

COTTONWOOD COUNTY LAND AUCTION

**ON-LINE ONLY BIDDING
ENDS - NOVEMBER 22, 2023 10 A.M.**



Section 11 - Selma Township Cottonwood County

Total Acres - 60 M/L
Parcel # Split From
140.110.400
CPI Rating - 90.8

FOR AN INFORMATION PACKET CONTACT

DOUG KERKHOFF
507-829-6859

ZAC KERKHOFF
507-829-3924

KERKHOFFAUCTION.COM

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



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

**Doug Kerkhoff 507-829-6859
Zac Kerkhoff 507-829-3924**

WWW.KERKHOFFAUCTION.COM

AUCTION TERMS

Date / Time: Ending at 10 a.m. on November 22, 2023

Bidding: On-Line Bidding only.

CONTACT KERKHOFF AUCTION FOR ONLINE BIDDER ASSISTANCE AVAILABLE.

Survey: Building Site has been surveyed out of the 80

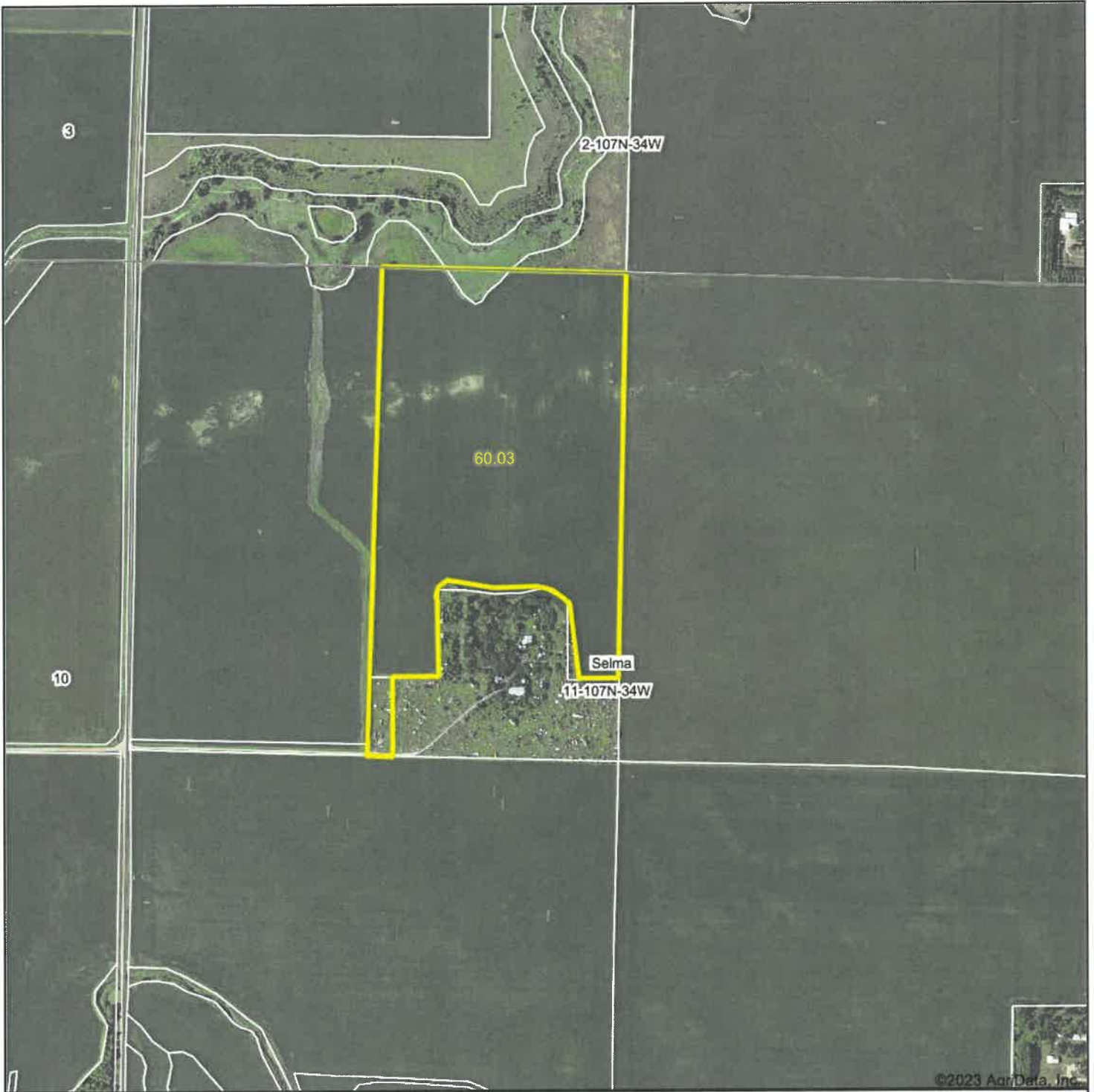
Acres: 60 Acres M/L

Plowing: New Buyers shall plow back once the 2023 crop has been removed

Iron / Debris Removal: It is the intent of the seller to have the iron and debris removed by the date of closing. If inclement weather approaches and or the seller doesn't have the iron removed by the date of closing. Seller shall, at closing, put in escrow, \$20,000, which will give the Seller until April 15th to complete the removal. After April 16th Seller shall forfeit the \$20,000 to the buyer and buyer shall be responsible for the remaining cleanup along with any additional cost above the forfeited amount.

Auction Terms: Successful bidder is required to enter into a purchase agreement and pay a \$40,000 non-refundable down payment, the day of auction. Balance is due with certified funds on January 4, 2023, the date of closing. Seller to pay real estate taxes on the 2023 real estate tax statement and buyer 2024 and thereafter. Buyer shall assume levied or pending assessments, if any. The land is being 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.

