

# 148.06 Acres +/- in Fox Lake Twp, Martin Co., MN

# FARMLAND AUCTION

Thursday, October 29, 2020 @ 7:00 PM

*SALE LOCATION: Auction will be held at the American Legion 18 N Osborne St, Sherburn, MN. Watch for Auction Signs Day of Sale!*

*Since we will be inside the Legion for the safe Covid-19 rules will apply. Social distancing rules will apply and those attending are asked to wear masks.*



### AUCTIONEERS NOTE:

We are honored to have the opportunity to work for the Stusse Estate as this is a great opportunity to buy good tillable & recreational land. 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, Kevin Kahler, Dustyn Hartung and Sales Staff

### PROPERTY LOCATION:

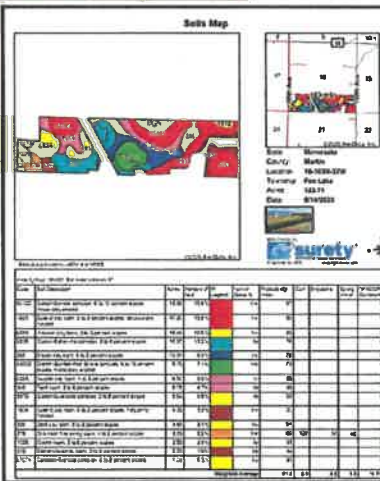
148.06 Acres +/- located in Section 16 of Fox Lake Township, Martin County, MN approximately 4 miles southeast of Trimont, MN.

### PROPERTY LEGAL DESCRIPTION:

S 1/2 SE 1/4 & S 1/2 SW 1/4 of Section 16 of Fox Lake Township, Martin County, MN T103N, R32W EXCEPTING The Chicago Northwestern Railroad right-of-way & exc. 6.89 acres.

### SALE TERMS:

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 November 30, 2020 when clear title will be furnished. Properties may be offered as 2 parcels via our Multi-Parcel Board bidding system. The seller & sales staff reserve the right to make this change prior to sale date. 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. Buyer will be responsible for 2021 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/L and Services Unlimited+ and Sales Staff represent the sellers in this transaction.



### ADDITIONAL PROPERTY INFORMATION:

GO TO OUR WEBSITE AT [WWW.LANDSERVICESUNLIMITED.COM](http://WWW.LANDSERVICESUNLIMITED.COM) OR CALL DUSTYN HARTUNG 507-236-7629 OR KEVIN KAHLER 507-920-8060

[www.landservicesunlimited.com](http://www.landservicesunlimited.com)

**OWNER:**  
**DUANE STUSSE ESTATE**  
**ROBERT CONNORS-PERSONAL REP**

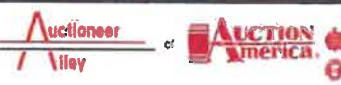
### AUCTIONEERS AND SALES STAFF

KEVIN KAHLER 507-920-8060

DUSTYN HARTUNG 507-236-7629

ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL, DAN PIKE & SCOTT CHRISTOPHER



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

Hans Carlson Costello, Carlson, Butzon & Schmil Law Firm—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:** 148.06 Deeded Acres +/-, S ½ of the S ½ of Sec 16-103-32 Fox Lake Township Martin County, MN.  
\*Not to be used on legal documents.

**TAX PARCEL ID #:** 060160300

**BUILDINGS:** Bare Farmland

**REAL ESTATE TAXES:** 2020 AG (NON-HSTD) Taxes = \$5,022.00  
\*These taxes are NON-HSTD

**FSA INFORMATION:**

Total Acres	= 148.06 +/- acres
FSA Tillable Acres	= 120.05 +/- acres
Corn Base Acres	= 61.77 +/- acres
Corn PLC Yield	= 139 +/- bushels
Soybean Base Acres	= 58.28 +/- acres
Soybean PLC Yield	= 39 +/- bushels
Total Base Acres	= 120.05 +/- acres

**SOIL DESCRIPTION:** Clarion-Storden, Coland Clay Loam, Webster Clay Loam, Clarion-Estherville, Biscay Clay Loam, Clarion-Storden-Pilot Grove, Nicollet Clay Loam, Terril Loam  
\* See Soils Map

**CPI:** Crop Productivity Index = 81.3

**TOPOGRAPHY:** Level to Gently Rolling

**DRAINAGE:** Farm does not have county tile. Does have some private tile which outlets to Elm Creek.  
\*See Tile Maps/ Air Photos

**NRCS CLASSIFICATIONS ON TILLABLE ACRES:** NHEL – Non-Highly Erodible Land & HEL- Highly Erodible Land.

**WETLAND STATUS:** Certified Wetland Determination was completed on 9-22-2011. There are 2 Wetlands on the farm.  
\*See Wetland Determination

**LEASE STATUS:** Farm is currently rented out for the 2020 crop year. New Buyer will have possession upon closing, subject to the rights of the current tenant pursuant to the 2020 farm lease and 2020 has crop been removed.

**Acres - Commercial - Farm Land - Recreational**

# We Don't Want To Confuse You...

So If You're Having Trouble Reading Our Maps Check Our Page On "HOW TO READ YOUR DIRECTORY" Which Is Located Near The Front Of The Book

