



301 South O'Connell Street, Marshall, Minnesota 56258

DeBLIECK FAMILY FARM SEALED BID LAND AUCTION

Parcel described as:

NW ¼ EX 1400 feet of Section 12-111-40 (Clifton Twp) Lyon County, MN.

Times and Dates

Thursday, June 23, 2022

– Written bids and earnest money check must be received by Northwestern Farm Management Company by 5:00 PM.

Monday, June 27, 2022

– All persons submitting bids will have opportunity to raise bids at the Red Baron Arena & Expo, 1651 Victory Dr, Marshall, MN 56258 at 10:00 AM.

Farm Information: Rare opportunity to purchase high quality Lyon County farmland with excellent farmability and highly productive soils. Farm contains 75.20 total acres +/- with 71.52 tillable acres+/. This farm has a Crop Productivity Index (CPI) of 92.9. Canisteo clay loam, Amiret-Swanlake loams, Seaforth loams, and Glencoe clay loam are the most common soil types on the property. Farm has county tile and additional private drainage to increase productivity.

FSA-Information:

Crop	Base Acreage	PLC Yield
Corn	52.72	154
Soybeans	17.58	46

Property Taxes: Non-Homestead 2022: \$3,0178.00



Phone: (507) 532-5120

E-mail: land@nfmco.com

Web Address: www.nfmco.com

Accredited Farm Management

Real Estate Sales

Certified Appraisals



Sealed bid instructions:

1. All potential buyers shall deliver or mail a sealed bid by 5 pm Thursday, June 23, 2022, to:

Northwestern Farm Management Company,
Attn: Dan Sprengeler
301 South O'Connell St.
Marshall, MN 56258

2. Minimum Bid is \$601,600 or \$8,000 per acre on 75.20 acres.
3. All bids must be accompanied by a \$5,000.00 check for earnest money made out to Northwestern Farm Management Trust Account.
4. The written bid shall state the total purchase price for the entire property.
5. Only registered bidders may attend and participate in the auction.
6. All persons submitting a written bid will be allowed to raise their bid after all bids have been opened.
7. The property described above will be sold in "As Is and Where Is" condition.
8. The sale is subject to the terms of the 2022 cash rent lease.
9. Seller will retain 100% of the 2022 cash rent payment and pay all the Real Estate Taxes due in 2021.
10. Possession will be granted immediately after closing, subject to the 2022 lease terms.
11. The successful bidder will enter into a purchase agreement and shall pay as earnest money 15% of the successful bid on the day of the auction.
12. The entire balance of the purchase price will be due and payable on or before August 24, at which time marketable title shall be conveyed.
13. Unsuccessful bidders will have checks returned to them at the conclusion of auction.
14. The seller reserves the right to reject any and all bids and to waive any irregularities in the bidding.
15. Property to be sold subject to any road, drainage, utility, or other easements of record.
16. Announcements the day of the auction take precedent over written material.



301 South O'Connell Street, Marshall, Minnesota 56258

BID SHEET FOR DeBLIECK FAMILY FARM SALE

Parcel described as:

NW ¼ EX 1400 feet of Section 12-111-40 (Clifton Twp) Lyon County, MN.

Submit bids in writing to:

Northwestern Farm Management Company
Attn: Dan Sprengeler
301 South O'Connell Street
Marshall, MN 56258

All bids must be received by 5:00 pm June 23, 2022
Minimum bid is \$601,600 or \$8,000 per acre on 75.20 acres.
Bid must be accompanied by a \$5,000 earnest money check.

Total Bid Amount \$ _____

Submit \$5,000 earnest money check to **Northwestern Farm Management Company Trust Account.**

All bidders who have submitted a bid in writing will have opportunity to raise their bid on Monday, June 27, 2022, at the Red Baron Arena & Expo, 1651 Victory Dr, Marshall, MN 56258 at 10:00 AM. Successful bidder will sign purchase agreement at the conclusion of the auction and make earnest money payment of 15% of final purchase price less \$5,000 earnest money check. Sale is not contingent on buyer financing. Bidders must be prequalified. Unsuccessful bidders will have \$5,000 checks returned to them at conclusion of auction. Seller reserves the right to refuse any and all offers.

