



301 South O'Connell Street, Marshall, Minnesota 56258

MARY MAHONEY TRUST SEALED BID LAND AUCTION

(Lyon County, MN)

Parcel described as:

NE ¼ NW ¼ of Sec 35-113-40 (Lucas Twp) Lyon County, MN

Times and Dates

Friday, November 11th, 2022

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

Tuesday, November 15th, 2022

– All persons submitting bids will have opportunity to raise bids at EverSpring Inn & Suites, 1500 E. College Dr. Marshall, MN 56258 at 10:00 AM.

Farm Information: Rare opportunity to purchase quality Lyon County farmland with great farmability and productive soils. Farm contains approx. 40 ± total acres with 35.74 tillable acres. This farm has a Crop Productivity Index (CPI) of 91.2. Glencoe Clay Loam and Canisteo Clay Loams are the most common soil types on the property. Farm has good access on the Northeast side of the farm. Farm has private tile and a great outlet.

Farm Location: From Cottonwood, MN farm is located 3.5 miles SE. In between School Grove and Lady Slipper Lake.



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, November 11th, 2022 to:

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

2. Minimum Bid is \$320,000 or \$8,000 per acre on 40 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. Bidders will be allowed to bid on other parcels the day of live auction.
8. The property described above will be sold in "As Is and Where Is" condition.
9. Seller will retain 100% of the 2022 cash rent payment and pay all the Real Estate Taxes due in 2022.
10. Possession will be granted immediately after closing, subject to the 2022 lease terms.
11. Buyer will be allowed to enter the property to preform fall tillage and fertilize upon the harvest of the 2022 crop.
12. 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.
13. The entire balance of the purchase price will be due and payable on or before January 10th, at which time marketable title shall be conveyed.
14. Unsuccessful bidders will have checks returned to them at the conclusion of auction.
15. The seller reserves the right to reject any and all bids and to waive any irregularities in the bidding.
16. Property to be sold subject to any road, drainage, utility, or other easements of record.
17. Announcements the day of the auction take precedent over written material.



301 South O'Connell Street, Marshall, Minnesota 56258

BID SHEET FOR MARY MAHONEY TRUST LAND SALE

Parcel described as:

NE ¼ NW ¼ of Sec 35-113-40 (Lucas Twp) Lyon County, MN
Submit bids in writing to:

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

All bids must be received by 5:00 pm November 11, 2022
Minimum bid is \$320,000 or \$8,000 per acre on 40 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 persons submitting bids will have opportunity to raise bids at EverSpring Inn & Suites, 1500 E. College 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



