

160 ACRES - REDWOOD CO. LAND FOR SALE

Section 23 - Kintire Township - Redwood County



PROPERTY INFORMATION

List Price: \$1,616,000.00

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, IGS = for forage

Beans = Dry Edible

NAG = for GZ

Canola = Spring for seed

Common Land Unit

Non-Cropland

Cropland

Tract Boundary

Wetland Determination Identifiers

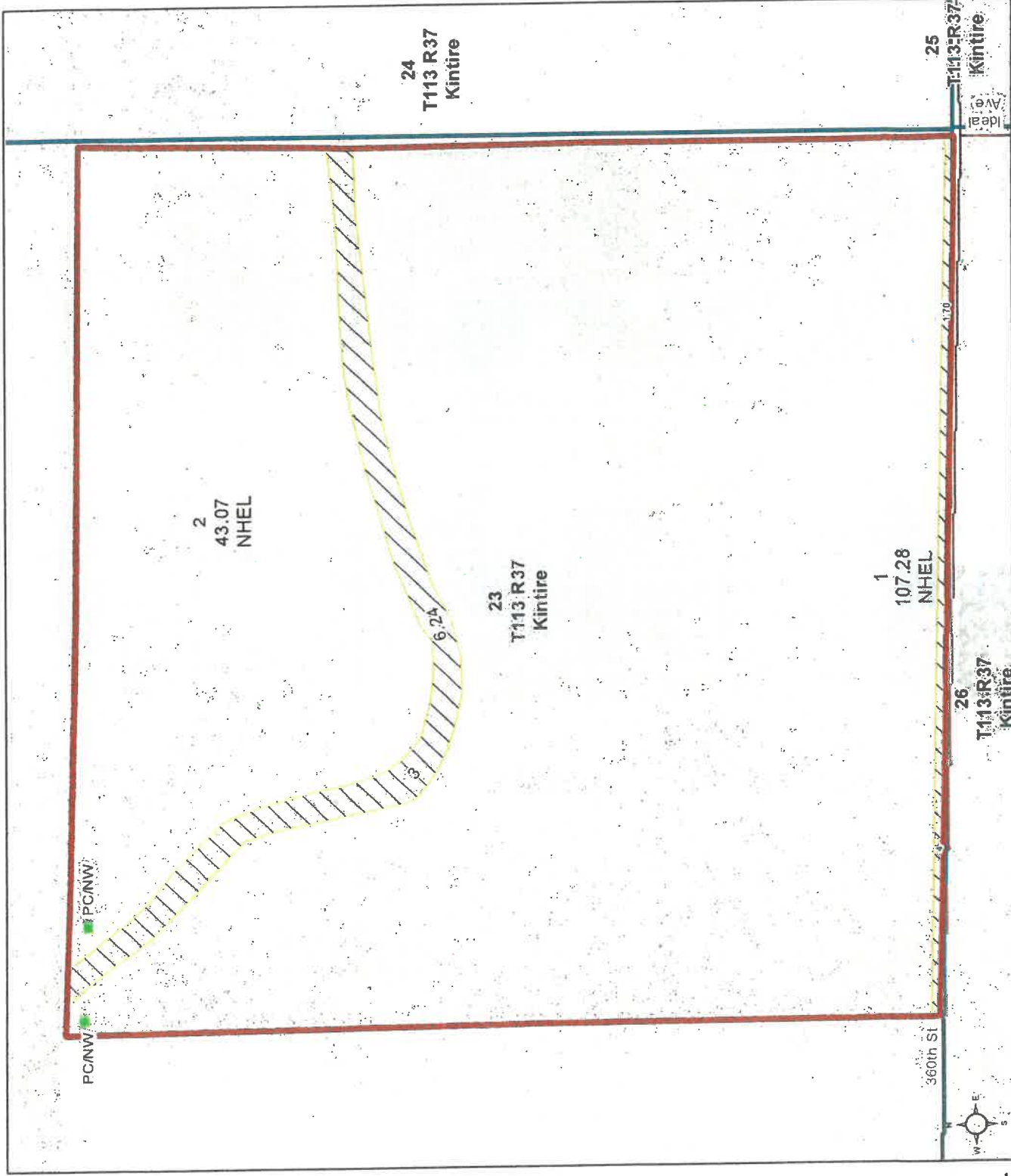
Restricted Use

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

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

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

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/IF 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-S05 CRP Reduction Acres	PLC Yield	HIP
Corn	150.00	0.00	155	
Soybeans	150.00	0.00	43	
TOTAL	300.00	0.00		

