

LAND AUCTION

80 ACRES OF REDWOOD CO.

FARMLAND

Thursday, August 4, 2022 - 10:00 a.m.

Auction Location: Kerkhoff Auction Center.



**Section 20 Kintire Township,
Redwood County**

Parcel # 57-020-4010

**Legal - N 1/2 SE 1/4 SECTION 20,
KINTIRE TOWNSHIP**

Total Acres - 80.0 M/L

CPI Rating - 94.1

**FOR MORE INFORMATION
CONTACT**

DOUG KERKHOFF AT 507-829-6859

ZAC KERKHOFF AT 507-829-3924

LIVE AND INTERNET BIDDING

JANICE & EUGENE IVERSON



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

Doug Kerkhoff 507-829-6859

Zac Kerkhoff 507-829-3924

WWW.KERKHOFFAUCTION.COM

AUCTION TERMS

Auction Location: Kerkhoff Auction & Real Estate Office Located at
1500 E Bridge St., Redwood Falls, MN 56283

Date / Time: August 4, 2022 – 10:00 a.m.

Bidding: Live and Internet Bidding Available

Buyer's Premium: None

Survey: Seller shall have the South property line marked once the 2022 crops have been removed.

Acres: 80 M/L

Auction 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 September 13, 2022, the date of closing. Possession after the 2022 crops have been removed. Buyer is responsible for plow back. Seller to pay real estate taxes on the 2022 tax statement and buyer to pay thereafter. Seller to retain all 2022 Rents and Payments. The land shall be 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.

Abbreviated 156 Farm Record

Tract 13876 Continued ...

Corn	38.54	0.00	160
Soybeans	38.51	0.00	44
TOTAL	77.05	0.00	

NOTES

Tract Number : 13877

Description : N2SE4 20 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 : JANICE IVERSON
 Other Producers : None
 Recon ID : 27-127-2018-33

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.94	78.25	78.25	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	78.25	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	39.13	0.00	160
Soybeans	39.12	0.00	44
TOTAL	78.25	0.00	

NOTES

Tract Number : 13878

Description : S2SE4 20 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 : JUDY PLESS
 Other Producers : None
 Recon ID : 27-127-2018-33



- 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

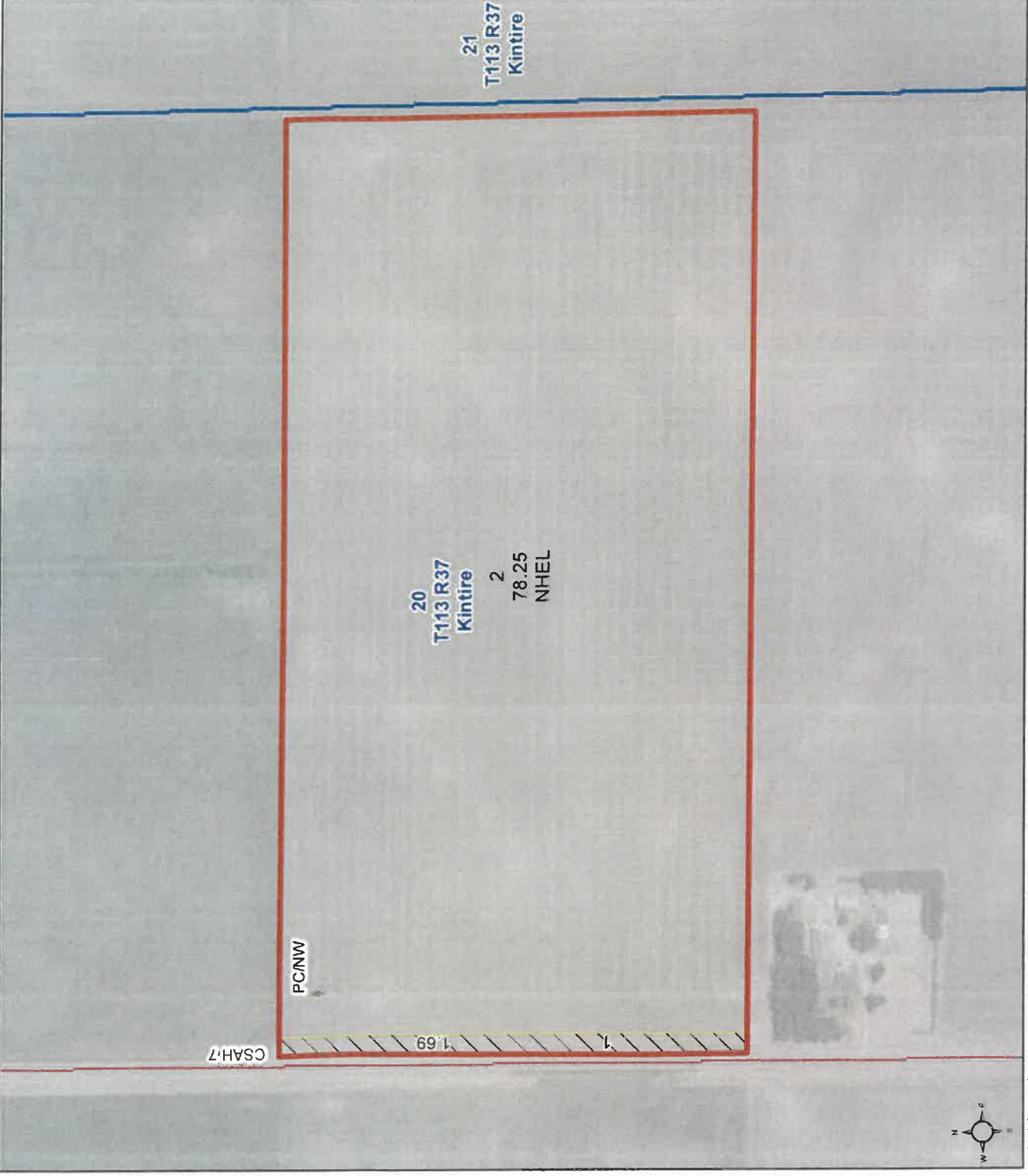
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

