

REDWOOD COUNTY LAND AUCTION

ON-LINE ONLY BIDDING

BIDDING OPENS - November 10, 2023

BIDDING ENDS - November 17, 2023 10 A.M.



**Section 11 Sheridan Township
Redwood County**

Total Acres - 80.0 Acres M/L

Parcel # 64-011-1020

CPI Rating - 91.1

**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.**



**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: Online only bidding-Ending at 10a.m. on November 17, 2023.

Bidding: Online bidding only.

CONTACT KERKHOFF AUCTION FOR ONLINE BIDDER ASSISTANCE AVAILABLE. 507-644-8433

Survey: None

Acres: 80.0 M/L

Plowing: A \$35.00 per acre charged to buyers at the time of closing.

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. Possession shall be once the 2023 crops have been removed. Seller to pay 2023 real estate tax statement and buyer thereafter. Buyer shall assume any levied or pending assessments. The land shall be offered subject to owner confirmation. Closing shall take place on or before December 18, 2023. All information is obtained from reliable sources, however the auctioneers or agents do not accept responsibility for the information presented, as it is the buyers responsibility to verify all information. The land shall be offered subject to owner confirmation. Seller shall be entering into an IRS 1031 Tax Deferred Exchange at no additional cost to the buyer.

JÉAN PRICE
 REDWOOD CO. AUD./TREAS.
 BOX 130
 REDWOOD FALLS, MN 56283
 507-637-4013
 www.redwoodcounty-mn.us

2023

PROPERTY TAX STATEMENT

TOWN OF SHERIDAN

PRCL# 64-011-1020 RCPT# 4624

TC 5.223 6.111

Property ID Number: 64-011-1020
 Property Description: SECT-11 TWP-112 RANG-37
 PT OF GOV'T LOT 1 OF E1/2 NE1/4 &
 GOV'T LOT 3 OF E1/2 NE1/4 80.A

ERIK M FLINN
 PO BOX 879126
 WASILLA AK 99687

9212-T
 ACRES 80.00

		Values and Classification	
		Taxes Payable Year	2022
Step 1	Estimated Market Value:	522.300	611.100
	Homestead Exclusion:		
	Taxable Market Value:	522.300	611.100
New Improve/Expired Excls:		AGRI NON-HSTD AGRI NON-HSTD	
Property Class:			
Sent in March 2022			
Step 2	Proposed Tax		
* Does Not Include Special Assessments			3,060.00
Sent in November 2022			
Step 3		Property Tax Statement	
First half Taxes:			1,519.00
Second half Taxes:			1,519.00
Total Taxes Due in 2023			3,038.00

\$\$\$
 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.

Taxes Payable Year:	2022	2023
		.00
		.00
	3,118.63	3,237.42
	.00	.00
	168.63	199.42
	2,950.00	3,038.00
	2,022.06	2,159.38
	372.61	370.27
	.00	.00
	63.90	48.47
	483.33	451.51
	8.10	8.37
	2,950.00	3,038.00
	2,950.00	3,038.00

1. 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**

2. Use these amounts on Form M1PR to see if you are eligible for a special refund

Property Tax and Credits
 3. Property taxes before credits
 4. A. Agricultural and rural land tax credits
 B. Other credits to reduce your property tax

Property Tax by Jurisdiction
 5. Property taxes after credits
 6. County
 7. City or Town

8. State General Tax
 9. School District: 2897 A. Voter approved levies
 B. Other local levies
 10. Special Taxing Districts: A. REGIONAL DEVELOPMENT
 B.
 C.
 D.

11. Non-school voter approved referenda levies
 12. Total property tax before special assessments
 13. A.
 B.
 C.
 D.
 E.

Special Assessments on Your Property
 14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2nd Half Pay Stub 2023 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
 MAKE CHECKS PAYABLE TO: REDWOOD COUNTY AUD./TREAS.
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half Pay Stub 2023 DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
 MAKE CHECKS PAYABLE TO: REDWOOD COUNTY AUD./TREAS.
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 64-011-1020 RCPT# 4624
 AGRI NON-HSTD

PRCL# 64-011-1020 RCPT# 4624
 AGRI NON-HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX	3,038.00
NOVEMBER 15, 2023	2ND HALF TAX	1,519.00	1ST HALF TAX	1,519.00
	PENALTY		PENALTY	
	TOTAL		TOTAL	

NO RECEIPT SENT UNLESS REQUESTED.
 YOUR CANCELLED CHECK IS YOUR RECEIPT.

