



301 South O'Connell Street, Marshall, Minnesota 56258

Priebe – Skandia Section 25 Murray County, MN Farm for Sale

General Info: Great opportunity to purchase approx. 232.24 acres of quality farmland in Skandia Township. Farm is level to gently rolling with great access on both sides. The predominant soil types are Poinsett-Waubay Silty Clay loams and Highpoint Lake Silty Clay. Sellers are open to possible tract splits. Farm includes some tile drainage.

Legal Description: The Northwest Quarter (NW ¼) Less 7.76 Acres in Northwest quarter (NW ¼) of the Northwest Quarter (NW ¼) and the North Half (N ½) of the Northeast quarter (NE ¼) in section Twenty-Five (25), Township One Hundred Eight (108) North, Range Forty-Two (42) West, (Skandia Township) Murray County, MN.

Farm Location: From Balaton, MN – 7 miles South on Co Rd 29 and 2 mi East on 201st St.

Deeded Acres: 232.24 acres more or less

Tillable Acres: 226.9 FSA tillable acres

Crop Productivity Index (CPI): 87.8

Asking Price: \$2,075,000 or \$8,934.72/deeded acre

Real Estate Taxes: 2021 taxes \$6,224 (non-Homestead)

Terms: 15% earnest money due with a signed purchase agreement. Possession available after closing.

