



301 South O'Connell Street, Marshall, Minnesota 56258

## SLIETER SEALED BID LAND AUCTION

Parcel described as:

80± acres of the S ½ of the NW ¼ in Section 9-109-41 (Custer Twp) Lyon County, MN

### Times and Dates

Monday, October 31, 2022

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

Wednesday, November 2, 2022

– All persons submitting bids will have opportunity to raise bids at the Balaton Community Center, 134 3rd Street, Balaton, MN 56115 at 10:00 AM.

**Farm Information:** Excellent opportunity to purchase 80± acres, with 74.77 FSA tillable acres and a Crop Productivity Index (CPI) of 90.0. Hokans-Svea complex, Barnes-Buse-Svea complex, and Lakepark-Roliss-Parnell, depressional, complex are the most common soil types. Farm has added private tile to enhance productivity. Farm is located northwest of Garvin, MN, on 250<sup>th</sup> Ave.

#### FSA-Information:

Crop	Base Acreage	PLC Yield
Corn	36.1	150
Soybeans	34.5	39

**Property Taxes:** Non-Homestead 2022: \$2,140



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



## **Sealed bid instructions:**

1. All potential buyers shall deliver or mail a sealed bid by 5 pm, Monday, October 31, 2022, to:

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

2. Minimum Bid is \$560,000 or \$7,000 per acre on 80 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 closing on January 6, 2022, at which time marketable title shall be conveyed. Attorney Paul Goode will be handling the closing at the office of Runchey, Louwagie & Wellman P.L.L.P.
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 SLIETER FARM SALE

Parcel described as:

80± acres of the S ½ of the NW ¼ in Section 9-109-41 (Custer 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 October 31, 2022**  
**Minimum bid is \$560,000 or \$7,000 per acre.**  
**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 Wednesday, November 2, 2022, at the Balaton Community Center, 134 3rd Street, Balaton, MN 56115 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: \_\_\_\_\_

LENDER'S NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

PHONE: \_\_\_\_\_

PHONE: \_\_\_\_\_

Email: \_\_\_\_\_

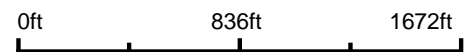
Email: \_\_\_\_\_

# Aerial Map



©2022 AgriData, Inc.

