

155.28 ACRES - REDWOOD CO. LAND FOR SALE

Section 24 - Kintire Township - Redwood County



PROPERTY INFORMATION

List Price: \$1,630,440.00

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

Redwood County, Minnesota

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.

MINNESOTA
REDWOOD
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8619
Prepared : 7/31/24 9:02 AM CST
Crop Year : 2024

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

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

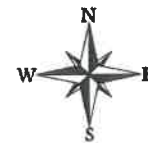
Aerial Map



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

0ft 432ft 863ft

24-113N-37W
Redwood County
Minnesota

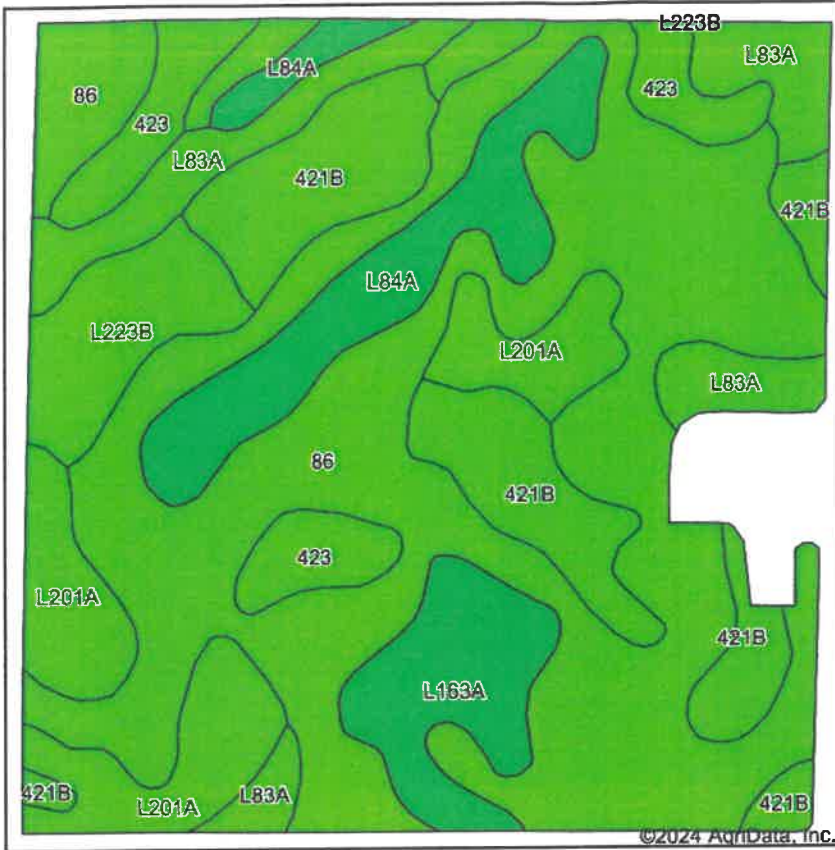


Maps Provided By:
surety
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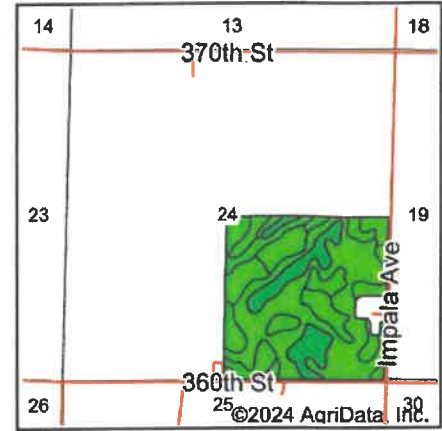
8/14/2024

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

Soils Map



Soils data provided by USDA and NRCS.



