

188.6 Acre Lyon County MN Farmland Auction

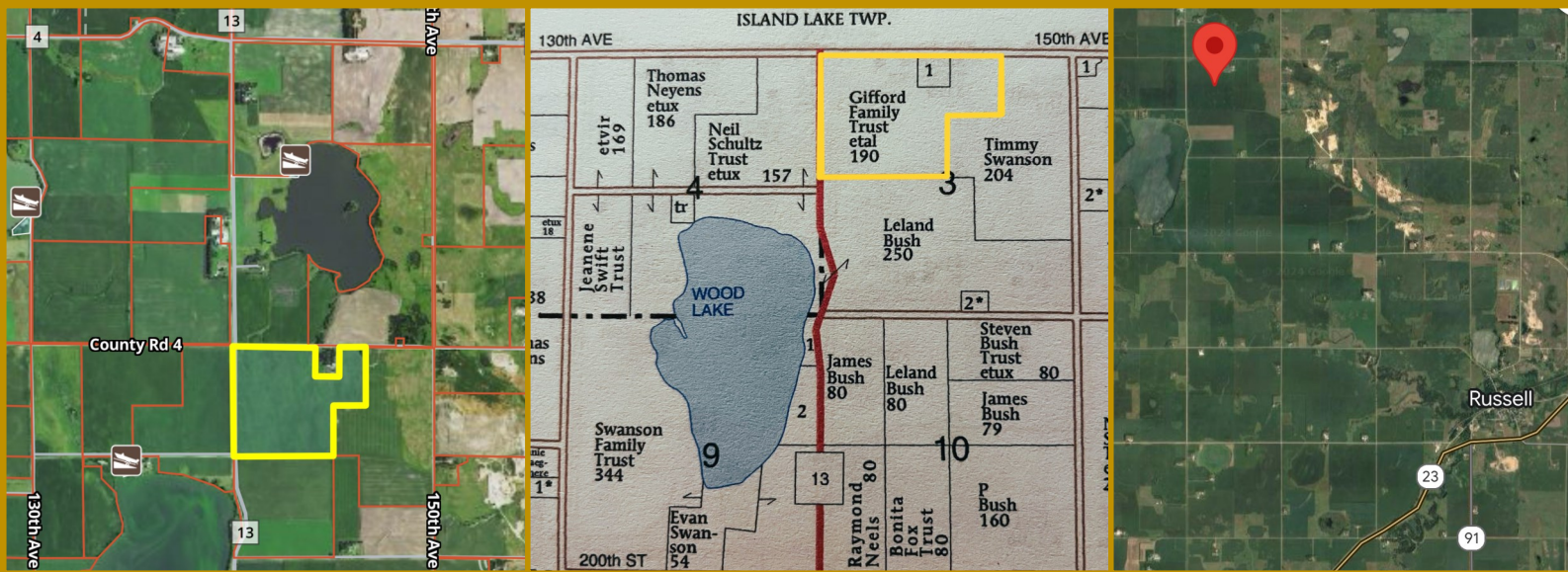
Date: Tuesday, August 27, 2024. 10:00 A.M.

Owner: Gifford Family LLP

Property Description: 188.6 deeded acres located in Section 3 of Coon Creek Township, Lyon County MN.

Location: On-site, North side of the farm on 220th Street. From Highway 19 west of Marshall, take CR-13 south 5 mi, then east on 220th Street. From Russell, travel 3 mi west on CR-2 and 4 mi north on CR-13.

Auctioneers Note: Deutz Auctions will be selling 188.6 acres of high quality, productive farmland in 1 tract. The land holds an outstanding CPI rating of 95.2. This will be a live auction held on-site at the north side of the farm (220th St). No buyer's premium charged; all are welcome. Establish credit with auctioneers prior to sale day. Contact auctioneer, Tim Deutz at 507-530-4146 or visit our website at www.deutzauctions.com for full information packet.



