

JENSEN AUCTIONS

Friday, June 9, 2023-10AM

Land Located on Freeborn County Road 13 - Freeman Township, Glenville MN
Directions from Albert Lea: Take I-35 South 2.5 miles to the Twin Lakes Exit (#5) and then head west on County Road 13, .8 of a mile. The parcels will be located on the south side of the road.

150 Acres Cropland - 2 Parcels

Parcel 1: 76.35 acres Parcel ID: 030050090

Parcel 2: 73.65 acres Parcel ID: 030080090

Both parcels selling as one

- 128 +/- acres tillable
- Freeman Township Section 05-101-021 & 8-101-021
- Crop Productivity Index: 86.7
- Field Tile Installed by Ellingson – 2010 & 2012
- Access to I-35 is less than a mile and less than 5 miles to Glenville, MN Ethanol Plant

Auctioneers Comment:

After 70 years the family has decided to offer it to the public. The family has continually invested in tile throughout the crop land for improved crop productivity. Great piece of land to expand your farming operation.



Terms of the Sale: \$25,000 down payment the day of the sale. Parcels 1 and 2 are separate tax properties but are being sold as one. The balance is due and payable in full within 45 days of the auction. All earnest money is nonrefundable if buyer's fail to close and pay seller in full. Purchasing and closing procedures will be handled by attorney's office Smith Toffelson Rahrlick & Cass of Owatonna, MN.

Farm is rented for crop year 2023. Sellers have paid the first half of the property taxes and will retain the first half of the rented income. Buyer is responsible for the second half of the property taxes and is entitled to the second half of the rental income.

All real estate is selling in as is condition from the seller. Any statement made the day of the auction takes precedence over all printed material. Seller has the right to accept or reject any or all bids. All information provided was obtained from sources deemed reliable, but neither the auction company or the seller guarantees its accuracy.

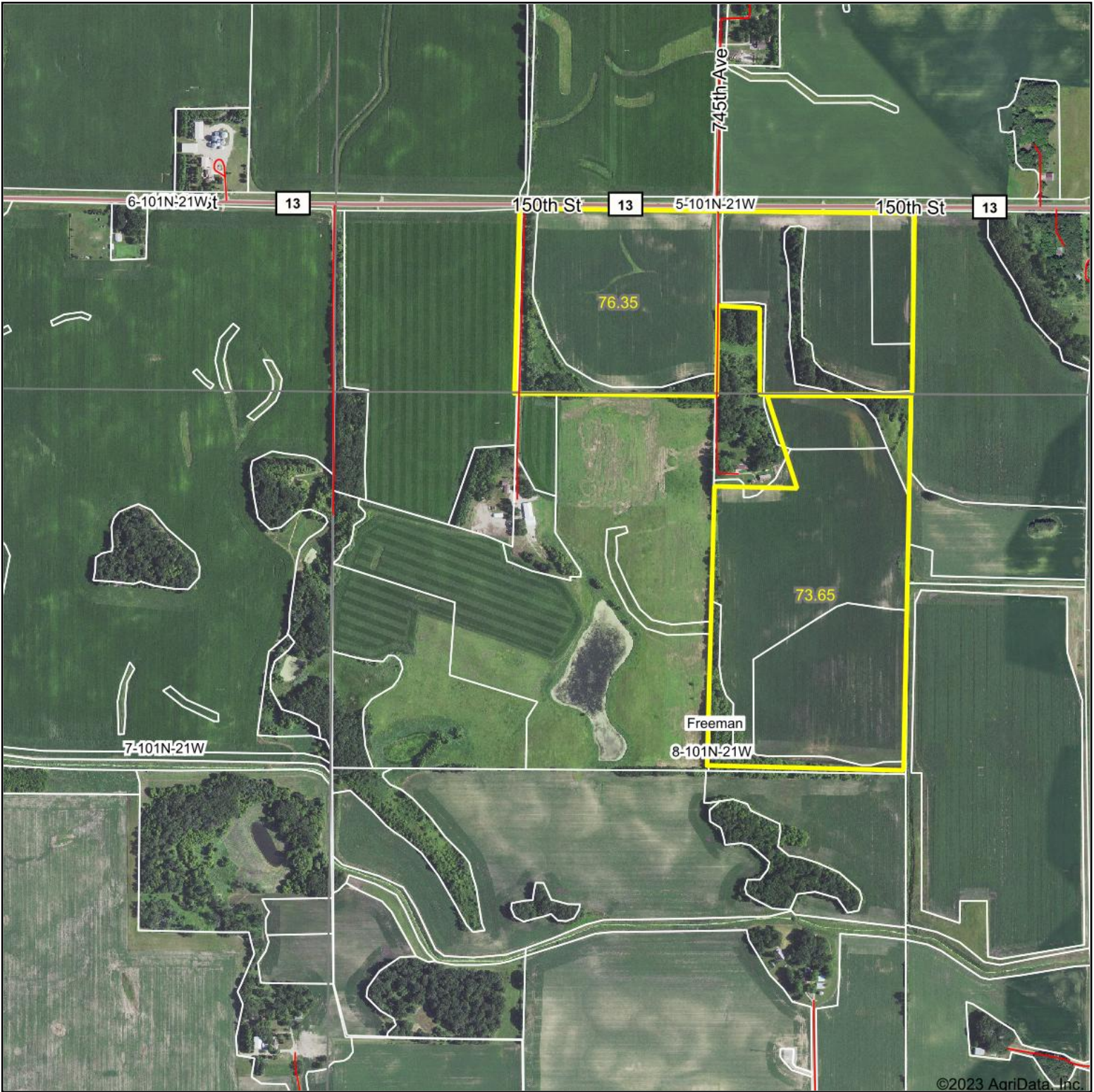
Christine and Michael Hein Revocable Trust Land Auction



