

154 ACRE - REDWOOD COUNTY LAND AUCTION

**ON-LINE ONLY BIDDING
ENDING - OCTOBER 6, 2026 AT 10 A.M.**

Section 15 - Morgan Township Redwood County, MN



PARCEL INFO

Total Acres - 154.41 M/L
PID -59-015-1020
Legal - W1/2 NE1/4 & E1/2 NW1/4 Excluding Building
Site, Section 15, Township 111, Range 34
CPI Rating - 94.3
Tile - Recent Tile
Property is sold Subject to Seller Approval

Soils Map



State: Minnesota
County: Redwood
Location: 15-111N-34W
Township: Morgan
Acres: 153.14
Date: 9/1/2026



Soils data provided by USDA and NRCS

Area Symbol: MN127, Soil Area Version: 24										
Code	Soil Description	Acres	Percent of field	PI Legend	Non-In Class 'c	Productivity Index	'n NCCPI Overall	'n NCCPI Corn	'n NCCPI Small Grains	'n NCCPI Soybeans
L83A	Webster clay loam, 0 to 2 percent slopes	53.75	35.1%		lit	93	83	78	71	82
B6	Canisteo clay loam, 0 to 2 percent slopes	43.27	28.3%		lit	93	81	71	69	81
L201A	Normania loam, 1 to 3 percent slopes	38.76	25.3%		le	99	83	76	72	83
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	8.95	5.8%		lit	86	77	74	74	74
421B	Amarel loam, 2 to 6 percent slopes	5.02	3.3%		lit	90	83	73	70	83
423	Seaforth loam, 1 to 3 percent slopes	3.39	2.2%		lit	95	84	69	69	84
Weighted Average						1.81	94.3	'n 82.1	'n 74.9	'n 70.8

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

RAY & LORRAINE KERKHOFF FAMILY - OWNERS



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

**Doug Kerkhoff 507-829-6859
Auctioneer / Broker**

WWW.KERKHOFFAUCTION.COM

AUCTION TERMS

Date / Time: Ending at 10 a.m. on October 6, 2026

Bidding: On-Line Bidding only.

CONTACT KERKHOFF AUCTION FOR ONLINE BIDDER ASSISTANCE IF NEEDED.

Survey: None

Acres: 154.41 Acres M/L

Plowing: New Buyers shall plow back once the 2026 crop has been removed

Possession: Once the 2026 Crops have been removed

Auction Terms: Successful bidder is required to enter into a purchase agreement and pay an \$50,000 non-refundable down payment, on the day of auction. Balance is due with certified funds on November 12, 2026, the date of closing. Seller to Retain all rents for 2026. Seller to pay real estate taxes on the 2026 real estate tax statement, buyer to pay 2027 and thereafter. Buyers shall assume levied or pending assessments, if any. The land is being offered subject to owner confirmation. 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

Redwood County
Minnesota

Farm 11710
Tract 2335

Phy. County: Redwood, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04/27/2026



Unless Otherwise Noted:

- All fields are non-irrigated
- Shares are 100% to operator
- Corn = Yellow for Grain
- Soybeans = Common for Grain
- Wheat = HRS, HRW = Grain
- Sunflowers = Oil, Non-Oil = Grain
- Oats & Barley = Spring for Grain
- Canola = Spring for Seed
- Alfalfa = For Forage
- Mix Forage AGM, GMA, IGS = for Forage
- Rye = for Grain
- Peas = Process
- Beans = Dry Edible
- Native Annual Grass = for Grazing

- Tract Boundary
- Noncropland
- Cropland
- PLSS

- Wetland Determination Identifiers
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

Tract Cropland Total: 153.14 acres

MINNESOTA
REDWOOD
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 11710
Prepared : 9/14/26 9:39 AM CST
Crop Year : 2026

Tract Land Data

Tract 2335 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
158.83	153.14	153.14	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	153.14	0.00	0.00	0.00	0.00	0.00