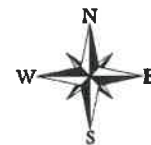
Aerial Map



Boundary Center: 44° 5' 23.74, -94° 53' 32.74



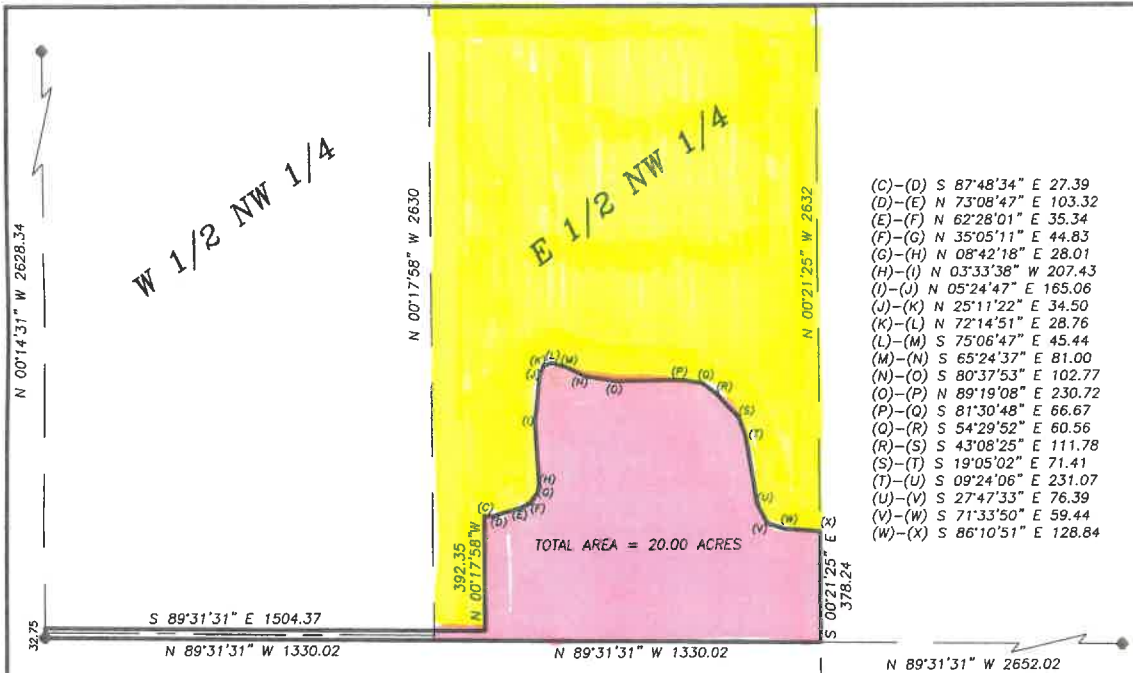
11-107N-34W
Cottonwood County
Minnesota



10/25/2023

Maps Provided By:
 **surety**[®]
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008



- (C)-(D) S 87°48'34" E 27.39
- (D)-(E) N 73°08'47" E 103.32
- (E)-(F) N 62°28'01" E 35.34
- (F)-(G) N 35°05'11" E 44.83
- (G)-(H) N 08°42'18" E 28.01
- (H)-(I) N 03°33'38" W 207.43
- (I)-(J) N 05°24'47" E 165.06
- (J)-(K) N 25°11'22" E 34.50
- (K)-(L) N 72°14'51" E 28.76
- (L)-(M) S 75°06'47" E 45.44
- (M)-(N) S 65°24'37" E 81.00
- (N)-(O) S 80°37'53" E 102.77
- (O)-(P) N 89°19'08" E 230.72
- (P)-(Q) S 81°30'48" E 66.67
- (Q)-(R) S 54°29'52" E 60.56
- (R)-(S) S 43°08'25" E 111.78
- (S)-(T) S 19°05'02" E 71.41
- (T)-(U) S 09°24'06" E 231.07
- (U)-(V) S 27°47'33" E 76.39
- (V)-(W) S 71°33'50" E 59.44
- (W)-(X) S 86°10'51" E 128.84

TOTAL AREA = 20.00 ACRES

DESCRIPTION

PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 107 NORTH, RANGE 34 WEST IN SELMA TOWNSHIP, COTTONWOOD COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON MONUMENT AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 00 DEGREES 14 MINUTES 31 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND ALONG THE CENTERLINE OF THE TOWNSHIP ROAD, AS EXISTS, A DISTANCE OF 32.75 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 31 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1504.37 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 58 SECONDS WEST A DISTANCE OF 392.35 FEET; THENCE SOUTH 87 DEGREES 48 MINUTES 34 SECONDS EAST A DISTANCE OF 27.39 FEET; THENCE NORTH 73 DEGREES 08 MINUTES 47 SECONDS EAST A DISTANCE OF 103.32 FEET; THENCE NORTH 62 DEGREES 28 MINUTES 01 SECOND EAST A DISTANCE OF 35.34 FEET; THENCE NORTH 35 DEGREES 05 MINUTES 11 SECONDS EAST A DISTANCE OF 44.83 FEET; THENCE