



AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG-507-236-7629

ALLEN KAHLER-CAI-MN Broker #RA-415792

KEVIN & RYAN KAHLER, DOUG WEDEL & DAN PIKE

PUBLIC LAND AUCTION

Larson Brothers

63 Acres +/- Hunting & Recreational Land Located in
Fox Lake Township, Martin 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

63 Acres +/- in Fox Lake Twp, Martin Co., MN **HUNTING LAND AUCTION**

Thursday, January 18th, 2018 @ 10:00 AM

In case of very inclement weather—blizzard, please check our website at www.auctioneeralley.com for details.

SALE LOCATION: Auction will be held at the Knights of Columbus Hall-920 East 10th Street, Fairmont, MN. Watch for Auction Signs Day of Sale!



PROPERTY LOCATION: The subject property is located approx. 4 miles North of Welcome, MN on Highway 263.

PROPERTY LEGAL DESCRIPTION:

SUBJECT PROPERTY: 63 Acre Tract in the NE 1/4 & N 1/2 SE 1/4 Section 12 of Fox Lake Township, Martin County, Minnesota T103N, R32W.

SALE TERMS:

Property is being sold subject to the existing RIM & CREP program contract agreements. This land will be transferred to the new buyer subject to those agreements and the buyer agrees to be liable to comply with the terms of said RIM and CREP contracts and maintain the property in compliance with the terms of the agreements. 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 & make a 20% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before February 19, 2018, 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. Buyer will be responsible for 2018 real estate taxes and thereafter. Any new assessments of record after the signing of the purchase agreement 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 their purchase of it. Any statements made at the auction may take precedence over any printed information. This sale is subject to the sellers approval. Auctioneer Alley/Land Services Unlimited and Sales Staff represent the sellers in this transaction.

ADDITIONAL PROPERTY INFORMATION:

GO TO OUR WEBSITE AT WWW.LANDSERVICESUNLIMITED.COM OR
CALL DUSTYN HARTUNG 507-236-7629.



AUCTIONEERS NOTE:

We are honored to have the opportunity to work for the Larson Family as this is an excellent opportunity to buy some Hunting and/or Recreational Land. Please come prepared to purchase as the sellers have chosen the auction method to market this land. This information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. The auctioneers & sales staff are representing the sellers and auction is open to the public! We look forward to seeing everyone there! Respectfully, Dustyn Hartung & Sales Staff

OWNERS:

LARSON BROTHERS

AUCTIONEERS AND SALES STAFF

DUSTYN HARTUNG-507-236-7629 LIC #46-14

ALLEN KAHLER-GAI-MN Broker #RA-415792

KEVIN & RYAN KAHLER

DOUG WEDEL & DAN PIKE



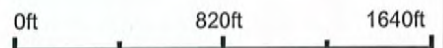
923 N State St, Suite 170 Fairmont, MN 56031-507-238-4318

www.landservicesunlimited.com

Aerial Map



map center: 43° 44' 22.35, -94° 37' 28.25



Maps Provided By:



© AgriData, Inc. 2017

www.AgriDataInc.com

12-103N-32W
Martin County
Minnesota



11/28/2017



Common Land Unit
 Cropland
 CRP

Tract Boundary
 PLSS

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

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

2017 Program Year

Farm 8150

T103 R32 S12
 Map Created May 10, 201

United States Department of Agriculture (USDA) Farm Service Agency (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 National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA 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 USDA Natural Resources Conservation Service (NRCS).

Abbreviated 156 Farm Record

Operator Name : ORVAL F LARSON
Farms Associated with Operator : 27-091-8150
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
57.90	57.90	57.90	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	57.90	0.00		0.00		0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
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NOTES

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Tract Number : 15016
Description : (6E) 57.9A CRP SE4 NE4 SEC 12/FOX
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : ORVAL F LARSON, RICHARD LARSON
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
57.90	57.90	57.90	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	57.90	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
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NOTES

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The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

Summary

Parcel ID 060120350
 Property Address
 Sec/Twp/Rng 12-103-032
 Brief Tax Description Sect-12 Twp-103 Range-032 63.00 AC 63AC TRACT IN NE1/4 & N1/2 SE 1/4 63.00 AC
 (Note: Not to be used on legal documents)
 Deeded Acres 63.00
 Class 101 - (NON-HSTD) AGRICULTURAL
 District (603) FOX LAKE T-2448
 School District 2448
 Neighborhood 6 - FOX LAKE
 Contact Appraiser: Angie DeBoer
 Creation Date 01/26/2004

