

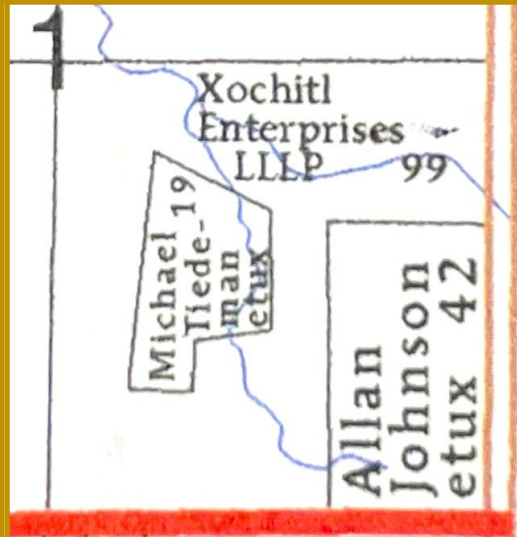
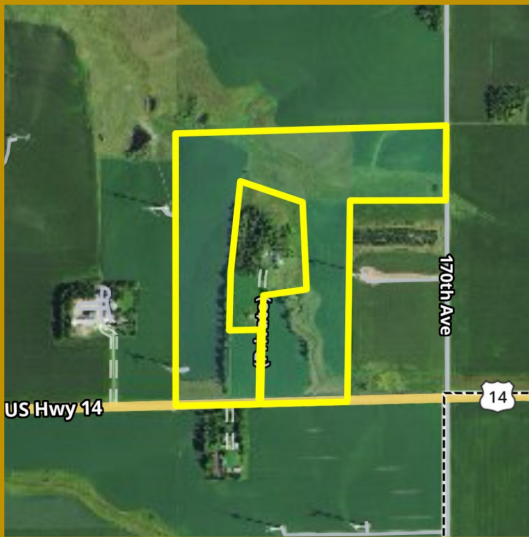
# 98.68 Acre Lincoln County MN Land Auction

Date: Tuesday, July 9, 2024. 10:00 A.M.

Owner: Xochitl Enterprises, LLLP

Parcel Description: 98.68 acres located in the SE 1/4 of Section 1, Verdi Township, Lincoln County, MN. Parcel ID# 15-0003-005

Auctioneer's Note: Deutz Auctions will be selling 98.68 deeded acres of farmland in Verdi township located 2 miles west of Lake Benton, MN. This parcel includes 69.18 tillable crop acres with a CPI of 85.2, appx. 28 acres of pasture, and a wind tower easement. This will be a live auction held on site. No buyer's premium charged, all are welcome. Establish credit with auctioneers prior to sale. Contact auctioneer Tim Deutz at (507) 530-4146, or visit our website at [WWW.DEUTZAUCTIONS.COM](http://WWW.DEUTZAUCTIONS.COM).



Terms: 15% earnest money due sale day; balance due at closing no later than 90 days after sale date. Land is rented for the 2024 growing season and possession will take place after 2024 crops are removed. Possession of pasture will be January 1, 2025. All 2024 taxes will be paid by sellers. Announcements sale day are final.

Closing Attorney: Mike Cable, Marshall, MN.

**[DEUTZAUCTIONS.COM](http://DEUTZAUCTIONS.COM) for more information & upcoming auctions!**



Licensed Auctioneers: Tim, Chuck, Troy, Cory, & Jordan - LIC# 42-21-008

Clerks: Bob, Adam

Phone: 507-530-1141 \*All phone numbers listed on our website





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: 69.18 acres



Abbreviated 156 Farm Record

Operator Name :   
 CRP Contract Number(s) : None  
 Recon ID : 27-081-2017-87  
 Transferred From : None  
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
99.03	69.18	69.18	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	69.18	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	29.83	0.00	159	
<b>TOTAL</b>	<b>29.83</b>	<b>0.00</b>		

NOTES

Tract Number : 5699

Description : W1/2 SE1/4 and N1/4 E1/2 SE1/4 1VERDI less farm  
 FSA Physical Location : MINNESOTA/LINCOLN  
 ANSI Physical Location : MINNESOTA/LINCOLN  
 BIA Unit Range Number :  
 HEL Status : HEL field on tract.Conservation system being actively applied  
 Wetland Status : Tract contains a wetland or farmed wetland  
 WL Violations : None  
 Owners :   
 Other Producers : None  
 Recon ID : 27-081-2017-86