AUCTIONEERS
 Dennis – Lic. #74-22-004; 507-456-1210
 jensenauctions@gmail.com

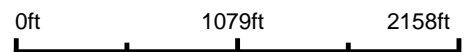
VIEW AUCTION ON: www.jensenauctionsmn.com or on Facebook

Aerial Map



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Map Center: 43° 34' 7.45, -93° 22' 58.33



8-101N-21W
Freeborn County
Minnesota



3/15/2023

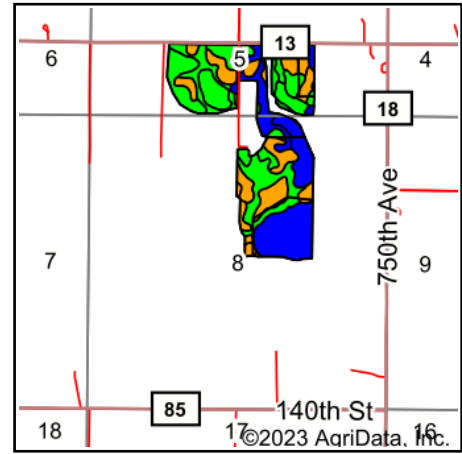
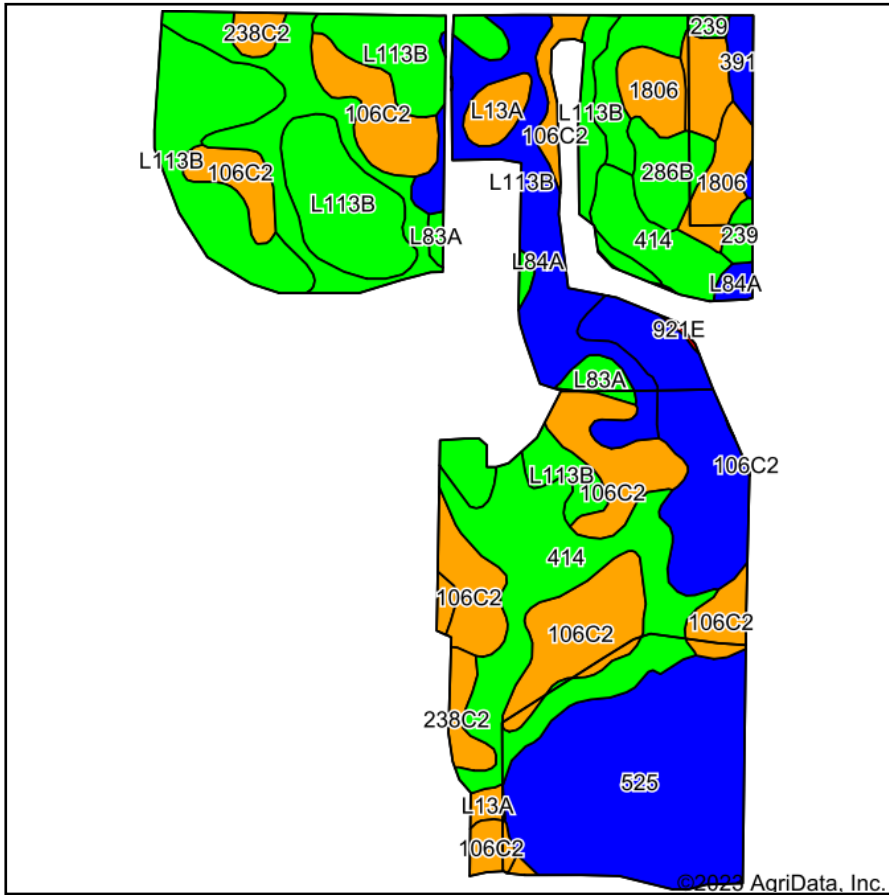
Maps Provided By:



