

155.28 ACRES - REDWOOD CO. LAND FOR SALE

Section 24 - Kintire Township - Redwood County



PROPERTY INFORMATION

List Price: \$1,920,000

Parcel # 57-024-4040 &

Parcel # 57-024-4060

CPI Rating: 93.3

Total Acres - 155.28 M/L

Tillable Acres 149.76 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 3916

2024 Program Year

Map Created April 30, 2024

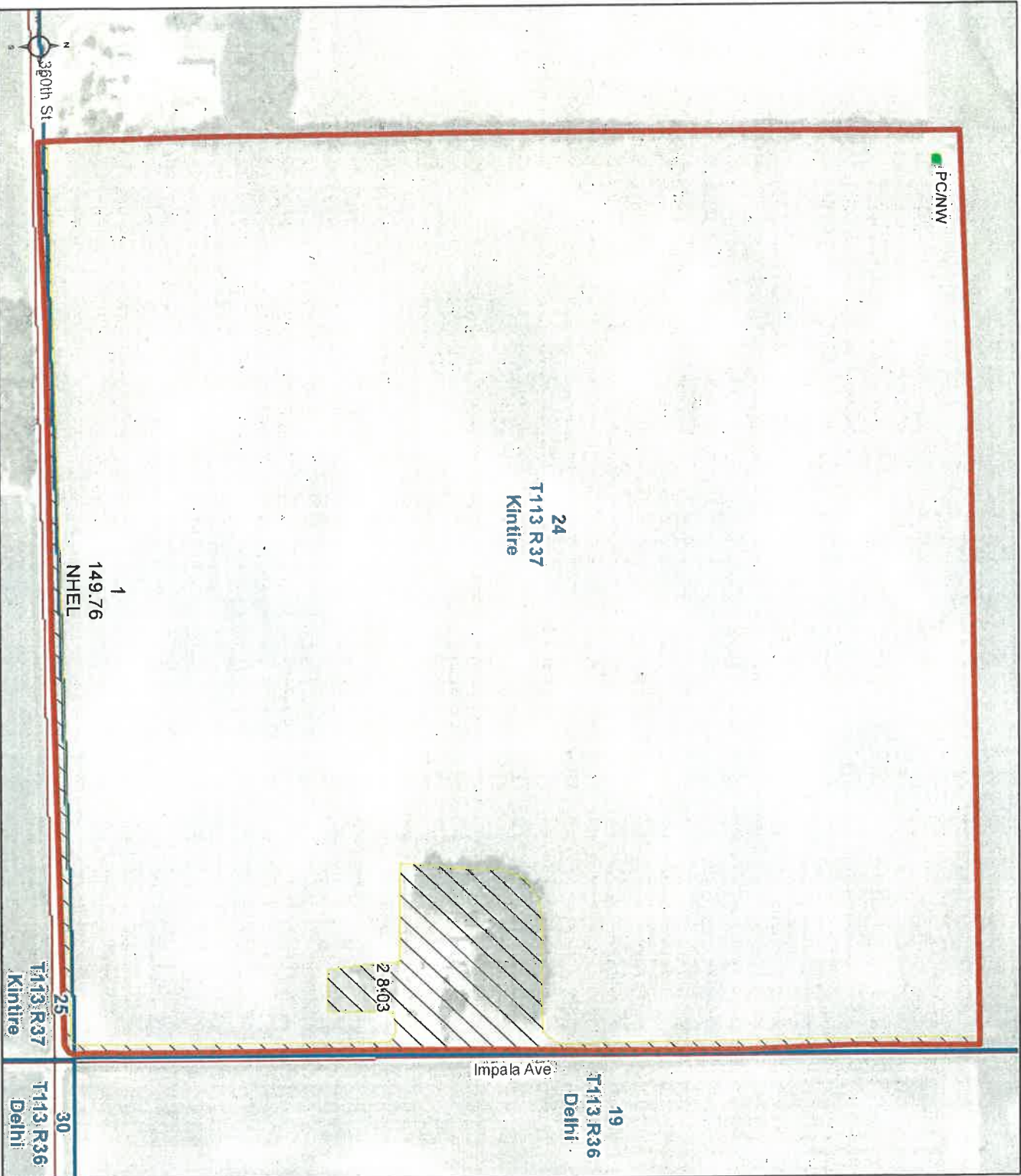


- Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, 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: 149.76 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

Tract 3902 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	150.35	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	75.13	0.00	155
Soybeans	75.13	0.00	43
TOTAL	150.26	0.00	

NOTES

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Tract Number : 3916

Description : SE4 24 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
157.79	149.76	149.76	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	149.76	0.00	0.00	0.00	0.00	0.00