NOTES

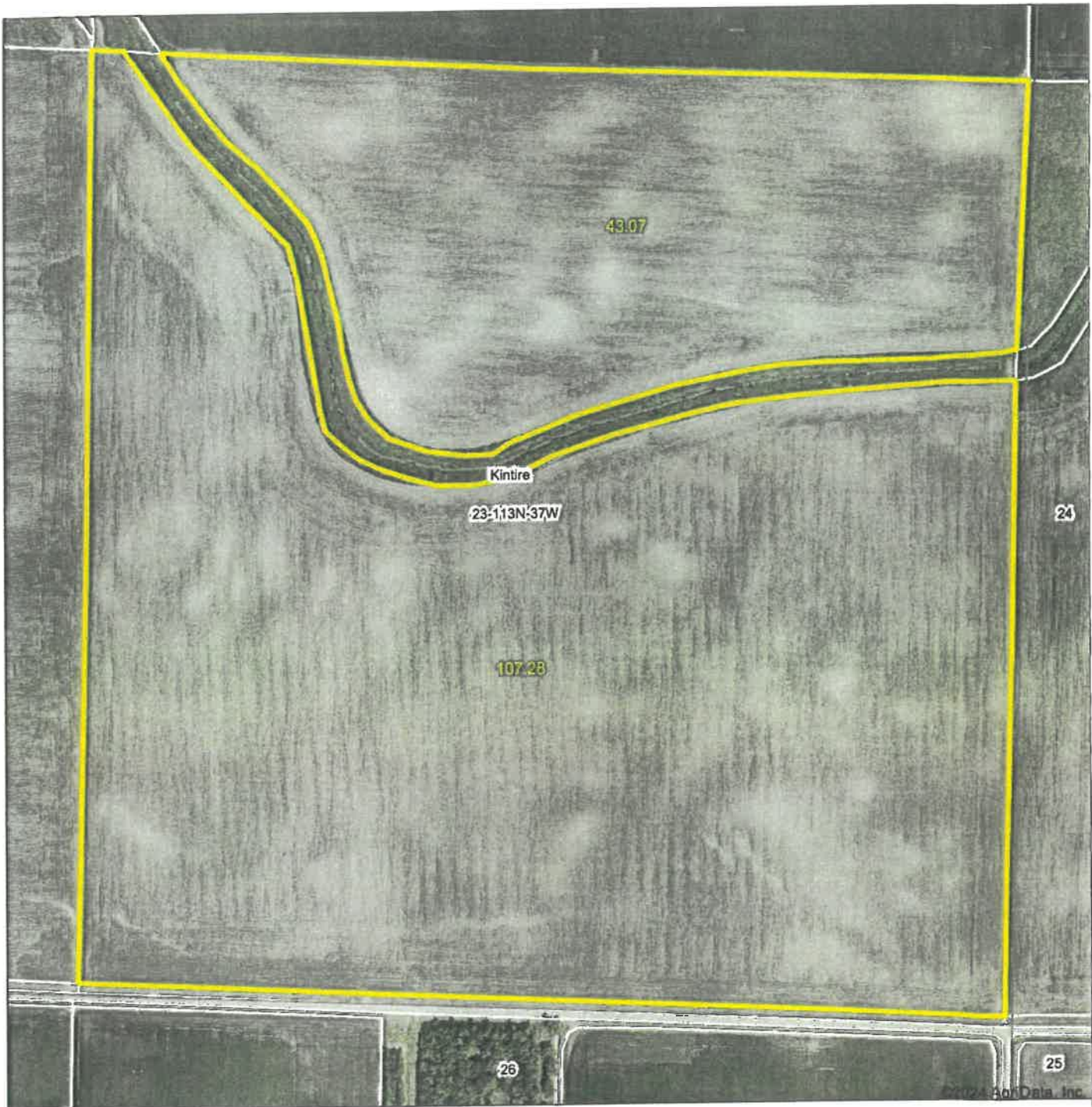
--

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

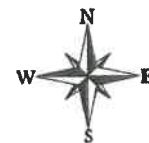
Aerial Map



Boundary Center: 44° 34' 26.89, -95° 15' 49.34

0ft 437ft 874ft

23-113N-37W
Redwood County
Minnesota



Maps Provided By:

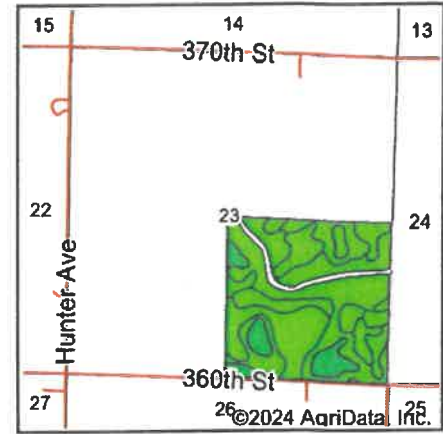


© AgriData, Inc. 2023

8/14/2024

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:



© AgriData, Inc. 2023

www.AgriDataInc.com



Soils data provided by USDA and NRCS.

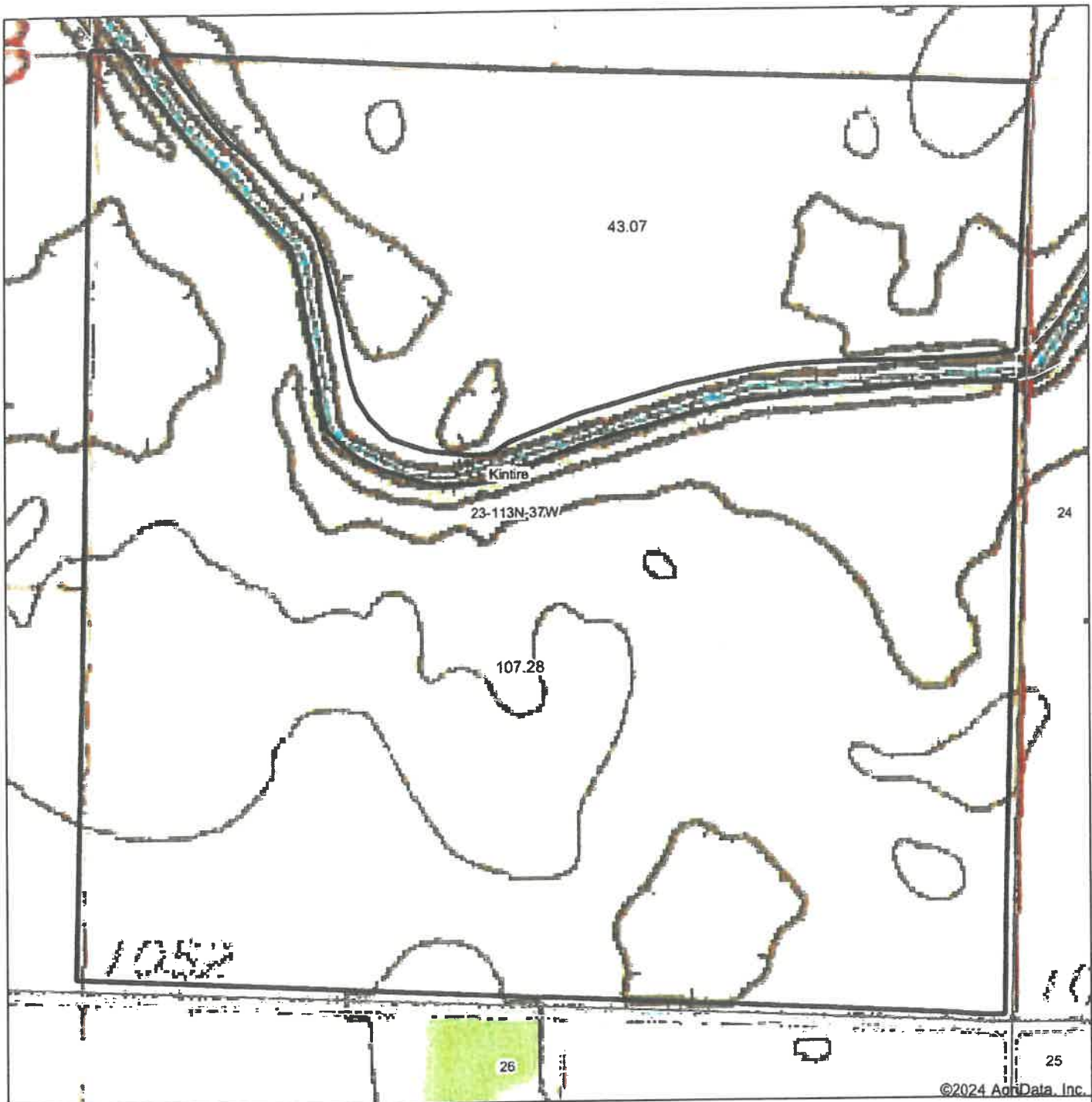
Area Symbol: MN127, Soil Area Version: 22

