NORTHWESTERN FARM MANAGEMENT CO.
301 South O'Connell Street, Marshall, Minnesota 56258

STASSEN FARM - SEALED BID AUCTION

Parcel described as:

92.59 acres +/- Part of the Southeast Quarter (Pt. of the SE1/4)
of Section 22-111-36; (New Avon Twp), Redwood County, MN.

Times and Dates

Tuesday, July 12, 2022

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

Thursday, July 14, 2022

– All persons submitting bids will have opportunity to raise bids for this parcel at the Wabasso Community Center, 1429 Front Street, Wabasso, MN 56293 at 10:00 AM.

Farm Information: 92.59 acres +/- with 85.98 FSA tillable acres. Farm has highly productive soils with a Crop Productivity Index (CPI) of 93.3. Farm contains private tile and has a good outlet with maps available (see tile maps for more details). Webster clay loam, Canisteo clay loam, and Normania loam soils are the most common soil types. The topography is undulating with mostly 0-6% slopes, which is ideal for farming. The farm has nice farmability with 1/4-to-1/2-mile-long rows. The parcel includes 2 CRP contracts, 3.78 acres with a total payment of $635 through 9-30-2029 and 1.14 acres with a total payment of $322 through 9-30-32.

FSA-Information:

Crop	Base Acreage	PLC Yield
Corn	46.49	169
Soybeans	39.49	45

Property Taxes: Ag. Non-Homestead 2022 rate = $3,412.

Farm Location: Approximately 5 miles east of Wabasso, MN with excellent access via State Highway 68 along the northern property line.

SEALED BID INSTRUCTIONS:

1. All potential buyers shall deliver or mail a sealed bid by 5 pm Tuesday, July 12, 2022 to:

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

2. Minimum bid is $694,425 or $7,500 per acre on 92.59 acres.
3. All bids must be accompanied by a $5,000 check for earnest money made out to Northwestern Farm Management Trust Account.
4. The written bid shall state the total purchase price.
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 all of the 2022 cash rent & pay 100% of the 2022 Real Estate Taxes
10. Possession will be granted immediately after closing, subject to the 2022 lease terms.
11. The successful bidder or bidders 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 September 1, 2022 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.

NORTHWESTERN FARM MANAGEMENT CO.

301 South O'Connell Street, Marshall, Minnesota 56258

BID SHEET FOR STASSEN FARM

Parcel described as:
92.59 acres +/- Part of the Southeast Quarter (Pt. of the SE1/4)
of Section 22-111-36; (New Avon Twp), Redwood County, MN.

Submit bids in writing to:
Northwestern Farm Management Company
Attn: Brandon Kirk
301 South O'Connell Street
Marshall, MN 56258

All bids must be received by 5:00 pm Tuesday, July 12, 2022
Minimum bid is $694,425 or $7,500 per acre on 92.59 acres
Bid must be accompanied by a $5,000 earnest money check to Northwestern Farm Management Company Trust Account.

Total Bid Amount $_____

All bidders who have submitted a bid in writing will have opportunity to raise their bid on Thursday, July 14, 2022 at Wabasso Community Center, 1429 Front Street, Wabasso, MN 56293 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. 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: _____