NAME: _____

LENDER'S NAME: _____

ADDRESS: _____

ADDRESS: _____

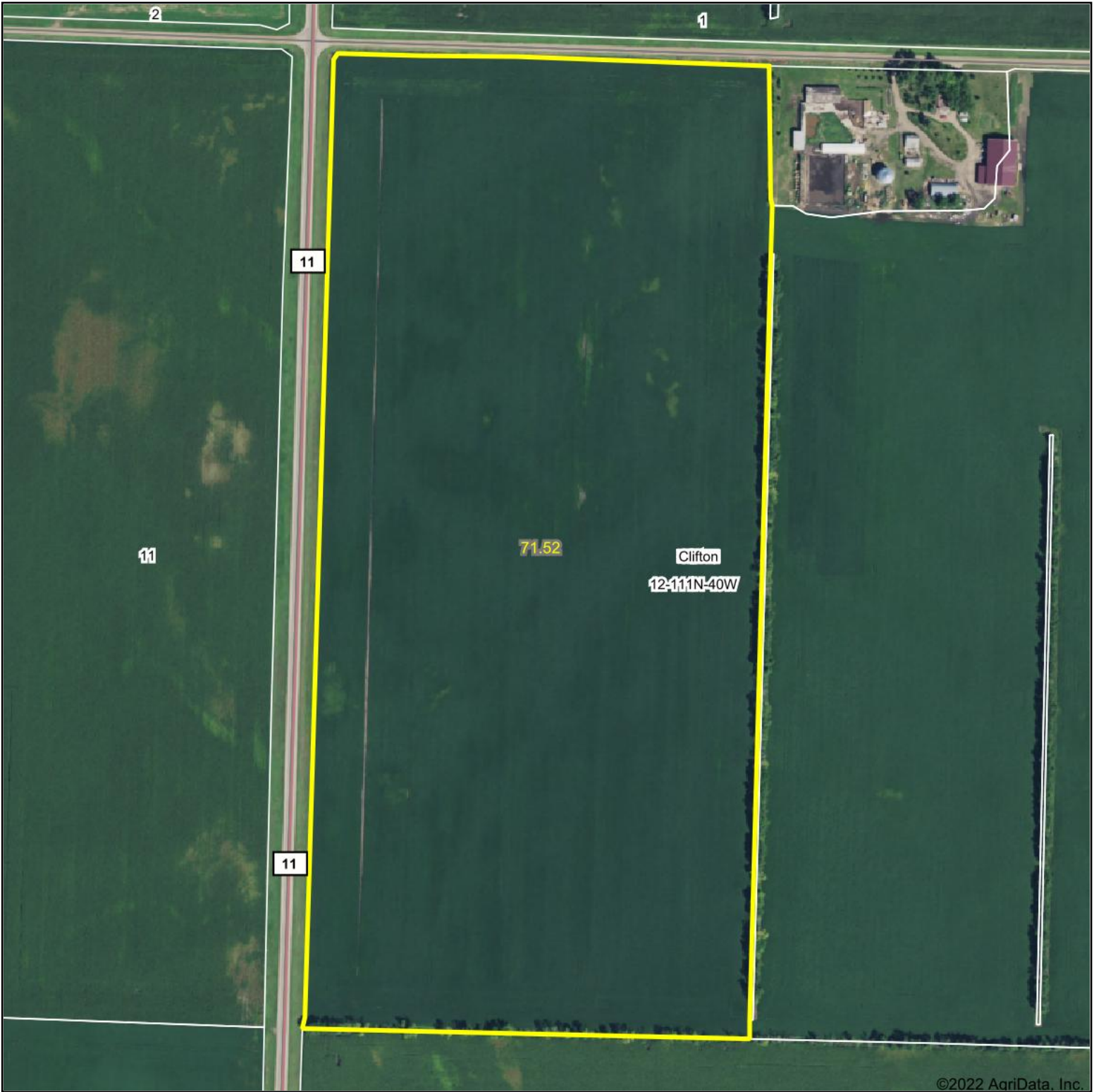
PHONE: _____

PHONE: _____

Email: _____

Email: _____

Aerial Map

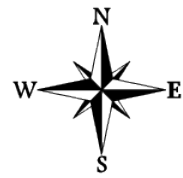


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Map Center: 44° 26' 21.61, -95° 36' 41.88



12-111N-40W
Lyon County
Minnesota



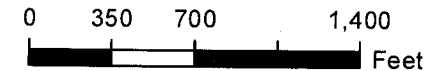
4/29/2022

Maps Provided By:



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