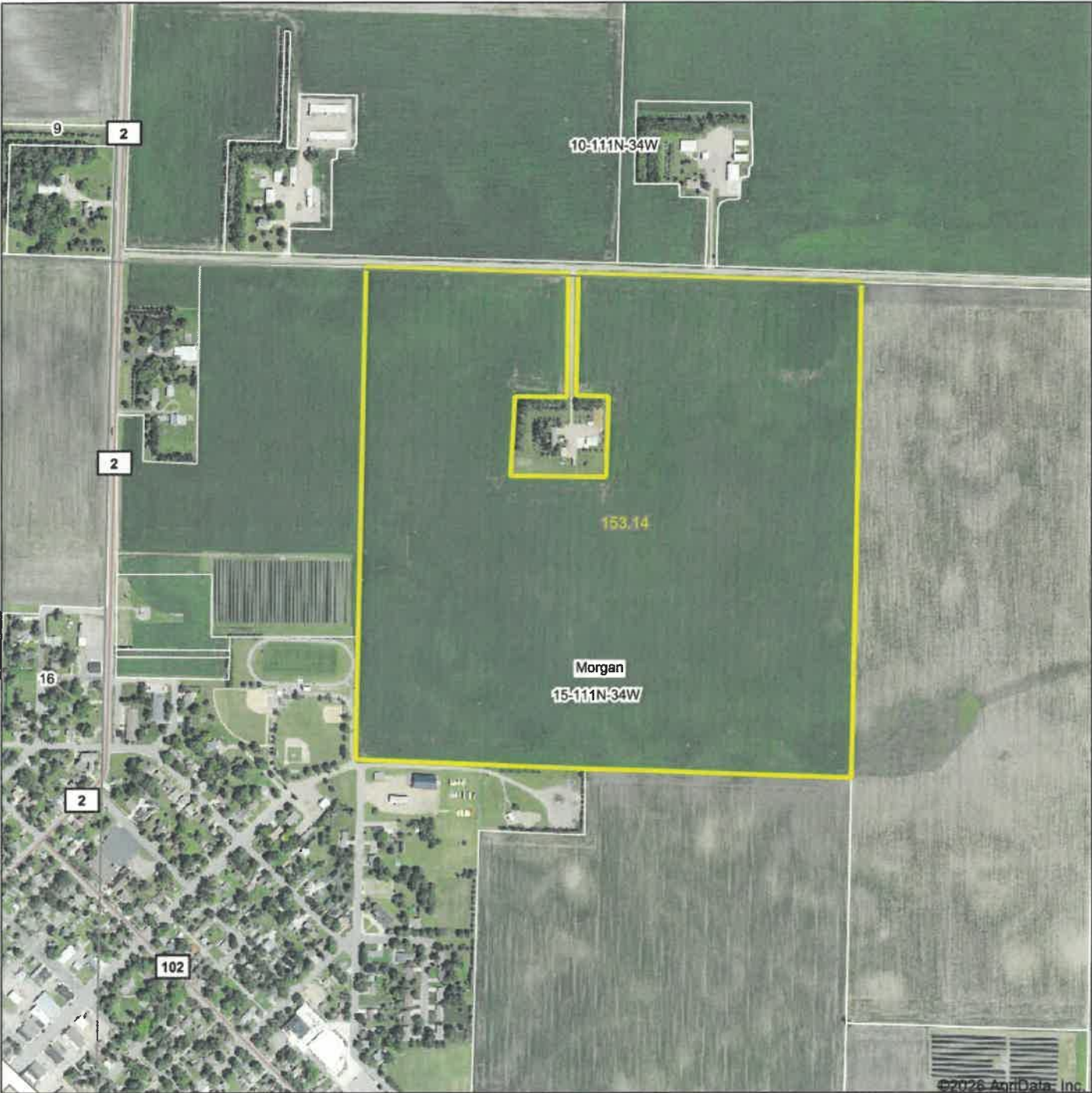
DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	21.60	0.00	38
Corn	82.56	0.00	168
Soybeans	56.37	0.00	45