ADDRESS: _____
_____

PHONE: _____

Email: _____

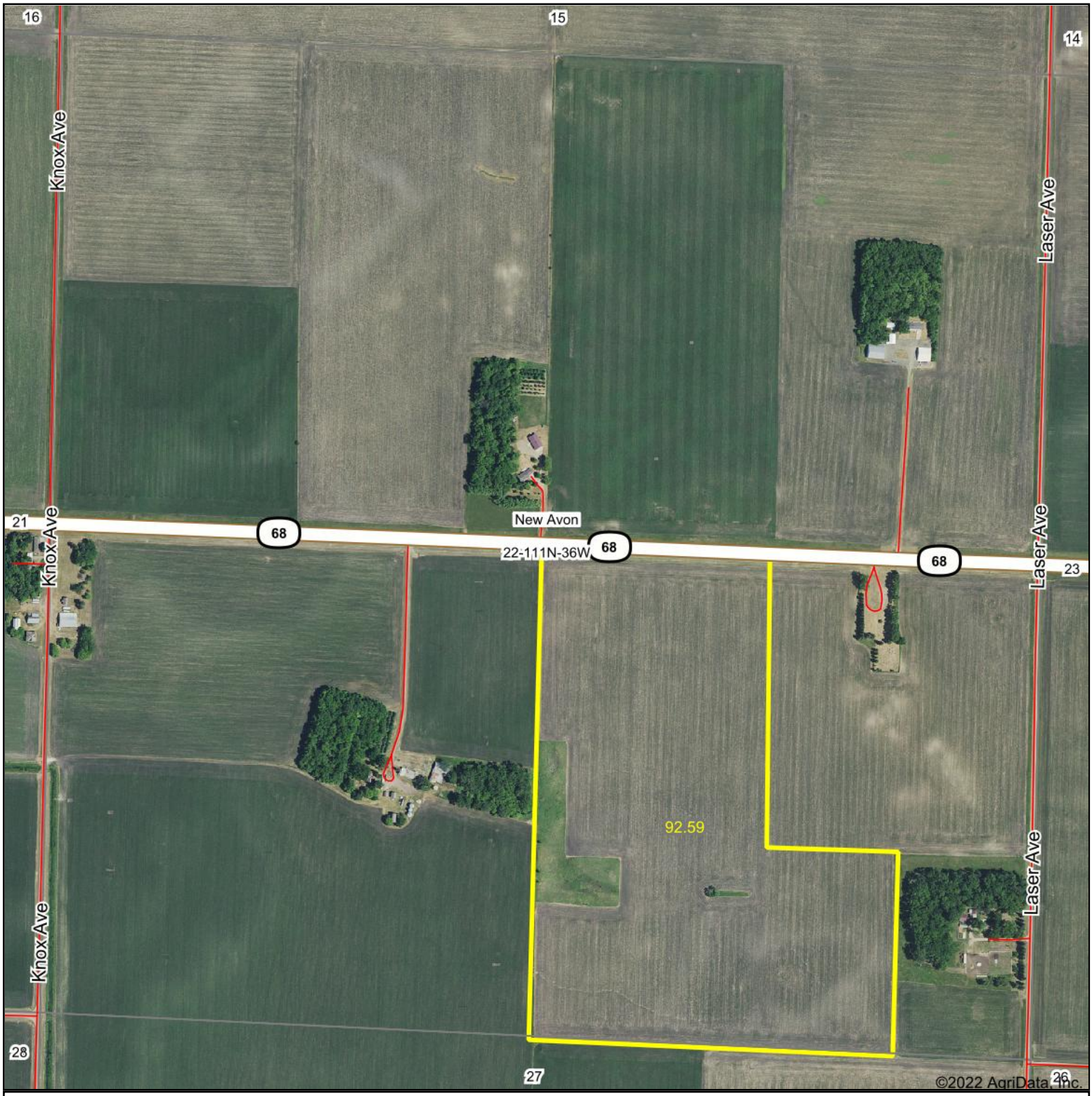
LENDER'S NAME: _____

ADDRESS: _____
_____

PHONE: _____

Email: _____

Aerial Map



Map Center: 44.405869, -95.157808

0ft 828ft 1655ft

22-111N-36W
Redwood County
Minnesota

N
W E
S

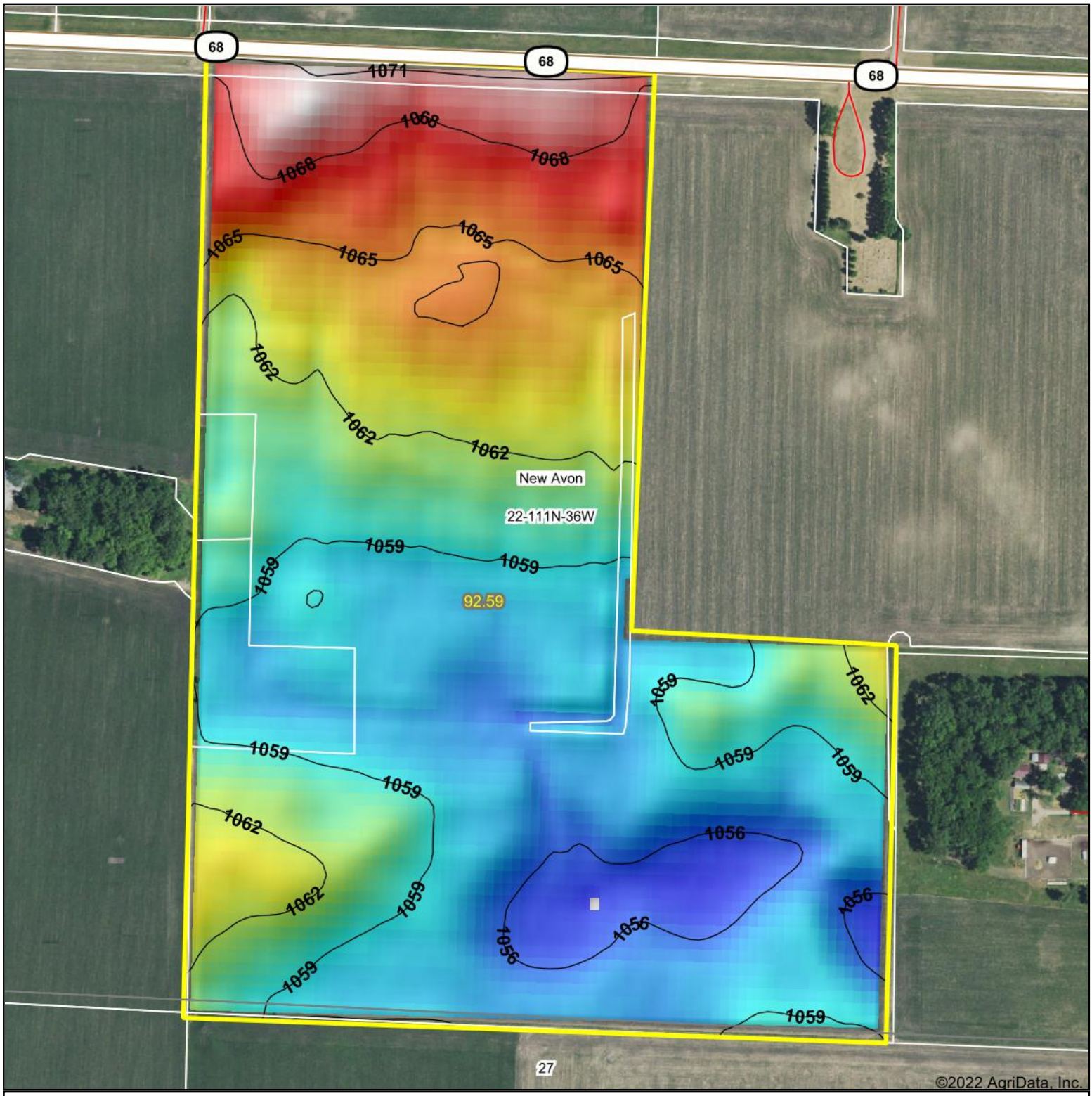
5/20/2022

NORTHWESTERN FARM MANAGEMENT CO.

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2021 www.AgriDataInc.com

Topography Hillshade



Low Elevation High

Source:	USGS 10 meter dem
Interval(ft):	3
Min:	1,054.9
Max:	1,070.9
Range:	16.0
Average:	1,060.7
Standard Deviation:	3.71 ft

0ft 427ft 854ft

N W E S

22-111N-36W
Redwood County
Minnesota

map center:44.402352, -95.154214

NORTHWESTERN FARM MANAGEMENT CO.