Owner

Primary Taxpayer
 Orval & Joyce Larson
 521 4th St N
 St James, MN 56081

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CREP-PERPETUAL	0	0	0	0	63.000	AC
Total						63.000	

Sales

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price
Y	WD	U	11/13/2003	LARSON, ORVAL F & JOYCE E	LARSON, GLENN TRUST	\$20,670	\$20,670

+ There are other parcels involved in one or more of the above sales:

Valuation

	2018 Assessment	2017 Assessment	2016 Assessment	2015 Assessment
+ Estimated Land Value	\$75,600	\$75,600	\$75,600	\$75,600
+ Estimated Building Value	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$75,600	\$75,600	\$75,600	\$75,600

Taxation

	2017 Payable	2016 Payable	2015 Payable
Total Estimated Market Value	\$75,600	\$75,600	\$75,600
- Exempt Value	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0
= Taxable Market Value	\$75,600	\$75,600	\$75,600
Net Taxes Payable	\$424.00	\$382.00	\$338.00
+ Special Assessments	\$0.00	\$0.00	\$0.00
= Total Taxes Payable	\$424.00	\$382.00	\$338.00

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

Unpaid Taxes

No taxes are due at this time

Office of County Recorder
County of Martin, Minnesota
I hereby certify that the within
instrument was filed in this office
for recording on 08/01/2003 at 09:07AM
and was duly recorded as Document No.

2003R-367111

Kay Wrucke, Martin County Recorder
By Nancy Kunkel Deputy

REC FEE: \$20.00
PAGES: 5

CREP Easement (12/98)

EASEMENT I.D. # 46-36-01-01

**PERPETUAL RIM CONSERVATION EASEMENT
STATE OF MINNESOTA, BOARD OF WATER AND SOIL RESOURCES**

This conservation easement, hereinafter referred to as "Easement", is made this 23rd day of July 2003, between Richard K. Larson and Florine Larson, husband and wife; Dennis Andrew Larson, Successor Trustee of the Larson 1992 Trust dated 9/16/92; Orval F. Larson and Joyce Larson, husband and wife. hereinafter collectively referred to as "Grantors", and the State of Minnesota, by and through the Board of Water and Soil Resources, hereinafter referred to as the "State".

WITNESSETH

WHEREAS, the REINVEST IN MINNESOTA RESOURCES LAW (RIM) and the Minn. Stat. Sec. 103F.501 et. seq., along with Section 84.95, authorize the State to acquire conservation easements on eligible lands; AND

WHEREAS the State is authorized to establish conservation practices to protect soil and water quality and to enhance fish and wildlife habitat on conservation easements; AND

WHEREAS, the Grantors are the owners of eligible marginal lands, and/or drained wetlands and/or cropland adjacent to these lands, and desire to convey such lands as a perpetual RIM conservation easement to the State of Minnesota.

NOW, THEREFORE, the Grantors, for themselves, their heirs, successors and assigns, in consideration of the sum of _____ DOLLARS

(\$ _____), do hereby grant, convey and warrant to the State, its successors and assigns, forever, a perpetual easement in accordance with the terms and conditions as hereafter set forth in Minn. Stat. Sec. 103F.501 et. seq. and all rules adopted thereto, over and upon the following described land situated in the County of Martin State of Minnesota, to-wit:

THE LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED HEREIN.

The Easement covers only that portion of the parcel delineated as the "EASEMENT AREA" identified on Exhibit(s), which is attached hereto and incorporated herein. The easement area consists of a total of 63.0 acres, of which 0.0 acres are not monetarily compensated by the State but are subject to the terms of the Easement. The easement area is subject to all prior easements, roadways, and mineral rights of record including the 15-year CRP contract dated January 1, 2003. No rights are granted to the general public for access to or entry upon the lands described herein.

FURTHER, the Grantors represent and warrant that there are no hazardous substances pollutants or contaminants in or on the easement area, and that the Grantors, their heirs, successors or assigns shall not place any toxic or hazardous substances, pollutants or contaminants in or on the easement area.