Terms: 15% down payment due sale day, 35% due October 30, and remaining balance due at closing January 15, 2025. Land is rented for the 2024 growing season and possession will take place after 2024 crops are removed. Tillage will be the responsibility of the new buyer. All 2024 taxes will be paid by sellers. Announcements on sale day are final.

Closing Attorney: Paul Goode, Marshall, MN.

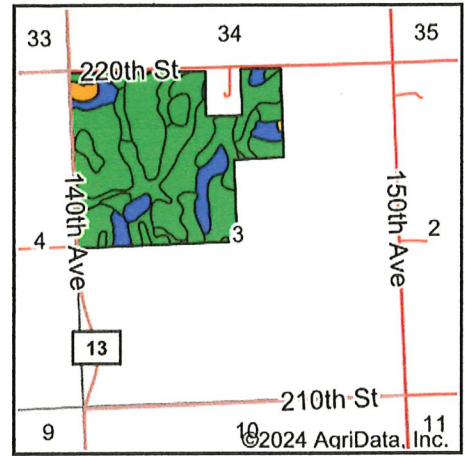
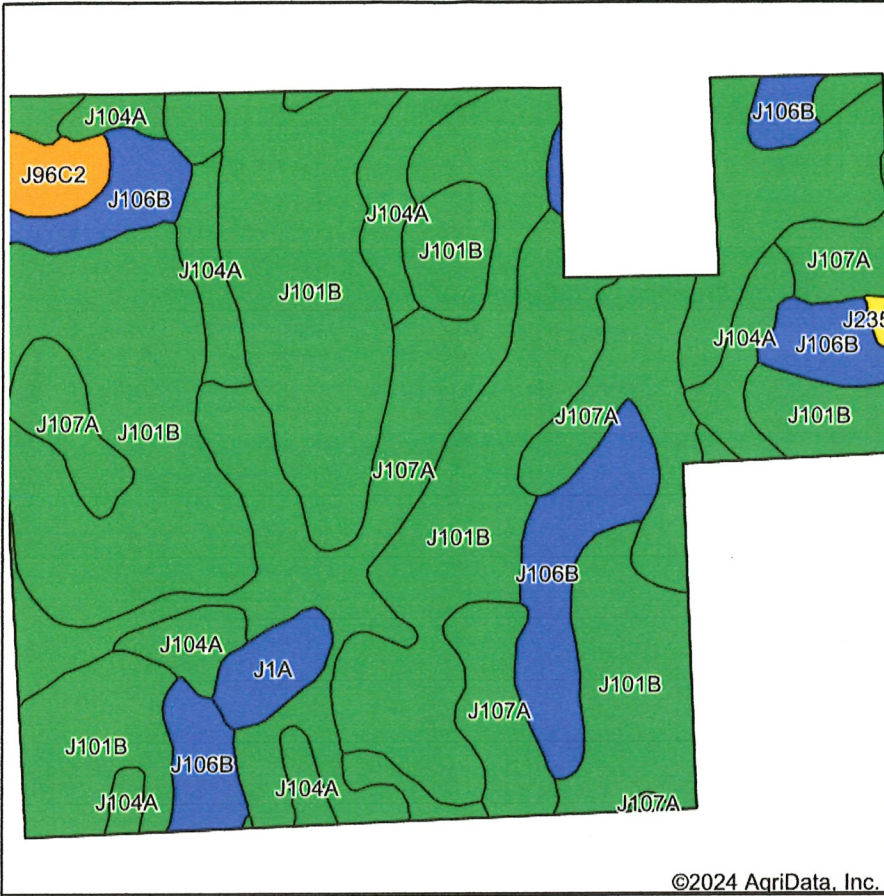
DEUTZAUCTIONS.COM for more information & upcoming auctions!