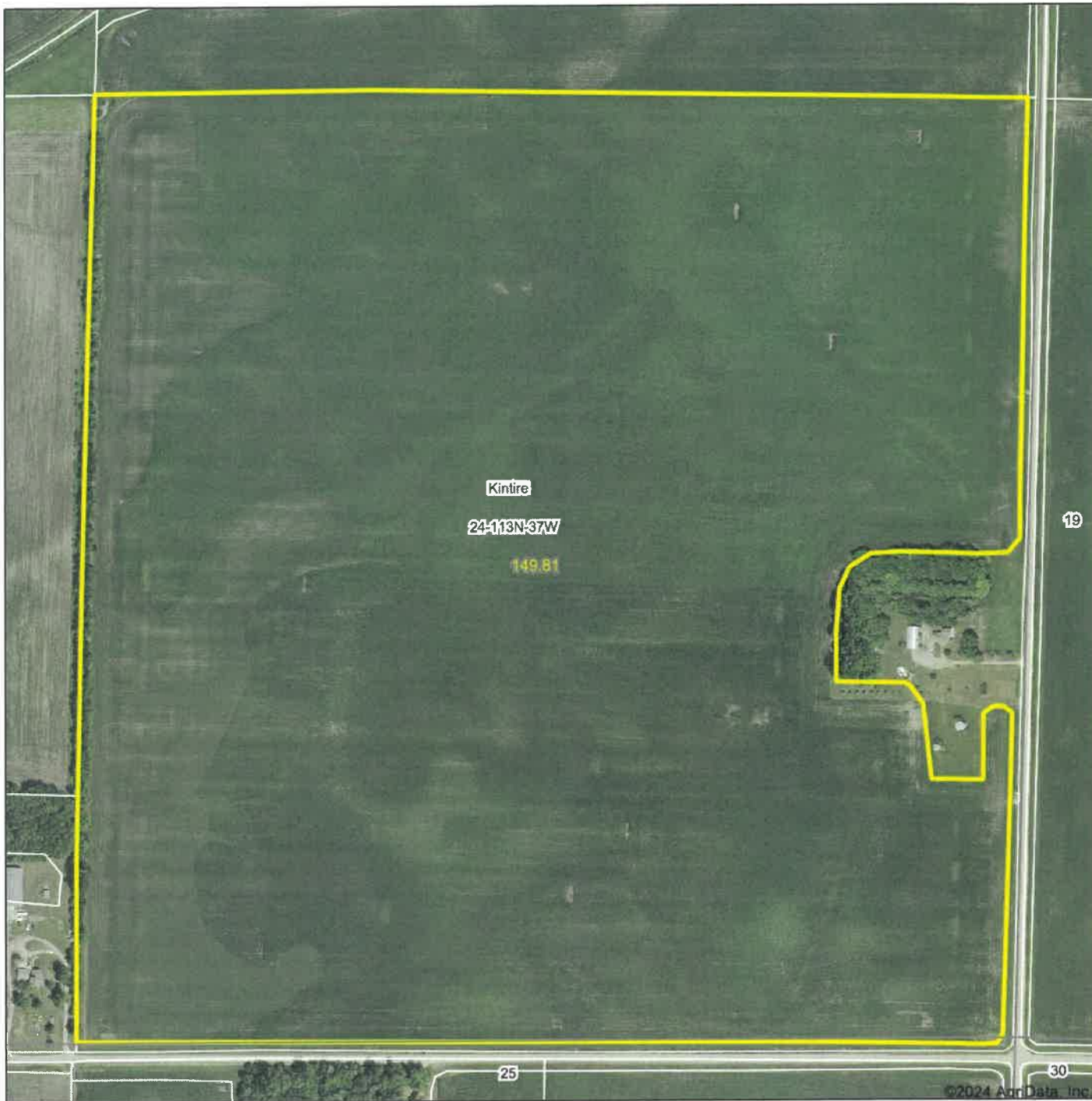
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	74.87	0.00	155
Soybeans	74.87	0.00	43
TOTAL	149.74	0.00	

NOTES

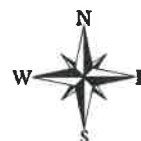
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Aerial Map



Boundary Center: 44° 34' 27.53, -95° 14' 37.09

0ft 432ft 863ft



24-113N-37W
Redwood County
Minnesota

8/14/2024

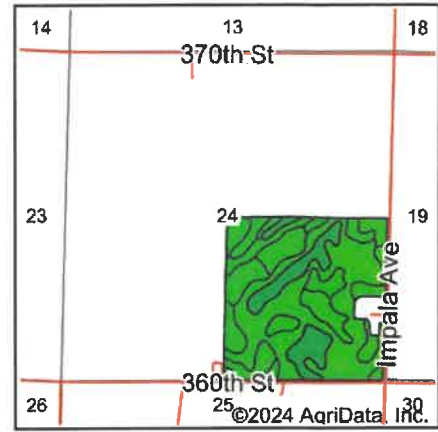
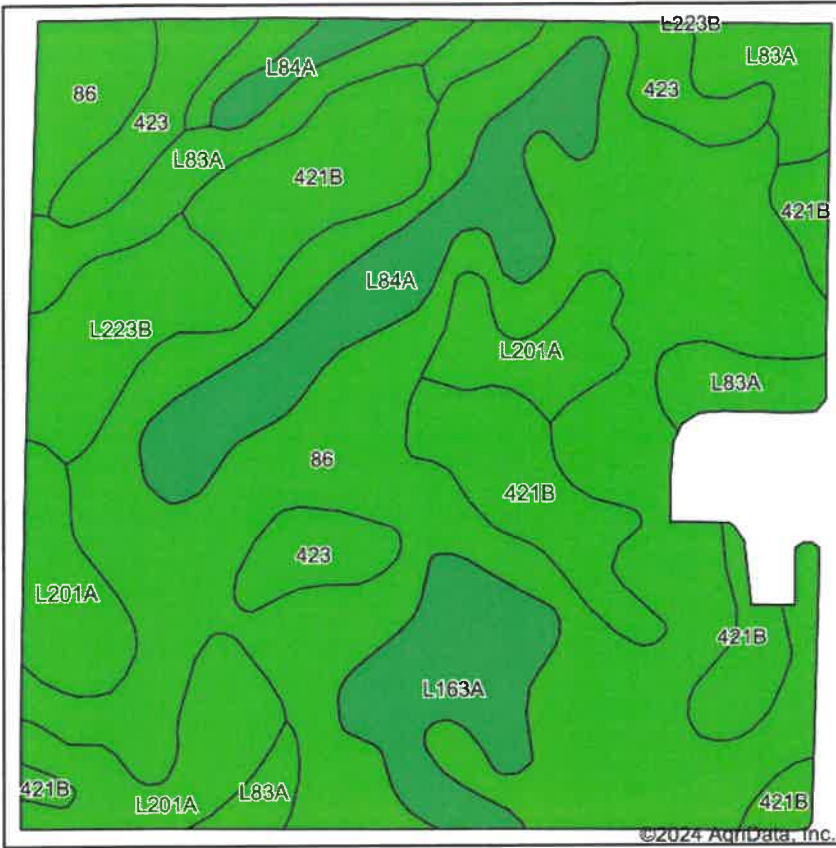
Maps Provided By:



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

Soils Map



State: **Minnesota**
 County: **Redwood**
 Location: **24-113N-37W**
 Township: **Kintire**
 Acres: **149.81**
 Date: **8/14/2024**

Maps Provided By:

 CUSTOMERIZED ONLINE MAPPING
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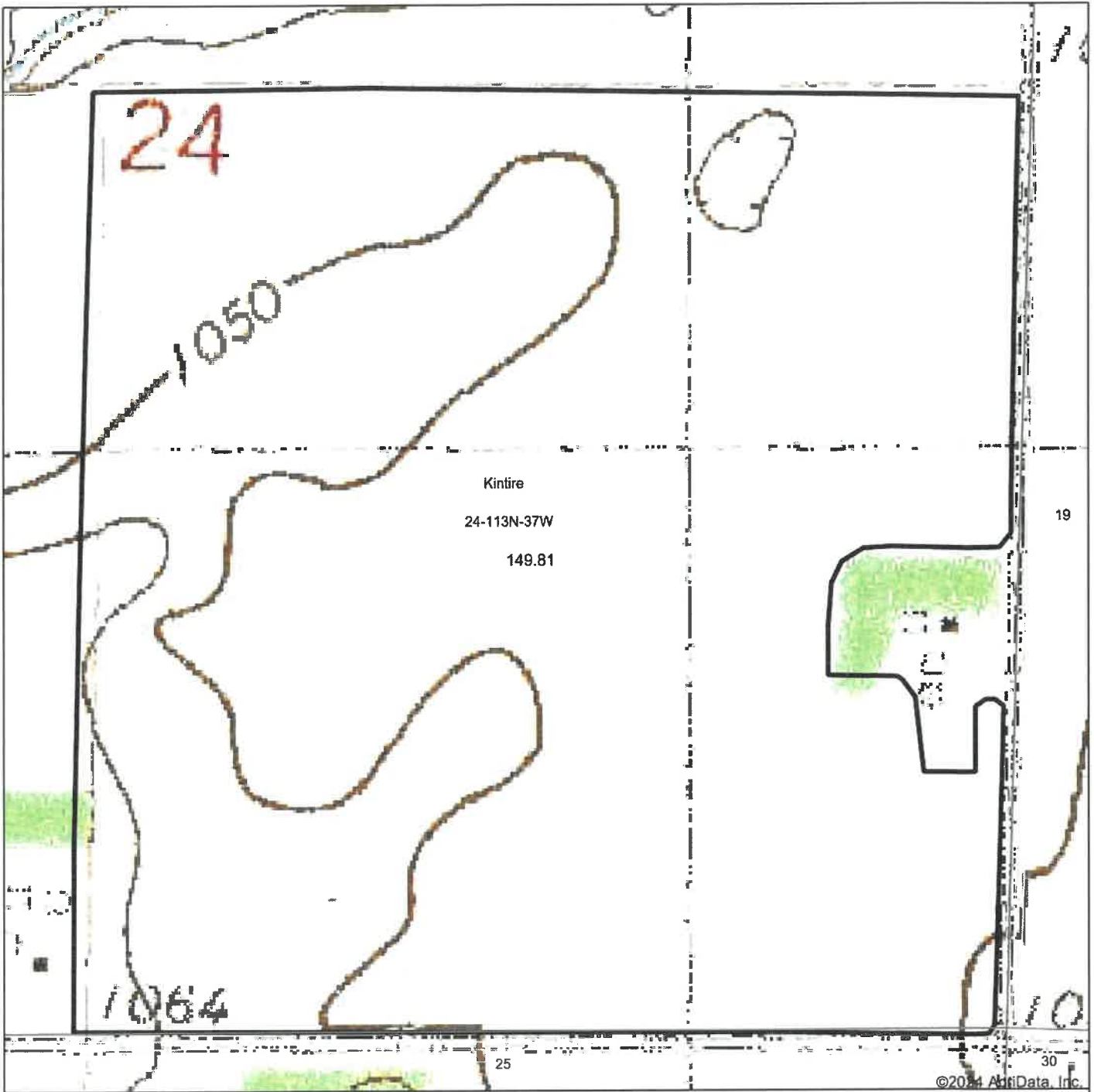
Soils data provided by USDA and NRCS.

