

80 ACRE LAND AUCTION

**ON-LINE ONLY BIDDING
ENDS - AUGUST 1, 2024 10 A.M.**

**Section 9 - Underwood Township
Redwood County**



ACRES: 80 - M/L
PARCEL #: 70-009-3040
CPI RATING: 91.9
CRP: 4.08 ACRES
EXPIRES 9/30/2030
PAYMENT: \$1,161.00
RE TAXES: \$2,938.00

KERKHOFFAUCTION.COM

**FOR AN INFORMATION PACKET CONTACT:
DOUG KERKHOFF 507-829-6859 or ZAC KERKHOFF 507-829-3924**

**BIDDER ASSISTANCE ON AUCTION DAY WILL BE AVAILABLE 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 August 1, 2024

Bidding: On-Line Bidding only.

CONTACT KERKHOFF AUCTION FOR ONLINE BIDDER ASSISTANCE IF NEEDED.

Survey: None

Acres: 80 Acres M/L

Plowing: New Buyers shall plow back once the 2024 crop has been removed

Possession: Once the 2024 Crops have been removed

CRP: 4.08 Acres – Payment \$1,161.00 – Expires 9/30/2030

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 September 13, 2024, the date of closing. Seller to pay real estate taxes on the 2024 real estate tax statement and buyer 2025 and thereafter. Sellers shall retain the 2024 cash rent and CRP payment. Buyer to receive CRP payment for 2025 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.

Owner Confirmation: Land is sold subject to owner confirmation



Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : 11109C
Recon ID : 27-127-2019-58
Transferred From : None
ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
80.42	76.89	76.89	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	72.81	0.00		4.08	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	53.80	0.00	149	
Soybeans	18.60	0.00	41	
TOTAL	72.40	0.00		

NOTES

Tract Number : 3408
Description : S2SW4 9 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 does not contain a wetland
WL Violations : None
Owners : PEARL G ANDERSON TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
80.42	76.89	76.89	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 3408 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	72.81	0.00	4.08	0.00	0.00	0.00

DCP Crop Data

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TOTAL	72.40	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, audiotape, 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.asc.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.

This form is available electronically.

CRP-1 (10-22-15)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO CODE & ADMIN. LOCATION 27 127	2. SIGN-UP NUMBER 47
		3. CONTRACT NUMBER 11109A	4. ACRES FOR ENROLLMENT 4.08
CONSERVATION RESERVE PROGRAM CONTRACT		5. FARM NUMBER 8582	6. TRACT NUMBER(S) 3408
		8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2015 TO: (MM-DD-YYYY) 09-30-2030
7A. COUNTY OFFICE ADDRESS (Include Zip Code) REDWOOD COUNTY FARM SERVICE AGENCY 1241 E BRIDGE ST SUITE D REDWOOD FALLS, MN 56283-0000		7B. TELEPHONE NUMBER (Include Area Code): (507) 637-5735 x2	

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.

10A. Rental Rate Per Acre \$ 284.47	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment \$ 1,161	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment \$	3408	1	CP21	2.20	\$ 220
(Item 10C applicable only to continuous signup when the first year payment is prorated)	3408	2	CP21	1.88	\$ 188

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): PEARL G ANDERSON ESTATE 33343 Hunter Avenue Redwood Falls, MN 56283-	(2) SHARE 100.00%	(3) SIGNATURE by <i>Judy Pless P.R.</i>	(4) DATE (MM-DD-YYYY) 9-12-16
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE		B. DATE (MM-DD-YYYY)