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING

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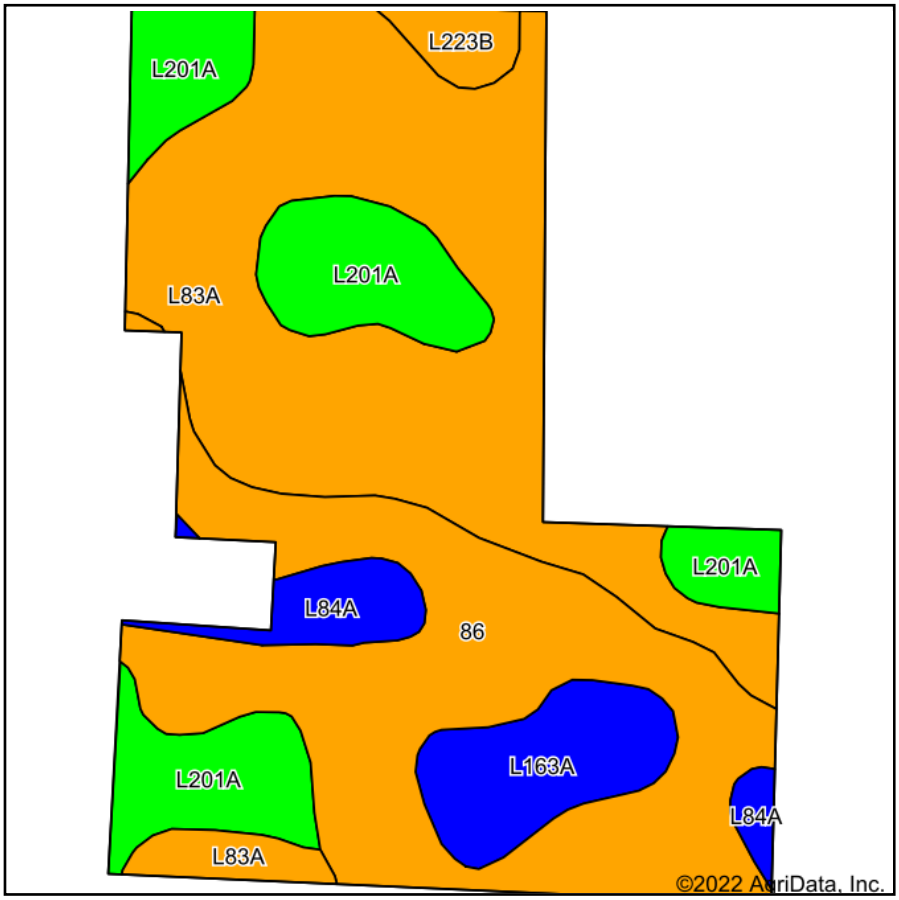
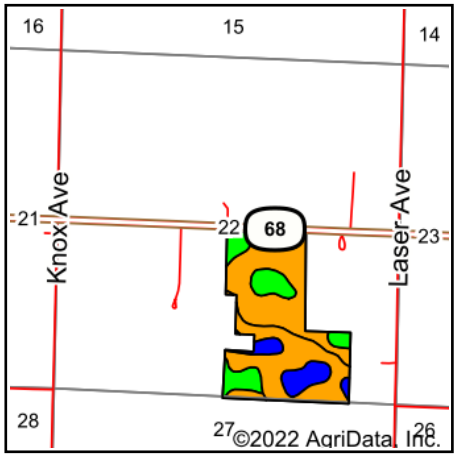
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Redwood**
Location: **22-111N-36W**
Township: **New Avon**
Acres: **85.98**
Date: **5/20/2022**

NORTHWESTERN FARM MANAGEMENT CO.

