

142.89 Acre Yellow Medicine County Land Auction

Owner: Steven Ness

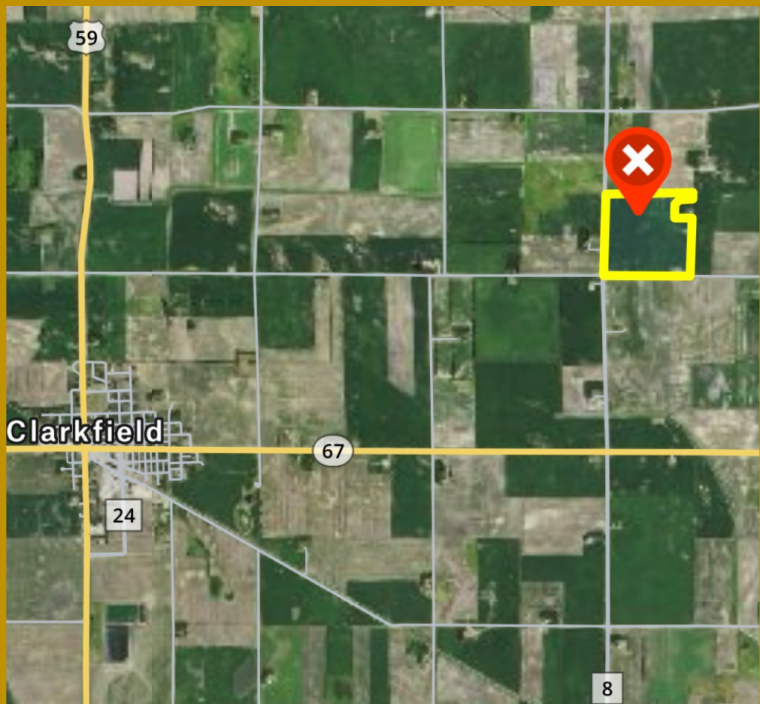
Date: Tuesday, September 17, 2024. 10:00 A.M.

Property Description: 142.86 deeded acres located in Section 36, Lisbon Twp, Yellow Medicine County, MN.



Location: On-site, 280th Ave (south side of farm). Appx. 3 mi east and 1 mi north of Clarkfield, MN.

Auctioneers Note: Deutz Auctions will be selling 142.89 deeded acres of quality farmland in one tract. The farm is located 3 miles east and 1 mile north of Clarkfield, MN and holds a CPI rating of 90.6. This will be a live auction held on-site. No buyer's premium charged; all are welcome. Establish credit with auctioneers prior to sale day. Contact auctioneer, Troy Deutz at (507) 828-5461 with any questions. Visit our website www.deutzauctions.com for full details and information packet.



Terms: 15% down payment due sale day, remaining balance due at closing November 1, 2024. 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.

