

292.41 Acres +/- in Rutland Twp, Martin Co., MN

FARMLAND AUCTION

Tuesday, August 6th, 2019 @ 6:30 PM

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 on State Hwy 15 on the east side of Northrop, MN or 4 miles North of Fairmont, MN.

PROPERTY LEGAL DESCRIPTIONS:

PARCEL #1: E 1/2 NE 1/4 10-103-30 Containing 80 Acres +/-
 PARCEL #2: W 1/2 NE 1/4 10-103-30 (EX 5.84 AC) Containing 74.16 Acres +/-
 PARCEL #3: NW 1/4 10-103-30 (EX 19.98 AC) Containing 138.25 Acres +/-

SALE TERMS:

All bidders must register for a bidding number at the auction prior to bidding. The successful Buyer(s) 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 October 2, 2019 when clear title will be furnished. Properties will be offered as 3 parcels via our Multi-Parcel Board bidding system. 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 and all zoning, environmental, state, federal laws or any easements including road, drainage, utility, or other easements of record. The farmland is rented out for the 2019 crop year, the new Buyer(s) will have possession after the 2019 crop has been removed. Buyer(s) will be responsible for 2020 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 the Buyer's obligation. It is interested bidder's obligation to inspect the 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.

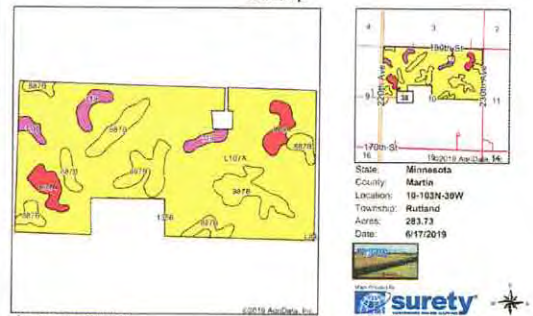
AUCTIONEERS NOTE:

We are honored to have the opportunity to work for the Hartmann Family as this is a great opportunity to buy some excellent tillable farmland. If you are considering the purchase of farmland to add to your investment portfolio, this is an auction you will want to attend! 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 the property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. Auctioneers & sales staff are representing the sellers. This auction is open to the public and we look forward to seeing everyone there! Respectfully, Dustyn Hartung and Sales Staff

ADDITIONAL PROPERTY INFORMATION:

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

Soils Map



www.landservicesunlimited.com

OWNERS:

Wilbert Hartmann Estate Trust

Luverna Hartmann Estate

AUCTIONEERS AND SALES STAFF

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

KEVIN KAHLER 507-920-8060

ALLEN, RYAN & CHRIS KAHLER, DOUG WEDEL & DAN PIKE



105 South State Street Fairmont, MN 56031-507-238-4318

ERICKSON, ZIERKE, KUDERER & MADSEN, PA

DARIN G. HAUGEN, LEGAL COUNSEL & CLOSING ATTORNEY



Real Estate and Appraisals
105 S State Street
Fairmont, MN 56031
Office: (507) 238-4318
Dustyn Hartung
Cell: (507) 236-7629

PROPERTY INFORMATION

DESCRIPTION: 292.41 Acres +/-, E 1/2 of the NE 1/4, W 1/2 of the NE 1/4 (Ex. 5.84 Acre Building Site) & the NW 1/4 (Ex. 19.98 Acres) Sec 10-103-30 Rutland Township Martin County, MN.
*Not to be used on legal documents.

TAX PARCEL ID #: 160100700, 160100600 & 160100100

BUILDINGS: None

REAL ESTATE TAXES: 2019 Non Homestead Taxes = \$16,166.00
*These taxes are NON AG HSTD

FSA INFORMATION:	Total Acres	= 292.41	+/- acres
	FSA Tillable Acres	= 283.73	+/- acres
	Corn Base Acres	= 141.89	+/- acres
	Corn PLC Yield	= 172	+/- bushels
	Soybean Base Acres	= 141.84	+/- acres
	Soybean PLC Yield	= 45	+/- bushels
	Total Base Acres	=283.73	

SOIL DESCRIPTION: Canisteo-Glencoe, Clarion-Swanlake Complex, Glencoe Clay Loam, Crippin Clay Crippin Loam
* See Soils Map

CPI: Crop Productivity Index = 91.2 *Excellent

TOPOGRAPHY: Level to Gently Rolling

DRAINAGE: Tile outlets JD 8. County Main, Private 18", Some private laterals *See Tile Maps

NRCS CLASSIFICATIONS

ON TILLABLE ACRES: NHEL – Non-Highly Erodible Land

WETLAND STATUS: PC/NW Certification Date 6-20-2013

LEASE STATUS: Farm is currently rented out for the 2019 crop year. New Buyer will have possession upon closing, subject to the rights of the current tenant pursuant to the 2019 farm lease.

Acresages - Commercial - Farm Land - Recreational

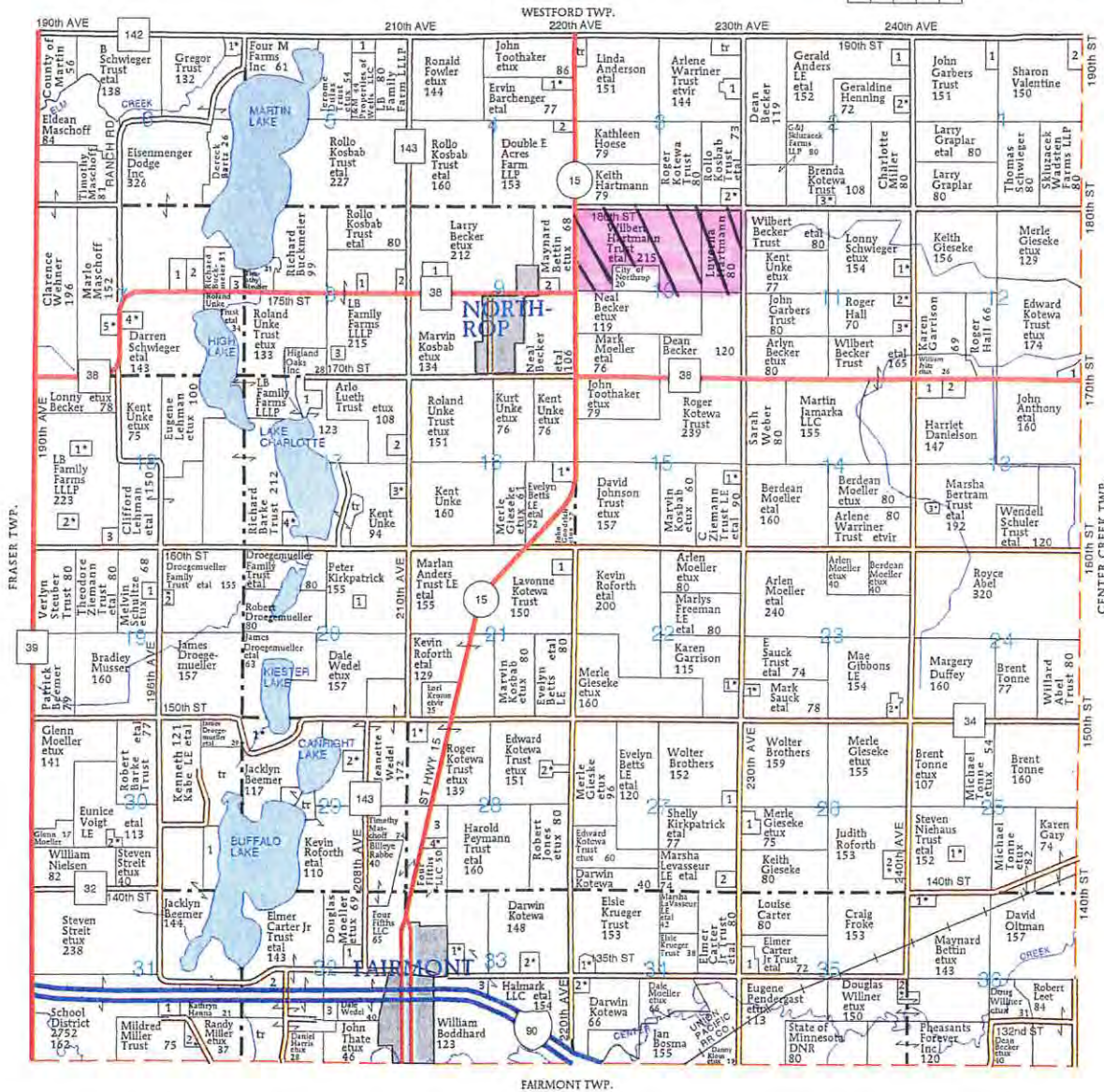
T-103-N

RUTLAND PLAT

(Landowners)