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

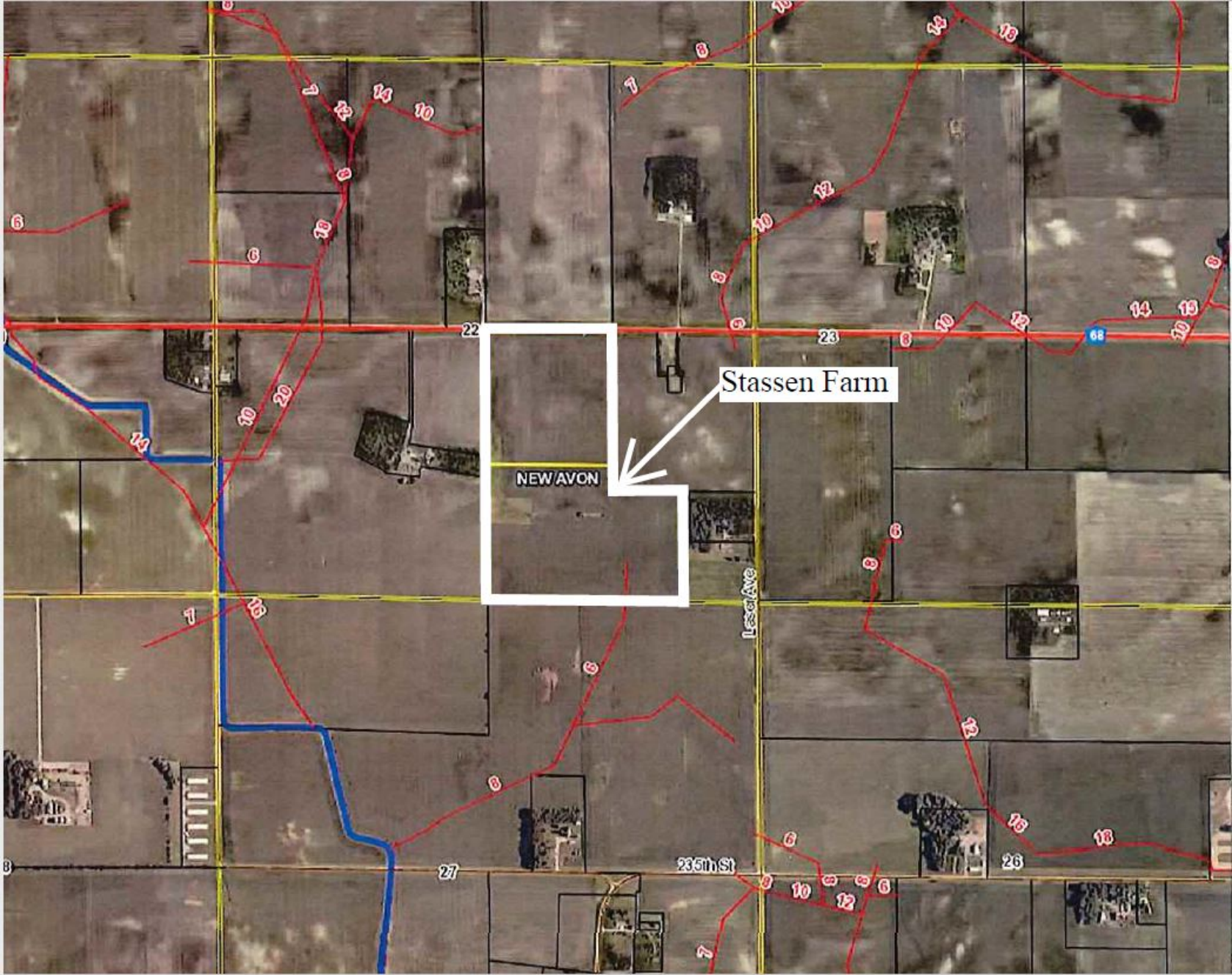
N W E S

Area Symbol: MN127, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
L83A	Webster clay loam, 0 to 2 percent slopes	34.21	39.8%		IIw	93
86	Canisteo clay loam, 0 to 2 percent slopes	26.28	30.6%		IIw	93
L201A	Normania loam, 1 to 3 percent slopes	14.72	17.1%		Ie	99
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	5.88	6.8%		IIIw	86
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.31	3.8%		IIIw	86
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	1.58	1.8%		IIe	92
				Weighted Average	**1.94**	**93.3**

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

T2213
T2215
1
8.47
HEL
1
69.71
NHEL
F6037
T9569
F5141
T9047
1
71.71
NHEL
3
NHEL
F5448
T9570
2 NHEL
1.89
1
74.11
NHEL
2
17.69
NHEL
2
1.24
NHEL
4
129.23
NHEL
F6414
T2226
1
19.71
NHEL
3
3.97
NHEL
F2243
T10809
T1861


Stassen Farm
NEW AVON
Lessor Ave
235th St
22
23
27
26
68

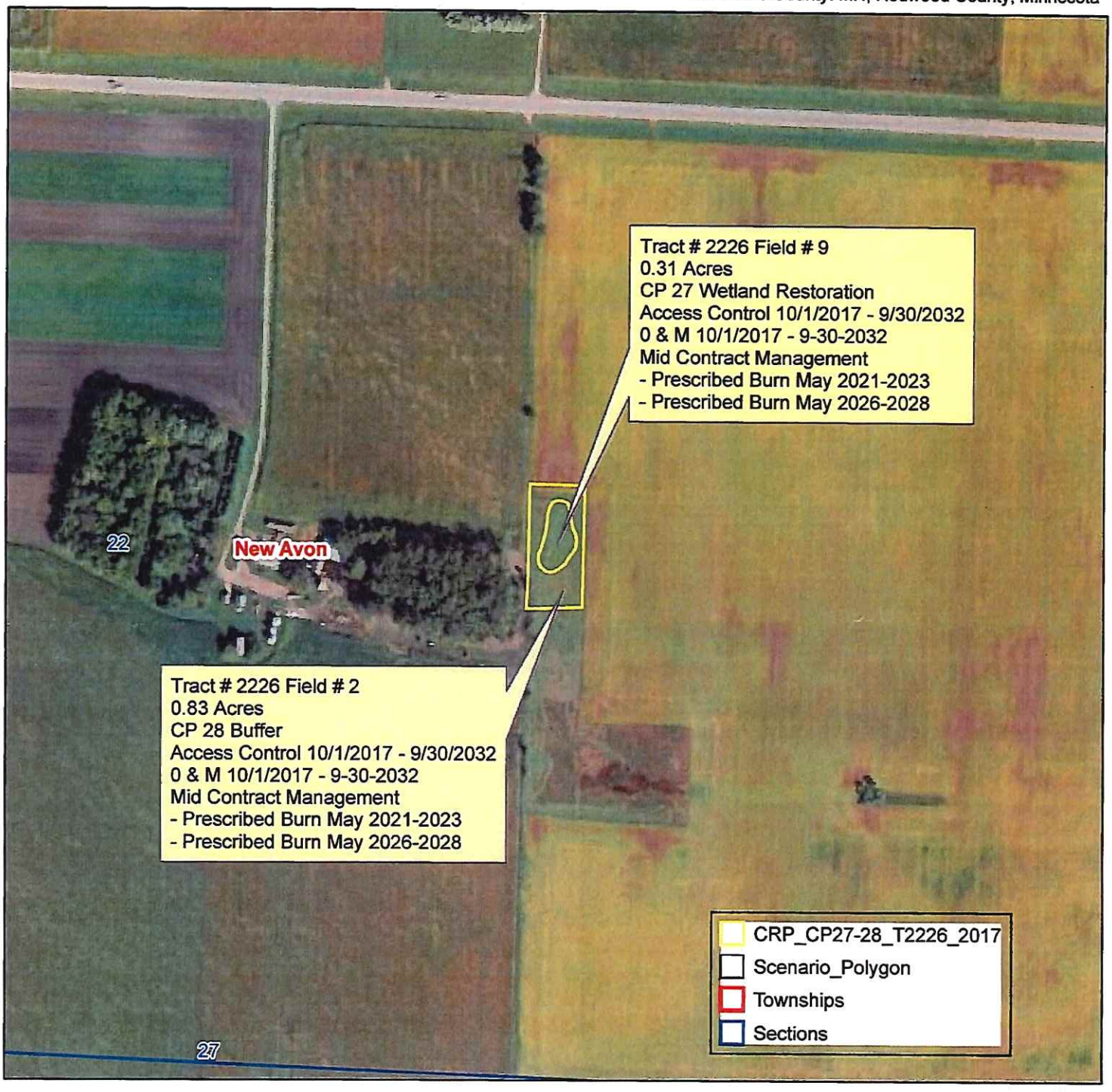
CRP Plan Map

Date: 12/13/17

Customer(s):
District: REDWOOD SOIL & WATER CONSERVATION DISTRICT

Approximate Acres: 1.14

Field Office: REDWOOD FALLS SERVICE CENTER
Agency: SWCD
Assisted By: Brian Pfarr
Land Units:
State and County: MN, Redwood County, Minnesota



1:4,500 1 inch = 375 feet

0 330 660 1,320 1,980 Feet

N

Maps are for graphical purposes only. They do not represent a legal survey

This form is available electronically.