Sellers: Priebe Prairie Demesne, LLC



Phone: (507) 532-5120

E-mail: land@nfmco.com

Web Address: www.nfmco.com

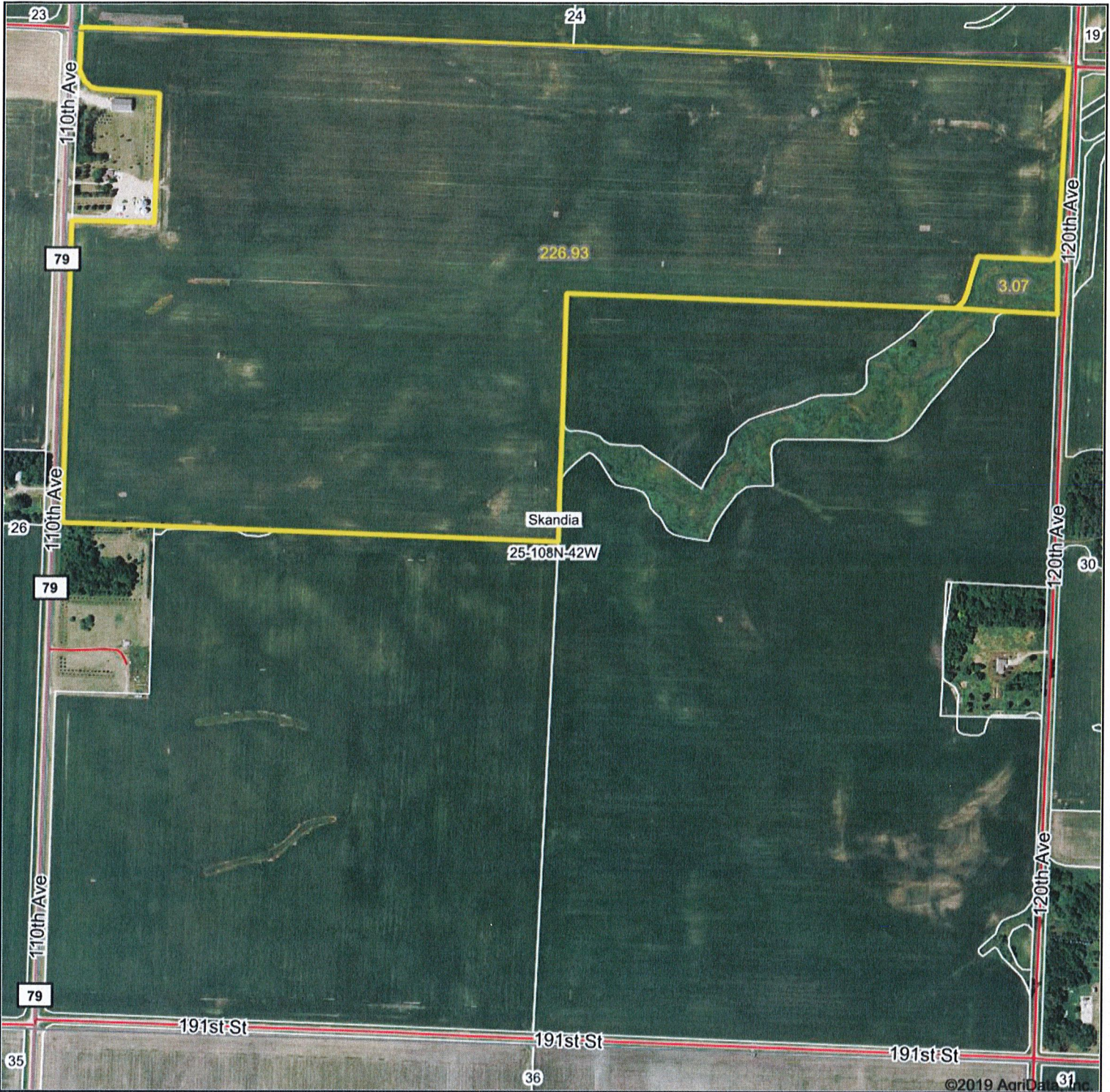
Accredited Farm Management

Real Estate Sales

Certified Appraisals

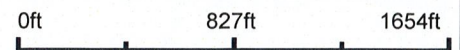


Aerial Map



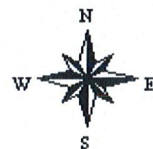
NFM
Northwestern Farm Management Co.