Licensed Auctioneers: Tim, Chuck, Troy, & Jordan - LIC# 42-21-008
Phone: 507-530-1141 *All phone numbers listed on our website



Soils Map



State: **Minnesota**
 County: **Lyon**
 Location: **3-110N-43W**
 Township: **Coon Creek**
 Acres: **187.94**
 Date: **5/20/2024**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN083, Soil Area Version: 20

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	
J101B	Hokans-Svea complex, 1 to 4 percent slopes	96.30	51.2%		Ile	0	98	68	59	60	68	
J107A	Lakepark-Roliss-Parnell, depressional, complex, 0 to 3 percent slopes	49.01	26.1%		IIw	0	93	71	61	63	70	
J106B	Barnes, occasional saturation-Buse-Svea complex, 1 to 6 percent slopes	19.76	10.5%		Ile	3619	88	66	56	55	66	
J104A	Svea loam, 1 to 3 percent slopes	16.62	8.8%		Ie	0	99	70	58	58	70	
J96C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	2.95	1.6%		IVe	3460	80	59	53	51	59	
J1A	Parnell silty clay loam, depressional, 0 to 1 percent slopes	2.93	1.6%		IIIw	0	86	62	59	61	61	
J235C2	Buse, moderately eroded-Barnes, moderately eroded-Arvilla complex, 6 to 12 percent slopes	0.37	0.2%		VIe	3025	64	50	46	44	47	
Weighted Average						1.97	440.8	95.2	*n 68.5	*n 59	*n 59.9	*n 68.2

*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.