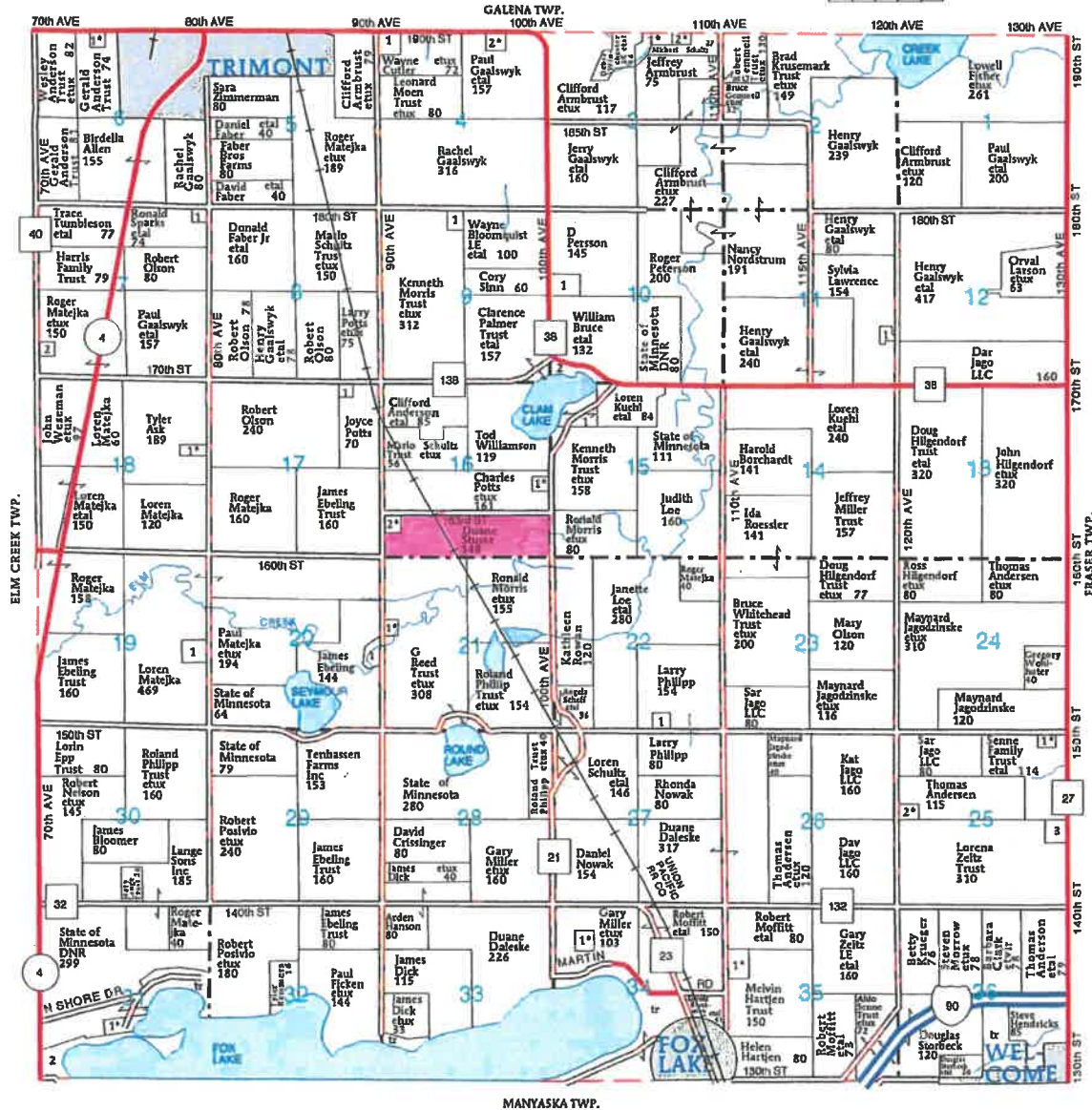
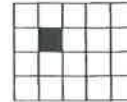
**We Want You To Take Full Advantage Of Our Service!**

T-103-N

## FOX LAKE PLAT

(Landowners)

R-32-W



**FOX LAKE TOWNSHIP**

**SECTION 3**

- 1. Schultz, Daryl etux 14
- 2. Schultz, Michael etux 6

**SECTION 4**

- 1. Bloomquist, Diann 10
- 2. Gaalswyk, Paul etux 6

**SECTION 6**

- 1. Folt, Christopher etux 6

**SECTION 7**

- 1. Holtz, Brian 6
- 2. Matejka, Roger 8

**SECTION 9**

- 1. Christensen Family Farms Inc 5

**SECTION 10**

- 1. Morris, Tyler 15
- 2. State of Minnesota 14

**SECTION 11**

- 1. Gaalswyk, Henry 6

**SECTION 15**

- 1. Schultz, Lowell 17

**SECTION 16**

- 1. Poits, Larry etux 8
- 2. Quade, Neil etux 7

**SECTION 17**

- 1. Heavriand, Terry 5

**SECTION 18**

- 1. Ask, Tyler etux 11
- 2. Fuller, Douglas etux 6

**SECTION 19**

- 1. Ebeling Trust, James 11

**SECTION 20**

- 1. Snyder, William 9

**SECTION 21**

- 1. Arnold, Robert etux 7

**SECTION 22**

- 1. Freitag, Corey 6

**SECTION 25**

- 1. Senne Trust, Aldo etux 5
- 2. Andersen, Cory etux 5
- 3. Parks of Minnesota LLC 10

