286.07± Acres – Lincoln County, MN Land Auction
Cropland - Pasture - CRP Income

Ash Lake & Lake Stay Twps., Lincoln Co., MN Cropland, Pasture & CRP

We will offer the following land at public auction on-site at Tract 1 located from Ivanhoe, MN, 1 mile east on State Hwy. MN-19 then 2 1/2 miles south on 220th Ave. (Co. Road 110), Watch for signs on:

April 9th, 2026 (Thursday) – Sale Time: 10:00a.m.

AUCTIONEERS' NOTE: *Don't miss this great opportunity to purchase up to 286.07± acres of productive Lincoln County, MN land — Proudly held in the* ***Kaczmarek family for OVER 100 YEARS!*** *There have been many memories made on this land and now it is time for someone new to make their memories. This sale features a mix of quality tillable acres, pasture, and CRP, all well-cared for and ready for the next generation of ownership. The land will be sold in two individual tracts, offering flexibility for all types of buyers. Contact the Auctioneers today and make plans to attend this quality land auction!*

Live Onsite Auction with Online Bidding Available and NO BUYER'S PREMIUM!

Tract 1 – 191.16 +/- Acres: This land offers approximately 164.93 +/- tillable acres. The farm features some existing drain tile and is predominantly comprised of Class II soils featuring Barnes, occasional saturation-Buse-Svea complex, Lakepark-Roliss-Parnell, depressional, complex, Poinsett-Waubay silty clay loams & Highpoint Lake silty clay with a total soil rating of 82.4. The farm has a corn PLC yield of 149, soybean PLC yield of 33 and a wheat PLC of 12.5. There are 2.03+/- acres on this land that are enrolled in CRP; the CRP contract will be transferred to the new owner, with an annual payment of $182.89 per acre. The contract expires on September 30, 2031. This 2.03+/- acres is also enrolled in the Walk-In-Access program at $18.00 per acre until 2028. Property is subject to an existing Wind Easement Agreement; the current development payment is approximately $25 per acre annually ($4,779/year). The easement and all associated rights and payments will be transferred to the buyer at closing. Full agreement is available.

Description: S ½ of SW ¼ & W ½ SE ¼ & NW ¼ of SW ¼ of Sec 13, T-111-N, R-45-W, Ash Lake Twp., Lincoln Co., MN

Tract 2 – 94.91 +/- Acres: Located from Tract 1 – 1 ½ miles north on 220th Ave. (Co. Road 110) then 1 mile east on 270th Ave. FSA information indicates 94.91+/- cropland acres, of which approximately 90.56+/- acres are currently enrolled in CRP grassland of excellent CRP grassland habitat. The CRP contract will transfer to the new owner, with an annual payment of $20,791.00. The contract expires on September 30, 2029. This 90.56+/- acres are also enrolled in the Walk-In-Access program at $18.00 per acre until 2028. FSA information indicates a total of 94.91+/- cropland acres featuring good Class II soils and a strong soil rating of 89.9, consisting primarily of Barnes, occasional saturation–Buse–Svea complex, and Hokans–Svea complex soils.

Description: 94.91+/- Acres in the NW Fr ¼ Exc. 63.4 Acres in Gov't Lots 1 & 2 and SE ¼ of NW ¼, Desc in Bk 80 Deeds Pg 182 of Sec 7, T-111-N, R-44-W Lake Stay Twp., Lincoln, Co., MN

TERMS: 10% non-refundable downpayment due on the day of sale with balance due on or before May 12, 2026, with immediate possession on sale day to be awarded to the buyer to farm or lease as they desire for the 2026 crop year and full possession conveyed at closing. Seller shall convey good and marketable title by Warranty Deed, free and clear of all liens and encumbrances except those of record. Seller shall provide, at Seller's option, either abstracts of title continued to date or an Owner's Policy of Title Insurance. If title insurance is utilized, the cost of the Owner's Policy shall be shared equally by Buyer and Seller. Glen Petersen Law Office will handle closing. Seller shall pay the 2025 real estate taxes. Buyers shall be responsible for the 2026 real estate taxes and thereafter. The new Buyer(s) will assume and continue any CRP contracts currently in place. Property is subject to an existing Wind Easement Agreement with Invenergy Wind Development LLC. The current development payment is approximately $25 per acre annually. The easement and all associated rights and payments will be transferred to the buyer at closing. Full agreement has been made available. The Sellers and Agents do not make any claims for boundary lines or total acres. Fences are not guaranteed to be accurate boundary line representations. Any new fencing will be the responsibility of the new buyer(s). This property is sold subject to easements, contracts, and restrictions, if any, and subject to confirmation by the Seller. New Buyers are responsible for conducting their own due diligence for future use and practices. The total acres are based on the Lincoln County, Minnesota Assessor's records and are understood to be "more or less." Listed tillable & cropland acres are per the FSA Office & Surety Agri-Data maps and are believed to be accurate but not guaranteed to be exact. This property is sold in "AS IS" condition and subject to any existing easements, restrictions, reservations, or highways of record if any, as well as any applicable Lincoln County zoning ordinances. Seller provides no guarantees, warranties, or contingencies. Information provided and all statements made are believed accurate but not guaranteed, statements made day of sale take precedence over previous written material. The Auctioneers & Brokerage Firms represent the Sellers.

