

GOODHUE COUNTY FARMLAND REAL ESTATE AUCTION

Live & Online: Wednesday, September 17, 2025 • 10:00 a.m.

144.78± ACRES

of Farmland In Holden Township, Goodhue County, MN



Orbert & Joan Musgjerd ESTATE, SELLERS

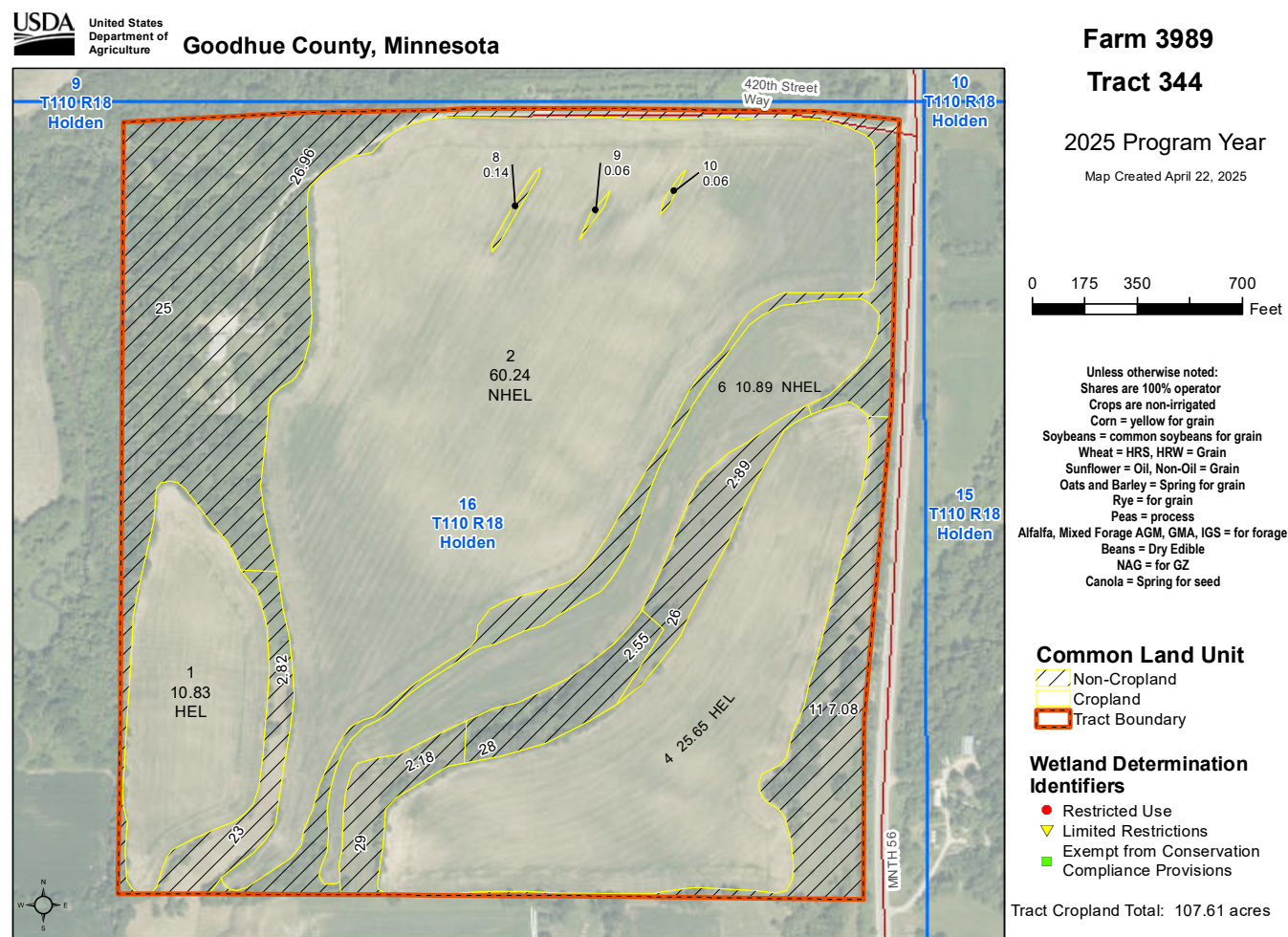
The heirs of the Obert & Joan Musgjerd Estate have decided to sell their good farm at public auction. This Land Has been in the Musgjerd Family name for over 150 years. For Complete Details and Online Bidding go to www.hmauction.com