Map Center: 44.261642, -95.785456



**9-109N-41W**  
**Lyon County**  
**Minnesota**



8/16/2022

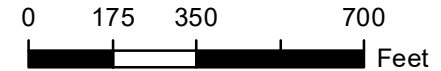
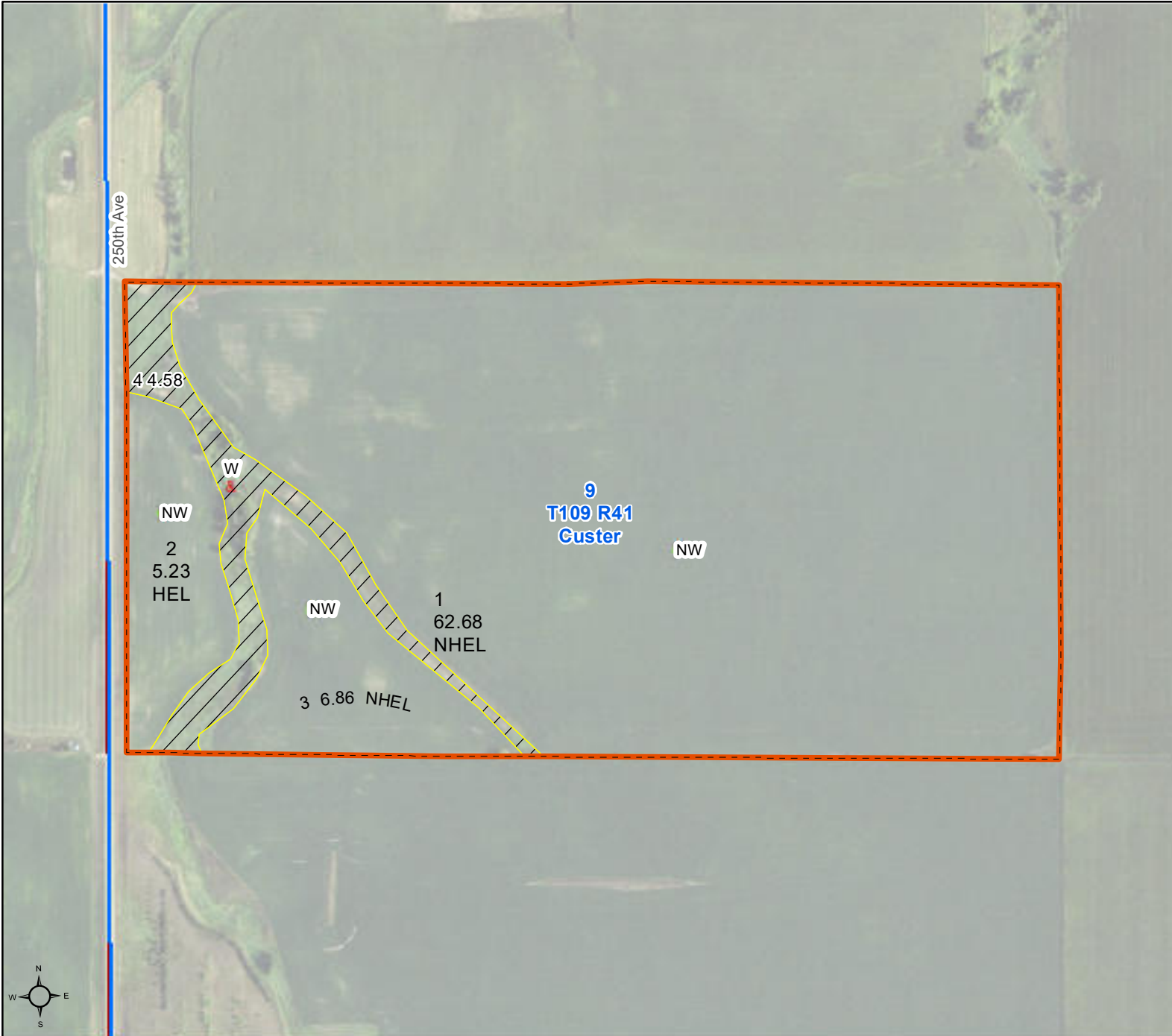
Maps Provided By:



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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**