FRANK E. KACZMAREK ESTATE – OWNER

Land Brokers – Auctioneers – Farm Managers - Realtors
Burlage Peterson Auctioneers & Realtors, LLC
Offices - Brookings, SD, Watertown, SD, De Smet, SD
Office@burlagepeterson.com or 605-692-7102
www.burlagepeterson.com/317 4th St. Brookings SD 57006
Sutton Auctioneers & Land Brokers, LLC
Office@suttonauction.com or 605-336-6315

BURLAGE PETERSON
Auctioneers & Realtors, LLC.

ASH LAKE TWP

LAND OWNER

T 111 N

R 45 W

JOINS ROYAL TWP

JOINS SHAOKATAN TWP

JOINS LAKE STAY TWP

JOINS DIAMOND LAKE TWP

170 AVE | 180 AVE | 190 AVE | 200 AVE | 210 AVE | 220 AVE | 230 AVE

280 ST | 270 ST | 260 ST | 250 ST | 240 ST | 230 ST | 220 ST

Ivanhoe

Curtis Lake

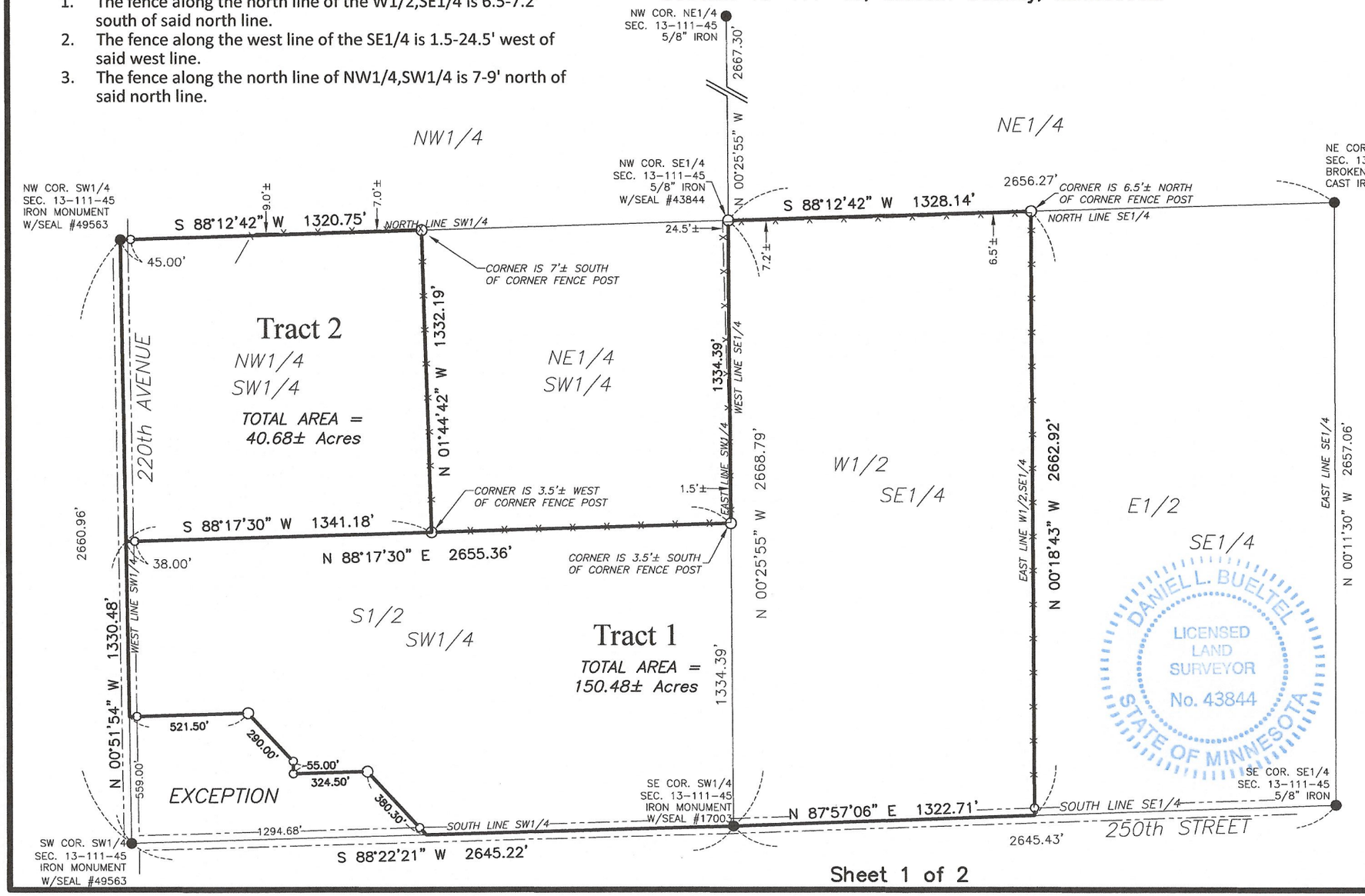
Small Tracts

Certificate of Survey

All of the South Half of the Southwest Quarter and the West Half of the Southeast Quarter in Section 13–111–45, Lincoln County, Minnesota.

SURVEYORS NOTES:

1. The fence along the north line of the W1/2,SE1/4 is 6.5-7.2' south of said north line.
2. The fence along the west line of the SE1/4 is 1.5-24.5' west of said west line.
3. The fence along the north line of NW1/4,SW1/4 is 7-9' north of said north line.