Map Center: 44° 7' 51.69, -95° 50' 0.38



25-108N-42W
Murray County
Minnesota

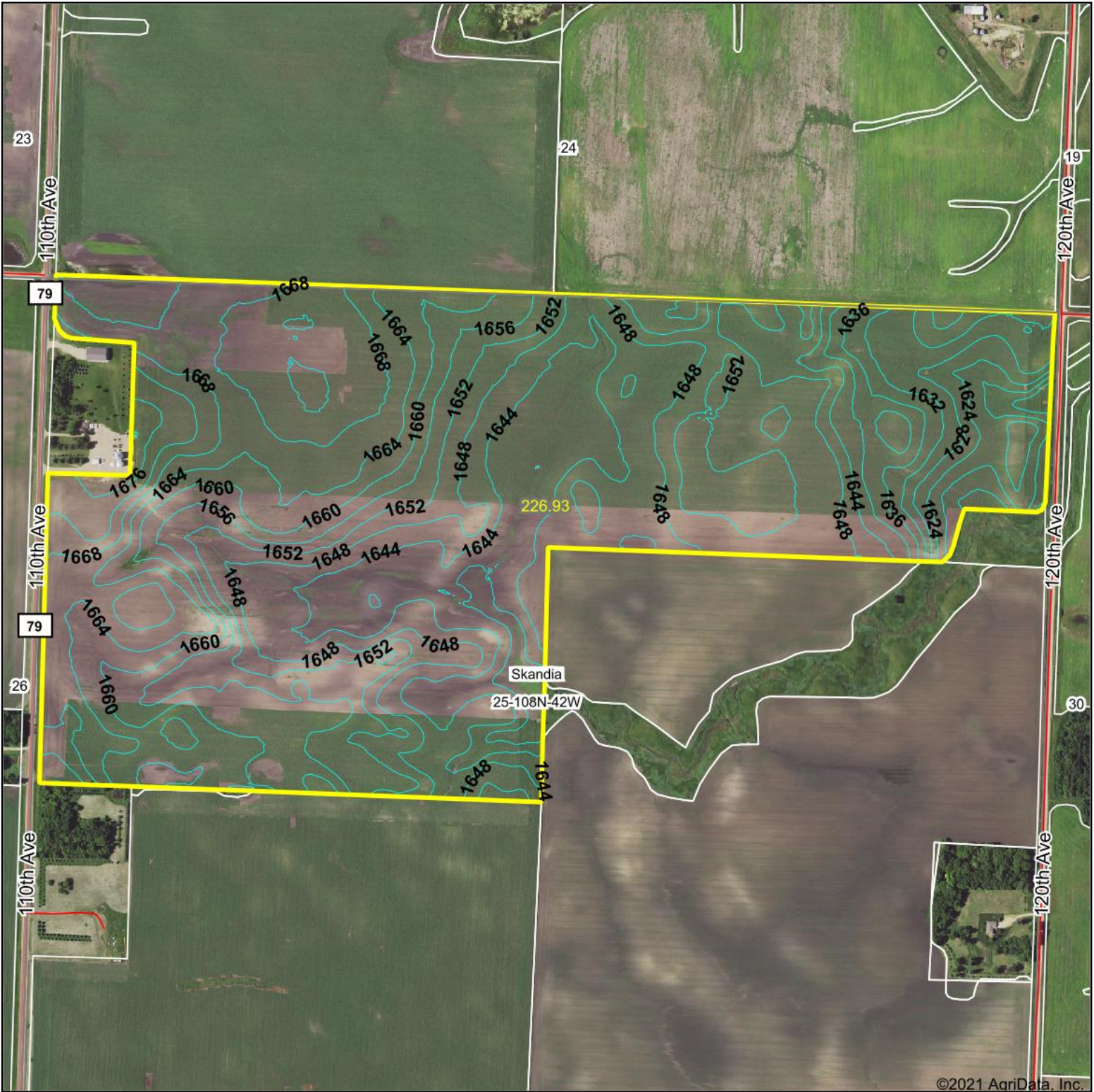
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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7/1/2019