Farm 176

Tract 229

2024 Program Year

Map Created May 06, 2024

110433

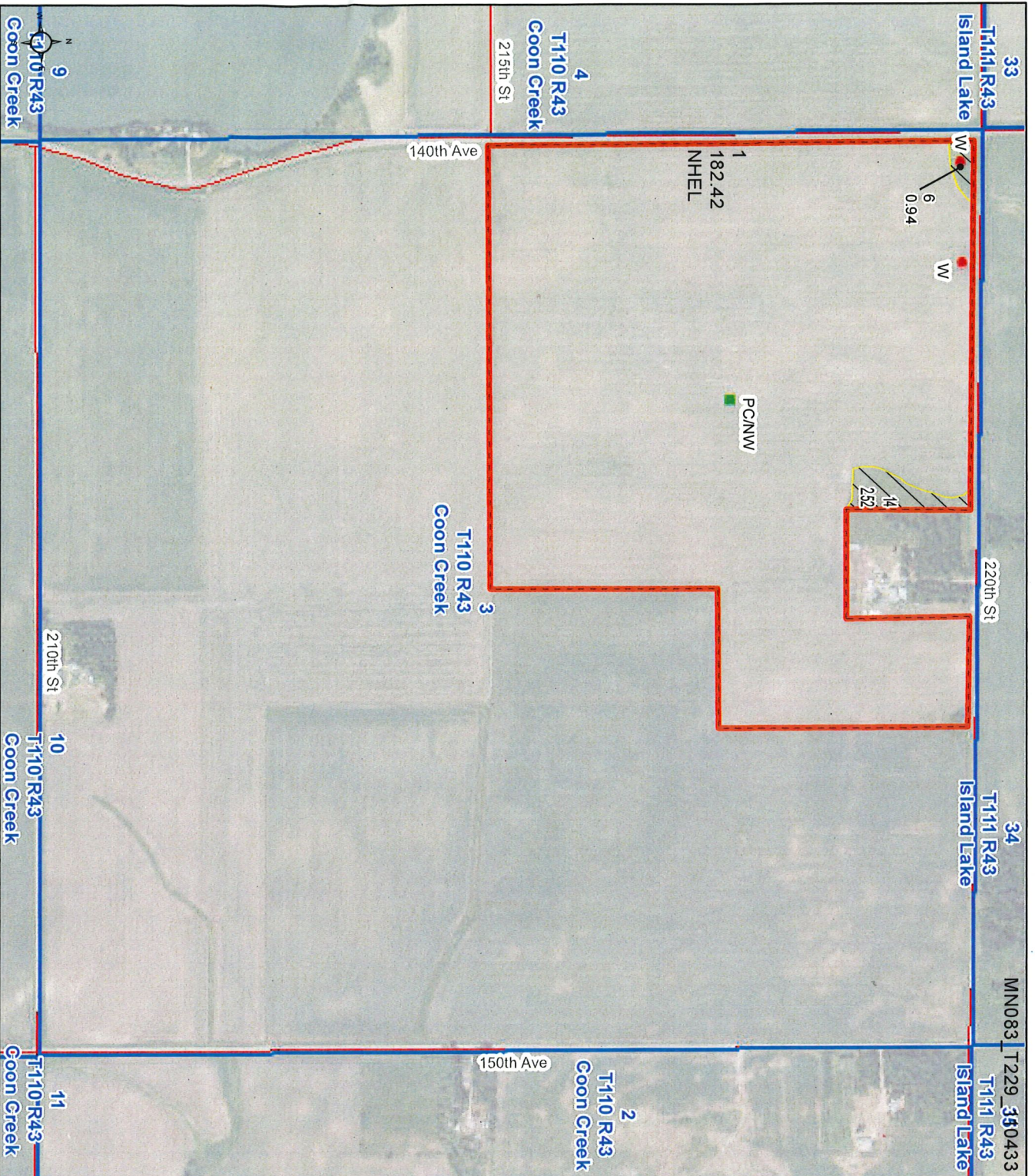


- Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 MAG = 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: 182.42 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.

REPORT OF COMMODITIES FARM SUMMARY

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 718, the Farm Security and Rural Investment Act of 2002 (Pub L. 107-171) and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to collect producer certification of the report of acreage of crops/commodities and land use data which is needed in order to determine producer eligibility to participate in and receive benefits under FSA programs. The information collected on the 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) and USDA/FSA-14, Applicant/Borrower. Providing the requested information is voluntary. However, failure to furnish the requested information may result in a denial of the producer's request to participate in and receive benefits under FSA programs. According to the Paperwork Reduction Act of 1995, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0560-0175. The time required to complete this information collection is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The provisions of criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

Table with columns: Planting Period, Crop/Commodity, Variety/Type, Intended Use, Irrigation Practice, Reporting Unit, Reported Quantity, Determined Quantity, Crop/Commodity, Variety/Type, Share, Crop/Commodity, Variety/Type, Intended Use, Irrigation Practice, Reporting Unit, Reported Quantity, Determined Quantity.

CERTIFICATION: I certify to the best of my knowledge and belief that the acreage of crops/commodities and land uses listed herein are true and correct and that all required crops/commodities and land uses have been reported for the farm as applicable. Absent any different or contrary prior subsequent certification filed by any producer for any crop for which NAP coverage has been purchased, I certify that the applicable crop, type, practice, and intended use is not planted if it is not included on the Report of Commodities for this crop year. The signing of this form gives FSA representatives authorization to enter and inspect crops/commodities and land uses on the above identified land. A signature date (the date the producer signs the FSA-578) will also be captured.

Producer's Signature (By) _____ Title/Relationship of Individual Signing in the Representative Capacity _____ Date _____

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

REPORT OF COMMODITIES

FARM AND TRACT DETAIL LISTING

Original: SES
Revision: _____
Cropland: 182.42
Farmland: 185.88

Tract Number	CLU/Field	Crop/Commodity	Var/Type	Int Use	Act Use	Irr. Pr.	Org Stat	Nat. Sod	C/C Stat	Rpt Unit	Rpt Qty	Det Qty	Crop Land	Field ID	Official/Measured	Planting Date	Planting Period	End Date
229	1	CORN	YEL	GR		N	C	N	I	A	182.42		Yes		N	04/20/2024	01	

Share 50.00 FSA Physical Location Lyon, Minnesota
50.00 Lyon, Minnesota

NAP Unit 768 Signature Date 06/24/2024

Tract 229 Summary

PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	PP Cr/Co	Var/Type	Int Use	Irr Pr	Rpt Unit	Rpt Qty	
01	CORN	YEL	GR	N	A	182.42												