- Non-Cropland
- Cropland
- Tract Boundary

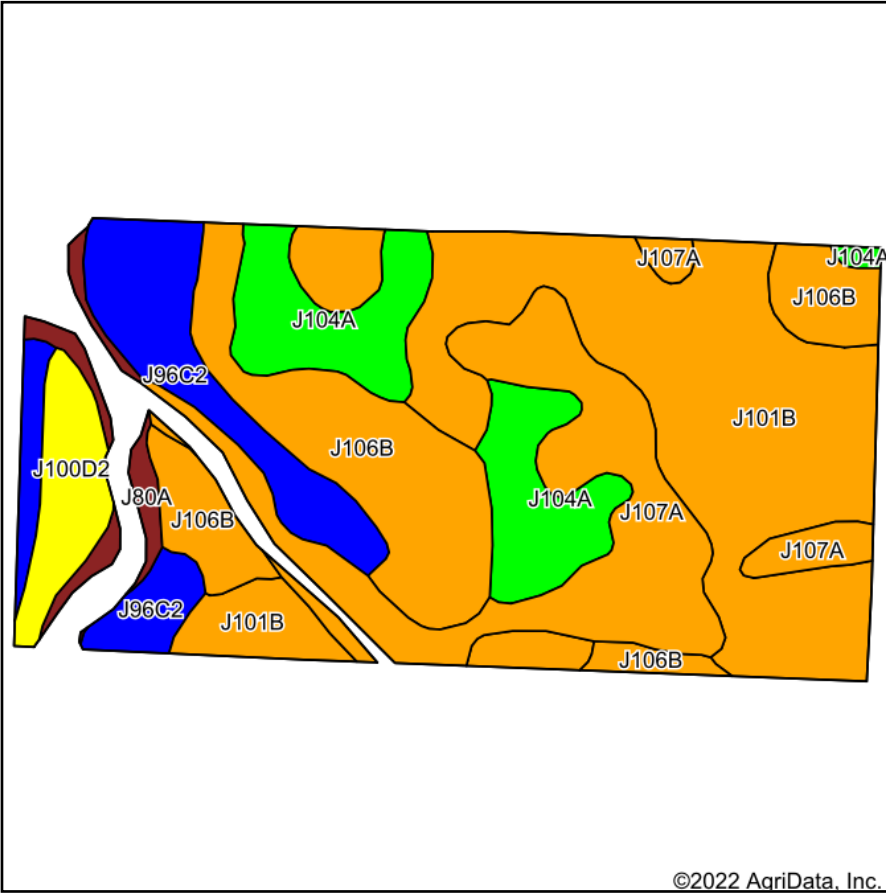
**Wetland Determination Identifiers**

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

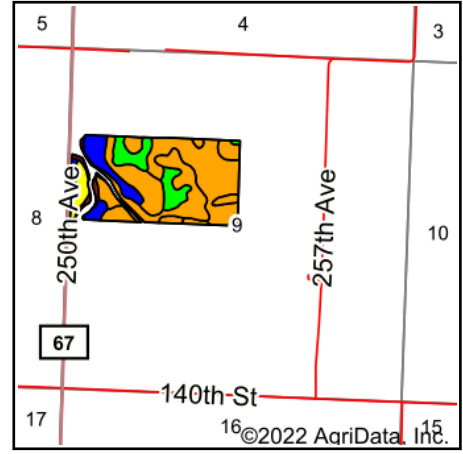
Tract Cropland Total: 74.77 acres

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.

# Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Lyon**  
 Location: **9-109N-41W**  
 Township: **Custer**  
 Acres: **74.77**  
 Date: **8/16/2022**



Maps Provided By:



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Area Symbol: MN083, Soil Area Version: 18

