

WOOD LOT / HUNTING LAND LAND AUCTION

**ON-LINE ONLY BIDDING
ENDING - AUGUST 15, 2025 AT 10 A.M.**



**Section 31 - Beaver Falls Twp
(City of Morton)
Renville County MN**

Looking for a little piece of paradise! This 39 acre wooded tract is located along the Minnesota River and offers many possibilities for the avid outdoorsman.

Ingress / Egress Easement has been given by Farmward across their Filling Station.

For More Information Contact:

Doug Kerkhoff 507-829-6859

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
Valerie Stephens 507-640-2839**

WWW.KERKHOFFAUCTION.COM

AUCTION TERMS

Date / Time: Ending at 10 a.m. on August 15, 2025

Bidding: On-Line Bidding only.

CONTACT KERKHOFF AUCTION FOR ONLINE BIDDER ASSISTANCE IF NEEDED.

Buyers Premium: None

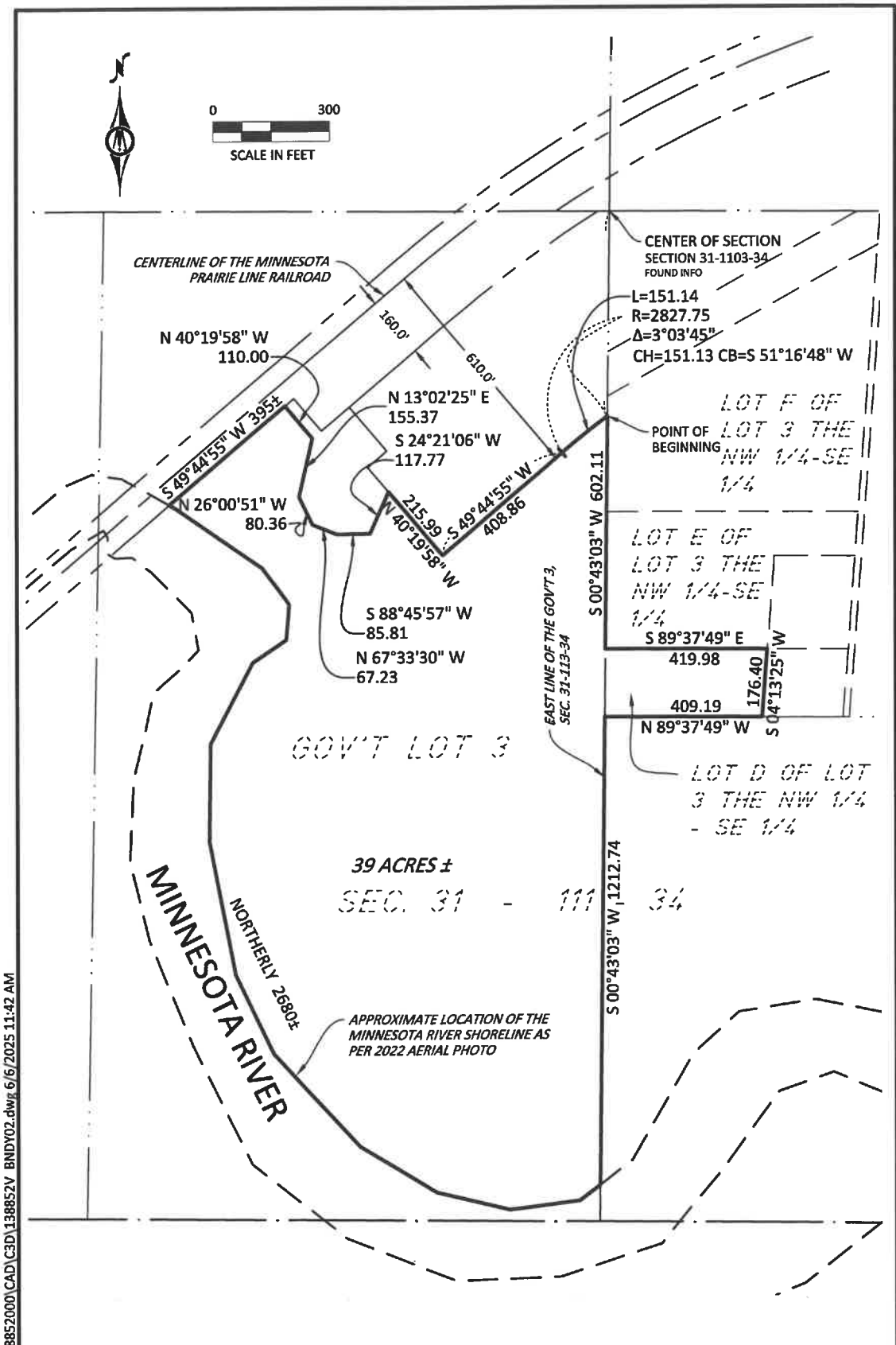
Survey: None

Access: Ingress / Egress Easement across Farmward Property

Possession: Date of Closing

Auction Terms: Successful bidder is required to enter into a non-contingent purchase agreement and pay a \$7,500 non-refundable down payment, the day of auction. Balance is due with certified funds on September 16, 2025, the date of closing. Seller to pay real estate taxes on the 2025 real estate tax statement and Buyer 2026 and thereafter. Buyer shall assume levied or pending assessments, if any. The land is being offered subject to owner confirmation. Property is being sold "AS IS". 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



H:\FARMWARD PR\25X138852000\CAD\C3D\138852V BINDY02.dwg 6/6/2025 11:42 AM

©Bolton & Menk, Inc. 2025, All Rights Reserved		SHEET 1 OF 2	
CERTIFICATE OF SURVEY MORTON, RENVILLE COUNTY, MINNESOTA		LOT D OF THE NW 1/4-SE 1/4, AND PART OF GOV'T LOT 3, SECTION 31-113-34	
BOLTON & MENK		FOR: FARMWARD INC	
1243 CEDAR STREET NE SLEEPY EYE, MN 56085 (507) 810-4184		FIELD BOOK:	
DRAWN BY: JDZ		SEC 31-113-34(30)	

JOB NUMBER: 25X138852.000