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

Original - County Office Copy
 Owner's Copy
 Operator's Copy

Farm 10956





Tract 3408

2021 Program Year

Map Created April 13, 2021

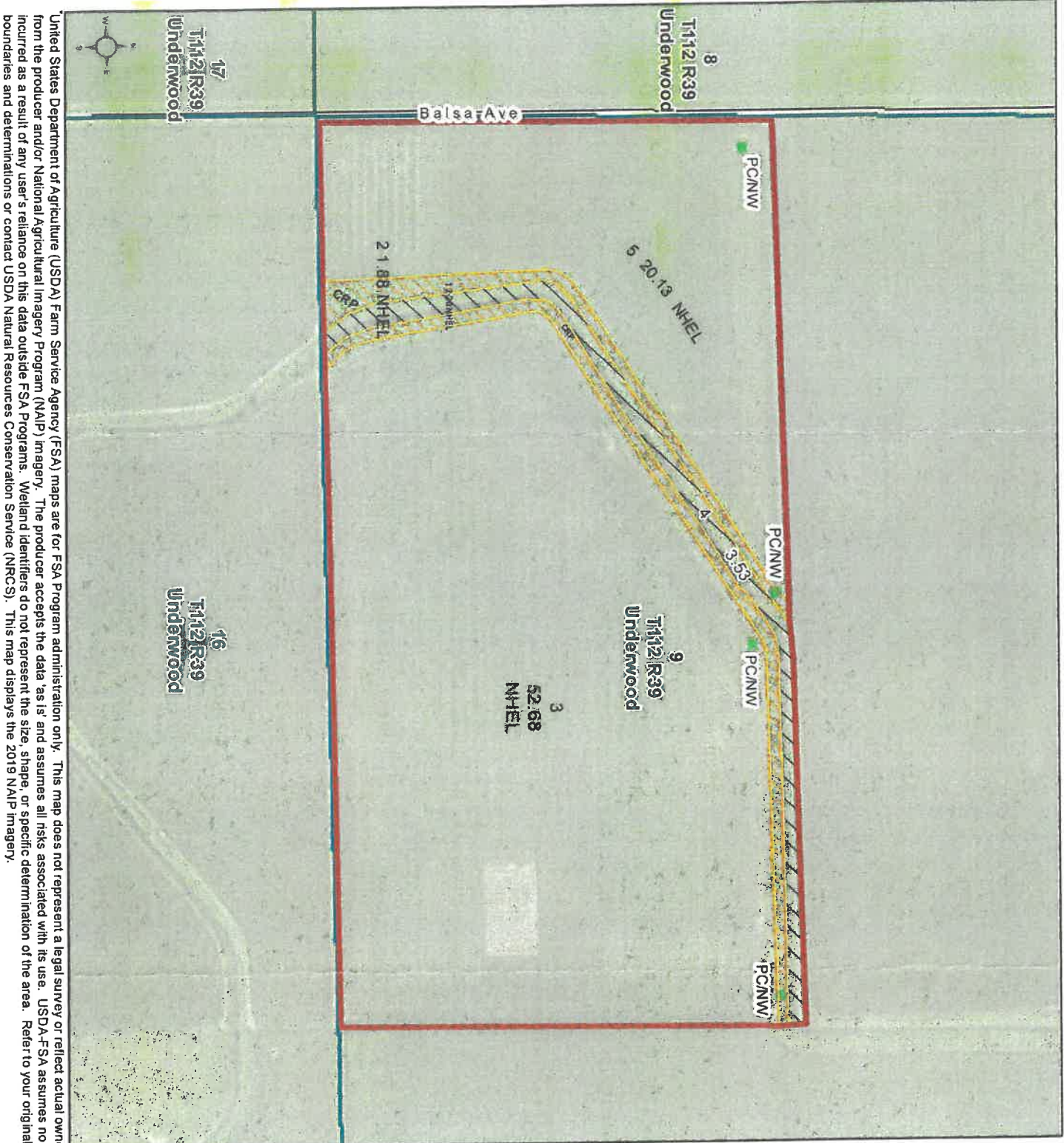


- Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 MAG = for GZ
 Canola = Spring for seed

- Common Land Unit**
-  Non-Cropland
 -  Cropland
 -  CRP
 -  Tract Boundary
- Minnesota_Transparency_Polygon_02142019