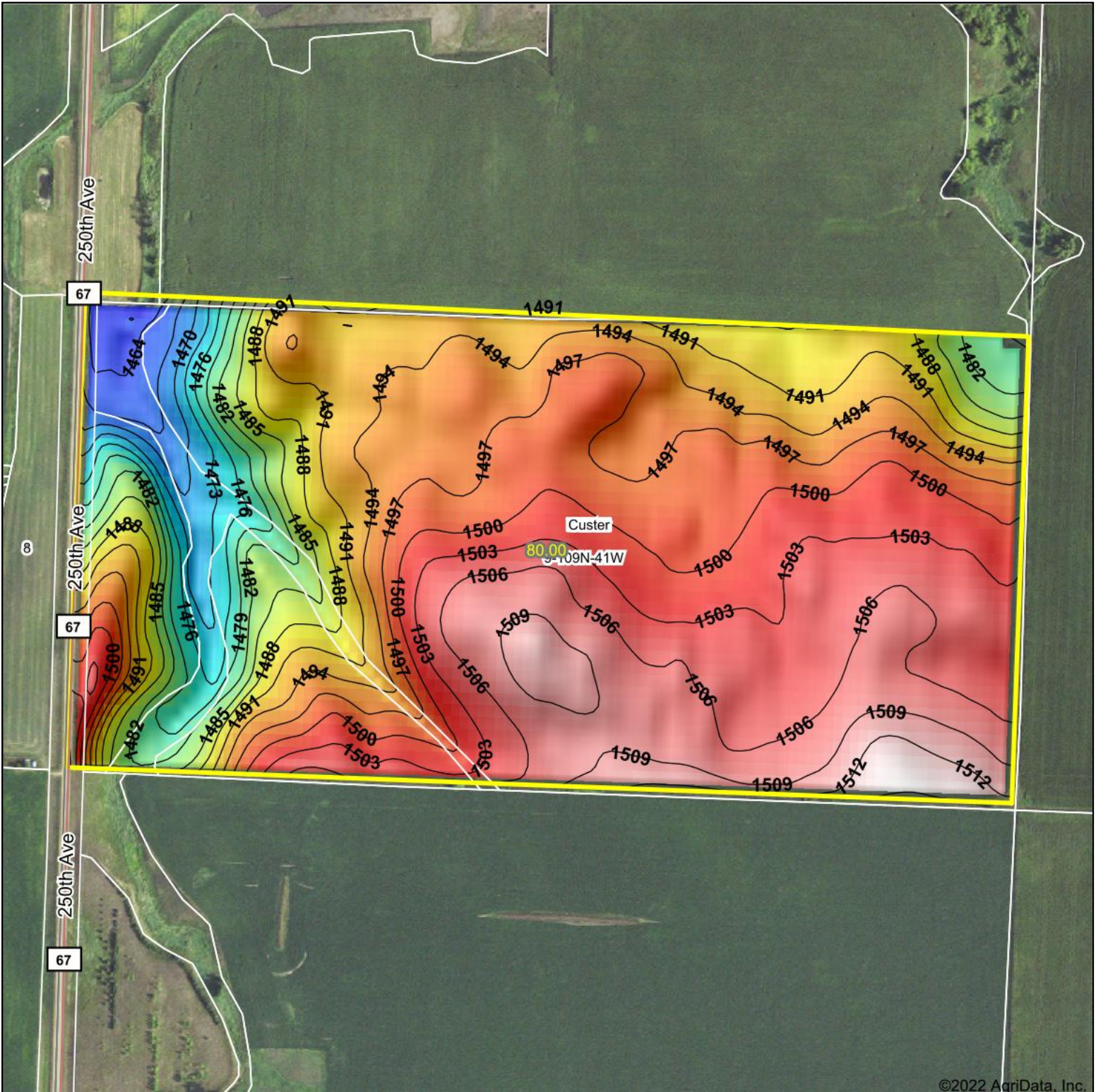
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
J101B	Hokans-Svea complex, 1 to 4 percent slopes	25.41	34.0%		Ile	98
J106B	Barnes-Buse-Svea complex, 1 to 6 percent slopes	13.52	18.1%		Ile	88
J107A	Lakepark-Roliss-Parnell, depression, complex, 0 to 3 percent slopes	13.38	17.9%		Ilw	93
J104A	Svea loam, 1 to 3 percent slopes	8.89	11.9%		Ie	99
J96C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	8.50	11.4%		Ille	80
J100D2	Buse, eroded-Wilno complex, 12 to 18 percent slopes	3.24	4.3%		IVe	64
J80A	Lamoure-La Prairie complex, channeled, 0 to 2 percent slopes, frequently flooded	1.83	2.4%		Vw	20
<b>Weighted Average</b>					<b>2.15</b>	<b>90</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

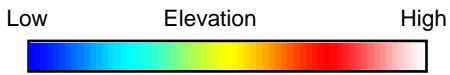
Soils data provided by USDA and NRCS.



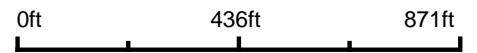
# Topography Hillshade



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Source: USGS 10 meter dem  
 Interval(ft): 3  
 Min: 1,461.8  
 Max: 1,514.6  
 Range: 52.8  
 Average: 1,495.4  
 Standard Deviation: 10.79 ft



8/16/2022

**9-109N-41W**  
**Lyon County**  
**Minnesota**

map center: 44.261642, -95.785456



Maps Provided By:



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

Minnesota

U.S. Department of Agriculture  
Farm Service Agency

FARM: 8908

Prepared:

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.

Operator Name

Farm Identifier

LYON CO. CUSTER-9

Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

Transferred From: 27083 - 0001951

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
79.35	74.77	74.77	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	74.77	0.0	0.0	0.0				

ARC/PLC

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	36.1	150	0.00
SOYBEANS	34.5	39	0.00
<b>Total Base Acres:</b>	70.6		

Tract Number: 14212 Description LYON CO. CUSTER-9 S2NW4

FSA Physical Location : Lyon, MN

ANSI Physical Location: Lyon, MN

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
79.35	74.77	74.77	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	74.77	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	36.1	150	0.00
SOYBEANS	34.5	39	0.00
<b>Total Base Acres:</b>	70.6		

Owners: SLIETER



**PROPERTY TAX STATEMENT**

Property ID Number: 04-009007-0  
 Property Description: SECT-09 TWP-109 RANG-41  
 80.00 ACRES S2 NW4

