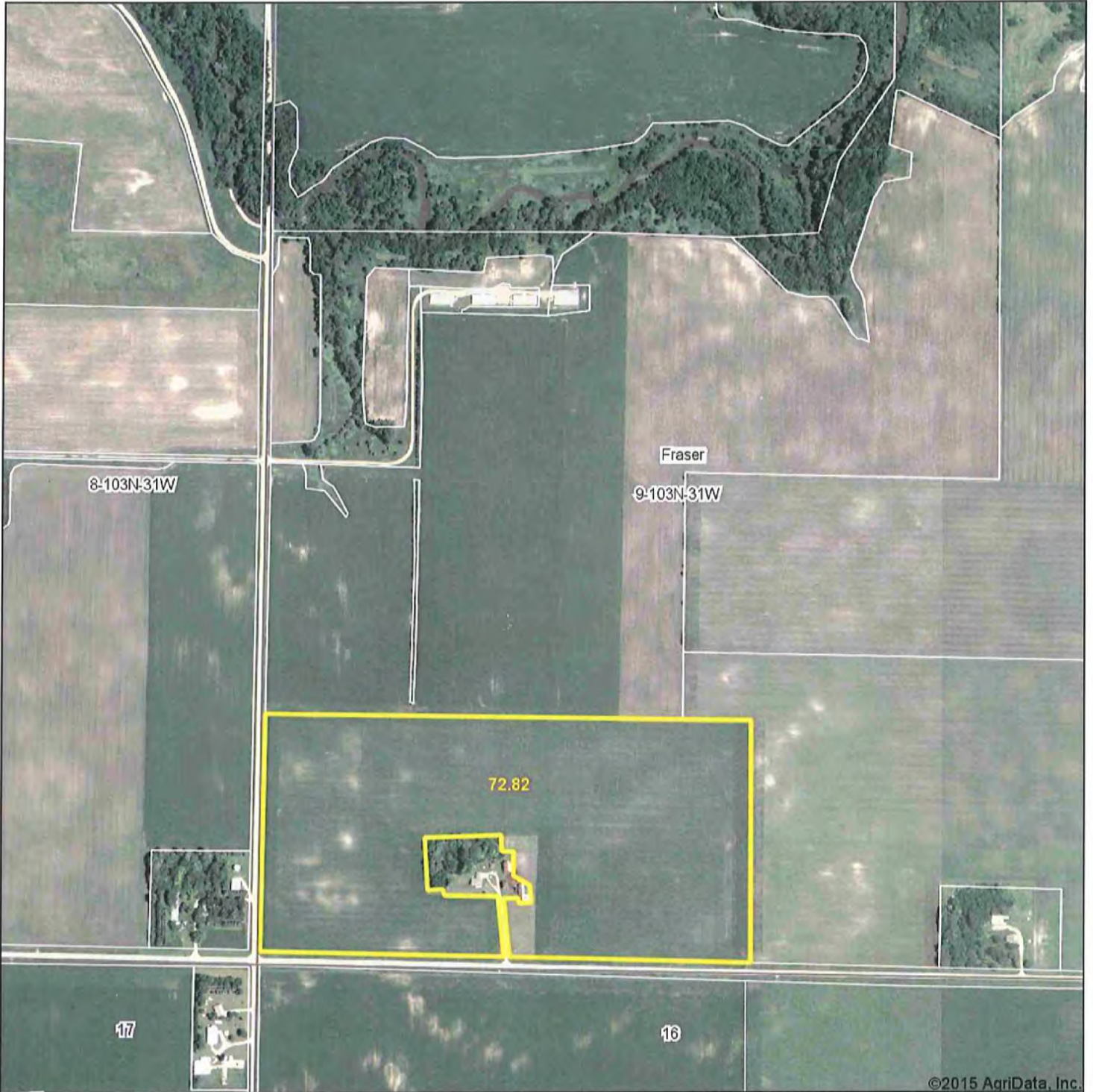
923 N STATE ST. FAIRMONT, MN—507-238-4318