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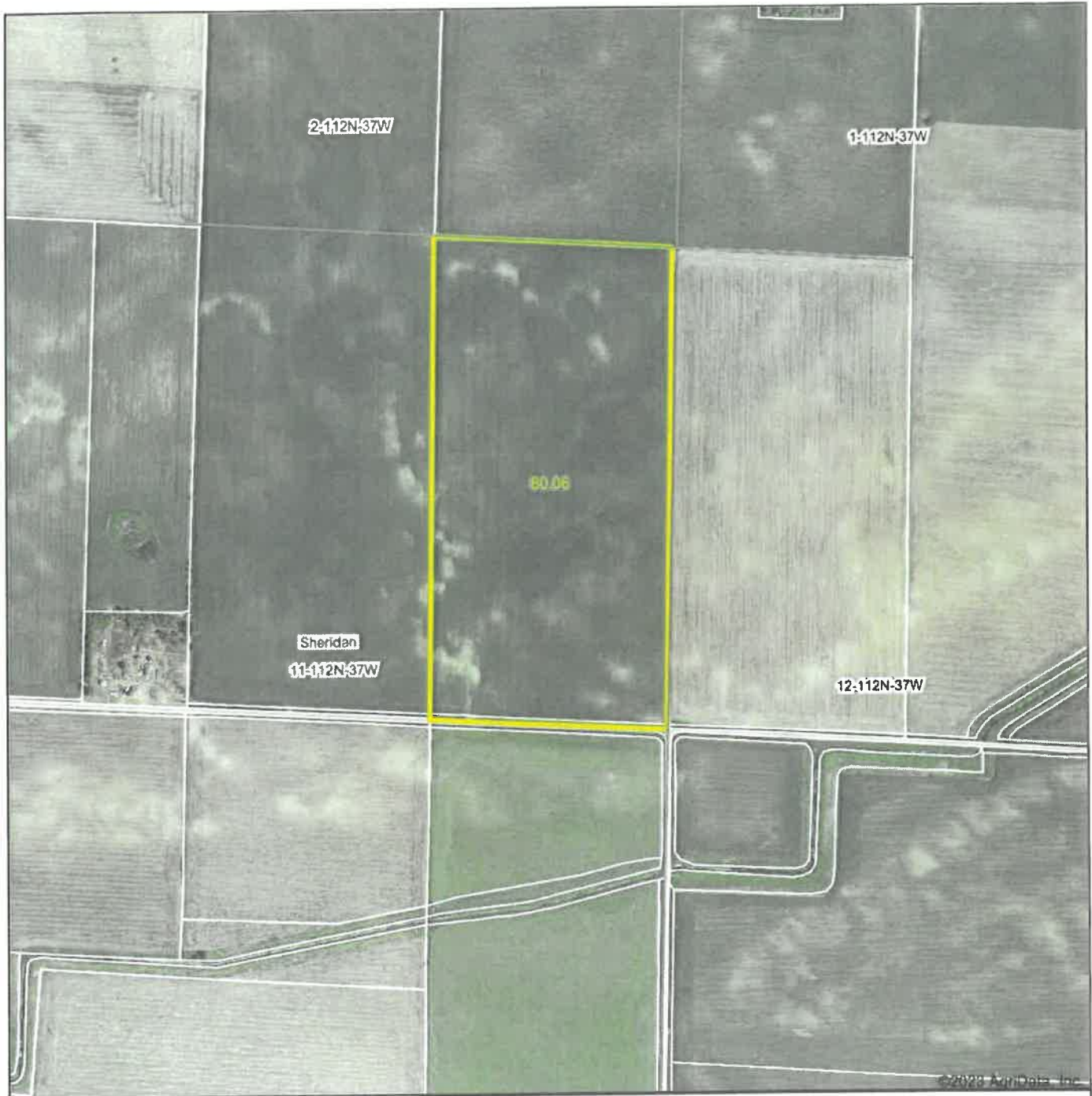
MAIL TO: JEAN PRICE
 REDWOOD CO. AUD./TREAS.
 BOX 130
 REDWOOD FALLS, MN 56283