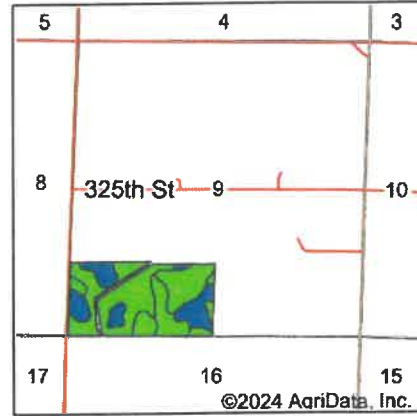
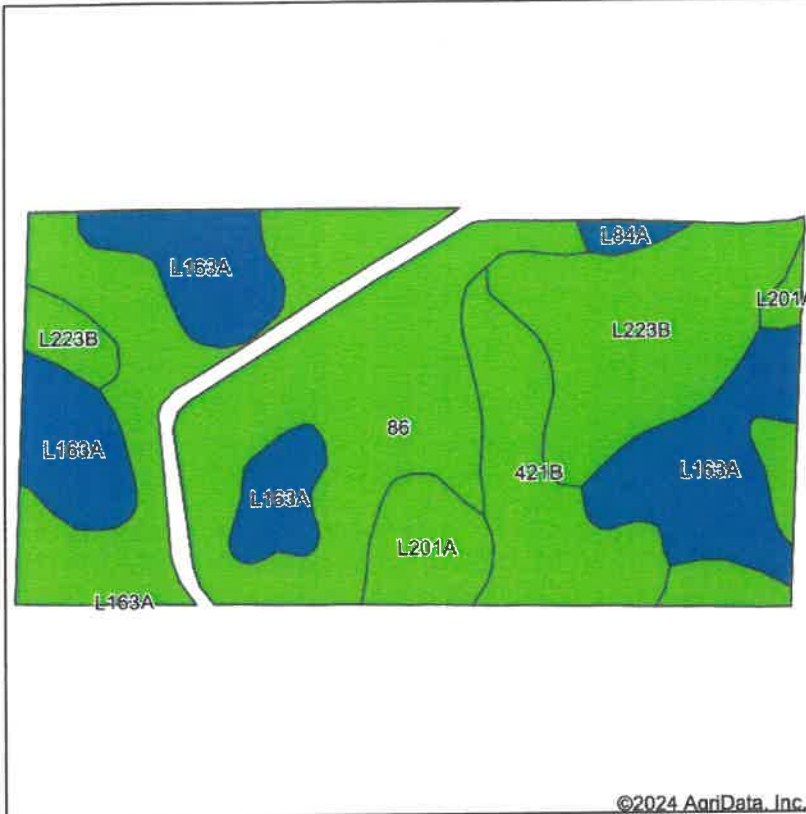
- Wetland Determination Identifiers**
-  Restricted Use
 -  Limited Restrictions
 -  Exempt from Conservation Compliance Provisions

Tract Cropland Total: 76.89 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 2019 NAIP imagery.

Soils Map



State: **Minnesota**
 County: **Redwood**
 Location: **9-112N-39W**
 Township: **Underwood**
 Acres: **76.54**
 Date: **4/22/2024**

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Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN127, Soil Area Version: 22											
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	
86	Canisteo clay loam, 0 to 2 percent slopes	31.72	41.4%		llw	93	81	71	65	81	
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	18.32	23.9%		Illw	86	77	74	74	74	
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	13.61	17.8%		lle	92	81	71	66	81	
421B	Amiret loam, 2 to 6 percent slopes	8.10	10.6%		lle	98	83	73	69	83	
L201A	Normania loam, 1 to 3 percent slopes	4.08	5.3%		le	99	83	76	71	83	
L84A	Glencoe clay loam, 0 to 1 percent slopes	0.71	0.9%		Illw	86	77	76	69	76	
Weighted Average						2.20	91.9	*n 80.3	*n 72.2	*n 68.1	*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.