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

- Cropland
- Tract Boundary
- Minnesota_Transparency_Polygon_02142019

Wetland Determination Identifiers

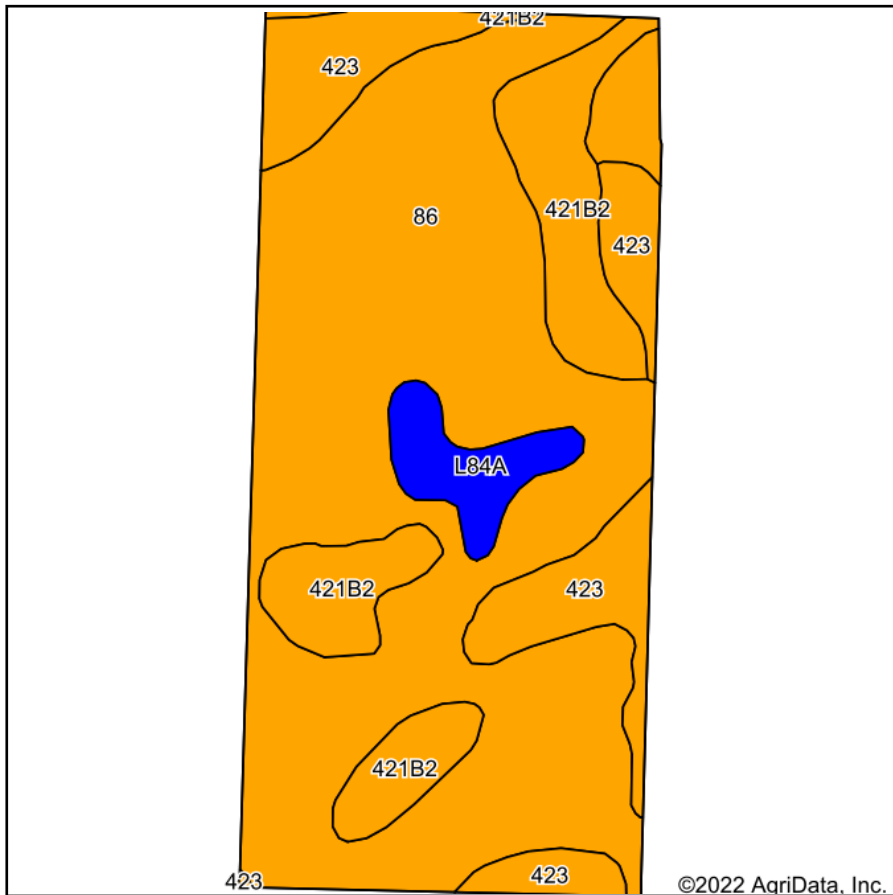
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 71.52 acres

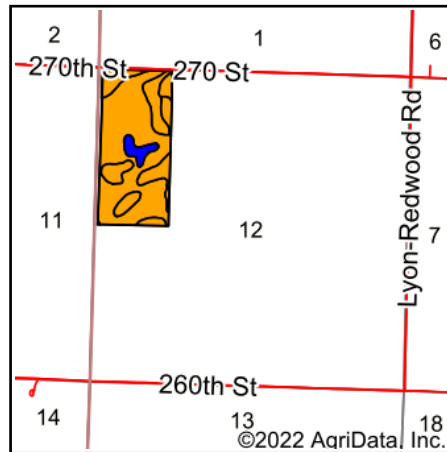


United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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 2019 NAIP imagery.