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	68.71	45.7%		0ft.	Poorly drained	100	IIw	93
421B	Amiret loam, 2 to 6 percent slopes	18.37	12.3%		3.6ft.	Well drained	3	Ile	98
L201A	Normania loam, 1 to 3 percent slopes	14.17	9.5%		2.3ft.	Moderately well drained	5	Ie	99
L84A	Glencoe clay loam, 0 to 1 percent slopes	12.28	8.2%		0ft.	Very poorly drained	100	IIIw	86
L83A	Webster clay loam, 0 to 2 percent slopes	12.01	8.0%		0ft.	Poorly drained	95	IIw	93
423	Seaforth loam, 1 to 3 percent slopes	9.38	6.3%		2.3ft.	Moderately well drained	14	IIs	95
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	8.33	5.6%		0ft.	Very poorly drained	100	IIIw	86
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	6.56	4.4%		3.6ft.	Well drained	9	Ile	92
Weighted Average								2.04	93.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



Map Center: 44° 34' 27.99, -95° 14' 37.09

0ft 432ft 863ft



24-113N-37W
Redwood County
Minnesota



8/14/2024

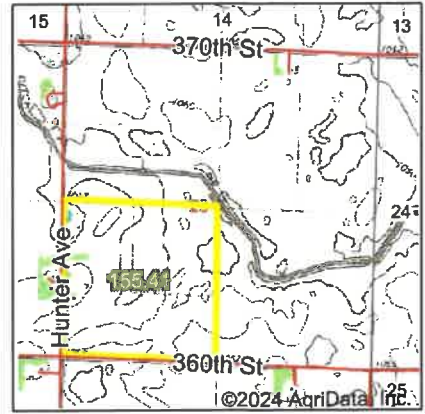
Maps Provided By:



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

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.



Overview



Legend

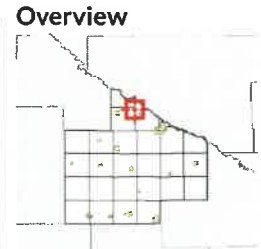
- Municipal Boundaries
- Surrounding Counties
- Townships
- Open Ditch
- Drain Tile
- Parcels
- Major Roads**
- State/Federal
- County
- County/Twp/City
- Minor Roads

Parcel ID	57-024-4040	Alternate ID	n/a	Owner Address	ANDERSON/BRADLEY R/ETAL
Sec/Twp/Rng	24-113-37	Class	AGRICULTURE		300 PARK LN
Property Address		Acreage	150.0		REDWOOD FALLS MN 56283
	TOWN OF KINTIRE				
District	n/a				
Brief Tax Description	SE1/4 EX TR 660' X 660'; 150.A M/L				
	(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



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

Parcel ID	57-024-4060	Alternate ID	n/a	Owner Address	ANDERSON/BRADLEY R/ETAL
Sec/Twp/Rng	24-113-37	Class	AGRICULTURE		300 PARK LN
Property Address		Acreage	5.28		REDWOOD FALLS MN 56283
	TOWN OF KINTIRE				
District	n/a				
Brief Tax Description	TR 660' X 660' IN SE1/4 EX 4.72A TR, 5.28A M/L				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 7/30/2024
 Last Data Uploaded: 7/29/2024 10:03:19 PM

Developed by **Schneider**
 GEOSPATIAL

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

2024
 PROPERTY TAX
 STATEMENT

PRCL# 57-024-4040 RCPT# 12180
 TC 12.075 18.957

TOWN OF KINTIRE

Property ID Number: 57-024-4040
 Property Description: SECT-24 TWP-113 RANG-37
 SE1/4 EX TR 660' X 660', 150.A M/L

BRADLEY R ANDERSON ETAL
 300 PARK LN
 REDWOOD FALLS MN 56283

15985-T
 ACRES 150.00

		Values and Classification	
		Taxes Payable Year	2023 2024
Step 1	Estimated Market Value:	1,207,500	1,895,700
	Homestead Exclusion:		
	Taxable Market Value:	1,207,500	1,895,700
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		7,946.00
Sent in November 2023			
Step 3	Property Tax Statement		
	First half Taxes:		4,109.00
	Second half Taxes:		4,109.00
	Total Taxes Due in 2024		8,218.00

\$\$\$
 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
- Property Tax by Jurisdiction**
- 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 209.32
 INT
 TOT 209.32
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

Taxes Payable Year:	2023	2024
		.00
		.00
	6,220.05	10,628.69
	.00	.00
	394.05	2,620.01
	5,826.00	8,008.68
	4,265.11	5,089.45
	556.42	785.39
	.00	.00
	95.78	1,028.96
	892.15	1,086.68
	16.54	18.20
	5,826.00	8,008.68
		209.32
	5,826.00	8,218.00

2 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

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 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# 57-024-4040
 AGRI NON-HSTD

RCPT# 12180

PRCL# 57-024-4040
 AGRI NON-HSTD

RCPT# 12180

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2024	2ND HALF TAX	4,109.00	8,218.00
	PENALTY		4,109.00
	TOTAL		

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

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 YOUR CANCELLED CHECK IS YOUR RECEIPT.