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

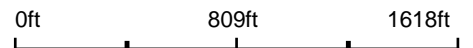
Topography Contours



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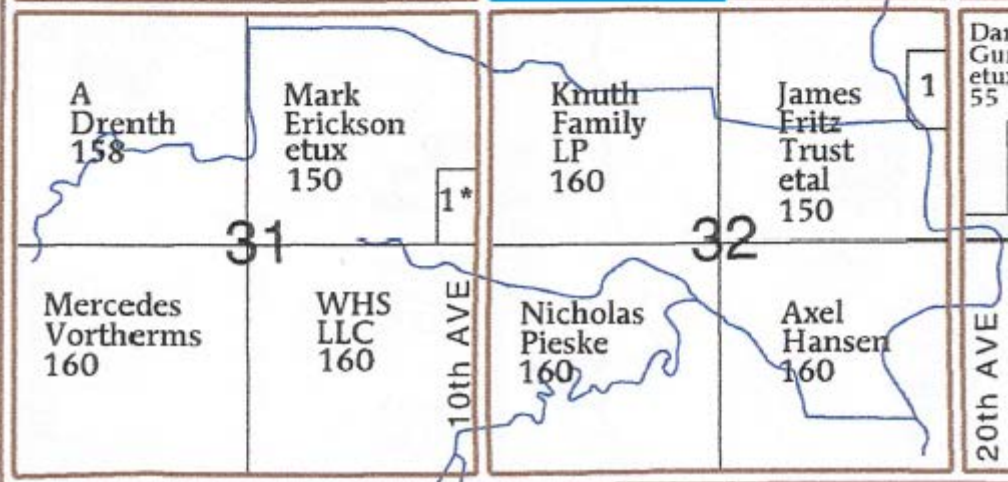
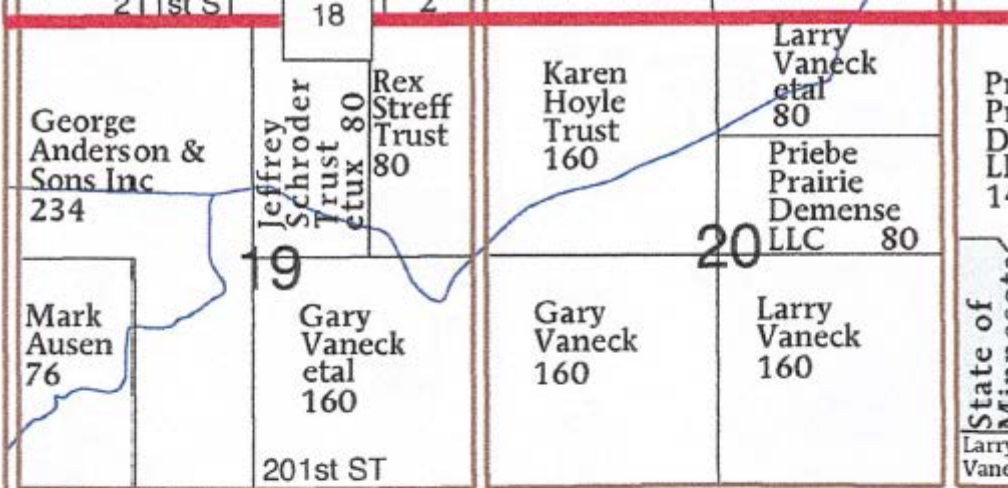
Source: USGS 3 meter dem
 Interval(ft): 4.0
 Min: 1,612.1
 Max: 1,681.5
 Range: 69.4
 Average: 1,651.9
 Standard Deviation: 12.7 ft



9/13/2021

25-108N-42W
Murray County
Minnesota

Map Center: 44.131246, -95.833229



Minnesota

Murray

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 337

Prepared: 7/17/19 10:58 AM

Crop Year: 2019

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: ONKEN FARMS INC; Farm Identifier: SKANDIA-25; Recon Number:

Farms Associated with Operator: 2600, 4536, 5661, 5891, 5892, 6095, 7484

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Table with 9 columns: Farmland, Cropland, DCP Cropland, WBP, WRP/EWP, CRP Cropland, GRP, Farm Status, Number of Tracts. Values include 236.86, 226.93, 226.93, 0.0, 0.0, 0.0, 0.0, Active, 1.

Table with 4 columns: ARC-IC NONE, ARC-CO CORN, SOYBN, PLC NONE, PLC-Default NONE.

Table with 5 columns: Crop, Base Acreage, CTAP Tran Yield, PLC Yield, CCC-505 CRP Reduction. Rows for CORN, SOYBEANS, and Total Base Acres.

Tract Number: 12406 Description: SKANDIA-25 NW4;N2NE4; FSA Physical Location: Murray, MN; ANSI Physical Location: Murray, MN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Table with 7 columns: Farmland, Cropland, DCP Cropland, WBP, WRP/EWP, CRP Cropland, GRP. Values include 236.86, 226.93, 226.93, 0.0, 0.0, 0.0, 0.0.

Table with 5 columns: Crop, Base Acreage, CTAP Tran Yield, PLC Yield, CCC-505 CRP Reduction. Rows for CORN, SOYBEANS, and Total Base Acres.

