

# LAND AUCTION

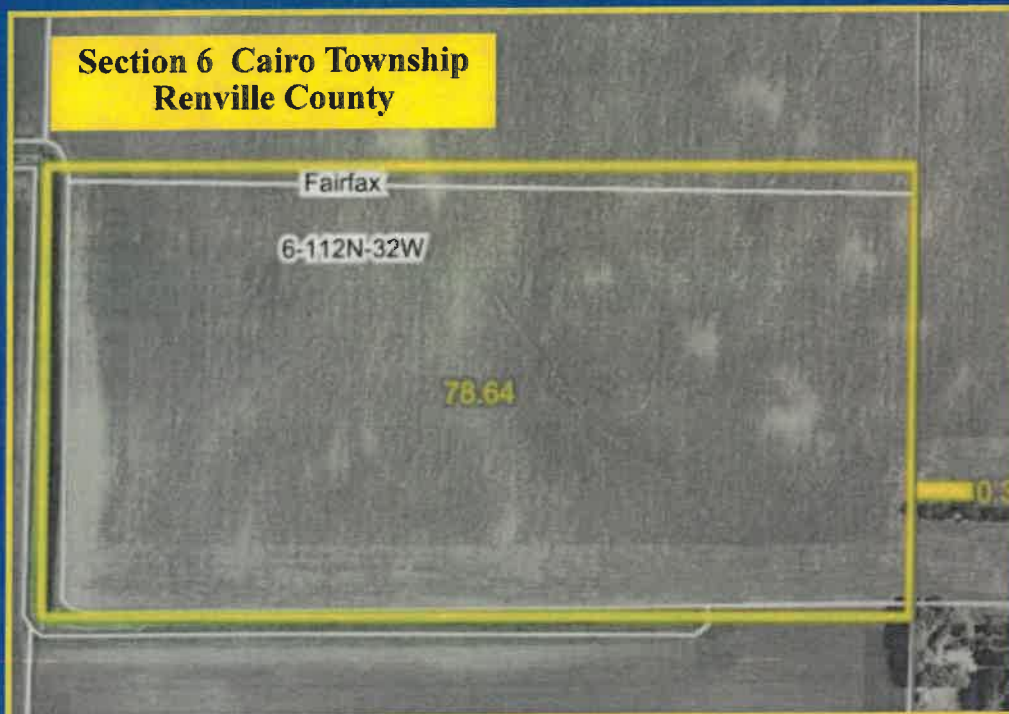
80 ACRES OF RENVILLE CO.

## FARMLAND

**Tuesday, August 16, 2022 - 10:00 a.m.**

**Auction Location: Kerkhoff Auction Center.**

Section 6 Cairo Township  
Renville County



Parcel # 31-00170-00

Legal - N 1/2 SE 1/4 Sec-  
tion 6, Cairo Twp, Ren-  
ville Co.