Map Center: 44° 33' 35, -95° 38' 0.43



26-113N-40W
Lyon County
Minnesota



9/6/2022

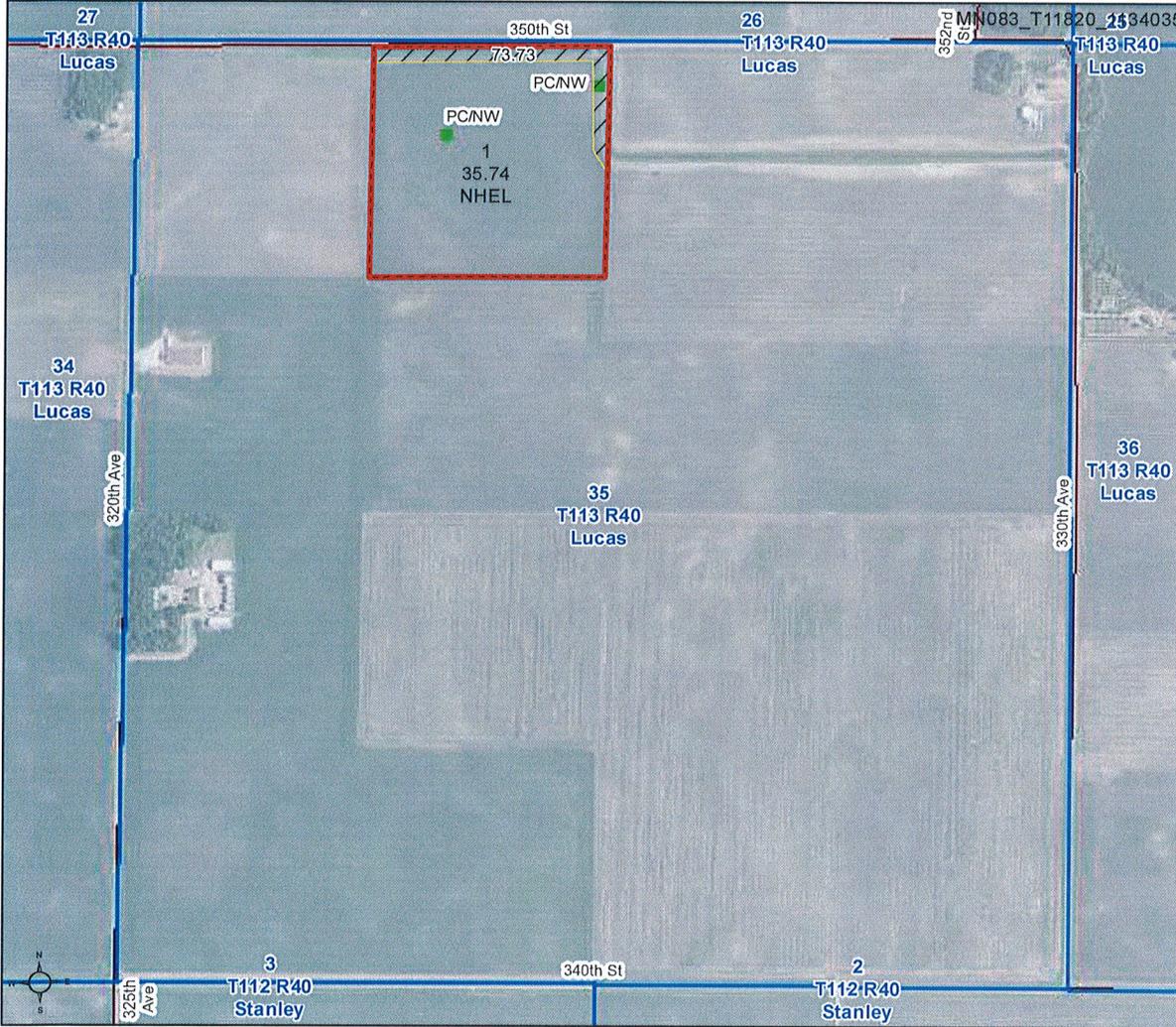
Farm 727

Tract 11820

2022 Program Year

Map Created May 03, 2022

1134035



- 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

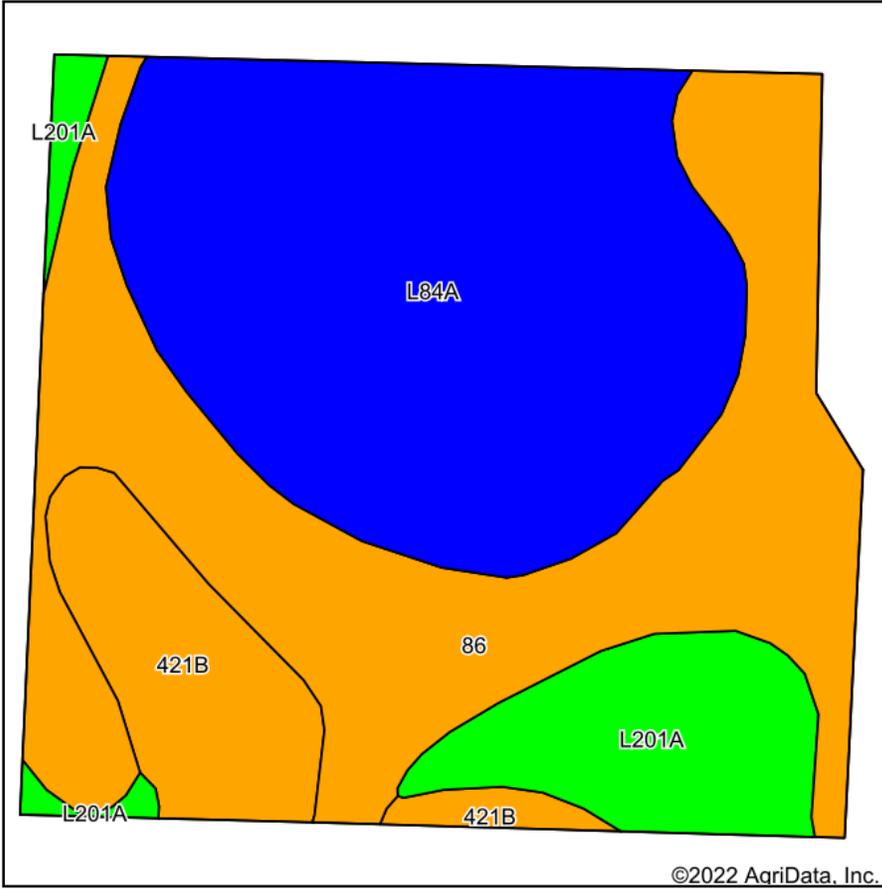
Wetland Determination Identifiers

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

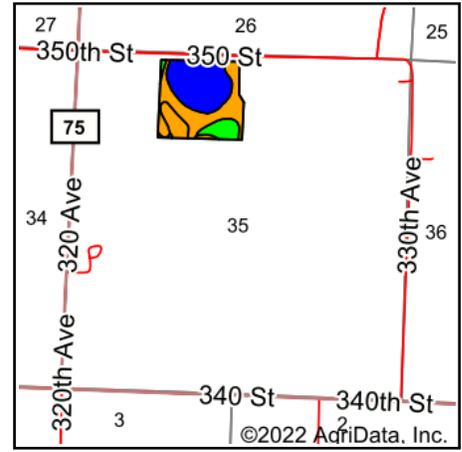
Tract Cropland Total: 35.74 acres

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: **26-113N-40W**
 Township: **Lucas**
 Acres: **35.74**
 Date: **9/6/2022**



Maps Provided By:

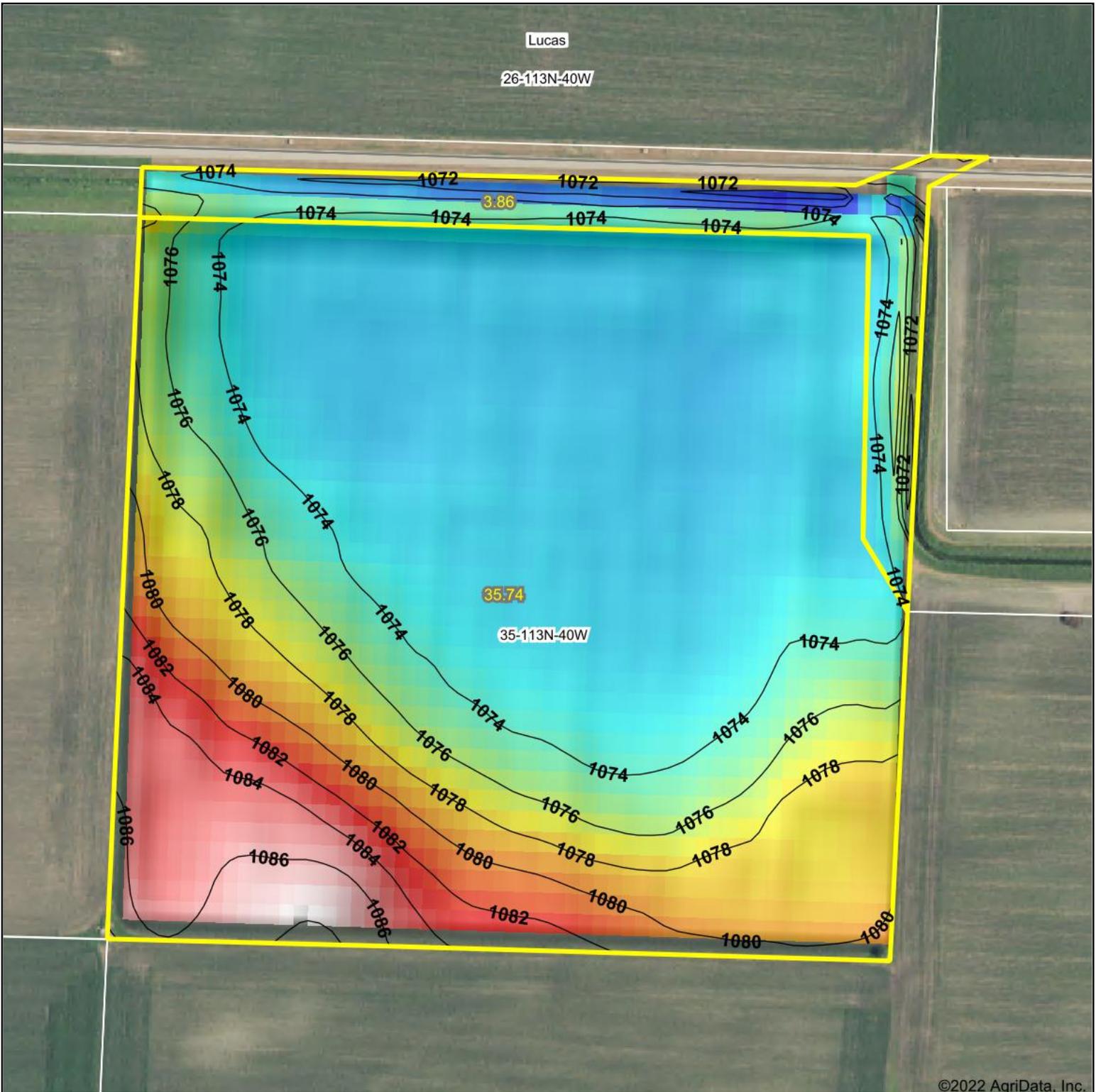


Area Symbol: MN083, Soil Area Version: 18

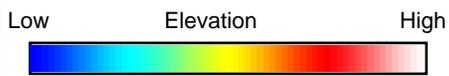
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
L84A	Glencoe clay loam, 0 to 1 percent slopes	15.18	42.5%		IIIw	86
86	Canisteo clay loam, 0 to 2 percent slopes	12.95	36.2%		IIw	93
L201A	Normania loam, 1 to 3 percent slopes	3.97	11.1%		Ie	99
421B	Amiret loam, 2 to 6 percent slopes	3.64	10.2%		Ile	98
Weighted Average					2.31	91.2

*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): 2
 Min: 1,068.5
