

160 ACRES - REDWOOD CO. LAND FOR SALE

Section 23 - Kintire Township - Redwood County



PROPERTY INFORMATION

List Price: \$1,830,000

Parcel # 57-023-4020

CPI Rating: 93.2

Total Acres - 160 M/L

Tillable Acres 150.35 M/L

**FOR MORE INFORMATION CONTACT:
DOUG KERKHOFF 507-829-6859**



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

**Doug Kerkhoff
507-829-6859**

WWW.KERKHOFFAUCTION.COM

Farm 8619

Tract 3902




2024 Program Year

Map Created April 30, 2024



- 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, ISS = for forage
 Beans = Dry Edible
 MAG = for GZ
 Canola = Spring for seed

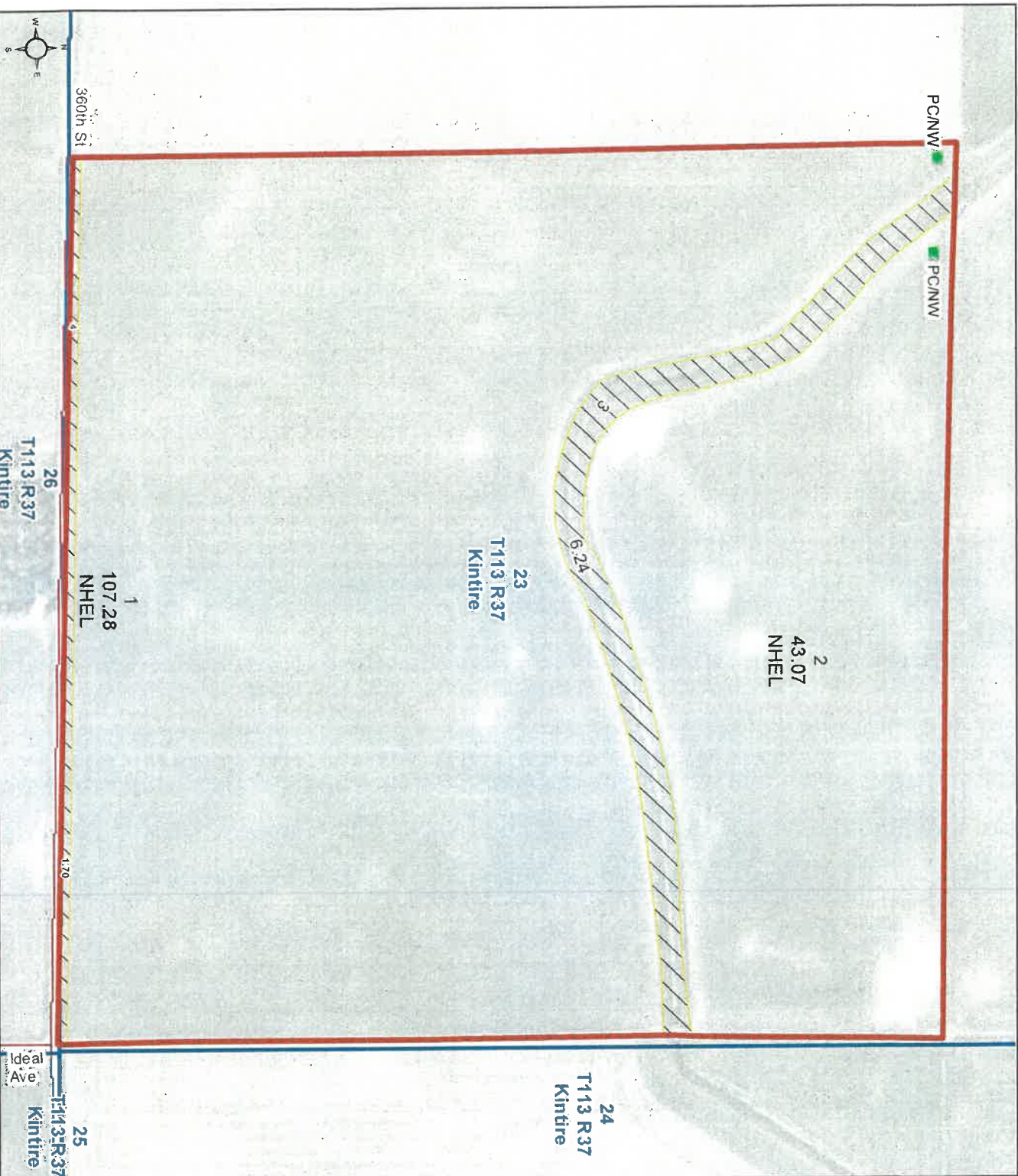
Common Land Unit

-  Non-Cropland
-  Cropland
-  Tract Boundary

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

Tract Cropland Total: 150.35 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.



