



301 South O'Connell Street, Marshall, Minnesota 56258

## McClellan - SEALED BID AUCTION

Parcels described as:

Parcel 1: The North Half (N1/2) of the Northeast Quarter (NE1/4) Ex: East +/-40 acres AND The North Half (N1/2) of the Northwest Quarter (NW1/4) Section 19, T-108-N, R-39-W (Holly Twp) Murray County, MN

Parcel 2: The South Half (S1/2) of the Northwest Quarter (NW1/4) LESS 8.00 ACRES in the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) Section 19, T-108-N, R-39-W (Holly Twp) Murray County, MN.

### Times and Dates

Monday, October 3, 2022

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

Thursday, October 6, 2022

– All persons submitting bids will have opportunity to raise their bids for each parcel at the live auction at 9:00 AM at The Caboose, 1045 Craig Ave, Tracy MN 56175

**Farm Information:** 177.06 +/- total acres with 173.46 FSA tillable acres. **Parcel 1:** 110.55± total acres with 107.99 FSA tillable acres. Farm has CPI of 91.5. Canisteo Clay Loam, Webster Clay Loam, and Clarion Loam are the most common soil types. Topography is gently rolling with county tile and exceptional private drainage. **Parcel 2:** 66.51± total acres with 65.47 FSA tillable acres. Farm has CPI of 93.7. Clarion loam and Webster clay loam are the most common soil types. Topography is level to gently rolling and has significant private and county tile.

#### FSA-Information:

| Crop     | Base Acreage | PLC Yield |
|----------|--------------|-----------|
| Corn     | 86.77        | 152       |
| Soybeans | 86.63        | 40        |

**Property Taxes:** Ag. Non-Homestead 2022 rate = \$6,386.

**Farm Location:** Approximately 6 miles southeast of Tracy, MN with access via 211<sup>th</sup> Ave.



Phone: (507) 532-5120

E-mail: [land@nfmco.com](mailto:land@nfmco.com)

Web Address: [www.nfmco.com](http://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 Monday, October 3rd, 2022 to:

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

2. Minimum bid is \$7,000 per acre.
3. All bids must be accompanied by a \$5,000 check for earnest money made out to Northwestern Farm Management Trust Account.
4. The written bid shall state the total purchase price.
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. Bidders will be allowed to change the parcel they are bidding on at the auction.
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 all of the 2022 cash rent & pay 100% of the 2022 Real Estate Taxes
10. Possession will be granted immediately after closing, subject to the 2022 lease terms.
11. The successful bidder or bidders 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 The Closing Date at which time marketable title shall be conveyed.
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.
17. **Each parcel will be offered individually and as a combination of both parcels.**



301 South O'Connell Street, Marshall, Minnesota 56258

## BID SHEET FOR MCCLELLAN LAND SALE

Parcels described as:

**Parcel 1:** The North Half (N1/2) of the Northeast Quarter (NE1/4) Ex: East +/-40 acres AND The North Half (N1/2) of the Northwest Quarter (NW1/4) Section 19, T-108-N, R-39-W (Holly Twp) Murray County, MN

**Parcel 2:** The South Half (S1/2) of the Northwest Quarter (NW1/4) LESS 8.00 ACRES in the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) Section 19, T-108-N, R-39-W (Holly Twp) Murray 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 Monday, October 3rd, 2022**

**Minimum bid is \$7,000 per acre**

**Bid must be accompanied by a \$5,000 earnest money check to**

**Northwestern Farm Management Company Trust Account.**

Parcel 1 Total Bid Amount \$ \_\_\_\_\_

Parcel 2 Total Bid Amount \$ \_\_\_\_\_

All bidders who have submitted a bid in writing will have opportunity to raise their bid on **Thursday, October 6<sup>th</sup>, 2022 at The Caboose, 1045 Craig Ave, Tracy, MN 56175 at 9:00 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: \_\_\_\_\_