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Lyon**
 Location: **12-111N-40W**
 Township: **Clifton**
 Acres: **71.52**
 Date: **4/29/2022**



Maps Provided By:



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Area Symbol: MN083, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	47.49	66.4%		IIw	93
421B2	Amiret-Swanlake loams, 2 to 6 percent slopes	10.55	14.8%		IIe	92
423	Seaforth loam, 1 to 3 percent slopes	10.54	14.7%		IIs	95
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.94	4.1%		IIIw	86
Weighted Average					2.04	92.9

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

Minnesota
Lyon

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 7448
Prepared: 5/3/22 11:25 AM
Crop Year: 2022
Page: 1 of 2

Report ID: FSA-156EZ

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
DEBLIECK, NEIL ADAM

Farm Identifier

Farms Associated with Operator:
None

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
71.52	71.52	71.52	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	71.52	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
CORN	SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	52.72	154	0.00
SOYBEANS	17.58	46	0.00
Total Base Acres:	70.3		

Tract Number: 7716 **Description:** WNW 12 CLIFTON

FSA Physical Location : Lyon, MN **ANSI Physical Location:** Lyon, MN

BIA Range Unit Number:

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

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
71.52	71.52	71.52	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	71.52	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	52.72	154	0.00
SOYBEANS	17.58	46	0.00
Total Base Acres:	70.3		

Owners: DEBLIECK, BRUCE N

LYON COUNTY AUDITOR / TREASURER
 607 WEST MAIN STREET
 MARSHALL, MN 56258
 507-537-6724
 www.lyonco.org

2022

PROPERTY TAX STATEMENT

CLIFTON TWP

PRCL# 02-012002-1 RCPT# 430
 TAXES PAID BY ACH 4.987 5.249
 TC

Property ID Number: 02-012002-1
 Property Description: SECT-12 TWP-111 RANG-40
 75.20 ACRES PT NW4 EX EAST 1400'

BRUCE N DEBLIECK ETAL 13242-T
 820 7TH ST NW
 WILLMAR MN 56201 ACRES 75.20

		Values and Classification	
		Taxes Payable Year	2021 2022
Step 1	Estimated Market Value:	498,700	524,900
	Homestead Exclusion:		
	Taxable Market Value:	498,700	524,900
	New Improve/Expired Excls:		
Property Class:		AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2021			
Step 2	Proposed Tax		
* Does Not Include Special Assessments			3,124.00
Sent in November 2021			
Step 3	Property Tax Statement		
First half Taxes:			1,589.00
Second half Taxes:			1,589.00
Total Taxes Due in 2022			3,178.00

\$\$\$ 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

		Taxes Payable Year:	2021	2022
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		3,765.97	3,826.42
	4. A. Agricultural and rural land tax credits00	.00
	B. Other credits to reduce your property tax		608.17	688.62
	5. Property taxes after credits		3,157.80	3,137.80
Property Tax by Jurisdiction	6. County		1,942.43	1,972.48
	7. City or Town		201.92	200.35
	8. State General Tax00	.00
	9. School District: 413	A. Voter approved levies	438.66	394.42
		B. Other local levies	567.16	562.73
	10. Special Taxing Districts:	A. SW REGIONAL DEVELOPMENT	7.63	7.82
		B.		
		C.		
		D.		
	11. Non-school voter approved referenda levies			
	12. Total property tax before special assessments		3,157.80	3,137.80
Special Assessments on Your Property	13. A. 9640 JD 31 R & L		40.20	40.20
	B.			
	PRIN 40.20 C.			
	INT D.			
	TOT 40.20 E.			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS			3,198.00	3,178.00