NORTH

GRAPHIC SCALE

600 0 300 600

(IN FEET)

1 inch = 600 feet

LEGEND

These standard symbols will be found in the drawing.

- ● MONUMENTS FOUND
- ○ MONUMENTS SET– 5/8" IRON W/SEAL #43844
- // BROKEN SCALE
- —x—x— FENCE LINE

BEARINGS BASED ON LINCOLN COUNTY COORDINATES (1996 Adj)

SURVEYOR'S CERTIFICATION

I hereby certify that this plan, specification, 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.

DANIEL L. BUELTEL LICENSED LAND SURVEYOR No. 43844 STATE OF MINNESOTA

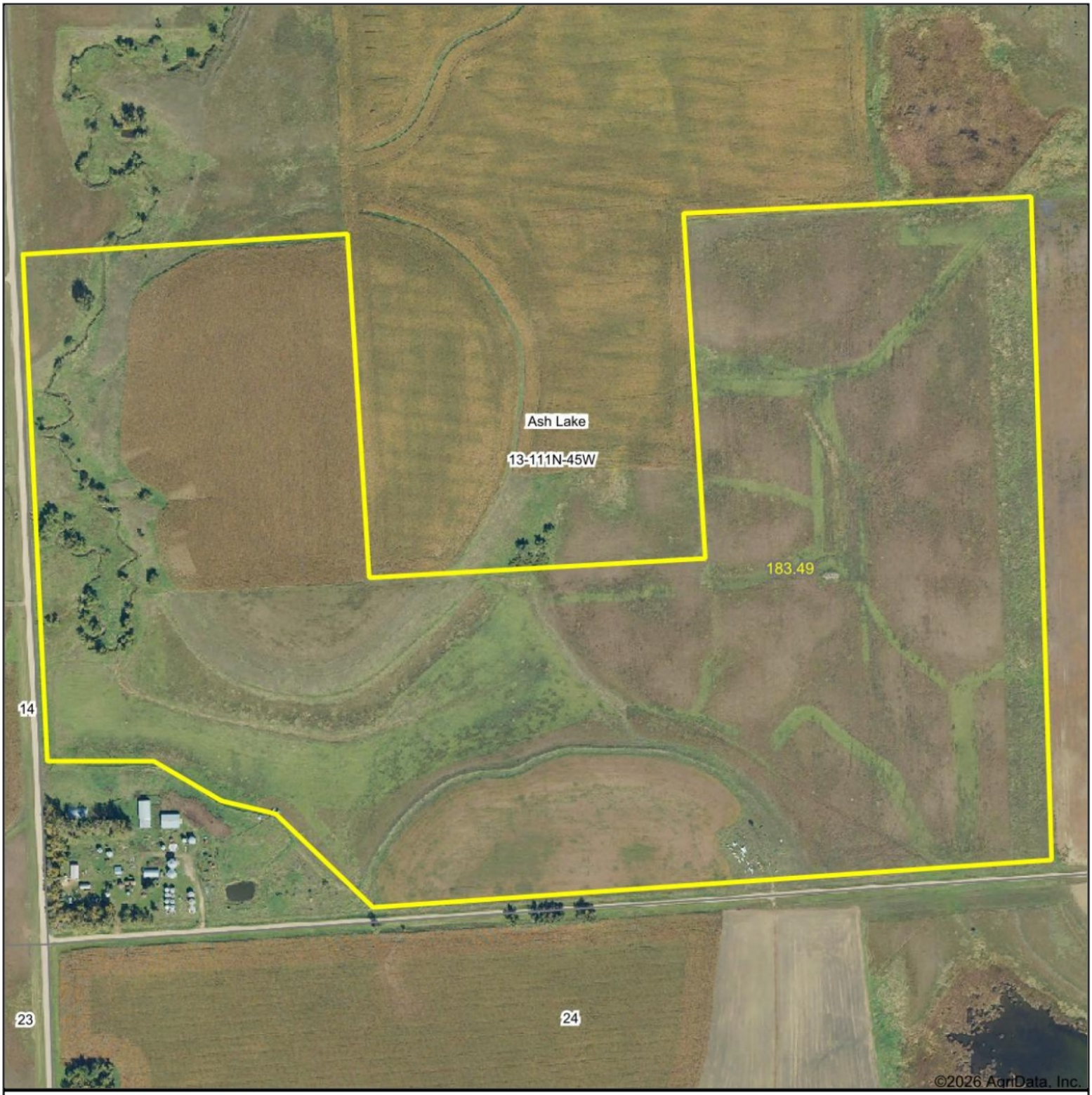
DANIEL L. BUELTEL LICENSE NO: 43844

DATE: March 11, 2026

Prepared for Coffee Living Trust

Prepared by
Bueltel-Moseng Land Surveying, Inc.
Marshall, MN 56258 Ph. 507-532-9043
PROJECT NO. 25-6922A

Tract 1 Aerial Map



BURLAGE PETERSON
Auctioneers & Realtors, LLC

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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Boundary Center: 44° 25' 10.83, -96° 12' 49.14