NORTH 08 DEGREES 42 MINUTES 18 SECONDS EAST A DISTANCE OF 28.01 FEET; THENCE NORTH 03 DEGREES 33 MINUTES 38 SECONDS WEST A DISTANCE OF 207.43 FEET; THENCE NORTH 05 DEGREES 24 MINUTES 47 SECONDS EAST A DISTANCE OF 165.06 FEET; THENCE NORTH 25 DEGREES 11 MINUTES 22 SECONDS EAST A DISTANCE OF 34.50 FEET; THENCE NORTH 72 DEGREES 14 MINUTES 51 SECONDS EAST A DISTANCE OF 28.76 FEET; THENCE SOUTH 75 DEGREES 06 MINUTES 47 SECONDS EAST A DISTANCE OF 45.44 FEET; THENCE SOUTH 65 DEGREES 24 MINUTES 37 SECONDS EAST A DISTANCE OF 81.00 FEET; THENCE SOUTH 80 DEGREES 37 MINUTES 53 SECONDS EAST A DISTANCE OF 102.77 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 08 SECONDS EAST A DISTANCE OF 230.72 FEET; THENCE SOUTH 81 DEGREES 30 MINUTES 48 SECONDS EAST A DISTANCE OF 66.67 FEET; THENCE SOUTH 54 DEGREES 29 MINUTES 52 SECONDS EAST A DISTANCE OF 60.56 FEET; THENCE SOUTH 43 DEGREES 08 MINUTES 25 SECONDS EAST A DISTANCE OF 111.78 FEET; THENCE SOUTH 19 DEGREES 05 MINUTES 02 SECONDS EAST A DISTANCE OF 71.41 FEET; THENCE SOUTH 09 DEGREES 24 MINUTES 06 SECONDS EAST A DISTANCE OF 231.07 FEET; THENCE SOUTH 27 DEGREES 47 MINUTES 33 SECONDS EAST A DISTANCE OF 76.39 FEET; THENCE SOUTH 71 DEGREES 33 MINUTES 50 SECONDS EAST A DISTANCE OF 59.44 FEET; THENCE SOUTH 86 DEGREES 10 MINUTES 51 SECONDS EAST A DISTANCE OF 128.84 FEET, TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 21 MINUTES 25 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 378.24 FEET, TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 31 MINUTES 31 SECONDS WEST, ALONG THE SOUTH LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER, A DISTANCE OF 1330.02 FEET, TO THE SOUTH WEST CORNER OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 31 MINUTES 31 SECONDS WEST, ALONG THE SOUTH LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER, A DISTANCE OF 1330.02 FEET, TO THE POINT OF BEGINNING.