TOTAL 160.53 0.00

NOTES

Aerial Map



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Boundary Center: 44° 25' 24.19, -94° 54' 59.46



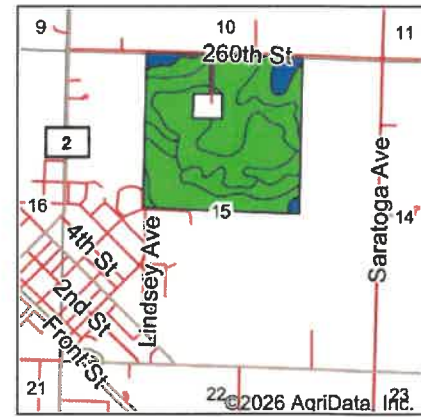
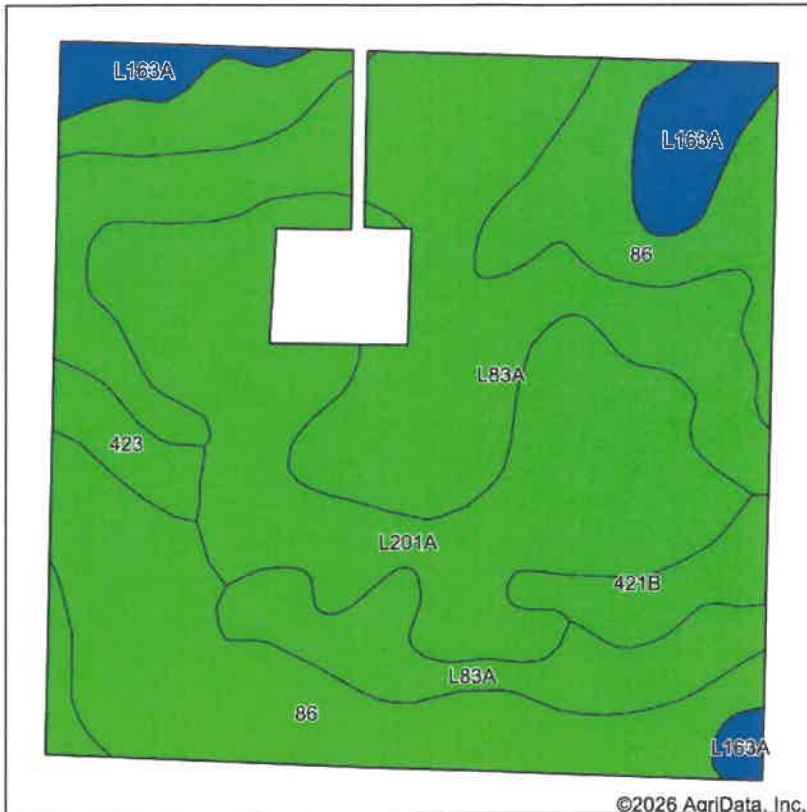
15-111N-34W
Redwood County
Minnesota



8/18/2026

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

Soils Map



State: **Minnesota**
 County: **Redwood**
 Location: **15-111N-34W**
 Township: **Morgan**
 Acres: **153.14**
 Date: **8/18/2026**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: MN127, Soil Area Version: 24