CUSTER TWP  
  
 28676-T  
  
 ACRES 80.00

		Values and Classification	
		Taxes Payable Year	2021 2022
Step 1	Estimated Market Value:	415,500	437,000
	Homestead Exclusion:		
	Taxable Market Value:	415,500	437,000
	New Improve/Expired Excls:		
Property Class:		AGRI NON-HSTD	AGRI NON-HSTD
		RUVN NON-HSTI	RUVN NON-HSTI
Sent in March 2021		EXEMPT	EXEMPT
Step 2	Proposed Tax	2,126.00	
* Does Not Include Special Assessments			
Sent in November 2021			
Step 3	Property Tax Statement		
First half Taxes:		1,070.00	
Second half Taxes:		1,070.00	
Total Taxes Due in 2022		2,140.00	

**\$\$\$ 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:	2021	2022
3. Property taxes before credits .....			2,162.55	2,182.45
4. A. Agricultural and rural land tax credits .....			.00	.00
B. Other credits to reduce your property tax .....			38.55	42.45
5. Property taxes after credits .....			2,124.00	2,140.00
6. County .....			1,618.53	1,644.28
7. City or Town .....			226.03	216.23
8. State General Tax .....			.00	.00
9. School District: 2904				
A. Voter approved levies .....			62.26	66.48
B. Other local levies .....			210.82	206.50
10. Special Taxing Districts:				
A. SW REGIONAL DEVELOPMENT .....			6.36	6.51
B. ....				
C. ....				
D. ....				
11. Non-school voter approved referenda levies .....				
12. Total property tax before special assessments .....			2,124.00	2,140.00
13. A. ....				
B. ....				
C. ....				
D. ....				
E. ....				
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....			2,124.00	2,140.00

**2nd Half 2022** Pay Stub  
 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  
 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# 04-009007-0 RCPT# 1075  
 AGRI NON-HSTD

PRCL# 04-009007-0 RCPT# 1075  
 AGRI NON-HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2022	2ND HALF TAX	1,070.00	2,140.00
	PENALTY		1,070.00
	TOTAL		
YOUR CANCELED CHECK IS YOUR RECEIPT.		TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.	TOTAL

28676-T

28676-T

U.S.D.A.  
Soil Conservation Service

SCS-CPA-026  
(June 91)

1. Name and Address of Person

Randall J. Slieter  
PO Box 494  
Marshall, MN 56258-0494

2. Date of Request

4/22/94

3. County

Lyon

**HIGHLY ERODIBLE LAND AND WETLAND  
CONSERVATION DETERMINATION**

4. Name of USDA Agency or Person Requesting Determination

5. Farm No. and Tract No.

1951

T 423

**SECTION I - HIGHLY ERODIBLE LAND**

	FIELD NO.(s)	TOTAL ACRES
6. Is soil survey now available for making a highly erodible land determination? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
7. Are there highly erodible soil map units on this farm? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.	2	4.6
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.		
10. This Highly Erodible Land determination was completed in the: Office <input checked="" type="checkbox"/> Field <input type="checkbox"/>		