Total Acres - 80.0 M/L

CPI Rating - 90.1

LIVE AND INTERNET  
BIDDING

### CONTACT

**DOUG KERKHOFF**  
507-829-6859

**ZAC KERKHOFF**  
507-829-3924

**RODNEY HOFFBECK - OWNER**



1500 E. Bridge Street  
Redwood Falls, MN 56283

**Doug Kerkhoff 507-829-6859**  
**Zac Kerkhoff 507-829-3924**

**WWW.KERKHOFFAUCTION.COM**



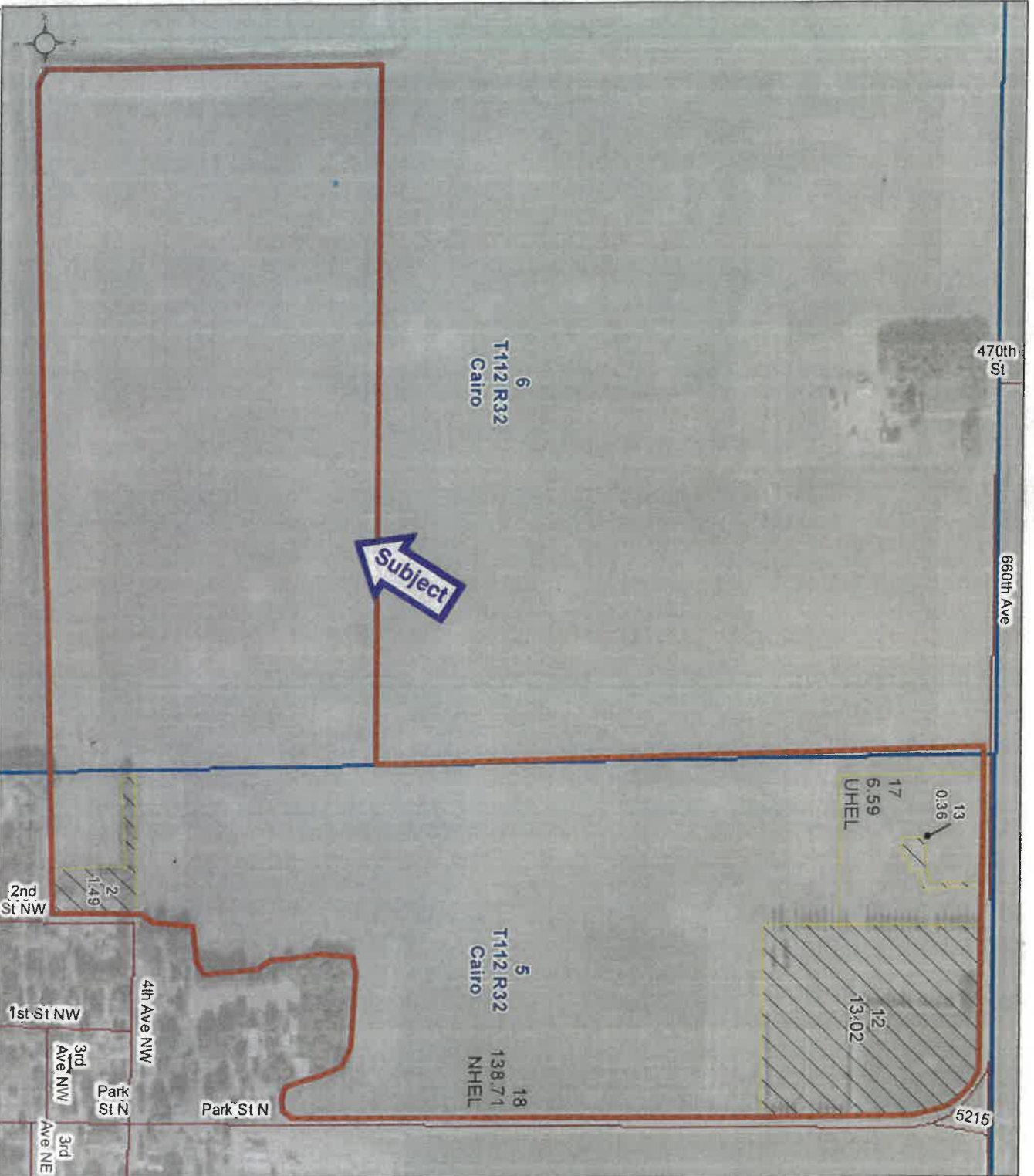


Unless otherwise noted:  
 Shares are 100% operator  
 Crops are non-irrigated  
 Corn = Yellow for grain  
 Soybeans = common soybeans for grain  
 Wheat = HRS, HRW = Grain  
 Sunflower = Oil, Non-Oil = Grain  
 Oats and Barley = Spring for grain  
 Rye = for grain  
 Peas = process  
 Alfalfa, Mixed 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: 145.30 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.

TOTAL

16.56

0.00

NOTES

Tract Number : 12440

Description : W2NW4S5;N2SE4S6CA Renville

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 : Wetland determinations not complete

WL Violations : None

Owners : RODNEY HOFFBECK, LUANN HOFFBECK

Other Producers : DAVE JON SCHIEFFERT, TIMOTHY ALLEN SCHWEISS

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
160.18	148.74	148.74	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	148.74	0.00	0.00	0.00	0.00	0.00

NOTES

Tract Number : 12440

Description : W2NW4S5;N2SE4S6CA Renville

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 : Wetland determinations not complete