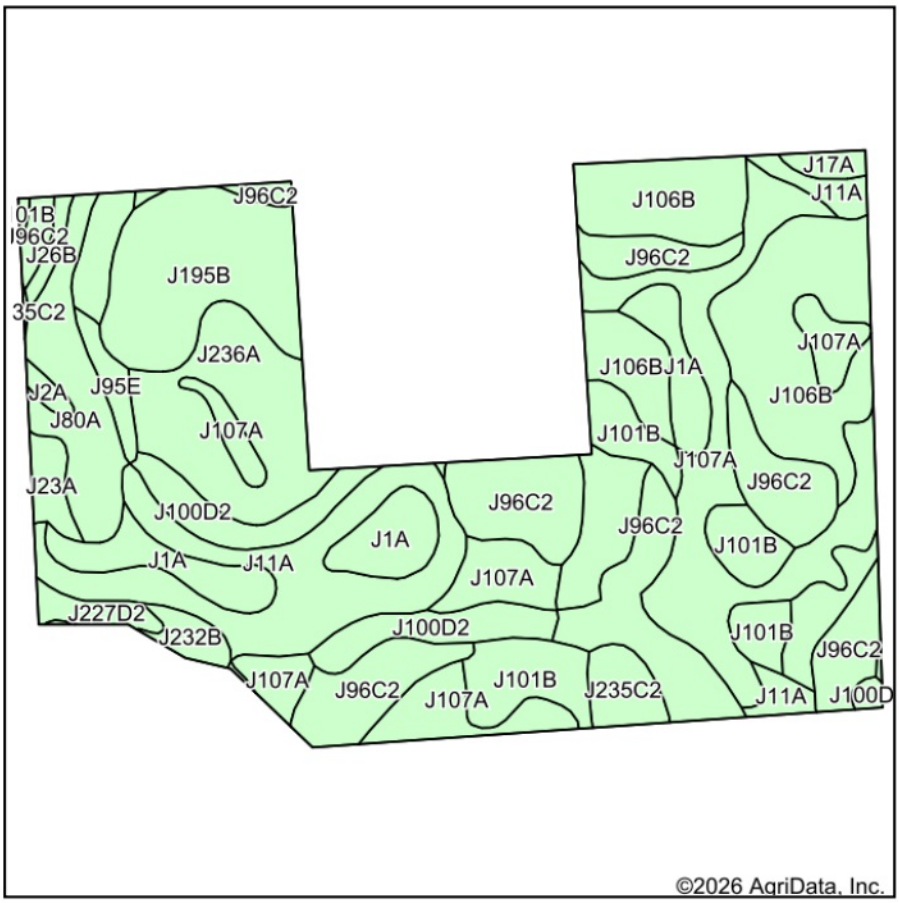
13-111N-45W
Lincoln County
Minnesota

0ft 607ft 1214ft

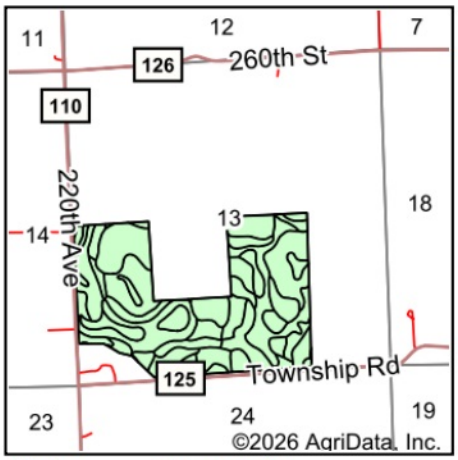
N W E S

3/10/2026

Tract 1 Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Lincoln**
Location: **13-111N-45W**
Township: **Ash Lake**
Acres: **183.49**
Date: **3/10/2026**

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Auctioneers & Realtors, LLC

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: MN081, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	*n NCCPI Overall
J106B	Barnes, occasional saturation-Buse-Svea complex, 1 to 6 percent slopes	30.64	16.9%	IIe	88	66
J96C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	29.56	16.1%	Ve	80	59
J107A	Lakepark-Roliss-Parnell, depressional, complex, 0 to 3 percent slopes	28.60	15.6%	IIw	93	71
J11A	Vallers clay loam, 0 to 2 percent slopes	17.31	9.4%	IIw	90	68
J195B	Poinsett-Waubay silty clay loams, 1 to 6 percent slopes	13.47	7.3%	IIe	93	72
J236A	Highpoint Lake silty clay, 0 to 2 percent slopes	12.44	6.8%	IIs	90	54
J101B	Hokans-Svea complex, 1 to 4 percent slopes	11.03	6.0%	IIe	98	68
J1A	Parnell silty clay loam, depressional, 0 to 1 percent slopes	10.48	5.7%	IIIw	86	62
J100D2	Buse, eroded-Wilno complex, 12 to 18 percent slopes	8.30	4.5%	IVe	64	50
J80A	Lamoure-La Prairie complex, channeled, 0 to 2 percent slopes, frequently flooded	7.90	4.3%	Vw	20	23
J235C2	Buse, moderately eroded-Barnes, moderately eroded-Arvilla complex, 6 to 12 percent slopes	2.68	1.5%	Ve	64	50
J95F	Buse, stony-Wilno complex, 25 to 40 percent slopes	2.24	1.2%	VIIe	17	16
J23A	Lamoure silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.72	0.9%	IIw	78	51
J227D2	Buse, moderately eroded-Sandberg complex, 12 to 18 percent slopes	1.61	0.9%	Ve	51	43
J95E	Buse, stony-Wilno complex, 18 to 25 percent slopes	1.59	0.9%	VIe	26	43
J232B	Barnes, occasional saturation-Buse-Arvilla complex, 2 to 6 percent slopes	1.54	0.8%	IIIe	74	58
J17A	Quam silty clay loam, depressional, 0 to 1 percent slopes	0.97	0.5%	IIIw	88	71
J26B	Darnen loam, 2 to 6 percent slopes	0.80	0.4%	IIe	99	72
J2A	La Prairie loam, 0 to 2 percent slopes, occasionally flooded	0.61	0.3%	Iw	91	73
			Weighted Average	**2.94**	**82.4**	***n 61.4**