LIST ADDRESS CORRECTION
 ON BACK OF STUB

MAIL TO: JEAN PRICE
 REDWOOD CO. AUD./TREAS.
 BOX 130
 REDWOOD FALLS, MN 56283

LIST ADDRESS CORRECTION
 ON BACK OF STUB

Aerial Map



Boundary Center: 44° 31' 31.25, -95° 15' 7.26

0ft 853ft 1705ft

11-112N-37W
Redwood County
Minnesota



Maps Provided By:

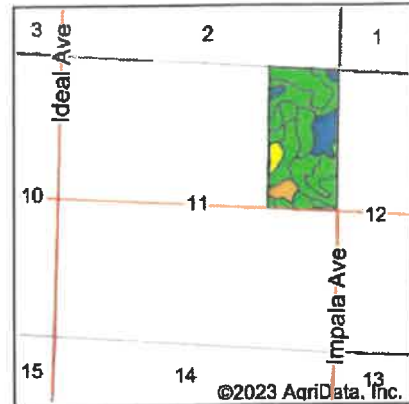
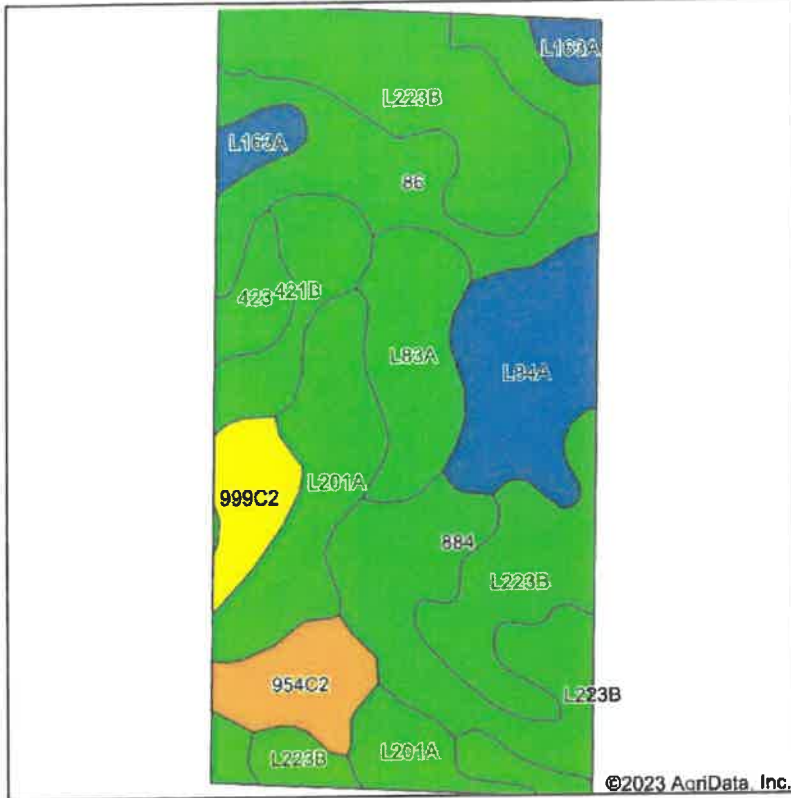


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10/19/2023

Field borders provided by Farm Service Agency as of 5/21/2020

Soils Map



State: **Minnesota**
 County: **Redwood**
 Location: **11-112N-37W**
 Township: **Sheridan**
 Acres: **80.06**
 Date: **10/19/2023**

Maps Provided By:



Soils data provided by USDA and NRCS.