**SECTION 31**

- 1. Schettler, Eric etux 11
- 2. Fox Lake Conservation League 18

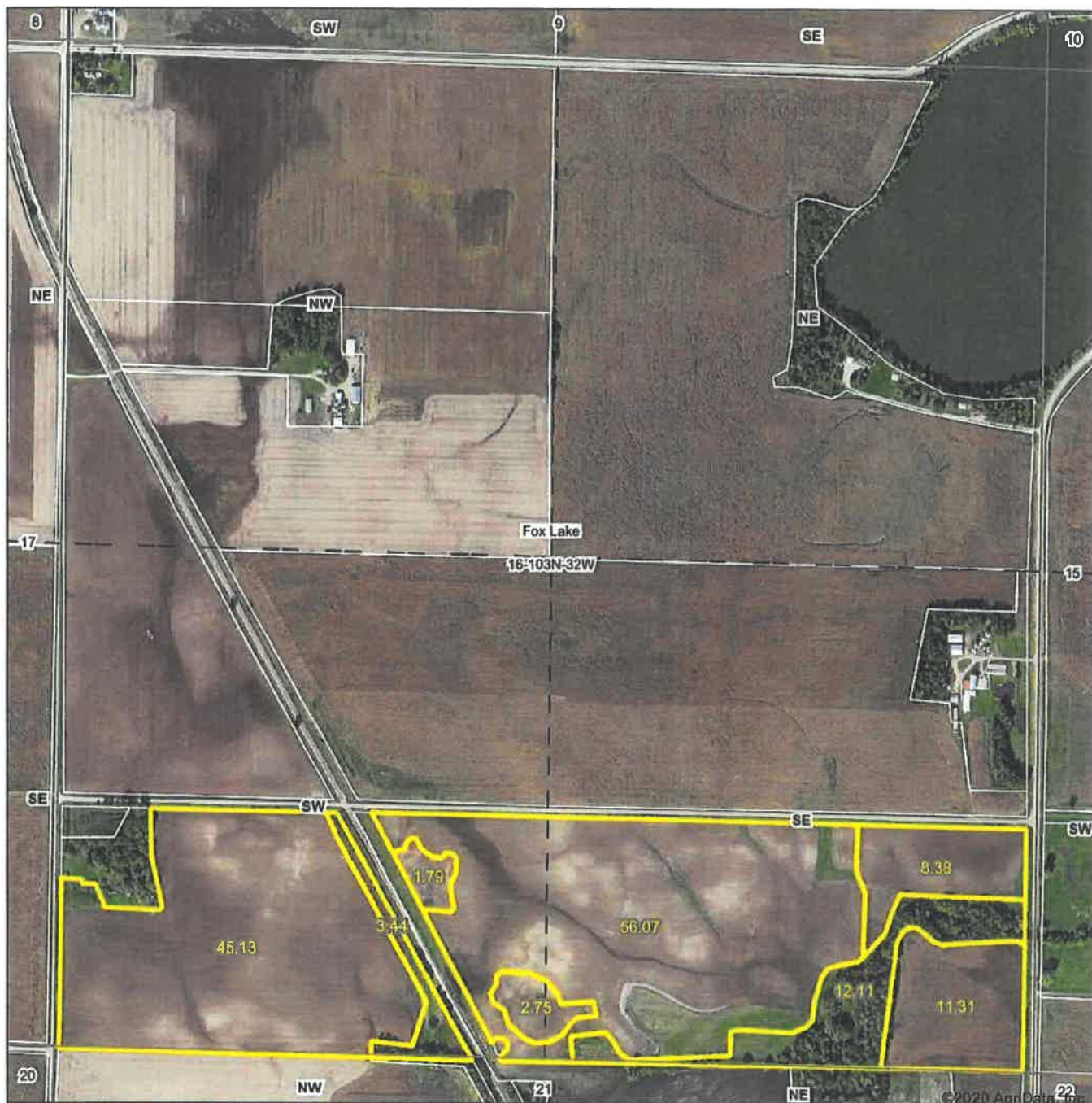
**SECTION 34**

- 1. Nowak Trust, Harold etal 10

**SECTION 35**

- 1. Hartjen I.E, Helen etal 10

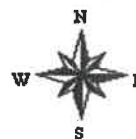
# Aerial Map



Map Center: 43° 43' 31.29, -94° 41' 4.5

0ft 827ft 1653ft

**16-103N-32W**  
**Martin County**  
**Minnesota**



9/5/2020



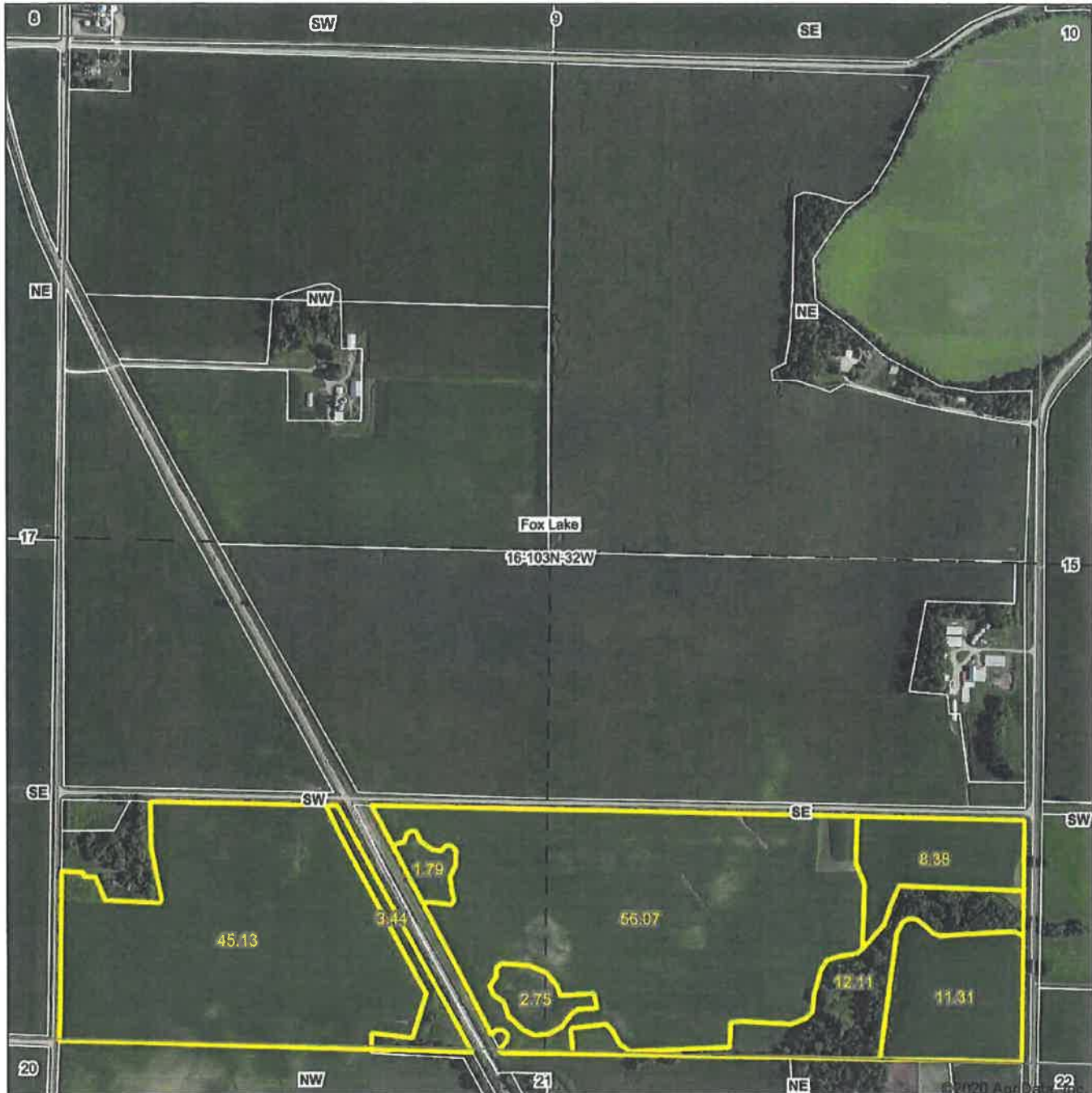
Maps Provided By:



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

# Aerial Map



Maps Provided By:  
  
