



301 South O'Connell Street, Marshall, Minnesota 56258

LARGE SEALED BID LAND AUCTION

Parcel described as:

NE ¼ of Section 6-105-46 (Eden Twp) Pipestone County, MN

Times and Dates

Friday, October 28, 2022

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

Tuesday, November 1, 2022

– All persons submitting bids will have opportunity to raise bids at The 109, 109 West Main Street, Pipestone, MN 56164 at 10:00 AM.

Farm Information: Excellent opportunity to purchase a very high-quality farm containing 162.41± acres, with 129.26± FSA tillable acres, 30.25 current pasture acres and includes the building site. The Farm has a Crop Productivity Index (CPI) rating of 94.8. Moody silty clay loam, Trent silty clay loam, and Whitewood silty clay loam are the most common soil types with a level to gently rolling topography. Farm has excellent farmability with private tile for increased productivity.

Call for more details.

FSA-Information:

Crop	Base Acreage	PLC Yield
Corn	70.30	173
Soybeans	42.00	49

Property Taxes: Non-Homestead 2022: \$5,368



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, Friday, October 28, 2022, to:

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

2. Minimum Bid is \$1,218,075 or \$7,500 per acre on 162.41 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 December 23rd, 2022, at which time marketable title shall be conveyed. O'Neill, O'Neill, & Barduson Law office will be handling the closing.
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 LANGE FARM SALE

Parcel described as:

NE ¼ of Section 6-105-46 (Eden Twp) Pipestone 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 28, 2022
Minimum bid is \$1,218,075 or \$7,500 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 Tuesday, November 1, 2022, at **The 109, 109 West Main Street, Pipestone, MN 56164 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: 43° 55' 57.88, -96° 24' 45.96



6-105N-46W
Pipestone County
Minnesota

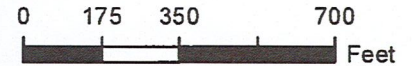
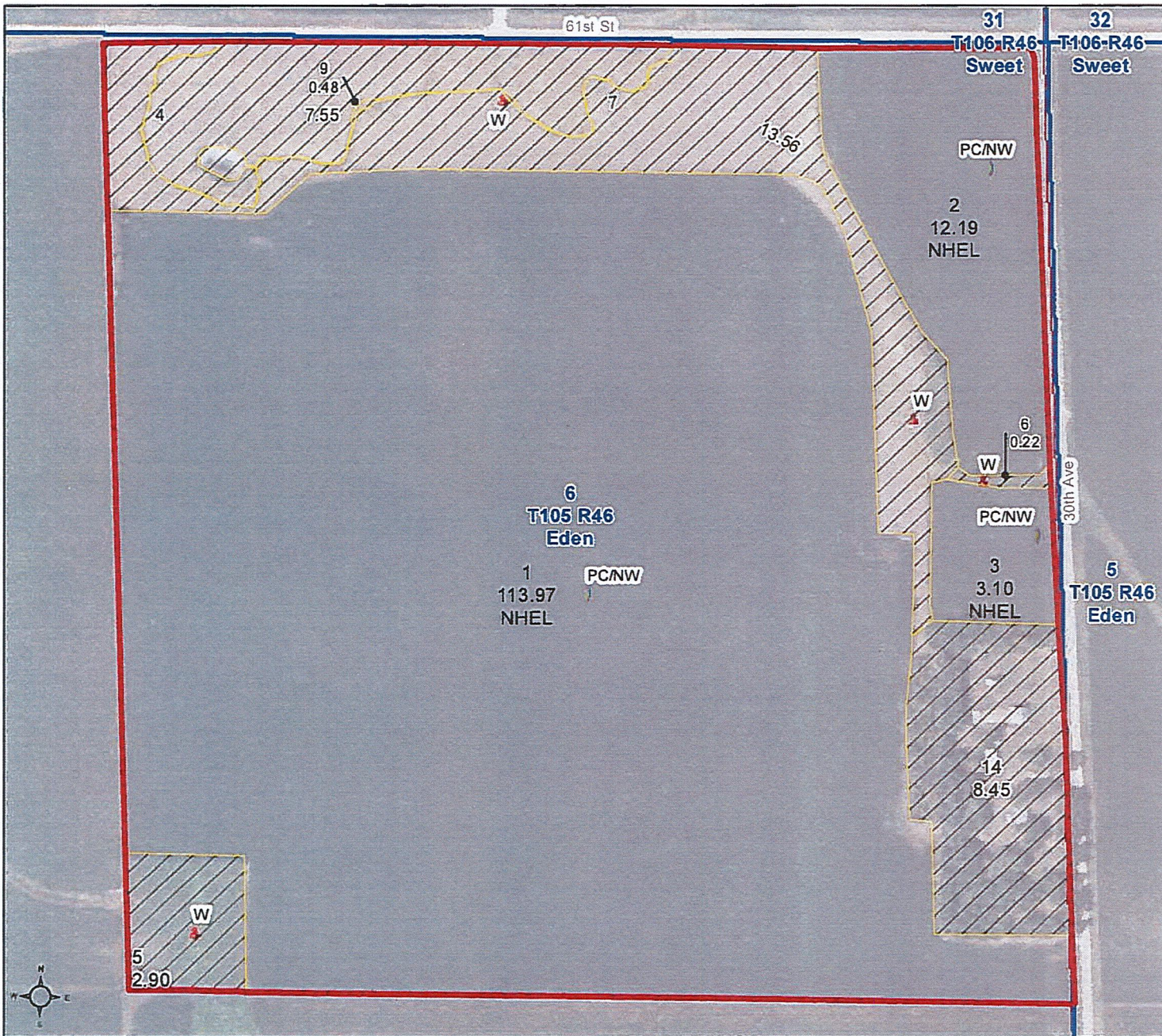