R-30-W



RUTLAND TOWNSHIP

- SECTION 1**
1. Kotewa, Jonathan 5
2. Colby, Eric 10
- SECTION 2**
1. Becker, Bradley 7
2. Sauck, Matthew etux 9
3. Luhmann, Gary etux 9
- SECTION 3**
1. Warriner, Lawrence 6
2. Hartmann, Aaron etal 7
- SECTION 4**
1. Freeman, Daniel etux 6
2. Davis, Jesse 5
- SECTION 5**
1. Fowler, Ronald 12
- SECTION 6**
1. Godfredsen, Walter etux 13
- SECTION 7**
1. Manco of Fairmont Inc 11

2. Saxton, Bart 8
3. Steuber, Timothy 7
4. Meyer, Joel etux 7
5. Meyer, Joshua etux 8
- SECTION 8**
1. L B Pork Inc 6
2. Sauck, Matthew etux 9
3. L B Pork Inc 9
- SECTION 9**
1. L B Pork Inc 13
2. Six Sons Properties LLC 5
- SECTION 11**
1. Lemon, Mark etux 6
2. Becker, Gene etux 5
3. Becker, Daniel etux 5
- SECTION 12**
1. Kotewa, Darwin 12
- SECTION 13**
1. Danielson, Harriet 7
2. Hall, Jeffrey 6
3. Warriner, Michael etal 8

- SECTION 15**
1. Garbers LE, John etal 10
- SECTION 16**
1. Nielsen, Gary etal 10
- SECTION 17**
1. L B Pork Inc 12
2. 4-M Farms Inc 11
3. Unke, Kent etux 13
4. Barke, Richard etux 8
- SECTION 18**
1. Thate, Dennis etux 7
2. Lau, Laurence etux 5
3. L B Pork Inc 5
- SECTION 19**
1. Wedel, Daniel 12
2. Droegemueller, Troy etux 5
- SECTION 20**
1. Seine, Terry 5
- SECTION 21**
1. Kotewa, Dallyn 9

- SECTION 22**
1. Moeller, Mark etux 5
- SECTION 23**
1. Sauck, Brian etux 8
2. McDonald, Kenneth etux 6
- SECTION 25**
1. Tonne, Brent etux 8
- SECTION 26**
1. Fraser Trust, Jocelyn 5
2. Becker, Benjamin etux 7
- SECTION 27**
1. Wolter Bros LLP 8
2. Hamsmith, Bruce 10
- SECTION 28**
1. Deling, Randy etux 9
2. Kotewa, Darold etux 9
3. Four Fifths LLC 14
4. Whitaker, Delmer etux 5

- SECTION 29**
1. Dobson, Charles etux 8
2. Wedel, Dale etux 11
- SECTION 30**
1. Beemer, Guy 14
2. Voight, Allan etux 6
- SECTION 31**
1. Fairview Memorial Park Cemetery Inc 12
2. Beckendorf, Carl etux 6
- SECTION 32**
1. Moeller, Douglas 11
2. Beemer, Jacklyn 6
3. Neuenschwander, Dennis 5
- SECTION 33**
1. Michalke, Steven etux 5
2. Kotewa Trust, Edward etux 10
3. LeDuc, Lynette 14

- SECTION 34**
1. Hansen, Douglas etal 7
2. Olson, David etux 6
- SECTION 35**
1. Kroon, Randy 8
2. Colby, Eldren etux 10
- SECTION 36**
1. Colby, Arvid etux 10

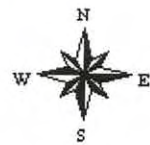
Aerial Map



Map Center: 43° 44' 18.59, -94° 25' 3.85

0ft 823ft 1647ft

10-103N-30W
Martin County
Minnesota



7/2/2019



Maps Provided By:



© AgriData, Inc. 2019 www.AgriDataInc.com

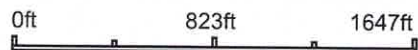
Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map

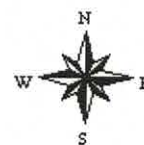


©2019 AgriData, Inc.

Map Center: 43° 44' 18.59, -94° 25' 3.85



10-103N-30W
Martin County
Minnesota



7/2/2019



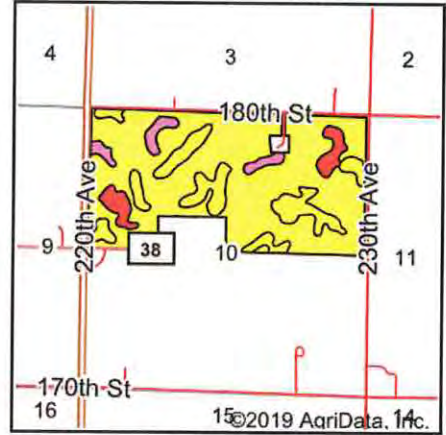
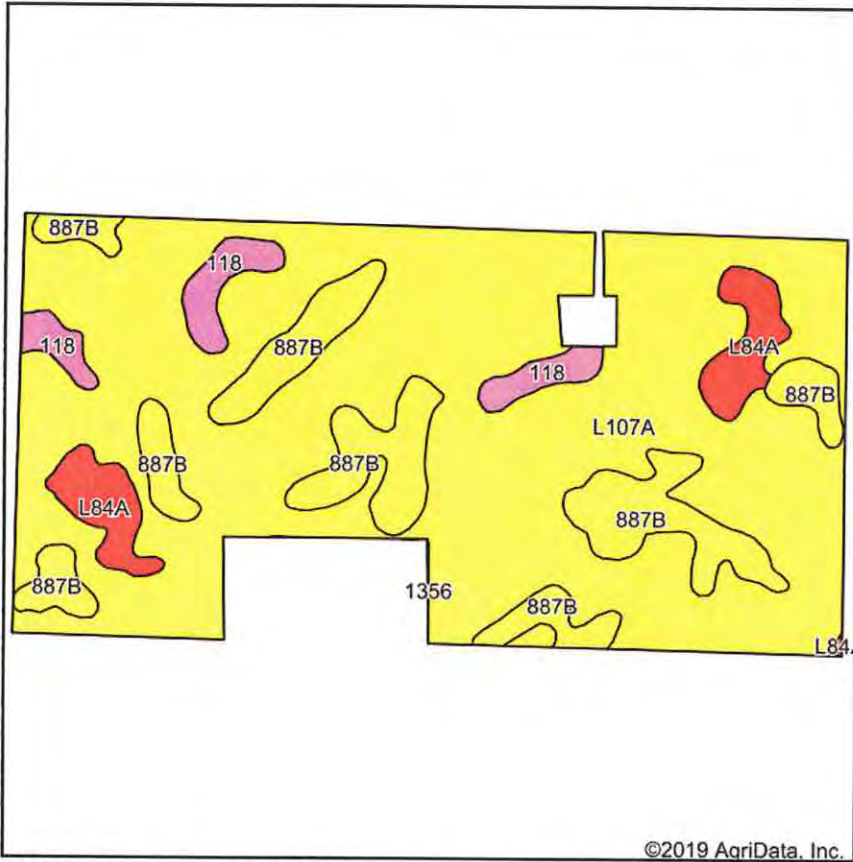
Maps Provided By:



© AgriData, Inc. 2019 www.AgrIDataInc.com

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

Soils Map



State: **Minnesota**
 County: **Martin**
 Location: **10-103N-30W**
 Township: **Rutland**
 Acres: **283.73**
 Date: **6/17/2019**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN091, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	214.28	75.5%		IIw	91	79
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	46.11	16.3%		IIe	92	82
L84A	Glencoe clay loam, 0 to 1 percent slopes	12.67	4.5%		IIIw	86	78
118	Crippin loam, 1 to 3 percent slopes	10.55	3.7%		Ie	100	84
1356	Water, miscellaneous	0.12	0.0%			0	0
Weighted Average						91.2	*n 79.6

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



United States Department of Agriculture

Martin County, Minnesota

Farm 1569

Tract 1615

2019 Program Year

Map Created November 13, 2018



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

Wetland Determination Identifiers

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

Tract Cropland Total: 283.73 acres

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. This map 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). This map displays the 2017 NAIP imagery.

Minnesota
Martin

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 1569
Prepared: 6/13/19 10:53 AM
Crop Year: 2018
Page: 1 of 1

Report ID: FSA-156EZ

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:

1455, 1488, 8859, 10973

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
306.05	283.73	283.73	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	283.73	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	141.89		172	0.0
SOYBEANS	141.84		45	0.0
Total Base Acres:	283.73			

Tract Number: 1615 Description (11E) N2 S10/RUT

BIA Range Unit Number:

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
306.05	283.73	283.73	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	283.73	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	141.89		172	0.0
SOYBEANS	141.84		45	0.0
Total Base Acres:	283.73			

Owners: HARTMANN, LUVERNA

Other Producers: None



United States Department of Agriculture

Natural Resources Conservation Service

NRCS-CPA-026E
9/2012

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name Address		Request Date: 4/10/2013	County: Martin
	MN		
Agency or Person Requesting Determination:	Operator	Tract No: 1615	FSA Farm No: 1569

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.

Field(s)	HEL(Y/N)	Sodbust (Y/N)	Acres	Determination Date
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.

Field(s)	Wetland Label	Occurrence Year	Acres	Determination Date	Certification Date
1	PC/NW		285.8	5/21/2013	6/20/2013

The wetland determination was completed in the Office It was Mail On: 5/21/2013

Remarks:	
----------	--

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.

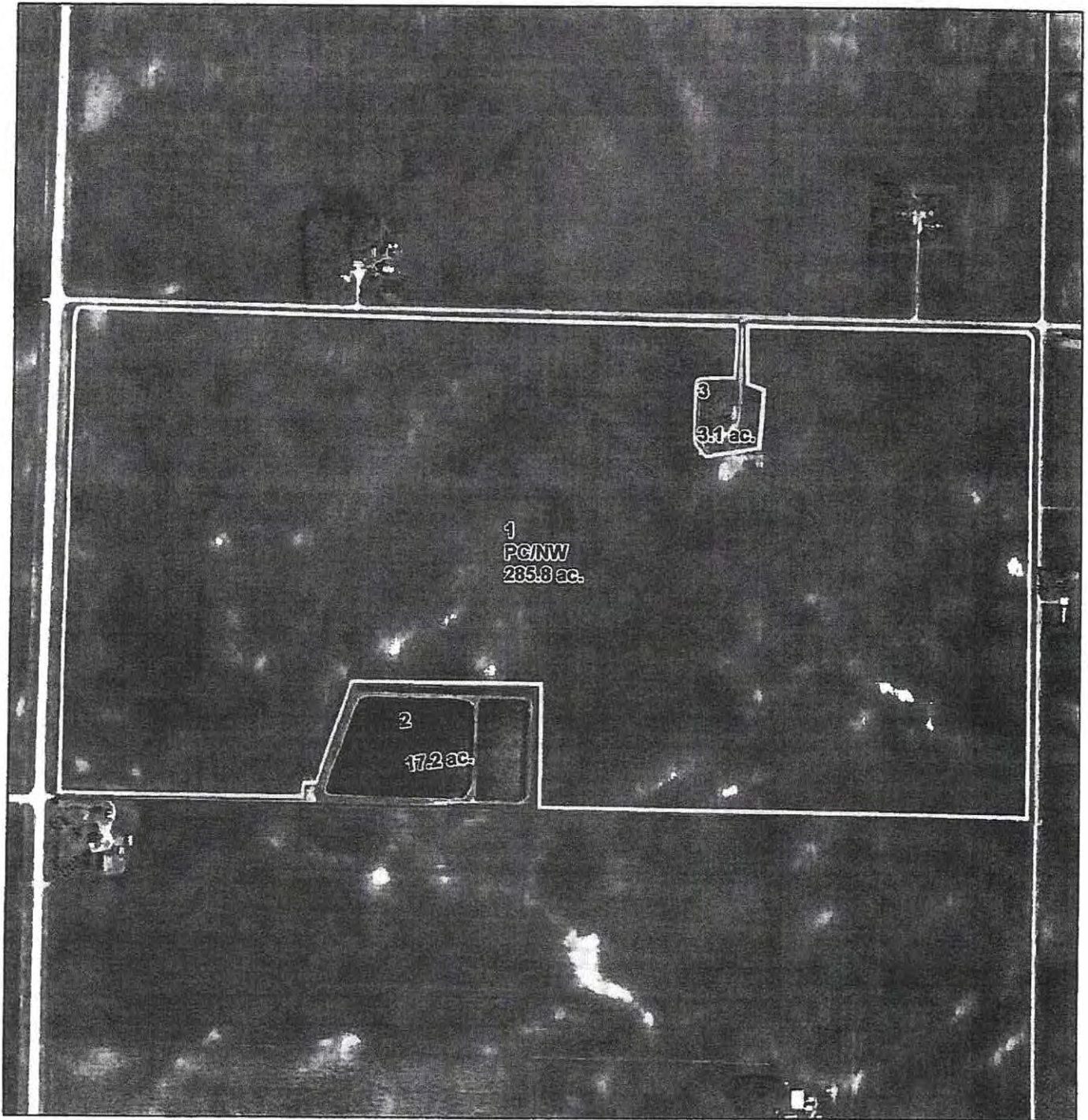
Signature Designated Conservationist	Date
<i>Joan Spence</i> Joan Spence	5/21/2013

The U.S. Department of Agriculture (USDA) prohibits discrimination in all of its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, political beliefs, genetic information, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Assistant Secretary for Civil Rights, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Stop 9410, Washington, DC 20250-9410, or call tollfree at (866) 632-9992 (English) or (800) 877-8339 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 845-6136 (Spanish Federal-relay). USDA is an equal opportunity provider and employer.

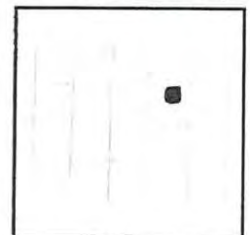
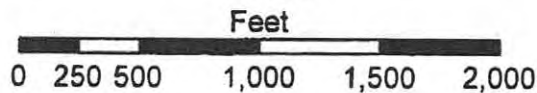
Customer:
 Tract: 1615 (Rutland 10)
 Date: 5/21/2013

Certified Wetland Determination

Agency: NRCS
 Field Office: Fairmont
 District: Martin SWCD



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



Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, NRCS cannot assume liability for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to function on a particular system. NRCS makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.