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	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

Soils data provided by USDA and NRCS.

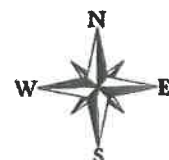
Topography Map



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

0ft 437ft 874ft

23-113N-37W
Redwood County
Minnesota



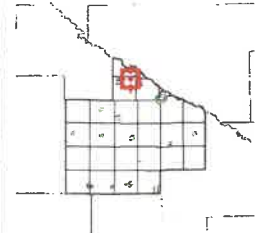
8/14/2024

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgrDataInc.com

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
Sec/Twp/Rng 23-113-37
Property Address

Alternate ID n/a
Class AGRICULTURE
Acreage 160.0

Owner Address ANDERSON/BRADLEY R/ETAL
 300 PARK LN
 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

2025

PROPERTY TAX
STATEMENT

TOWN OF KINTIRE

PRCL# 57-023-4020

RCPT# 2186

TC

18.844

18.844

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

BRADLEY R ANDERSON ETAL
300 PARK LN
REDWOOD FALLS MN 56283

15985-T
ACRES 160.00

Values and Classification		
Taxes Payable Year		
	2024	2025
Step 1	Estimated Market Value:	1,884.400 1,884.400
	Homestead Exclusion:	
	Taxable Market Value:	1,884.400 1,884.400
	New Improve/Expired Excls:	
	Property Class:	AGRI NON-HSTD AGRI NON-HSTD
	Sent in March 2024	
Step 2	Proposed Tax	
	* Does Not Include Special Assessments	8.678.00
	Sent in November 2024	
Step 3	Property Tax Statement	
	First half Taxes:	4.444.00
	Second half Taxes:	4.444.00
	Total Taxes Due in 2025	8.888.00

\$\$\$
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:		
	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	☐	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund		.00
Property Tax and Credits	10,565.93	11,286.75
3. Property taxes before credits	.00	.00
4. A. Agricultural and rural land tax credits	2,604.39	2,622.99
B. Other credits to reduce your property tax	7,961.54	8,663.76
5. Property taxes after credits	5,059.71	5,641.66
Property Tax by Jurisdiction	780.71	812.93
6. County	.00	.00
7. City or Town	1,022.83	1,028.70
8. State General Tax	1,080.20	1,159.18
9. School District: 2897 A. Voter approved levies	18.09	21.29
B. Other local levies		
10. Special Taxing Districts: A. REGIONAL DEVELOPMENT		
B.		
C.		
D.		
11. Non-school voter approved referenda levies	7,961.54	8,663.76
12. Total property tax before special assessments		224.24
Special Assessments on Your Property		
13. A. 161 CO 12		
B.		
PRIN 224.24 C.		
INT D.		
TOT 224.24 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	8,410.00	8,888.00

2nd Half 2025
Pay Stub

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 2025
Pay Stub

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# 57-023-4020
AGRI NON-HSTD

RCPT# 2186

PRCL# 57-023-4020
AGRI NON-HSTD

RCPT# 2186

AMOUNT DUE		AMOUNT DUE		TOTAL TAX	
NOVEMBER 17, 2025	2ND HALF TAX	4,444.00	MAY 15, 2025	1ST HALF TAX	4,444.00
	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.		