BRADLEY R ANDERSON ETAL
 300 PARK LN
 REDWOOD FALLS MN 56283

15985-T

BRADLEY R ANDERSON ETAL
 300 PARK LN
 REDWOOD FALLS MN 56283

15985-T

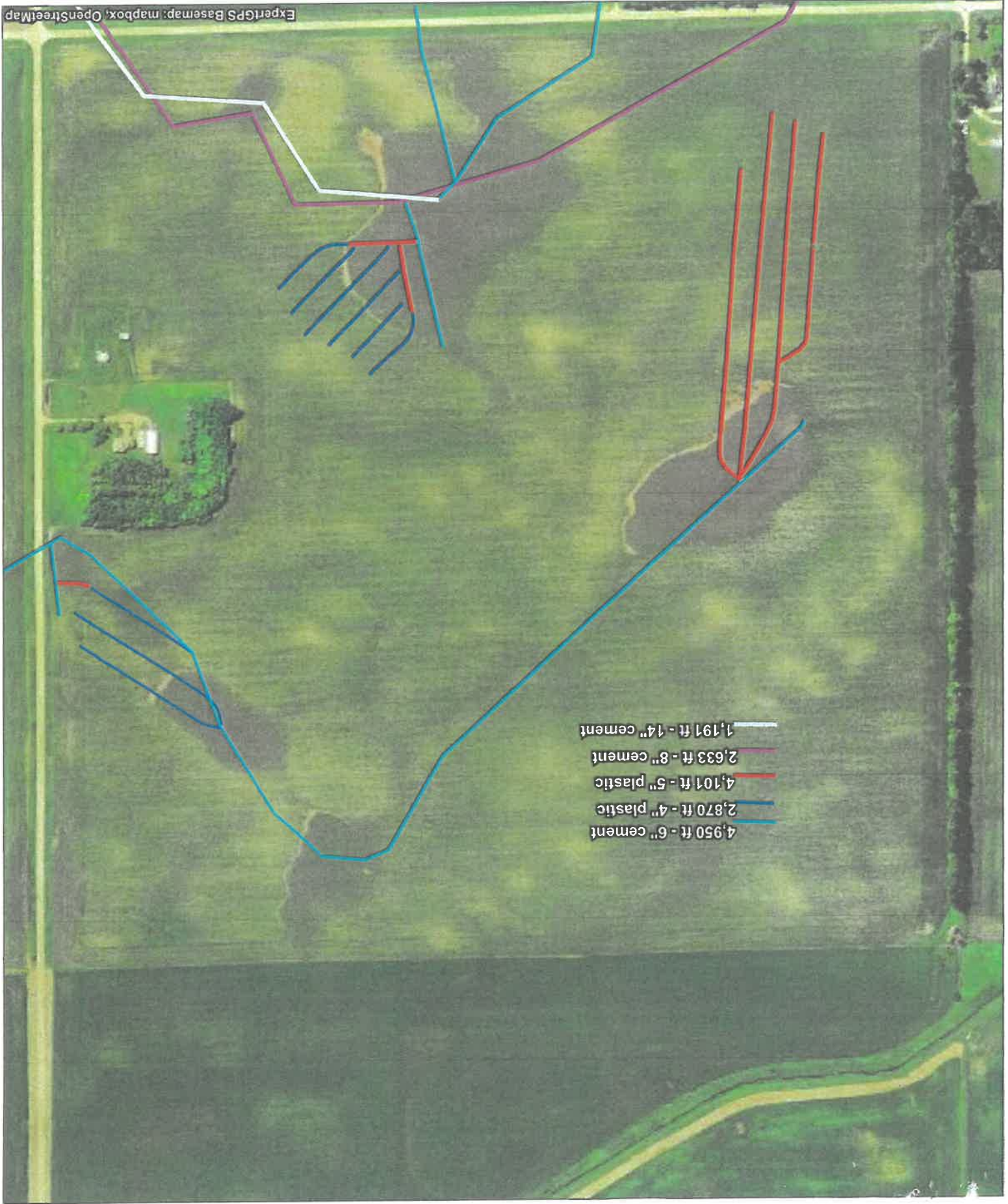
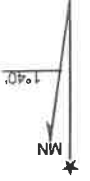
MAIL TO: JEAN PRICE
 REDWOOD CO. AUD./TREAS.
 BOX 130
 REDWOOD FALLS, MN 56283

LIST ADDRESS CORRECTION
 ON BACK OF STUB

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LIST ADDRESS CORRECTION
 ON BACK OF STUB