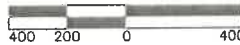
SUBJECT TO AN INGRESS-EGRESS EASEMENT WITH THE FOLLOWING DESCRIPTION:

BEGINNING AT AN IRON MONUMENT AT THE SOUTHWEST CORNER OF THE SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 14 MINUTES 31 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND ALONG THE CENTERLINE OF THE TOWNSHIP ROAD, AS EXISTS, A DISTANCE OF 32.75 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 31 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1504.37 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 58 SECONDS EAST, A DISTANCE OF 32.75 FEET, TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 31 MINUTES 31 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1504.41 FEET, TO THE POINT OF BEGINNING.

THE TRACT CONTAINS 20.00 ACRES AND IS SUBJECT TO EXISTING TOWNSHIP ROAD EASEMENT AND OTHER EASEMENTS OF RECORD, IF ANY.

N 00°21'25" W 2616

N



SCALE 1" = 400'

- = MONUMENTS FOUND
- = MONUMENTS SET
- 5/8" IRON STAKE W/CAP NO. 43803



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.

Signature *Dennis Ray Esplan*
Dennis Ray Esplan

Date 9-18-2023 Certificate # 43803

ZIESKE LAND SURVEYING, INC.

**Perry L. Zieske P.L.S.
Dennis Ray Esplan P.L.S.**

840 4th Avenue, Box 94
Windom, MN 56101
Phone: (507) 831-0100

SURVEY FOR: Lyle Eineke
PROJECT NUMBER: C 2320 S
DATE: September 15, 2023

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : KENT ANACKER
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
80.52	59.63	59.63	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	59.63	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	25.51	0.00	118	0
Soybeans	25.49	0.00	36	0
TOTAL	51.00	0.00		

NOTES

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Tract Number : 1123

Description : E2NW4 S11 107-34 SEL
FSA Physical Location : MINNESOTA/COTTONWOOD
ANSI Physical Location : MINNESOTA/COTTONWOOD
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : LYLE ROBERT EINEKE
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
80.52	59.63	59.63	0.00	0.00	0.00	0.00	0.0

MINNESOTA
 COTTONWOOD
 Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 1002
 Prepared : 10/19/23 11:47 AM CST
 Crop Year : 2024

Tract 1123 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	59.63	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