Abbreviated 156 Farm Record

See Page 3 for non-discriminatory Statements.

Operator Name : ERIC M ANDERSON
CRP Contract Number(s) : None
Recon ID : 27-127-2009-179
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
316.08	300.11	300.11	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	300.11	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	150.00	0.00	155	
Soybeans	150.00	0.00	43	
TOTAL	300.00	0.00		

NOTES

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Tract Number : 3902
Description : SE4 23 KIN 113 37
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 : DARLENE RENGSTORF, GALE JENSEN, STEVEN F GIMMESTAD, KAY D GIMMESTAD, MR BRADLEY REID ANDERSON
Other Producers : DAVID M ANDERSON
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
158.29	150.35	150.35	0.00	0.00	0.00	0.00	0.0



Form: FSA-156EZ

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Aerial Map



Boundary Center: $44^{\circ} 34' 26.89$, $-95^{\circ} 15' 49.34$



23-113N-37W
Redwood County
Minnesota



8/14/2024

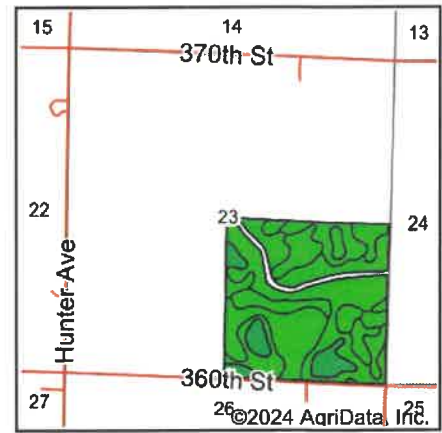
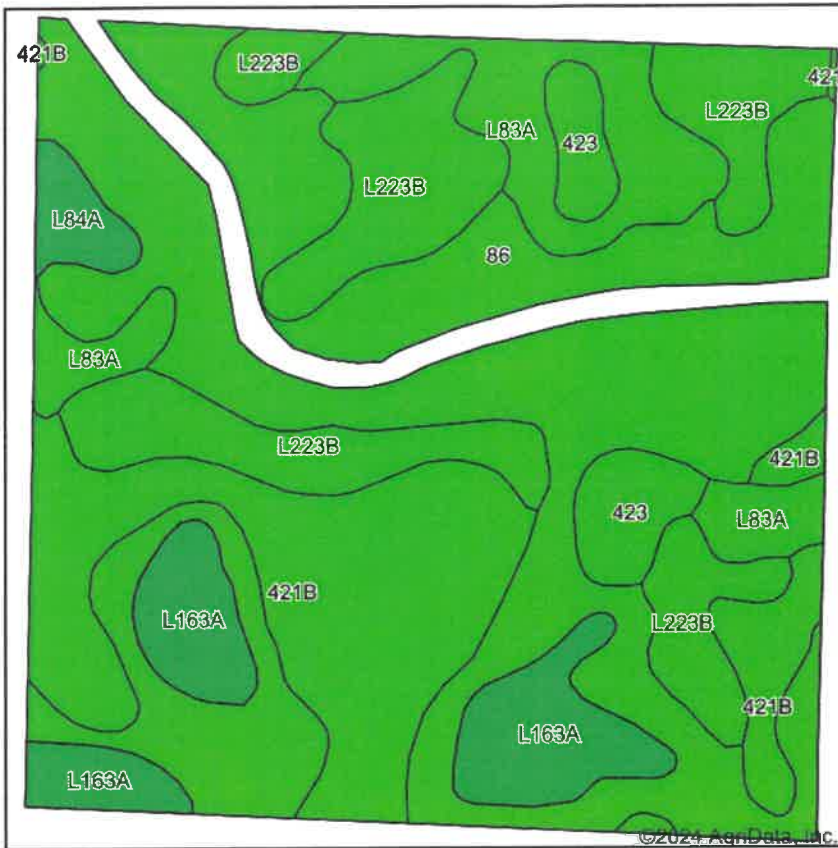
Maps Provided By:



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

Soils Map



State: **Minnesota**
 County: **Redwood**
 Location: **23-113N-37W**
 Township: **Kintire**
 Acres: **150.35**
 Date: **8/14/2024**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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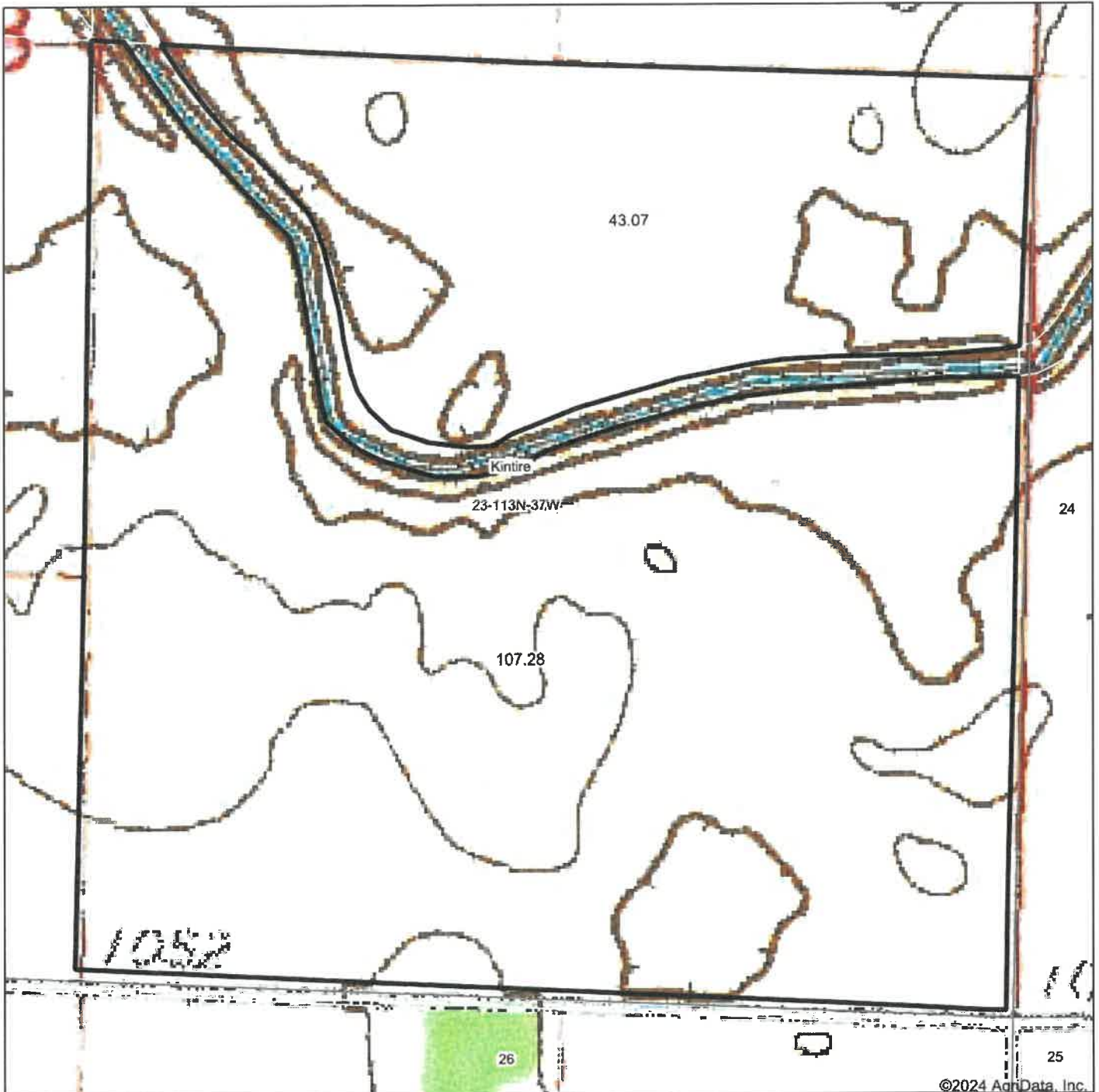


Area Symbol: MN127, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Soil Drainage	Hydric Rating	Non-Irr Class *c	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	63.46	42.2%		0ft.	Poorly drained	100	IIw	93
421B	Amiret loam, 2 to 6 percent slopes	27.84	18.5%		3.6ft.	Well drained	3	Ile	98
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	25.35	16.9%		3.6ft.	Well drained	9	Ile	92
L83A	Webster clay loam, 0 to 2 percent slopes	13.94	9.3%		0ft.	Poorly drained	95	IIw	93
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	12.03	8.0%		0ft.	Very poorly drained	100	IIIw	86
423	Seaforth loam, 1 to 3 percent slopes	5.47	3.6%		2.3ft.	Moderately well drained	14	IIs	95
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.26	1.5%		0ft.	Very poorly drained	100	IIIw	86
Weighted Average								2.10	93.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map