DARIN G. HAUGEN, LEGAL COUNSEL
& CLOSING ATTORNEY FOR BAUM-
HOEFNER ESTATE

E Z ERICKSON, ZIERKE,
K M KUDERER & MADSEN, PA

www.landservicesunlimited.com

Aerial Map



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Maps Provided By:



9-103N-31W
Martin County
Minnesota

map center: 43° 44' 17.19, 94° 33' 59.12

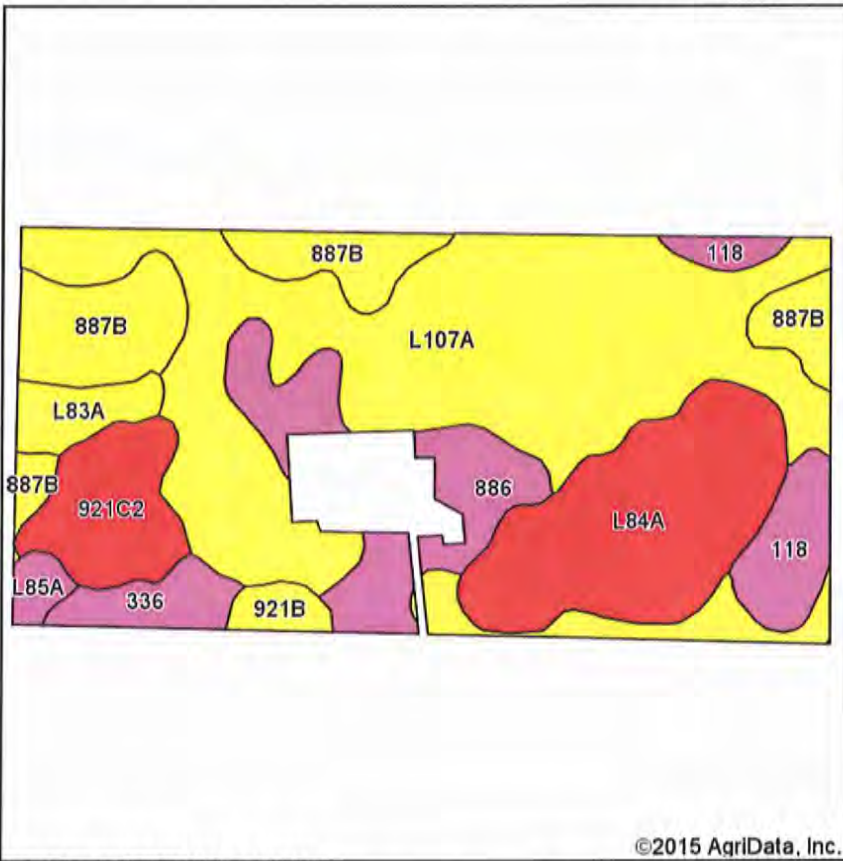
scale: 9534



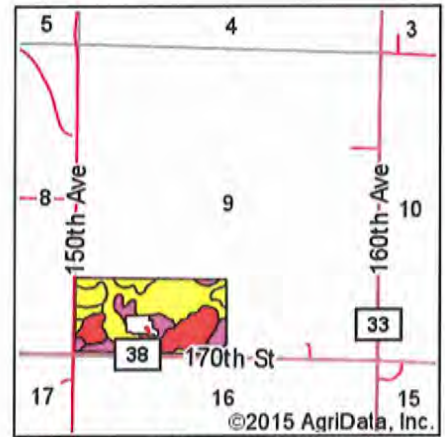
5/28/2015

Field borders provided by Farm Service Agency as of 5/21/2008.

