LAND AUCTION
80 ACRES OF PRIME
RENVILLE CO. FARMLAND

Thursday, December 3, 2020 - 9:00 a.m.
Auction Location: Kerkhoff Auction Center - Redwood Falls

Section 25, Henryville Township, Renville Co.

Land is Located Between Redwood Falls and Olivia
on MN State Hwy 71
Watch for Kerkhoff Auction Signs!!

Parcel #15-01091-00
Legal - E1/2 of SE 1/4, Section 25, Henryville
Township, Renville County, MN

Total Acres - 80 M/L
Tillable Acres - 76 M/L
CPI Rating - 94

FOR MORE INFORMATION CONTACT:
DOUG KERKHOFF AT 507-829-6859 or
EMAIL AT DOUG@KERKHOFFAUCTION.COM

JUNE KRAMER ESTATE - OWNER

TERMS: Successful bidder is required to enter into a purchase agreement and pay a $50,000 non-refundable down payment
the day of auction. Balance is due with certified funds on or before January 12, 2021, the date of closing. Possession shall
be for the 2021 Growing Season. Buyer to pay real estate taxes on the 2021 tax statement and thereafter. Sold subject to
owner confirmation. 3% Buyers Premium to Apply. All information is obtained from reliable sources, however, the auc-
tioneers or agents do not accept responsibility for information presented, as it is the buyer’s responsibility to verify all infor-
mation. Announcements made on auction day take precedence over printed material. To help prevent the spread of COVID-
19, we ask only bidders to attend the auction, practice social distancing and wear a mask. If you are not well, stay home!!

KERKHOFF
Auction and Real Estate

1500 E. Bridge Street
Redwood Falls, MN 56283
Office 507-644-8433
Doug Kerkhoff
507-829-6859

FOR MORE INFORMATION VISIT:
www.kerkhoffauction.com
Soils Map

State: Minnesota
County: Renville
Location: 25-114N-35W
Township: Henryville
Acres: 76.6
Date: 10/22/2020

Soils data provided by USDA and NRCS.

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>PI Legend</th>
<th>Non-irr Class *c</th>
<th>Productivity Index</th>
<th>Bromegrass alfalfa</th>
<th>Bromegrass alfalfa hay</th>
<th>Corn</th>
<th>Oats</th>
<th>Red canarygrass</th>
<th>Soybeans</th>
<th>Spring wheat</th>
<th>*n NCCCPI Overall</th>
<th>*n NCCCPI Corn</th>
<th><em>n NCC</em> Smts Granl</th>
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<tbody>
<tr>
<td>L85A</td>
<td>Niccollet clay loam, 1 to 3 percent slopes</td>
<td>28.31</td>
<td>37.0%</td>
<td>lw</td>
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<td>386</td>
<td>Okoboji mucky silty clay loam, depressional, 0 to 1 percent slopes</td>
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<td>102B</td>
<td>Clarion loam, 2 to 6 percent slopes</td>
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<td>95</td>
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<td>1100</td>
<td>Niccollet silt loam, 1 to 3 percent slopes</td>
<td>0.79</td>
<td>1.0%</td>
<td>I</td>
<td>100</td>
<td>6.1</td>
<td>4.7</td>
<td>183</td>
<td>92</td>
<td>55</td>
<td>55</td>
<td>83</td>
<td>76</td>
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</table>

Weighted Average: 94 % 0.3 0.7 33.1 16.6 1.1 9.9 9.9 *n 80.1 *n 74 *n 74

*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.
MINNESOTA
RENVILLE

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM: 13386
Prepared: 11/3/20 11:23 AM
Crop Year: 2021

Operator Name: CEDAR FARMS INC
CRP Contract Number(s): None
Recon ID: 27-129-2013-32
Transferred From: None
ARCPCLC GI/F Eligibility: Eligible

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<tr>
<th>Farm Land Data</th>
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<tr>
<td>Farmland</td>
</tr>
<tr>
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<tr>
<td>73.60</td>
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<td>State Conservation</td>
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<table>
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<tr>
<th>Crop Electon Choice</th>
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<tbody>
<tr>
<td>ARC Individual</td>
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<tr>
<td>CORN, SOYBN</td>
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<table>
<thead>
<tr>
<th>DCP Crop Data</th>
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<tbody>
<tr>
<td>Crop Name</td>
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<tr>
<td>-----------</td>
</tr>
<tr>
<td>Corn</td>
</tr>
<tr>
<td>Soybeans</td>
</tr>
<tr>
<td>TOTAL</td>
</tr>
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</table>

NOTES

Tract Number: 61545

Description: E2 SE4 HN 25 114 35
FSA Physical Location: MINNESOTA/RENVILLE
ANSI Physical Location: MINNESOTA/RENVILLE
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: JUNE KRAMER
Other Producers: None
Recon ID: None

<table>
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<tr>
<th>Tract Land Data</th>
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<td>Farm Land</td>
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<tr>
<td>Crop Name</td>
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Page: 1 of 2
Tract 61545 Continued ...