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

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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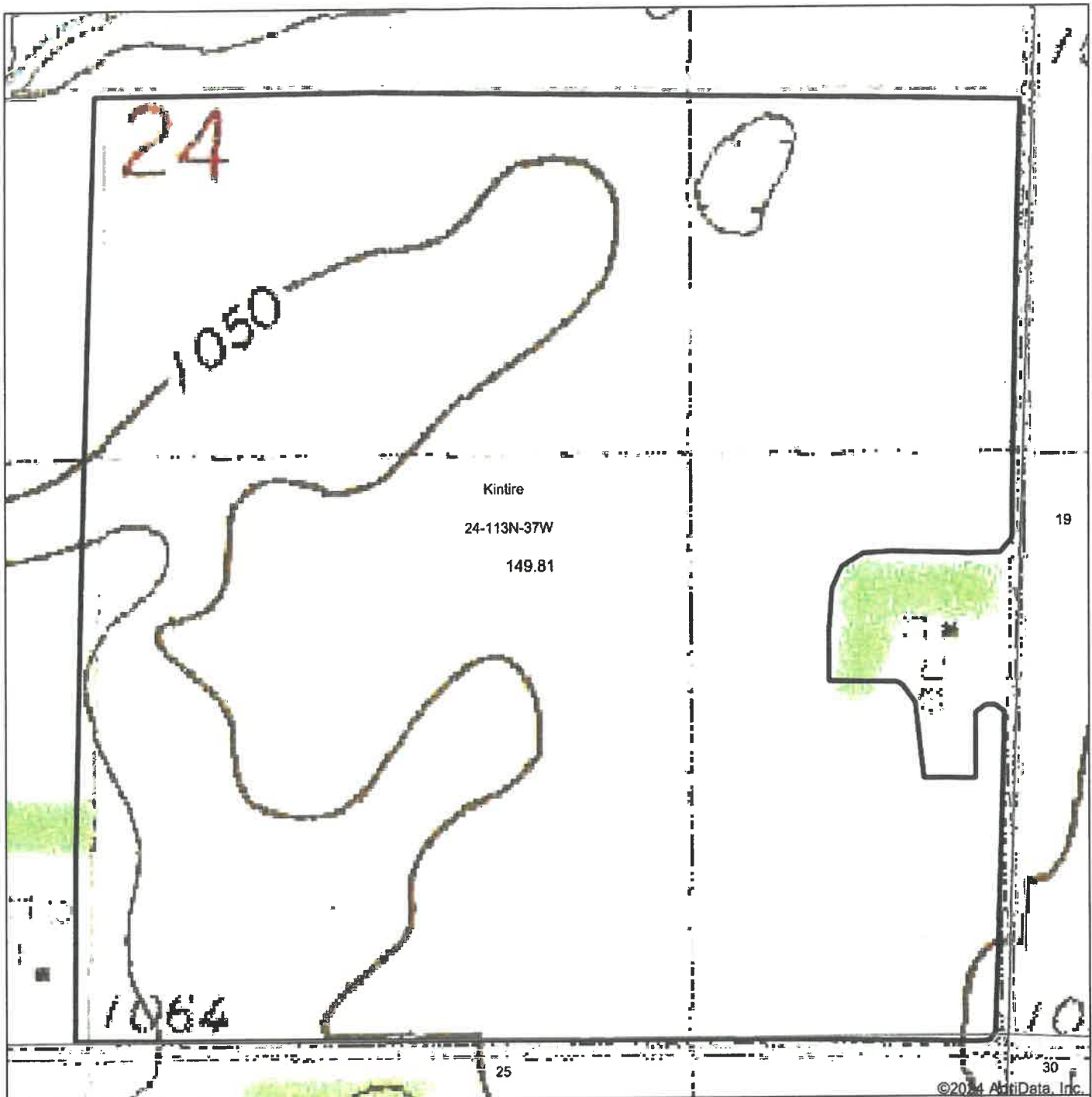
Area Symbol: MN127, Soil Area Version: 22

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	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	IIw	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

Soils data provided by USDA and NRCS.

Topography Map



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

0ft 432ft 863ft

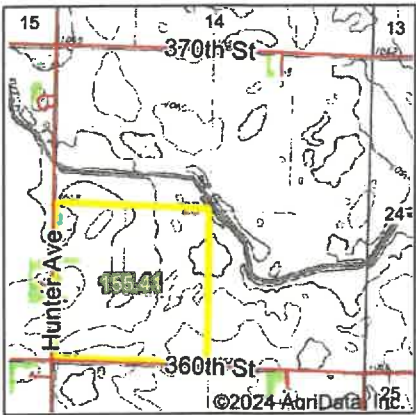
24-113N-37W
Redwood County
Minnesota

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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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:

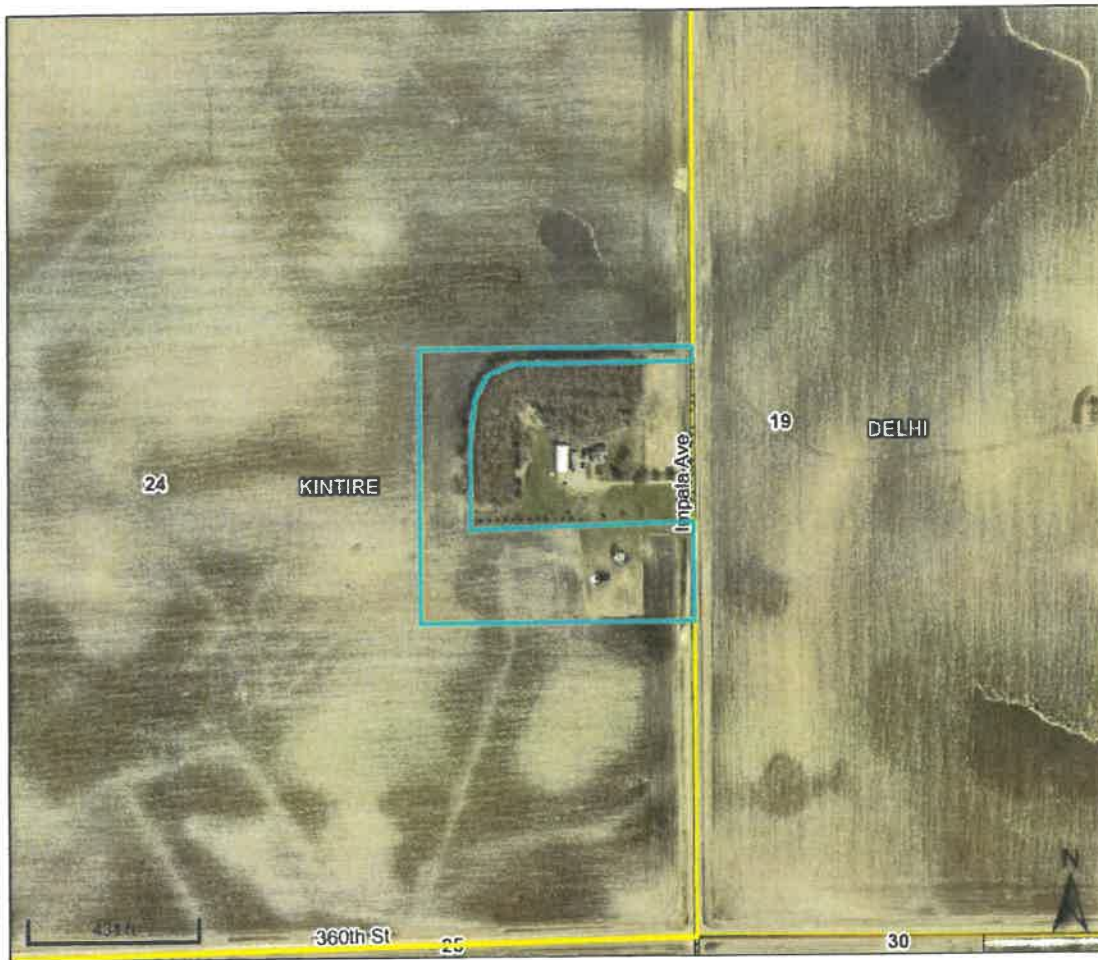
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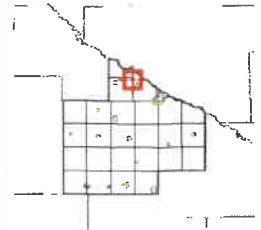
0ft 679ft 1357ft

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/>



Overview



Legend

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

Parcel ID 57-024-4060
Sec/Twp/Rng 24-113-37
Property Address

Alternate ID n/a
Class AGRICULTURE
Acreage 5.28

Owner Address ANDERSON/BRADLEY R/ETAL
300 PARK LN
REDWOOD FALLS MN 56283

District TOWN OF KINTIRE

Brief Tax Description n/a
TR 660' X 660' IN SE1/4 EX 4.72A TR, 5.28A M/L
(Note: Not to be used on legal documents)

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

Developed by  **Schneider**
GEOSPATIAL

Property ID Number: 57-024-4060
Property Description: SECT-24 TWP-113 RANG-37
TR 660' X 660' IN SE1/4 EX 4.72A TR,
5.28A M/L

BRADLEY R ANDERSON ETAL
300 PARK LN
REDWOOD FALLS MN 56283

15985-T

ACRES 5.28

Values and Classification		2024	2025
Taxes Payable Year		2024	2025
Step 1	Estimated Market Value:	68.200	68.200
	Homestead Exclusion:		
	Taxable Market Value:	68.200	68.200
	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		314.00
Sent in November 2024			
Step 3	Property Tax Statement		
	First half Taxes:		192.00
	Second half Taxes:		192.00
	Total Taxes Due in 2025		384.00

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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.