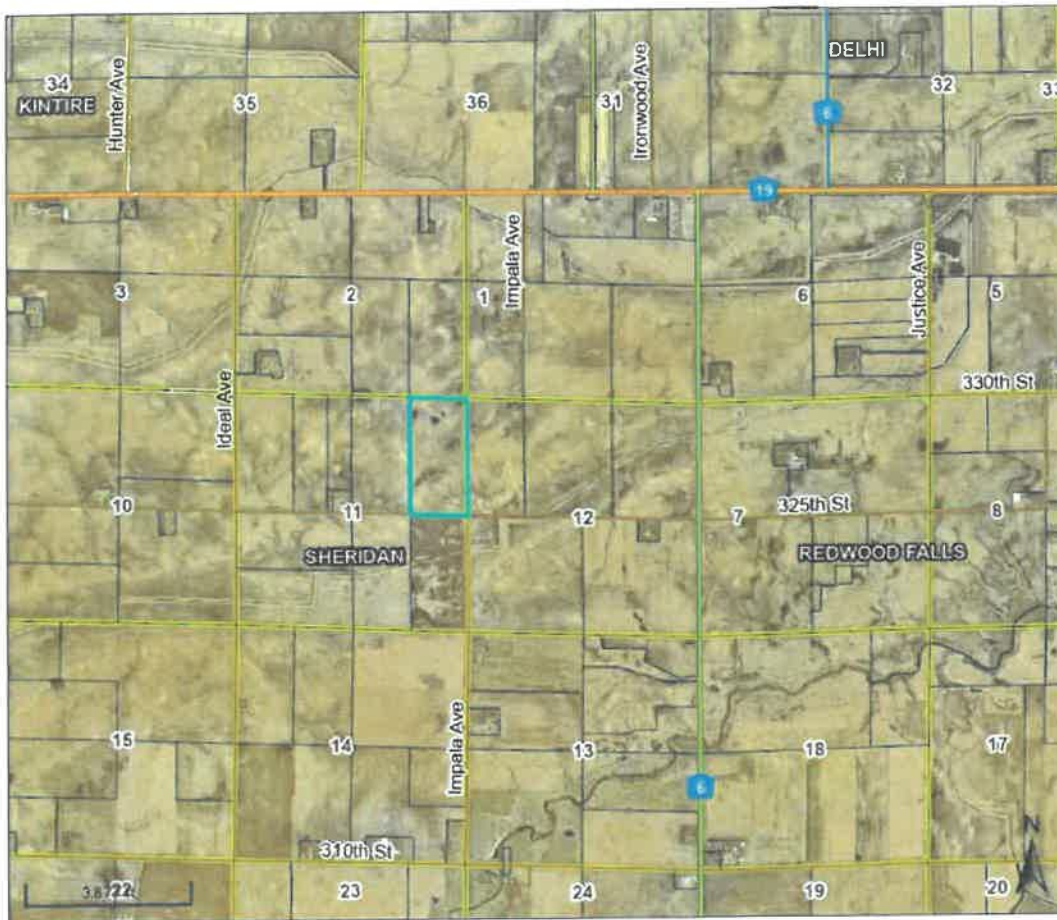
Area Symbol: MN127, Soil Area Version: 21

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	
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	19.20	24.0%		lle	92	81	71	56	81	
86	Canisteo clay loam, 0 to 2 percent slopes	11.28	14.1%		llw	93	81	71	56	81	
L201A	Normanla loam, 1 to 3 percent slopes	10.01	12.5%		le	99	83	76	61	83	
884	Webster-Delft complex, 0 to 2 percent slopes	9.89	12.4%		llw	94	81	77	59	81	
L84A	Glencoe clay loam, 0 to 1 percent slopes	8.13	10.2%		lllw	86	77	76	60	76	
L83A	Webster clay loam, 0 to 2 percent slopes	6.04	7.5%		llw	93	82	78	60	82	
421B	Amiret loam, 2 to 6 percent slopes	4.13	5.2%		lle	98	83	73	59	83	
954C2	Storden-Ves complex, 6 to 10 percent slopes, moderately eroded	3.94	4.9%		llle	77	72	67	52	72	
999C2	Storden-Estherville-Ves loams, 6 to 12 percent slopes, eroded	3.08	3.8%		llle	63	59	59	41	53	
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	2.36	2.9%		lllw	86	76	74	64	74	
423	Seaforth loam, 1 to 3 percent slopes	2.00	2.5%		lls	95	84	69	56	84	
Weighted Average						2.09	91.1	*n 79.7	*n 72.9	*n 57.3	*n 79.3

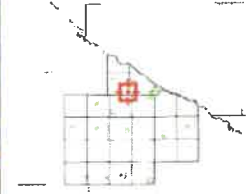
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method









Soils data provided by USDA and NRCS.