WL Violations : None

Owners : RODNEY HOFFBECK, LUANN HOFFBECK

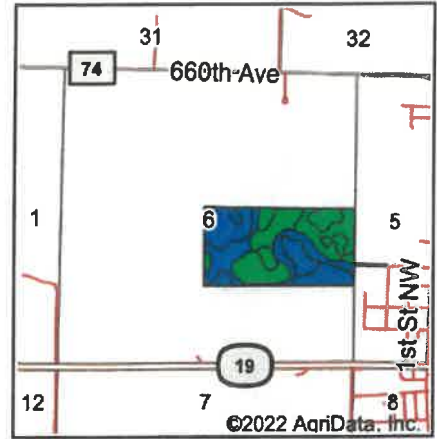
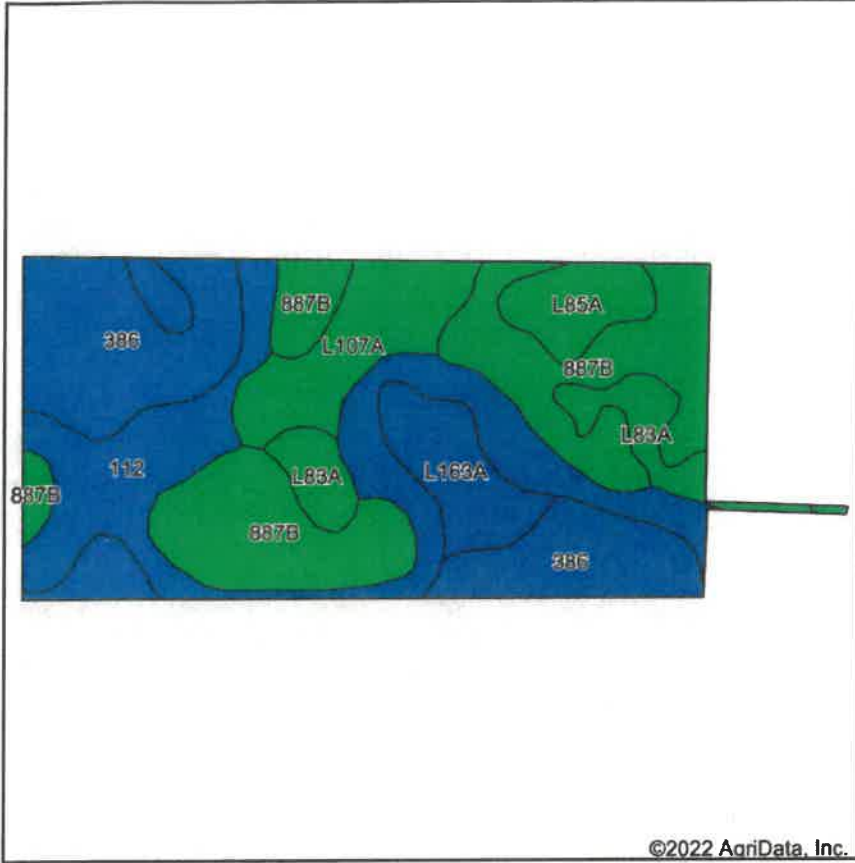
Other Producers : DAVE JON SCHIEFFERT, TIMOTHY ALLEN SCHWEISS

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
160.18	148.74	148.74	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	148.74	0.00	0.00	0.00	0.00	0.00

# Soils Map



State: **Minnesota**  
 County: **Renville**  
 Location: **6-112N-32W**  
 Township: **Fairfax**  
 Acres: **77.51**  
 Date: **7/27/2022**

Maps Provided By:  
  
 © AgriData, Inc. 2021 [www.AgriDataInc.com](http://www.AgriDataInc.com)



Soils data provided by USDA and NRCS.

Area Symbol: MN129, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Oats Bu	Reed canarygrass AUM	Soybeans Bu	Spring wheat Bu	*n NCCPI Overall	*n NC Cor		
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	21.04	27.1%		lle	92									84		
112	Harps clay loam, 0 to 2 percent slopes	18.83	24.3%		llw	90									82		
386	Okoboji mucky silty clay loam, depressional, 0 to 1 percent slopes	17.69	22.8%		lllw	86	4.3	3.3	157	79	5.5	47	47		70		
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	6.87	8.9%		llw	91									81		
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	4.84	6.2%		lllw	86									76		
L83A	Webster clay loam, 0 to 2 percent slopes	4.80	6.2%		llw	93									83		
L85A	Nicollet clay loam, 1 to 3 percent slopes	3.44	4.4%		lw	99									82		
<b>Weighted Average</b>						<b>2.25</b>		<b>90.1</b>	<b>1</b>	<b>0.8</b>	<b>35.8</b>	<b>18</b>	<b>1.3</b>	<b>10.7</b>	<b>10.7</b>	<b>*n 79.4</b>	<b>*n</b>