HAMILTON-MARING AUCTION GROUP
PO Box 37, Kenyon, MN 55946
130 State HWY 16, Dexter, MN 55926
507-789-5421 or 800-801-4502
Registered WI Auctioneer: #2992-52
Matt Maring Lic# 25-28 • 507-951-8354
Kevin Maring Lic# 25-70 • 507-271-6280
Adam Engen Lic# 25-93 • 507-213-0647
Andrew Hamilton Lic# 55-051925 • 507-438-6693
Bill Hilton Lic# 50-24 507-279-9600

144.78 Acres of Farmland In Holden Township, Goodhue County, MN

- **Area: 144.78+/- Acres of Deeded Land**
- **Tillable: 107.61 Acres according to Goodhue County FSA Office**
- **Location: Part of the NE 1/4 of Section 16 Holden Township, | Goodhue County, MN, Farm is located at the corner of Highway 56 and 420th Street Way, Kenyon, MN or just go north of Kenyon 4 miles, farm is located on the west side of Highway 56.**
- **Crop Productivity Index: 77.3 CPI Weighted Average**
- **Major Soils: Mt. Carrol-Hersey complex, Maxfield Silty Clay Loam & Joy Silt Loam**
- **Some Drain Tile In Place**
- **Very good farm with good drainage. Will make an excellent addition to farming portfolio.**
- **12+/- Acres currently used as pasture ground**
- **Possession will be granted after 2025 land tenant has removed crops or after closing date, whichever is later.**
- **Buyers may walk and inspect the property anytime prior to auction date.**



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 National Resources Conservation Service (NRCS). This map displays the 2023 NAIP imagery.

MINNESOTA GOODHUE Form: FSA-156EZ <i>See Page 2 for non-discriminatory Statements.</i>	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 3989 Prepared : 6/4/25 12:47 PM CST Crop Year : 2025
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Operator Name	: TIMOTHY HOWIE
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
152.35	107.61	107.61	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	107.61		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	72.40	0.00	150	0
Soybeans	35.20	0.00	47	0

TOTAL	107.60	0.00
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Tract Number : 344

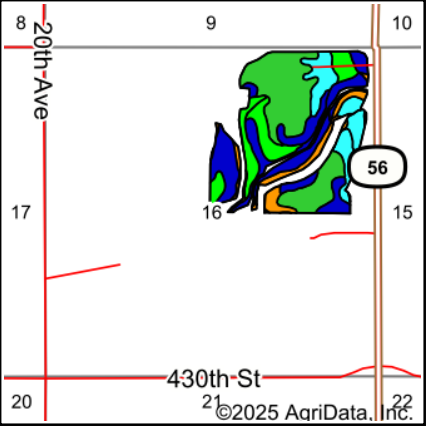
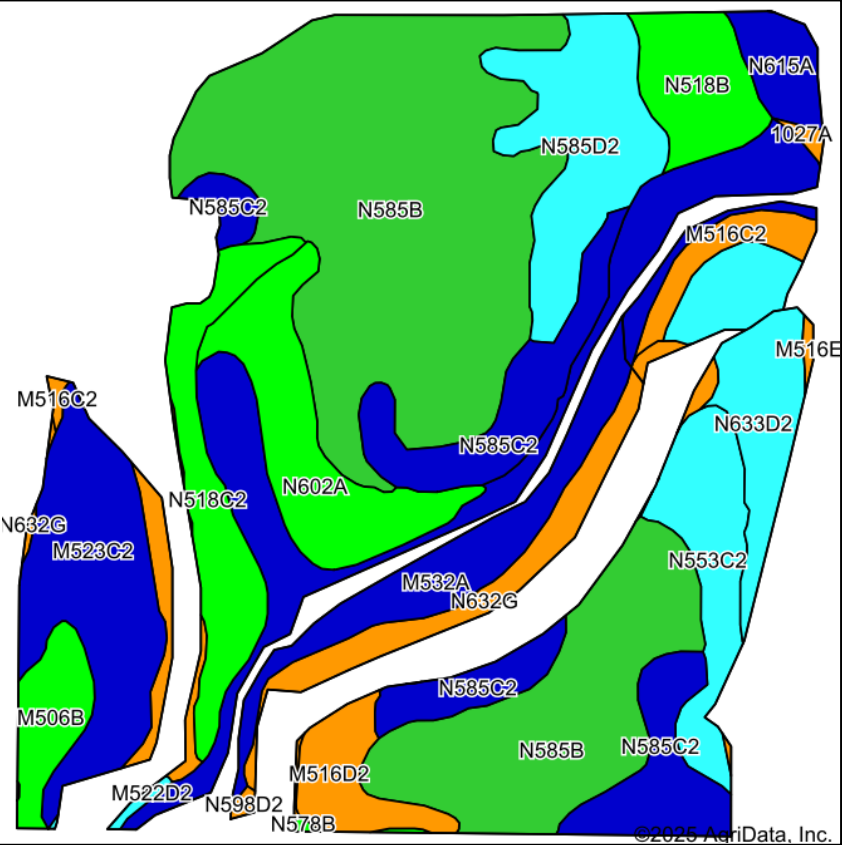
Description	: SEC16,HOLDEN;
FSA Physical Location	: MINNESOTA/GOODHUE
ANSI Physical Location	: MINNESOTA/GOODHUE
BIA Unit Range Number	:
HEL Status	: HEL field on tract.Conservation system being actively applied
Wetland Status	: Wetland determinations not complete
WL Violations	: None
Owners	: JOAN MUSGJERD
Other Producers	: MITCHELL BAUER
Recon ID	: None