Beacon™ Martin County, MN
Summary

Parcel ID 160100700
 Property Address
 Sec/Twp/Rng 10-103-030
 Brief Tax Description Sect-10 Twp-103 Range-030 80.00 AC E1/2 NE1/4 80.00 AC
 (Note: Not to be used on legal documents)
 Deeded Acres 80.00
 Class 101 - (NON-HSTD) AGRICULTURAL
 District (1603) RUTLAND TWP-2536
 School District 2536
 Neighborhood 16 - RUTLAND
 Contact Appraiser: [Angie DeBoer](#)
 Creation Date 07/07/1989

Owner

Primary Taxpayer
 Luverna Hartmann
 2679 Albion Ave # 202
 Fairmont, MN 56031

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILL A1 86-100 CPI	0	0	0	0	77.000	AC
2	ROAD	0	0	0	0	3.000	AC
Total						80.000	

Valuation

	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment	2015 Assessment
+ Estimated Land Value	\$577,500	\$612,200	\$612,200	\$614,600	\$670,600
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$577,500	\$612,200	\$612,200	\$614,600	\$670,600

Taxation

	2019 Payable	2018 Payable	2017 Payable	2016 Payable
Estimated Market Value	\$612,200	\$612,200	\$614,600	\$670,600
- Exempt Value	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$612,200	\$612,200	\$614,600	\$670,600
Net Taxes Due	\$3,606.99	\$3,518.00	\$3,609.47	\$3,622.00
+ Special Assessments	\$419.01	\$0.00	\$46.53	\$0.00
= Total Taxes Due	\$4,026.00	\$3,518.00	\$3,656.00	\$3,622.00

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

Unpaid Taxes

	2019 Payable
Unpaid Tax	\$1,803.49
+ Unpaid Spec Asmt	\$209.51
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$2,013.00



Summary

Parcel ID 160100600
Property Address
Sec/Twp/Rng 10-103-030
Brief Tax Description Sect-10 Twp-103 Range-030 77.20 AC W1/2 NE1/4(EX 2.80AC) 77.20AC
(Note: Not to be used on legal documents)
Deeded Acres 77.20
Class 101 - (NON-HSTD) AGRICULTURAL
District (1603) RUTLAND TWP-2536
School District 2536
Neighborhood 16 - RUTLAND
Contact Appraiser: Angie DeBoer
Creation Date 07/07/1989

Owner

Primary Taxpayer
 Wilbert Hartmann Trust B Etal
 % D Schwieger & P Hartmann
 2679 Albion Ave Apt 202
 PO Box 190
 Fairmont, MN 56031
ETAL Owners
 Luverna Hartmann
 2679 Albion Ave # 202
 Fairmont, MN 56031

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILL A1 86-100 CPI	0	0	0	0	76.200	AC
2	ROAD	0	0	0	0	1.000	AC
Total						77.200	

Valuation

	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment	2015 Assessment
+ Estimated Land Value	\$571,500	\$605,800	\$605,800	\$624,800	\$682,000
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$571,500	\$605,800	\$605,800	\$624,800	\$682,000

Taxation

	2019 Payable	2018 Payable	2017 Payable	2016 Payable
Estimated Market Value	\$605,800	\$605,800	\$624,800	\$682,000
- Exempt Value	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$605,800	\$605,800	\$624,800	\$682,000
Net Taxes Due	\$3,568.91	\$3,482.00	\$3,668.79	\$3,684.00
+ Special Assessments	\$425.09	\$0.00	\$47.21	\$0.00
= Total Taxes Due	\$3,994.00	\$3,482.00	\$3,716.00	\$3,684.00

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

Unpaid Taxes

	2019 Payable
Unpaid Tax	\$1,784.45
+ Unpaid Spec Asmt	\$212.55
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$1,997.00


Beacon™ Martin County, MN

Summary

Parcel ID 160100100
Property Address
Sec/Twp/Rng 10-103-030
Brief Tax Description Sect-10 Twp-103 Range-030 138.25 AC NW1/4 (WITH EXCEPT) 138.25 AC
(Note: Not to be used on legal documents)
Deeded Acres 138.25
Class 101 - (NON-HSTD) AGRICULTURAL
District (1601) RUTLAND TWP-454
School District 2752
Neighborhood 16 - RUTLAND
Contact Appraiser: [Angie DeBoer](#)
Creation Date 07/07/1989

Owner

Primary Taxpayer
[Wilbert Hartmann Trust B Etal](#)
 % D Schwieger & P Hartmann
 2679 Albion Ave Apt 202
 PO Box 190
 Fairmont, MN 56031
ETAL Owners
 Luverna Hartmann
 2679 Albion Ave # 202
 Fairmont, MN 56031

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILL A1 86-100 CPI	0	0	0	0	135.350	AC
2	ROAD	0	0	0	0	2.900	AC
Total						138.250	

Valuation

	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment	2015 Assessment
+ Estimated Land Value	\$1,015,100	\$1,076,000	\$1,076,000	\$1,100,900	\$1,201,500
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$1,015,100	\$1,076,000	\$1,076,000	\$1,100,900	\$1,201,500