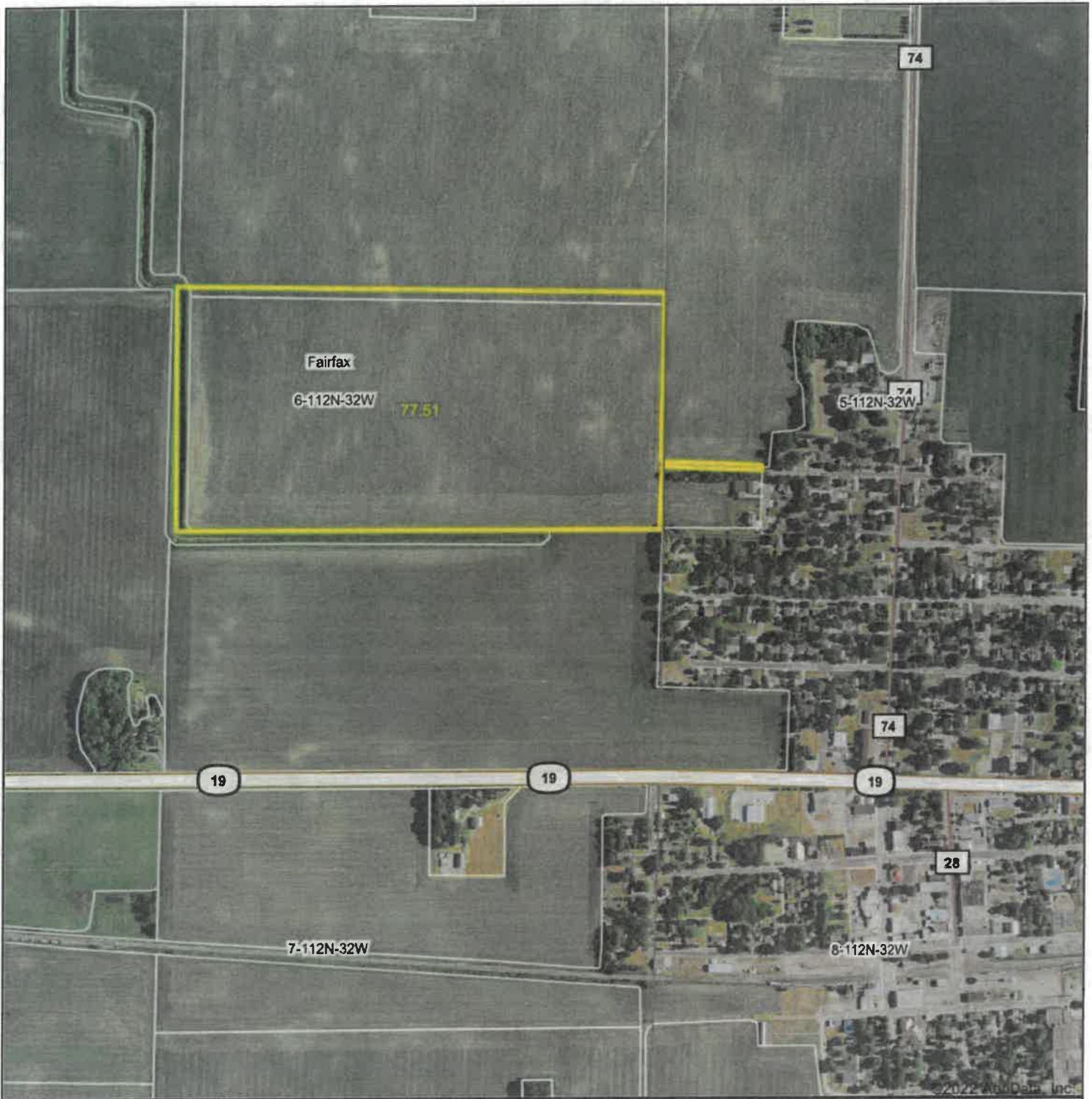
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# Aerial Map