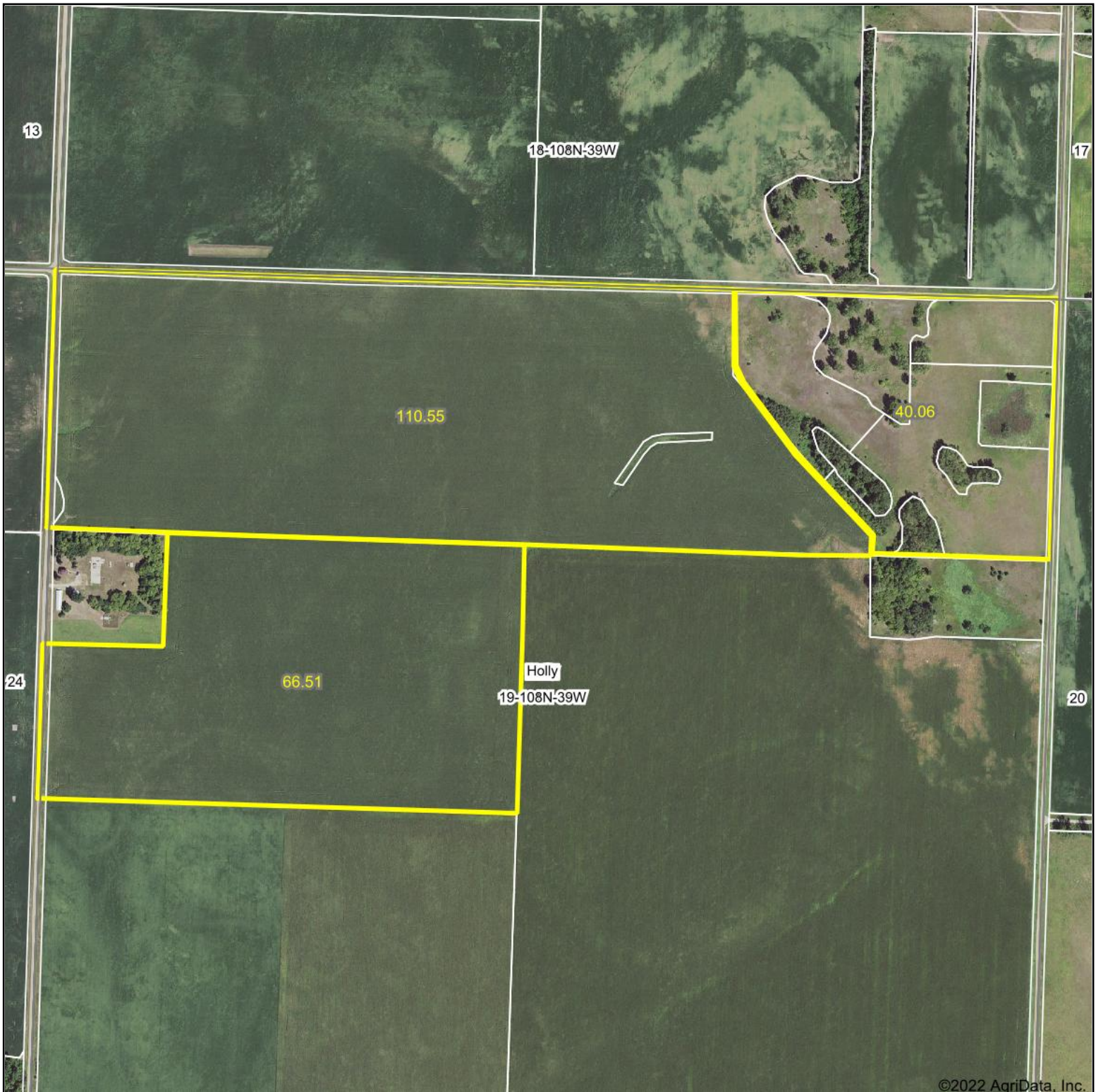
PHONE: \_\_\_\_\_

PHONE: \_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_

# Aerial Map



©2022 AgriData, Inc.



Maps Provided By:



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www.AgriDataInc.com

Map Center: 44° 8' 55.61, -95° 34' 22.56

0ft 780ft 1560ft

**19-108N-39W**  
**Murray County**  
**Minnesota**



8/12/2022

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

& SHARON MEYER  
0040

& SHARON MEYER  
0010

ALICE G APOSTOL  
09-018-0040

JANICE MCCLELLAN  
09-019-0010

DEB ROBY  
09-019-0020

& NORMA J CAMPBELL TRUSTS  
0020

240TH AVE

211TH ST

211TH ST

211TH ST

240TH AVE

250TH AVE

250TH AVE

24

19

CD22  
Lat 15

CD22  
Main-Tile

CD22  
Main-Tile

CD22-Lat-19

CD22-Lat-19

CD22-Lat-18

CD22-Lat-24

CD22-Lat-22

CD22-Lat-23

CD22-Lat-22

CD22-Main-Tile

CD22-Lat-21

CD22-Lat-20

CD22-Lat-20



United States  
Department of  
Agriculture

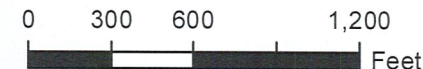
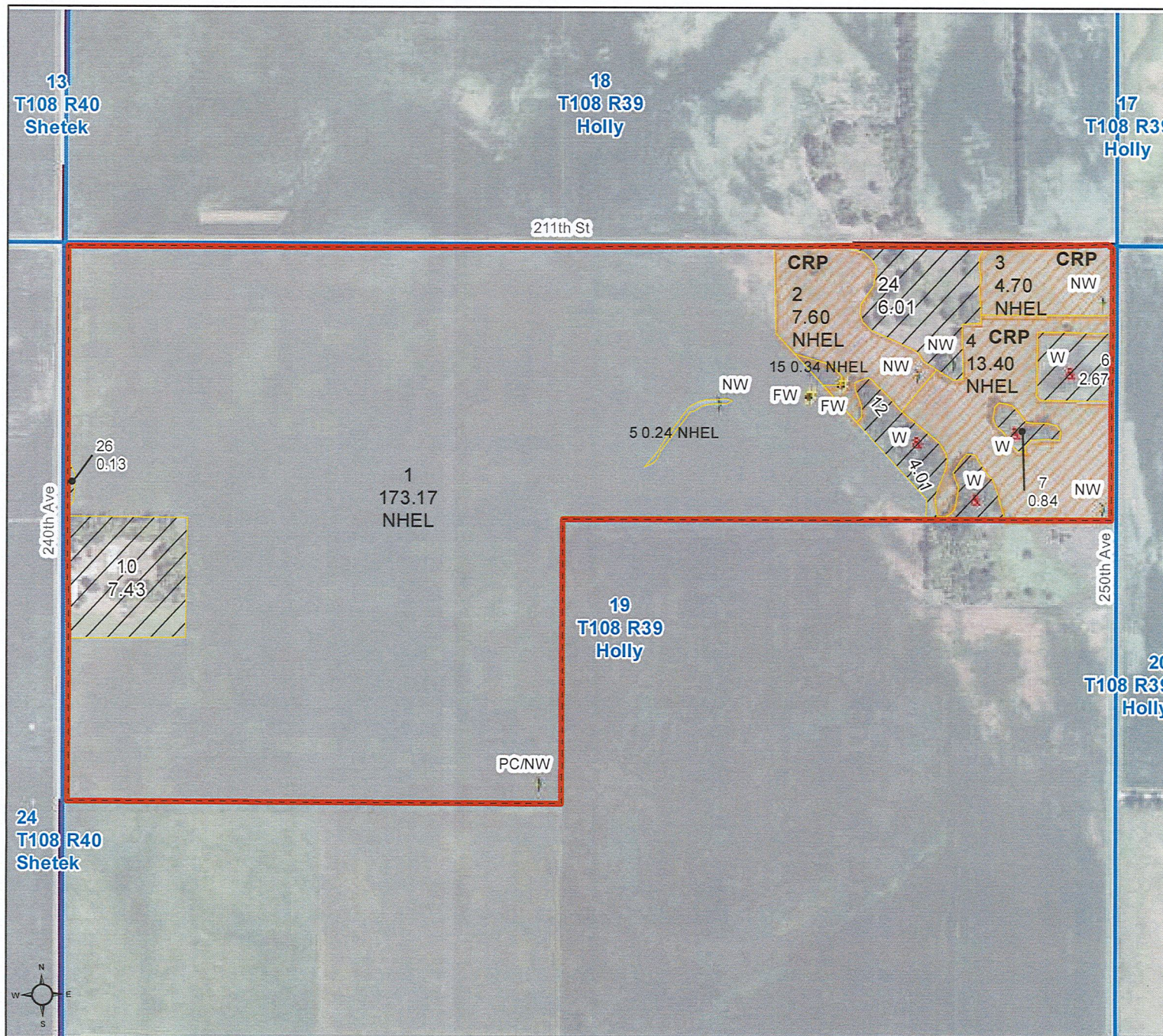
Murray County, Minnesota

Farm 484

Tract 351

2022 Program Year

Map Created April 11, 2022



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
- CRP
- Tract Boundary

### Wetland Determination Identifiers

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

Tract Cropland Total: 199.45 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.

This form is available electronically.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                |                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <b>CRP-1</b><br>(07-23-10)<br><b>U.S. DEPARTMENT OF AGRICULTURE</b><br>Commodity Credit Corporation<br><b>CONSERVATION RESERVE PROGRAM CONTRACT</b><br><small>NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection estimated to average 4 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.</small> | <b>1. ST. &amp; CO. CODE &amp; ADMIN. LOCATION</b><br>27101                                                                    | <b>2. SIGN-UP NUMBER</b><br>47                                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>3. CONTRACT NUMBER</b><br>11096<br>3/15                                                                                     | <b>4. ACRES FOR ENROLLMENT</b><br>25.70                                               |
| <b>7. COUNTY OFFICE ADDRESS (Include Zip Code):</b><br>MURRAY COUNTY FARM SERVICE AGENCY<br>2740 22ND ST<br>SLAYTON, MN 56172-1163                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>5. FARM NUMBER</b><br>0000484                                                                                               | <b>6. TRACT NUMBER(S)</b><br>0000351                                                  |
| <b>TELEPHONE NUMBER (Include Area Code):</b> (507)836-8567 x2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>8. OFFER (Select one)</b><br>GENERAL <input type="checkbox"/><br>ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/> | <b>9. CONTRACT PERIOD</b><br>FROM: (MM-DD-YYYY) 10-1-15<br>TO: (MM-DD-YYYY) 9-30-2035 |

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection.