Soil Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Martin**
 Location: **9-103N-31W**
 Township: **Fraser**
 Acres: **72.82**
 Date: **5/18/2015**



Maps Provided By:



Area Symbol: MN091, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat
L107A	Canisteo-Glencoe, depressional complex, 0 to 2 percent slopes	32.29	44.3%		IIw	91	5.3	4.1	191	84	55	
L84A	Glencoe clay loam, depressional, 0 to 1 percent slopes	11.69	16.1%		IIIw	86	4.6	3.6	181	81	52	
887B	Clarion-Swanlake loams, 2 to 6 percent slopes	8.49	11.7%		IIe	92			5	193	90	55
886	Nicollet-Crippin complex	6.53	9.0%		I	100			5.2	210	94	60
921C2	Clarion-Storden loams, 6 to 12 percent slopes, eroded	4.63	6.4%		IIIe	87			4.5	183	79	52
118	Crippin loam	3.51	4.8%		I	100			5	210	92	60
336	Delft loam	2.05	2.8%		IIw	94			4.7	197	91	56
L83A	Webster clay loam, 0 to 2 percent slopes	1.84	2.5%		IIw	93						
921B	Clarion-Storden loams, 2 to 6 percent slopes	1.00	1.4%		IIe	91			5	191	89	55
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.79	1.1%		Iw	98						
Weighted Average						91.5	3.1	4.2	185	82.4	53.1	14.7

Area Symbol: MN091, Soil Area Version: 11

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

2015 Program Year

Map Created May 03, 2015



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
- NAG = for GZ
- Canola = Spring for seed
- Sunflower = oil or non-oil for grain

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

Tract Cropland Total: 72.82 acres



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Minnesota

Martin

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 6759

Prepared: 5/27/15 3:14 PM

Crop Year: 2014

Page: 2 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.

Tract Number: 1585 Description: (6N) S2 SW4 (9)FRA

FAV/WR History

BIA Range Unit Number:

N

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
76.48	72.82	72.82	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	72.82	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	36.1		150	0.0
SOYBEANS	36.1		43	0.0
Total Base Acres:	72.2			

Owners: ROY BAUMHOEFNER

Other Producers: None

Summary

Parcel ID 070090100
Property Address
Sec/Twp/Rng 09-103-031
Brief Tax Description Sect-09 Twp-103 Range-031 74.21 AC S1/2 SW1/4 (EX 5.789AC)
 74.211 AC
 (Note: Not to be used on legal documents)
Deeded Acres 74.21
Class 101 - (NON-HSTD) AGRICULTURAL
District (703) FRASER TWP-2448
School District 2448
Neighborhood 7 - FRASER
Creation Date 07/07/1989



Owner

Primary Owner
 Roy H Baumhoefer
 % Gloria Roesner
 1260 S State St
 Fairmont, MN 56031

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILLABLE A1	0	0	0	0	44.390	AC
2	TILLABLE B1	0	0	0	0	24.790	AC
3	WASTE LAND	0	0	0	0	1.210	AC
4	ROAD	0	0	0	0	3.820	AC
Total						74.210	

Buildings

 This Buildings information is password protected.
 [Click here for information on obtaining a user account.](#)

Valuation

	2016 Assessment	2015 Assessment	2014 Assessment	2013 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$559,800	\$621,600	\$594,700	\$429,700
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$559,800	\$621,600	\$594,700	\$429,700

Taxation

	2015 Payable	2014 Payable	2013 Payable
Total Estimated Market Value	\$621,600	\$594,700	\$429,700
- Excluded Value	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0
= Taxable Market Value	\$621,600	\$594,700	\$429,700
Net Taxes Due	\$2,730.00	\$2,328.00	\$2,092.00
+ Special Assessments	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$2,730.00	\$2,328.00	\$2,092.00

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

Unpaid Taxes

2015 Payable

Unpaid Tax	\$6.00
+ Unpaid Spec Asmt	\$0.00
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$6.00

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
	314285	5/11/2015	2015	\$0.00	\$0.00	\$0.00	(\$2,724.00)
	285085	5/6/2014	2014	\$0.00	\$0.00	\$0.00	(\$2,328.00)
	258830	5/8/2013	2013	\$0.00	\$0.00	\$0.00	(\$2,092.00)
	226966	3/27/2012	2012	\$0.00	\$0.00	\$0.00	(\$1,890.00)
	199976	3/18/2011	2011	\$0.00	\$0.00	\$0.00	(\$1,664.00)
	173873	4/2/2010	2010	\$0.00	\$0.00	\$0.00	(\$1,516.00)