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

Soils Map



State: **Minnesota**
 County: **Freeborn**
 Location: **8-101N-21W**
 Township: **Freeman**
 Acres: **130.69**
 Date: **3/15/2023**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN047, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
525	Muskego soils, 0 to 1 percent slopes	28.95	22.2%		IIIw	81	54
414	Hamel loam, 0 to 2 percent slopes	24.54	18.8%		IIw	94	88
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	23.95	18.3%		Ile	98	80
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	21.86	16.7%		IIIe	76	69
L84A	Glencoe clay loam, 0 to 1 percent slopes	10.87	8.3%		IIIw	86	76
1806	Lerdal silty clay loam, silty substratum, 0 to 2 percent slopes	4.61	3.5%		IIw	80	68
L83A	Webster clay loam, 0 to 2 percent slopes	4.21	3.2%		IIw	93	82
286B	Shorewood silty clay loam, 1 to 6 percent slopes	2.73	2.1%		Ile	95	67
238C2	Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded	2.26	1.7%		IIIe	74	57
L13A	Klossner muck, 0 to 1 percent slopes	2.09	1.6%		IIIw	77	84
1806B	Lerdal silty clay loam, silty substratum, 2 to 10 percent slopes	1.90	1.5%		IIIe	77	66
391	Spicer silt loam, depressional	1.14	0.9%		IIIw	86	86
239	Le Sueur loam, 1 to 3 percent slopes	1.06	0.8%		Iw	97	84
238B	Kilkenny clay loam, 2 to 6 percent slopes	0.39	0.3%		Ile	79	66
921E	Omsrud-Storden complex, 10 to 22 percent slopes, moderately eroded	0.13	0.1%		IVe	40	57
Weighted Average					2.52	86.7	*n 72.4

*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.



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: 128.34 acres





Abbreviated 156 Farm Record

Operator Name

CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
160.86	128.34	128.34	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	128.34	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	83.13	0.00	141	0
Soybeans	45.21	0.00	46	0
TOTAL	128.34	0.00		

NOTES

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Tract Number : 52705

Description : S2 S5/T7 NE4 S8/T7
 FSA Physical Location : MINNESOTA/FREEBORN
 ANSI Physical Location : MINNESOTA/FREEBORN
 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 : MICHAEL J HEIN, CHRISTINE HEIN
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
160.86	128.34	128.34	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 52705 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	128.34	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	83.13	0.00	141
Soybeans	45.21	0.00	46
TOTAL	128.34	0.00	