The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto, CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

| <b>10A. Rental Rate Per Acre</b><br>\$179.53 | <b>11. Identification of CRP Land (See Page 2 for additional space)</b>                                                                                                                                                                                                                                                                                                                                                                            |                 |              |                               |          |                               |         |      |       |      |          |         |      |       |      |          |         |      |       |       |           |
|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------|-------------------------------|----------|-------------------------------|---------|------|-------|------|----------|---------|------|-------|------|----------|---------|------|-------|-------|-----------|
| <b>B. Annual Contract Payment</b><br>\$4614  | <table border="1"><thead><tr><th>A. Tract No.</th><th>B. Field No.</th><th>C. Practice No.</th><th>D. Acres</th><th>E. Total Estimated Cost-Share</th></tr></thead><tbody><tr><td>0000351</td><td>0002</td><td>CP38E</td><td>7.60</td><td>\$684.00</td></tr><tr><td>0000351</td><td>0003</td><td>CP38E</td><td>4.70</td><td>\$423.00</td></tr><tr><td>0000351</td><td>0004</td><td>CP38E</td><td>13.40</td><td>\$1206.00</td></tr></tbody></table> | A. Tract No.    | B. Field No. | C. Practice No.               | D. Acres | E. Total Estimated Cost-Share | 0000351 | 0002 | CP38E | 7.60 | \$684.00 | 0000351 | 0003 | CP38E | 4.70 | \$423.00 | 0000351 | 0004 | CP38E | 13.40 | \$1206.00 |
| A. Tract No.                                 | B. Field No.                                                                                                                                                                                                                                                                                                                                                                                                                                       | C. Practice No. | D. Acres     | E. Total Estimated Cost-Share |          |                               |         |      |       |      |          |         |      |       |      |          |         |      |       |       |           |
| 0000351                                      | 0002                                                                                                                                                                                                                                                                                                                                                                                                                                               | CP38E           | 7.60         | \$684.00                      |          |                               |         |      |       |      |          |         |      |       |      |          |         |      |       |       |           |
| 0000351                                      | 0003                                                                                                                                                                                                                                                                                                                                                                                                                                               | CP38E           | 4.70         | \$423.00                      |          |                               |         |      |       |      |          |         |      |       |      |          |         |      |       |       |           |
| 0000351                                      | 0004                                                                                                                                                                                                                                                                                                                                                                                                                                               | CP38E           | 13.40        | \$1206.00                     |          |                               |         |      |       |      |          |         |      |       |      |          |         |      |       |       |           |
| <b>C. First Year Payment</b>                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 |              |                               |          |                               |         |      |       |      |          |         |      |       |      |          |         |      |       |       |           |

(Item 10C applicable only to continuous signup when the first year payment is prorated.)

|                                                                                                                    |                             |                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>12. PARTICIPANTS</b>                                                                                            |                             |                                                                                                                                                                                                                |
| <b>A PARTICIPANT'S NAME AND ADDRESS (Zip Code):</b><br>JANICE MCCLELLAN<br>30 LINCOLN LN<br>NEW ULM, MN 56073-3624 | <b>(2) SHARE</b><br>100.00% | <b>(3) SOCIAL SECURITY NUMBER:</b><br><b>(4) SIGNATURE</b> <i>Janice McClellan</i> <b>DATE (MM-DD-YYYY)</b> 09-16-2015<br><small>(If more than three individuals are signing, continue on attachment.)</small> |
| <b>B PARTICIPANT'S NAME AND ADDRESS (Zip Code):</b><br>N/A                                                         | <b>(2) SHARE</b><br>%       | <b>(3) SOCIAL SECURITY NUMBER:</b><br><b>(4) SIGNATURE</b> <b>DATE (MM-DD-YYYY)</b><br><small>(If more than three individuals are signing, continue on attachment.)</small>                                    |
| <b>C PARTICIPANT'S NAME AND ADDRESS (Zip Code):</b><br>N/A                                                         | <b>(2) SHARE</b><br>%       | <b>(3) SOCIAL SECURITY NUMBER:</b><br><b>(4) SIGNATURE</b> <b>DATE (MM-DD-YYYY)</b><br><small>(If more than three individuals are signing, continue on attachment.)</small>                                    |
| <b>13. CCC USE ONLY - Payments according to the shares are approved.</b>                                           |                             |                                                                                                                                                                                                                |
| <b>A. SIGNATURE OF CCC REPRESENTATIVE</b><br><i>[Signature]</i>                                                    |                             | <b>B. DATE (MM-DD-YYYY)</b><br>9-23-15                                                                                                                                                                         |

**NOTE:** The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

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☒ Original - County Office **RECEIVED** ☐ Owner's Copy ☐ Operator's Copy

SEP 21 2015  
MURRAY CO. F.S.A.