 © AgriData, Inc. 2020      www.AgridataInc.com

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

Map Center: 43° 43' 31.29, -94° 41' 4.5

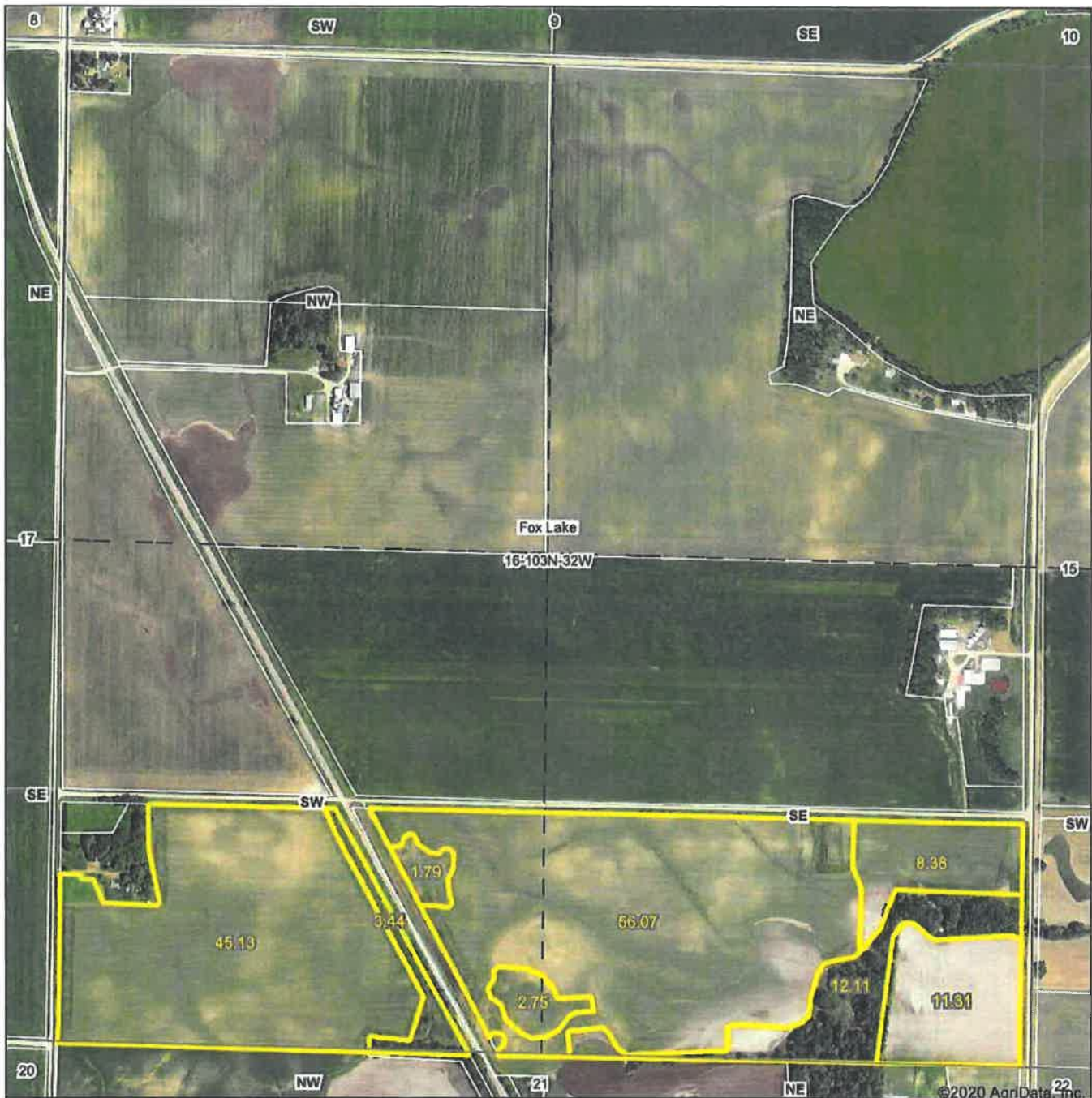


**16-103N-32W**  
**Martin County**  
**Minnesota**



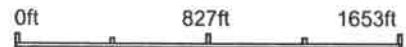
9/5/2020

# Aerial Map



©2020 AgriData, Inc.

Map Center: 43° 43' 31.29, -94° 41' 4.5



**16-103N-32W**  
**Martin County**  
**Minnesota**



9/5/2020



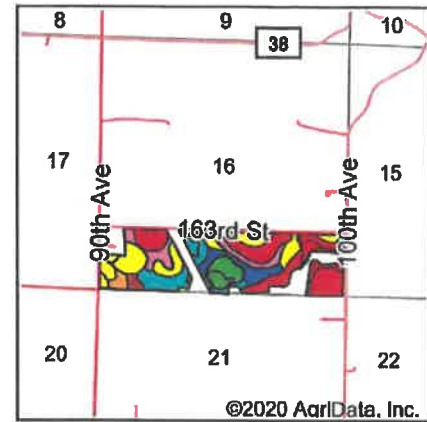
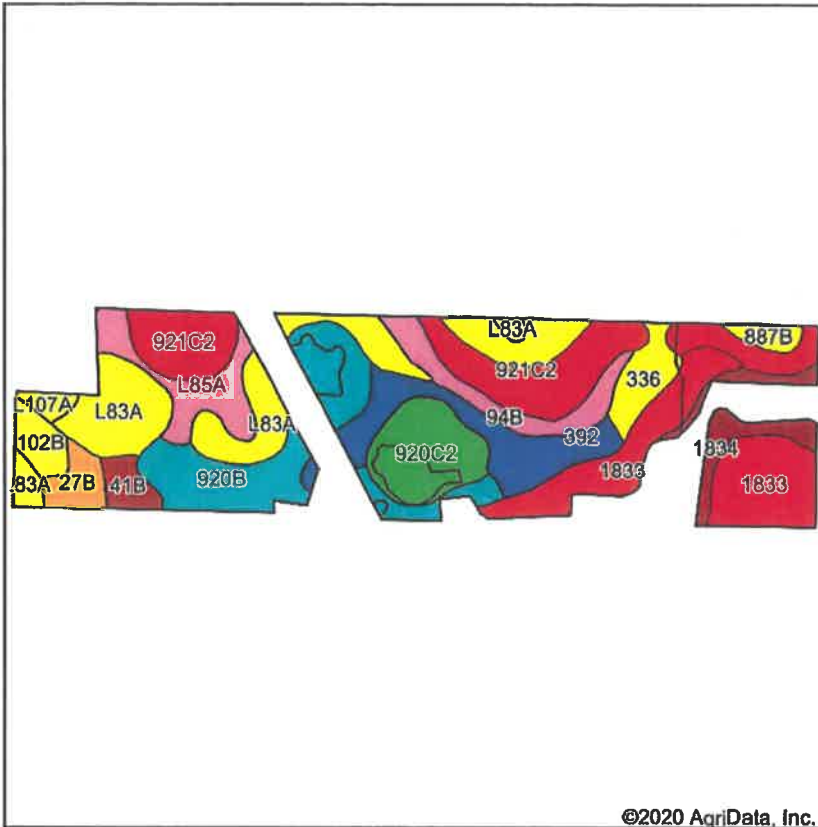
Maps Provided By:



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

# Soils Map



State: **Minnesota**  
 County: **Martin**  
 Location: **16-103N-32W**  
 Township: **Fox Lake**  
 Acres: **123.71**  
 Date: **8/14/2020**



Mapa Provided By  
**surety**  
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Soils data provided by USDA and NRCS.