FURTHER, the Grantors, their heirs, successors and assigns warrant the perpetual right to access and an ingress and egress route to the easement area from a public road to allow authorized agents of the State to enter upon the easement area for the purpose of inspection and enforcement of this Easement. Access route can utilize existing driveways, field roads, etc.

FURTHER, the Grantors, for themselves, their heirs, successors and assigns warrant that they:

1. Shall establish and maintain vegetative cover and structural practices in accordance with the Conservation Plan on file at the local Soil and Water Conservation District (SWCD) or at the State. Conservation Plan maintenance includes any necessary replanting of vegetative cover and repair of structures. Any amendment to the Conservation Plan shall be mutually agreed to by the landowner, the SWCD and the State.
2. Shall perpetually allow for the legal manipulation of existing drainage systems and other land alterations on the easement area that are associated with establishing and managing wetland practices identified in the Conservation Plan. Water levels will be managed and controlled only by the State or its agents, which may include the SWCD or Department of Natural Resources.

3. Shall not appropriate water from any existing or restored wetlands within the easement area unless obtaining the prior written consent of the State and all necessary governmental permits.
4. Shall not produce agricultural crops on the easement area, except as provided in the state approved Conservation Plan for wildlife management purposes. Interim land uses established prior to the recording of this Conservation Easement and in accordance with the Conservation Easement Agreement, may be continued without violating this Easement.
5. Shall not remove or harvest any trees on the easement area, except as provided in the state approved Conservation Plan for forest management and wildlife habitat improvement purposes.
6. Shall not graze livestock on the easement area. Interim grazing land use established in accordance with the agreement for Conservation Easement will not be a violation of this Easement.
7. Shall not place any materials, substances or objects, nor erect or construct any type of structure, temporary or permanent, on the easement area, except as provided in the Conservation Plan.
8. Shall be responsible for weed control by complying with noxious weed control laws and emergency control of pests necessary to protect the public health on the easement area.
9. Shall not alter wildlife habitat, natural features, the vegetative cover, or other conservation practices on the easement area as described in the Conservation Plan, without the prior written approval of the State.
10. Shall restore the easement area to the condition described in the Conservation Plan after any lawful repair or improvement necessary to maintain a public drainage system or public utility system.
11. Shall not use any wetlands restored under the RIM Reserve program to mitigate other wetland losses.
12. Shall notify the State in writing of the names and addresses of the new owners within 30 days after the conveyance of all or part of the title or interest in the land described herein.
13. Shall pay when due all taxes and assessments, if any, that may be levied against the easement area.
14. Shall undertake the protection and management of the easement area in accordance with the conditions set forth in this Easement.
15. Other provisions: The State expressly recognizes the federal CRP 15-year contract # 491 dated January 1, 2003 encumbering some or all of this RIM easement. To the extent that any inconsistencies exist between the CRP contract and the RIM easement, the later is subordinated to the former and the provisions in the CRP contract shall control over the RIM easement for the duration of the 15-year CRP contract.

FURTHER, this Easement shall be enforceable by the State as provided in Minn. Stat. Sec. 103F.515, Subd. 9, and/or by such other relief as may be authorized by law. Any ambiguities in this Easement shall be construed in a manner which best effectuates the purposes of protecting soil, improving water quality, and enhancing fish and wildlife habitat.

FURTHER, THE GRANTORS OF THIS CONSERVATION EASEMENT, FOR THEMSELVES, COVENANT that they shall not convert to agricultural crop production or pasture any other land, owned or leased as part of the same farm operation at the time of application, if said land supports natural vegetation or has not been used in agricultural crop production.

IN WITNESS WHEREOF, the Grantors have caused this Easement to be duly executed.

GRANTOR(S) SIGNATURE(S) AND ACKNOWLEDGMENT

See attached Exhibit "B" for additional grantor signatures and acknowledgments.

Richard K. Larson
Richard K. Larson

Florine Larson
Florine Larson

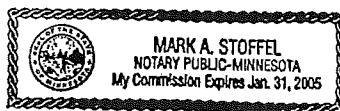
STATE OF MINNESOTA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 18 day of JULY, 2003

by Richard K. Larson and Florine Larson, husband and wife.
(Notary Stamp or Seal)

Notary Signature Mark A. Stoffel
Commission expires on 1-31-2005

Instrument Drafted By: Board of Water and Soil Resources
One West Water Street, Suite 200
St. Paul, Minnesota 55107



STATE OF MINNESOTA
BOARD OF WATER AND SOIL RESOURCES
CONSERVATION EASEMENT PROGRAM
Exhibit "B"

ADDITIONAL GRANTORS

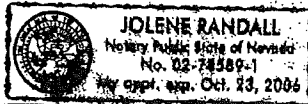
Dennis Andrew Larson
Dennis Andrew Larson, Successor
Trustee of the Larson 1992 Trust dated
9/16/92.

