



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG-507-236-7629

ALLEN KAHLER-CAI-MN Broker #RA-415792

KEVIN & RYAN KAHLER, DOUG WEDEL, DAN PIKE & DAR HALL

PUBLIC LAND AUCTION

Gulsrud Living Trust

**129.50 Acres +/- Farmland & Pasture Land Located in
Odin Township, Watonwan County, MN.**

SALE CONDUCTED BY

Land Services Unlimited, Inc.

923 N. State Street, Suite 170, Fairmont, Minnesota 56031 • 507-238-4318

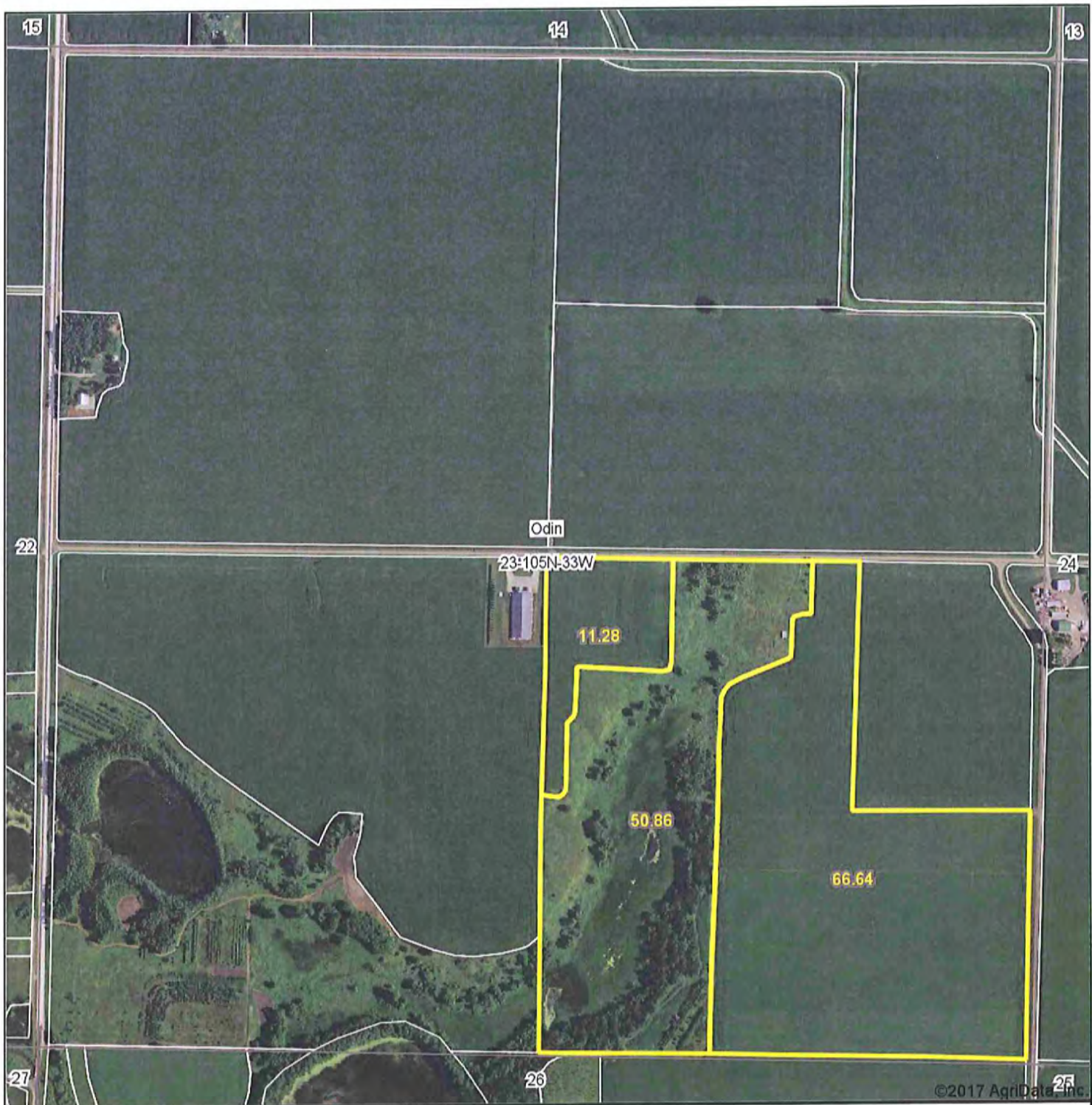
Email: auctioneeralley@gmail.com

Website: www.landservicesunlimited.com or www.auctioneeralley.com

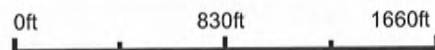
All information is believed to be correct, but is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided. Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicated are also not guaranteed.

Land Services Unlimited, LLC, their broker, agents and representatives represent the sellers in this transaction.

