

REDWOOD COUNTY LAND AUCTION

ON-LINE ONLY BIDDING

BIDDING OPENS - OCTOBER 19, 2022

BIDDING ENDS - OCTOBER 27, 2022 10 A.M.

**Section 27 Underwood Township
Redwood County**



Total Acres - 59.17 M/L

Parcel 70-027-4040

Legal - N 1/2 of SE 1/4,
Excepting 20.83 Ac Tract
Section 27 - 112 - 39

Total Acres - 59.17 M/L

CPI Rating - 94.4

**FOR A INFORMATION
PACKET CONTACT**

**DOUG KERKHOFF
507-829-6859**

**VALERIE STEPHENS
507-640-2839**

KERKHOFFAUCTION.COM

**BIDDER ASSISTANCE ON AUCTION DAY WILL BE OFFERED AT THE OFFICE OF
KERKHOFF AUCTION & REAL ESTATE IN REDWOOD FALLS.**

KERKHOFF

Auction and Real Estate



**1500 E. Bridge Street
Redwood Falls, MN 56283**

**Doug Kerkhoff 507-829-6859
Valerie Stephens 507-640-2839**

WWW.KERKHOFFAUCTION.COM

AUCTION TERMS

Date / Time: Opening October 19th, 2022 and Ending on October 27th, 2022 at 10 a.m.

Bidding: On-Line Bidding only.

PLEASE NOTE THAT THERE WILL BE ONLINE BIDDER ASSISTANCE AVAILABLE AT THE OFFICE OF KERKHOFF AUCTION AND REAL ESTATE ON OCTOBER 27TH BEGINNING AT 8 A.M. UNTIL AUCTION CLOSING.