2nd Half 2022 Pay Stub **2022** DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
 MAKE CHECKS PAYABLE TO: LYON COUNTY
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half 2022 Pay Stub **2022** DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
 MAKE CHECKS PAYABLE TO: LYON COUNTY
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 02-012002-1 RCPT# 430
 AGRI NON-HSTD
 TAXES PAID BY ACH

PRCL# 02-012002-1 RCPT# 430
 AGRI NON-HSTD
 TAXES PAID BY ACH

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2022	2ND HALF TAX	1,589.00	3,178.00
	PENALTY		1,589.00
	TOTAL		

YOUR CANCELED CHECK IS YOUR RECEIPT.

TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.

BRUCE N DEBLIECK ETAL 13242-T
 820 7TH ST NW
 WILLMAR MN 56201

BRUCE N DEBLIECK ETAL 13242-T
 820 7TH ST NW
 WILLMAR MN 56201

\$\$\$ REFUNDS

You may qualify for one or both refunds from the State of Minnesota based on your 2022 Property Taxes.

If you owned and occupied this property as your homestead on January 2, 2022, 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 \$119,790.
- Special Property Tax Refund** - If you also owned and occupied this property as your homestead on January 2, 2021 and **both** of the following are true:
 - The net property tax on your homestead increased by more than 12% from 2021 to 2022.
 - The increase was at least \$100, not due to improvements on the property.

For Form M1PR and instructions:



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:	2022											2023
	May 17	June 1	July 1	Aug 1	Sep 1	Oct 1	Oct 18	Nov 1	Nov 16	Dec 1	Jan 2	
Homesteads and Seasonal Rec.	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%
Agricultural Homesteads	1st half	2%	4%	5%	6%	7%	8%	8%	8%	8%	8%	10%
	2nd half	-	-	-	-	-	-	-	-	2%	4%	6%
	Both Unpaid	-	-	-	-	-	-	-	-	5%	6%	8%
Nonhomesteads	1st half	4%	8%	9%	10%	11%	12%	12%	12%	-	12%	14%
	2nd half	-	-	-	-	-	-	4%	8%	-	9%	11%
	Both Unpaid	-	-	-	-	-	-	8%	10%	-	10.5%	12.5%
Agricultural Nonhomesteads	1st half	4%	8%	9%	10%	11%	12%	12%	12%	12%	12%	14%
	2nd half	-	-	-	-	-	-	-	-	4%	8%	10%
	Both Unpaid	-	-	-	-	-	-	-	-	8%	10%	12%
Personal Property	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
Manufactured Homes	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 16, 2022.

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.
- M.S. 276.017 SUBD. 3. **PROOF OF TIMELY PAYMENT.** THE POSTMARK OR REGISTRATION MARK OF THE UNITED STATES POSTAL SERVICE QUALIFIES AS PROOF OF TIMELY MAILING. MAILING, OR THE TIME OF MAILING, MAY ALSO BE ESTABLISHED BY A DELIVERY SERVICE'S RECORDS OR OTHER AVAILABLE EVIDENCE. THE POSTMARK OF A PRIVATE POSTAGE METER OR AN ELECTRONIC STAMP PURCHASED ONLINE MAY NOT BE USED AS PROOF OF A TIMELY MAILING MADE UNDER THIS SECTION.

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 you participate in this program.

To be eligible, you must file an application by **November 1, 2022**, 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 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.

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

For inquiries please call: (507) 537-6724

ADDRESS CORRECTION

NEW ADDRESS:

NAME _____

STREET ADDRESS _____

CITY _____

STATE _____ ZIP CODE _____

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

For inquiries please call: (507) 537-6724

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