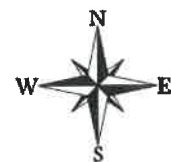


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Map Center: 44° 34' 26.21, -95° 15' 49.34

0ft 437ft 874ft

23-113N-37W
Redwood County
Minnesota



8/14/2024

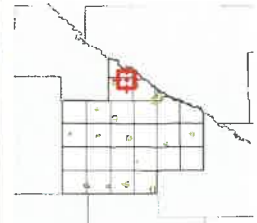
Maps Provided By:













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



Overview



Legend

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

Parcel ID	57-023-4020	Alternate ID	n/a	Owner Address	ANDERSON/BRADLEY R/ETAL
Sec/Twp/Rng	23-113-37	Class	AGRICULTURE		300 PARK LN
Property Address		Acreeage	160.0		REDWOOD FALLS MN 56283
	TOWN OF KINTIRE				
District	n/a				
Brief Tax Description	SE1/4 160.A				
	(Note: Not to be used on legal documents)				

Date created: 8/14/2024
 Last Data Uploaded: 8/8/2024 10:07:06 PM

Developed by  **Schneider**
 GEOSPATIAL

County
 Tile Map

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

2024
PROPERTY TAX STATEMENT

PRCL# 57-023-4020 RCPT# 12173
 TC 12.002 18.844

Property ID Number: 57-023-4020
 Property Description: SECT-23 TWP-113 RANG-37
 SE1/4 160.A

BRADLEY R ANDERSON ETAL 15985-T
 300 PARK LN
 REDWOOD FALLS MN 56283 ACRES 160.00

Values and Classification		
Taxes Payable Year	2023	2024
Step 1	Estimated Market Value:	1,200.200 1,884.400
	Homestead Exclusion:	
	Taxable Market Value:	1,200.200 1,884.400
	New Improve/Expired Excls:	
	Property Class:	AGRI NON-HSTD AGRI NON-HSTD
Sent in March 2023		
Step 2	Proposed Tax	
	* Does Not Include Special Assessments	7,900.00
Sent in November 2023		
Property Tax Statement		
Step 3	First half Taxes:	4,205.00
	Second half Taxes:	4,205.00
	Total Taxes Due in 2024	8,410.00

\$\$\$ 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 Tax and Credits**
- 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: **2897**
 - Voter approved levies
 - Other local levies
 - Special Taxing Districts:
 - REGIONAL DEVELOPMENT
 -
 -
 -
 - Non-school voter approved referenda levies
 - Total property tax before special assessments
- Special Assessments on Your Property**
- A. 161 CO 12
 -
 -
 -
 -
- PRIN 448.46
 INT
 TOT 448.46
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

Taxes Payable Year:	2023	2024
		.00
		.00
	6,181.67	10,565.93
	.00	.00
	391.67	2,604.39
	5,790.00	7,961.54
	4,238.55	5,059.71
	553.05	780.71
	.00	.00
	95.20	1,022.83
	886.76	1,080.20
	16.44	18.09
	5,790.00	7,961.54
		448.46
	5,790.00	8,410.00

2nd Half 2024 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
 Pay Stub 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 2024 DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
 Pay Stub 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# 57-023-4020 RCPT# 12173
 AGRI NON-HSTD

PRCL# 57-023-4020 RCPT# 12173
 AGRI NON-HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2024	2ND HALF TAX	4,205.00	8,410.00
	PENALTY		4,205.00
	TOTAL		

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

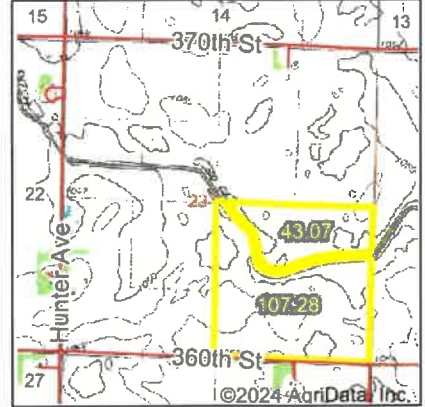
BRADLEY R ANDERSON ETAL 15985-T
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 LIST ADDRESS CORRECTION ON BACK OF STUB

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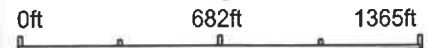
Wetlands Map



State: Minnesota
Location: 23-113N-37W
County: Redwood
Township: Kintire
Date: 8/14/2024

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Classification Code	Type	Acres
		Total Acres 0.00