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	381.58	407.59
3. Property taxes before credits	.00	.00
4. A. Agricultural and rural land tax credits	94.26	94.93
B. Other credits to reduce your property tax	287.32	312.66
5. Property taxes after credits	182.30	203.29
Property Tax by Jurisdiction	28.26	29.42
6. County	.00	.00
7. City or Town	37.01	37.23
8. State General Tax	39.10	41.95
9. School District: 2897 A. Voter approved levies	.65	.77
B. Other local levies		
10. Special Taxing Districts: A. REGIONAL DEVELOPMENT		
B.		
C.		
D.		
11. Non-school voter approved referenda levies	287.32	312.66
12. Total property tax before special assessments		3.34
Special Assessments on Your Property		68.00
13. A. 161 CO 12		
B. 777 ENVIRONMENTAL ASSM'T		
PRIN 71.34 C.		
INT D.		
TOT 71.34 E.	294.00	384.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		

Property Tax
and Credits

Property Tax
by Jurisdiction

Special Assessments
on Your Property

PRIN
INT
TOT

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2nd Half Pay Stub 2025 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 Pay Stub 2025 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# 57-024-4060
AGRI NON-HSTD

RCPT# 2194

PRCL# 57-024-4060
AGRI NON-HSTD

RCPT# 2194

AMOUNT DUE	AMOUNT DUE	TOTAL TAX
NOVEMBER 17, 2025	2ND HALF TAX 192.00	1ST HALF TAX 192.00
	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

2025

PROPERTY TAX
STATEMENT

TOWN OF KINTIRE

PRCL# 57-024-4040

RCPT# 2193

TC

18.957

18.957

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		
	2024	2025
Step 1	Estimated Market Value: 1.895.700 1.895.700	
	Homestead Exclusion:	
	Taxable Market Value: 1.895.700 1.895.700	
	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 8.730.00	
	Sent in November 2024	
Step 3	Property Tax Statement	
	First half Taxes: 4.410.00	
	Second half Taxes: 4.410.00	
	Total Taxes Due in 2025 8.820.00	

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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.

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		
3. Property taxes before credits	10,628.69	11,354.06
4. A. Agricultural and rural land tax credits	.00	.00
B. Other credits to reduce your property tax	2,620.01	2,638.72
5. Property taxes after credits	8,008.68	8,715.34
Property Tax by Jurisdiction		
6. County	5,089.45	5,675.12
7. City or Town	785.39	817.80
8. State General Tax	.00	.00
9. School District: 2897		
A. Voter approved levies	1,028.96	1,034.88
B. Other local levies	1,086.68	1,166.12
10. Special Taxing Districts:		
A. REGIONAL DEVELOPMENT	18.20	21.42
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	8,008.68	8,715.34
Special Assessments on Your Property		
13. A. 161 CO 12		104.66
B.		
PRIN 104.66		
INT		
TOT 104.66		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	8,218.00	8,820.00

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# 57-024-4040
AGRI NON-HSTD

RCPT# 2193

PRCL# 57-024-4040
AGRI NON-HSTD

RCPT# 2193

AMOUNT DUE		AMOUNT DUE		TOTAL TAX	
NOVEMBER 17, 2025		MAY 15, 2025		1ST HALF TAX	
				PENALTY	
				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
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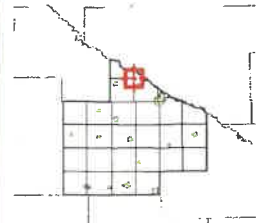
LIST ADDRESS CORRECTION
ON BACK OF STUB



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 57-024-4040

Sec/Twp/Rng 24-113-37

Property Address

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)