Lot D of Lot 3 of the Northwest Quarter of the Southeast Quarter of Section 31, Township 113 North, Range 34 West, City of Morton, Renville County, Minnesota,

and

That part of Government Lot 3 of Section 31, Township 113 North, Range 34 West, City of Morton, Renville County, Minnesota, lying south of the following described line:

Commencing at the Center of Section 31; thence South 00 degrees 43 minutes 06 seconds West, an assumed bearing on the east line of said Government Lot 3, a distance of 50 feet to a point on a line 610.00 feet Southeasterly as measured perpendicular to the centerline of the Minnesota Prairie Line Railroad also being the point of beginning; thence Southwesterly, on said line a distance of 151.14 feet, along a non-tangential curve to the left, having a radius of 2827.75 feet, central angle of 03 degrees 03 minutes 45 seconds and the chord of said curve is 151.13 feet in length and bears South 51 degrees 16 minutes 48 seconds West; thence continuing on said line South 49 degrees 44 minutes 55 seconds West, a distance of 405.42 feet; thence North 40 degrees 19 minutes 58 seconds West, a distance of 217.62 feet; thence South 24 degrees 21 minutes 06 seconds West, a distance of 121.57 feet; thence South 88 degrees 45 minutes 57 seconds West, a distance of 85.81 feet; thence North 67 degrees 33 minutes 30 seconds West, a distance of 67.23 feet; thence North 26 degrees 00 minutes 51 seconds West, a distance of 80.36 feet; thence North 13 degrees 02 minutes 25 seconds East, a distance of 155.37 feet; thence North 40 degrees 19 minutes 58 seconds West, a distance of 110.00 feet; thence South 49 degrees 44 minutes 55 seconds West, a distance of 395 feet more or less to the Minnesota River and there terminating.

Parcel contains 39.0 acres more or less

SURVEYOR'S CERTIFICATION

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.