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

LAKE STAY TWP

LAND OWNER

T 111 N

R 44 W

JOINS LIMESTONE TWP

JOINS ASH LAKE TWP

JOINS LYON COUNTY, MN

JOINS MARSHFIELD TWP

230 AVE | 240 AVE | 250 AVE | 260 AVE | 270 AVE | 280 AVE | 290 AVE

280 ST | 270 ST | 260 ST | 250 ST | 240 ST | 230 ST | 220 ST

Rost Farms 153.63 | Martyn & Andrea Rost 6 170.94

GSB Partners etal 153.13 | Gayle Rasmussen etal 158.25

Frank Kaczmarek Trust etal 64.4 | John & Bonita Kane 7 160 | State of MN DNR 104.20 | Lucille Lund 277.90

Randall Sook 85.25 | Charlotte Fischer etal 166.82 | Elaine Sook Trust 66.27 | 18

Terry & Norma Renken 159.77 | Thomas & Beth Daniels 162.23

Kelly & Nancy Krog 80 | State of MN DNR 19 | Danny Bunjer 55.83 | Jason & Erik Inv. LLC 199.63 | JS Schueller 70.56 | 200.96

Michael Hausweded etal | Randall & Jewell Noble 30 142.75 | 23.13

Jerome Byer 154.07 | Alfred Lund 145.71

Vickies Rost Rev Living Trust 123.78 | State of MN DNR 89.56 | 81.25 | Patrick Sternanger 55.98 | Mitchell Rasmussen

Timothy & Mavis McGee 68.28 | 5 | Rost Farms 244.89

Cherp Living Trust 170.13 | B | Greg & Shirley VanOverbeke 4 161.03

WJ & LJ Behnke Trust 318

Jeffrey & Dana Davis 36.51 | Duane & J Amundson 184.17 | A. C. & M. Callens Trust 3 173.44 | Dereu-Bue Properties, LLC 80

Gary VanOverbeke 28.82 | Richard & Eileen Nielsen 82.04 | Francis & Becky Engels etal 83.03

127 | 127

Prairieview Pork Inv. 29.29 | Ronald Bunjer 82.90 | Ronald & Diane Georges 9 160

Kelly & Nancy Krog 8 | Larry Bunjer | Wayne & Debbie Bednarek 455.38 | 163.87 | 245.78

DG & ML Popowski Trust 175.72 | Curtis & Jeanette Neyens 10 154.77 | 8

WJ & LJ Behnke Trust 297.24 | Dale Berkner etal 160

126 | 126

US Fish & Wildlife 2 512.97 | Dale & Mary Dwire 147.92 | A

US Fish & Wildlife 1 541.63 | Gislason Lake

68.60 | State Of MN DNR 23.79 | Anthony Dwire 31.66 | 11 | Dale & Mary Dwire

11.51 | 412.61 | Jerry Behnke 80

19

Wayne Shellenberg 160 | Randall Sook Trust 12 | Ronald Bunjer 241.52 | Lester & Laverne Hanson 71.10 | D

Delores Johansen etal 163.37 | Terry & Norma Renken G F 17 142.38

WJ & LJ Behnke 40 | Douglas Possail 80.33 | Duane Possail 40.97 | Ronald Bunjer 16 156.66

81.56 | Lincoln County 15 207.62

Richard & Eileen Nielsen 158.73 | 33.88 | 14

Larry Bunjer 158.18 | 13 | Timothy & Jodi Thooft Liv Tr 79.81 | Lowell & Shirley Thooft 80.60

Dustin Richmond Trust 162.46 | Dustin & K. Richmond Trust 160

Carsten & Luella Madsen 160 | Ron Madsen 160 | Larry Bunjer 197.10 | James Claeys etal 161.64

Douglas Possail 161.65 | Clarence Possail 265.61 | E

Calla Thooft 149.48 | Andrew & Laura Jensen 162.95

125

State of MN DNR 161.49 | Ron Madsen 20 162.99

Christopher Noble etal 164.14 | Larry & Darlene Mortland 160

Barker Farms, LLP 21 616.85 | H

Windom Drug Inc. 161.52 | James Claeys etal I 22 156.59

G & H Jorgensen 156.06 | G & I Sorensen 160

Norman & Susan Gibbs 23 161.40 | G & I Sorensen 80 | J

Ila Possail 233.67 | 161.17

Chad & Renae Drake 160 | Janel Possail etal 24 161.06

Deanna Drake 160 | Arnold Dwire 161.07

L. & D. & Kevin & Randy Mortland 145.58 | Darrel Oerter 83 | 29 West Lake Stay | State of MN DNR | John & Sybil Groeneweg 51.11 | 166.86 | 31.4 | Halling Family Farms, LLC 1135.72 | 60.01