CRP-1 (10-22-15) — U.S. DEPARTMENT OF AGRICULTURE, Commodity Credit Corporation

CONSERVATION RESERVE PROGRAM CONTRACT

1. ST. & CO CODE & ADMIN. LOCATION	2. SIGN-UP NUMBER
27 127	50
3. CONTRACT NUMBER: 11692A	4. ACRES FOR ENROLLMENT: 1.14
5. FARM NUMBER: 6414	6. TRACT NUMBER(S): 14005
8. OFFER (Select one): GENERAL ☐ ENVIRONMENTAL PRIORITY ☑	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2017 TO: (MM-DD-YYYY) 09-30-2032

7A. COUNTY OFFICE ADDRESS (Include Zip Code)
REDWOOD COUNTY FARM SERVICE AGENCY
1241 E BRIDGE ST SUITE D
REDWOOD FALLS, MN 56283-0000

7B. TELEPHONE NUMBER (Include Area Code): (507) 637-5735 x2

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	$282.32
10B. Annual Contract Payment	$322
10C. First Year Payment	$
(Item 10C applicable only to continuous signup when the first year payment is prorated.)	

11. Identification of CRP Land *(See Page 2 for additional space)*

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
14005	0002	CP28	0.83	$ 83
14005	0009	CP27	0.31	$ 31

12. PARTICIPANTS *(If more than three individuals are signing, see Page 3.)*

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
			11/16/2018
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
			11/30/2018
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
			11/30/2018

13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
	CEO	12/11/18

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.

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at 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. USDA is an equal opportunity provider and employer.

☐ Original – County Office Copy ☐ Owner's Copy ☐ Operator's Copy

DEC 03 2018

Redwood County FS

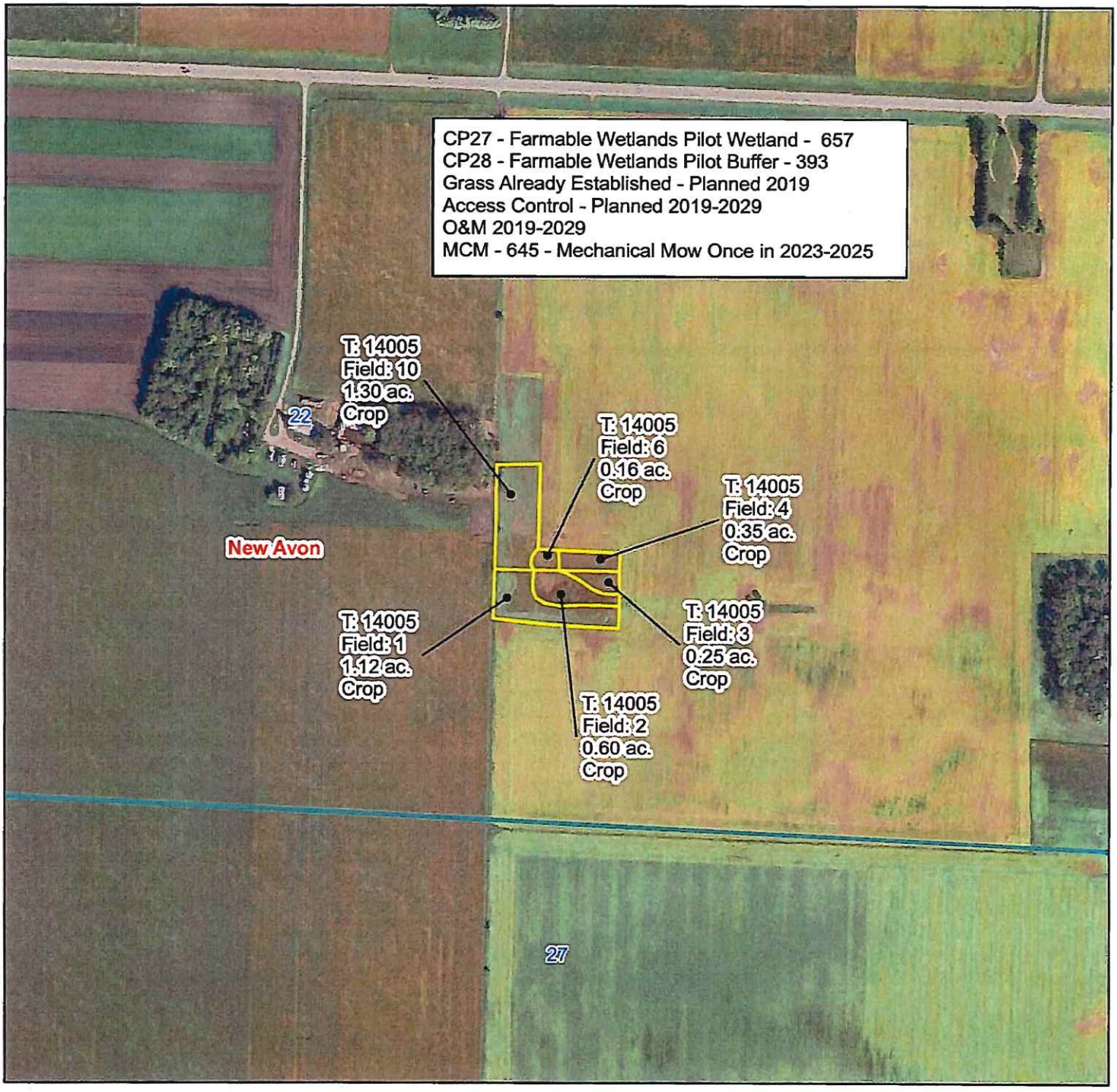
CRP Map

Date: 9/10/2019

Customer(s):