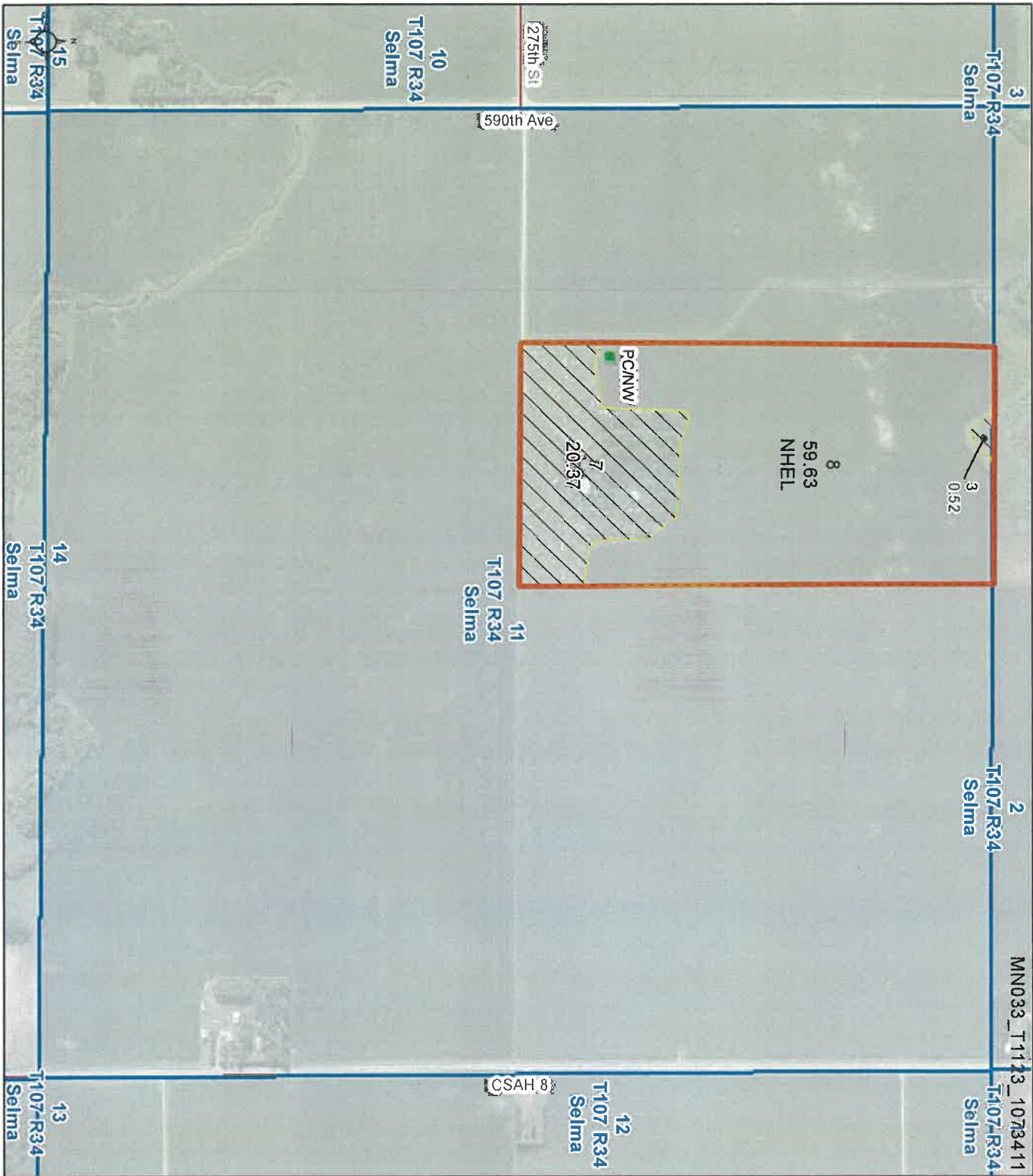
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	25.51	0.00	118
Soybeans	25.49	0.00	36
TOTAL	51.00	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