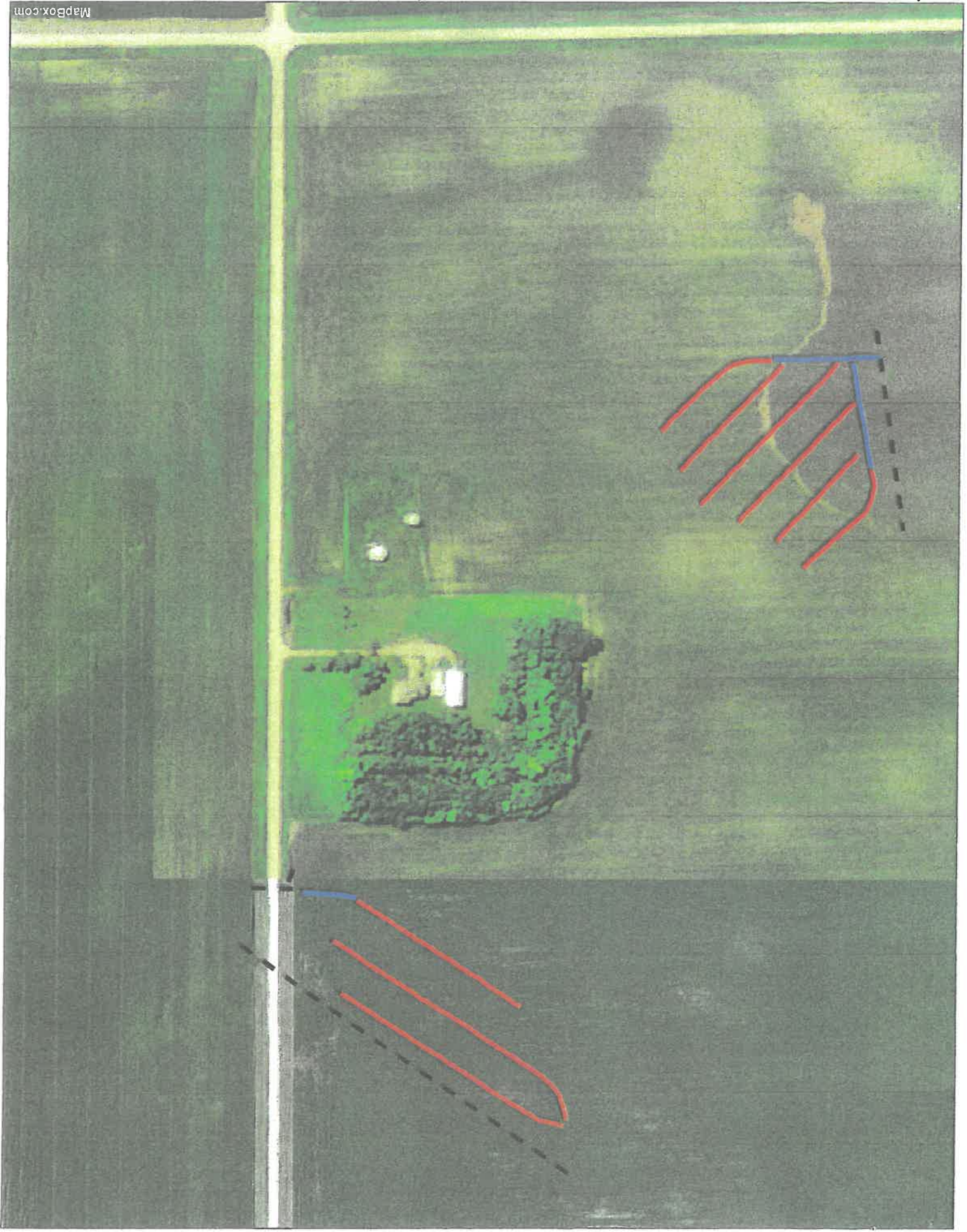
Kintire Twp Sec #24



Anderson
Kintire #24 SW

2870'-4"
457'-5"
4/17/17

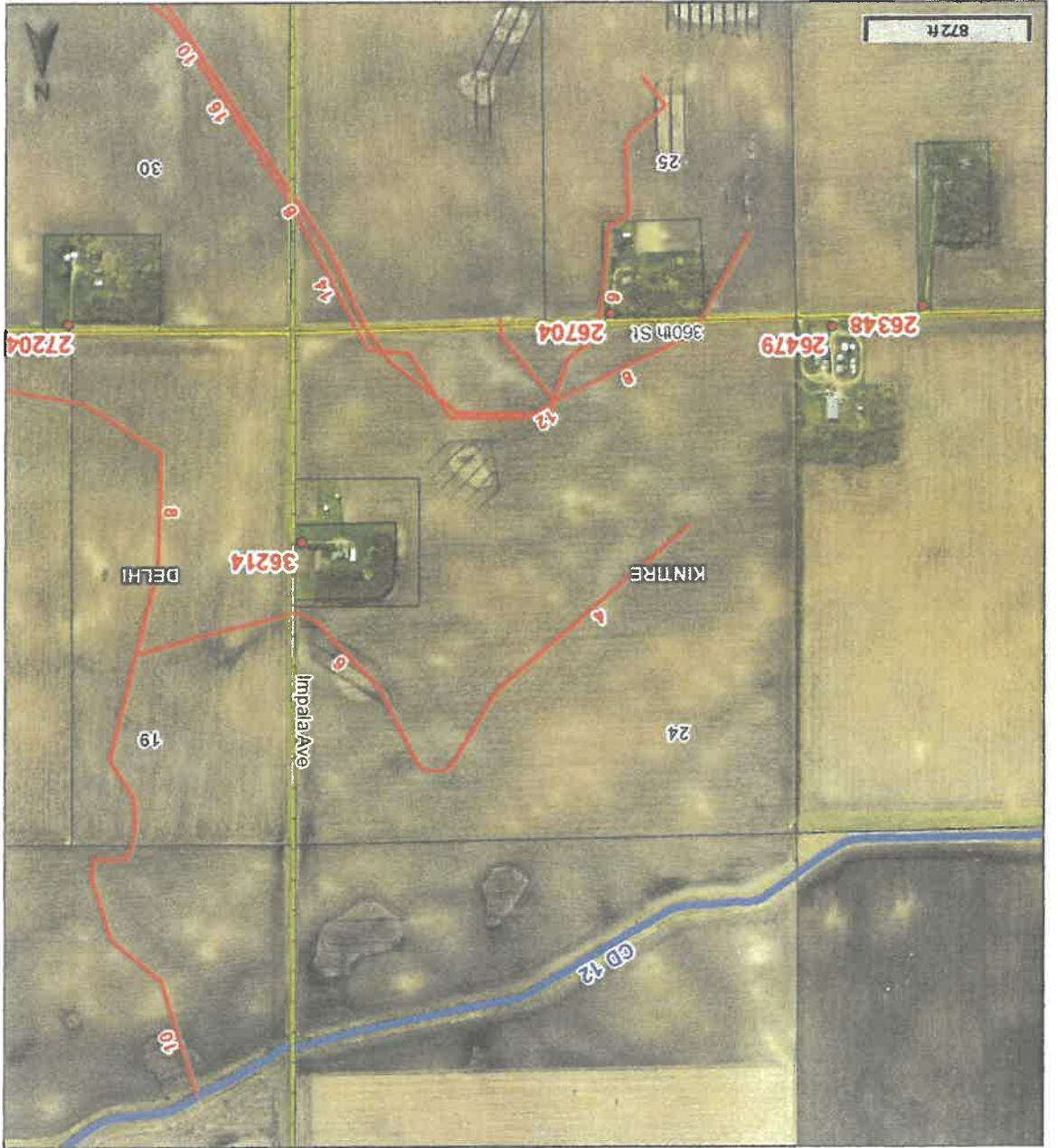
MapBox.com



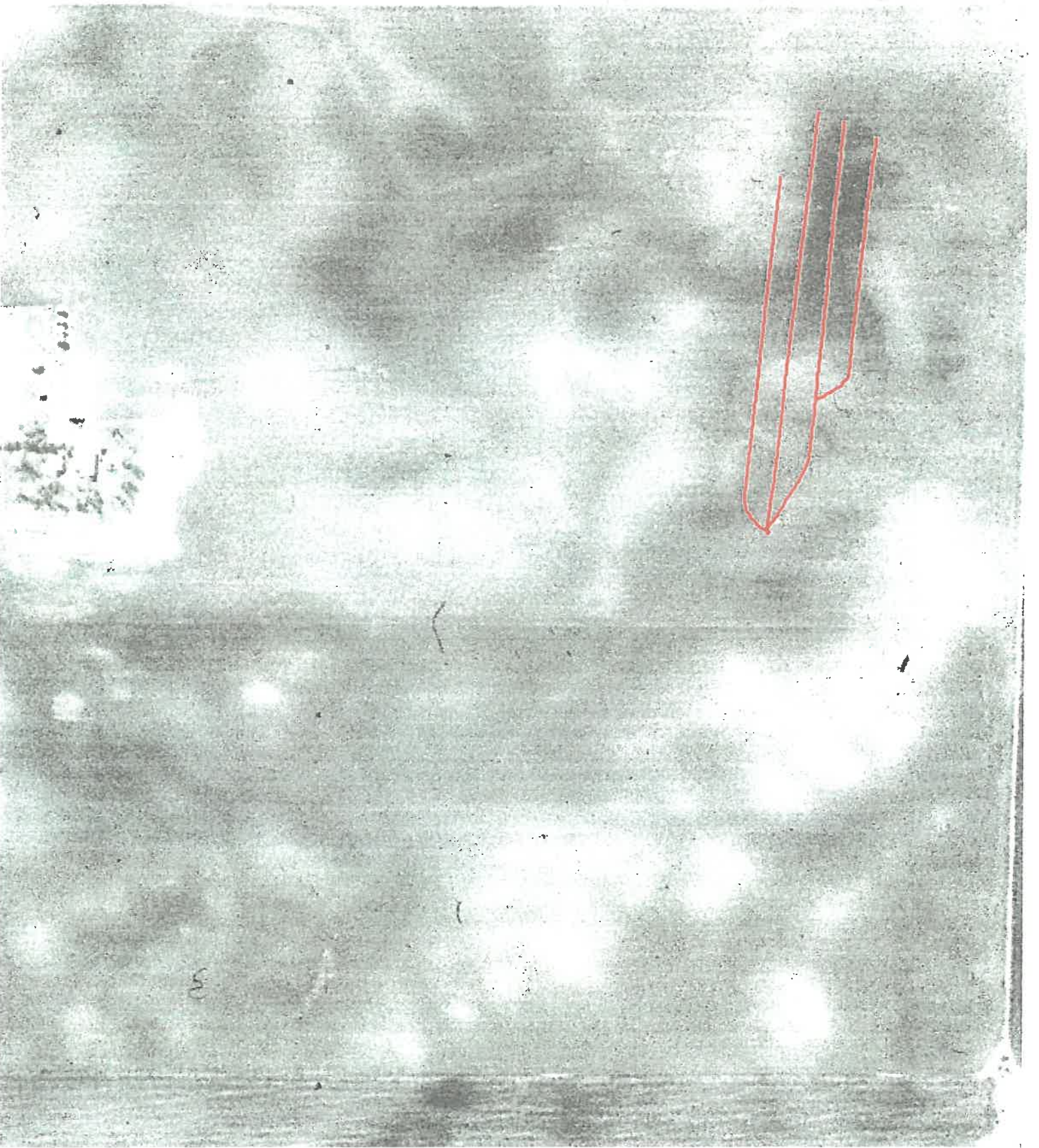
Legend

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

Overview



Kack Farm
Mr. Read Anderson
Kinzie Twp Sec # 24 SE 1/4
3644'-5"
5/19/09



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

Name / Address	Brad Anderson 300 Park Lane Redwood Falls, Min 56283
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Estimate #	Date
20-68	2/10/2020