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Area Symbol: MN091, Soil Area Version: 17										
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans	Spring wheat	*n NCCPI Soybeans
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	19.35	15.6%		Ille	87				73
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	17.06	13.8%		Ilw	83				83
L83A	Webster clay loam, 0 to 2 percent slopes	16.69	13.5%		Ilw	93				82
920B	Clarion-Estherville complex, 2 to 6 percent slopes	16.37	13.2%		Ile	76				65
392	Biscay clay loam, 0 to 2 percent slopes	10.39	8.4%		Ilw	70				66
920C2	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	8.75	7.1%		Ille	73				63
L85A	Nicollet clay loam, 1 to 3 percent slopes	6.50	5.3%		Iw	99				82
94B	Terril loam, 2 to 6 percent slopes	5.78	4.7%		Ile	99				84
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	5.59	4.5%		Ile	92				83
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	4.78	3.9%		Vw	20				17
336	Delft clay loam, 0 to 2 percent slopes	3.88	3.1%		Ilw	94				79
27B	Dickinson fine sandy loam, 1 to 6 percent slopes	2.73	2.2%		Ille	60	126	36	49	47
102B	Clarion loam, 2 to 6 percent slopes	2.53	2.0%		Ile	95				84
41B	Estherville sandy loam, 2 to 6 percent slopes	2.23	1.8%		Ills	44				37
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	1.08	0.9%		Ilw	91				81
<b>Weighted Average</b>						<b>81.3</b>	<b>2.8</b>	<b>0.8</b>	<b>1.1</b>	<b>*n 71.8</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

MINNESOTA

MARTIN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 510

Prepared : 7/23/20 4:25 PM

Crop Year : 2020

Operator Name :  
Farms Associated with Operator :  
CRP Contract Number(s) :  
Recon ID :  
Transferred From : None  
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
146.41	120.05	120.05	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.Rel. Activity	Broken From Native Sod
0.00	0.00	120.05	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	61.77	0.00	139	
Soybeans	58.28	0.00	39	
<b>TOTAL</b>	<b>120.05</b>	<b>0.00</b>		

NOTES

Empty box for notes.

Tract Number : 1377  
Description : (5F) S2 S2 (16)FOX  
FSA Physical Location : MINNESOTA/MARTIN  
ANSI Physical Location : MINNESOTA/MARTIN  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Tract contains a wetland or farmed wetland  
WL Violations : None  
Owners : DUANE STUSSE ESTATE  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
146.41	120.05	120.05	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	120.05	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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



MINNESOTA  
MARTIN  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 510  
Prepared : 7/23/20 4:25 PM  
Crop Year : 2020

Abbreviated 156 Farm Record

Tract 1377 Continued ...

Corn	61.77	0.00	139
Soybeans	58.28	0.00	39
<b>TOTAL</b>	<b>120.05</b>	<b>0.00</b>	

NOTES

*In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.*

*Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.*

*To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*

Farm 510  
Tract 1377

2020 Program Year

Map Created April 29, 2020



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 A/GM, GMA, IGS = for forage  
 Beans = Dry Edible  
 NAG = for GZ  
 Canola = Spring for seed

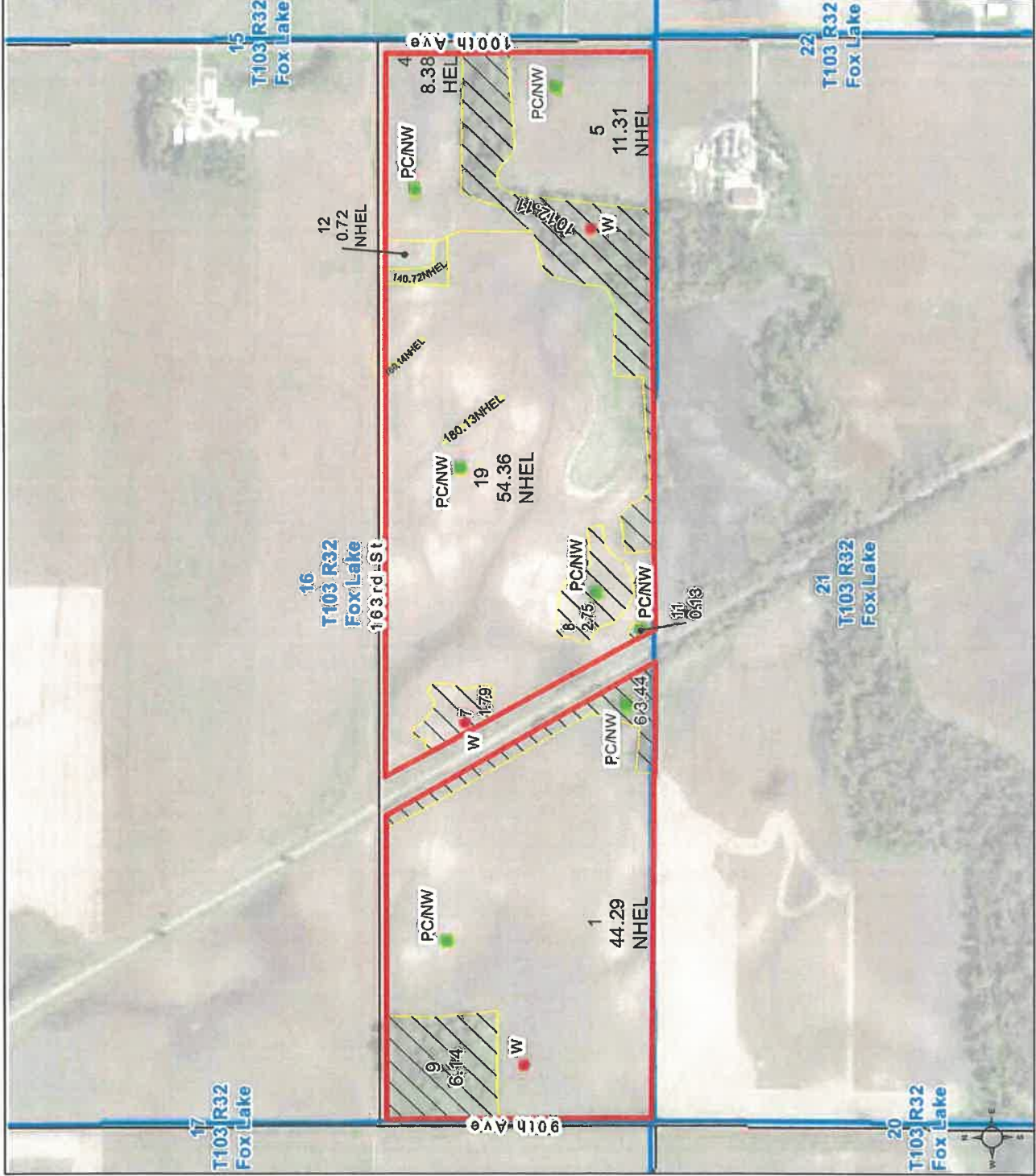
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- Minnesota\_Transparency\_Polygon\_02142019

Wetland Determination Identifiers

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

Tract Cropland Total: 120.05 acres



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United States Department of Agriculture

✓  
10-24-11



Natural Resources Conservation Service  
923 North State Street, Suite 110  
Fairmont, MN 56031

Phone: (507) 235-6661 ext 3  
FAX: (507) 235-8171

SEP 22 2011

JOY  
10-26-11

Mr. Duane Stusse  
2409 127<sup>th</sup> Street  
Fairmont, Minnesota 56031

Dear Mr. Stusse:

This is a final technical determination in response to your wetland appeal for Sites 1A, 3A, and 10, Tract 1377, Section 16, Fox Lake Township, Martin County.