Farm 1002

Tract 1123

2023 Program Year

Map Created April 04, 2023

1073411



- 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

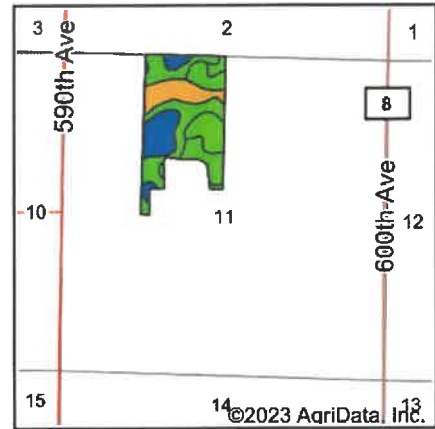
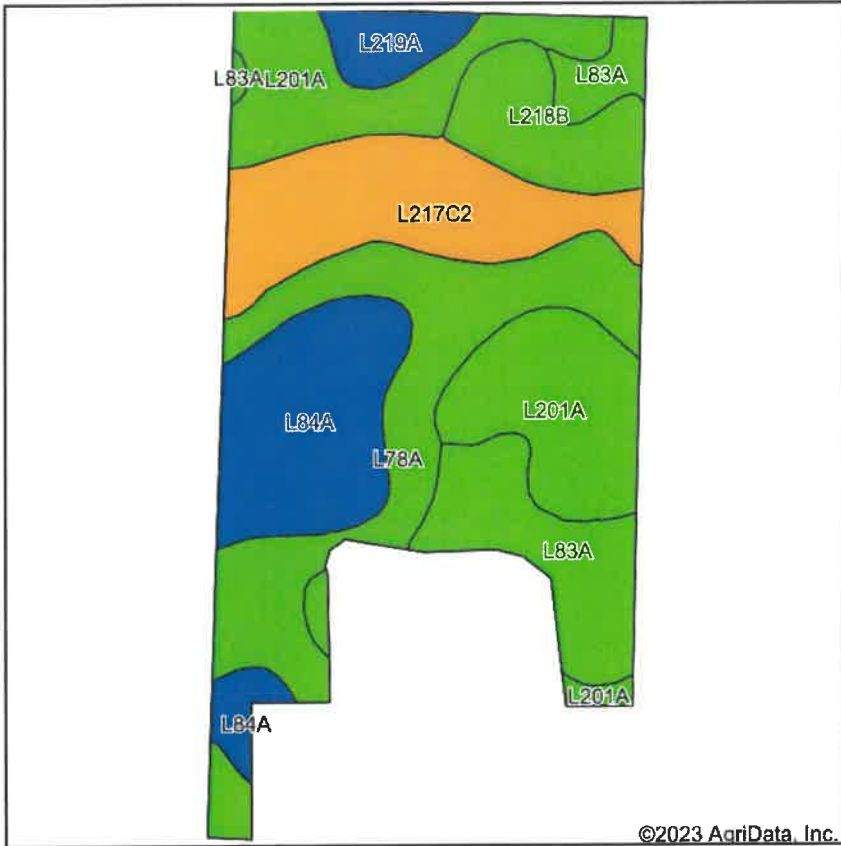
- Common Land Unit**
- Non-Cropland
 - Cropland
 - Tract Boundary

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Tract Cropland Total: 59.63 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.

Soils Map



State: **Minnesota**
 County: **Cottonwood**
 Location: **11-107N-34W**
 Township: **Selma**
 Acres: **60.03**
 Date: **10/25/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: MN033, Soil Area Version: 24