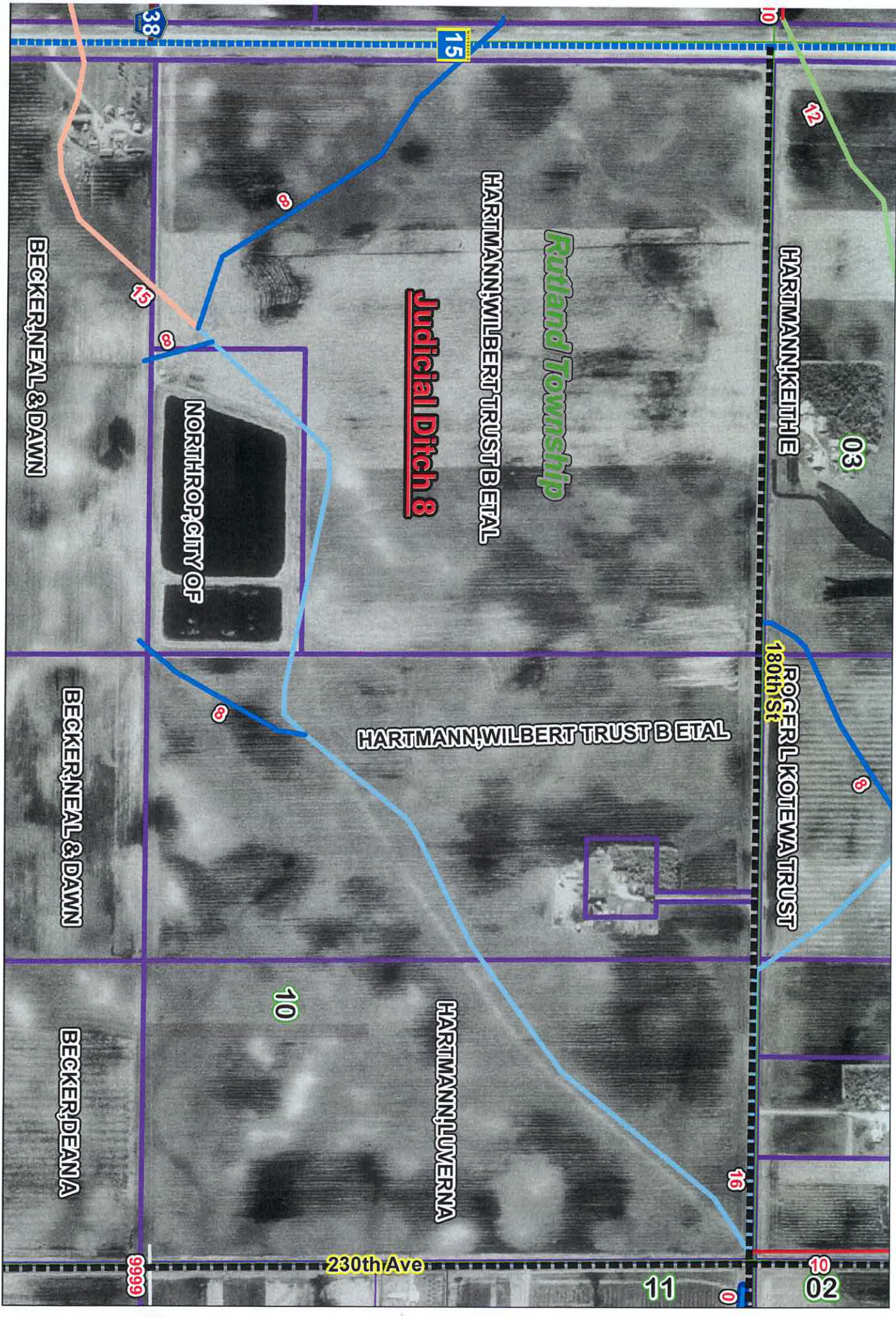
Taxation

	2019 Payable	2018 Payable	2017 Payable	2016 Payable
Estimated Market Value	\$1,076,000	\$1,076,000	\$1,100,900	\$1,201,500
- Exempt Value	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$1,076,000	\$1,076,000	\$1,100,900	\$1,201,500
Net Taxes Due	\$7,514.52	\$7,484.00	\$8,287.86	\$8,556.00
+ Special Assessments	\$631.48	\$0.00	\$70.14	\$0.00
= Total Taxes Due	\$8,146.00	\$7,484.00	\$8,358.00	\$8,556.00

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

Unpaid Taxes

	2019 Payable
Unpaid Tax	\$3,757.26
+ Unpaid Spec Asmt	\$315.74
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$4,073.00



Rutland Township

HARTMANN, WILBERT TRUST B ETAL

Judicial Ditch 8

HARTMANN, WILBERT TRUST B ETAL

HARTMANN, LUVERNA

HARTMANN, KEITH E

ROGER L KOTIEMA TRUST
180th St

NORTHROP CITY OF

BECKER, NEAL & DAWN

BECKER, NEAL & DAWN

BECKER, DEANA

230th Ave

9999

10 02

11 0

10

03

42

10

15

38

8

16

8

15

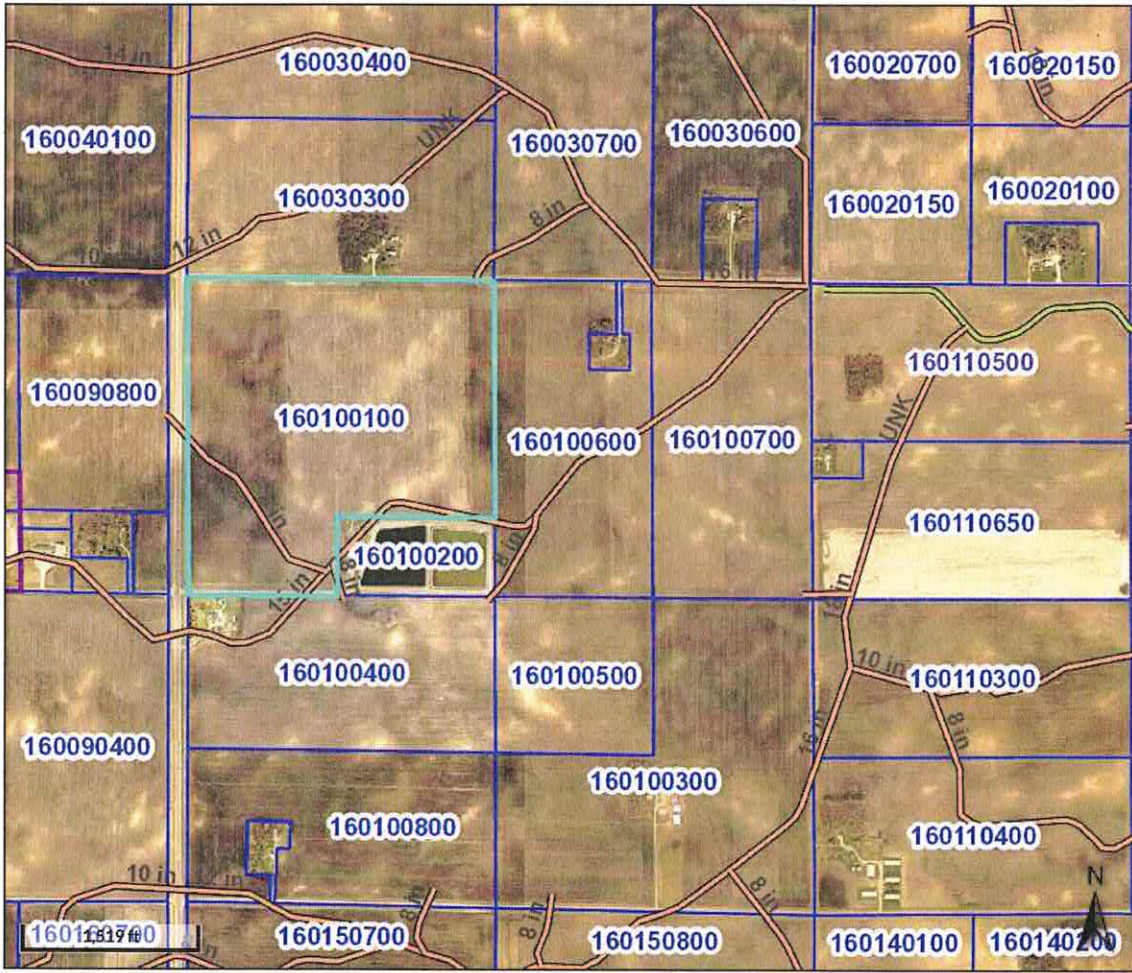
8

8

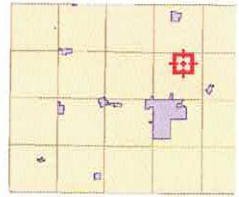
0

16

9999



Overview



Legend

-  Parcels
-  Corporate Limits
- Legal Drains
-  <all other values>
-  Open
-  Tile

Parcel ID	160100100	Alternate ID	n/a	Owner Address	HARTMANN,WILBERT TRUST B ETAL
Sec/Twp/Rng	10-103-030	Class	101 - AGRICULTURAL		% D SCHWIEGER & P HARTMANN
Property Address		Acreage	138.25		2679 ALBION AVE APT 202
					PO BOX 190
					FAIRMONT, MN 56031
				Note	n/a
District	RUTLAND TWP-454				
Brief Tax Description	Sect-10 Twp-103 Range-030 138.25 AC NW1/4 (WITH EXCEPT) 138.25 AC				
	(Note: Not to be used on legal documents)				

Date created: 6/17/2019
 Last Data Uploaded: 6/17/2019 1:51:15 AM

Developed by  Schneider
 GEOSPATIAL



Office of County Recorder
County of Martin, Minnesota
I hereby certify that the within
instrument was filed in this office
for recording on 10/23/2013 12:38 PM
and was duly recorded as Document No.
2013R-419310
Kay Wrucke, Martin County Recorder

REC FEE: 46.00
PAGES: 7

DRAINAGE AGREEMENT

THIS AGREEMENT, made and entered into this 21 day of July, 2013, by and between Larry Becker and Linda Becker, husband and wife, hereinafter referred to as "Larry", Double E Acres Farm, LLP, a Minnesota Limited Liability Partnership, hereinafter referred to as "Double E"; Keith E. Hartmann and Kathleen A. Hoese, as co-trustees of The Elmer A. Hartmann Irrevocable Trust dated October 15, 1998, hereinafter referred to as "Elmer"; Maynard Bettin and Margaret Bettin, husband and wife, hereinafter referred to as "Maynard"; Luverna Hartmann, a single person, and Phillip Hartmann as Trustee of Trust B established under Last Will and Testament dated August 28, 2001 and Codicil dated April 9, 2004 of Wilbert Hartmann, hereinafter referred to as "Luverna", Keith E. Hartmann and Mary J. Hartmann, husband and wife, hereinafter referred to as "Keith",

WITNESSETH:

WHEREAS, the parties are owners of the following described properties in Martin County, Minnesota of the following described real estate on attached Exhibit A; and

WHEREAS, Larry desires to construct a new tile main with a diameter varying from 15 inches to 18 inches, and commencing in the Larry property and running in an easterly direction, proceeding through the Maynard, Double E, Elmer, Luverna, and Keith properties and emptying into the existing open Judicial Ditch No. 8. A copy of the proposed tile map is attached as


Exhibit B.