8/30/2022

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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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

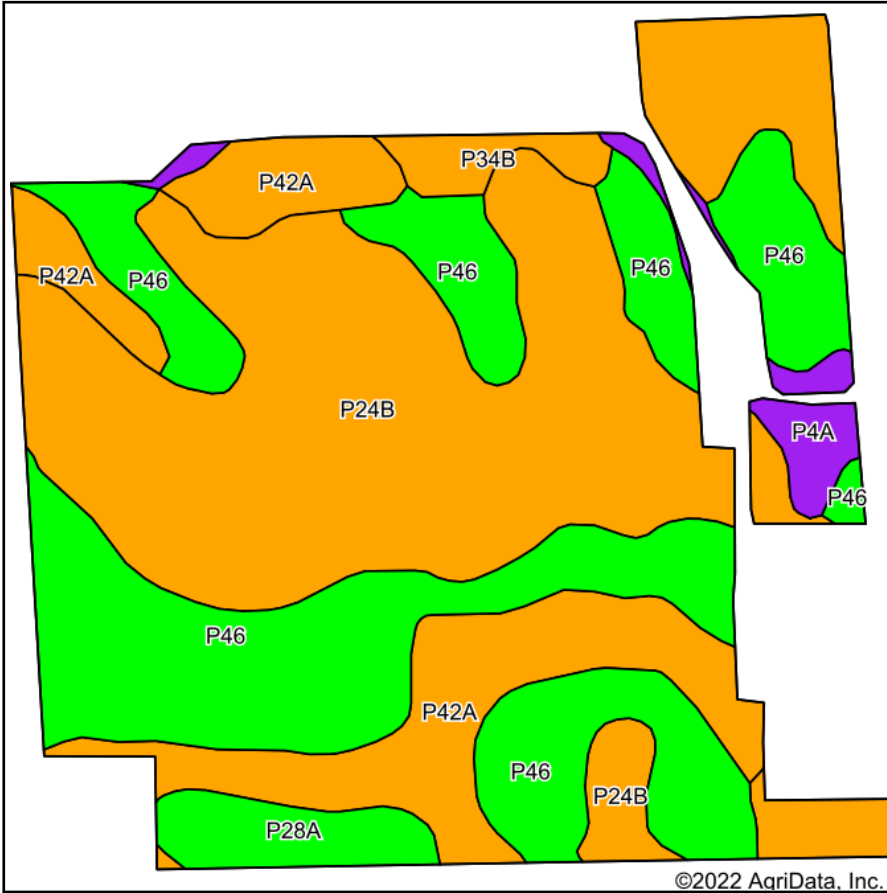
Wetland Determination Identifiers

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

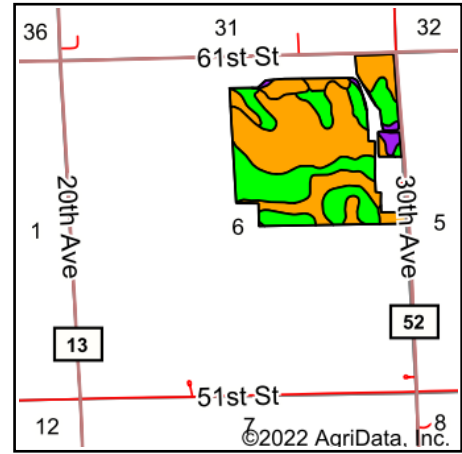
Tract Cropland Total: 129.26 acres

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: **Pipestone**
 Location: **6-105N-46W**
 Township: **Eden**
 Acres: **129.26**
 Date: **8/30/2022**



Area Symbol: MN117, Soil Area Version: 21

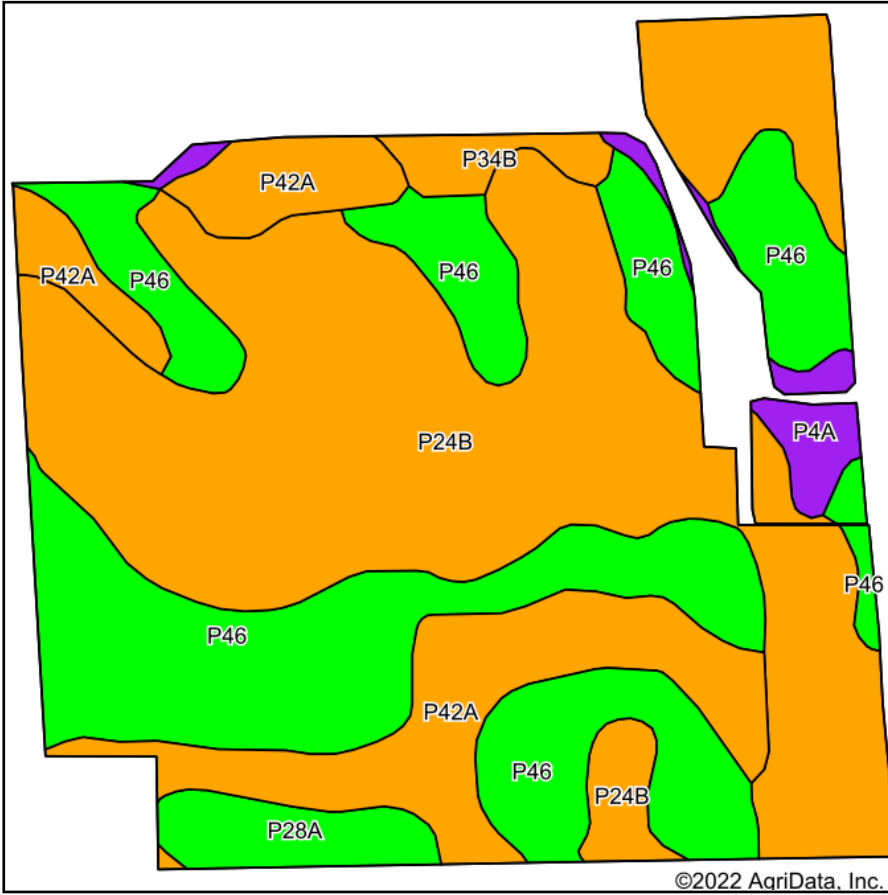
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
P24B	Moody silty clay loam, cool, 2 to 6 percent slopes	56.94	44.1%		Ile		95
P46	Trent silty clay loam, 0 to 3 percent slopes	43.67	33.8%		I	I	100
P42A	Whitewood silty clay loam, 0 to 2 percent slopes	19.27	14.9%		Ilw		94
P28A	Ransom silty clay loam, 1 to 3 percent slopes	4.00	3.1%		Ile		99
P4A	Calco silty clay loam, 0 to 2 percent slopes, frequently flooded	3.18	2.5%		Vw		20
P34B	Splitrock silty clay loam, 2 to 5 percent slopes	2.20	1.7%		Ile		91
Weighted Average					1.71	*-	94.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