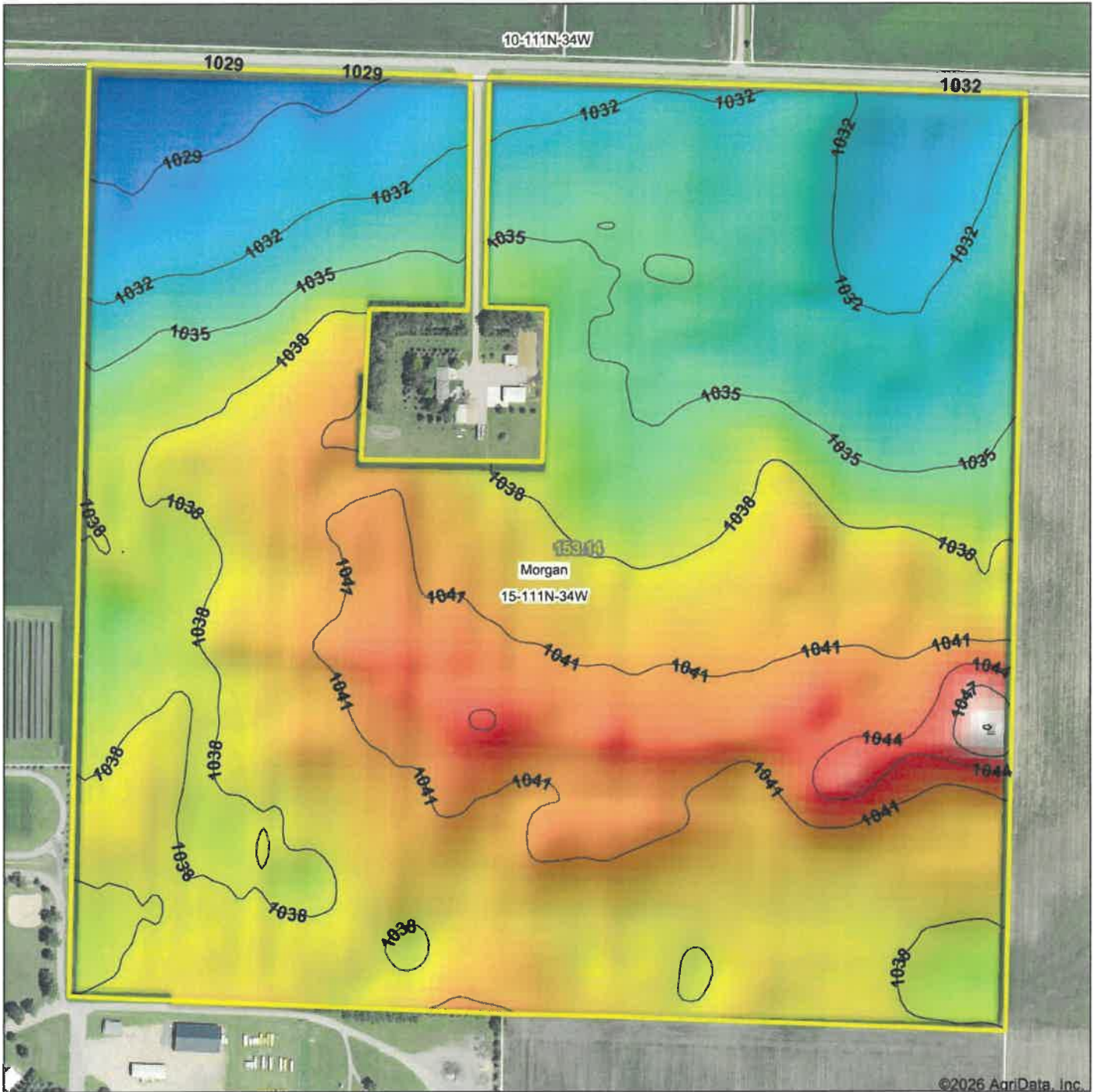
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423	Seaforth loam, 1 to 3 percent slopes	3.39	2.2%		IIs	95	84	69	69	84
Weighted Average					1.81	94.3	*n 82.1	*n 74.9	*n 70.8	*n 81.6

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



Low Elevation High

Source: USGS 10 meter dem

0ft 437ft 874ft

Interval(ft): 3

Min: 1,026.5

Max: 1,050.1

Range: 23.6

Average: 1,037.2

Standard Deviation: 3.81 ft



8/18/2026

15-111N-34W
Redwood County
Minnesota

Boundary Center: 44° 25' 24.19, -94° 54' 59.46



Maps Provided By:



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

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

2026

PROPERTY TAX
STATEMENT

TOWN OF MORGAN

PRCL# 59-015-1020

RCPT# 2791

TC

21.505

19.354

Property ID Number: 59-015-1020
Property Description: SECT-15 TWP-111 RANG-34
W1/2 NE1/4 & E1/2 NW1/4 EX TR
430.11' X 503', 154.41A M/L