Driscoll Land & Equipment, LLC 320.63 | Anna's, LLC 28 312.77 | M

73.48 | Craig Jorgensen 159.76 | Driscoll Land & Equipment LLC 27 314.65

David Schreurs 80 | L

Don Oerter Family Trust etal 151.26 | K | Duane Possail 26 160

Darrell Oerter etal 160 | Ila Possail 161.19

Chad Drake etal | Ben & Kristi Dwire 100 | Betty Thooft 25 162.07

Darrell & Darla Gray 219.21 | 161.17

Arco 32 | Dennis & Carol Halling 82.46

Philip Byer 160 | Christensen Trust 33 110.35 | Arndt Trust etux 46.91

Randall & Jenni Noble 61.14 | JO's Family Farms, LLC 79.18 | Ryan & Tory Schreurs 78.41 | 80

Wilfred & Betty Byer 103.21 | 252.79

David & Kathleen Schreurs | Donald Oerter Trust N 34 150.52

David & J. Schreurs 151.39 | O | 35 158

Joseph Wichern 65.86 | Duane & Judy Wichern 72.28 | J & D Wichern Trust etal 149.91

Wilfred & Betty Byer LE | Prairie Family Farms, LLP etal | 36 244.60

Thomas Hall etal 224.75 | 157.56

Leo & Viola Serrayn Trust 71.29 | Timothy & Jodi Thooft 160

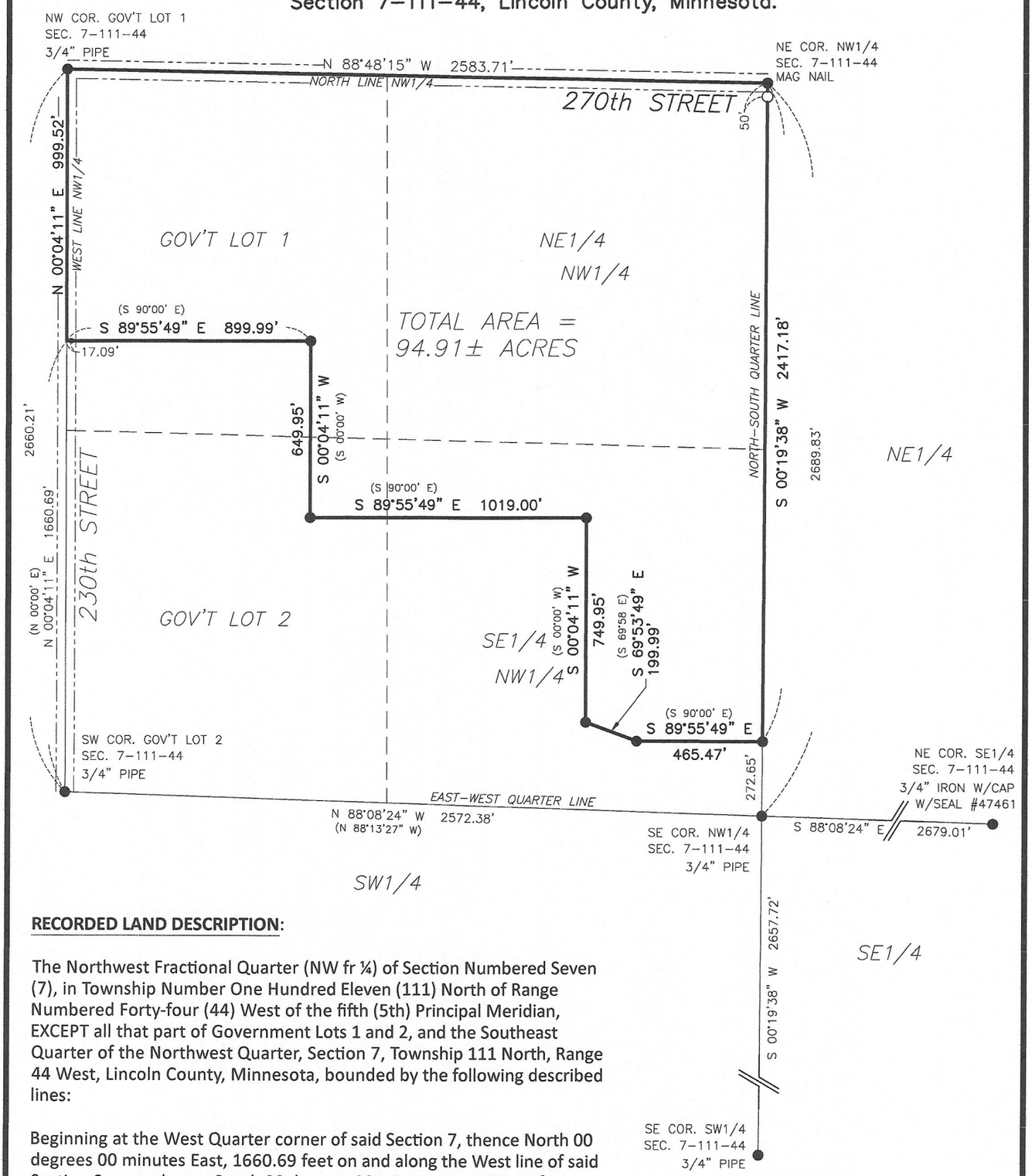
John Appelen, LLC 80 | James Claeys 69

Small Tracts

Section 2 A Kevin & Sandra Jerzak - 9.91

Certificate of Survey

A part of the Northwest Fractional Quarter of Section 7–111–44, Lincoln County, Minnesota.



