75.3 ACRES AG LAND

xxx County Road 44
South Haven, MN 55382

REAL ESTATE AUCTION

AUCTION ENDS:

Tuesday, April 18, at 6 p.m.

ONLINE ONLY AUCTION ENDING 4/18 at 6pm. 75 acres with 69 +/- acres tillable. Cropland currently leased for three years including at $125 per tillable acre. Property being split from a larger parcel. PID and taxes will change. Split has been approved, recording yet to be completed. Test well has been drilled for irrigation. Well screen available but not included. Property was part of a chicken farm and has had lots of chicken manure applied for good fertility. Great investment. Good hunting. Located close to many area lakes. Access on paved road. Soil maps available. Road frontage on County Road 44 and 135th Ave. Located North of Clearwater Lake in Fairhaven Township, Stearns County, MN. Section 36, Township 122, Range 28.

PRO REALTY INC.

EQUAL HOUSING OPPORTUNITY REALTOR

Register & Bid Online at

BidRightWay.com

Have questions? Give us a call! **888-489-4625**

Curt Weiers, *Broker/Owner/Auctioneer#86-120*

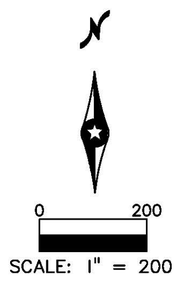
Certificate of Survey

for

Elisa Legatt

Part of Section 36, Township 122, Range 28

Fairhaven Township, Stearns County, Minnesota



LEGEND:

- Denotes found iron monument
- Denotes set iron monument, capped 44360
- Denotes found cast iron monument
- Denotes found stone/conc monument
- Denotes set nail
- Denotes well
- Denotes electric meter
- Denotes power pole
- Denotes guy wire
- Denotes set lath
- Denotes wet area per County GIS
- LS 9394 Denotes William Lunser, LS
- LS 44360 Denotes Shannon Bollman LS
- LS 14343 Denotes Edward Otto, LS
- Denotes bituminous surface
- Denotes gravel surface
- Denotes barbwire/electric fence
- Denotes right of way
- Denotes existing adjoiners
- Denotes field edge
- Denotes wet area per County GIS
- Denotes septic tank

Existing Property Description for PID 09.05832.0020

The East Half of the Northeast Quarter; LESS AND EXCEPT the South 624 feet of the East 416 feet of said East Half of the Northeast Quarter; also LESS AND EXCEPT That part of the Northeast Quarter of the Northeast Quarter of Section 36, Township 122, Range 28, described as follows: Beginning at the Northeast corner of said Section 36; thence South 0 degrees 19 minutes 12 seconds East (assumed bearing) along the East line of said Northeast Quarter of the Northeast Quarter for 557.67 feet; thence North 74 degrees 58 minutes 59 seconds West for 626.49 feet; thence North 74 degrees 00 minutes 24 seconds West for 193.11 feet; thence North 49 degrees 33 minutes 53 seconds West for 366.17 feet; thence North 08 degrees 51 minutes 28 seconds West for 105.76 feet to the North line of said Northeast Quarter of the Northeast Quarter; thence North 89 degrees 59 minutes 34 seconds East along said North line for 1082.60 feet to the point of beginning;
AND
The Southwest Quarter of the Northeast Quarter; the Northwest Quarter of the Southeast Quarter; the Southwest Quarter of the Southeast Quarter; the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter, LESS AND EXCEPT the East 1130.00 feet of said Southeast Quarter; all in Section 36, Township 122, Range 28, Stearns County, Minnesota.

Existing Property Description for PID 09.05829.0000

The South 624 feet of the East 416 feet of the East Half of the Northeast Quarter of Section 36, Township 122, Range 28.

Proposed Parcel A Description:

That part of the East Half of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter both of Section 36, Township 122, Range 28, Stearns County, Minnesota that lies easterly, northerly and easterly of the following described line:
Commencing at the East Quarter corner of said Section 36; thence South 89 degrees 20 minutes 38 seconds West, along the south line of said East Half of the Northeast Quarter, a distance of 1130.01 feet to the west line of the East 1130.00 feet of said East Half of the Northeast Quarter, being the point of beginning of the line being described; thence North 01 degrees 00 minutes 45 seconds West, along said west line, a distance of 535.52 feet; thence South 88 degrees 52 minutes 26 seconds West a distance of 959.46 feet to the east line of the West 546.00 feet of said Southwest Quarter of the Northeast Quarter; thence North 00 degrees 53 minutes 49 seconds West, along said east line, a distance of 796.33 feet to the north line of said Southwest Quarter of the Northeast Quarter and said line there terminating.