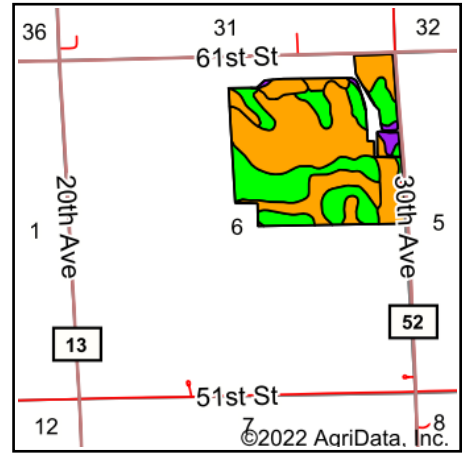
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Pipestone**
 Location: **6-105N-46W**
 Township: **Eden**
 Acres: **137.79**
 Date: **8/30/2022**



Area Symbol: MN117, Soil Area Version: 21

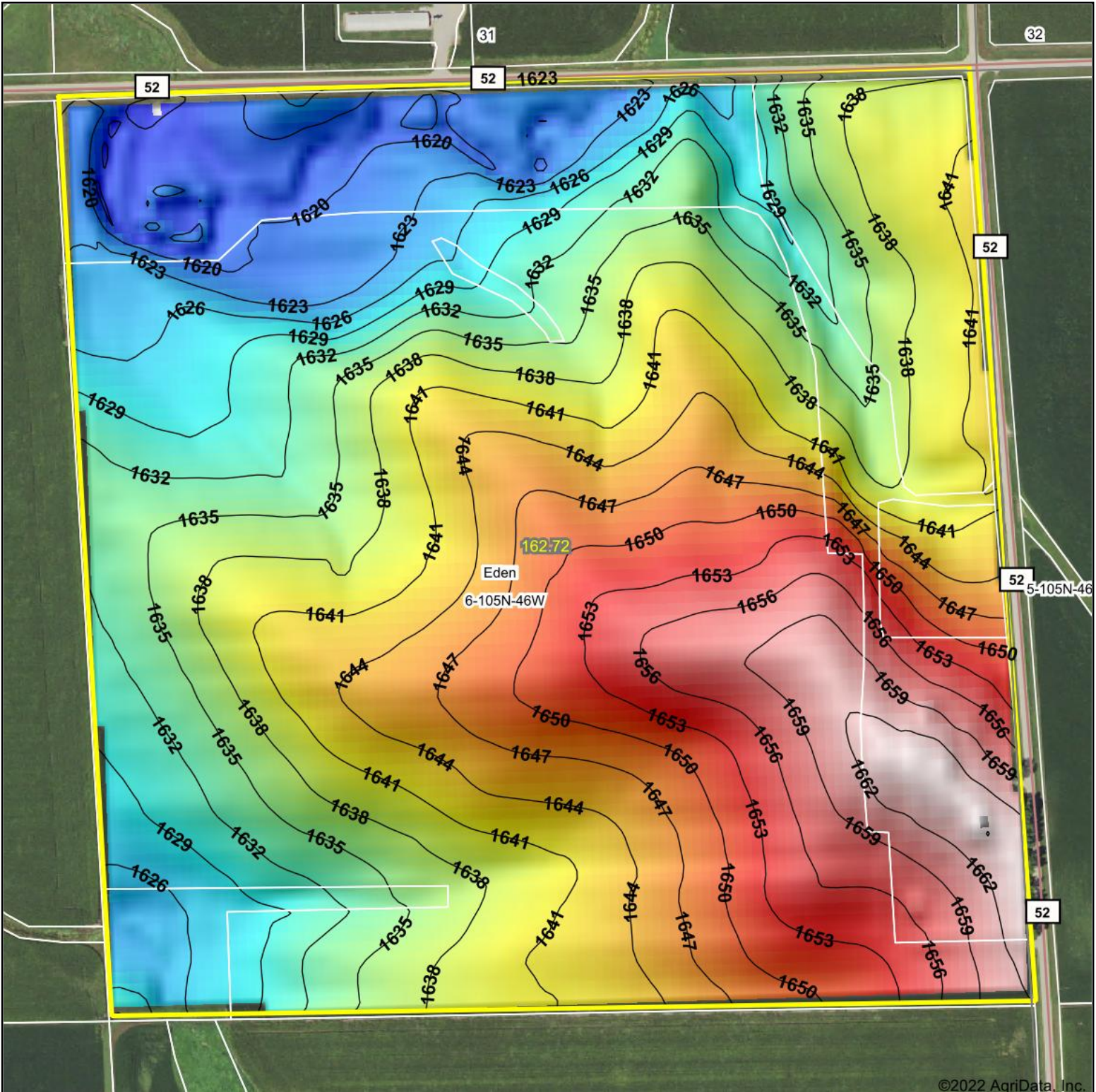
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	
P24B	Moody silty clay loam, cool, 2 to 6 percent slopes	63.89	46.4%		Ile		95	
P46	Trent silty clay loam, 0 to 3 percent slopes	44.89	32.6%		I	I	100	
P42A	Whitewood silty clay loam, 0 to 2 percent slopes	19.63	14.2%		Ilw		94	
P28A	Ransom silty clay loam, 1 to 3 percent slopes	4.00	2.9%		Ile		99	
P4A	Calco silty clay loam, 0 to 2 percent slopes, frequently flooded	3.18	2.3%		Vw		20	
P34B	Splitrock silty clay loam, 2 to 5 percent slopes	2.20	1.6%		Ile		91	
Weighted Average						1.71	*-	94.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