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
99.03	69.18	69.18	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	69.18	0.00	0.00	0.00	0.00	0.00

**Abbreviated 156 Farm Record**

**Tract 5699 Continued ...**

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	29.83	0.00	159
<b>TOTAL</b>	<b>29.83</b>	<b>0.00</b>	

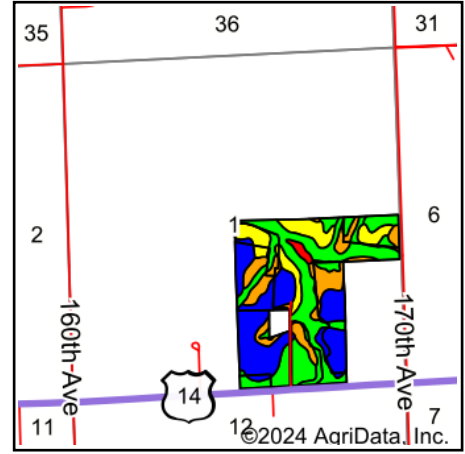
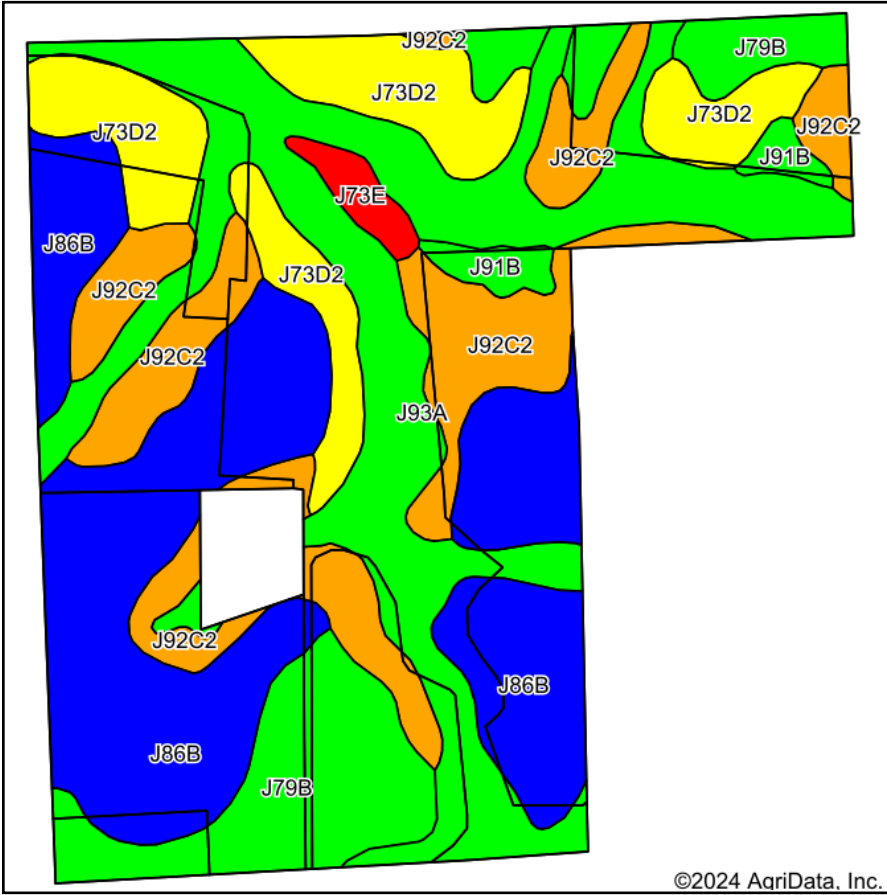
**NOTES**

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*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](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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*

# Soils Map



State: **Minnesota**  
 County: **Lincoln**  
 Location: **1-109N-46W**  
 Township: **Verdi**  
 Acres: **115.05**  
 Date: **3/5/2024**

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Maps Provided By: **surety**  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MN081, Soil Area Version: 22