Field Office: REDWOOD FALLS SERVICE CENTER
Agency: USDA-NRCS
Assisted By: JON WEIDEMANN

State and County: MN, Redwood County, Minnesota



USDA

CRP_2019_CP2728
Townships
Sections

1:6,000 1 inch = 500 feet

0 330 660 1,320 1,980 Feet

N

Maps are for graphical purposes only. They do not represent a legal survey

This form is available electronically.

CRP-1 (10-22-15)	U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation	1. ST. & CO CODE & ADMIN. LOCATION	2. SIGN-UP NUMBER
	CONSERVATION RESERVE PROGRAM CONTRACT	27 127	52
		3. CONTRACT NUMBER 11776	4. ACRES FOR ENROLLMENT 3.78
7A. COUNTY OFFICE ADDRESS (Include Zip Code) REDWOOD COUNTY FARM SERVICE AGENCY 1241 E BRIDGE ST SUITE D REDWOOD FALLS, MN 56283-0000		5. FARM NUMBER 0006414	6. TRACT NUMBER(S) 0014005
		8. OFFER (Select one) GENERAL ☐ ENVIRONMENTAL PRIORITY ☑	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2019 TO: (MM-DD-YYYY) 09-30-2029
7B. TELEPHONE NUMBER (Include Area Code): (507) 637-5735 x2			

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	$ 168.00
10B. Annual Contract Payment	$ 635
10C. First Year Payment	$
(Item 10C applicable only to continuous signup when the first year payment is prorated.)	

11. Identification of CRP Land *(See Page 2 for additional space)*

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
0014005	0001	CP28	1.12	$ 112
0014005	0002	CP27	0.60	$ 60
0014005	0003	CP28	0.25	$ 25

12. PARTICIPANTS *(If more than three individuals are signing, see Page 3.)*

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SIGNATURE	(4) DATE (MM-DD-YYYY) 08-23-2019
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE	(3) SIGNATURE	(4) DATE (MM-DD-YYYY) 08-23-2019

13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
	CEO	9/16/19

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.***

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If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at 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. USDA is an equal opportunity provider and employer.

☐ Original – County Office Copy ☐ Owner's Copy ☐ Operator's Copy

RECEIVED
AUG 23 2019
Redwood County FSA

04-18-19

SPR
LM
8-23-19

CRP-1 (10-22-15)

CONTINUATION OF ITEM 11 – Identification of CRP Land

A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated C/S	F. CONTRACT PERIOD (MM-DD-YYYY)	
					(1) FROM	(2) TO
14005	0004	CP28	0.35	$ 35	10-01-2019	09-30-2029
14005	0006	CP27	0.16	$ 16	10-01-2019	09-30-2029
14005	0010	CP28	1.30	$ 130	10-01-2019	09-30-2029

FARM: 6414

Minnesota | U.S. Department of Agriculture | Prepared:

Redwood | Farm Service Agency | Crop Year: 2022

Report ID: FSA-156EZ | **Abbreviated 156 Farm Record** | Page:

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.

Other Producers: None

Tract Number: 14005 **Description** NW4 SE4 - PART OF S2 SE4 NA 22 111 36

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

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

Recon Number
2018 - 208

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
97.06	90.9	90.9	0.0	0.0	0.0	4.92	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod
0.0	0.0	85.98	0.0	0.0	0.0

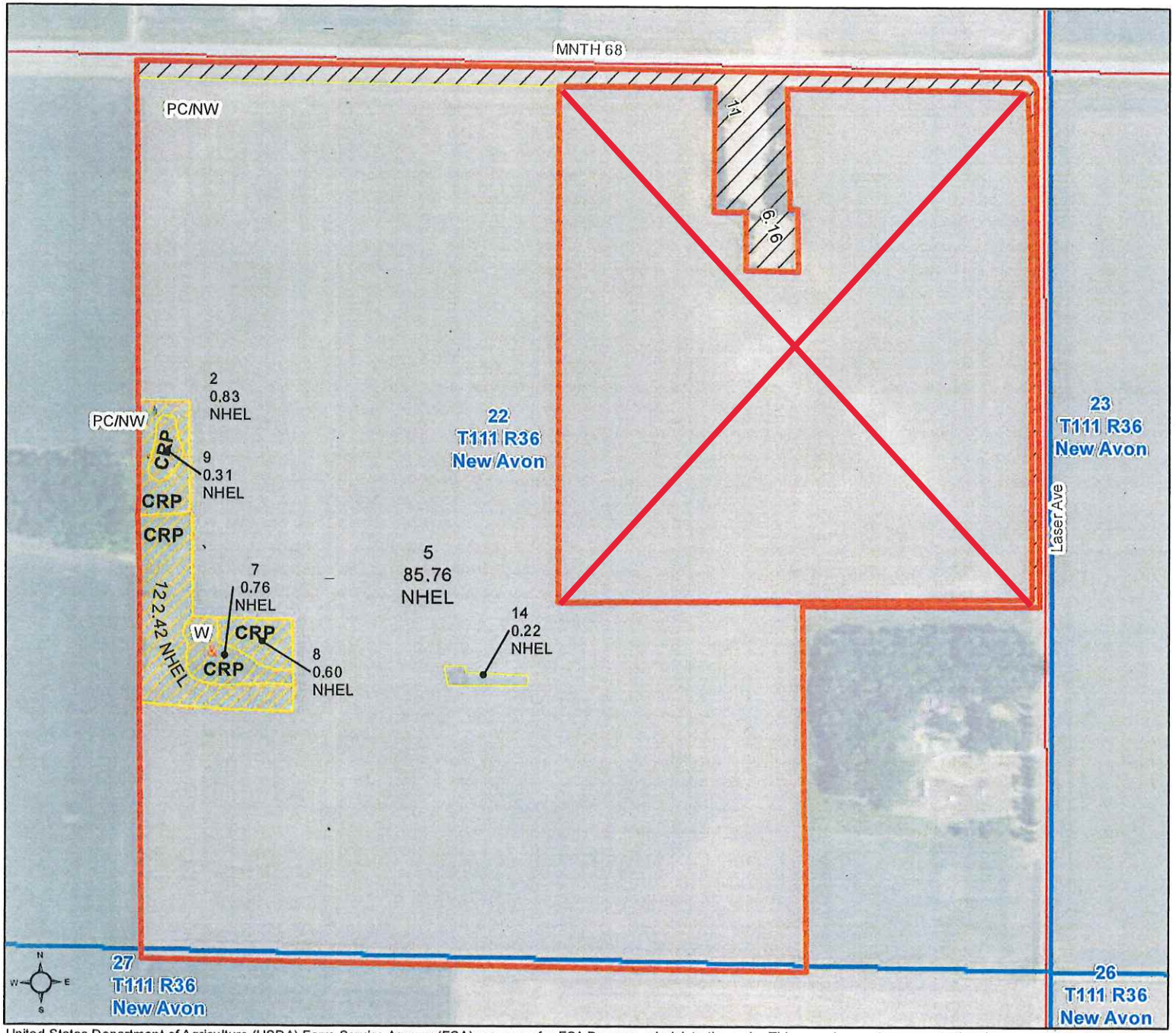
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	46.49	169	0.00
SOYBEANS	39.49	45	1.72
Total Base Acres:	85.98		