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

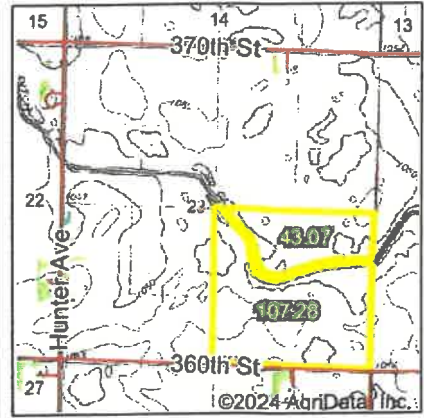
MAIL TO: JEAN PRICE
REDWOOD CO. AUD./TREAS.
BOX 130
REDWOOD FALLS, MN 56283

LIST ADDRESS CORRECTION
ON BACK OF STUB

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

LIST ADDRESS CORRECTION
ON BACK OF STUB

Wetlands Map



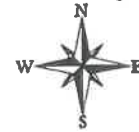
State: **Minnesota**
 Location: **23-113N-37W**
 County: **Redwood**
 Township: **Kintire**
 Date: **8/14/2024**

Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com



0ft 682ft 1365ft

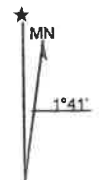
Classification Code	Type	Acres
	Total Acres	0.00

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

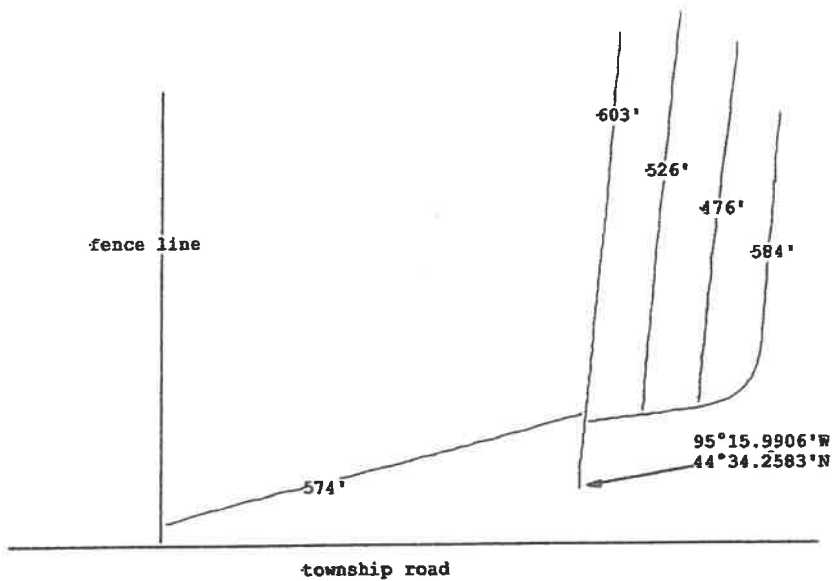


ExpertGPS Basemap: mapbox, OpenStreetMap

Kintire Twp Sec #23



North

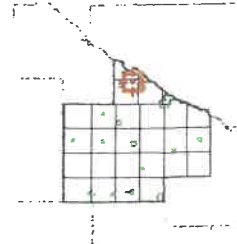


Customer: Brad Anderson		
Location: Redwood County Kintire Twp. Sec. #23 SE 1/4		
Scale: 256 feet	Spacing: 75 ft	Date: 11/06/08
Alvan Sander & Sons		

5 in: 2764 ft



Overview



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

			Project
Description	Qty	Rate	Total
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" - intake	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			848,424.3
Sales Tax (7.375%)			\$0.00
Total			848,424.3

24,397.75

15,707.12

RANGE : 37 W

CODE : KT