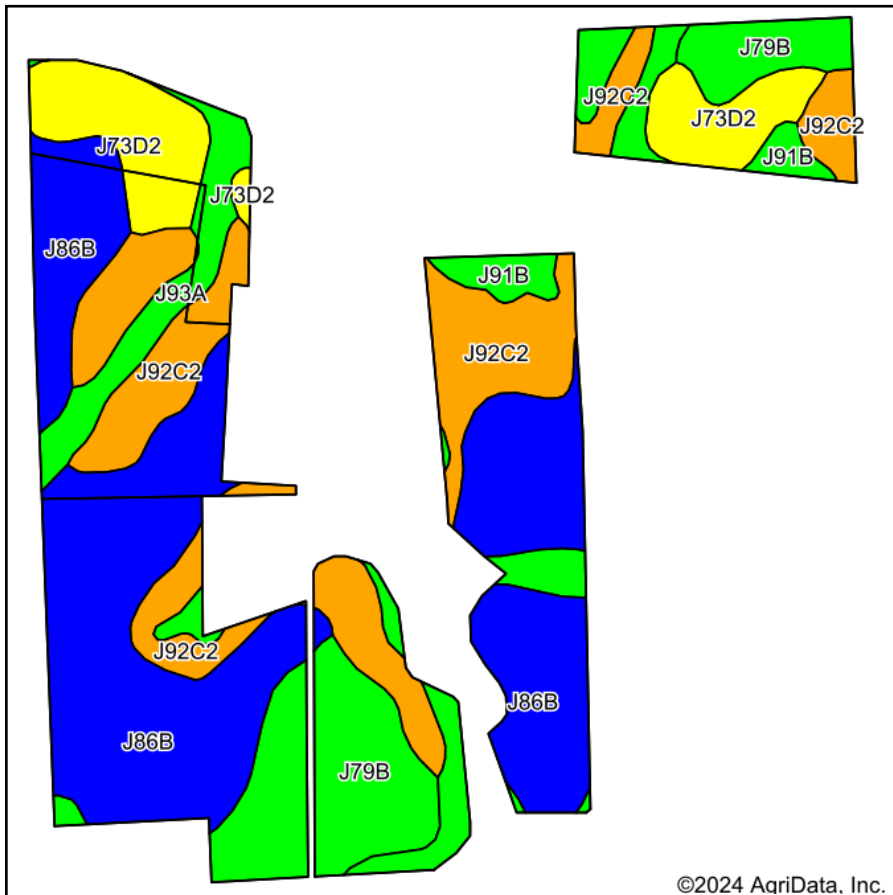
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
J86B	Vienna silty clay loam, 3 to 6 percent slopes	34.23	29.8%	[Blue]	Ile	0	90	63	58	59	63
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	28.92	25.1%	[Green]	IIw	0	92	70	59	61	69
J92C2	Buse-Vienna complex, 6 to 12 percent slopes, moderately eroded	19.34	16.8%	[Orange]	IIIe	0	76	54	50	49	54
J73D2	Buse clay loam, 12 to 18 percent slopes, moderately eroded	15.26	13.3%	[Yellow]	IVe	0	63	48	47	46	48
J79B	Vienna-Brookings complex, 1 to 6 percent slopes	13.99	12.2%	[Light Green]	Ile	3839	94	68	58	57	68
J91B	Darnen loam, stratified substratum, 2 to 6 percent slopes	1.92	1.7%	[Light Green]	Ile	0	97	70	60	64	69
J73E	Buse clay loam, 18 to 25 percent slopes	1.39	1.2%	[Red]	VIe	0	29	44	43	38	44
<b>Weighted Average</b>					<b>2.48</b>	<b>466.8</b>	<b>84.4</b>	<b>*n 61.8</b>	<b>*n 55.3</b>	<b>*n 55.7</b>	<b>*n 61.5</b>

\*n: The aggregation method is "Weighted Average using all components"

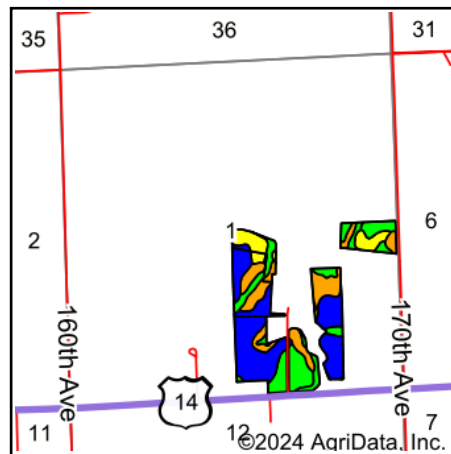
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Lincoln**  
 Location: **1-109N-46W**  
 Township: **Verdi**  
 Acres: **70.25**  
 Date: **3/5/2024**