Aerial Map



map center: 43° 53' 4.59, -94° 46' 9.17



Maps Provided By:



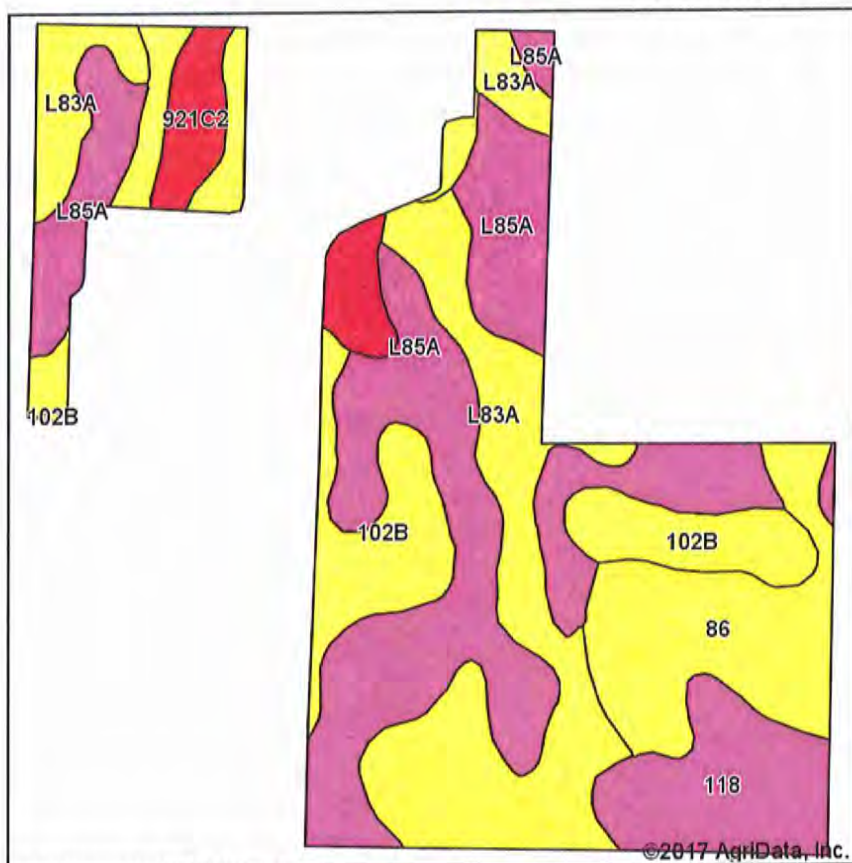
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23-105N-33W
Watonwan County
Minnesota

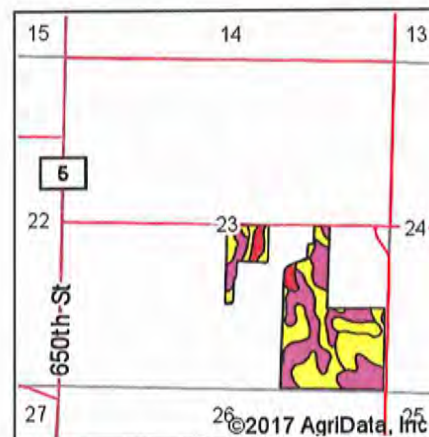


8/15/2017

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Watonwan**
 Location: **23-105N-33W**
 Township: **Odin**
 Acres: **77.92**
 Date: **8/15/2017**



Maps Provided By:



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Area Symbol: MN165, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L85A	Nicollet clay loam, 1 to 3 percent slopes	26.64	34.2%		Iw	99
L83A	Webster clay loam, 0 to 2 percent slopes	19.73	25.3%		IIw	93
102B	Clarion loam, 2 to 6 percent slopes	10.90	14.0%		Ile	95
86	Canisteo clay loam, 0 to 2 percent slopes	9.83	12.6%		IIw	93
118	Crippin loam, 1 to 3 percent slopes	6.82	8.8%		Ie	100
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	4.00	5.1%		IIIe	87
Weighted Average						95.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Summary

Parcel ID 080230200
 Property 65753 415TH ST
 Address BUTTERFIELD
 Sec/Twp/Rng 23-105-033
 Brief Sect-23 Twp-105 Range-033 129.50 AC W 100.00AC OF SE1/4; S 29.50AC OF E
 Tax Description 60.00AC OF SE1/4
 (Note: Not to be used on legal documents)
 Deeded Acres 129.50
 Class 101 - (NON-HSTD) AGRICULTURAL ; 111 - (NON-HSTD) TIMBERLANDS
 District (802) ODIN SD#0836
 School District 0836
 Creation Date 07/10/1989


Owners

Primary Taxpayer
 Gulsrud Living Trust
 C/O Eric P & Holly A Gulsrud
 1237 Crown Ridge Dr
 Prescott, AZ 86301

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	83.9	0	0	0	78.300	AC
2	MEADOW/PASTURE 2B	0	0	0	0	30.000	AC
3	WOODS 2B	0	0	0	0	8.500	AC
4	WASTE 2B	0	0	0	0	9.700	AC
5	ROADS 2A	0	0	0	0	3.000	AC
Total						129.500	