RECORDED LAND DESCRIPTION:

The Northwest Fractional Quarter (NW fr ¼) of Section Numbered Seven (7), in Township Number One Hundred Eleven (111) North of Range Numbered Forty-four (44) West of the fifth (5th) Principal Meridian, EXCEPT all that part of Government Lots 1 and 2, and the Southeast Quarter of the Northwest Quarter, Section 7, Township 111 North, Range 44 West, Lincoln County, Minnesota, bounded by the following described lines:

Beginning at the West Quarter corner of said Section 7, thence North 00 degrees 00 minutes East, 1660.69 feet on and along the West line of said Section Seven; thence South 90 degrees 00 minutes East 899.99 feet; thence South 00 degrees 00 minutes West 649.95 feet; thence South 90 degrees 00 minutes East 1019.00 feet; thence South 00 degrees 00 minutes West 749.95 feet; thence South 69 degrees 58 minutes East 199.99 feet; thence South 90 degrees 00 minutes East 465.12 feet; to a point on the North-South quarter line of said Section 7; thence South 00 degrees 15 minutes West 272.19 feet on an and along said North-South quarter line to its intersection with the East-West quarter line of said Section 7; thence North 88 degrees 13 minutes 27 seconds West 2573.03 feet on and along said East-West quarter line to the West quarter corner of said Section 7 and the point of beginning, and said excepting containing 63.4 acres.

GRAPHIC SCALE

500 0 250 500

(IN FEET)

1 inch = 500 feet

LEGEND

These standard symbols will be found in the drawing.

- ● MONUMENTS FOUND
- ○ MONUMENTS SET– 5/8" IRON W/SEAL #43844
- // BROKEN SCALE

NORTH

BEARINGS BASED ON LINCOLN COUNTY COORDINATES (1996 Adj)

SURVEYOR'S CERTIFICATION

I hereby certify that this plan, specification, 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.

DANIEL L. BUELTEL LICENSE NO: 43844

DATE: March 10, 2026

DANIEL L. BUELTEL LICENSED LAND SURVEYOR No. 43844 STATE OF MINNESOTA

Prepared for Coffee Living Trust

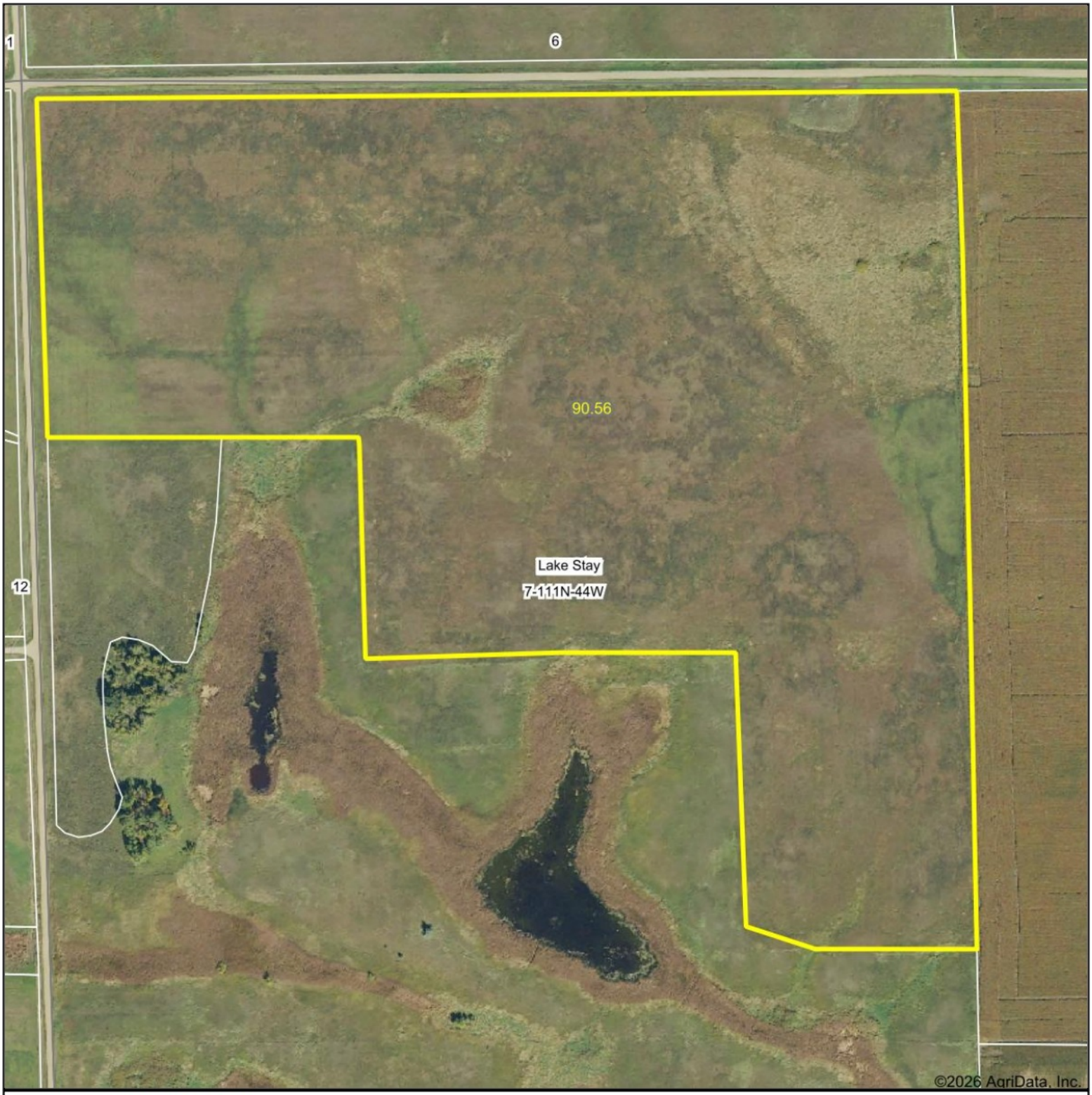
Prepared by

Bueltel-Moseng Land Surveying, Inc.