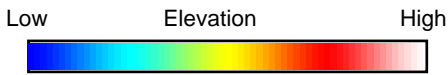
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

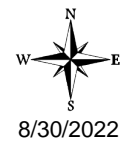
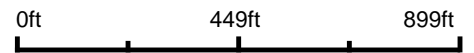
Topography Hillshade



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Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 1,615.8
 Max: 1,665.3
 Range: 49.5
 Average: 1,639.3
 Standard Deviation: 11.38 ft



6-105N-46W
Pipestone County
Minnesota

map center: 43° 55' 50.61, -96° 24' 45.83

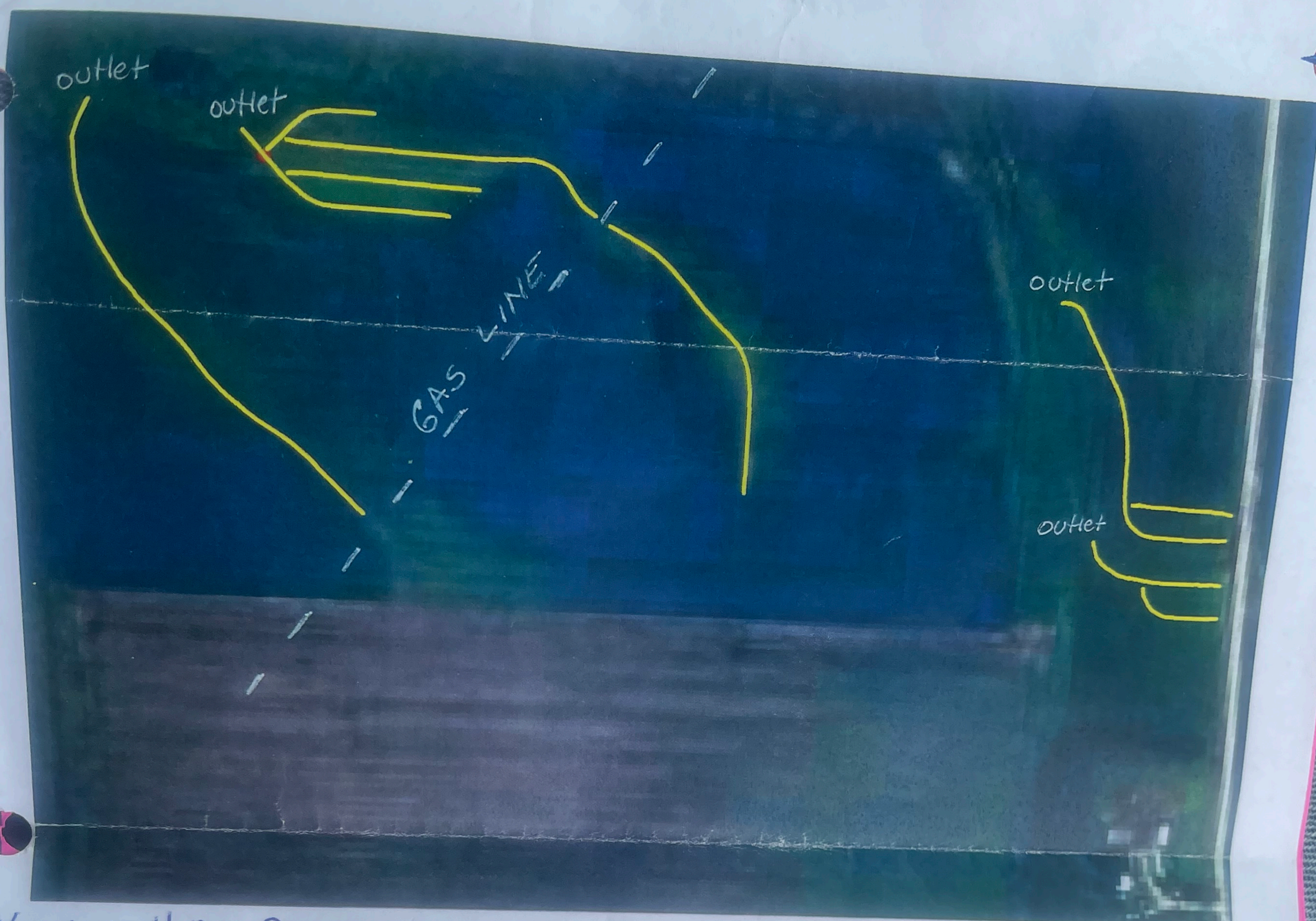


Maps Provided By:



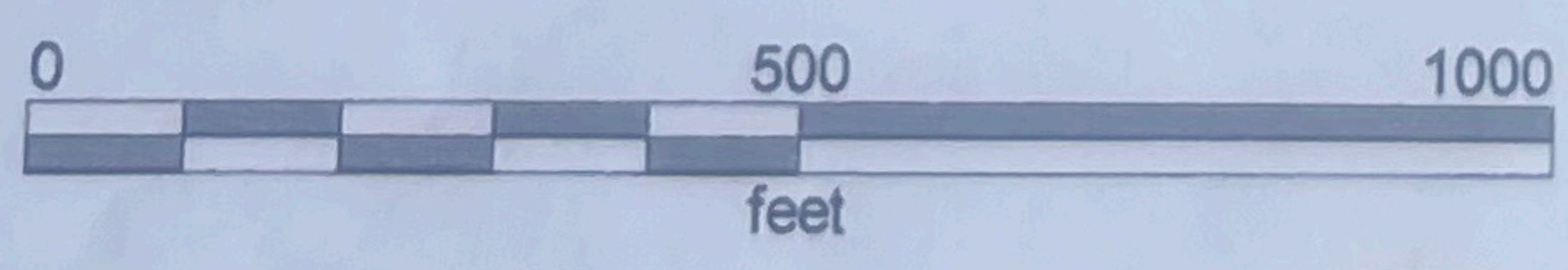
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Field borders provided by Farm Service Agency as of 5/21/2008.



