



301 South O'Connell Street, Marshall, Minnesota 56258

## Priebe – Ellsborough Section 20 Murray County, MN Farm for Sale

**General Info:** Great opportunity to purchase approx. 80 acres of farmland in Ellsborough Township. This multi-combination parcel includes both tillable and CRP land. Farm is level to gently rolling with excellent soils and tile drainage.

**Legal Description:** The South Half (S ½) of the Northeast Quarter in section Twenty (20), Township One Hundred Eight (108) North, Range Forty-Three (43) West, (Ellsborough Township) Murray County, MN.

**Farm Location:** From Ruthton, MN – 5 miles SE, a ½ mile south of the Co Rd 18 & 20<sup>th</sup> Ave. intersection.

**Deeded Acres:** 80 acres more or less

**Tillable Acres:** 59.71 FSA tillable acres

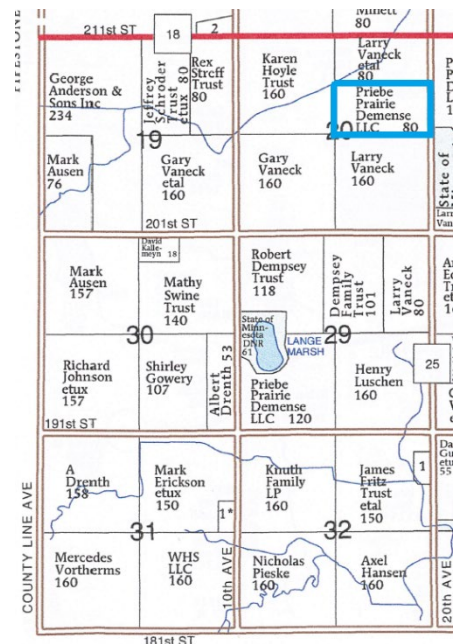
**Crop Productivity Index (CPI):** 84.7

**Asking Price:** \$525,000 or \$6,562.50/deeded acre

**Real Estate Taxes:** 2021 taxes \$2,510 (non-Homestead)

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

**Sellers:** Priebe Prairie Demesne, C, LLC



Phone: (507) 532-5120

E-mail: [land@nfmco.com](mailto:land@nfmco.com)

Web Address: [www.nfmco.com](http://www.nfmco.com)