**SECTION II - WETLAND**

	FIELD NO.(s)	TOTAL ACRES
11. Are there hydric soils on this farm? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW) or Farmed Wetlands Pasture (FWP). Wetlands may be farmed under natural conditions. Farmed Wetlands and Farmed Wetlands Pasture may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.	Noncrop	2.9±
13. Prior Converted Cropland (PC). Wetlands that were converted prior to December 23, 1985. The use, management, drainage, and alteration of prior converted cropland (PC) are not subject to the wetland conservation provisions unless the area reverts to wetland as a result of abandonment.		
14. Artificial Wetlands (AW). Artificial wetlands includes irrigation-induced wetlands. These wetlands are not subject to the wetland conservation provisions.		
15. Minimal Effect Wetlands (MW). These wetlands are to be farmed according to the minimal-effect agreement signed at the time the minimal-effect determination was made.		
16. Mitigation Wetlands (MIW). Wetlands on which a person is actively mitigating a frequently cropped area or a wetland converted between December 23, 1985 and November 28, 1990.		
17. Restoration with Violation (RVW-year). A restored wetland that was in violation as a result of conversion after November 28, 1990, or the planting of an agricultural commodity or forage crop.		
18. Restoration without Violation (RSW). A restored wetland converted between December 23, 1985 and November 28, 1990, on which an agricultural commodity has not been planted.		
19. Replacement Wetlands (RPW). Wetlands which are converted for purposes other than to increase production, where the wetland values are being replaced at a second site.		
20. Good Faith Wetlands (GFW+year). Wetlands on which ASCS has determined a violation to be in good faith and the wetland has been restored.		
21. Converted Wetlands (CW). Wetlands converted after December 23, 1985 and prior to November 28, 1990. In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits.		
22. Converted Wetland (CW+year). Wetlands converted after November 28, 1990. You will be ineligible for USDA program benefits until this wetland is restored.		
23. Converted Wetland Non-Agricultural use (CWNA). Wetlands that are converted for trees, fish production, shrubs, cranberries, vineyards or building and road construction.		
24. Converted Wetland Technical Error (CWTE). Wetlands that were converted as a result of incorrect determination by SCS.		
25. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.		
26. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 22 for information on CW+year.		
27. The wetland determination was completed in the office <input checked="" type="checkbox"/> field <input type="checkbox"/> and was delivered <input type="checkbox"/> mailed <input type="checkbox"/> to the person on _____		

28. Remarks. Removed wetland determination on grass waterway between fields #1 & #3

29. I certify that the above determination is correct and adequate for use in determining eligibility for USDA program benefits, and that wetland hydrology, hydric soils, and hydrophytic vegetation under normal circumstances exist on all areas outlined as Wetlands, Farmed Wetlands, and Farmed Wetlands Pasture.

30. Signature of SCS District Conservationist

*[Handwritten Signature]*

31. Date

4/22/94

Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, or handicap.

ASCS Copy

New 8908



N

5  
7.1  
EL  
W

W

6  
17.8  
NW

1  
34.0  
NHEL

2  
40.3

5  
67.0  
NHEL/NW

1951  
1423

No  
change

057  
11/10/94

1  
62.0  
NHEL/NW

7.8  
NHEL/NW

RP  
2  
4.6  
NHEL/NW

3  
6.3  
NHEL/NW

3  
3.3  
NHEL/NW

9

Cluster

1  
5.3  
NHEL/NW

2622  
5224  
AT 5222

2  
213.2  
NHEL/NW

4  
39.9  
NHEL/NW



T = TRACT NUMBER | MT = MULTIPLE TRACT NUMBER | HEL = HIGHLY ERODIBLE LAND | MW = MINIMAL EFFECT WETLAND (EXEMPT)  
 W = WETLAND | ICW = CONVERTED WETLAND | (NHSL = NON-HIGHLY ERODIBLE | MWC, MWH, MWR = SPECIAL COND. (SEE SEC.  
 FW = FARMED WETLAND | NA = NON-AGRICULTURAL | PC = PRIOR CONVERTED WETLAND | NC = NON-CROPLAND | PHOTO NO.  
 NW = NON-WETLAND | AW = ARTIFICIAL WETLAND | ECW = EXEMPT (COMMENCED) CONVERTED WETLAND