The request questioned the determination of Sites 1A, 3A, and 10 each as wetland (W). A field visit of the sites was completed on June 9, 2011. Based on this review I have determined that Sites 3A and 10 are correctly determined as wetland (W). Site 1A is determined as non-wetland (PC/NW).

The field visit confirmed that each site supports a predominance of hydrophytic vegetation under normal circumstances. Normal circumstances refer to the soil and hydrologic conditions that are normally present, without regard to whether the vegetation has been removed. Vegetation observed during the site visit included reed canary grass, prairie cord grass, goldenrod, and sedge at Sites 3A and 10. All species are listed as facultative wetland plants or obligate wetland plants.

Each site consists of hydric soil. The soil is Coland Loam, occasionally flooded, and Webster clay loam, 0-2 percent slope. Both soils are listed on the Martin County hydric soil list. In an un-drained condition, this soil is saturated, flooded, or ponded long enough during a growing season to develop an anaerobic condition that supports the growth and regeneration of hydrophytic vegetation.

The hydrology of each site was evaluated. Evaluation of long-term hydrology through review of aerial photographs showed crop stress and drown out crop during many normal years of precipitation on Sites 3A and 10. The field visit found Site 3A had hydrology indicators of standing water, saturation and geomorphic position. Site 10 had hydrology indicators of the FAC-neutral test and geomorphic position. At the time of the field visit precipitation was at 110% of normal. Site 1A did not show strong indication of meeting hydrology under normal environmental conditions and was determined as non-wetland.

In summary, based on the soils, vegetation, and hydrology, Sites 3A and 10 are wetland (W). This determination is in accordance with regulations in 7 CFR, Part 12, and utilizes established procedures for wetland identification in support of the regulation. Exemptions were considered and no other exemptions apply.

This certified wetland determination/delineation has been conducted for the purpose of implementing the wetland conservation provisions of the Food Security Act of 1985. This determination/delineation may not be valid for identifying the extent of the Corps of Engineers (COE) Clean Water Act jurisdiction for this site. If you intend to conduct any activity that constitutes a discharge of dredged or fill material into wetlands or other waters, you should request a jurisdictional determination from the local office of the COE prior to starting the work. Other federal, state or local permits or restrictions may apply to activities impacting wetlands. Contact the Local Governmental Unit (LGU) for State Wetland Conservation Act permits, and Minnesota Department of Natural Resources for protected water permits prior to initiating wetland activities. The producer can contact these agencies using the "Minnesota Joint Project Notification Form" available from the LGU.

If you do not agree with this determination, you may proceed with the next level of appeal.

*Helping People Help the Land*

An Equal Opportunity Provider and Employer



United States Department  
of Agriculture

Natural Resources  
Conservation Service

NRCS-CPA-026E  
9/2000

**HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION**

Name	Duane Stusse	Request Date:	11/25/2009	County:	Martin
Address	2409 127th Street Fairmount MN 56031				
Agency or Person Requesting Determination:	Landowner	Tract No:	1377	Farm No:	510

**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
<b>Refer to the Previous HEL determination available on file from your FSA office</b>				

**Section II - Wetlands**

Are there hydric soils on this farm?	Yes
--------------------------------------	-----

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 A	PC/NW		0.2	10/11/2011	11/11/2011
10	W		12.1	10/11/2011	11/11/2011
3 A	W		0.2	10/11/2011	11/11/2011

The wetland determination was completed in the Field It was delivered by: Mail On: 10/11/2011

Remarks:	This is a reconsideration of Tract 1377 located in Fox Lake Township Section 16.
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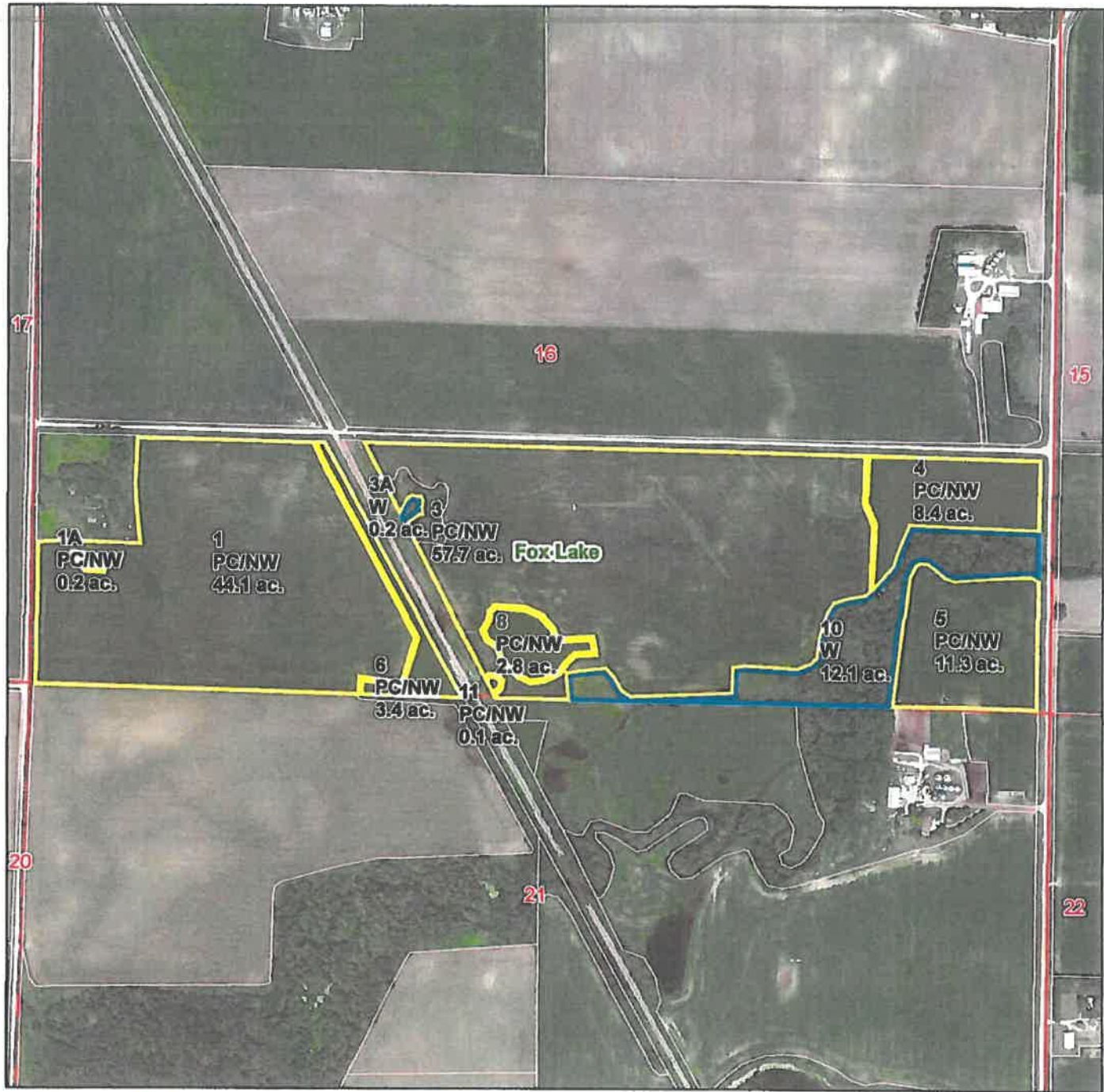
I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist	Date
 Carissa Spencer	10/11/2011