Tax Statements



2014 Tax Statement



2015 Tax Statement

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

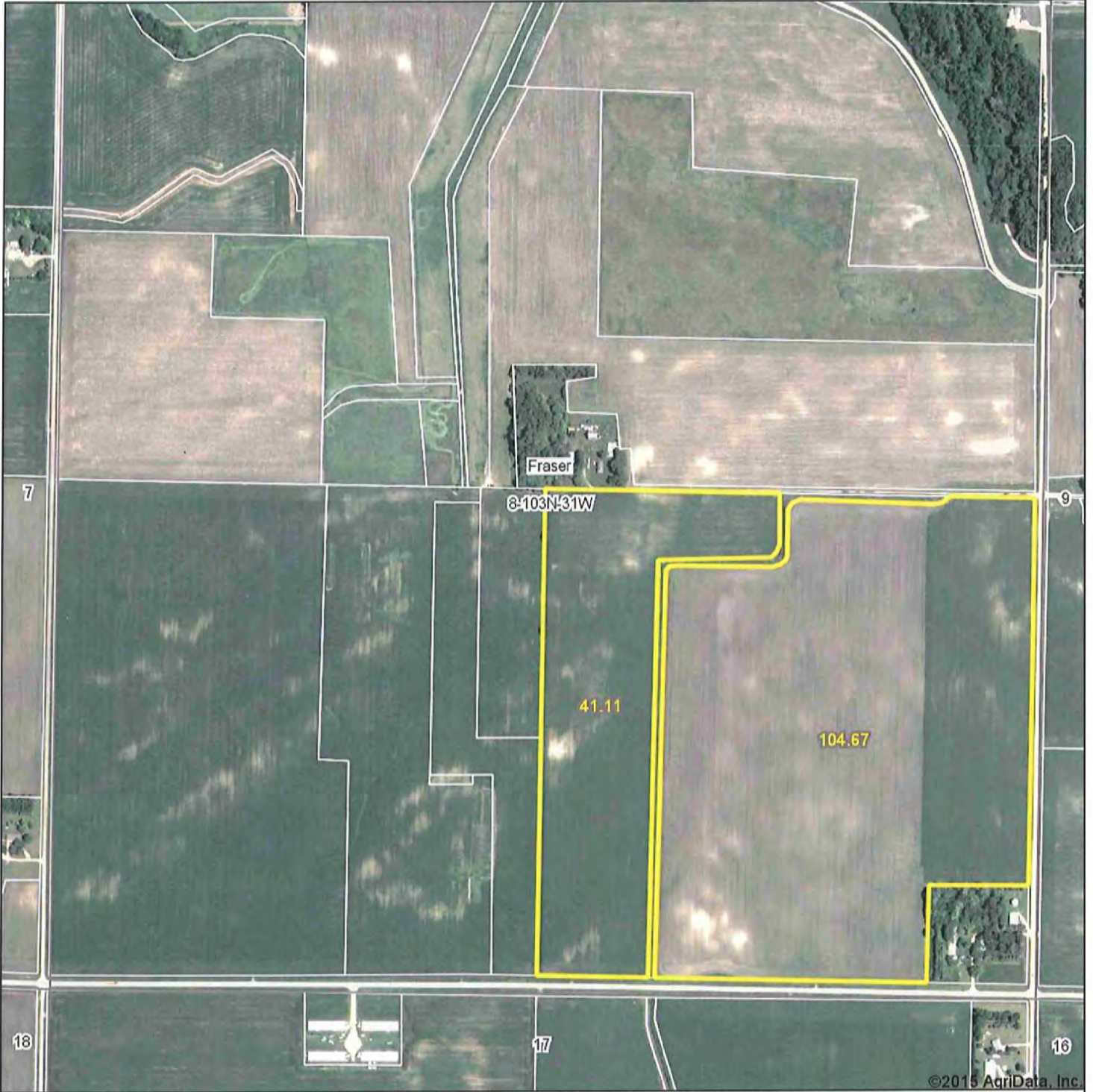
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Aerial Map



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Maps Provided By:



© AgriData, Inc. 2014

map center: 43° 44' 18.42, 94° 34' 55.89

scale: 9534

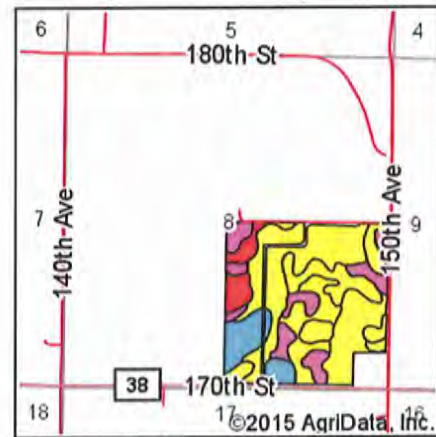
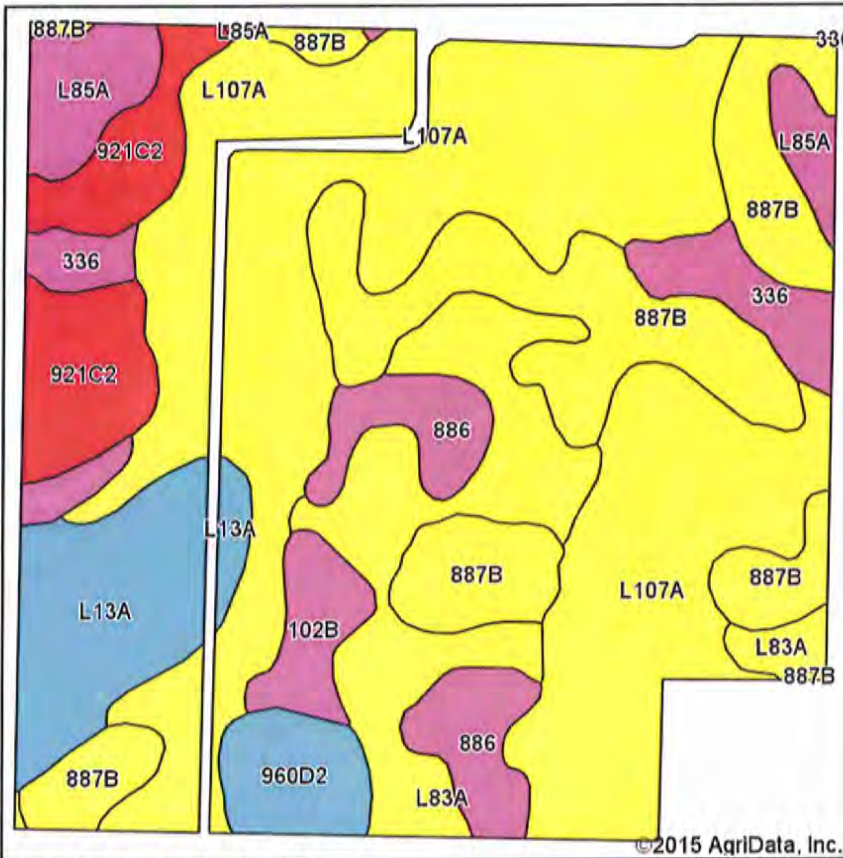


5/28/2015

8-103N-31W
Martin County
Minnesota

Field borders provided by Farm Service Agency as of 5/21/2008.

Soil Map



State: **Minnesota**
 County: **Martin**
 Location: **8-103N-31W**
 Township: **Fraser**
 Acres: **145.78**
 Date: **5/18/2015**



Maps Provided By:



Soils data provided by USDA and NRCS.