Photo Number/Legal Description: NW WNWNE 3 COON CREEK
 Cropland: 182.42 Reported on Cropland: 182.42 Difference: 0.00
 Reported on Non-Cropland: 0.00

MINNESOTA
 LYON
 Form: FSA-156EZ



FARM : 176
 Prepared : 7/11/24 2:22 PM CST
 Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
 CRP Contract Number(s) : None
 Recon ID : None
 Transferred From : None
 ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
185.88	182.42	182.42	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	182.42	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	90.10	0.00	174	
Soybeans	90.10	0.00	45	
TOTAL	180.20	0.00		

NOTES

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Tract Number : 229
 Description : NW WNWNE 3 COON CREEK
 FSA Physical Location : MINNESOTA/LYON
 ANSI Physical Location : MINNESOTA/LYON
 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 : GIFFORD FAMILY LLP
 Other Producers :
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
185.88	182.42	182.42	0.00	0.00	0.00	0.00	0.0

MINNESOTA

LYON

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 176

Prepared : 7/11/24 2:22 PM CST

Crop Year : 2024

Abbreviated 156 Farm Record

Tract 229 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	182.42	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	90.10	0.00	174
Soybeans	90.10	0.00	45
TOTAL	180.20	0.00	

NOTES

Empty box for notes.

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COON CREEK TWP

Property ID Number: 03-003002-1
Property Description: SECT-03 TWP-110 RANG-43
188.60 AC PT NW4 & PT NW4 NE4 EX PT
NE4 NW4 9.86 AC & EX 1.54 ACRES PT

GIFFORD FAMILY LLP

15892-T

ACRES 188.60

		Values and Classification	
		Taxes Payable Year	2023 2024
Step 1	Estimated Market Value:	1,162,900	1,511,600
	Homestead Exclusion:		
	Taxable Market Value:	1,162,900	1,511,600
New Improve/Expired Excls:		AGRI NON-HSTD AGRI NON-HSTD	
Property Class:			
Sent in March 2023			
Step 2	Proposed Tax		
	* Does Not Include Special Assessments		5,946.00
Sent in November 2023			
Step 3	Property Tax Statement		
	First half Taxes:		2,990.00
	Second half Taxes:		2,990.00
	Total Taxes Due in 2024		5,980.00

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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:	2023	2024
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	<input type="checkbox"/>	.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund00	.00
Property Tax and Credits		
3. Property taxes before credits	7,871.31	7,873.78
4. A. Agricultural and rural land tax credits00	.00
B. Other credits to reduce your property tax	1,965.31	1,895.10
5. Property taxes after credits	5,906.00	5,978.68
Property Tax by Jurisdiction		
6. County	3,907.45	4,120.78
7. City or Town	778.91	839.09
8. State General Tax00	.00
9. School District: 2902 A. Voter approved levies	805.60	777.16
B. Other local levies	397.88	224.57
10. Special Taxing Districts: A. SW REGIONAL DEVELOPMENT.....	16.16	17.08
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	5,906.00	5,978.68
Special Assessments on Your Property		
13. A. 7700 CD 49		1.32
B.		
PRIN 1.32 C.		
INT D.		
TOT 1.32 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	5,906.00	5,980.00

2nd Half Pay Stub 2024 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 Pay Stub 2024 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# 03-003002-1 RCPT# 689
AGRI NON-HSTD

PRCL# 03-003002-1 RCPT# 689
AGRI NON-HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2024	2ND HALF TAX	2,990.00	5,980.00
	PENALTY		1ST HALF TAX
	TOTAL		PENALTY
			TOTAL

YOUR CANCELED CHECK IS YOUR RECEIPT.

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

GIFFORD FAMILY LLP

15892-T

GIFFORD FAMILY LLP

15892-T