Tract Land Data								
Farm Land		Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
152.35		107.61	107.61	0.00	0.00	0.00	0.00	0.0
State Conservation		Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00		0.00	107.61	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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TOTAL	107.60	0.00	

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Soils Map



State: **Minnesota**
County: **Goodhue**
Location: **16-110N-18W**
Township: **Holden**
Acres: **111.15**
Date: **6/19/2025**



Soils data provided by USDA and NRCS.

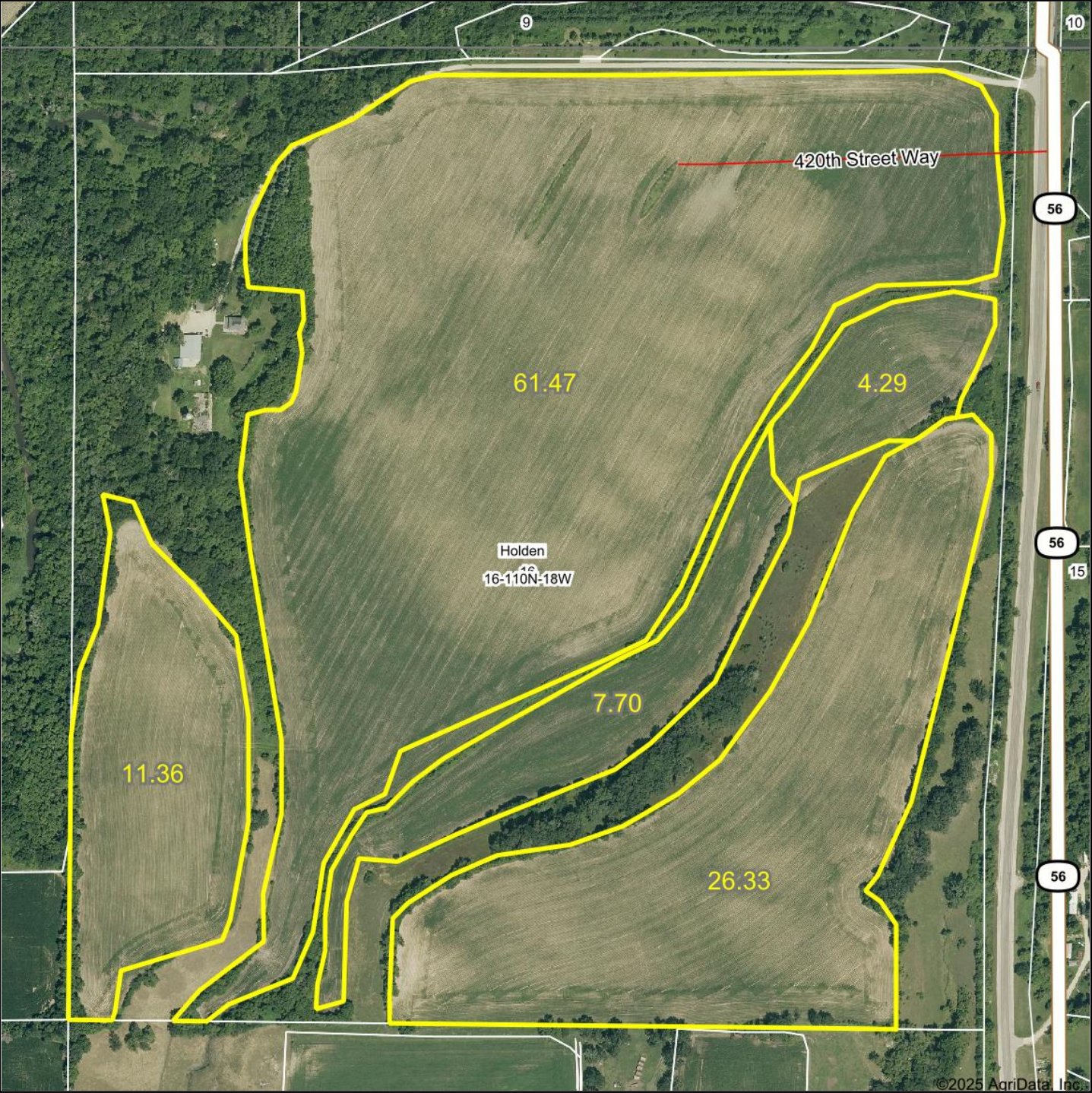
Area Symbol: MN049, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Corn	*n NCCPI Soybeans
N585B	Mt. Carroll-Hersey complex, 2 to 6 percent slopes	36.15	32.6%		Ile		90	87
M532A	Maxfield silty clay loam, 0 to 2 percent slopes, occasionally flooded	13.22	11.9%		IIw		74	81
N585C2	Mt. Carroll-Hersey complex, 6 to 12 percent slopes, moderately eroded	9.71	8.7%		Ile		80	81
M523C2	Bassett-Kasson complex, 6 to 12 percent slopes, eroded	7.91	7.1%		IIle		77	73
N585D2	Mt. Carroll-Hersey complex, 12 to 18 percent slopes, moderately eroded	6.57	5.9%		Ile		67	80
N602A	Joy silt loam, 1 to 3 percent slopes	6.01	5.4%		Ie		98	88
N633D2	Massbach silt loam, 12 to 18 percent slopes, moderately eroded	5.34	4.8%		IVe		65	68
N632G	Brodale, flaggy-Schapville complex, 18 to 80 percent slopes, rocky	4.94	4.4%		VIIe		5	16