WHEREAS, the parties hereto desire to enter into an Agreement with reference to this tile line,

NOW THEREFORE, in accordance with the conditions and agreement hereinafter contained, it is hereby agreed between the parties as follows:

1. Becker shall construct the new tile main entirely at his expense.
2. Maynard, Double E, Elmer, Keith, and Luverna grant to Larry a perpetual easement to construct the new tile main through their respective properties to drain into the existing open ditch outlet of Judicial Ditch No. 8.
3. Maynard, Double E, Elmer, Keith, and Luverna grant to Larry a perpetual easement to allow Larry to repair the new tile main, which easement shall allow entry onto their respective properties for repairs. In the matter of repairs, should Larry cause any damage to the respective parties' growing crop, then the respective party shall be reimbursed by Larry for the damage and if the parties cannot agree upon the damage, then the person suffering the crop damage shall select one appraiser and the other party shall select one appraiser and the two appraisers shall select a third appraiser, and these three shall determine the fair market value of the damage, which shall be binding.
4. Maynard, Double E, Elmer, Keith, and Luverna will be allowed to drain their lands described herein into the new tile main. Each party shall, at their own expense, put in their own branch tiles, and each party shall be responsible for each of their own branch tile repairs and upkeep.
5. Any damages from the new tile main caused solely through the fault or negligence of any party shall be paid for by the party causing such damage and the other parties shall be held harmless by the party causing such damage.
6. This Agreement is to run with the land as indicated herein, and is to be binding upon the owners of the land, as those owners might exist from time to time and is to benefit the owners of the various parcels of land as those owners may exist from time to time.

IN WITNESS WHEREOF we have hereunto set our hands the day and year first above written.


Larry Becker


Linda Becker

Double E Acres Farm LLP (MN)
Donald Vogt
By: Donald Vogt

The Elmer A. Hartmann Irrevocable Trust dated October 15, 1998

Keith E. Hartmann
By: Keith E. Hartmann

Kathleen A. Hoese
By: Kathleen A. Hoese

Maynard Bettin
Maynard Bettin

Margaret Bettin
Margaret Bettin

Luverna Hartmann
Luverna Hartmann

Trust B, established under Last Will and Testament dated August 28, 2001 and Codicil dated April 9, 2004 of Wilbert Hartmann

Phillip Hartmann
Phillip Hartmann, Trustee

Keith E. Hartmann
Keith E. Hartmann

Mary J. Hartmann
Mary J. Hartmann

STATE OF MINNESOTA)
)ss
COUNTY OF MARTIN)

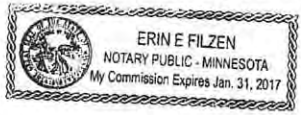
On this 30 day of August, 2013, before me, a notary public within and for said County, personally appeared Larry Becker and Linda Becker, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.



Starla Dawn Chubaty
Notary Public

STATE OF MINNESOTA)
)ss
COUNTY OF MARTIN)

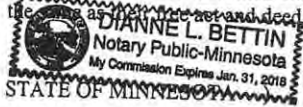
On this 7th day of September, 2013, before me, a notary public within and for said County, personally appeared Donald Vogt of Double E Acres Farm, LLP, a Minnesota Limited Liability Partnership, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.



Erin E Filzen
Notary Public

STATE OF MINNESOTA)
)ss
COUNTY OF MARTIN)

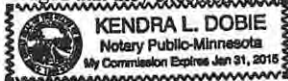
On this 16 day of October, 2013, before me, a notary public within and for said County, personally appeared Keith E. Hartmann and Kathleen A. Hoese, as co-trustees of the Elmer A. Hartmann Irrevocable Trust dated October 15, 1998, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed



Dianne L. Bettin
Notary Public

STATE OF MINNESOTA)
)ss
COUNTY OF MARTIN)

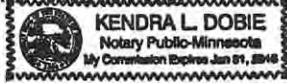
On this 17th day of September, 2013, before me, a notary public within and for said County, personally appeared Maynard Bettin and Margaret Bettin, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.



Kendra L. Dobie
Notary Public

STATE OF MINNESOTA)
)ss
COUNTY OF MARTIN)

On this 11th day of September, 2013, before me, a notary public within and for said County, personally appeared Luvema Hartmann, a single person, and Phillip Hartmann, as Trustee of Trust B established under Last Will and Testament dated August 28, 2001, and Codicil dated April 9, 2004 of Wilbert Hartmann, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.



Kendra L. Dobie
Notary Public

STATE OF MINNESOTA)
)ss
COUNTY OF MARTIN)

On this 23 day of September, 2013, before me, a notary public within and for said County, personally appeared Keith E. Hartmann and Mary J. Hartmann, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.



Dianne L. Bettin
Notary Public

This Instrument was Drafted by:
R. William Barke #166352
SPENCER, BARKE & VIESSELMAN
114 West Sixth Street
P.O. Box 127
Blue Earth, MN 56013
(507) 526-2141

EXHIBIT A - Legal Descriptions of All Parties

Larry: Northwest Quarter of Section 9, Township 103 Range 30; West Half of the Northeast Quarter of Section 9, Township 103 Range 30, Martin County, Minnesota EXCEPTING THEREFROM:

Tract 1

That part of the Southwest Quarter of the Northeast Quarter of Section Nine, Township One Hundred Three North, Range Thirty West of the Fifth Principal Meridian, Martin County, Minnesota, described as follows:

Beginning at the Southeast corner of said Southwest Quarter of the Northeast Quarter; thence on an assumed bearing of North 89 degrees 00 minutes 50 seconds West, along the East-West Quarter line of said Section, a distance of 330.00 feet to an iron monument; thence North 0 degrees 32 minutes 48 seconds West a distance of 660.24 feet to an iron monument; thence South 89 degrees 00 minutes 50 seconds East, a distance of 330.00 feet to an iron monument located on the East line of said Southwest Quarter of the Northeast Quarter; thence South 0 degrees 32 minutes 48 seconds East, along said East line, a distance of 660.24 feet to the point of beginning, containing 5.00 acres, subject to easements now of record in said County and State.

ALSO EXCEPTING THEREFROM:

Tract 2

That part of the Southwest Quarter of the Northeast Quarter of Section Nine, Township One Hundred Three North, Range Thirty West of the Fifth Principal Meridian, Martin County, Minnesota, described as follows:

Commencing at the Southeast corner of said Southwest Quarter of the Northeast Quarter; thence on an assumed bearing of North 89 degrees 00 minutes 50 seconds West, along the East-West Quarter line of said Section, a distance of 330.00 feet to an iron monument, said iron monument being the point of beginning of the tract to be described; thence North 0 degrees 32 minutes 48 seconds West a distance of 660.24 feet to an iron monument; thence North 89 degrees 00 minutes 50 seconds West a distance of 330.00 feet to an iron monument; thence South 0 degrees 32 minutes 48 seconds East a distance of 660.24 feet to an iron monument located on said East-West Quarter line; thence South 89 degrees 00 minutes 50 seconds East, along said East-West Quarter line, a distance of 330.00 feet to the point of beginning, containing 5.00 acres, subject to easements now of record in said County and State.