Customer: Duane Stusse  
 Tract: 1377 Fox Lake 16  
 Date: 10/11/11

## Certified Wetland Determination

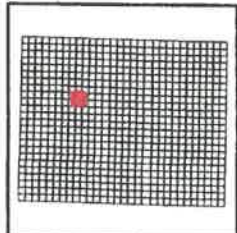
Agency: NRCS  
 Field Office: Martin  
 District: Martin SWCD



<span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px;"></span> Missing Label	<span style="border: 1px solid yellow; display: inline-block; width: 10px; height: 10px;"></span> CME	<span style="border: 1px solid green; display: inline-block; width: 10px; height: 10px;"></span> MWM
<span style="border: 1px solid yellow; display: inline-block; width: 10px; height: 10px;"></span> PC/NW	<span style="border: 1px solid orange; display: inline-block; width: 10px; height: 10px;"></span> CPD	<span style="border: 1px solid orange; display: inline-block; width: 10px; height: 10px;"></span> NW
<span style="border: 1px solid blue; display: inline-block; width: 10px; height: 10px;"></span> W	<span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px;"></span> CW	<span style="border: 1px solid orange; display: inline-block; width: 10px; height: 10px;"></span> NW/NAD
<span style="border: 1px solid blue; display: inline-block; width: 10px; height: 10px;"></span> FW	<span style="border: 1px solid orange; display: inline-block; width: 10px; height: 10px;"></span> CWTE	<span style="border: 1px solid purple; display: inline-block; width: 10px; height: 10px;"></span> PC
<span style="border: 1px solid blue; display: inline-block; width: 10px; height: 10px;"></span> FWP	<span style="border: 1px solid green; display: inline-block; width: 10px; height: 10px;"></span> MIW	<span style="border: 1px solid black; display: inline-block; width: 10px; height: 10px;"></span> TP
<span style="border: 1px solid yellow; display: inline-block; width: 10px; height: 10px;"></span> AW	<span style="border: 1px solid green; display: inline-block; width: 10px; height: 10px;"></span> MW	<span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px;"></span> WX
		<span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px;"></span> Section - Martin
		<span style="border: 1px solid green; display: inline-block; width: 10px; height: 10px;"></span> Civil Townships - Martin



1:8,551



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.



**Summary**

Parcel ID 060160300  
 Property Address  
 Sec/Twp/Rng 16-103-032  
 Brief Tax Description Sect-16 Twp-103 Range-032 148.06 AC S1/2 S1/2 (EX RR)&(EX 6.89 AC)  
 (Note: Not to be used on legal documents)  
 Deeded Acres 148.06  
 Class 101 - (NON-HSTD) AGRICULTURAL  
 District (603) FOX LAKE T-2448  
 School District 2448  
 Neighborhood 6 - FOX LAKE  
 Contact Appraiser: [Angie DeBoer](#)  
 Creation Date 07/07/1989

**Owner**

Primary Taxpayer  
[Duane M Stusse](#)  
 % Robert J Connors  
 240 Beech St E  
 Trimont, MN 56176

**Land**

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILL A1 86-100 CPI	0	0	0	0	63.300	AC
2	TILL A2 75-85 CPI	0	0	0	0	45.340	AC
3	TILL B1 70-74 CPI	0	0	0	0	10.740	AC
4	WASTE/DITCH/BUFFER	0	0	0	0	3.220	AC
5	WOODLOT	0	0	0	0	8.740	AC
6	ROAD	0	0	0	0	5.540	AC
7	TILL B2 60-69 CPI	0	0	0	0	2.990	AC
8	TILL C2 0-49 CPI	0	0	0	0	8.190	AC
Total						148.060	

**Valuation**

	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment
+ Estimated Land Value	\$951,700	\$903,600	\$635,300	\$639,800	\$557,500
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$951,700	\$903,600	\$635,300	\$639,800	\$557,500

**Taxation**

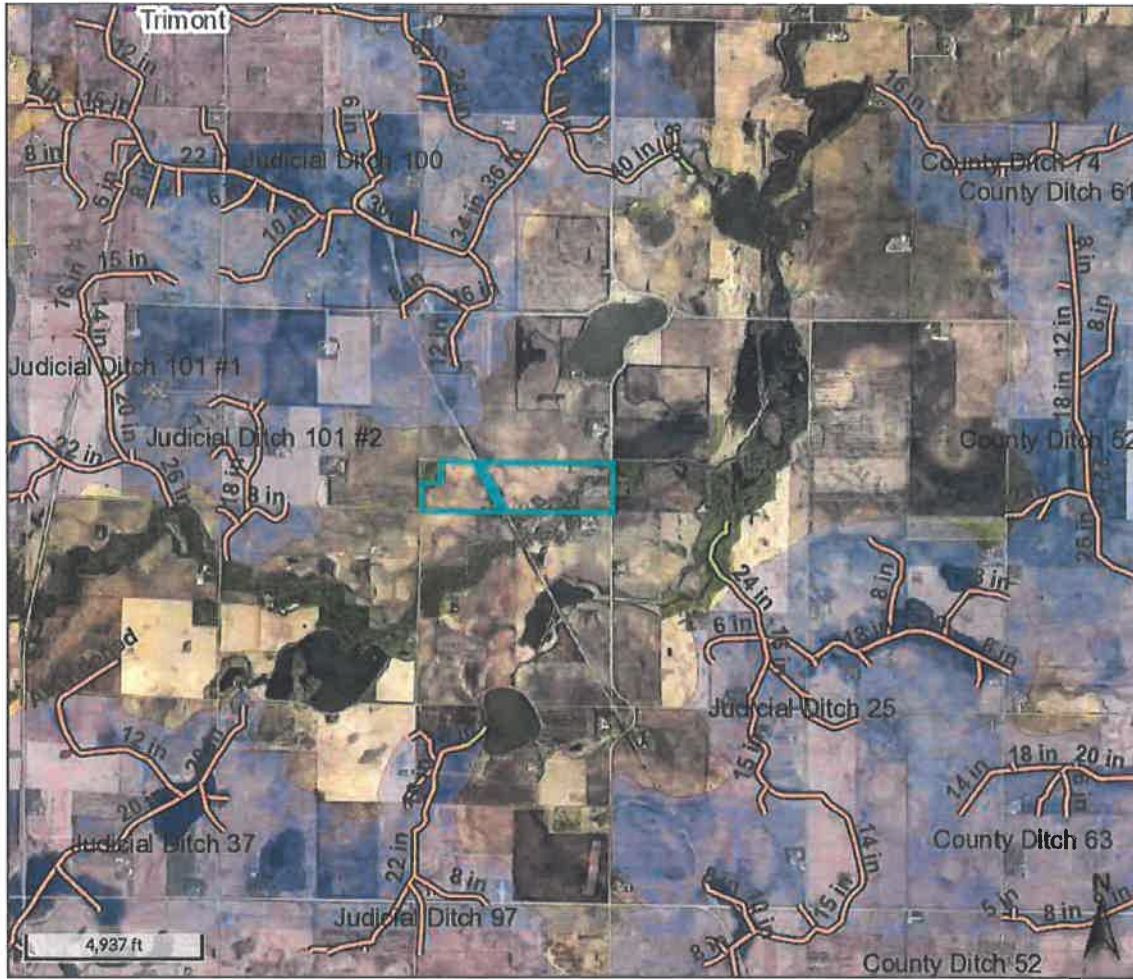
	2020 Payable	2019 Payable	2018 Payable	2017 Payable
Estimated Market Value	\$903,600	\$635,300	\$639,800	\$557,500
- Exempt Value	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$903,600	\$635,300	\$639,800	\$557,500
Net Taxes Due	\$5,022.00	\$3,426.00	\$3,456.00	\$3,126.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$5,022.00	\$3,426.00	\$3,456.00	\$3,126.00