Jesse D. Zeig
Jesse D. Zeig
License Number 44996

06/06/2025
Date

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SHEET 2 OF 2



CERTIFICATE OF SURVEY
MORTON, RENVILLE COUNTY, MINNESOTA

1243 CEDAR STREET NE
SLEEPY EYE, MN 56085
(507) 810-4184

**BOLTON
& MENK**

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AND PART OF GOV'T LOT 3, SECTION 31-113-34

FOR: FARMWARD INC

JOB NUMBER: 25X138852.000

FIELD BOOK:

DRAWN BY: JDZ

SEC 31-113-34(30)

RENVILLE CO. AUDITOR - TREASURER
500 EAST DEPUE - STE. 202
OLIVIA, MN 56277-3005
(320) 523-2071
WWW.RENVILLECOUNTYMN.GOV

2025

PROPERTY TAX
STATEMENT

MORTON CITY

PRCL# 34-00460-00 RCPT# 12993
TC 521 521

Property ID Number: 34-00460-00
Property Description: URBAN U S LOT 3 -EX LOTS A, B, C,D & E & EX CITY
Property Address: 750 1ST ST W

FARMWARD COOPERATIVE
711 FRONT STREET
PO BOX 278
MORGAN MN 56266

27215-T

Values and Classification		
Taxes Payable Year:		
	2024	2025
Step 1	Estimated Market Value:	34,700 34,700
	Homestead Exclusion:	
	Taxable Market Value:	34,700 34,700
	New Improve/Expired Excls:	
	Property Class:	INDUST NH INDUST NH
Sent in March 2024		
Step 2	Proposed Tax	
	* Does not include Special Assessments Sent in November 2024.	
Step 3	Property Tax Statement	
	First half Taxes:	597.00
	Second half Taxes:	597.00
	Total Taxes Due in 2025:	1,194.00

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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.

Other Owner(s):

Taxes Payable Year:		2024	2025
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 refund .....		.00	
Property Tax and Credits	3. Property taxes before credits	1,128.00	1,108.00
	4. A. Agricultural and rural land credits .....	.00	.00
	B. Other credits to reduce your property tax .....	.00	.00
5. Property taxes after credits		1,128.00	1,108.00
Property Tax by Jurisdiction	6. County	52.01	53.29
	7. City or Town	313.75	299.16
	8. State general tax .....	.00	.00
	9. School District 2897 A. Voter approved levies	56.65	57.77
	B. Other local levies	53.88	53.38
	10. Special taxing districts A. MID MN REG. DEVL. ....	.28	.32
	B. RENVILLE COUNTY HRA ....	.90	.97
	C. TAX INCREMENT	650.53	643.11
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	1,128.00	1,108.00
Special Assessments on Your Property	13. A. 40445 ENVIRONMENTAL ASSMT	86.00	86.00
	B.		
	PRIN 86.00 C.		
	INT D.		
	TOT 86.00 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		1,214.00	1,194.00

2 2nd Half Pay Stub **2025** DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: RENVILLE COUNTY TREASURER
NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR
RECEIPT. RECEIPT NOT VALID UNTIL YOUR CHECK HAS CLEARED THE BANK.
PRCL# 34-00460-00 RCPT# 12993
INDUST NH

1 1st Half Pay Stub **2025** DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
MAKE CHECKS PAYABLE TO: RENVILLE COUNTY TREASURER
TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL. IF YOU PAY YOUR TAXES
LATE, YOU WILL BE CHARGED A PENALTY.
PRCL# 34-00460-00 RCPT# 12993
INDUST NH

AMOUNT DUE OCTOBER 15, 2025	2ND HALF TAX PENALTY TOTAL	597.00	AMOUNT DUE MAY 15, 2025	TOTAL TAX 1ST HALF TAX PENALTY TOTAL	1,194.00 597.00
2025			2025		

FARMWARD COOPERATIVE
711 FRONT STREET
PO BOX 278
MORGAN MN 56266

27215-T

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27215-T

MAIL TO: RENVILLE COUNTY AUDITOR-TREASURER
500 EAST DEPUE - STE. 202 • OLIVIA, MN 56277-3005

☐ CASH
☐ CHECK

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500 EAST DEPUE - STE. 202 • OLIVIA, MN 56277-3005

☐ CASH
☐ CHECK