 Max: 1,088.5
 Range: 20.0
 Average: 1,075.9
 Standard Deviation: 4.23 ft



9/6/2022

26-113N-40W
Lyon County
Minnesota

map center: 44° 33' 35", -95° 38' 0.43



Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

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

DRAIN TILE LOCATION MAP

Lucas Twp.
Lyon Co.

Owners: P.M. Meehl

Planned by: Jake Janzen

Installed by: Dernyck Drainage
Sept. 1965

SCALE: 1 inch = 660 feet or
40 rods

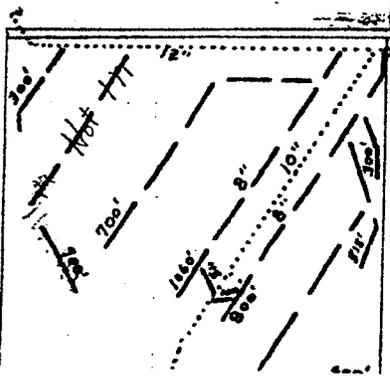
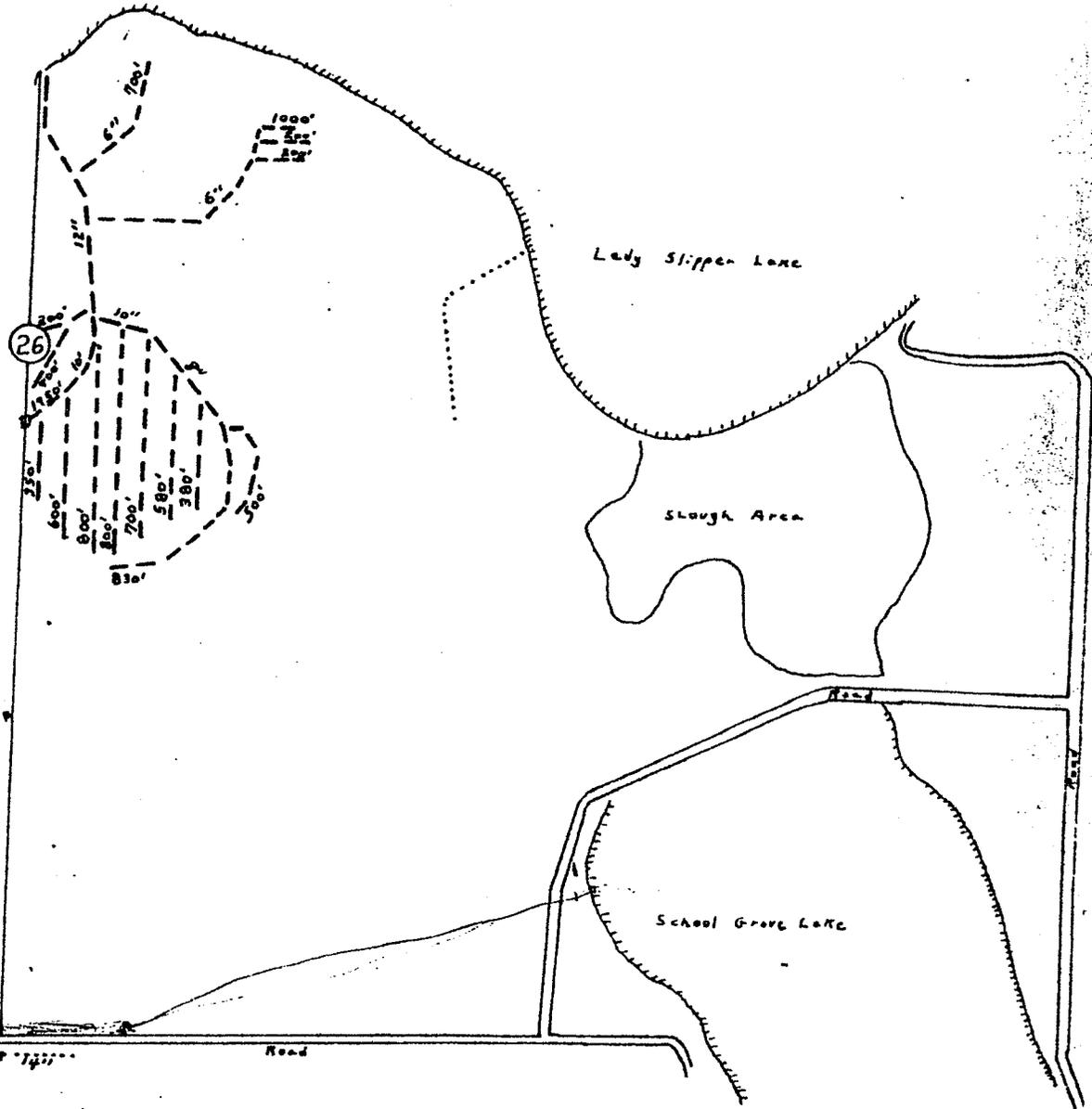
LEGEND