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

2024
 PROPERTY TAX
 STATEMENT

PRCL# 70-009-3040 RCPT# 16427
 TC 5.849 9.184

TOWN OF UNDERWOOD

Property ID Number: 70-009-3040
 Property Description: SECT-09 TWP-112 RANG-39
 S1/2 SW1/4, 80.A

PEARL G ANDERSON TRUST FUND
 % JUDITH PLESS
 1222 S MILL ST
 REDWOOD FALLS MN 56283-2236

12238-T
 ACRES 80.00

		Values and Classification	
		Taxes Payable Year	2023 2024
Step 1	Estimated Market Value:	584.900	918.400
	Homestead Exclusion:		
	Taxable Market Value:	584.900	918.400
	New Improve/Expired Excls:		
	Property Class:	AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2023			
Step 2	Proposed Tax		2.938.00
	* Does Not Include Special Assessments		
Sent in November 2023			
Step 3	Property Tax Statement		
	First half Taxes:		1.522.00
	Second half Taxes:		1.522.00
	Total Taxes Due in 2024		3.044.00

\$\$\$
 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:	2023	2024
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.....		.00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE	<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund00
Property Tax and Credits		
3. Property taxes before credits	2,542.07	2,991.36
4. A. Agricultural and rural land tax credits00	.00
B. Other credits to reduce your property tax	24.07	24.56
5. Property taxes after credits	2,518.00	2,966.80
Property Tax by Jurisdiction		
6. County	2,066.55	2,464.93
7. City or Town	340.24	393.17
8. State General Tax00	.00
9. School District: 635		
A. Voter approved levies00	.00
B. Other local levies	103.20	99.88
10. Special Taxing Districts:		
A. REGIONAL DEVELOPMENT	8.01	8.82
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	2,518.00	2,966.80
Special Assessments on Your Property		
13. A. 3721 CO 99		77.20
B.		
PRIN 77.20 C.		
INT D.		
TOT 77.20 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	2,518.00	3,044.00

2 2nd Half Pay Stub 2024 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

1 1st Half Pay Stub 2024 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# 70-009-3040 RCPT# 16427
 AGRI NON-HSTD

PRCL# 70-009-3040 RCPT# 16427
 AGRI NON-HSTD

AMOUNT DUE	AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2024	MAY 15, 2024	
2ND HALF TAX 1,522.00	1ST HALF TAX 1,522.00	
PENALTY	PENALTY	
TOTAL	TOTAL	

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

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

PEARL G ANDERSON TRUST FUND
 % JUDITH PLESS
 1222 S MILL ST
 REDWOOD FALLS MN 56283-2236

12238-T

PEARL G ANDERSON TRUST FUND
 % JUDITH PLESS
 1222 S MILL ST
 REDWOOD FALLS MN 56283-2236

12238-T

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
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 REDWOOD FALLS, MN 56283

LIST ADDRESS CORRECTION ON BACK OF STUB

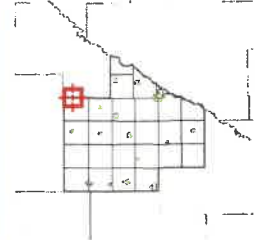
County Tile



BeaconTM Redwood County, MN



Overview



Legend

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

Parcel ID	70-009-3040	Alternate ID	n/a	Owner Address	ANDERSON/PEARL G/TRUST FUND
Sec/Twp/Rng	9-112-39	Class	AGRICULTURE		% JUDITH PLESS
Property Address	TOWN OF UNDERWOOD	Acreege	80.0		1222 S MILL ST
					REDWOOD FALLS MN 56283-2236
District	n/a				
Brief Tax Description	S1/2 SW1/4, 80.A				
	(Note: Not to be used on legal documents)				

Date created: 5/13/2024
 Last Data Uploaded: 5/9/2024 9:56:52 PM

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