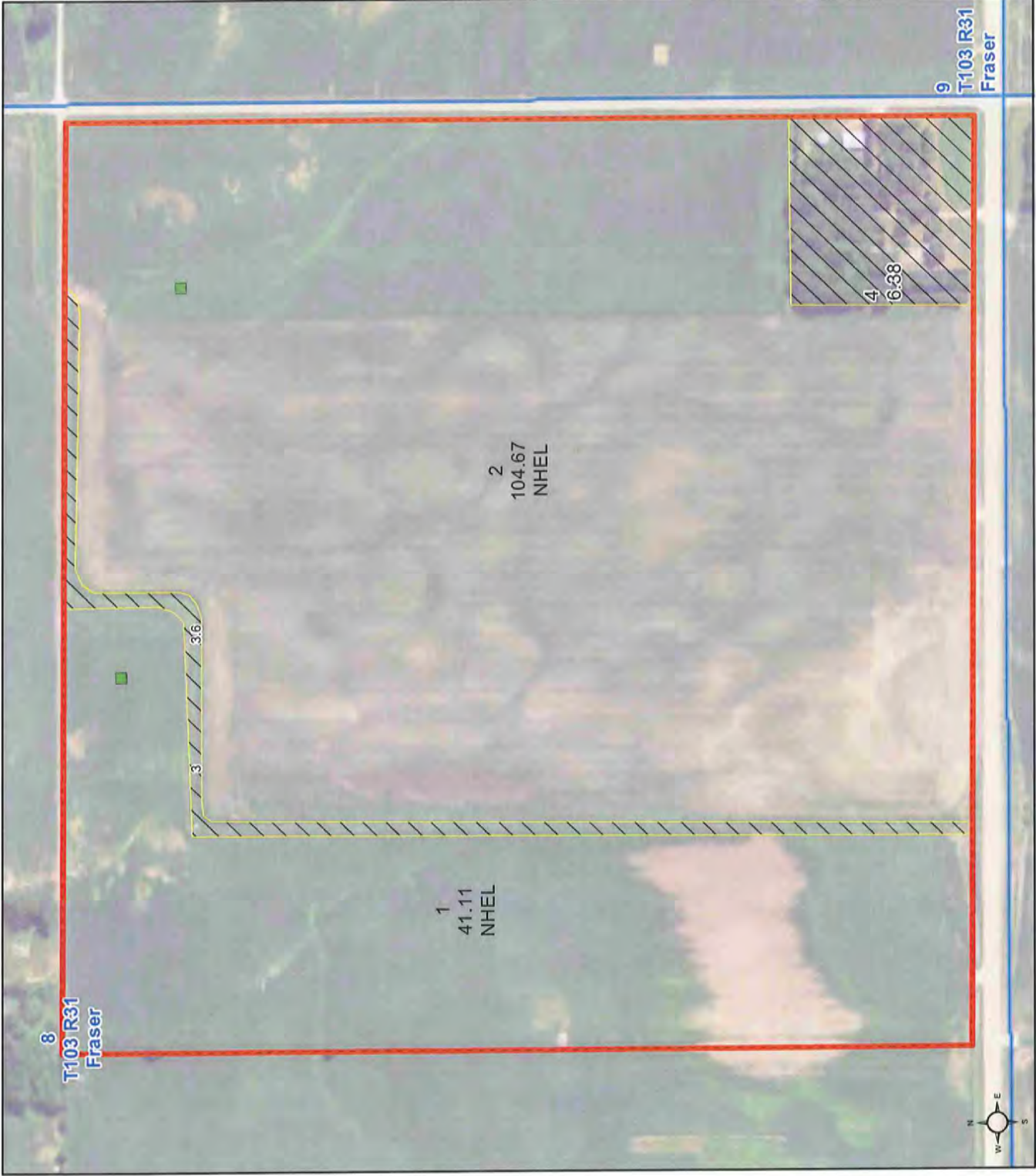
Area Symbol: MN091, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Brome-grass alfalfa	Brome-grass alfalfa hay	Corn	Oats	Soybeans	Spring wheat
L107A	Canisteo-Glencoe, depressional complex, 0 to 2 percent slopes	59.02	40.5%		IIw	91	5.3	4.1	191	84	55	
887B	Clarion-Swanlake loams, 2 to 6 percent slopes	26.02	17.8%		Ile	92		5	193	90	55	54
L83A	Webster clay loam, 0 to 2 percent slopes	15.52	10.6%		IIw	93						
L13A	Klossner muck, 0 to 1 percent slopes	10.57	7.3%		IIIw	76						
921C2	Clarion-Storden loams, 6 to 12 percent slopes, eroded	9.30	6.4%		IIle	87		4.5	183	79	52	48
886	Nicollet-Crippin complex	6.90	4.7%		I	100		5.2	210	94	60	5.2
336	Delft loam	5.87	4.0%		IIw	94		4.7	197	91	56	54
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.34	3.7%		Iw	98						
960D2	Storden-Clarion loams, 12 to 18 percent slopes, eroded	4.02	2.8%		IVe	66		3.6	139	55	40	33
102B	Clarion loam, 2 to 6 percent slopes	3.22	2.2%		Ile	94						
Weighted Average						90.2	2.1	3.4	145.2	64.7	41.6	16