Double E: Southeast Quarter of Section 4, Township 103 Range 30, Martin County, Minnesota.

Elmer: Southwest Quarter of Section 3, Township 103 Range 30, Martin County, Minnesota.

Maynard: North Half of the East Half of the Northeast Quarter of Section 9, Township 103 Range 30, Martin County, Minnesota.

Luverna: The Northwest Quarter of Section 10, Township 103, Range 30, West of the Fifth Principal Meridian,

EXCEPTING THEREFROM the following described tract of land:

Commencing at the Southwest corner of the Northwest Quarter (NW 1/4), Section 10, Township 103 North, Range 30 West of the Fifth Principal Meridian, thence East along the South line of said Northwest Quarter (NW 1/4) to the Southeast corner of the

Northwest Quarter (NW 1/4); thence North on the East line of said Northwest Quarter (NW 1/4) 650 feet; thence West and parallel with the South line of said Northwest Quarter (NW 1/4) 1,250 feet; thence South and parallel with the East line of said Northwest Quarter (NW 1/4) 617 feet, more or less, to a point 33 feet from the South line of said Northwest Quarter (NW 1/4); thence West and parallel with the South line of said Northwest Quarter (NW 1/4) to the West line of said Northwest Quarter (NW 1/4) at a point 33 feet from the Southwest corner of the Northwest Quarter (NW 1/4); thence South 33 feet to the place of beginning, containing 20 acres, more or less.

ALSO EXCEPTING THEREFROM the following described tract of land:

That part of the West Half of the Northwest Quarter of Section 10, Township 103 North, Range 30 West, shown as Parcel 227 on the plat designated as Minnesota Department of Transportation Right of Way Plat Numbered 46-8 on file and of record in the Office of the County Recorder in and for Martin County, Minnesota; containing 1.75 acres, more or less.

Northeast Quarter (NE 1/4) of Section Ten (10), Township One Hundred Three (103) North, Range Thirty (30) West, Martin County, Minnesota; EXCEPTING THEREFROM:

That part of the Northwest Quarter of the Northeast Quarter of Section 10, Township 103 North, Range 30 West, Martin County, Minnesota, described as follows:
Commencing at the Northeast corner of said Section 10; thence on an assumed bearing of South 90 degrees 00 minutes West, along the north line of said section, a distance of 1563.00 feet to an iron monument, said iron monument being the point of beginning of the tract to be described; thence South 0 degrees 00 minutes West a distance of 452.00 feet to an iron monument; thence North 90 degrees 00 minutes East a distance of 79.00 feet to an iron monument; thence South 0 degrees 00 minutes West a distance of 280.00 feet to an iron monument; thence South 90 degrees 00 minutes West a distance of 307.00 feet to an iron monument; thence North 3 degrees 00 minutes West a distance of 379.52 feet to an iron monument; thence North 90 degrees 00 minutes East a distance of 219.86 feet to an iron monument; thence North 0 degrees 00 minutes East a distance of 353.00 feet to an iron monument located on the north line of said section; thence North 90 degrees 00 minutes East; along said north line, a distance of 28.00 feet to the point of beginning, containing 2.80 acres, subject to easements now of record in said county and state.

Keith: That part of the Northwest Quarter of the Northeast Quarter of Section 10, Township 103 North, Range 30 West, Martin County, Minnesota, described as follows:

Commencing at the Northeast corner of said Section 10; thence on an assumed bearing of South 90 degrees 00 minutes West, along the north line of said section, a distance of 1563.00 feet to an iron monument, said iron monument being the point of beginning of the tract to be described; thence South 0 degrees 00 minutes West a distance of 452.00 feet to an iron monument; thence North 90 degrees 00 minutes East a distance of 79.00 feet to an iron monument; thence South 0 degrees 00 minutes West a distance of 280.00 feet to an iron monument; thence South 90 degrees 00 minutes West a distance of 207.00 feet to an iron monument; thence North 3 degrees 00 minutes West a distance of 379.52 feet to an iron monument; thence North 90 degrees 00 minutes East a distance of 219.86 feet to an iron monument; thence North 0 degrees 00 minutes East a distance of 353.00 feet to an iron monument located on the north line of said section; thence North 90 degrees 00 minutes East, along said north line, a distance of 28.00 feet to the point of beginning, containing 2.80 acres, subject to easements now of record in said county and state.