NOTES

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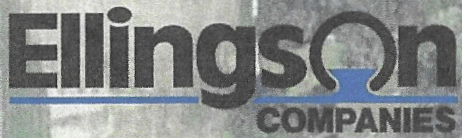
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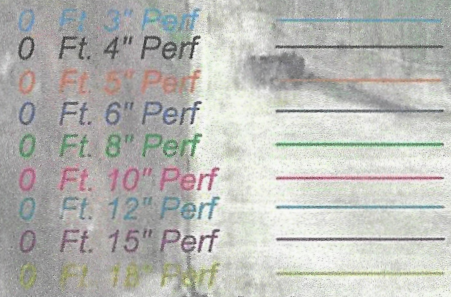
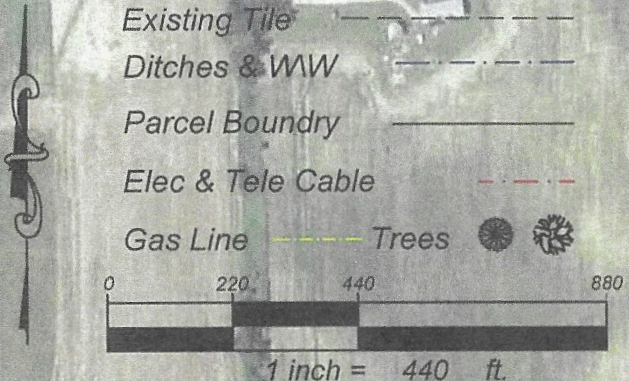
Ellingson COMPANIES		56113 State Hwy 56 West Concord, MN 55985 507 527-2294 www.ellingsoncompanies.com	Nielson_freeman_5-8.dwg Revision: estimate 04-01-10 Job# estimate Drawn by: Tom Blowers
Existing Tile - - - - - Ditches & WW - - - - - Parcel Boundary - - - - - Elec & Tele Cable - . - . - Gas Line - - - - - Trees ● ●	0 Ft. 3" Perf - - - - - 24052 Ft. 4" Perf - - - - - 243 Ft. 5" Perf - - - - - 937 Ft. 6" Perf - - - - - 1209 Ft. 8" Perf - - - - - 0 Ft. 10" Perf - - - - - 0 Ft. 12" Perf - - - - - 0 Ft. 15" Perf - - - - - 0 Ft. 18" Perf - - - - -		

69209
 Install Trunk Line
 Install Copper Wire



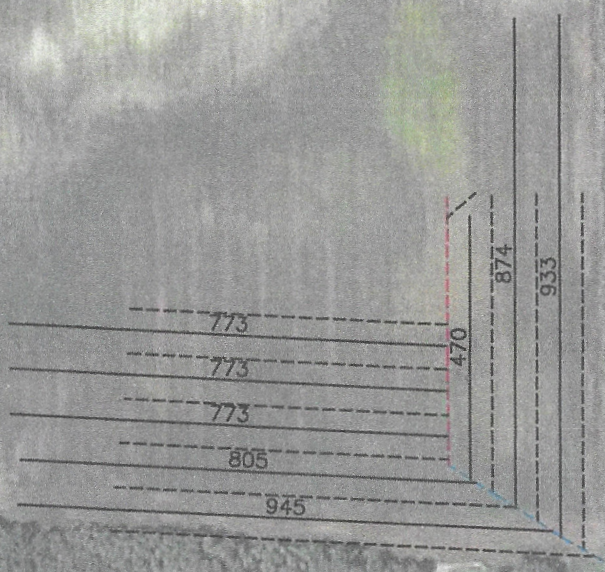
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 www.ellingsoncompanies.com

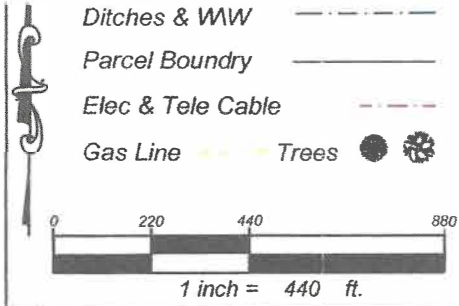
fn8nc.dwg
 Revision: Final Map
 04-30-12
 Job# 122198
 Drawn by: C. Laue



6956 Ft. 4" Muck Sock

Nielsen Farms Renter:
 State: MN County: Freeborn Twp: Freeman Sec: 8
 Acres: 13 Spacings: Splitters D-C: 3/8





1539 Ft. 5" Perf	0 Ft. 6" NP	2101 Ft. 4" Muck
0 Ft. 6" Perf	421 Ft. 8" NP	0 Ft. 6" NP
1887 Ft. 8" Perf	0 Ft. 10" NP	421 Ft. 8" NP
0 Ft. 10" Perf	43 Ft. 12" NP	0 Ft. 10" NP
496 Ft. 12" Perf	0 Ft. 15" NP	43 Ft. 12" NP
0 Ft. 15" Perf	0 Ft. 18" NP	0 Ft. 15" NP
0 Ft. 18" Perf		0 Ft. 18" NP
0 Ft. 12" DW		
0 Ft. 15" DW		
0 Ft. 18" DW		

State: MN County: Freeborn Twp: Freeman Sec: 5, 8
 Acres: 33 Spacings: 60 D-C: 3/8