N518C2	Lindstrom silt loam, 6 to 12 percent slopes, moderately eroded	4.83	4.3%		IIIe		92	85
N553C2	Frankville-Nasset-Mt. Carroll complex, 6 to 12 percent slopes, moderately eroded	4.39	3.9%		IIIe		64	63
N518B	Lindstrom silt loam, 2 to 6 percent slopes	3.44	3.1%		Ile		99	90
M516D2	Wangs-Wagen Prairie complex, 12 to 18 percent slopes, moderately eroded	2.39	2.2%		VIe		29	46
M506B	Kasson silt loam, 2 to 6 percent slopes	2.24	2.0%		Ile		95	79
N615A	Otter silt loam, 0 to 2 percent slopes, occasionally flooded	1.68	1.5%		IIw		79	35

Soils data provided by USDA and NRCS.



Aerial Map





Boundary Center: 44° 20' 16.96, -92° 59' 6.65

0ft 423ft 846ft

16-110N-18W
Goodhue County
Minnesota



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6/19/2025

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

An aerial photograph of a large, irregularly shaped agricultural parcel outlined in red. The parcel is primarily composed of brown, tilled soil with some green grassy areas and small clusters of trees. A road, labeled 'HIGHWAY 56' in yellow text, runs horizontally across the top of the parcel. Another road, labeled '420TH ST WAY' in yellow text, runs vertically along the left side of the parcel. The surrounding area includes other agricultural fields, some with water, and a few small buildings or structures. The entire map is framed by a red border.