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<th>Crop</th>
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<tr>
<td>Soybeans</td>
<td>37.50</td>
<td>0.00</td>
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<tr>
<td>TOTAL</td>
<td>73.10</td>
<td>0.00</td>
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NOTES

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<table>
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<tr>
<th>YEAR</th>
<th>MARKET VALUE</th>
<th>RENTAL INCOME</th>
<th>PROPERTY TAX</th>
<th>NET RETURN</th>
<th>PERCE. RETU</th>
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<tr>
<td>1990</td>
<td>138,600</td>
<td>15,200</td>
<td>1,528</td>
<td>13,672</td>
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<td>1991</td>
<td>165,300</td>
<td>14,440</td>
<td>1,830</td>
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<td>13,680</td>
<td>2,250</td>
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<td>216,600</td>
<td>11,368</td>
<td>2,724</td>
<td>10,956</td>
<td>5.06</td>
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<td>216,600</td>
<td>14,440</td>
<td>2,724</td>
<td>11,716</td>
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* Does not include tiling expense (See back side)
** Includes interest lost at 5%
NET RETURN PER ACRE

1990 89.95
1990 82.96
1992 75.20

Tiling Expense

Survey $249.00
Tile 2,536.74
Tiling $3,724.26

= 6,510.00

Estimate: Total $84,100.00

Interest lost because of
investment on tiling:
$84,100 x 5% = $4,205.00

1993 77.08
1993 74.31
1993 74.31

* Rent 90 per acre

= 84,100

YEAR NET RETURN PER CENT RETURN
1993 10,956 421 10,535

4.86
DRAINAGE EASEMENT AGREEMENT

THIS AGREEMENT, made and entered into on this 1st day of May, 1993, by and between Henry J. Frank and Mary Jane Frank, husband and wife, first parties; and Darwin E. Wilson and Joyce Wilson, husband and wife, second parties; Paul Frank and Debra Frank, husband and wife, third parties; John Reynolds, single person and Patrick Ahrens, single person, fourth parties; Lucille Lemke and Howard Lemke, wife and husband and June Kramer and Curtis Kramer, wife and husband, fifth parties.

WHEREAS, parties of the first part are the owners of the Northeast Quarter of the Southeast Quarter (NE\textsuperscript{2}SE\textsuperscript{2}) of Section Thirty-six (36), Township One Hundred Fourteen (114) North, Range Thirty-five (35) West, Renville County, State of Minnesota, upon which is located Renville County Ditch No. 112; and

WHEREAS, parties of the second part are the owners of the Northwest Quarter of the Southeast Quarter (NW\textsuperscript{2}SE\textsuperscript{2}) of Section Thirty-six (36), Township One Hundred Fourteen (114) North, Range Thirty-five (35) West, Renville County, State of Minnesota; and

WHEREAS, parties of the third part are the owners of the West Half of the Northeast Quarter (W\textsuperscript{2}NE\textsuperscript{2}) of Section Thirty-six (36), excepting therefrom the North 650 feet of the West 200 feet, Township One Hundred Fourteen (114) North, Range Thirty-five (35) West, Renville County, State of Minnesota; and

WHEREAS, parties of the fourth part are the owners of the East Half of the Northwest Quarter (E\textsuperscript{2}NW\textsuperscript{2}) and the North 650 feet of the West 200 feet of the West Half of the Northeast Quarter (W\textsuperscript{2}NE\textsuperscript{2}), all in Section Thirty-six (36), Township One Hundred Fourteen (114) North, Range Thirty-five (35) West, Renville County, State of Minnesota; and

WHEREAS, the parties of the fifth part are the owners of the Southeast Quarter (SE\textsuperscript{2}) of Section Twenty-five (25), Township One Hundred Fourteen (114) North, Range Thirty-five (35) West, Renville County, State of Minnesota; and

WHEREAS, parties of the third part, fourth part and fifth part are desirous of obtaining from the parties of the first part and second part an easement for tile drainage purposes over and across the land of the parties of the first part and parties of the second part; and

WHEREAS, parties of the third part, fourth part and fifth part, with the knowledge and consent of the other parties hereto, have heretofore constructed a tile drainage line for purposes of
providing drainage to the lands herein described above and extending unto the lands of the parties of the first part and parties of the second part; and

WHEREAS, parties of the fourth part and fifth part are desirous of obtaining an easement from the parties of the third part for tile drainage purposes over and across the land of the parties of the third part; and

WHEREAS, the parties are desirous of reducing their agreements relative to the above mentioned tile drainage system to writing.