Owners: PRIEBE PRAIRIE DEMESNE, LLC

Other Producers: None

Minnesota

U.S. Department of Agriculture

FARM: 337

Murray

Farm Service Agency

Prepared: 7/17/19 10:58 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2019

Page: 2 of 2

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HEIDI E. WINTER
MURRAY COUNTY AUDITOR - TREASURER
 P.O. BOX 57
 SLAYTON, MN 56172
 507-836-1156
 www.murraycountymn.com

2021
PROPERTY TAX STATEMENT

SKANDIA TWP

PRCL# 19-025-0030 RCPT# 5897
 ESC# 428 NORTHWESTERN FARM MG
 TC 8.956 8.956

Property ID Number: 19-025-0030
Property Description: SECT-25 TWP-108 RANG-42
 NW1/4, LESS 7.76 ACRES IN NW1/4
 NW1/4 COMM 342' S OF NW CORNER OF

PRIEBE PRAIRIE DEMESNE LLC 5353-T
 % COLLETTE MORGAN ACRES 152.24
 4008 W 44TH ST
 EDINA MN 55424

Values and Classification		
Taxes Payable Year	2020	2021
Step 1	Estimated Market Value: 895.600 895.600	
	Homestead Exclusion:	
	Taxable Market Value: 895.600 895.600	
	New Improve/Expired Excls:	
	Property Class: AGRI NON-HSTD AGRI NON-HSTD	
	Sent in March 2020	
Step 2	Proposed Tax	
	* Does Not Include Special Assessments 4.152.00	
	Sent in November 2020	
Step 3	Property Tax Statement	
	First half Taxes: 2.080.00	
	Second half Taxes: 2.080.00	
	Total Taxes Due in 2021 4.160.00	

\$\$\$ 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:	2020	2021
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	<input type="checkbox"/>	
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	4,252.05	4,221.98
4. A. Agricultural and rural land tax credits .....	.00	.00
B. Other credits to reduce your property tax	78.01	83.10
5. Property taxes after credits	4,174.04	4,138.88
Property Tax by Jurisdiction		
6. County	2,529.54	2,547.93
7. City or Town	1,002.00	988.65
8. State General Tax .....	.00	.00
9. School District: 2904		
A. Voter approved levies	145.08	134.25
B. Other local levies	483.99	454.35
10. Special Taxing Districts:		
A. SWRDC	13.43	13.70
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	4,174.04	4,138.88
Special Assessments on Your Property		
13. A. 2000 CO DITCH 20 .....		.74
B. 4500 CO DITCH 45		12.42
PRIN 21.12 C. 5300 CO DITCH 53		4.46
INT 21.12 D. 70020 911 RURAL SIGN ASMT		3.50
TOT 21.12 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	4,200.00	4,160.00

2 2nd Half Pay Stub **2021** DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT MAKE CHECKS PAYABLE TO: MURRAY COUNTY AUDITOR - TREASURER IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1 1st Half Pay Stub **2021** DETACH AND RETURN THIS STUB WITH YOUR FULL/1ST HALF PAYMENT MAKE CHECKS PAYABLE TO: MURRAY COUNTY AUDITOR - TREASURER IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 19-025-0030 RCPT# 5897
 AGRI NON-HSTD ESC# 428
 NORTHWESTERN FARM MG

PRCL# 19-025-0030 RCPT# 5897
 AGRI NON-HSTD ESC# 428
 NORTHWESTERN FARM MG

AMOUNT DUE THIS RECEIPT NOT VALID UNTIL YOUR CHECK HAS CLEARED THE BANK. NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT. NOVEMBER 15, 2021	2ND HALF TAX 2,080.00	PENALTY	TOTAL
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AMOUNT DUE THIS RECEIPT NOT VALID UNTIL YOUR CHECK HAS CLEARED THE BANK. TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL. MAY 17, 2021	TOTAL TAX 4,160.00	1ST HALF TAX 2,080.00	PENALTY	TOTAL
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PRIEBE PRAIRIE DEMESNE LLC 5353-T
 % COLLETTE MORGAN
 4008 W 44TH ST
 EDINA MN 55424