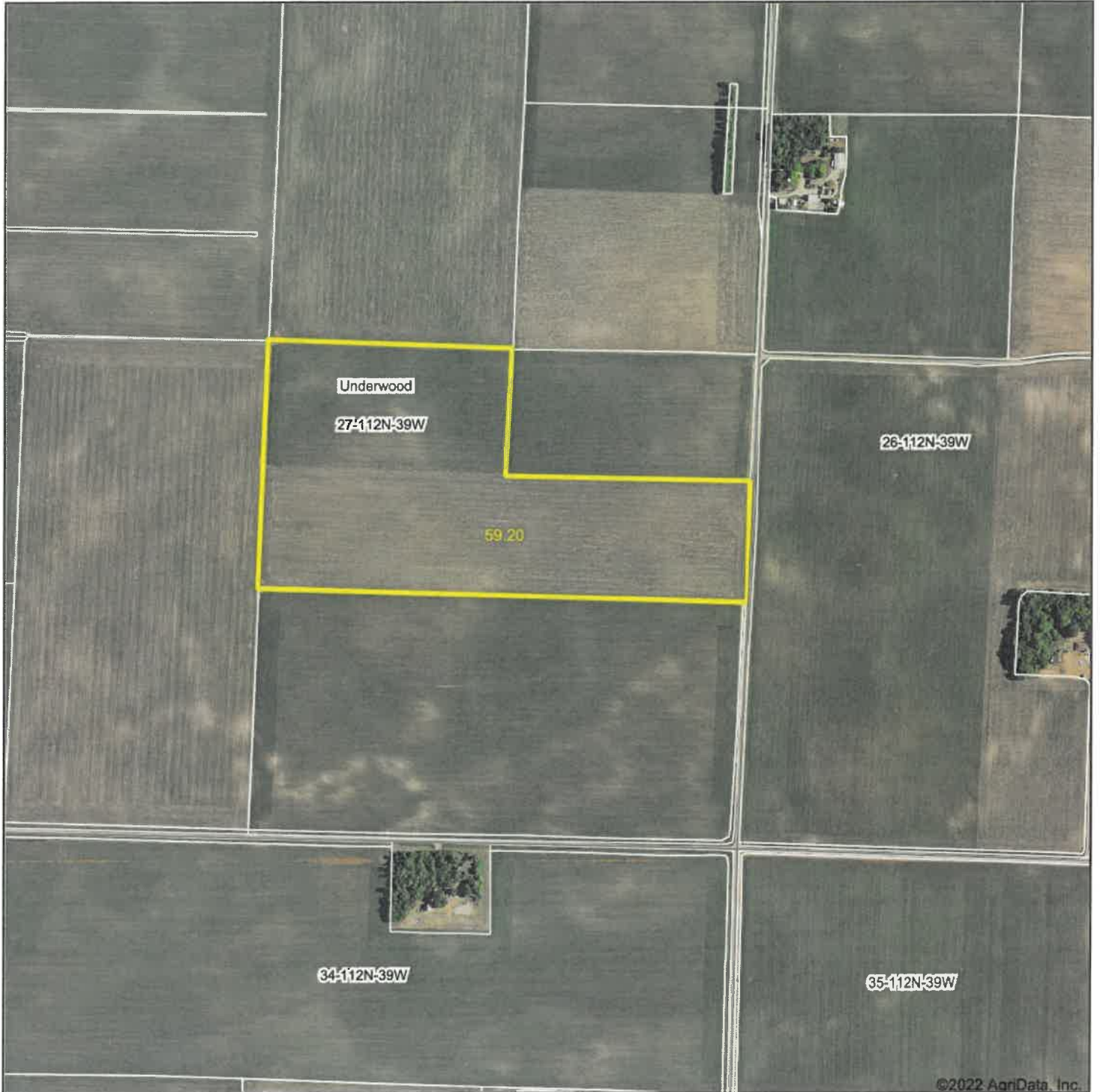
Buyer's Premium: 3%

Survey: Seller is having the 20.53 acre excluded parcel property lines marked.

Acres: 59.17 M/L

Auction Terms: Successful bidder is required to enter into a purchase agreement and pay a \$30,000 non-refundable down payment the day of auction. Balance is due with certified funds on or before December 2, 2022, the date of closing. Possession after the 2022 crops have been removed. Buyer is responsible for plow back. Seller to pay real estate taxes on the 2022 tax statement and buyer to pay thereafter. Seller to retain all 2022 Rents