SHWY

CEM; ; OCTY; OCRLN; CTRLN



Boundary Center: 44° 20' 17.11, -92° 59' 6.33



GOODHUE COUNTY
FINANCE AND TAXPAYER SERVICES
509 W. 5TH STREET
RED WING, MN 55066
651-385-3040

Property ID Number: RP 35.016.0100

Taxpayer(s):

JOAN R MUSGJERD
107 ANGLEWOOD DR
KENYON MN 55946

Property Description:

SECT-16 TWP-110 RANGE-018 144.78 AC DOC#601185 NE1/4 SEC
16-110-18 EX 1.44AC IN SE COR 4.25AC HWY EASE EX 13.78AC IN
NW1/4 OF NE1/4 ID# 35-0000-19400

Property Address:

TAX STATEMENT

2024 Values for Taxes Payable in

2025

Step	VALUES & CLASSIFICATIONS	
	Taxes Payable Year:	2024 2025
1	Estimated Market Value:	983,500 1,119,600
	Homestead Exclusion:	0 0
	Taxable Market Value:	983,500 1,119,600
	New Improvements:	
	Property Classification:	AG NON HSTD AG NON HSTD RVL NHSTD RVL NHSTD
	Sent in March 2024	
2	PROPOSED TAX	
	Proposed Tax:	6,534.00
	Sent in November 2024	
3	PROPERTY TAX STATEMENT	
	First half Taxes:	3,249.00
	Second half Taxes:	3,249.00
	Total Taxes Due in 2025 :	6,498.00

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REFUNDS?

*You may be eligible for one or even two
refunds to reduce your property tax.
Read the back of this statement to
find out how to apply.*

Terms: \$30,000.00 Earnest money down the day of the auction, which is non-refundable if the buyer(s) fails to close on said property. The balance is due and payable in full to the sellers on or before October 23, 2025, at which time the buyer shall receive a clear marketable title. Possession shall be on closing or when 2025 land tenant has removed all crops. All Real Estate is selling in AS-IS condition with no warranties or guarantees expressed or implied by the sellers or any of their agents. All real estate sells with no contingencies whatsoever. All real estate taxes due in the year of 2025 shall be paid for by the sellers, the buyers first tax obligation will be in the year of 2026. All bidders and buyers must have their finances in order prior to bidding on auction day.

The information set forth is believed to be accurate. However, the seller(s) of the properties and HM (Hamilton-Maring) Auction Group make no warranties or guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and seller(s) will not be held responsible for advertising discrepancies or inaccuracies. ALL ANNOUNCEMENTS ON AUCTION DAY OR UPDATED AUCTION DAY TERMS ONLINE TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION. HM Auction Group is the agent for the sellers. Auctions are with reserves, minimum bids, or subject to seller acceptance or rejections unless otherwise advertised as "Absolute Auction selling without Reserve." Information provided by the seller(s) and or obtained by HM Auction Group is deemed reliable and correct however all property is sold as is, where is and all buyer(s) or seller(s) agree to hold harmless HM Auction Group and our employees for any errors or omissions regarding anything being sold. Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth.

AGENCY DISCLOSURE: HM Auction Group is representing the seller in this transaction.

LEASES: There is a current lease on said property. All rents from the growing year of 2025 will be retained by the seller(s). The property is free of all rental agreements for the 2026 growing season and beyond.

POSSESSION: Possession will be at closing or after 2025 land tenant has removed all crops, unless otherwise agreed to in writing and agreeable by buyer(s) and seller(s).

MINERAL RIGHTS: All mineral rights, if any, held by seller will be transferred upon closing. However, the Seller(s) does not warrant the amount or adequacy of the mineral rights.

WELL/SEPTIC INFORMATION: The buyer(s) is responsible for complying with any county requirements for transfer on the well or septic. Well and septic is being sold "as is, where is." The buyer shall be responsible for this expense prior to or at closing in order to successfully close if there is a county requirement to comply with.

ENVIRONMENTAL DISCLAIMER: The seller(s), auctioneer(s), and broker do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state, or local law. Buyer(s) is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any wells.

ONLINE BIDDING: You acknowledge that the internet or data connection may be unreliable and subject to network error. HM Auction Group will not guarantee that bids placed online will be transmitted to or received by auctioneer in a timely fashion. You agree to hold HM Auction Group and its employees harmless for any interruptions in online bidding. At the sole discretion of the company or auctioneer the auction may be suspended, postponed, or cancelled if the internet service is unstable or interrupts any live or online auction. The auctioneer has the sole discretion to add, delete or change some of our online auctions or services and the terms or conditions governing our online auctions at any time without notice.

PROPERTY SOLD WITHOUT WARRANTY: All dimensions & descriptions are approximations only based upon the best information available & are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the seller, broker or auctioneer, their employees, or agents The property will be sold AS IS & without any warranties or representations, express or implied.