NOW, THEREFORE, In consideration of One Dollar and Other Good and Valuable Consideration ($1.00 OVC), the receipt whereof is hereby acknowledged by the parties hereto, and the benefits to be derived therefrom, the said parties hereto agree as follows:

1. The parties of the first part and second part, for themselves, their heirs, executors and assigns, forever, hereby grant, transfer, assign and deliver to each other and to parties of the third part, fourth part and fifth part, their heirs and assigns, an easement for the construction, continuing maintenance, continuing repair and improvement of the existing drain tile line over, across and under the land of the said parties of the first part and second part, their heirs and assigns.

2. The parties of the third part, for themselves, their heirs, executors and assigns, forever, hereby grant, transfer, assign and deliver to the parties of the fourth part and fifth part an easement for the construction, continuing maintenance, continuing repair, and improvement of the existing drainage tile line over, across and under the land of the parties of the third part, their heirs and assigns, for the purposes of providing tile drainage of agricultural land owned by the parties of the fourth part and fifth part, their heirs and assigns.

3. That the owners of each of said tracts heretofore described shall have right, at his or their expense, to construct and maintain thereon, for the purpose of draining their lands hereinbefore described such tile laterals to the main drainage tile line and such intakes on the main drainage tile line as he or they may deem necessary for his or their purposes and mutual reciprocal easements are hereby granted by all of the undersigned owners of said lands to each of the other owners of said lands, his or their heirs and assigns, to use the main drainage tile line as an outlet for such tile laterals and intakes; and such owner or owners, his or their heirs and assigns, shall have and are hereby granted easements to enter upon the lands of the other owners in the drainage area for the purpose of constructing, maintaining and repairing said private tile lateral lines, provided, however, that none of such owners shall have the right to damage crops or
improvements on the lands of any of the other owners in so doing without making just and fair compensation therefor, and shall effect such construction, repair and maintenance in a good and workmanlike manner at a time or times other than during the crop season, if reasonably possible.

4. The main drainage tile line that has been constructed consists of four separate units identified hereunder as Line 1, Line 2, Line 3 and Line 4 having a general course described as follows:

A. **Line 1:** Line 1 is composed of 10" drain tile outletting into Renville County Ditch No. 112 on the land of the parties of the first part and proceeding westerly across the land of the parties of the first part onto the land of the parties of the second part westerly and thence northerly into the land of the parties of the third part, said Line 1 being approximately 1,200' in distance and ending approximately 100' north of the south line and 700' east of the west line of the lands owned by the parties of the third part; and

B. **Line 2:** Line 2 shall extend from the heretofore described 10" line a distance of approximately 100' north of the south line of lands of the parties of the third part and proceed westerly a distance of 800', more or less, into the land of the parties of the fourth part, said line being an 8" tile drainage line; and

C. **Line 3:** Line 3 is an 8" drainage tile line which outletts into the 10" main line identified as Line 1 above and proceeds northerly across the land of the parties of the third part to a point on the southern right-of-way line of the road on the north boundary line on the land of the parties of the third part and the south boundary line of the land of the parties of the fifth part; and

D. **Line 4:** Line 4 is an 8" drainage tile line which extends from the south right-of-way line of the 8" line on the land of the parties of the third part northerly into the lands of the parties of the fifth part and serves as an outlet for the drainage needed for the lands owned by the parties of the fifth part.

5. No one shall damage, obstruct or otherwise impair the usefulness or functioning of the main drainage tile line identified as Lines 1, 2, 3 and 4 above. It is agreed by and between the parties hereto that the original construction costs of the main drainage tile line has been paid by parties of the third, fourth and fifth parts without any requirement that the same shall be paid for by either of the parties of the first part or the parties of the second part. It is further agreed and understood that the cost of
the future repair, maintenance or improvement of the main drainage
tile lines hereinbefore set forth shall be paid in full as follows:

A. Line 1 shall be paid 40% by parties of the third part, 40% 
by parties of the fourth part, and 20% by parties of the fifth 
part; and

B. Line 2 shall be paid 100% by parties of the fourth part; 
and

C. Line 3 shall be paid 67% by parties of the third part and 
33% by parties of the fifth part; and

D. Line 4 shall be paid 100% by parties of the fifth part.

6. The parties agree that in the event it becomes necessary 
to enter upon the lands of the other party for the purpose of 
constructing, maintaining, and repairing said tile line that he 
shall not have the right to damage crops or improvements on the 
lands without making compensation therefor, and shall effect such 
construction, repair or maintenance in a good and workmanlike 
manner at a time or times other than during the crop season if 
reasonably possible.