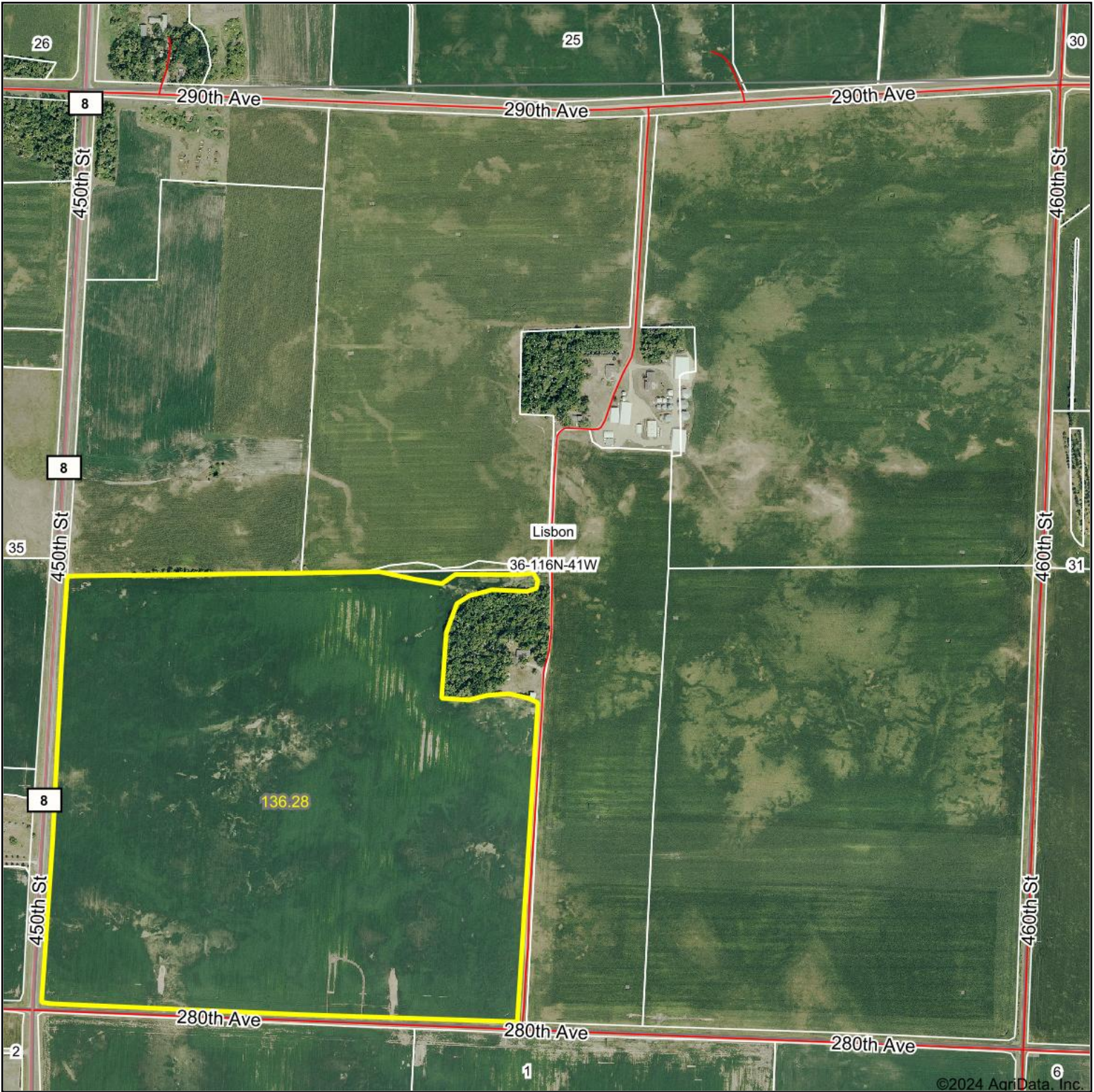
DEUTZAUCTIONS.COM for more information & upcoming auctions!



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

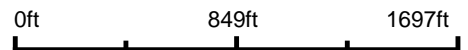


Aerial Map



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Boundary Center: 44° 48' 30.96, -95° 44' 32.06