* overall map

Langes



Client: Peterson, Jerry
 Farm: Pipestone Cnty.
 Field: Eden Township Sec. 6
 Name: 2012
 Date: 4/2/2012

5 inch tile 5236.12 ft

5-12-08

Peterson Jerry 1

Lange Farm

2 Fields North of Buildings

North

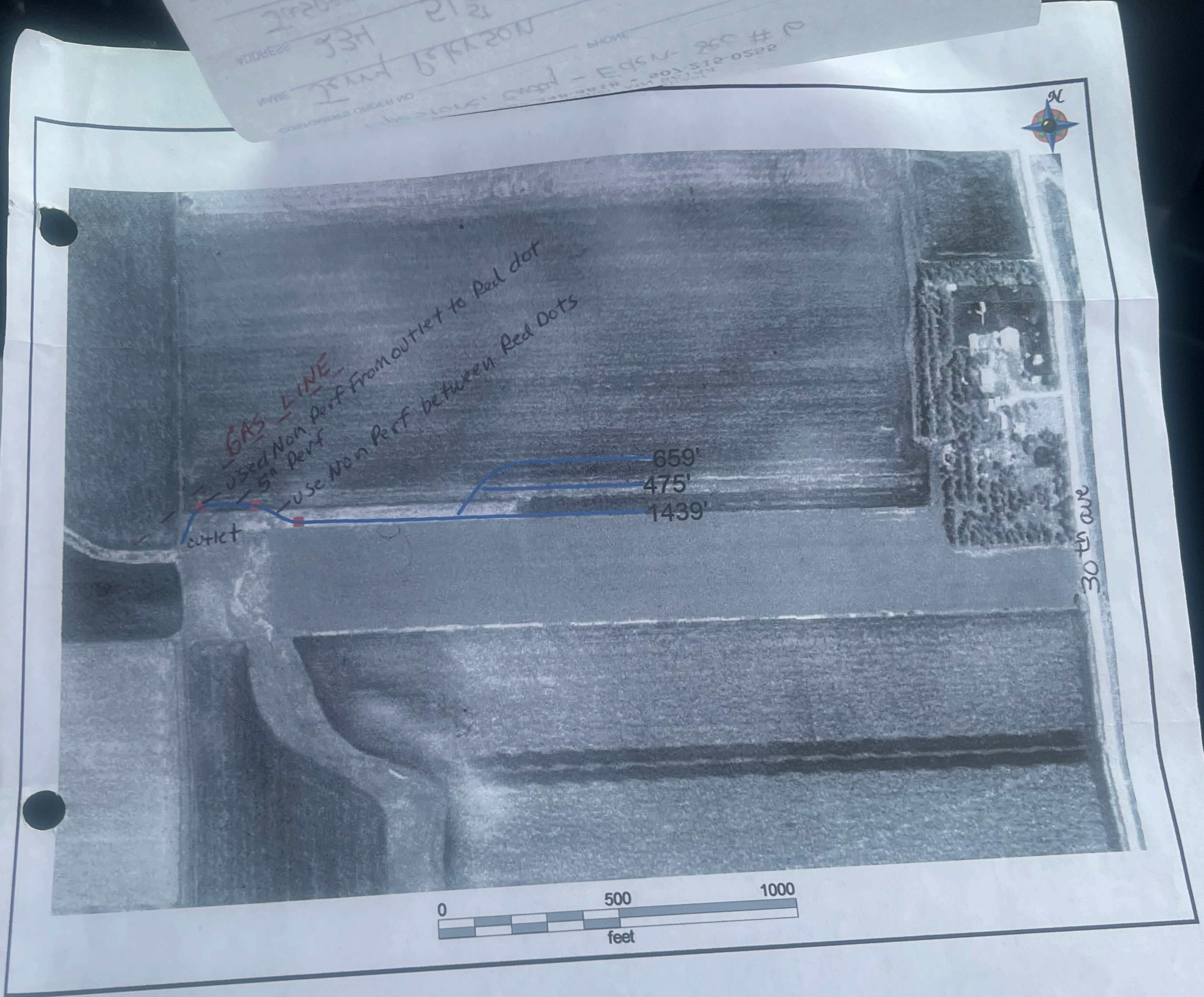


Customer: Jerry Peterson		
Location: Pipestone Cnty. Eden township N.E. 1/4 Sec. 6		
Scale: 100 feet	Spacing: 70-80'	Date: 4-15-08 to 4-16-08
Evans Farm Drainage (507) 215 0255		5 in: 1687 ft