LORRAINE M KERKHOFF ETAL
% MARY LEE DALLMAN
21595 BEACH RD
DEERWOOD MN 56444

7795 -T

ACRES 154.41

		Values and Classification	
Taxes Payable Year		2025	2026
Step 1	Estimated Market Value:	2,150,500	1,935,400
1	Homestead Exclusion:		
	Taxable Market Value:	2,150,500	1,935,400
	New Improve/Expired Excls:		
	Property Class:	AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2025			
Step 2	Proposed Tax		
2	* Does Not Include Special Assessments		9,200.00
	Sent in November 2025		
Step 3	Property Tax Statement		
3	First half Taxes:		4,670.00
	Second half Taxes:		4,670.00
	Total Taxes Due in 2026		9,340.00

\$\$\$
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:	2025	2026
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	9,577.28	11,179.52
3. Property taxes before credits	.00	.00
4. A. Agricultural and rural land tax credits	889.06	1,839.52
B. Other credits to reduce your property tax	8,688.22	9,340.00
5. Property taxes after credits	6,439.27	6,640.03
Property Tax by Jurisdiction	1,150.30	1,147.50
6. County	.00	.00
7. City or Town	286.50	683.50
8. State General Tax	787.85	845.16
9. School District: 2754 A. Voter approved levies	24.30	23.81
B. Other local levies		
10. Special Taxing Districts: A. REGIONAL DEVELOPMENT		
B.		
C.		
D.		
11. Non-school voter approved referenda levies	8,688.22	9,340.00
12. Total property tax before special assessments		
Special Assessments on Your Property		
13. A.		
B.		
PRIN C.		
INT D.		
TOT .00 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	8,840.00	9,340.00

2nd Half 2026 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

PRCL# 59-015-1020
AGRI NON-HSTD

RCPT# 2791

1st Half 2026 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# 59-015-1020
AGRI NON-HSTD

RCPT# 2791

AMOUNT DUE		AMOUNT DUE	TOTAL TAX	9,340.00
NOVEMBER 16, 2026	2ND HALF TAX	4,670.00	1ST HALF TAX	4,670.00
	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.		

LORRAINE M KERKHOFF ETAL
% MARY LEE DALLMAN
21595 BEACH RD
DEERWOOD MN 56444

7795 -T

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

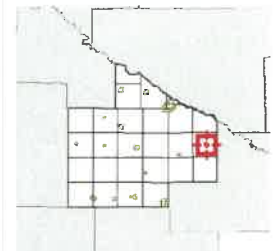
LIST ADDRESS CORRECTION
ON BACK OF STUB

MAIL TO: JEAN PRICE
REDWOOD CO. AUD./TREAS.
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LIST ADDRESS CORRECTION
ON BACK OF STUB



Overview



Legend

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

Parcel ID	59-015-1020	Alternate ID	n/a	Owner Address	DALLMAN/MARY LEE/ETAL
Sec/Twp/Rng	15-111-34	Class	AGRICULTURE		21595 BEACH RD
Property Address		Acreage	154.41		DEERWOOD MN 56444
	TOWN OF MORGAN				
District	n/a				
Brief Tax Description	W1/2 NE1/4 & E1/2 NW1/4 EX TR 430.11' X 503', 154.41A M/L				
	(Note: Not to be used on legal documents)				