Owners

Other Producers:

USDA United States Department of Agriculture

Redwood County, Minnesota



Farm 6414

Tract 14005

2022 Program Year

Map Created April 07, 2022

0 180 360 720 Feet

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: 90.90 acres

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

2022 PROPERTY TAX STATEMENT

TOWN OF NEW AVON

PRCL# **60-022-4030** RCPT# 3238

TC 2.675 2.675

Property ID Number: 60-022-4030
Property Description: SECT-22 TWP-111 RANG-36
TR NW1/4 SE1/4 37.49A M/L

identifying information removed

12396-T

ACRES 37.49

	Values and Classification		
	Taxes Payable Year	2021	2022
Step 1	**Estimated Market Value:**	267,500	267,500
	Homestead Exclusion:		
	Taxable Market Value:	267,500	267,500
	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		1,406.00
	Sent in November 2021		
Step 3	**Property Tax Statement**		
	First half Taxes:		710.00
	Second half Taxes:		710.00
	Total Taxes Due in 2022		1,420.00

$$$ 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: 2021	2022
	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 ☐		
	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	1,508.33	1,538.37
	4. A. Agricultural and rural land tax credits	.00	.00
	B. Other credits to reduce your property tax	120.35	128.79
	5. **Property taxes after credits**	1,387.98	1,409.58
Property Tax by Jurisdiction	6. County	1,001.58	1,035.36
	7. City or Town	154.99	153.52
	8. State General Tax	.00	.00
	9. School District: 640 A. Voter approved levies	98.46	85.85
	B. Other local levies	128.86	130.70
	10. Special Taxing Districts: A. REGIONAL DEVELOPMENT	4.09	4.15
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	1,387.98	1,409.58
Special Assessments on Your Property	13. A. 841 CO 24		10.42
PRIN 10.42	B.		
INT	C.		
TOT 10.42	D.		
	E.		
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,452.00	1,420.00

2 2nd Half Pay Stub 2022

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

PRCL# 60-022-4030 RCPT# 3238
AGRI NON-HSTD

AMOUNT DUE
NOVEMBER 15, 2022

2ND HALF TAX 710.00
PENALTY
TOTAL

NO RECEIPT SENT UNLESS REQUESTED.
YOUR CANCELLED CHECK IS YOUR RECEIPT.

12396-T

identifying information removed

MAIL TO: JEAN PRICE
REDWOOD CO. AUD./TREAS.
BOX 130
REDWOOD FALLS, MN 56283

LIST ADDRESS CORRECTION ON BACK OF STUB

1 1st Half Pay Stub 2022

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# 60-022-4030 RCPT# 3238
AGRI NON-HSTD

AMOUNT DUE
MAY 16, 2022

TOTAL TAX 1,420.00
1ST HALF TAX 710.00
PENALTY
TOTAL

NO RECEIPT SENT UNLESS REQUESTED.
YOUR CANCELLED CHECK IS YOUR RECEIPT.

12396-T

identifying information removed

MAIL TO: JEAN PRICE
REDWOOD CO. AUD./TREAS.
BOX 130
REDWOOD FALLS, MN 56283

LIST ADDRESS CORRECTION ON BACK OF STUB

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

2022
PROPERTY TAX STATEMENT

TOWN OF NEW AVON

PRCL# **60-022-4080** RCPT# 3242

TC 3.777 3.777

Property ID Number: 60-022-4080
Property Description: SECT-22 TWP-111 RANG-36
S1/2 SE1/4 EX.TRS. 55.10A M/L

identifying information removed

12396-T

ACRES 55.10

	Values and Classification		
	Taxes Payable Year	2021	2022
Step 1	**Estimated Market Value:**	377,700	377,700
	Homestead Exclusion:		
	Taxable Market Value:	377,700	377,700
	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		1,986.00
	Sent in November 2021		
Step 3	**Property Tax Statement**		
	First half Taxes:		996.00
	Second half Taxes:		996.00
	Total Taxes Due in 2022		1,992.00

$$$ 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: 2021	2022
	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 ☐		
	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	2,128.87	2,173.84
	4. A. Agricultural and rural land tax credits	.00	.00
	B. Other credits to reduce your property tax	169.93	181.84
	5. **Property taxes after credits**	1,958.94	1,992.00
Property Tax by Jurisdiction	6. County	1,413.35	1,463.62
	7. City or Town	218.84	216.76
	8. State General Tax	.00	.00
	9. School District: 640 A. Voter approved levies	139.03	121.22
	B. Other local levies	181.94	184.55
	10. Special Taxing Districts: A. REGIONAL DEVELOPMENT	5.78	5.85
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	1,958.94	1,992.00
Special Assessments on Your Property	13. A.		
	B.		
	C.		
	D.		
	E.		
	14. **YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS**	2,008.00	1,992.00