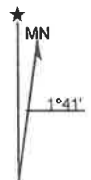
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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

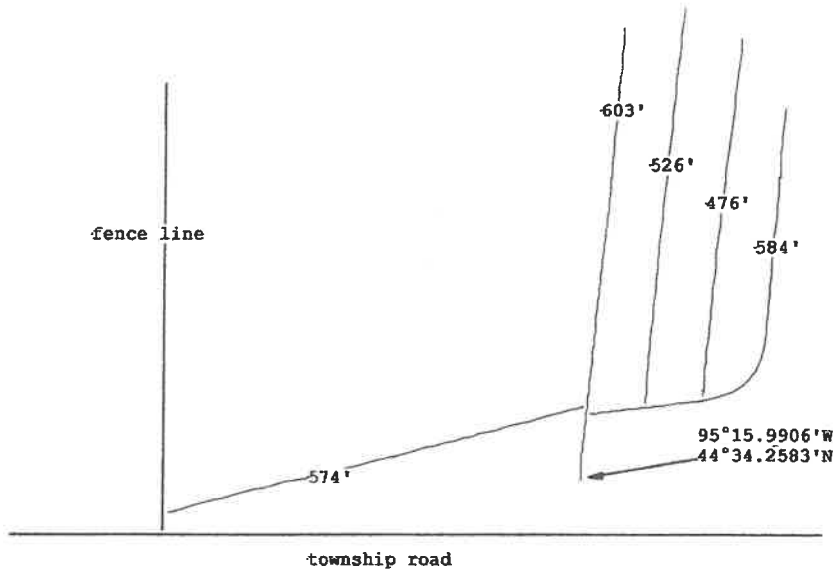


ExpertGPS Basemap: mapbox, OpenStreetMap

Kintire Twp Sec #23

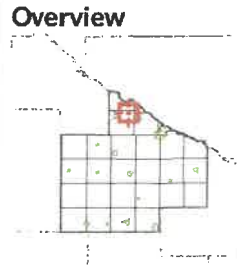


North



Customer: Brad Anderson		
Location: Redwood County Kintire Twp. Sec. #23 SE 1/4		
Scale: 256 feet	Spacing: 75 ft	Date: 11/06/08
Alvan Sander & Sons		

5 in: 2764 ft



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

Date created: 1/22/2020
 Last Data Uploaded: 1/17/2020 10:32:38 PM

Developed by Schneider
 GEOSPATIAL

Sander Excavating, Inc.

Farm Drainage and Road Maintenance
 P.O. Box 58
 Belview, MN 56214

Estimate

Date	Estimate #
2/10/2020	20-68

Name / Address
Brad Anderson 300 Park Lane Redwood Falls, Mn 56283

Page 2 of 2

Description	Qty	Rate	Total	Project
subtotal Kintire Twp Sec #16 (balance of Sec #16) moved to pg 1			85,773.40	
open ditch 3,182 ft = 26,516 yds	26,516	4.50	119,322.00	
15" dual wall & install	1,940	13.50	26,190.00	
10" cement & install	2,785	11.50	32,027.50	
8" cement & install	2,275	4.60	10,465.00	
6" cement & install	1,385	2.75	3,808.75	
5" plastic & install	2,764	1.35	3,731.40	
cement hookups	10	50.00	500.00	
plastic hookups	6	35.00	210.00	
10" - intakes	5	110.00	550.00	
8" - intakes	2	88.00	176.00	
6" - intakes	1	66.00	66.00	
4" outlet pipe 12"	64	9.95	636.80	
2" outlet pipe 10"	32	7.30	233.60	
outlet pipe 8"	16	5.89	94.24	
survey	37,665	0.07	2,636.55	
subtotal Kintire Twp Sec #23			200,647.84	
14" cement & install	1,191	12.75	15,185.25	
8" cement & install	2,633	4.60	12,111.80	
6" cement & install	4,950	2.75	13,612.50	
5" plastic & install	4,101	1.35	5,536.35	
4" plastic & install	2,870	1.10	3,157.00	
6" intakes	7	66.00	462.00	
cement hookups	14	50.00	700.00	
plastic hookups	14	35.00	490.00	
survey	15,745	0.07	1,102.15	
subtotal Kintire Twp Sec #24			52,357.05	
Subtotal			<i>848,424.3</i>	
Sales Tax (7.375%)			\$0.00	
Total			<i>848,424.3</i>	

24,397.75

15,707.12

MAP OF KINTIRE

TOWNSHIP : 113 N

RANGE : 37 W

CODE : KT