Area Symbol: MN091, Soil Area Version: 11

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



2015 Program Year

Map Created May 03, 2015



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
- NAG = for GZ
- Canola = Spring for seed
- Sunflower = oil or non-oil for grain

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

Tract Cropland Total: 145.78 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 2013 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

U.S. Department of Agriculture

Prepared: 5/27/15 3:14 PM

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
 B00024 C 624 & 625 INTO 6759

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
232.24	218.6	218.6	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		FAV/WR History	
0.0	0.0	218.6	0.0	0.0	0.0		N	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	108.3		150	0.0
SOYBEANS	108.3		43	0.0
Total Base Acres:	216.6			

Tract Number: 1584 Description: (7E) SE4 (8)FRA FAV/WR History
 BIA Range Unit Number: N
 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
155.76	145.78	145.78	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	145.78	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	72.2		150	0.0
SOYBEANS	72.2		43	0.0
Total Base Acres:	144.4			

Owners: ROY BAUMHOEFNER

Other Producers: None

Summary

Parcel ID 070080100
Property Address
Sec/Twp/Rng 08-103-031
Brief Tax Description Sect-08 Twp-103 Range-031 152.67 AC SE 1/4 (EX 7.33 AC) 152.67 AC
 (Note: Not to be used on legal documents)
Deeded Acres 152.67
Class 101 - (NON-HSTD) AGRICULTURAL
District (703) FRASER TWP-2448
School District 2448
Neighborhood 7 - FRASER
Creation Date 07/07/1989



Owner

Primary Owner
 Roy H Baumhoefner
 % Gloria Roesner
 1260 S State St
 Fairmont, MN 56031

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILLABLE A1	0	0	0	0	90.670	AC
2	TILLABLE B1	0	0	0	0	40.000	AC
3	TILLABLE C1	0	0	0	0	10.000	AC
4	WASTE LAND	0	0	0	0	8.000	AC
5	ROAD	0	0	0	0	4.000	AC
Total						152.670	

Buildings

 This Buildings information is password protected.
 [Click here for information on obtaining a user account.](#)

Valuation

	2016 Assessment	2015 Assessment	2014 Assessment	2013 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$1,119,200	\$1,242,400	\$1,189,500	\$852,300
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$1,119,200	\$1,242,400	\$1,189,500	\$852,300

Taxation

	2015 Payable	2014 Payable	2013 Payable
Total Estimated Market Value	\$1,242,400	\$1,189,500	\$852,300
- Excluded Value	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0
= Taxable Market Value	\$1,242,400	\$1,189,500	\$852,300
Net Taxes Due	\$5,458.00	\$4,656.00	\$4,148.00
+ Special Assessments	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$5,458.00	\$4,656.00	\$4,148.00

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

Unpaid Taxes

	2015 Payable
Unpaid Tax	\$14.00
+ Unpaid Spec Asmt	\$0.00
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$14.00

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
314286	5/11/2015	2015	\$0.00	\$0.00	\$0.00	(\$5,444.00)
285081	5/6/2014	2014	\$0.00	\$0.00	\$0.00	(\$4,656.00)
258821	5/8/2013	2013	\$0.00	\$0.00	\$0.00	(\$4,148.00)
226968	3/27/2012	2012	\$0.00	\$0.00	\$0.00	(\$3,788.00)
199977	3/18/2011	2011	\$0.00	\$0.00	\$0.00	(\$3,314.00)
173876	4/2/2010	2010	\$0.00	\$0.00	\$0.00	(\$3,022.00)

Tax Statements



2014 Tax Statement



2015 Tax Statement

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

TERMS AND CONDITIONS

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