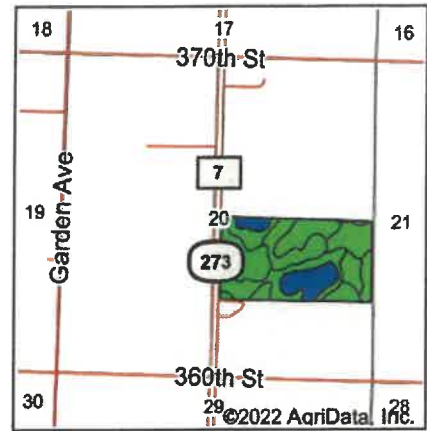
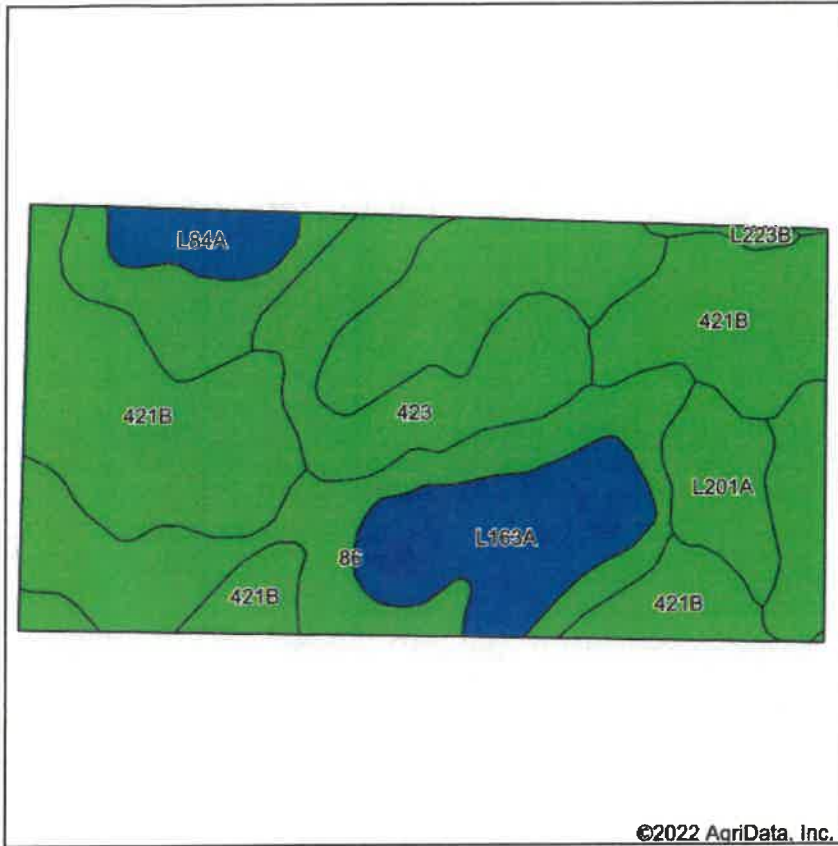
- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 78.25 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.