Overview



Legend

-  Municipal Boundaries
-  Surrounding Counties
-  Townships
-  Parcels
- Major Roads**
-  State/Federal
-  County
-  County/Twp/City
-  Minor Roads

Parcel ID	64-011-1020	Alternate ID	n/a	Owner Address	FLINN/ERIK M
Sec/Twp/Rng	11-112-37	Class	AGRICULTURE		PO BOX 879126
Property Address		Acreage	80.0		WASILLA AK 99687
District	n/a				
Brief Tax Description	PT OF GOV'T LOT 1 OF E1/2 NE1/4 & GOV'T LOT 3 OF E1/2 NE1/4 80.A				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 9/20/2023
 Last Data Uploaded: 9/19/2023 9:32:05 PM

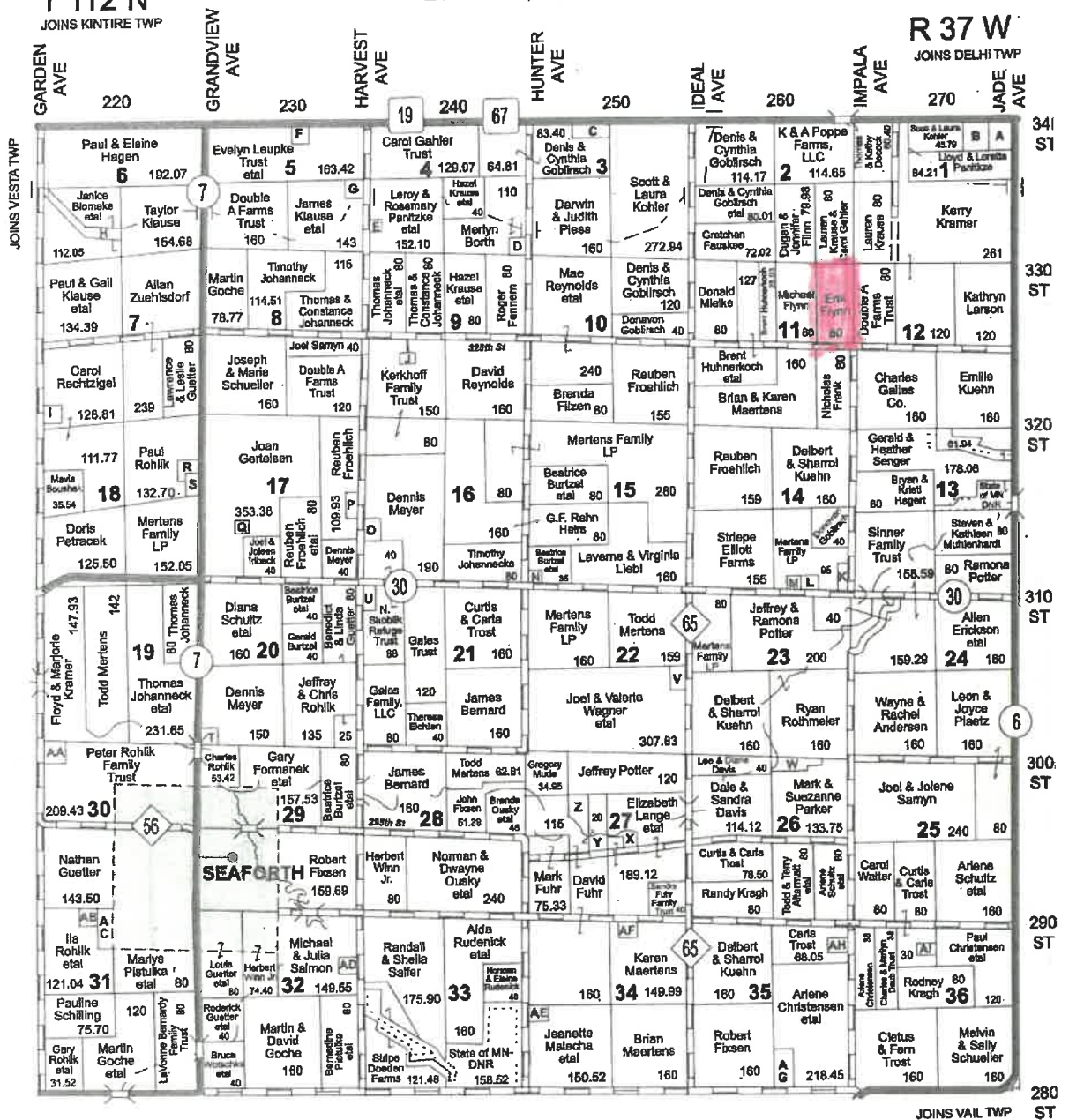
Developed by  Schneider
 GEOSPATIAL

SHERIDAN TWP

LAND OWNER

T 112 N
JOINS KINTIRE TWP

R 37 W
JOINS DELHI TWP



Small Tracts







- Section 1 A Redwood Rockyards - 18
- B Southwestern Haulers, LLC - 17.05
- Section 3 C Ryan & Elizabeth Goblirsch - 21.60
- Section 4 D Marilyn & Lorena Borth - 10
- E Leroy & Rosemary Panitzke - 5.40
- Section 5 F Steven & Lijean Panitzke - 10
- G James Klaus - 12
- Section 6 H Neel & Tiffany Hensen - 33.78
- Section 7 I Ken & Barbara Rechtzigel - 11.94
- Section 9 J Katie Nelson - 10
- Section 14 K Scott & Tina Hanna - 10
- L Todd Mertens - 10
- M Todd & Nicole Mertens - 5
- Section 15 N Diocese of St. Paul - 5
- Section 16 O James & Lori Jenniges - 10
- Section 17 P Herbert & Rhonda Froehlich - 10.07
- Q Thomas Johanneck et al - 6.64

- Section 18 R Eleanor Eichten - 14.05
- S Mark & Teresa Wagner - 10.67
- Section 20 T Thomas Bernady - 10
- Section 21 U Ann Weber & Theresa Eichten - 12
- Section 22 V Joan Wagner et al - 11.17
- Section 26 W George & Christine Turbes - 25.25
- Section 27 X Aaron & Robyn Struntz - 10.88
- Y Christopher Turbes - 10