3213 ft of 2" installation of 41.52 ft
 104 ft of 2" gas with outlet & 2" gas

QTY	DESCRIPTION	PRICE
3213	ft of 2" gas with outlet & 2" gas	3213
104	ft of 2" gas	104

ORDER NO: 2572.95
 ADDRESS: 334 21st St
 PHONE: 512-512-0522
 DATE: 2-10-10



Client: Peterson, Jerry
 Farm: Pipestone Cnty.
 Field: Eden Township Sec. 6
 Date: 5-12-10

5 inch 2572.95 ft

Lango's



MINNESOTA
PIPESTONE
Form: FSA-156EZ



FARM : 311
Prepared : 9/1/22 8:36 AM
Crop Year : 2022

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
Farms Associated with Operator : 27-117-311, 27-117-342, 27-117-2755, 27-117-4693
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/WF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
162.42	129.26	129.26	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	129.26	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	70.30	0.00	173	0
Soybeans	42.00	0.00	49	
TOTAL	112.30	0.00		

NOTES

Tract Number : 386
Description : NE4 6 EDEN
FSA Physical Location : MINNESOTA/PIPESTONE
ANSI Physical Location : MINNESOTA/PIPESTONE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : CHERYL MCLAUGHLIN, CINDY LANGE
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
162.42	129.26	129.26	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	129.26	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

MINNESOTA
PIPESTONE
Form: FSA-156EZ



FARM : 311
Prepared : 9/1/22 8:36 AM
Crop Year : 2022

Abbreviated 156 Farm Record

Tract 386 Continued ...

Com	70.30	0.00	173
Soybeans	42.00	0.00	49
TOTAL	112.30	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail, U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

2022

PROPERTY TAX STATEMENT

EDEN TOWNSHIP

Property ID Number: 04-006-0500
 Property Description: SECT-06 TWP-105 RANG-46

Identifying Information Removed

L.E. 3890-O
 10419-T
 ACRES 162.72

		Values and Classification	
		Taxes Payable Year	2021 2022
Step 1	Estimated Market Value:	1,026,200	1,023,500
	Homestead Exclusion:		
	Taxable Market Value:	1,026,200	1,023,500
	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		5,356.00
Sent in November 2021			
Step 3	Property Tax Statement		
	First half Taxes:		2,684.00
	Second half Taxes:		2,684.00
	Total Taxes Due in 2022		5,368.00

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.

- Use this amount on Form M1PR to see if you are eligible for a homestead credit refund
 File by August 15th.
- Use these amounts on Form M1PR to see if you are eligible for a special refund

		Taxes Payable Year:	2021	2022
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund File by August 15th.		<input type="checkbox"/>		.00
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		5,790.00	5,966.13
	4. A. Agricultural and rural land tax credits00	.00
	B. Other credits to reduce your property tax		556.00	598.13
	5. Property taxes after credits		5,234.00	5,368.00
Property Tax by Jurisdiction	6. County		3,775.26	4,077.06
	7. City or Town		440.86	439.08
	8. State General Tax00	.00
	9. School District: 2689	A. Voter approved levies	454.90	398.75
		B. Other local levies	547.18	437.45
	10. Special Taxing Districts:	A. REGION 8 SOUTHWEST RDC	15.80	15.66
		B.		
		C.		
		D.		
	11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		5,234.00	5,368.00	
Special Assessments on Your Property	13. A.			
	B.			
	C.			
	D.			
	E.			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		5,234.00	5,368.00	

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

PRCL# 04-006-0500 RCPT# 957
 AGRI NON-HSTD

PRCL# 04-006-0500 RCPT# 957
 AGRI NON-HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX	5,368.00
NOVEMBER 15, 2022	2ND HALF TAX	2,684.00	1ST HALF TAX	2,684.00
	PENALTY		PENALTY	
	TOTAL		TOTAL	

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

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

10419-T

10419-T

Identifying Information Removed

Identifying Information Removed

\$\$\$ 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%	
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.

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