Orval F. Larson
Orval F. Larson

Joyce Larson
Joyce Larson

STATE OF Nevada)
COUNTY OF Clark) SS
The attached Board of Water and Soil Resources Conservation
Easement Program document was acknowledged before me this
23 Day of July, 20 03.
by Dennis Andrew Larson, Successor Trustee of the Larson 1992 Trust dated 9/16/92.

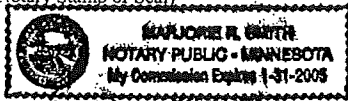
(Notary Stamp or Seal)



Notary Signature J. Randall
Commission expires on 10/23/06

STATE OF Minnesota)
COUNTY OF Watonwan) SS
The attached Board of Water and Soil Resources Conservation
Easement Program document was acknowledged before me this
18 Day of July, 20 03.
by Orval F. Larson and Joyce Larson, husband and wife.

(Notary Stamp or Seal)



Notary Signature Marjorie R. Smith
Commission expires on 1-31-2005

STATE OF _____)
COUNTY OF _____) SS
The attached Board of Water and Soil Resources Conservation
Easement Program document was acknowledged before me this
_____ Day of _____, 20 _____.
by _____

(Notary Stamp or Seal)

Notary Signature _____
Commission expires on _____

Easement Number 46-36-01-01

STATE OF MINNESOTA
BOARD OF WATER AND SOIL RESOURCES
CONSERVATION EASEMENT
LEGAL DESCRIPTION

That part of the NE1/4 and the N1/2 of the SE1/4, both in Section 12, T. 103 N., R. 32 W. shown as the "Easement Area" on Exhibit "A" attached to and made a part of this Conservation Easement, and described as follows:

Commencing at the Northeast Corner of said NE1/4;
thence southeast to the intersection of the south right-of-way line of 180th Street and the west right-of-way line of C.S.A.H. #27;
thence south 960 feet along the west right-of-way line of C.S.A.H. #27 to the point of beginning;
thence continuing south 1760 feet along the west right-of-way line of C.S.A.H. #27;
thence west 1800 feet on a line parallel to the north line of said N1/2 of the SE1/4;
thence north 140 feet, more or less, on a line parallel to the west line of said SE1/4 to its intersection with the south line of said NE1/4;
thence west 330 feet along the south line of said NE1/4;
thence northwest to a point 160 feet north of the south line of said NE1/4 and 420 feet east of the west line of said NE1/4;
thence east on a line parallel to the south line of said NE1/4 to a point 1080 feet east of the west line of said NE1/4;
thence north 1460 feet on a line parallel to the west line of said NE1/4;
thence east on a line parallel to the south line of said NE1/4 to the point of beginning.