Date created: 8/18/2026

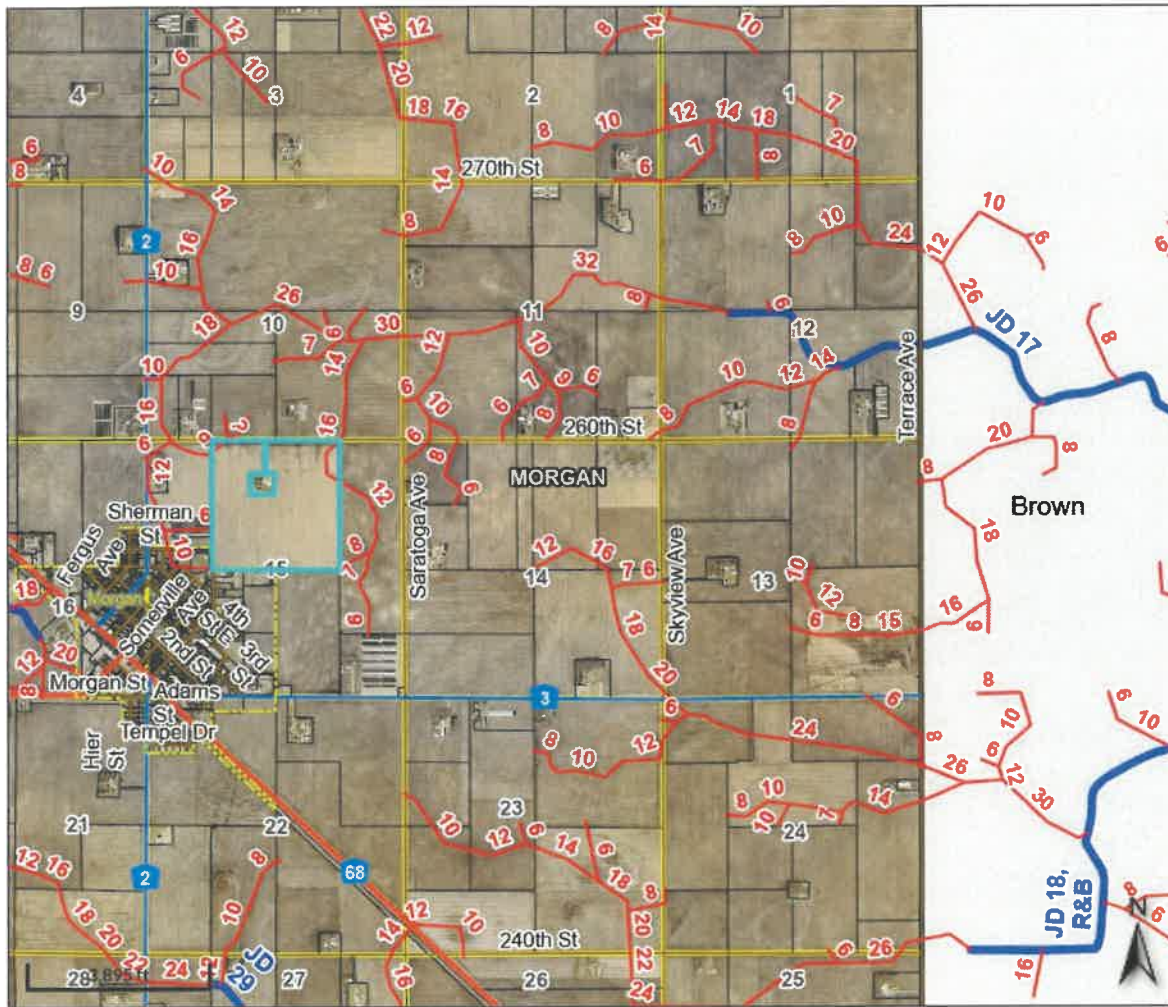
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Developed by  **SCHNEIDER**
GEOSPATIAL