- Z Darrell Fuhr Trust - 15
- Section 30 AA Glenn Rohlik - 11.85
- Section 31 AB Gerald Rohlik Trust - 10
- AC Bernadine Pistulka et al - 20
- Section 32 AD Curtis & Tracy Pistulka - 10.04
- Section 34 AE Cody Senger - 9.48
- AF Brian & Karen Maertens - 10.01
- Section 35 AG Thomas & Arlene Daub - 19.05
- AH Gordon & Monica Woelfel - 11.95
- Section 36 AJ Curtis Trost Farming Inc. - 9





Legend

-  Municipal Boundaries
-  Surrounding Counties
-  Townships
-  Open Ditch
-  Drain Tile
- Ditch Watersheds**
-  CD 39 RW
-  CD 25
-  CD 29
-  CD 68 Lat A
-  CD 68
-  JD 35 BR
-  CD 30
-  CD 41
-  CD 42
-  CD 53 RW
-  CD 70
-  CD 109
-  CD 20 RW
-  CD 93
-  JD 12 BR
-  JD 15-14
-  JD 24 BR
-  <all other values>
-  Parcels
- Major Roads**
- State/Federal
- County
- County/Twp/City
- Minor Roads

Parcel ID 64-011-1020
 Sec/Twp/Rng 11-112-37
 Property Address
 District n/a
 Brief Tax Description

Alternate ID n/a
 Class AGRICULTURE
 Acreage 80.0

Owner Address FLINN/ERIK M
 PO BOX 879126
 WASILLA AK 99687

PT OF GOV'T LOT 1 OF E1/2 NE1/4 & GOV'T LOT 3 OF E1/2 NE1/4 80.A
 (Note: Not to be used on legal documents)

Tract Number : 14849
Description : E2NE4 11 SHD 112-37
FSA Physical Location : MINNESOTA/REDWOOD
ANSI Physical Location : MINNESOTA/REDWOOD
BIA Unit Range Number :
NHEL Status : NHEL: No agricultural commodity planted on undetermined lands
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : ERIK M FLINN
Other Producers :
Recon ID : 27-127-2024-1

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.87	79.20	79.20	0.00	0.00	0.00	0.00	0.0

MINNESOTA
 REDWOOD
 Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 11719
Prepared : 11/8/23 11:09 AM CST
Crop Year : 2024

Tract 14849 Continued ...