Map Center: 44° 31' 56.17, -94° 43' 40.49



**6-112N-32W**  
**Renville County**  
**Minnesota**

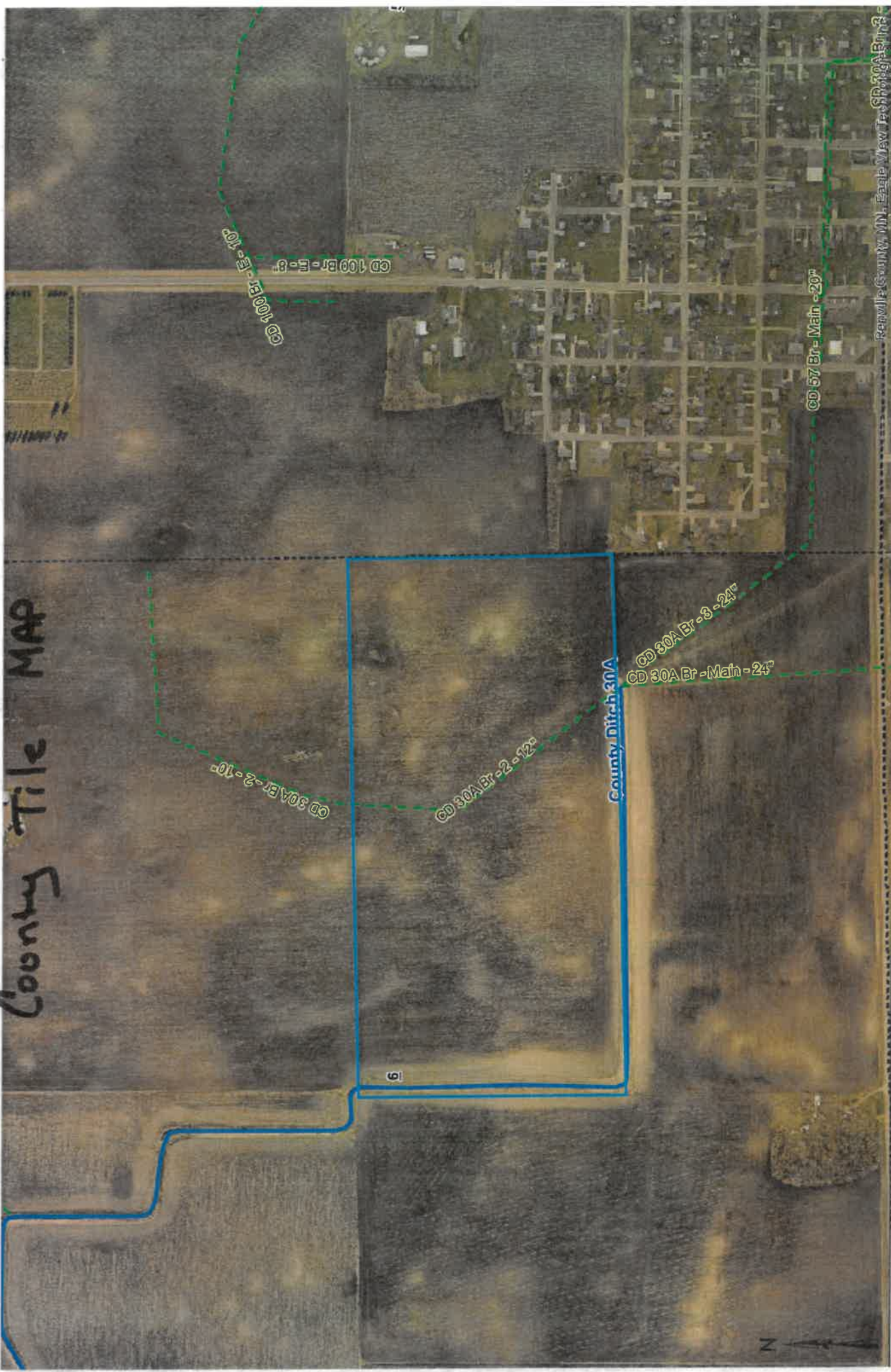


Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2021      www.AgriDataInc.com

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



# County Tile MAP



Renville County, MN, Eagle View Topographic Map

## Renville County



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:7,500

Date: 7/27/2022

**MARC IVERSON**  
**RENVILLE CO. AUDITOR - TREASURER**  
 500 EAST DEPUE - STE. 202  
 OLIVIA, MN 56277-3005  
 (320) 523-2071  
 www.renvillecountymn.com