and Payments. The land shall be offered subject to owner confirmation. All information is obtained from reliable sources, however, the auctioneers or agents do not accept responsibility for information presented, as it is the buyer's responsibility to verify all information. Announcements made on auction day take precedence over printed material.

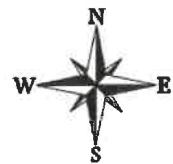
Aerial Map



Map Center: 44° 28' 35.48, -95° 31' 3.71



27-112N-39W
Redwood County
Minnesota



9/26/2022

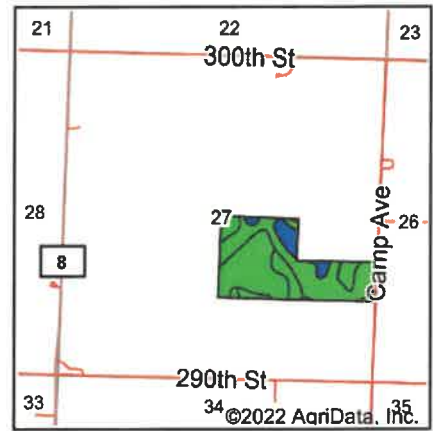
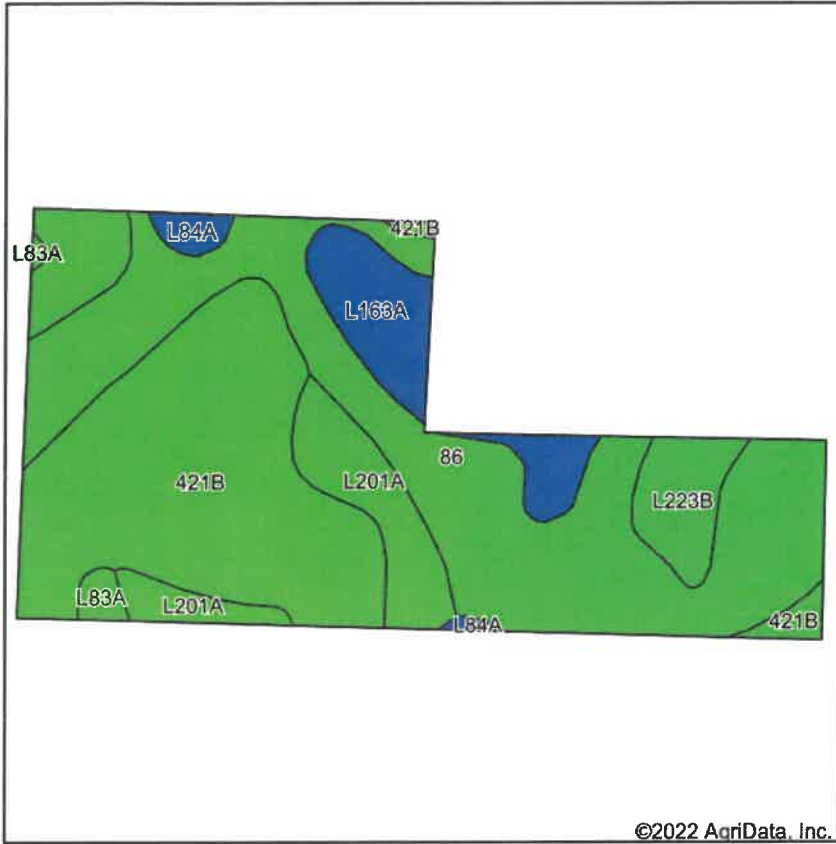
Maps Provided By