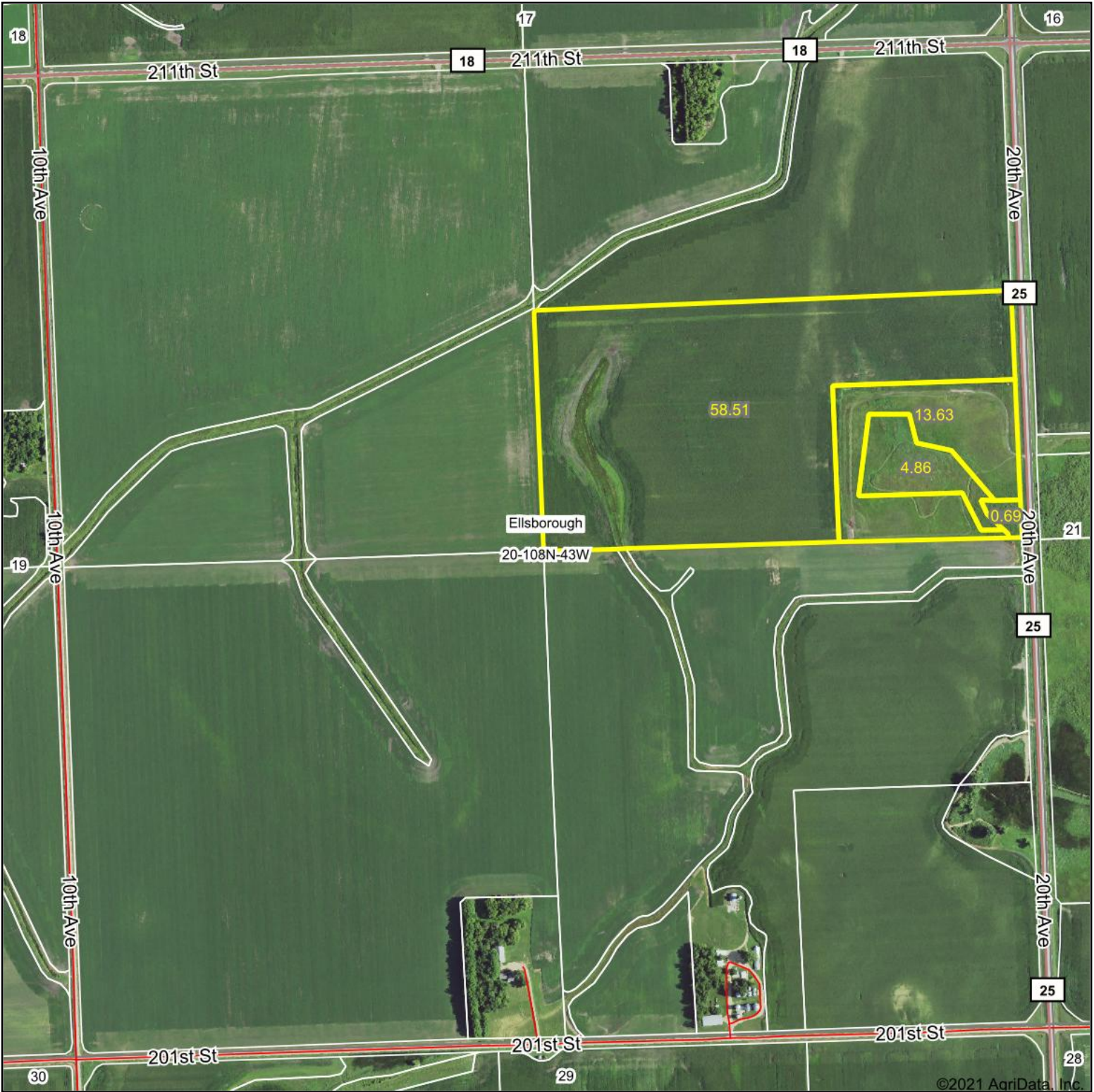
Accredited Farm Management

Real Estate Sales

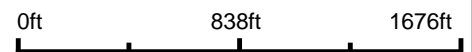
Certified Appraisals



# Aerial Map



Map Center: 44° 8' 46.36, -96° 2' 2.41



**20-108N-43W**  
**Murray County**  
**Minnesota**



9/13/2021

Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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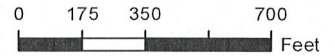
Field borders provided by Farm Service Agency as of 5/21/2008.