Estimate

Page 2 of 2

Project

Description	Qty	Rate	Total
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subtotal Kintire Twp Sec #16 (balance of See #16) moved to pg 1	26,516	4.50	119,322.00
open ditch 3,182 ft = 26,516 yds	1,940	13.50	26,190.00
15" dual wall & install	2,785	11.50	32,027.50
10" cement & install	2,275	4.60	10,465.00
8" cement & install	1,385	2.75	3,808.75
6" cement & install	2,764	1.35	3,731.40
5" plastic & install	10	50.00	500.00
cement 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
30% ownership interest	1	9.95	9.95
Inverted 11/11/2019	64	7.30	467.20
4" outlet pipe 12"	32	7.30	233.60
2 - outlet pipe 10"	16	5.89	94.24
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 8" cement & install 5" plastic & install 4" plastic & install 6" intakes 30% ownership interest Inverted 11/11/2019 160 ac - SE1/4 Sec. 24, T113N, R37W	1,191	12.75	15,185.25
	2,633	4.60	12,111.80
	4,950	2.75	13,612.50
	4,101	1.35	5,536.35
	2,870	1.10	3,157.00
	7	66.00	462.00
	14	50.00	700.00
	14	35.00	490.00
	15,745	0.07	1,102.15
survey	52,357.05		52,357.05
subtotal Kintire Twp Sec #24			145,472.43

Subtotal	85,773.40
Sales Tax (7.375%)	\$0.00
Total	85,773.40

15,107.12

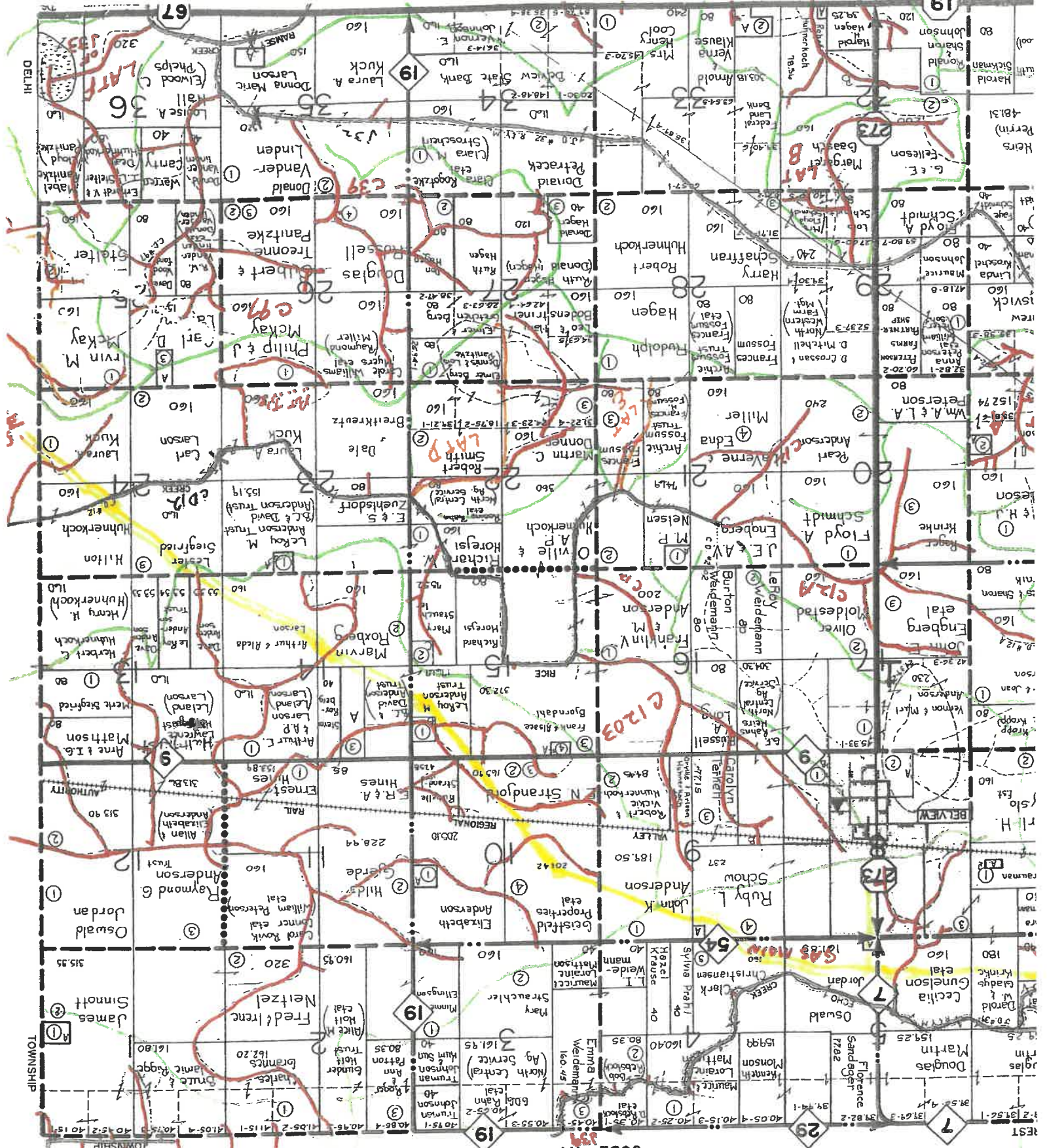
24,397.75



TOWNSHIP : 113 N

RANGE : 37 W

MAP OF KINTIREE



MIDLAND ATLAS CO. INC. SOUTHERN S.D. TOWNSHIP