2nd Party Review  
Initials *[Signature]* Date 9-23-15

Date Printed : 08-06-15

Minnesota

Murray

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

## Abbreviated 156 Farm Record

FARM: 484

Prepared: 8/4/22 1:24 PM

Crop Year: 2022

Page: 1 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.

Operator Name

Farm Identifier

HOLLY-19

Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): 11096

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP     | EWP        | CRP Cropland | GRP | Farm Status | Number of Tracts |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|-------------|------------------|
| 220.54             | 199.45             | 199.45                 | 0.0            | 0.0     | 0.0        | 25.7         | 0.0 | Active      | 1                |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod |              |     |             |                  |
| 0.0                | 0.0                | 173.75                 | 0.0            | 0.0     | 0.0        |              |     |             |                  |

## ARC/PLC

| PLC  | ARC-CO       | ARC-IC | PLC-Default | ARC-CO-Default | ARC-IC-Default |
|------|--------------|--------|-------------|----------------|----------------|
| NONE | CORN , SOYBN | NONE   | NONE        | NONE           | NONE           |

| Crop              | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|-------------------|--------------|-----------|-----------------------|
| CORN              | 86.77        | 152       | 0.00                  |
| SOYBEANS          | 86.63        | 40        | 0.00                  |
| Total Base Acres: | 173.4        |           |                       |

Tract Number: 351 Description HOLLY-19 NW4;N2NE4

FSA Physical Location : Murray, MN

ANSI Physical Location: Murray, MN

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

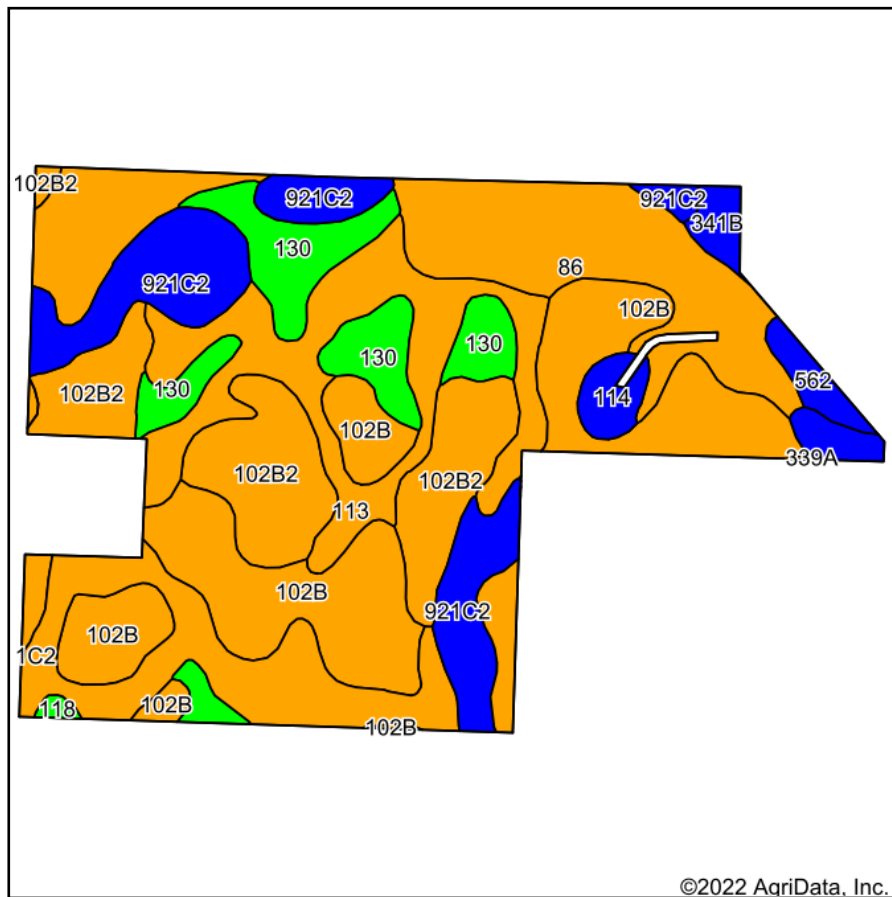
WL Violations: None

| Farmland           | Cropland           | DCP Cropland           | WBP            | WRP     | EWP        | CRP Cropland | GRP |
|--------------------|--------------------|------------------------|----------------|---------|------------|--------------|-----|
| 220.54             | 199.45             | 199.45                 | 0.0            | 0.0     | 0.0        | 25.7         | 0.0 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL/FWP | Native Sod |              |     |
| 0.0                | 0.0                | 173.75                 | 0.0            | 0.0     | 0.0        |              |     |