Soils Map



State: **Minnesota**
 County: **Redwood**
 Location: **20-113N-37W**
 Township: **Kintire**
 Acres: **80.31**
 Date: **6/3/2022**

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Soils data provided by USDA and NRCS.

Maps Provided By:



Area Symbol: MN127, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Oats Bu	Spring wheat Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
86	Canisteo clay loam, 0 to 2 percent slopes	29.95	37.3%		llw	93					81	71	58	81	
421B	Amiret loam, 2 to 6 percent slopes	25.03	31.2%		lle	98			8	6	85	74	60	85	
423	Seaforth loam, 1 to 3 percent slopes	9.50	11.8%		lls	95					86	71	57	86	
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	8.65	10.8%		lllw	86					76	74	64	74	
L201A	Normania loam, 1 to 3 percent slopes	3.99	5.0%		le	99	6	5	77	62	86	78	62	86	
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.69	3.3%		lllw	86					77	76	60	76	
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	0.50	0.6%		lle	92	1	1	16	9	83	72	57	83	
Weighted Average						2.09	94.1	0.3	0.3	6.4	5	*n 82.4	*n 72.8	*n 58.7	*n 82.2

*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.

County Tile Map




 **Beacon**™ Redwood County, MN



Overview



Legend

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

Parcel ID 57-020-4010
Sec/Twp/Rng 20-113-37
Property Address

Alternate ID n/a
Class AGRICULTURE
Acreage 80

Owner Address IVERSON/JANICE
% EUGENE & JANICE IVERSON
3501 WILDERNESS BLVD E
PARRISH FL 34219

District n/a
Brief Tax Description N1/2 SE1/4 80.A
(Note: Not to be used on legal documents)

Date created: 5/24/2022
Last Data Uploaded: 5/23/2022 9:42:31 PM

Developed by  **Schneider**
GEOSPATIAL

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

2022

PROPERTY TAX STATEMENT

PRCL# 57-020-4010 RCPT# 2203

TC 5.419 5.419

Property ID Number: 57-020-4010
 Property Description: SECT-20 TWP-113 RANG-37
 N1/2 SE1/4 80.A

JANICE IVERSON
 % EUGENE & JANICE IVERSON
 3501 WILDERNESS BLVD E
 PARRISH FL 34219

12830-T
 ACRES 80.00

		Values and Classification	
		Taxes Payable Year	2021 2022
Step 1	Estimated Market Value:	541,900	541,900
	Homestead Exclusion:		
	Taxable Market Value:	541,900	541,900
New Improve/Expired Excls:			
Property Class:		AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2021			
Step 2	Proposed Tax		2,954.00
* Does Not Include Special Assessments			
Sent in November 2021			
Step 3	Property Tax Statement		
	First half Taxes:		1,499.00
	Second half Taxes:		1,499.00
Total Taxes Due in 2022			2,998.00

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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:	2021	2022	
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund00	
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 refund00		
Property Tax and Credits	3. Property taxes before credits		2,966.72	3,153.62	
	4. A. Agricultural and rural land tax credits00	.00	
	B. Other credits to reduce your property tax		88.22	174.96	
5. Property taxes after credits			2,878.50	2,978.66	
Property Tax by Jurisdiction	6. County		2,026.91	2,098.76	
	7. City or Town		309.91	303.73	
	8. State General Tax00	.00	
	9. School District: 2897	A. Voter approved levies	72.18	66.30	
		B. Other local levies	461.21	501.47	
	10. Special Taxing Districts:	A. REGIONAL DEVELOPMENT	8.29	8.40	
		B.			
		C.			
		D.			
	11. Non-school voter approved referenda levies				
	12. Total property tax before special assessments			2,878.50	2,978.66
	Special Assessments on Your Property	13. A. 201 CO 12A			19.34
B.					
PRIN 19.34 C.					
INT D.					
TOT 19.34 E.					
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS			2,944.00	2,998.00	

2nd Half 2022 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 2022 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# 57-020-4010 RCPT# 2203
 AGRI NON-HSTD

PRCL# 57-020-4010 RCPT# 2203
 AGRI NON-HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2022	2ND HALF TAX	MAY 16, 2022	1,499.00
	PENALTY		
	TOTAL		1,499.00
NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT		NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT	

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MAIL TO: JEAN PRICE
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 REDWOOD FALLS, MN 56283

LIST ADDRESS CORRECTION
 ON BACK OF STUB

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