LESS AND EXCEPT

The South 665.00 feet of the East 452.00 feet of said East Half of the Northeast Quarter;

ALSO LESS AND EXCEPT

That part of the Northeast Quarter of the Northeast Quarter of Section 36, Township 122, Range 28, described as follows: Beginning at the Northeast corner of said Section 36; thence South 0 degrees 19 minutes 12 seconds East (assumed bearing) along the East line of said Northeast Quarter of the Northeast Quarter for 557.67 feet; thence North 74 degrees 58 minutes 59 seconds West for 626.49 feet; thence North 74 degrees 00 minutes 24 seconds West for 193.11 feet; thence North 49 degrees 33 minutes 53 seconds West for 366.17 feet; thence North 08 degrees 51 minutes 28 seconds West for 105.76 feet to the North line of said Northeast Quarter of the Northeast Quarter; thence North 89 degrees 59 minutes 34 seconds East along said North line for 1082.60 feet to the point of beginning.

Subject to road right of way along the south and east parts thereof. Subject to easements of record, if any.

Proposed Parcel B Description:

That part of the Southeast Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter and the East Half of the Northeast Quarter all of Section 36, Township 122, Range 28, Stearns County, Minnesota that lies westerly, southerly and westerly of the following described line:
Commencing at the Southeast corner of said Section 36; thence South 89 degrees 19 minutes 41 seconds West, along the south line of said Southeast Quarter of the Southeast Quarter, a distance of 1130.01 feet to the west line of the East 1130.00 feet of said Southeast Quarter of the Southeast Quarter, being the point of beginning of the line being described; thence North 00 degrees 53 minutes 34 seconds West, along said west line and along the west line of the East 1130.00 feet of said Northeast Quarter of the Southeast Quarter, a distance of 2652.24 feet to the north line of said Northeast Quarter of the Southeast Quarter; thence North 01 degrees 00 minutes 45 seconds West, along the west line of the East 1130.00 feet of said East Half of the Northeast Quarter, a distance of 535.52 feet; thence South 88 degrees 52 minutes 26 seconds West a distance of 959.46 feet to the east line of the West 546.00 feet of said Southwest Quarter of the Northeast Quarter; thence North 00 degrees 53 minutes 49 seconds West, along said east line, a distance of 796.33 feet to the north line of said Southwest Quarter of the Northeast Quarter and said line there terminating.

Subject to road right of way. Subject to easements of record, if any.

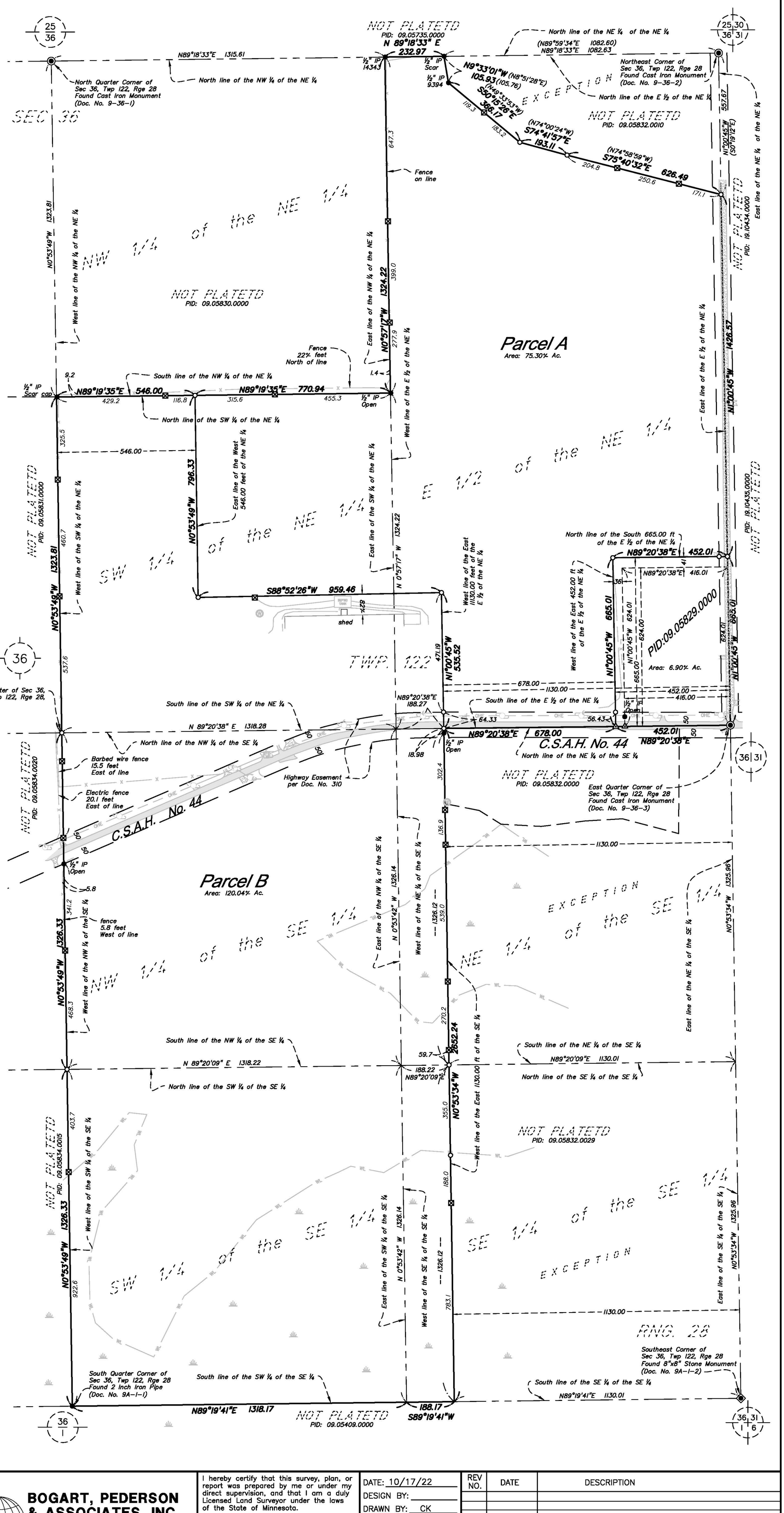
Proposed Property Description for PID 09.05829.0000