Proposed Route #1

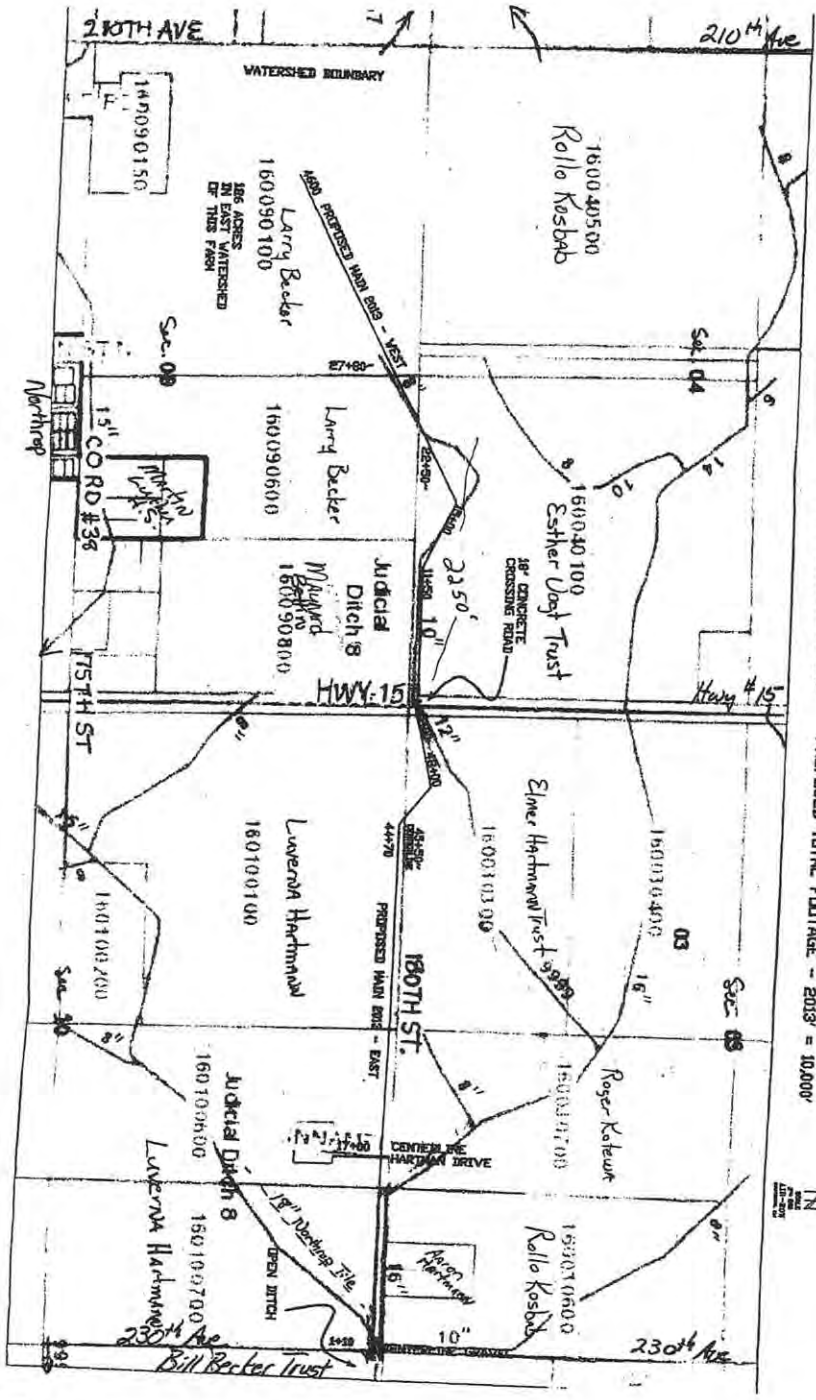
EXHIBIT B

Green Lines - Existing S.D. #8 Tile Lines

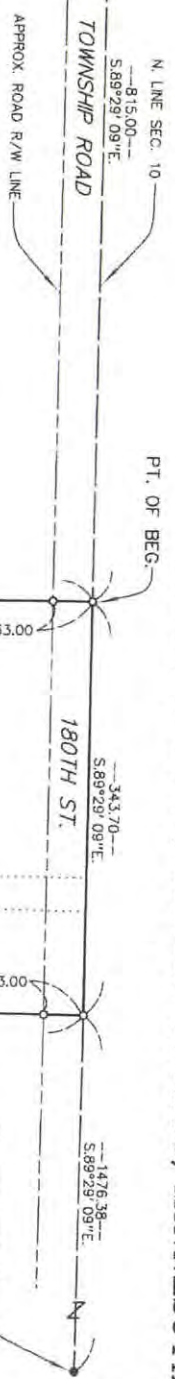
15" 6/14/11
18" 4/18/11

DRAWN: ROLLD KOSBAB GROUP MAIN
LOCATION: SECTIONS 3 & 4
CONTRACTOR: K & E CONSTRUCTION
SURVEYER: AIR-ROV SURVEYING, LLC

TOWNSHIP: RUTLAND
COUNTY: MARTIN
DATE: 3/26/2013
PROPOSED TOTAL FOOTAGE - 2013 = 10,000'



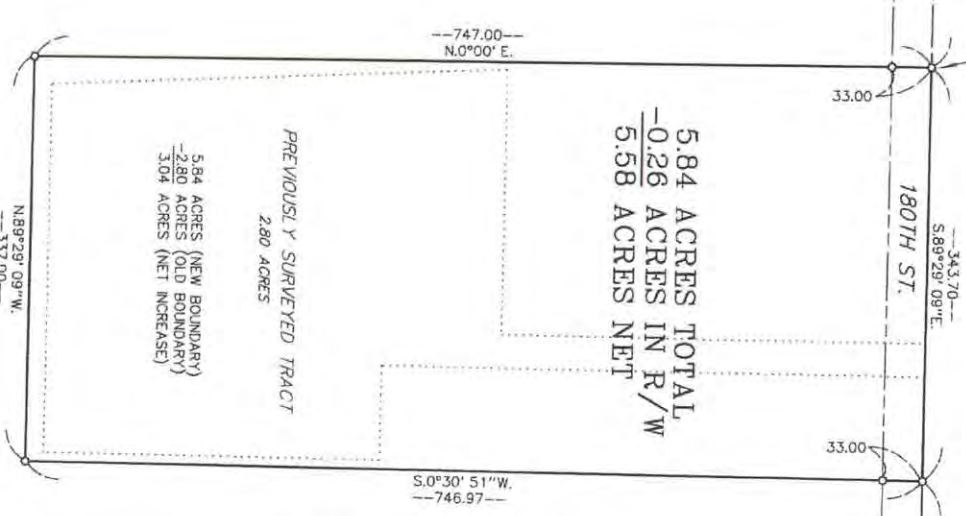
N. 1/4 COR. SEC. 10
FOUND A N/4 DOT CAST
IRON MON. (4" DEEP)



LEGAL DESCRIPTION

That part of the Northwest Quarter of the Northeast Quarter of Section 10, Township 103 North, Range 30 West, Martin County, Minnesota, described as follows:
Commencing at the North Quarter Corner of said Section 10; thence on an assumed bearing of South 89 degrees 29 minutes 09 seconds East, along the north line of said section, a distance of 815.00 feet to an iron monument, said iron monument being the point of beginning of the tract to be described; thence continuing South 89 degrees 29 minutes 09 seconds East, along said north line, a distance of 343.70 feet to an iron monument, thence South 0 degrees 51 minutes 51 seconds West a distance of 746.97 feet to an iron monument; thence North 89 degrees 29 minutes 09 seconds West a distance of 337.00 feet to an iron monument; thence North 0 degrees 00 minutes East a distance of 747.00 feet to the point of beginning, containing 5.84 acres, subject to easements now of record in said county and state.

**SURVEY IN THE N.W. 1/4, N.E. 1/4, SEC. 10,
T. 103 N., R. 30 W., MARTIN COUNTY, MINNESOTA**



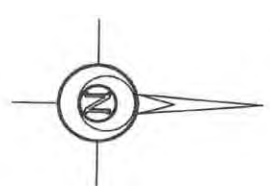
NOTE REGARDING BUILDING SETBACKS:
NORMAL BUILDING SETBACK REQUIREMENTS IN ACCORDANCE WITH CURRENT MARTIN COUNTY ORDINANCES MUST BE MET FOR ANY NEW CONSTRUCTION OR REPLACEMENT OF EXISTING NON-CONFORMING BUILDINGS OR STRUCTURES.

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
BEN MADSEN
DATE: 05-20-2019 LICENSE NO. 50875

KEITH HARTMANN
TEL: (507) 235-3780
DRAWING NUMBER: 1
FILE NO: 19092

MADSEN
LAND SURVEYING
INC.
318 EAST BLUE EARTH AVENUE
FARMONT, MINNESOTA 56031

DRAWN	B.M.
CHECK	B.M.
SURVEY	B.M.
	M.N.



DENOTES IRON MONUMENTS FOUND
DENOTES IRON MONUMENTS SET & MARKED WITH REG. NO. 50875 UNLESS OTHERWISE SHOWN.
BEARINGS ARE ORIENTED TO THE MARTIN COUNTY COORDINATE SYSTEM, MADS 1996 ADJUSTMENT

REVIEWED FOR CONFORMITY WITH SEC. 314.00D #3, THIS SUBDIVISION DOES NOT CONSTITUTE A BUILDING LOT
REVIEWED *[Signature]* DATE 5/20/19

105 South State Street, Fairmont, MN 56031 • 507-238-4318 • www.landservicesunlimited.com



ALLEN KAHLER

MN/IA REAL ESTATE BROKER &
MN/IA CERTIFIED GENERAL APPRAISER
507-841-1564
AUCTIONEERALLEY@GMAIL.COM



KEVIN KAHLER

MN/IA REAL ESTATE SALESMAN &
LICENSED AUCTIONEER
507-920-8060
K.KAHLER@HOTMAIL.COM
AUCTIONEERALLEY@GMAIL.COM



LEAH HARTUNG

MN/IA REAL ESTATE BROKER &
MN/IA CERTIFIED GENERAL APPRAISER
507-236-8786
LHARTUNG87@GMAIL.COM
AUCTIONEERALLEY@GMAIL.COM



DUSTYN HARTUNG

MN/IA REAL ESTATE SALESMAN &
LICENSED AUCTIONEER
507-236-7629
DUSTYN2316@HOTMAIL.COM
AUCTIONEERALLEY@GMAIL.COM



DOUG WEDEL

MN REAL ESTATE SALESMAN &
MN APPRAISER &
LICENSED AUCTIONEER
507-236-4255
WEDELAUCTION@GMAIL.COM
AUCTIONEERALLEY@GMAIL.COM



RYAN KAHLER

LICENSED AUCTIONEER
507-227-8528
RKAHL_3@HOTMAIL.COM
AUCTIONEERALLEY@GMAIL.COM

WWW.LANDSERVICESUNLIMITED.COM

Acreages - Commercial - Farm Land - Recreational