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MN081, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
J86B	Vienna silty clay loam, 3 to 6 percent slopes	28.25	40.2%		Ile	0	90	63	58	59	63
J92C2	Buse-Vienna complex, 6 to 12 percent slopes, moderately eroded	15.40	21.9%		IIle	0	76	54	50	49	54
J79B	Vienna-Brookings complex, 1 to 6 percent slopes	10.93	15.6%		Ile	3839	94	68	58	57	68
J73D2	Buse clay loam, 12 to 18 percent slopes, moderately eroded	7.07	10.1%		IVe	0	63	48	47	46	48
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	6.99	10.0%		IIw	0	92	70	59	61	69
J91B	Darnen loam, stratified substratum, 2 to 6 percent slopes	1.61	2.3%		Ile	0	97	70	60	64	69
<b>Weighted Average</b>					<b>2.42</b>	<b>597.3</b>	<b>85.2</b>	<b>*n 61.2</b>	<b>*n 55.3</b>	<b>*n 55.5</b>	<b>*n 61</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

VERDI TWP

Property ID Number: 15-0003-005  
 Property Description: SECT-01 TWP-109 RANG-46  
 SE1/4 EXC TRACT BEG SE COR, THEN N  
 ALONG E LINE 1943.48' THEN S 89 DEG

XOCHITL ENTERPRISES LLLP  
 803 BEST POINT DRIVE  
 MADISON SD 57042

14314-T  
 ACRES 98.68

		Values and Classification	
		Taxes Payable Year	2022 2023
Step 1	Estimated Market Value:	345,200	490,500
	Homestead Exclusion:		
1	Taxable Market Value:	345,200	490,500
	New Improve/Expired Excls:		
Property Class:		AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2022			
Step 2	Proposed Tax		
* Does Not Include Special Assessments			1,768.00
Sent in November 2022			
Step 3	Property Tax Statement		
First half Taxes:			879.00
Second half Taxes:			879.00
Total Taxes Due in 2023			1,758.00



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.

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 ..... .00

		Taxes Payable Year:	2022	2023
<b>Property Tax and Credits</b>	3. Property taxes before credits .....		1,831.45	1,892.39
	4. A. Agricultural and rural land tax credits .....		.00	.00
	B. Other credits to reduce your property tax .....		111.45	134.39
	5. <b>Property taxes after credits</b> .....		1,720.00	1,758.00
	<b>Property Tax by Jurisdiction</b>	6. County .....		1,355.98
	7. City or Town .....		140.08	148.18
	8. State General Tax .....		.00	.00
	9. School District: 404	A. Voter approved levies .....	74.29	57.58
		B. Other local levies .....	127.18	119.20
	10. Special Taxing Districts:	A. SOUTHWEST REGIONAL DEV .....	5.21	5.69
		B. LINCOLN HRA .....	17.26	17.71
		C. ....		
		D. ....		
	11. Non-school voter approved referenda levies .....			
	12. Total property tax before special assessments .....		1,720.00	1,758.00
<b>Special Assessments on Your Property</b>	13. A. ....			
	B. ....			
	C. ....			
	D. ....			
	E. ....			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....			1,720.00	1,758.00

**2nd Half Pay Stub 2023** DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT  
 MAKE CHECKS PAYABLE TO: LINCOLN COUNTY AUD.-TREAS.  
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

**1st Half Pay Stub 2023** DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT  
 MAKE CHECKS PAYABLE TO: LINCOLN COUNTY AUD.-TREAS.  
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 15-0003-005 RCPT# 4543  
 AGRI NON-HSTD

PRCL# 15-0003-005 RCPT# 4543  
 AGRI NON-HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2023	2ND HALF TAX	879.00	1,758.00
	PENALTY		879.00
	TOTAL		

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

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

XOCHITL ENTERPRISES LLLP 14314-T  
 803 BEST POINT DRIVE  
 MADISON SD 57042

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