2 2nd Half Pay Stub 2022
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

PRCL# 60-022-4080 RCPT# 3242
AGRI NON-HSTD

AMOUNT DUE
NOVEMBER 15, 2022

2ND HALF TAX 996.00
PENALTY
TOTAL

NO RECEIPT SENT UNLESS REQUESTED.
YOUR CANCELLED CHECK IS YOUR RECEIPT.

12396-T

identifying information removed

MAIL TO: JEAN PRICE
REDWOOD CO. AUD./TREAS.
BOX 130
REDWOOD FALLS, MN 56283

LIST ADDRESS CORRECTION ON BACK OF STUB

1 1st Half Pay Stub 2022
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# 60-022-4080 RCPT# 3242
AGRI NON-HSTD

AMOUNT DUE
MAY 16, 2022

TOTAL TAX 1,992.00
1ST HALF TAX 996.00
PENALTY
TOTAL

NO RECEIPT SENT UNLESS REQUESTED.
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12396-T

identifying information removed

MAIL TO: JEAN PRICE
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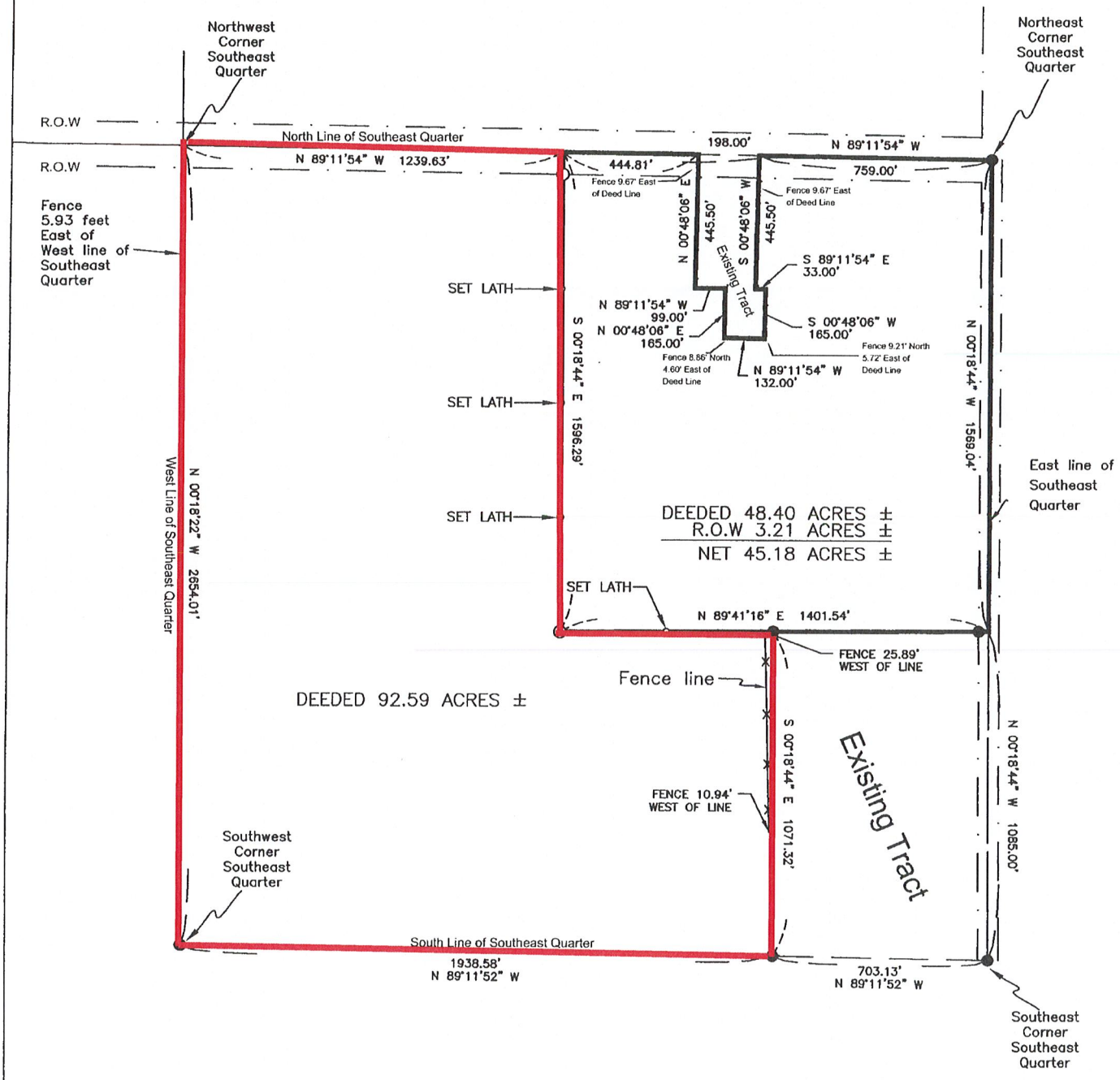
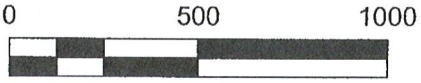
BOX 130
REDWOOD FALLS, MN 56283

LIST ADDRESS CORRECTION ON BACK OF STUB

CERTIFICATE OF SURVEY



LEGEND

These standard symbols will be found in the drawing.

- ● Found Monument
- ○ Set 1/2" Rebar with cap stamped "LS 49020"