The South 665.00 feet of the East 452.00 feet of the East Half of the Northeast Quarter of Section 36, Township 122, Range 28.

Subject to road right of way along the south and east parts thereof. Subject to easements of record, if any.

Surveyors Notes

1) This survey was performed without the benefit of a title report. No search for recorded or unrecorded easements or restrictions was made by the surveyor.
2) Bearings are based on the Stearns County Coordinate System (NAD83, 96adj). For the purpose of this survey, the East line of the Northeast Quarter of Section 36, Township 122, Range 28 bears South 01 degrees 00 minutes 45 seconds East.
3) County State Aid Highway No 44 is shown per provided mapping. The actual right of way was not surveyed and no monuments were found marking that right of way alignment.
4) Interior lot improvements were not located for the purpose of this survey.
5) Field work for the outer boundary was done as part of BPA Job No 21-0093.00.



SHEET NO. —	Certificate of Survey for Elisa Legatt in Fairhaven Twp Sec 36, Twp 122, Rge 28, Stearns County, Minnesota	BOGART, PEDERSON & ASSOCIATES, INC. LAND SURVEYING CIVIL ENGINEERING MAPPING 13076 FIRST STREET, BECKER, MN 55308-9322 TEL: 763-262-8822 FAX: 763-262-8844	I hereby certify that this survey, plan, 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. Signed: Shannon Bollman Shannon Bollman Date: 10/20/22 Lic. No. 44360	DATE: 10/17/22 DESIGN BY: DRAWN BY: CK CHECKED BY: SSB DWG FILE: 21-0093COS FILE NO.: 21-0093.01	REV NO. / DATE / DESCRIPTION

Soil Map—Stearns County, Minnesota
(Legatt map)

Map Scale: 1:6,650 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 300 600 1200 1800

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Stearns County, Minnesota
Survey Area Data: Version 20, Sep 6, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 1, 2021—Oct 1, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
129	Cylinder loam	3.1	3.9%
156B	Fairhaven loam, 2 to 6 percent slopes	3.8	4.7%
327A	Sverdrup sandy loam, Sandy Outwash, 0 to 2 percent slopes	5.4	6.7%
406B	Dorset sandy loam, 2 to 6 percent slopes	0.0	0.0%
413	Osakis loam, 0 to 2 percent slopes	0.5	0.7%
611C	Sandberg loamy sand, 2 to 12 percent slopes	19.7	24.6%
611D	Sandberg loamy coarse sand, 6 to 30 percent slopes	21.9	27.4%
875B	Estherville-Hawick complex, 2 to 6 percent slopes	2.7	3.3%
D105B	Arvilla sandy loam, 2 to 6 percent slopes	22.8	28.5%
W	Water	0.1	0.1%
Totals for Area of Interest		**80.0**	**100.0%**