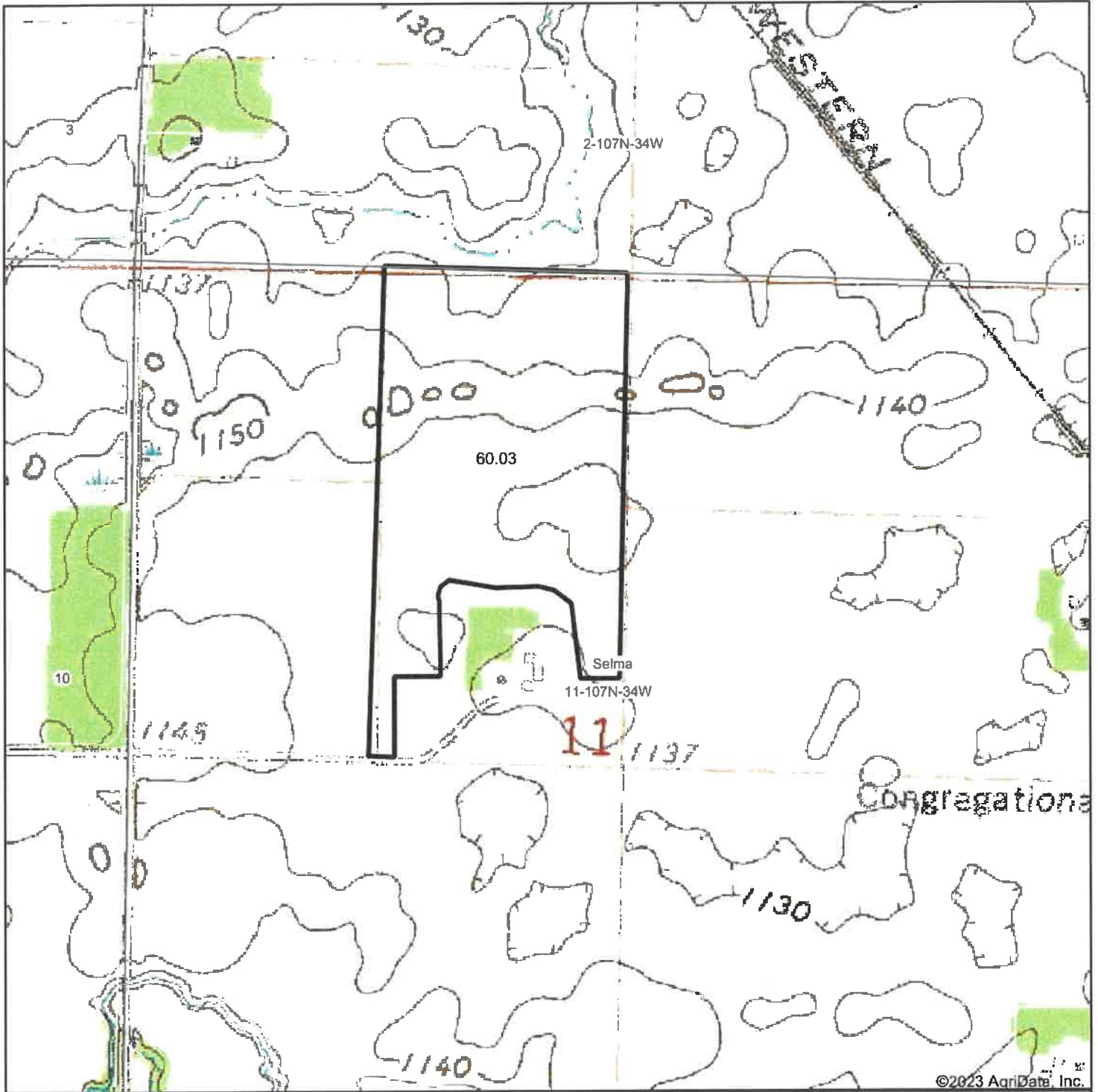
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
L201A	Normania loam, 1 to 3 percent slopes	13.91	23.2%		le	99	83	76	71	83
L78A	Canisteo clay loam, 0 to 2 percent slopes	13.02	21.7%		llw	93	81	71	65	81
L84A	Glencoe clay loam, 0 to 1 percent slopes	9.67	16.1%		lllw	86	77	76	69	76
L217C2	Storden-Ves complex, 6 to 10 percent slopes, moderately eroded	9.49	15.8%		llle	77	72	67	61	72
L83A	Webster clay loam, 0 to 2 percent slopes	7.49	12.5%		llw	93	83	78	70	82
L218B	Amiret loam, 2 to 6 percent slopes	4.46	7.4%		lle	98	83	73	69	83
L219A	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	1.99	3.3%		llw	83	83	70	46	83
Weighted Average					2.09	90.8	*n 79.9	*n 73.3	*n 66.7	*n 79.6

*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.