1965 Tile —————

1948 Tile - - - - -

Ext. Tile

Surface Inlets —#



Minnesota

Lyon

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 727

Prepared: 9/2/22 10:19 AM

Crop Year: 2022

Page: 2 of 2

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: 11820 Description NENW 35 LUCAS

FSA Physical Location : Lyon, MN

ANSI Physical Location: Lyon, MN

BIA Range Unit Number:

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

Recon Number

Wetland Status: Tract contains a wetland or farmed wetland

2021 - 82

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
39.47	35.74	35.74	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	35.74	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	17.29	155	0.00
SOYBEANS	17.9	43	0.00
Total Base Acres:	35.19		

Owners: MARY MAHONEY TRUST

Other Producers:

PROPERTY TAX STATEMENT

LUCAS TWP

Property ID Number: 10-035006-0
 Property Description: SECT-35 TWP-113 RANG-40
 NE4 NW4 40.00 ACRES

Identifying Information
 Removed

35682-T
 ACRES 40.00

		Values and Classification	
		Taxes Payable Year	2021 2022
Step 1	Estimated Market Value:	210,800	221,900
	Homestead Exclusion:		
Step 2	Taxable Market Value:	210,800	221,900
	New Improve/Expired Excls:		
Property Class:		AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2021			
		Proposed Tax	
* Does Not Include Special Assessments		1,222.00	
Sent in November 2021			
		Property Tax Statement	
Step 3	First half Taxes:	616.00	
	Second half Taxes:	616.00	
	Total Taxes Due in 2022	1,232.00	

\$\$\$
 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		1,389.99	1,503.01
	4. A. Agricultural and rural land tax credits00	.00
	B. Other credits to reduce your property tax		201.11	271.01
	5. Property taxes after credits		1,188.88	1,232.00
Property Tax by Jurisdiction	6. County		820.17	834.86
	7. City or Town		99.67	99.68
	8. State General Tax00	.00
	9. School District: 2167	A. Voter approved levies	164.54	180.66
		B. Other local levies	101.27	113.49
	10. Special Taxing Districts:	A. SW REGIONAL DEVELOPMENT	3.23	3.31
		B.		
		C.		
		D.		
	11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		1,188.88	1,232.00	
Special Assessments on Your Property	13. A. 7070 CD 5		1,381.12	
	B.			
	C.			
	D.			
	E.			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS			2,570.00	1,232.00

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# 10-035006-0 RCPT# 3606
 AGRI NON-HSTD

PRCL# 10-035006-0 RCPT# 3606
 AGRI NON-HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2022	2ND HALF TAX	616.00	1,232.00
	PENALTY		616.00
	TOTAL		
YOUR CANCELED CHECK IS YOUR RECEIPT.		TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.	

35682-T

35682-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%	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