Marshall, MN 56258 Ph. 507-532-9043

PROJECT NO. 25-6922B

Tract 2 Aerial Map



BURLAGE PETERSON
Auctioneers & Realtors, LLC

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING

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

Boundary Center: 44° 26' 30.95, -96° 11' 45.39

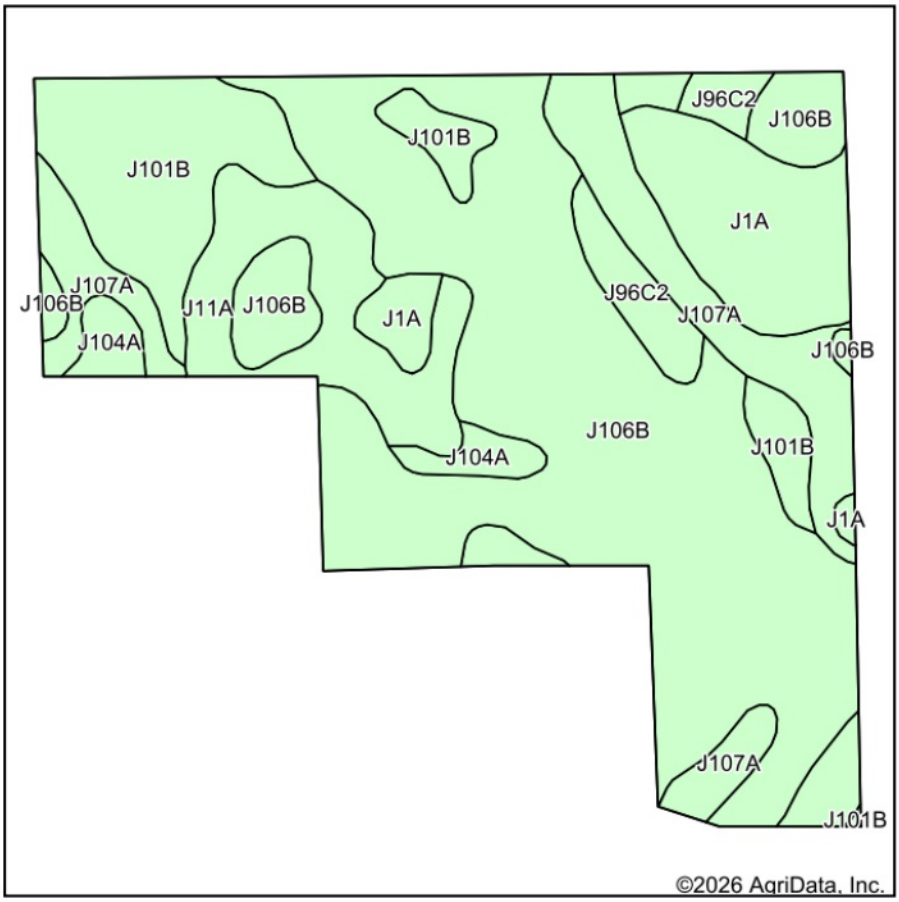
0ft 429ft 858ft

N W E S

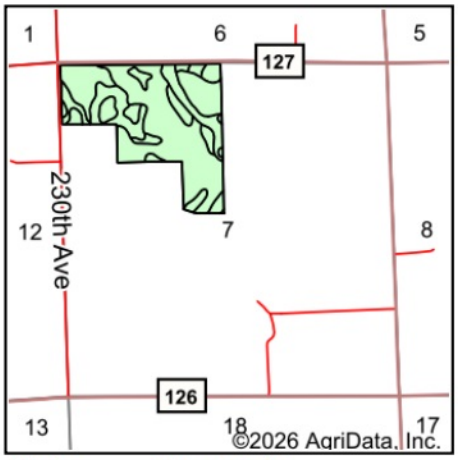
7-111N-44W
Lincoln County
Minnesota

3/10/2026

Tract 2 Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Lincoln**
Location: **7-111N-44W**
Township: **Lake Stay**
Acres: **90.56**
Date: **3/10/2026**

BURLAGE PETERSON
Auctioneers & Realtors, LLC

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: MN081, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	*n NCCPI Overall
J106B	Barnes, occasional saturation-Buse-Svea complex, 1 to 6 percent slopes	44.65	49.3%	IIe	88	66
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J107A	Lakepark-Roliss-Parnell, depressional, complex, 0 to 3 percent slopes	11.37	12.6%	IIw	93	71
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J11A	Vallers clay loam, 0 to 2 percent slopes	8.70	9.6%	IIw	90	68
J96C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	3.06	3.4%	Ve	80	59
J104A	Svea loam, 1 to 3 percent slopes	2.14	2.4%	Ie	99	70
			Weighted Average	**2.18**	**89.9**	***n 66.5**

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

Soils data provided by USDA and NRCS.