7. The parties hereto agree that they shall not cause or 
permit by any artificial means any lands not hereinbefore 
described, whether owned by them or others, to be drained into the 
main drainage tile lines hereinbefore described without the written 
consent of all the parties hereto. In addition, the parties hereto 
agree that tile laterals or other connections may be made to the 
main drainage tile lines only for purposes of draining the land 
owned by the parties hereto identified hereinabove.

8. Any owner or owners of the hereinbefore described lands 
shall have the right to enforce specifically the rights accruing to 
him or them under this agreement, and shall likewise be subject to 
specific performance against him or them of any of the duties and 
obligations imposed by this agreement.

9. This agreement is hereby declared to be a covenant which 
shall run with the lands hereinbefore described and all easements 
granted hereunder shall be appurtenant to all of the lands 
hereinbefore described, and this agreement shall be binding upon 
the parties hereto, their heirs, executors and assigns, forever.

10. In the event that any of the parties must commence legal 
proceedings for the enforcement of this agreement, it is agreed by 
and between the parties hereto that the prevailing party in such 
legal proceeding shall be entitled to an award of reasonable 
attorney fees, costs and disbursements.
11. The parties hereto shall have the right to hold the above privileges together with all and singular the hereditaments and appurtenances thereunto belonging to the said parties, their heirs, successors and assigns, forever.

12. In this agreement, the singular shall include the plural, the plural shall include the singular, the masculine shall include the feminine and the feminine shall include the masculine, wherever it is appropriate.

IN WITNESS WHEREOF, the parties have hereunto set their hands effective the day and year first above written.

Henry J. Frank
Mary Jane Frank
Paul Frank
Debra Frank
Lucille Lemke
Howard Lemke
Darwin E. Wilson
Joyce Wilson
John Reynolds
Patrick Ahrens
June Kramer
Curtis Kramer

STATE OF MINNESOTA
COUNTY OF Renville

The foregoing instrument was acknowledged before me this ___________ day of July, 1993, by Henry J. Frank and Mary Jane Frank, husband and wife.

Notary Public

5-3-98
### Property Tax Statement

**Property ID Number:** 15-01091-00  
**Property Description:** SECT-25 TWP-114 RANG-35 E2 OF SE4  
**ACRES:** 80.00

**Jeff Kramer TR & Julie Kramer**  
L.E.: 24136-O  
**June I. Kramer**  
1314 8TH ST N #213  
**NEW ULM**  
**MN 56073**

---

#### Step 1

1. **Property Tax and Credits**
   - 3. Property taxes before credits: $3,579.98
   - 4. A. Agricultural and rural land tax credits: $0.00
   - B. Other credits to reduce your property tax: $0.00
   - 5. Property tax after credits: $3,579.98

2. **Property Tax by Jurisdiction**
   - 6. County: $1,946.03
   - 7. City or Town: $703.38
   - 8. State General Tax: $700.07
   - B. Other local levies: $478.42
   - 10. Special Taxing Districts: A. MID MN REG. DEVL.  
   - B. RENVILLE COUNTY HRA: $34.37
   - C.  
   - D.  

   - 11. Non-school voter approved referenda levies: $0.00
   - 12. Total property tax before special assessments: $3,579.98

3. **Special Assessments on Your Property**
   - 13. A. PRIN 92891 CO 112: $250.02
   - B. INT: $300.00
   - TOT: $300.00

   - 14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS: $3,830.00

---

**2020**

**AMOUNT DUE:**  
**NOVEMBER 16, 2020**  
**2ND HALF TAX PENALTY:** $1,845.00  
**TOTAL:**

**2020**

**AMOUNT DUE:**  
**MAY 15, 2020**  
**1ST HALF TAX PENALTY:** $1,845.00  
**TOTAL:** $3,690.00

---

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

---

**JUNE I. KRAMER**  
1314 8TH ST N #213  
**NEW ULM**  
**MN 56073**

---

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