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

Soils Map



State: **Minnesota**
 County: **Redwood**
 Location: **27-112N-39W**
 Township: **Underwood**
 Acres: **59.2**
 Date: **9/26/2022**

Maps Provided By

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Soils data provided by USDA and NRCS.

Area Symbol: MN127, Soil Area Version: 20

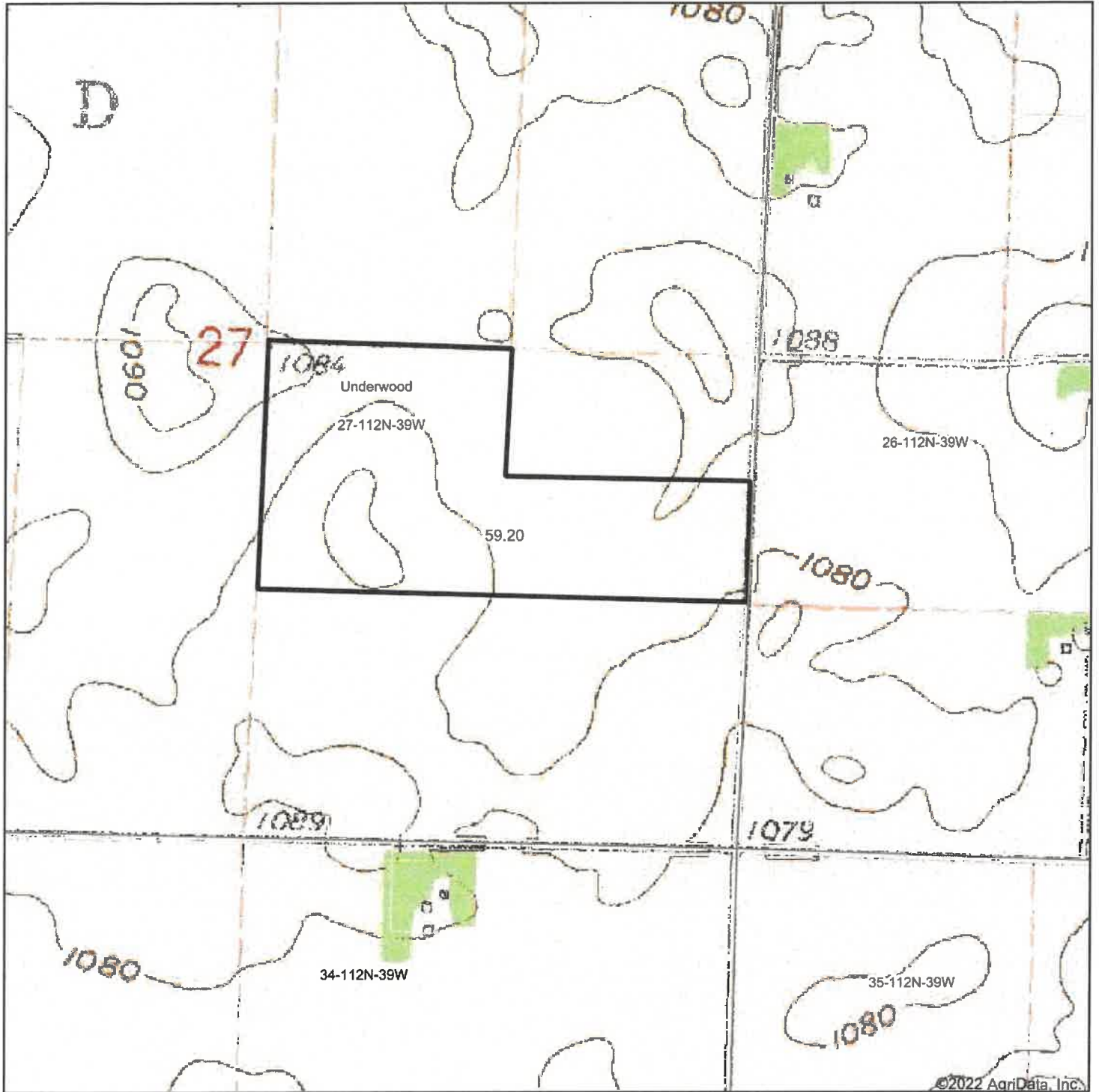
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Oats Bu	Spring wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
86	Canisteo clay loam, 0 to 2 percent slopes	23.31	39.4%		llw	93					81	71	56	81	
421B	Amiret loam, 2 to 6 percent slopes	19.64	33.2%		lle	98			8	6	85	74	60	85	
L201A	Normania loam, 1 to 3 percent slopes	5.09	8.6%		le	99	6	5	77	62	86	78	62	86	
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	4.91	8.3%		lle	92	1	1	16	9	83	72	57	83	
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	4.86	8.2%		llw	86					76	74	64	74	
L84A	Glencoe clay loam, 0 to 1 percent slopes	0.79	1.3%		llw	86					77	76	60	76	
L83A	Webster clay loam, 0 to 2 percent slopes	0.60	1.0%		llw	93					83	78	60	82	
Weighted Average						2.01	94.4	0.6	0.5	10.6	8.1	*n 82.5	*n 73.1	*n 58.7	*n 82.3