USDA United States Department of Agriculture

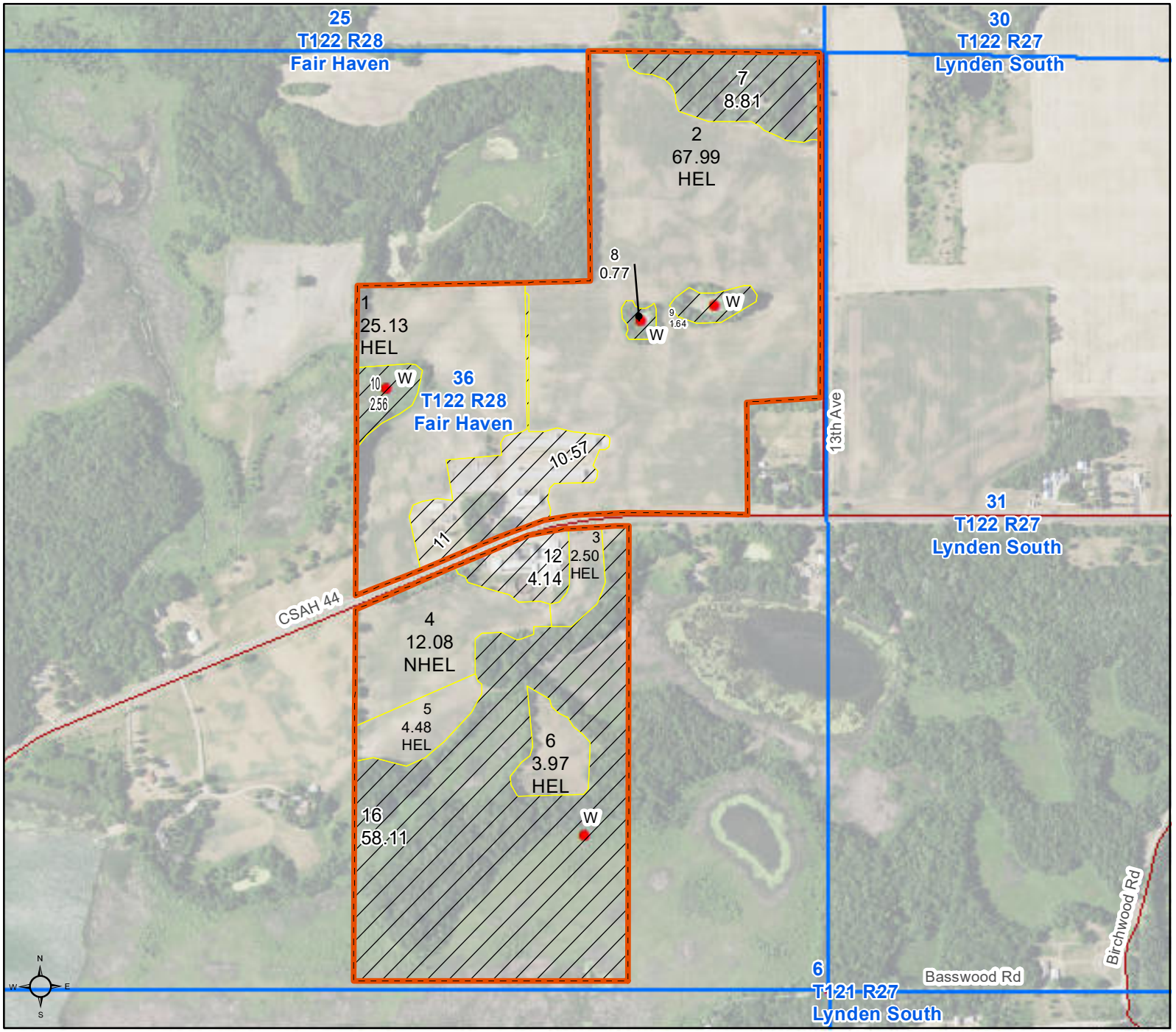
Stearns County, Minnesota

Farm 14331

Tract 17271

2023 Program Year

Map Created January 03, 2023



0 355 710 1,420 Feet

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: 116.15 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; 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). This map displays the 2021 NAIP imagery.

U.S. Fish and Wildlife Service
National Wetlands Inventory

Legatt_Elisa_wetland map_20230324

March 24, 2023

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.