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

**Unpaid Taxes**

	2020 Payable
Unpaid Tax	\$2,511.00
+ Unpaid Spec Asmt	\$0.00
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$2,511.00

**Taxes Paid**



**Overview**



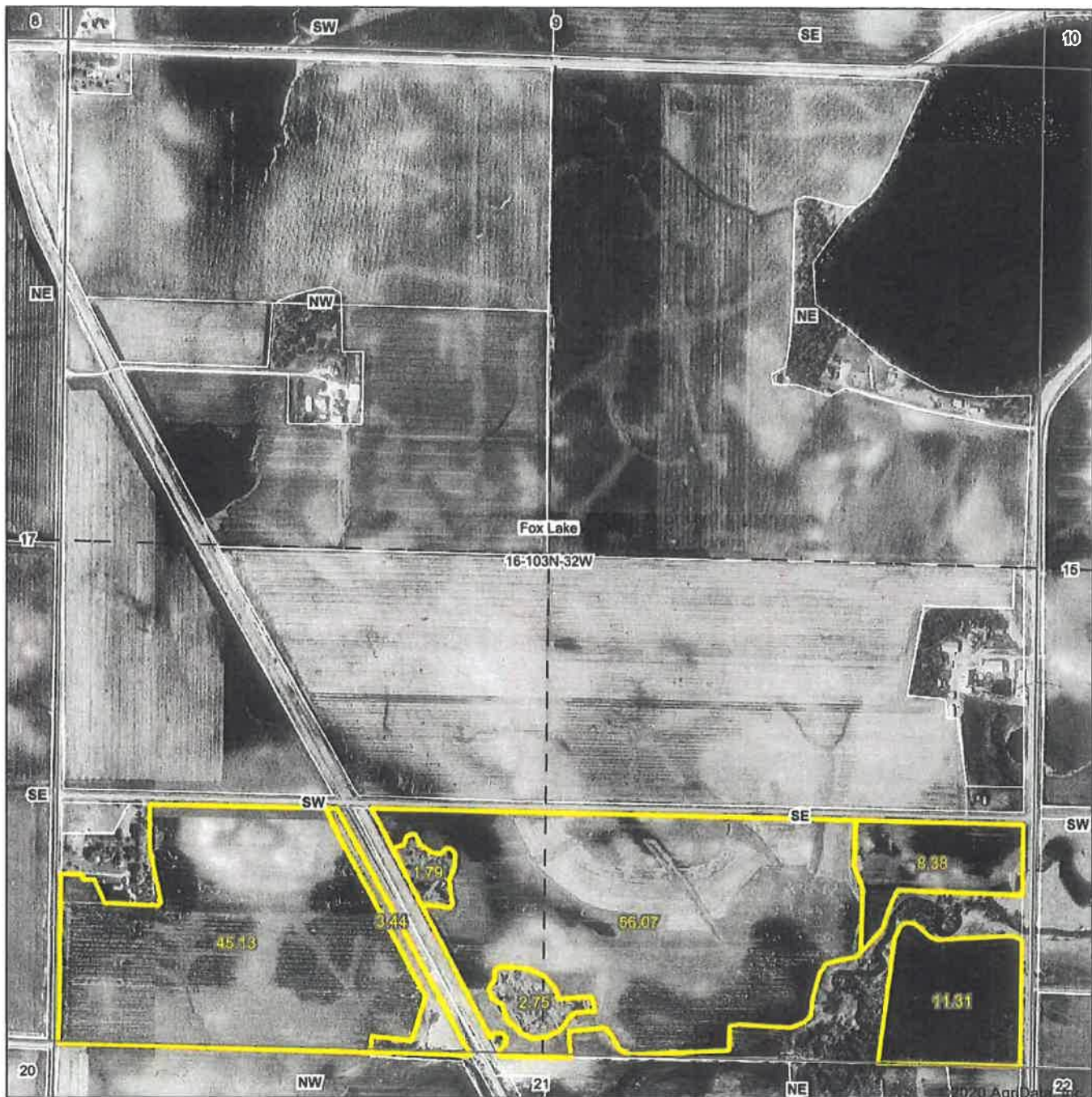
**Legend**

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

<b>Parcel ID</b>	060160300	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	STUSSE,DUANE M
<b>Sec/Twp/Rng</b>	16-103-032	<b>Class</b>	101 - AGRICULTURAL		% ROBERT J CONNORS
<b>Property Address</b>		<b>Acreage</b>	148.06		240 BEECH STE
					TRIMONT, MN 56176
				<b>Note</b>	n/a
<b>District</b>	FOX LAKE T-2448				
<b>Brief Tax Description</b>	Sect-16 Twp-103 Range-032 148.06 AC S1/2 S1/2 (EX RR)&(EX 6.89 AC)				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 9/5/2020  
 Last Data Uploaded: 9/5/2020 1:34:43 AM

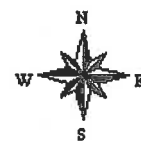
# Aerial Map



Map Center: 43° 43' 31.29, -94° 41' 4.5



**16-103N-32W**  
**Martin County**  
**Minnesota**



9/5/2020



Maps Provided By:



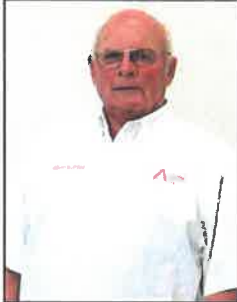
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Field borders provided by Farm Service Agency as of 5/21/2008.





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**Acreages - Commercial - Farm Land - Recreational**