County Tile



BeaconTM Redwood County, MN



Overview



Legend

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

Parcel ID 59-015-1020
Sec/Twp/Rng 15-111-34
Property Address

TOWN OF MORGAN

Alternate ID n/a
Class AGRICULTURE
Acreage 154.41

Owner Address DALLMAN/MARY LEE/ETAL
21595 BEACH RD
DEERWOOD MN 56444

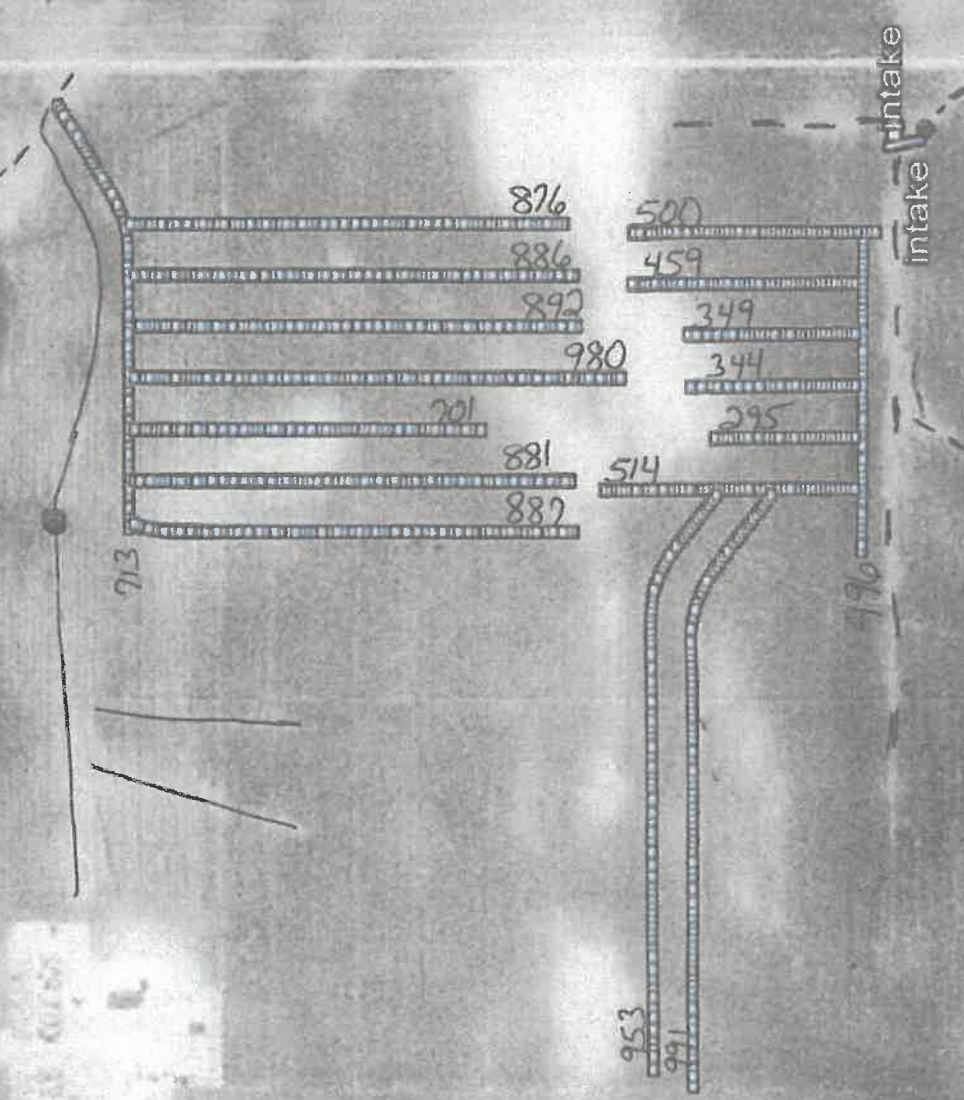
District n/a
Brief Tax Description W1/2 NE1/4 & E1/2 NW1/4 EX TR 430.11' X 503', 154.41A M/L
(Note: Not to be used on legal documents)

Date created: 9/16/2026
Last Data Uploaded: 9/16/2026 6:17:58 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

N ↑ MORGAN #15 Kerkhoff

Image U.S. Geological Survey



11717.5" 20' SPACING

Kerkhoff Farm

2022 Tiling

Legend

Field

reroute new
city line →

Google Mountain Road

old city
line

Google Earth

29,000 ft. 4"
City line 1,000 ft. 8"
reroute