Extra Features

Seq	Code	Description	Dim 1	Dim 2	Units	UT
1	MACHSD	MACHINE SHED	20	36	720.000	SF

Valuation

	2017 Assessment	2016 Assessment	2015 Assessment	2014 Assessment
+ Estimated Building Value	\$2,000	\$2,000	\$2,000	\$1,900
+ Estimated Land Value	\$617,700	\$683,200	\$748,000	\$748,000
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$619,700	\$685,200	\$750,000	\$749,900

Taxation

	2017 Payable	2016 Payable	2015 Payable	2014 Payable
Total Estimated Market Value	\$685,200	\$750,000	\$749,900	\$750,300
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$685,200	\$750,000	\$749,900	\$750,300
Net Taxes Payable	\$4,094.00	\$4,096.00	\$3,936.00	\$3,650.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Payable	\$4,094.00	\$4,096.00	\$3,936.00	\$3,650.00

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
187960	5/15/2017	2017	\$0.00	\$0.00	\$0.00	(\$2,047.00)
180130	11/15/2016	2016	\$0.00	\$0.00	\$0.00	(\$2,048.00)
174188	5/16/2016	2016	\$0.00	\$0.00	\$0.00	(\$2,048.00)
165870	11/13/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,968.00)
160317	5/15/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,968.00)
152698	11/17/2014	2014	\$0.00	\$0.00	\$0.00	(\$1,825.00)
145557	5/15/2014	2014	\$0.00	\$0.00	\$0.00	(\$1,825.00)
139379	11/15/2013	2013	\$0.00	\$0.00	\$0.00	(\$1,676.00)
131977	5/15/2013	2013	\$0.00	\$0.00	\$0.00	(\$1,676.00)
124289	11/13/2012	2012	\$0.00	\$0.00	\$0.00	(\$1,555.00)
116485	5/14/2012	2012	\$0.00	\$0.00	\$0.00	(\$1,555.00)

Taxes Unpaid

Unpaid Tax	2017 Payable
+ Unpaid Spec Asmt	\$2,047.00
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$2,047.00

Tax Statements

[2016 Tax Statement](#)

[2017 Tax Statement](#)

Photos



No data available for the following modules: Buildings, Sales, Sketches.

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Schneider

Developed by
The Schneider
Corporation

Minnesota
Watonwan

U.S. Department of Agriculture
Farm Service Agency

FARM: 697

Prepared: 10/4/17 9:06 AM

Crop Year: 2017

Page: 1 of 1

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.

Operator Name Farm Identifier Recon Number

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
128.78	77.9	77.9	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod			
0.0	0.0	77.9	0.0	0.0	0.0			

ARC/PLC

ARC-IC NONE ARC-CO CORN , SOYBN PLC NONE PLC-Default NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	38.71		151	0.0
SOYBEANS	39.19		40	0.0
Total Base Acres:	77.9			

Tract Number: 266 Description: SE4 LESS E30A NE4 SE4 23-105-33 ODIN

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
128.78	77.9	77.9	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	77.9	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	38.71		151	0.0
SOYBEANS	39.19		40	0.0
Total Base Acres:	77.9			

Owners: ERIC P GULSRUD

Other Producers: None



- Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = 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

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

Tract Cropland Total: 77.90 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 2015 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.



HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address, Request Date: 5/6/2013, County: Watonwan, Agency or Person Requesting Determination: operator, Tract No: 266, FSA Farm No: 697

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination? Are there highly erodible soil map units on this farm?

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Table with columns: Field(s), HEL(Y/N), Sodbust (Y/N), Acres, Determination Date. Content: Refer to the Previous HEL determination available on file from your FSA office

The Highly Erodible Land determination was completed in the

Section II - Wetlands

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Table with columns: Field(s), Wetland Label, Occurrence Year, Acres, Determination Date, Certification Date. Rows: 1 (PC/NW, 11.3, 6/26/2013, 7/26/2013), 2 (PC/NW, 66.6, 6/26/2013, 7/26/2013)

The wetland determination was completed in the office It was Mail On: 6/26/2013

Remarks: This is a certified wetland determination for Tract 266 located in Odin Township Section 23. Fields 1 and 2 are Prior Converted and/or Non Wetland (PC/NW). Field 3 (noncropland) is not included in this certified determination.

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist: Betsy B. G. Norland, Date: 6/26/2013

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Customer: [REDACTED]
 Tract: 266
 Date: 6/26/2013
 Town&Sec: Odin 23

Certified Wetland Determination

Agency: NRCS
 Field Office: St. James
 District: Watonwan SWCD



	Missing Label		CWTE
	PC/NW		MIW
	W		MW
	FW		MWM
	FWP		NW
	AW		NW/NAD
	CME		PC
	CPD		TP
	CW		WX

USDA **NRCS**
 United States Department of Agriculture
 Natural Resources Conservation Service

1:9,000 1 inch = 750 feet
 0 500 1,000 Feet

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