36-116N-41W
Yellow Medicine County
Minnesota

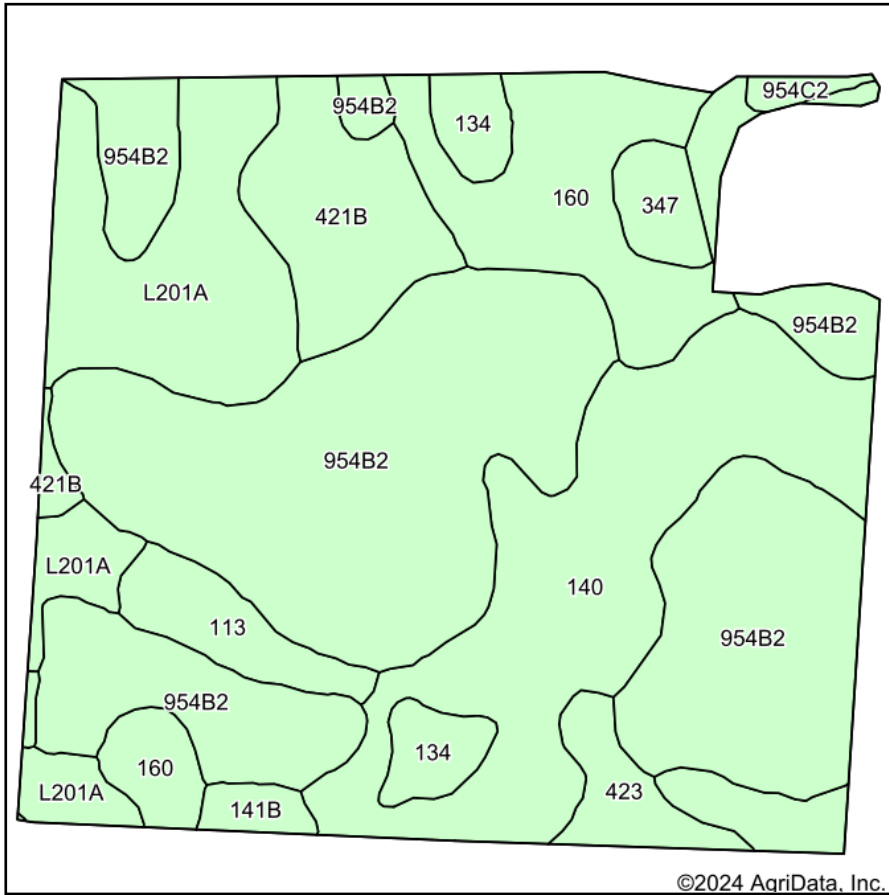


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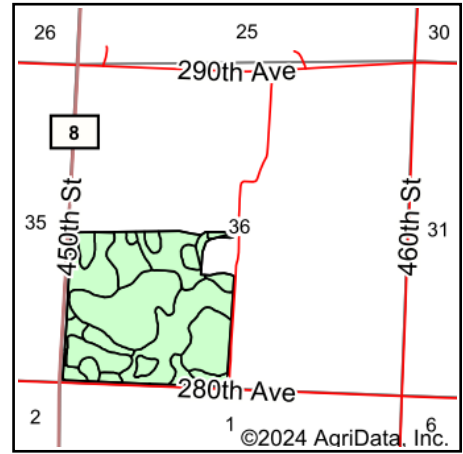
8/6/2024

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Yellow Medicine**
 Location: **36-116N-41W**
 Township: **Lisbon**
 Acres: **136.28**
 Date: **8/6/2024**



Area Symbol: MN173, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
954B2	Amiret-Swanlake loams, 2 to 6 percent slopes	58.33	42.8%	Ile	92	81	71	66	81
140	Spicer silty clay loam, 0 to 2 percent slopes	26.01	19.1%	IIw	91	88	70	67	87
L201A	Normania loam, 1 to 3 percent slopes	16.27	11.9%	Ie	99	83	76	71	83
160	Fieldon loam, 0 to 2 percent slopes	12.75	9.4%	IIw	74	63	63	53	57
421B	Amiret loam, 2 to 6 percent slopes	8.77	6.4%	Ile	98	83	73	69	83
113	Webster clay loam, 0 to 2 percent slopes	3.72	2.7%	IIw	93	83	78	70	82
134	Okoboji silty clay loam, 0 to 1 percent slopes	3.55	2.6%	IIIw	86	77	74	74	74
423	Seaforth loam, 1 to 3 percent slopes	2.97	2.2%	IIs	95	84	69	65	84
347	Malachy loam	2.12	1.6%	IIs	66	52	52	51	48
141B	Egeland loam, 2 to 6 percent slopes	1.15	0.8%	IIIe	68	57	57	57	51
954C2	Storden-Ves complex, 6 to 10 percent slopes, moderately eroded	0.64	0.5%	IIIe	77	72	67	61	72
Weighted Average				1.92	90.6	*n 80.3	*n 70.6	*n 65.7	*n 79.4

*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.

LISBON TOWNSHIP

Property ID Number: 08-036-3010
Property Description: SECT-36 TWP-116 RANG-41
142.86 ACRES SW1/4 LESS 8.53 A RD
RT OF WAY, LESS 8.61 A SOLD

STEVEN P NESS
3461 OARFISH LANE
OXNARD CA 93035

13885-T
ACRES 142.86

		Values and Classification	
		Taxes Payable Year	2023 2024
Step 1	Estimated Market Value:	903,400	1,454,400
	Homestead Exclusion:		
	Taxable Market Value:	903,400	1,454,400
New Improve/Expired Excls:			
Property Class:		AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2023			
Step 2	Proposed Tax		
* Does Not Include Special Assessments			5,756.00
Sent in November 2023			
Step 3	Property Tax Statement		
First half Taxes:			2,976.00
Second half Taxes:			2,976.00
Total Taxes Due in 2024			5,952.00



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.

Taxes Payable Year:	2023	2024
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE	<input type="checkbox"/>	
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	5,278.73	6,064.47
4. A. Agricultural and rural land tax credits00	.00
B. Other credits to reduce your property tax	295.01	304.91
5. Property taxes after credits	4,983.72	5,759.56
Property Tax by Jurisdiction		
6. County	3,941.69	4,643.82
7. City or Town	426.86	432.10
8. State General Tax00	.00
9. School District: 2190		
A. Voter approved levies00	.00
B. Other local levies	568.46	624.01
10. Special Taxing Districts:		
A. UPPER MN RDC	26.74	30.69
B. YMC HRA	19.97	28.94
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	4,983.72	5,759.56
Special Assessments on Your Property		
13. A. 9005 CD9 BR-R SEPM & IMPR		46.50
B. 9000 CD 9		145.94
PRIN 190.73 C.		
INT 1.71 D.		
TOT 192.44 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	5,162.00	5,952.00

2nd Half 2024 Pay Stub
DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: YELLOW MEDICINE COUNTY
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half 2024 Pay Stub
DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
MAKE CHECKS PAYABLE TO: YELLOW MEDICINE COUNTY
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 08-036-3010 RCPT# 2155
AGRI NON-HSTD

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AGRI NON-HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2024	2ND HALF TAX	2,976.00	5,952.00
	PENALTY		2,976.00
	TOTAL		

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

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

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