PRIEBE PRAIRIE DEMESNE LLC 5353-T
 % COLLETTE MORGAN
 4008 W 44TH ST
 EDINA MN 55424

Check
 Cash

MURRAY COUNTY

LIST ADDRESS CORRECTION ON BACK

Check
 Cash

MURRAY COUNTY

LIST ADDRESS CORRECTION ON BACK

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MURRAY COUNTY AUDITOR - TREASURER
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 SLAYTON, MN 56172
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 www.murraycountymn.com



SKANDIA TWP

PRCL# 19-025-0010 RCPT# 5894
 ESC# 428 NORTHWESTERN FARM MG
 TC 4.458 4.458

Property ID Number: 19-025-0010
 Property Description: SECT-25 TWP-108 RANG-42
 N1/2 NE1/4

PRIEBE PRAIRIE DEMESNE LLC 5353-T
 % COLLETTE MORGAN
 4008 W 44TH ST ACRES 80.00
 EDINA MN 55424

Values and Classification			
Taxes Payable Year		2020	2021
Step 1	Estimated Market Value:	445,800	445,800
	Homestead Exclusion:		
	Taxable Market Value:	445,800	445,800
New Improve/Expired Excls:			
Property Class:		AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2020			
Step 2	Proposed Tax		2,066.00
* Does Not Include Special Assessments Sent in November 2020			
Step 3	Property Tax Statement		
	First half Taxes:		1,032.00
	Second half Taxes:		1,032.00
Total Taxes Due in 2021			2,064.00

\$\$\$ 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:	2020	2021
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	<input type="checkbox"/>	
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	2,117.33	2,101.86
4. A. Agricultural and rural land tax credits .....	.00	.00
B. Other credits to reduce your property tax	38.83	41.36
5. Property taxes after credits	2,078.50	2,060.50
Property Tax by Jurisdiction		
6. County	1,259.92	1,268.57
7. City or Town	498.76	492.12
8. State General Tax .....	.00	.00
9. School District: 2904		
A. Voter approved levies	72.21	66.82
B. Other local levies	240.92	226.17
10. Special Taxing Districts:		
A. SWRDC	6.69	6.82
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	2,078.50	2,060.50
Special Assessments on Your Property		
13. A. 70020 911 RURAL SIGN ASMT		3.50
B.		
PRIN 3.50 C.		
INT D.		
TOT 3.50 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	2,082.00	2,064.00

2 2nd Half Pay Stub **2021** DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT MAKE CHECKS PAYABLE TO: MURRAY COUNTY AUDITOR - TREASURER IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1 1st Half Pay Stub **2021** DETACH AND RETURN THIS STUB WITH YOUR FULL/1ST HALF PAYMENT MAKE CHECKS PAYABLE TO: MURRAY COUNTY AUDITOR - TREASURER IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 19-025-0010 RCPT# 5894
 AGRI NON-HSTD ESC# 428
 NORTHWESTERN FARM MG

PRCL# 19-025-0010 RCPT# 5894
 AGRI NON-HSTD ESC# 428
 NORTHWESTERN FARM MG

AMOUNT DUE	
THIS RECEIPT NOT VALID UNTIL YOUR CHECK HAS CLEARED THE BANK. NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT	
2ND HALF TAX	1,032.00
PENALTY	
TOTAL	
NOVEMBER 15, 2021	

AMOUNT DUE		TOTAL TAX	2,064.00
THIS RECEIPT NOT VALID UNTIL YOUR CHECK HAS CLEARED THE BANK. TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.		1ST HALF TAX	1,032.00
		PENALTY	
		TOTAL	
MAY 17, 2021			

PRIEBE PRAIRIE DEMESNE LLC 5353-T
 % COLLETTE MORGAN
 4008 W 44TH ST
 EDINA MN 55424

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 % COLLETTE MORGAN
 4008 W 44TH ST
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Check
 Cash

MURRAY COUNTY

LIST ADDRESS CORRECTION ON BACK

Check
 Cash

MURRAY COUNTY

LIST ADDRESS CORRECTION ON BACK