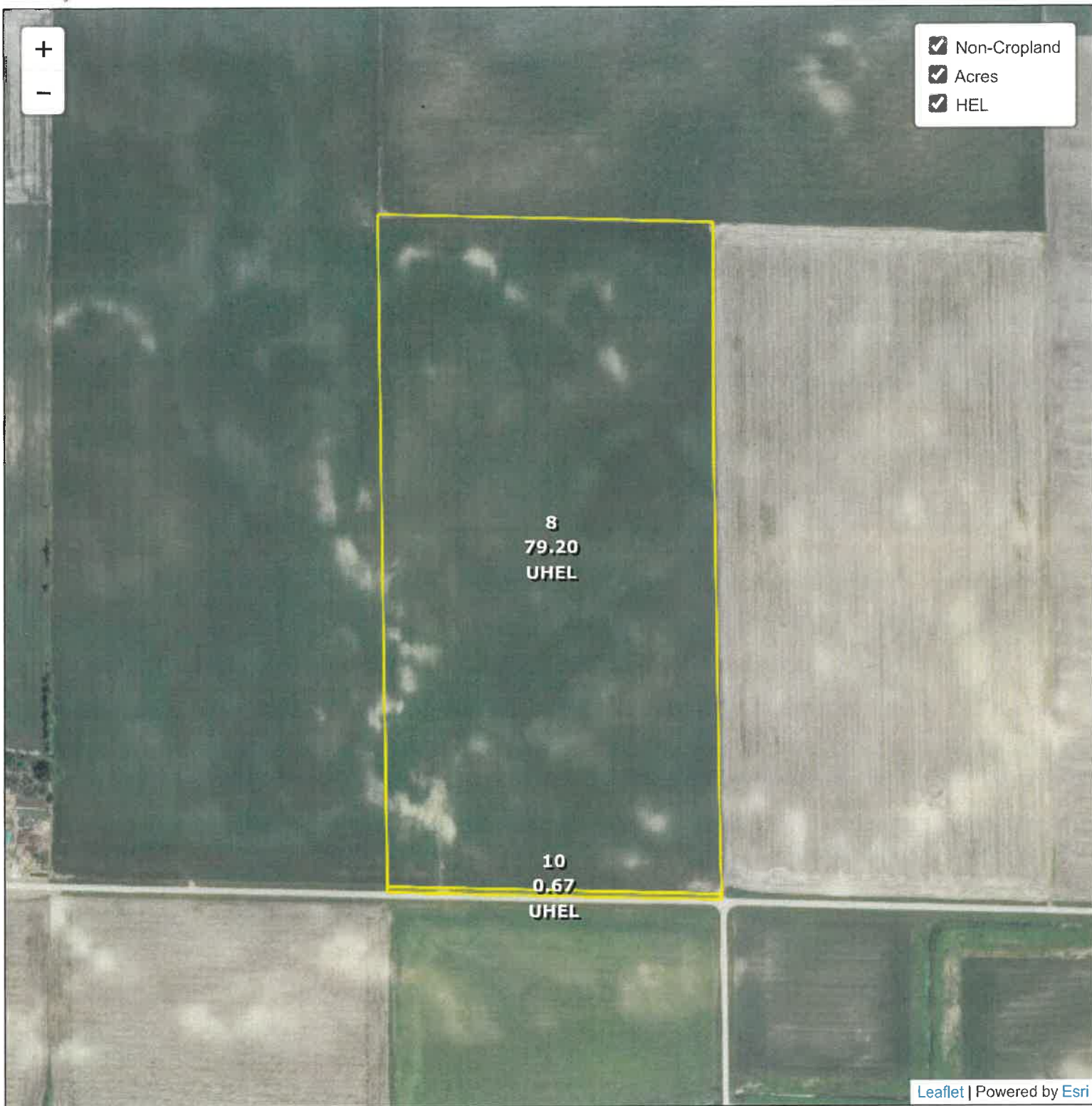
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	79.20	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	42.17	0.00	124
Soybeans	21.33	0.00	34
TOTAL	63.50	0.00	

NOTES

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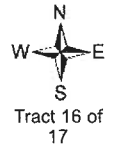


Common Land Unit
 Cropland
 Non-cropland
 CRP

2024 Crop Year

Farm 11719
Tract 14849

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



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