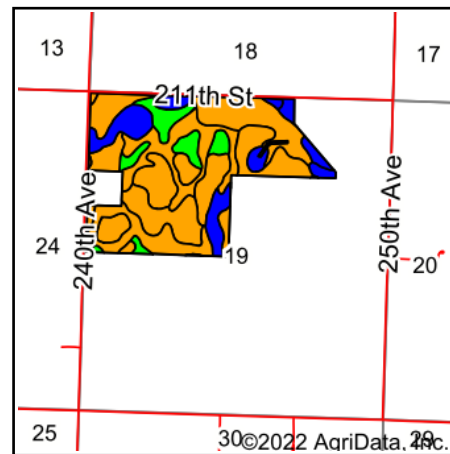
| Crop              | Base Acreage | PLC Yield | CCC-505 CRP Reduction |
|-------------------|--------------|-----------|-----------------------|
| CORN              | 86.77        | 152       | 0.00                  |
| SOYBEANS          | 86.63        | 40        | 0.00                  |
| Total Base Acres: | 173.4        |           |                       |

Owners: MCCLELLAN, JANICE

# Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Murray**  
 Location: **19-108N-39W**  
 Township: **Holly**  
 Acres: **173.02**  
 Date: **8/12/2022**



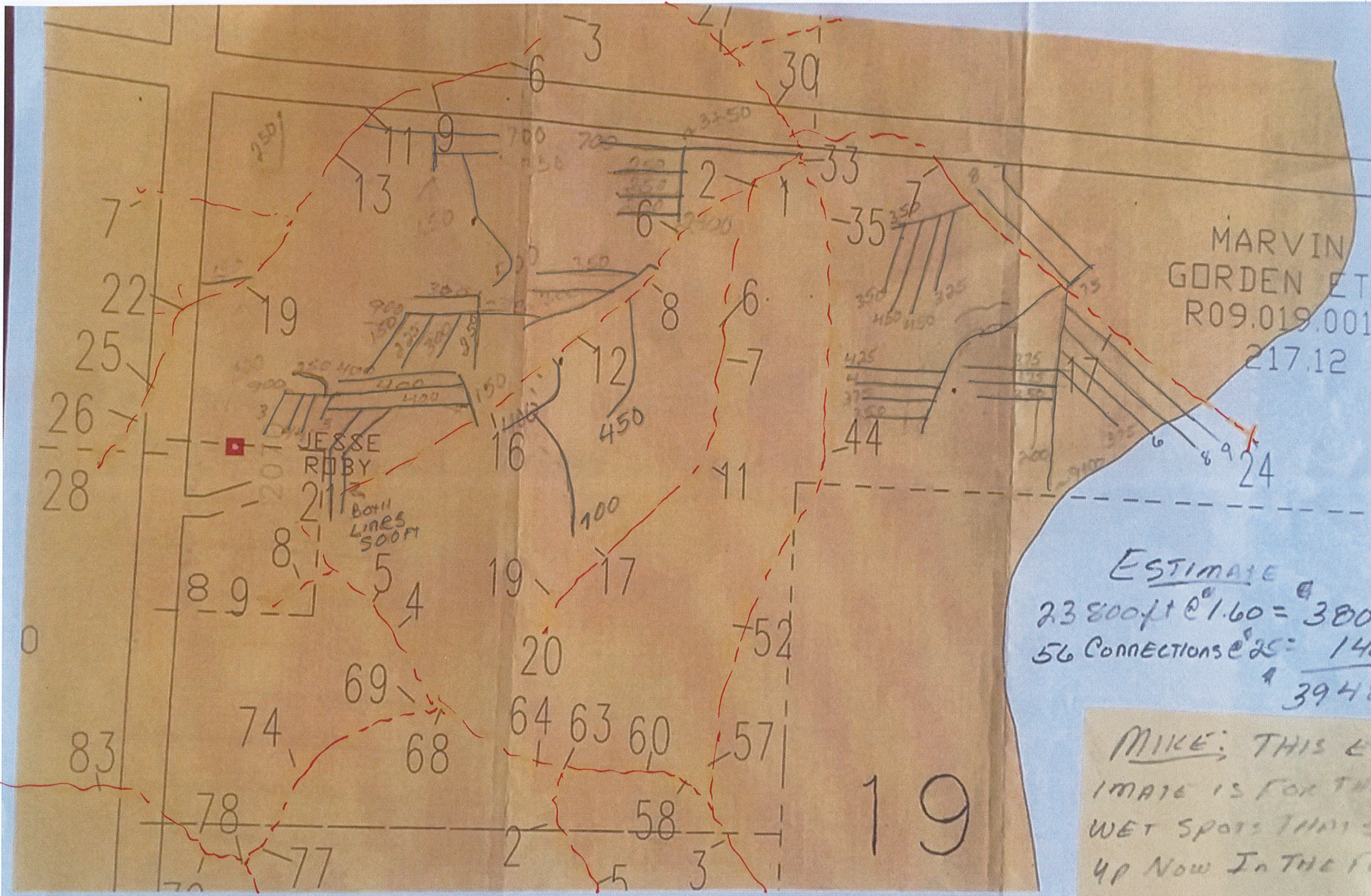
Maps Provided By:



Area Symbol: MN101, Soil Area Version: 21

| Code             | Soil Description                                                   | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Productivity Index |
|------------------|--------------------------------------------------------------------|-------|------------------|----------------------|------------------|--------------------|
| 102B             | Clarion loam, 2 to 6 percent slopes                                | 38.84 | 22.4%            |                      | Ile              | 95                 |
| 113              | Webster clay loam, 0 to 2 percent slopes                           | 37.57 | 21.7%            |                      | IIw              | 93                 |
| 86               | Canisteo clay loam, 0 to 2 percent slopes                          | 29.42 | 17.0%            |                      | IIw              | 93                 |
| 102B2            | Clarion loam, 2 to 6 percent slopes, moderately eroded             | 24.49 | 14.2%            |                      | Ile              | 95                 |
| 921C2            | Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded | 18.64 | 10.8%            |                      | IIIe             | 87                 |
| 130              | Nicollet clay loam, 1 to 3 percent slopes                          | 15.81 | 9.1%             |                      | Iw               | 99                 |
| 341B             | Estherville sandy loam, 2 to 6 percent slopes                      | 3.47  | 2.0%             |                      | IIIs             | 44                 |
| 114              | Glencoe silty clay loam, 0 to 1 percent slopes                     | 2.30  | 1.3%             |                      | IIIw             | 86                 |
| 562              | Knoke silty clay loam, 0 to 1 percent slopes                       | 2.08  | 1.2%             |                      | IIIw             | 78                 |
| 118              | Crippin loam, 1 to 3 percent slopes                                | 0.40  | 0.2%             |                      | Ie               | 100                |
| Weighted Average |                                                                    |       |                  |                      | 2.06             | 92.4               |

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.



MARVIN  
GORDEN ET  
R09.019.001  
217.12

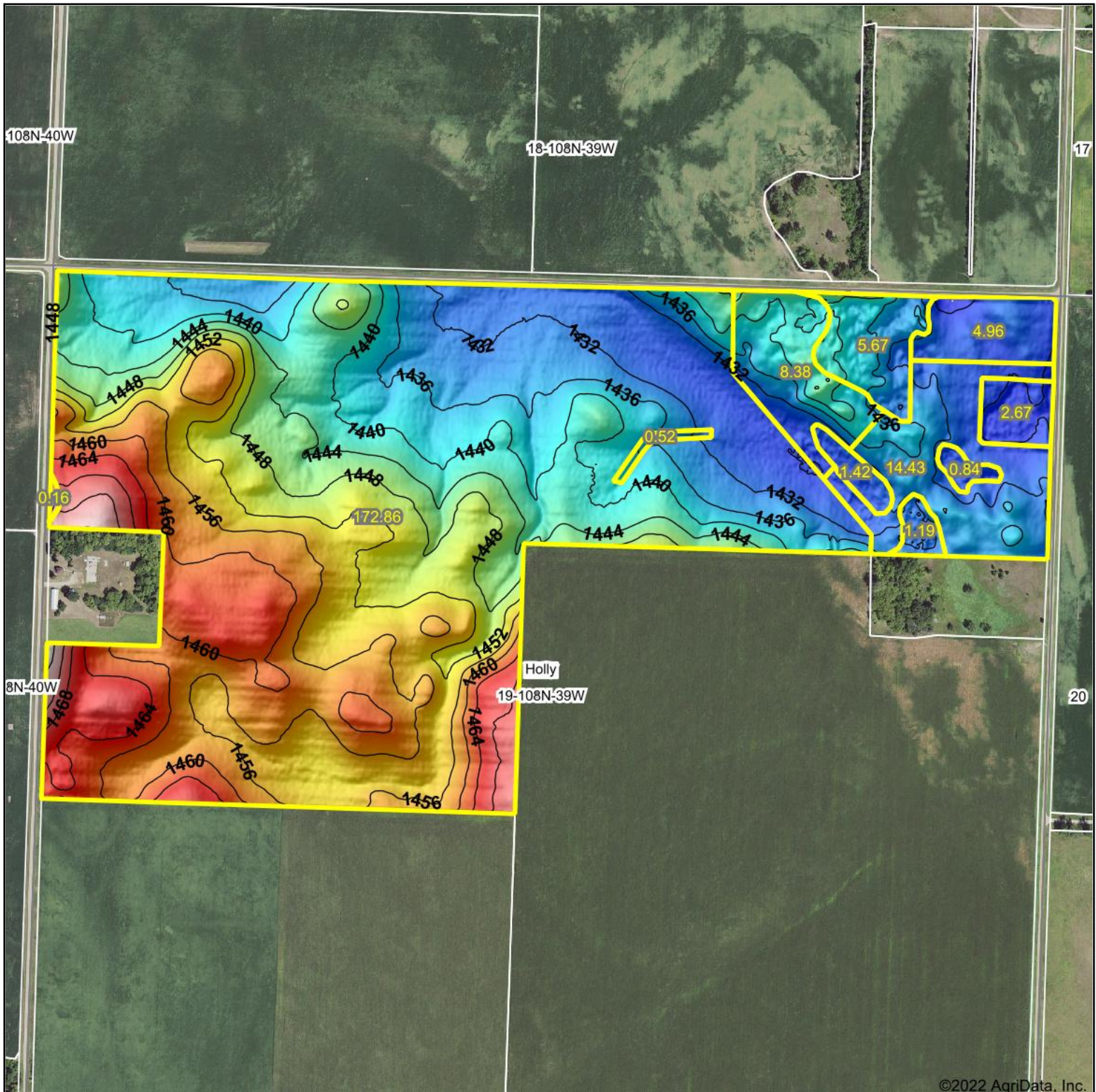
ESTIMATE  
23800ft @ 1.60 = 38080  
56 CONNECTIONS @ 25 = 1400  
39480