**Farm 1107**

**Tract 184**

2019 Program Year

Map Created April 16, 2019



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
- CRP
- Tract Boundary

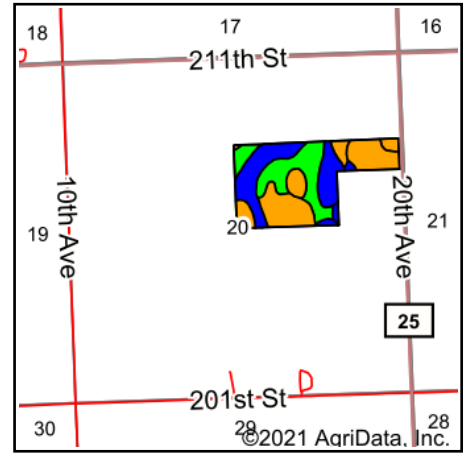
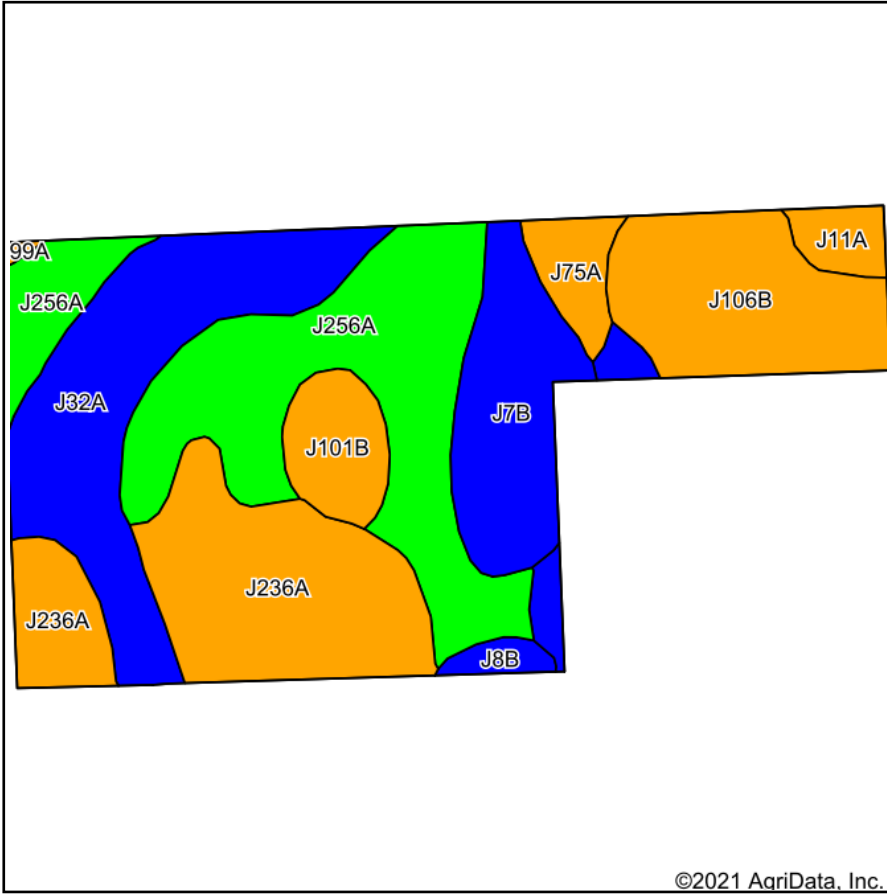
**Wetland Determination Identifiers**

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

Tract Cropland Total: 77.00 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 2017 NAIP imagery.

# Soils Map



State: **Minnesota**  
 County: **Murray**  
 Location: **20-108N-43W**  
 Township: **Ellsborough**  
 Acres: **58.51**  
 Date: **9/13/2021**