**2022**  
**PROPERTY TAX STATEMENT**

PRCL# 31-00170-00 RCPT# 11010

Property ID Number: 31-00170-00 ACRES 80.00  
 Property Description: SECT-06 TWP-112 RANG-32  
 N2 OF SE4 6 112 32 80

RODNEY D HOFFBECK 26444-T  
 PO BOX 85  
 MORGAN MN 56266

		Values and Classification	
		Taxes Payable Year	2021 2022
Step 1	Estimated Market Value:	584.800	519.10C
	Homestead Exclusion:		
	Taxable Market Value:	584.800	519.10C
	New Improve/Expired Excls:		
Property Class:		AGRI HSTD	AGRI HSTD
Sent in March 2021			
Step 2	Proposed Tax		6.156.00
* Does Not Include Special Assessments Sent in November 2021			
Step 3	Property Tax Statement		
First half Taxes:			3.703.00
Second half Taxes:			3.703.00
Total Taxes Due in 2022			7.406.00

**\$\$\$ 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.

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund.....		
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 refund .....		.00
<b>Property Tax and Credits</b>		
3. Property taxes before credits .....		6,525.98
4. A. Agricultural and rural land tax credits .....		.00
B. Other credits to reduce your property tax .....		64.76
5. Property taxes after credits .....		6,461.22
<b>Property Tax by Jurisdiction</b>		
6. County .....		2,240.90
7. City or Town .....		3,807.12
8. State General Tax .....		.00
9. School District: 2365	A. Voter approved levies .....	52.98
	B. Other local levies .....	309.36
10. Special Taxing Districts:	A. MID MN REG. DEVL. ....	12.76
	B. RENVILLE COUNTY HRA .....	38.10
	C. ....	
	D. ....	
11. Non-school voter approved referenda levies .....		
12. Total property tax before special assessments .....		6,461.22
<b>Special Assessments on Your Property</b>		
13. A. 92161 CD 30A .....		1,266.78
B. ....		
PRIN 1,271.02 C. ....		
INT D. ....		
TOT 1,271.02 E. ....		
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b> .....		7,728.00

Taxes Payable Year:	2021	2022
		.00
		.00
	6,525.98	6,195.40
	.00	.00
	64.76	60.42
	6,461.22	6,134.98
	2,240.90	2,013.12
	3,807.12	3,781.38
	.00	.00
	52.98	40.28
	309.36	254.78
	12.76	11.26
	38.10	34.16
	6,461.22	6,134.98
	1,266.78	1,271.02
	7,728.00	7,406.00

**2nd Half 2022** DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT  
 Pay Stub MAKE CHECKS PAYABLE TO: RENVILLE COUNTY TREASURER  
 NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT. RECEIPT NOT VALID UNTIL YOUR CHECK HAS CLEARED THE BANK.  
 PRCL# 31-00170-00 RCPT# 11010  
 AGRI HSTD

**1st Half 2022** DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT  
 Pay Stub MAKE CHECKS PAYABLE TO: RENVILLE COUNTY TREASURER  
 TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL. IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY.  
 PRCL# 31-00170-00 RCPT# 11010  
 AGRI HSTD

AMOUNT DUE	AMOUNT DUE	TOTAL TAX	7,406.00
NOVEMBER 15, 2022	NOVEMBER 15, 2022	1ST HALF TAX	3,703.00
	2ND HALF TAX	PENALTY	
		TOTAL	
	3,703.00		

2022 RODNEY D HOFFBECK 26444-T PO BOX 85 MORGAN MN 56266 MAIL TO: RENVILLE COUNTY AUDITOR-TREASURER 500 EAST DEPUE - STE. 202 • OLIVIA, MN 56277-3005 <input type="checkbox"/> CASH <input type="checkbox"/> CHECK	2022 RODNEY D HOFFBECK 26444-T PO BOX 85 MORGAN MN 56266 MAIL TO: RENVILLE COUNTY AUDITOR-TREASURER 500 EAST DEPUE - STE. 202 • OLIVIA, MN 56277-3005 <input type="checkbox"/> CASH <input type="checkbox"/> CHECK
---	---



# AUCTION TERMS

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

**Date / Time:** August 16, 2022 – 10:00 a.m.

**Bidding:** Live and Internet Bidding Available

**Buyer's Premium:** None

**Access:** Seller will provide an ingress / egress easement.

**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 27, 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.