COUNTY **LYON** | NOT TO BE REPRODUCED | CROP  
 SCALE **Dec. 1993** | YR. **M-8**



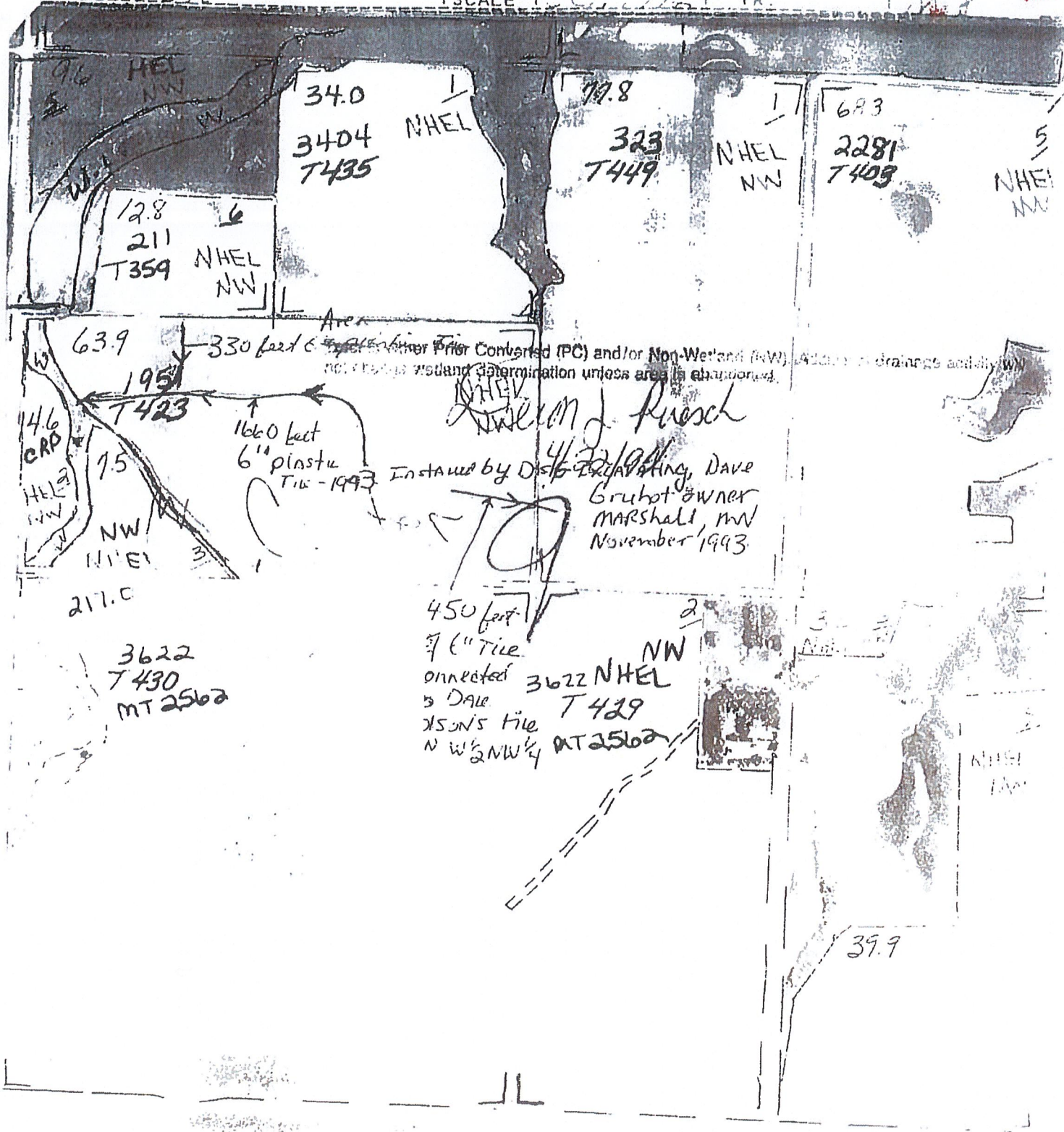


Randall S. Slieter

H = HIGHLY ERODIBLE LAND    NW = NON-AGRICULTURAL WETLANDS    EXCEPT  
 C = CONVERTED WETLAND    N = NON-AGRICULTURAL    MHC = MARSHES    SPECIAL CONC. (SEE FC)  
 W = WETLAND    NA = NON-AGRICULTURAL    PC = PRIOR CONVERTED WETLAND    NC = NON-AGRICULTURAL    PHOTO NO.  
 WETLANDS    ABANDONED    EON = EXCEPT (CONVERTED) CONVERTED WETLANDS  
 INOT TO BE REPRODUCED    CROP  
 ISCALE 1" = 200'    1 YR.

Credit

1994



William J. Ruesch

Installed by Dist. Excavating, Dave  
 Grubot owner  
 MARSHALL, MW  
 November 1993

450 feet  
 7" tile  
 connected  
 to DALE  
 SON'S tile  
 N W 2 NW 4

3622 NHEL  
 T429  
 MT 2562

3622  
 T430  
 MT 2562

39.9