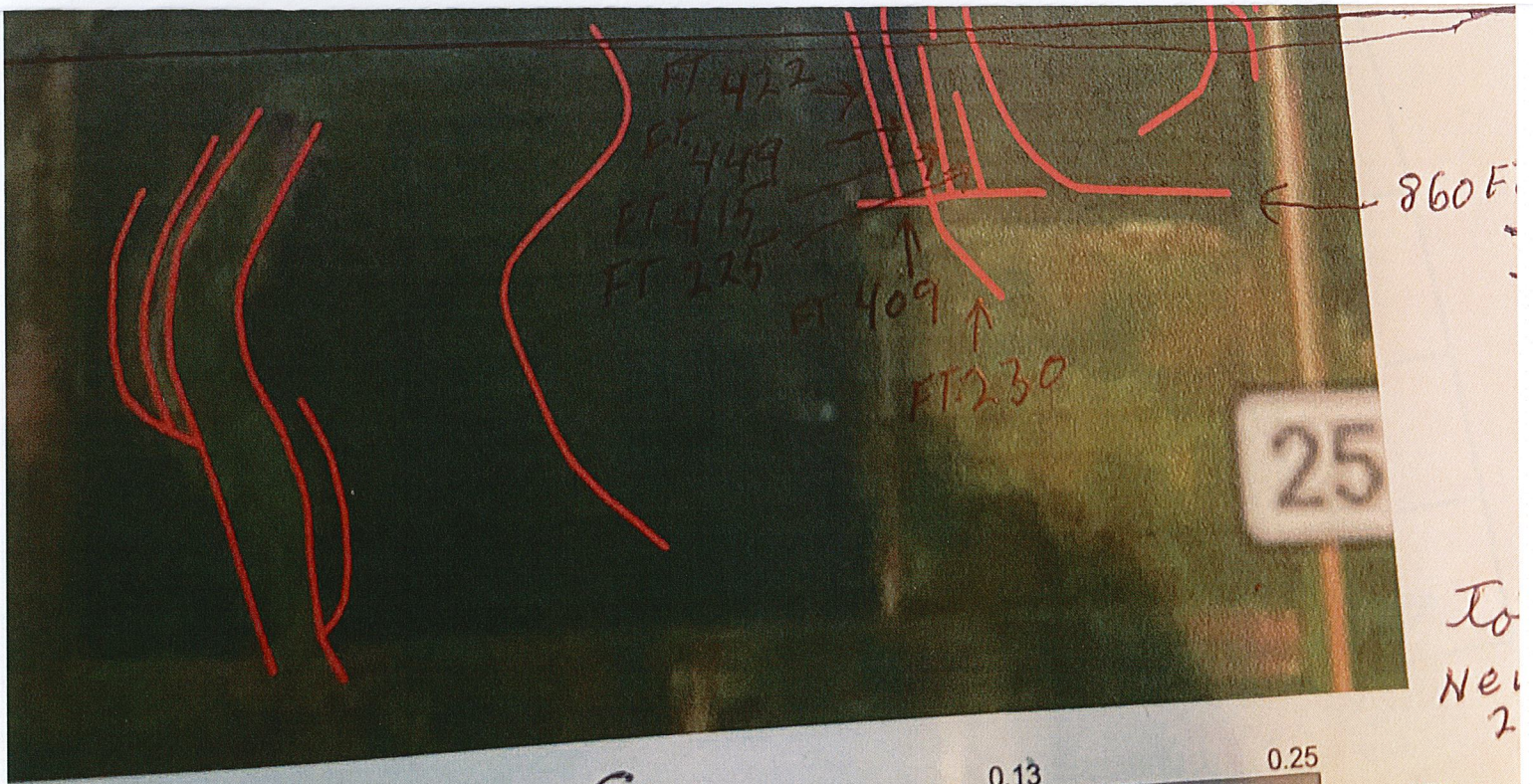
Soils data provided by USDA and NRCS.

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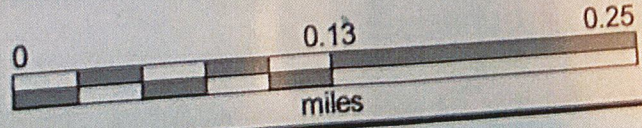
Area Symbol: MN101, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
J256A	Waubay silty clay loam, 0 to 2 percent slopes	15.68	26.8%		Iw	99
J32A	Bigstone silty clay loam, depressional, 0 to 1 percent slopes	11.79	20.2%		IIIw	77
J236A	Highpoint Lake silty clay, 0 to 2 percent slopes	11.55	19.7%		IIs	90
J106B	Barnes-Buse-Svea complex, 1 to 6 percent slopes	7.31	12.5%		Ile	88
J7B	Sverdrup sandy loam, 2 to 6 percent slopes	6.05	10.3%		IIIe	49
J101B	Hokans-Svea complex, 1 to 4 percent slopes	2.56	4.4%		Ile	98
J75A	Fordville loam, coteau, 0 to 2 percent slopes	1.66	2.8%		IIs	64
J11A	Vallers clay loam, 0 to 2 percent slopes	1.15	2.0%		IW	90
J8B	Egeland sandy loam, 2 to 6 percent slopes	0.63	1.1%		IIIe	68
J199A	Fulda silty clay, 0 to 2 percent slopes	0.13	0.2%		IW	86
<b>Weighted Average</b>						<b>84.7</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.