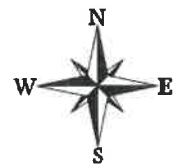
Topography Map



Map Center: 44° 5' 22, -94° 53' 29.1



11-107N-34W
Cottonwood County
Minnesota



10/25/2023

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008

COTTONWOOD COUNTY
DONNA TORKELSON, AUDITOR/TREASURER
 900 3RD AVENUE
 WINDOM, MN 56101
 507-831-1342
 www.co.cottonwood.mn.us

2023
PROPERTY TAX STATEMENT
 SELMA

PRCL# 14-011-0400 RCPT# 4452
 TC 3.728 4.363

Property ID Number: 14-011-0400
Property Description: SECT-11 TWP-107 RANG-34
 E1/2 NW1/4 & S1 ACRE OF W1/2 NW1/4
 81.
 27494 590TH AVE

LYLE R EINEKE
 27494 590TH AVE
 COMFREY MN 56019

14223-T
 ACRES 81.00

Values and Classification			
Taxes Payable Year		2022	2023
Step 1	Estimated Market Value:	572,200	674,200
	Homestead Exclusion:	16,440	17,720
	Taxable Market Value:	555,760	656,480
	New Improve/Expired Excls:		
Property Class:		AGRI HSTD INDUST NH	AGRI HSTD INDUST NH
Sent in March 2022			
Step 2	Proposed Tax		
* Does Not Include Special Assessments			1,672.00
Sent in November 2022			
Step 3	Property Tax Statement		
First half Taxes:			859.00
Second half Taxes:			859.00
Total Taxes Due in 2023			1,718.00

\$\$\$ 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.

- Use this amount on Form M1PR to see if you are eligible for a homestead credit refund
 File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**
- Use these amounts on Form M1PR to see if you are eligible for a special refund
- Property taxes before credits
- A. Agricultural and rural land tax credits
- B. Other credits to reduce your property tax
- Property taxes after credits
- County
- City or Town
- State General Tax
- School District: 81 A. Voter approved levies
- B. Other local levies
- Special Taxing Districts: A. REGION 8
- B.
- C.
- D.
- Non-school voter approved referenda levies
- Total property tax before special assessments
- Special Assessments on Your Property
 - 12001 RECYCLE
 -
 -
 -
 -
- PRIN 30.00
- INT
- TOT 30.00
- YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS**

Taxes Payable Year:	2022	2023
		232.35
		238.97
	2,162.00	2,178.00
	490.00	490.00
	.00	.00
	1,672.00	1,688.00
	1,090.26	1,102.08
	112.16	107.61
	.00	.00
	251.98	275.28
	213.20	198.79
	4.40	4.24
	1,672.00	1,688.00
		30.00
	1,702.00	1,718.00

Detach and Return This Stub with Your 2nd Half Payment
Make Checks Payable To: Cottonwood County, Auditor/Treasurer

Detach and Return This Stub with Your Full/1st Half Payment
Make Checks Payable To: Cottonwood County, Auditor/Treasurer

PRCL# 14-011-0400 RCPT# 4452
 AGRI HSTD

PRCL# 14-011-0400 RCPT# 4452
 AGRI HSTD

AMOUNT DUE		AMOUNT DUE	
NOVEMBER 15, 2023	859.00	MAY 15, 2023	1,718.00
			859.00
YOUR CANCELLED CHECK IS YOUR RECEIPT.		TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.	

LYLE R EINEKE
 27494 590TH AVE
 COMFREY MN 56019

14223-T

LYLE R EINEKE
 27494 590TH AVE
 COMFREY MN 56019

14223-T

2nd Half Pay Stub 2023

COTTONWOOD COUNTY

1st Half Pay Stub 2023

COTTONWOOD COUNTY