Alternate ID n/a

Class AGRICULTURE

Acreage 150.0

Owner Address ANDERSON/BRADLEY R/ETAL

300 PARK LN

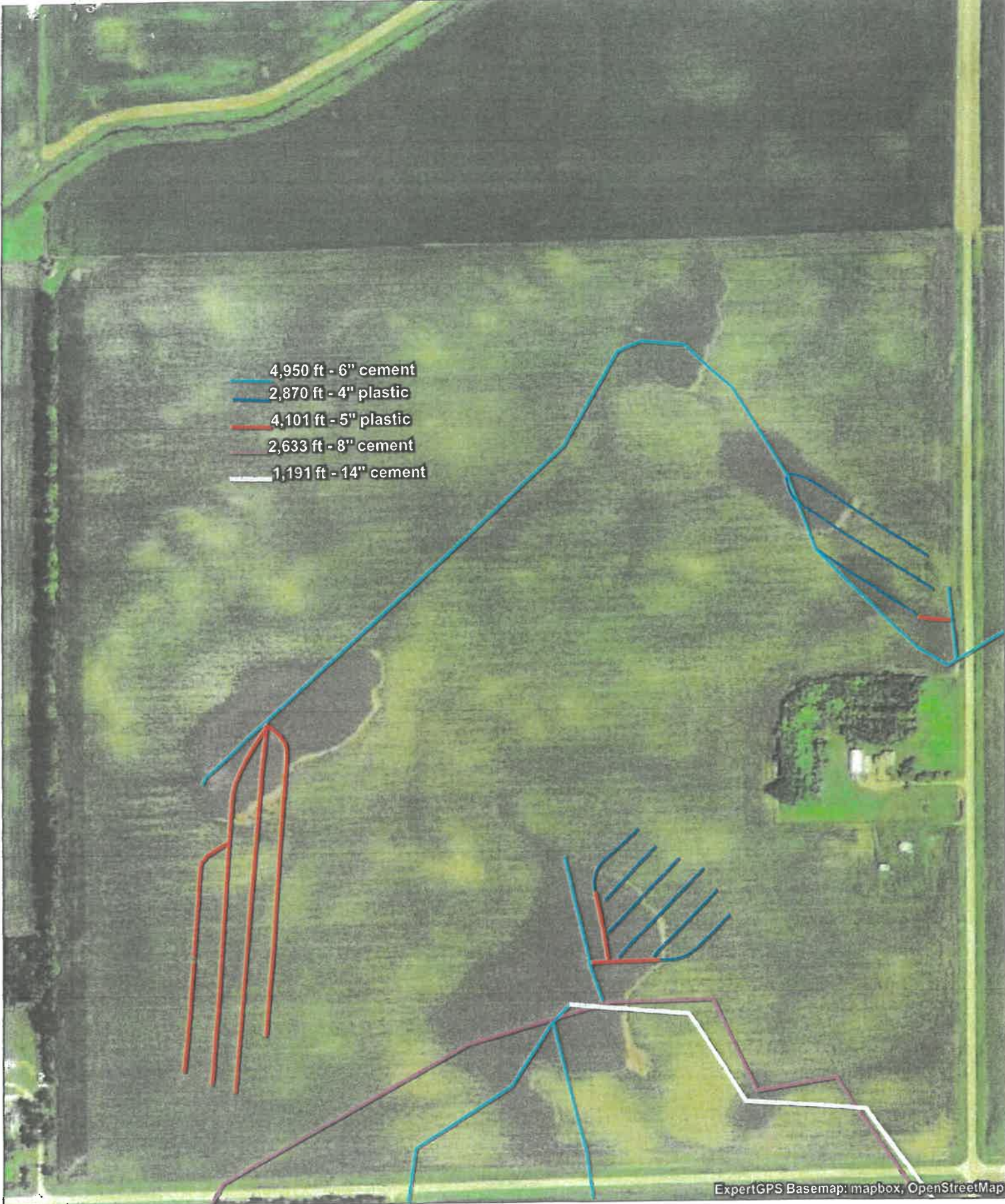
REDWOOD FALLS MN 56283

Date created: 8/14/2024

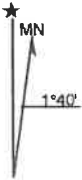
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Developed by Schneider
GEOSPATIAL

County
Tile Map



Kintire Twp Sec #24





MapBox.com

Anderson
Kintire #24 SW

2870'-4"
457'-5"

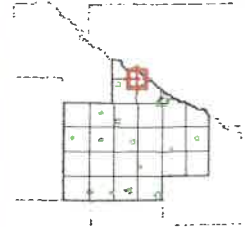
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BeaconTM Redwood County, MN



Overview

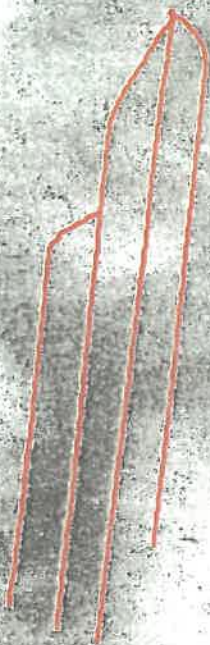


Legend

- 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



Huck Farm Kintree Twp Sec #24 SE 1/4 3644'-5" 5/19/09
aka Reed Anderson

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			848,412.43
Sales Tax (7.375%)			\$0.00
Total			848,412.43

24,397.75

15,707.12

MAP OF KINTIRE



TOWNSHIP : 113 N

RANGE : 37 W

CODE : KT