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2

5-14

FIFESION

211st ST

18

2

80

George Anderson & Sons Inc  
234

Jeffrey Schroder Trust etux 80

Rex Streff Trust 80

Karen Hoyle Trust 160

Larry Vaneck etal 80

Priebe Prairie Demense LLC 80

Mark Ausen 76

Gary Vaneck etal 160

Gary Vaneck 160

Larry Vaneck 160

201st ST

David Kalle-meyn 18

Mark Ausen 157

Mathy Swine Trust 140

Robert Dempsey Trust 118

Dempsey Family Trust 101

Larry Vaneck 80

30

State of Minnesota DNR 61

LANGE MARSH

29

Richard Johnson etux 157

Shirley Gowery 107

Albert Drenth 53

Priebe Prairie Demense LLC 120

Henry Luschen 160

25

191st ST

A Drenth 158

Mark Erickson etux 150

Knuth Family LP 160

James Fritz Trust etal 150

1

31

1\*

32

Mercedes Vortherms 160

WHS LLC 160

Nicholas Pieske 160

Axel Hansen 160

COUNTY LINE AVE

10th AVE

20th AVE

181st ST

<b>CRP-1</b> (10-22-15)  <b>U.S. DEPARTMENT OF AGRICULTURE</b> Commodity Credit Corporation  <b>CONSERVATION RESERVE PROGRAM CONTRACT</b>	1. ST. & CO CODE & ADMIN. LOCATION 27 101	2. SIGN-UP NUMBER 48
	3. CONTRACT NUMBER 11255-1912-7-16	4. ACRES FOR ENROLLMENT 17.29
7A. COUNTY OFFICE ADDRESS (Include Zip Code) MURRAY COUNTY FARM SERVICE AGENCY 2740 22ND ST SUITE 1 SLAYTON, MN 56172-0285	5. FARM NUMBER 0001107	6. TRACT NUMBER(S) 0000184
7B. TELEPHONE NUMBER (Include Area Code): (507) 836-8567 x2	8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-1-2016 TO: (MM-DD-YYYY) 9-30-2031

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.

10A. Rental Rate Per Acre	\$ 271.63	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment	\$ 4,696	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment	\$	0000184	0004	CP23A	17.29	1,902
(Item 10C applicable only to continuous signup when the first year payment is prorated.)						

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)			
A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): PRIEBE PRAIRIE DESMESNE C LLC C/O BRUCE A PRIEBE 6816 SALLY LN EDINA, MN 55439-1047	(2) SHARE 100.00%	(3) SIGNATURE <i>Bruce Priebe</i>	(4) DATE (MM-DD-YYYY) 9/20/16
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>		B. DATE (MM-DD-YYYY) 9-18-16

**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights Complaint or Discrimination Complaint, the USDA Program Discrimination Complaint Form, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider and employer.

Original - County Office Copy     
  Owner's Copy     
  Operator's Copy

9-18-16

ELLSBOROUGH TWP

Property ID Number: 07-020-0020  
 Property Description: SECT-20 TWP-108 RANG-43  
 S1/2 NE1/4

PRIEBE PRAIRIE DEMESNE, C, LLC 6727-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:	457,900 457,900
	Homestead Exclusion:	
	Taxable Market Value:	457,900 457,900
	New Improve/Expired Excls:	
	Property Class:	AGRI NON-HSTD AGRI NON-HSTD
Sent in March 2020		
Step 2	Proposed Tax	2,510.00
* Does Not Include Special Assessments		
Sent in November 2020		
Step 3	Property Tax Statement	
	First half Taxes:	1,255.00
	Second half Taxes:	1,255.00
	Total Taxes Due in 2021	2,510.00

**\$\$\$ 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**
- 2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....