*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.

Topography Map

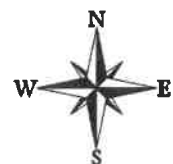


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map center: 44° 28' 35.48, -95° 31' 3.71



27-112N-39W
Redwood County
Minnesota

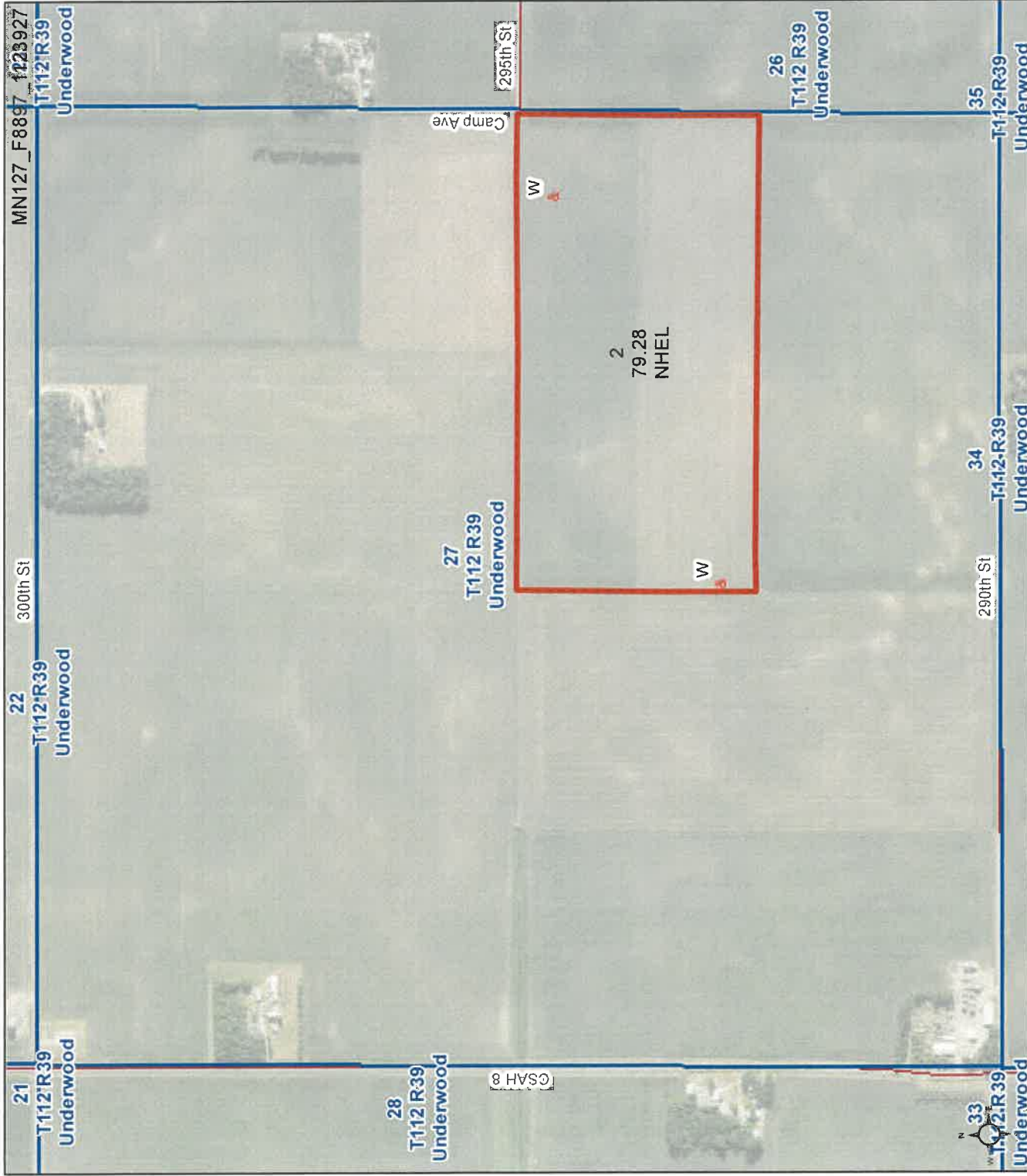


9/26/2022

Maps Provided By

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



- 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
 MAG = for GZ
 Canola = Spring for seed

Common Land Unit

- Cropland
- Tract Boundary

Wetland Determination Identifiers

- & Restricted Use
- * Limited Restrictions
- > Exempt from Conservation
- Compliance Provisions

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.



Abbreviated 156 Farm Record

Operator Name : MR DANIEL C BEEBOUT
 Farms Associated with Operator : 27-127-3259, 27-127-8897, 27-127-10733, 27-127-10734
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.28	79.28	79.28	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	79.28	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	49.64	0.00	153	
Soybeans	29.64	0.00	41	
TOTAL	79.28	0.00		

NOTES

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Tract Number : 12135

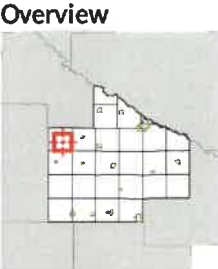
Description : N2SE4 27 UND 112 39
 FSA Physical Location : MINNESOTA/REDWOOD
 ANSI Physical Location : MINNESOTA/REDWOOD
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : CATHY EILEEN BEEBOUT, PATRICIA MEYER IRREVOCABLE TRUST
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.28	79.28	79.28	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	79.28	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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



- Legend**
- Municipal Boundaries
 - Surrounding Counties
 - Townships
 - Open Ditch
 - Drain Tile
 - Parcels
 - Major Roads**
 - County/Twp/City
 - State/Federal
 - County
 - Minor Roads

Parcel ID	70-027-4040	Alternate ID	n/a	Owner Address	MEYER/PATRICIA/IRR TRUST/ETAL
Sec/Twp/Rng	27-112-39	Class	AGRICULTURE		% PATRICIA MEYER
Property Address		Acreage	80		24740 CROWN AVE
					MILROY MN 56263
District	n/a				
Brief Tax Description	N1/2 SE1/4, 80.A				
	(Note: Not to be used on legal documents)				

Date created: 9/26/2022
 Last Data Uploaded: 9/19/2022 9:49:56 PM

Developed by **Schneider**
 GEOSPATIAL

All of our interest in and to: The North Half of the Southeast Quarter ($N\frac{1}{2}SE\frac{1}{4}$) of Section Twenty-seven (27), Township One Hundred Twelve (112) North, Range Thirty-nine (39) West of the Fifth Principal Meridian, Redwood County, Minnesota, EXCEPTING THEREFROM; All that part of the North Half of the Southeast Quarter ($N\frac{1}{2}SE\frac{1}{4}$) of Section Twenty-seven (27), Township One Hundred Twelve (112) North, Range Thirty-nine (39) West of the Fifth Principal Meridian, Redwood County, Minnesota, described as follows: Commencing at the Northeast corner of the North Half of the Southeast Quarter ($N\frac{1}{2}SE\frac{1}{4}$) of Section Twenty-seven (27), Township One Hundred Twelve (112) North, Range Thirty-nine (39) West of the Fifth Principal Meridian, thence West along the North line of said North Half of the Southeast Quarter ($N\frac{1}{2}SE\frac{1}{4}$) 1320 feet, thence South parallel to the East line of said North Half of the Southeast Quarter ($N\frac{1}{2}SE\frac{1}{4}$) 687.27 feet, thence East parallel to the North line of said North Half of the Southeast Quarter ($N\frac{1}{2}SE\frac{1}{4}$) to the East line of said North Half of the Southeast Quarter ($N\frac{1}{2}SE\frac{1}{4}$), thence North along said East line to the point of beginning.