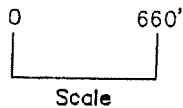
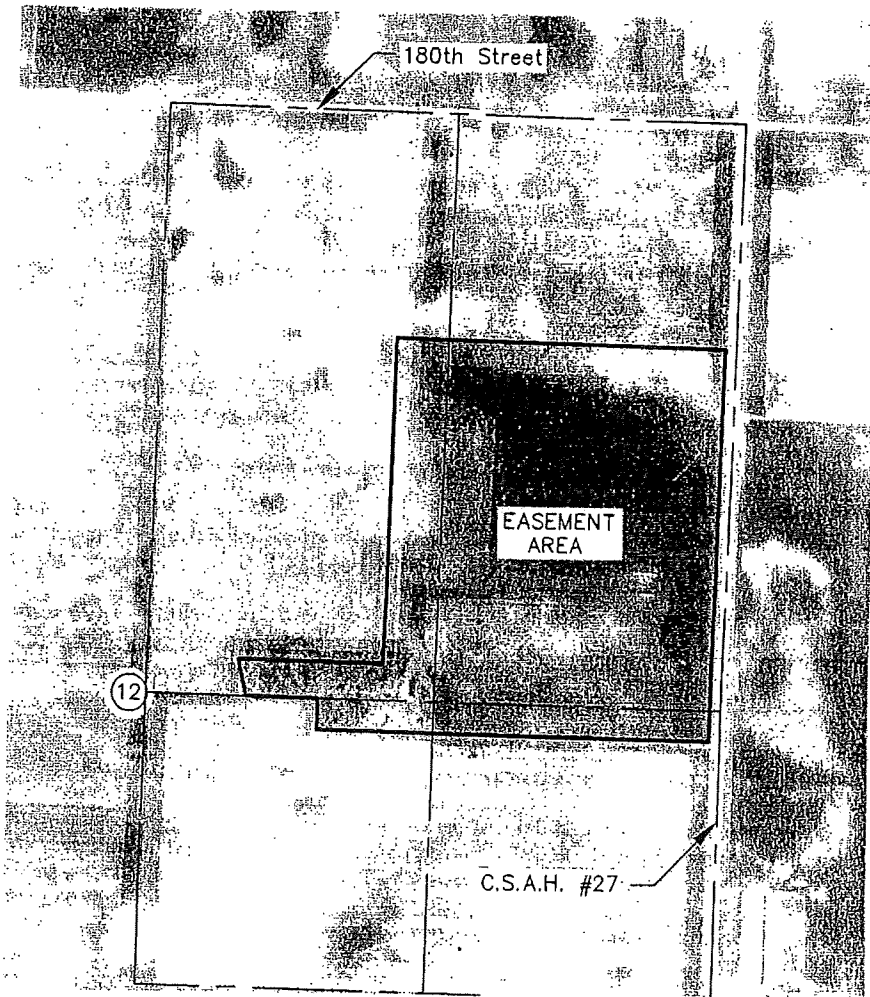
Easement I.D. No: 46-36-01-01

Map 1 of 1

STATE OF MINNESOTA
BOARD OF WATER AND SOIL RESOURCES
CONSERVATION EASEMENT
EXHIBIT 'A'

This map delineates the easement area(s) referred to in the attached easement conveyance.

Section 12 T. 103 N., R. 32 W., Martin County



RECORDED AS IS

Prepared By: _____

LEGEND

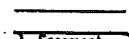
Board of Water and Soil Resources

Dated: _____

March 21, 2002



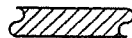
Center of Section



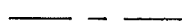
Boundary of Described Lands



Lands Included in Easement



Lands Not Included in Easement



Section/Quarter/Sixteenth Line

WALK-IN-ACCESS AGREEMENT

This Agreement is between the State of Minnesota, acting by and through the Commissioner of the Department of Natural Resources (hereinafter referred to as "State") and Orval Larson (As Represented by Orval Larson) (hereinafter referred to as "Landowner").

WITNESSETH:

WHEREAS, the State has the authority under Minnesota Statutes, section 97A.126, to enter into agreements with landowners to provide access to private hunting land; and

WHEREAS, Landowner is the fee owner of the private hunting land shown in the attached Exhibit A, (hereinafter referred to as the "WIA Site") which is made part of this Agreement; and

WHEREAS, the parties desire to enter into this Agreement;

NOW THEREFORE, in consideration of the promises and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. TERM:

This Agreement shall commence on July 1, 2015 and terminate on June 30, 2018, unless otherwise terminated under Paragraph 2.

2. TERMINATION:

This Agreement may be terminated by either party for any reason. This Agreement shall terminate five business days after the non-terminating party receives written notice of the terminating party's desire to terminate the Agreement.

This Agreement shall automatically terminate upon the closing of a sale of any part of the WIA Site. The Landowner shall provide the State with written notice within five days of any such sale.

3. LANDOWNER DUTIES:

The Landowner shall:

- A. Permit the public to access the WIA Site for hunting purposes, from one and one-half hour before sunrise to one and one-half hour after sunset, between September 1st and May 31st during the term of this Agreement.
- B. Maintain wildlife habitat conditions on the WIA Site at a level suitable to provide quality hunting opportunities by protecting habitat from tillage of any kind, mowing, grazing, burning, and other activities that significantly reduce habitat quality. The Landowner shall notify the State before conducting any management activities on the WIA Site that could disturb or degrade wildlife habitat.
- C. Permit non-motorized access to the WIA Site for public hunting. No motorized vehicles will be permitted except those under control of the Landowner and hunters with disabilities