		Taxes Payable Year: 2020	2021
<b>Property Tax and Credits</b>	3. Property taxes before credits .....		.00
	4. A. Agricultural and rural land tax credits .....		.00
	B. Other credits to reduce your property tax .....	662.51	747.70
	5. <b>Property taxes after credits</b> .....	2,548.50	2,506.50
<b>Property Tax by Jurisdiction</b>	6. County .....	1,293.92	1,302.03
	7. City or Town .....	365.27	367.97
	8. State General Tax .....	.00	.00
	9. School District: 2902   A. Voter approved levies .....	662.51	611.75
	B. Other local levies .....	219.93	217.74
	10. Special Taxing Districts:   A. SWRDC .....	6.87	7.01
	B. ....		
	C. ....		
	D. ....		
	11. Non-school voter approved referenda levies .....		
	12. Total property tax before special assessments .....	2,548.50	2,506.50
<b>Special Assessments on Your Property</b>	13. A. 70020 911 RURAL SIGN ASMT .....		3.50
	B. ....		
PRIN           3.50	C. ....		
INT            3.50	D. ....		
TOT            3.50	E. ....		
	14. <b>YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b> .....	2,552.00	2,510.00

**2nd Half 2021** 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

**1st Half 2021** 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# 07-020-0020 RCPT# 1751  
 AGRI NON-HSTD ESC# 428  
 NORTHWESTERN FARM MG

PRCL# 07-020-0020 RCPT# 1751  
 AGRI NON-HSTD ESC# 428  
 NORTHWESTERN FARM MG

AMOUNT DUE	
<small>THIS RECEIPT NOT VALID UNTIL YOUR CHECK HAS CLEARED THE BANK. NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.</small>	
2ND HALF TAX	1,255.00
PENALTY	
TOTAL	
NOVEMBER 15, 2021	

AMOUNT DUE	
<small>THIS RECEIPT NOT VALID UNTIL YOUR CHECK HAS CLEARED THE BANK. TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.</small>	
1ST HALF TAX	1,255.00
PENALTY	
TOTAL	
MAY 17, 2021	

PRIEBE PRAIRIE DEMESNE, C, LLC 6727-T  
 % COLLETTE MORGAN  
 4008 W 44TH ST  
 EDINA MN 55424

PRIEBE PRAIRIE DEMESNE, C, LLC 6727-T  
 % COLLETTE MORGAN  
 4008 W 44TH ST  
 EDINA MN 55424



# \$\$\$ REFUNDS

You may qualify for one or both refunds from the State of Minnesota based on your 2021 Property Taxes.

If you owned and occupied this property as your homestead on January 2, 2021, you **may** qualify for one or both of the following homestead credit refunds:

- Property Tax Refund** - If your taxes exceed certain income-based thresholds, and your total household income is less than \$116,180.
- Special Property Tax Refund** - If you also owned and occupied this property as your homestead on January 2, 2020 and **both** of the following are true:
  - The net property tax on your homestead increased by more than 12% from 2020 to 2021.
  - The increase was at least \$100, not due to improvements on the property.

For Form M1PR and instructions:



[www.revenue.state.mn.us](http://www.revenue.state.mn.us)



(651) 296-3781



Minnesota Tax Forms  
Mail Station 1421  
St. Paul, MN 55146-1421

Make sure to provide your Property ID Number on your M1PR to ensure prompt processing.

## Penalty For Late Payment Of Property Tax

If you pay your first half or second half property tax after the due dates, a penalty will be added to your tax. The later you pay, the greater the penalty you must pay. The table below shows the penalty amounts added to your tax if your property taxes are not paid before the date shown.

Property Type:	2021											2022
	May 18	June 1	July 1	Aug 1	Sep 1	Oct 1	Oct 16	Nov 1	Nov 16	Dec 1	Jan 2	
<b>Homesteads and Seasonal Rec.</b>	1st half	2%	4%	5%	6%	7%	8%	8%	8%	-	8%	10%
	2nd half	-	-	-	-	-	-	2%	4%	-	5%	7%
	Both Unpaid	-	-	-	-	-	-	5%	6%	-	6.5%	8.5%
<b>Agricultural Homesteads</b>	1st half	2%	4%	5%	6%	7%	8%	8%	8%	8%	8%	10%
	2nd half	-	-	-	-	-	-	-	2%	4%	6%	6%
	Both Unpaid	-	-	-	-	-	-	-	5%	6%	6%	8%
<b>Nonhomesteads</b>	1st half	4%	8%	9%	10%	11%	12%	12%	-	12%	14%	14%
	2nd half	-	-	-	-	-	-	4%	8%	-	9%	11%
	Both Unpaid	-	-	-	-	-	-	8%	10%	-	10.5%	12.5%
<b>Agricultural Nonhomesteads</b>	1st half	4%	8%	9%	10%	11%	12%	12%	12%	12%	12%	14%
	2nd half	-	-	-	-	-	-	-	4%	8%	10%	10%
	Both Unpaid	-	-	-	-	-	-	-	8%	10%	10%	12%
<b>Personal Property</b>	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
<b>Manufactured Homes</b>	1st half	-	-	-	-	8%	8%	8%	8%	8%	8%	8%
	2nd half	-	-	-	-	-	-	-	-	8%	8%	8%

### Personal Property Located on Leased Government-owned Land:

Taxes may be paid in two installments due at the same time as real property taxes. These taxes are subject to the same penalty schedule and penalty rates as real property taxes. All other personal property taxes are due in full on or before May 17, 2021.

### Note to manufactured homeowners:

The title to your manufactured home cannot be transferred unless all current year and delinquent personal property taxes are paid at the time of transfer.

### IMPORTANT ADDITIONAL NOTES:

- TAXPAYERS ARE RESPONSIBLE FOR PAYMENT OF TAX AND THIS IS NOT AFFECTED BY FAILURE TO PROVIDE A STATEMENT FOR A PARCEL.
- WE DO NOT MAIL SECOND HALF STATEMENTS.
- PAYMENT - WE ARE PROHIBITED FROM ACCEPTING POST-DATED CHECKS. PAYMENT MUST BE IN U.S. DOLLARS BY MONEY ORDER, OR DRAFT FROM A U.S. BANK OR BRANCH. DRAFT MUST HAVE BANK'S CODED TRANSIT NUMBER ALONG BOTTOM EDGE.
- POSTMARK DETERMINES MAIL PAYMENT DATE. Laws 1996, Chapter 471, Article 3, Section 22, enacted as M.S. 276.017 PROVIDE THAT A UNITED STATES POSTAL SERVICE POSTMARK QUALIFIES AS PROOF OF TIMELY MAILING; HOWEVER POSTMARK OF A PRIVATE POSTAGE METER MACHINE DOES NOT QUALIFY AS PROOF OF TIMELY MAILING.

## SENIOR CITIZEN PROPERTY TAX DEFERRAL

The Senior Citizen Deferral Program provides a low-interest loan to senior citizens having difficulty paying property taxes. This is not a tax forgiveness program, however, this program:

- Limits the maximum amount of property tax paid to 3% of total household income, and
- Ensures the amount of tax paid remains the same as long as you participate in this program.

To be eligible, you must file an application by **November 1, 2021**, as well as:

- Be at least 65 years old,
- Have a household income of \$60,000 or less, and
- Have lived in your home for at least 15 years.

To receive a fact sheet and application for this program, or to file an on-line application, go to [www.revenue.state.mn.us](http://www.revenue.state.mn.us) and type keyword "deferral" into the search box, or call the Senior Deferral Administrator at (651) 556-4803 to have the information mailed to you.

### ADDRESS CORRECTION

NEW ADDRESS:

NAME \_\_\_\_\_

STREET ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_

STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

### ADDRESS CORRECTION

NEW ADDRESS:

NAME \_\_\_\_\_

STREET ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_

STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

THIS STUB MUST ACCOMPANY FIRST HALF PAYMENT

THIS STUB MUST ACCOMPANY SECOND HALF PAYMENT