MIKE; THIS ESTIMATE IS FOR THE WET SPOTS THAT ARE UP NOW IN THE FOTHER WET SPOTS ARE UP

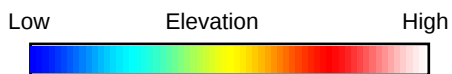
----- County



# Topography Hillshade

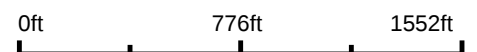


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Source: USGS 3 meter dem  
Interval(ft): 4

Min: 1,426.3  
Max: 1,477.5  
Range: 51.2  
Average: 1,445.3  
Standard Deviation: 11.78 ft



8/12/2022

**19-108N-39W**  
**Murray County**  
**Minnesota**

map center: 44° 8' 54.4, -95° 34' 33.25



Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

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

HEIDI E. WINTER  
MURRAY COUNTY AUDITOR - TREASURER  
P.O. BOX 57  
SLAYTON, MN 56172  
507-836-1156  
www.murraycountymn.com

2022

PROPERTY TAX  
STATEMENT

HOLLY TWP

PRCL# 09-019-0010 RCPT# 2271

TC 14.513 14.513

Property ID Number: 09-019-0010  
Property Description: SECT-19 TWP-108 RANG-39  
N1/2 NE1/4 & N1/2 NW1/4 & S1/2  
NW1/4, LESS 8 ACRES BLDG SITE

JANICE MCCLELLAN  
30 LINCOLN LN  
NEW ULM MN 56073-3624

17155-T  
ACRES 217.12

|                       |                                        | Values and Classification   |           |
|-----------------------|----------------------------------------|-----------------------------|-----------|
| Taxes Payable Year    |                                        | 2021                        | 2022      |
| Step 1                | Estimated Market Value:                | 1,451,300                   | 1,451,300 |
|                       | Homestead Exclusion:                   |                             |           |
|                       | Taxable Market Value:                  | 1,451,300                   | 1,451,300 |
|                       | 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 |                             | 5,960.00  |
| Sent in November 2021 |                                        |                             |           |
| Step 3                | Property Tax Statement                 |                             |           |
|                       | First half Taxes:                      |                             | 3,193.00  |
|                       | Second half Taxes:                     |                             | 3,193.00  |
|                       | Total Taxes Due in 2022                |                             | 6,386.00  |

\$\$\$  
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.

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. **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 .....

|                                                           |                                                         |          |          |
|-----------------------------------------------------------|---------------------------------------------------------|----------|----------|
| Property Tax and Credits                                  | 3. Property taxes before credits .....                  | 6,121.14 | 6,153.16 |
|                                                           | 4. A. Agricultural and rural land tax credits .....     | .00      | .00      |
|                                                           | B. Other credits to reduce your property tax .....      | 134.66   | 140.98   |
|                                                           | 5. Property taxes after credits .....                   | 5,986.48 | 6,012.18 |
| Property Tax by Jurisdiction                              | 6. County .....                                         | 4,128.80 | 4,222.64 |
|                                                           | 7. City or Town .....                                   | 881.66   | 860.33   |
|                                                           | 8. State General Tax .....                              | .00      | .00      |
|                                                           | 9. School District: 2904 A. Voter approved levies ..... | 217.56   | 220.82   |
|                                                           | B. Other local levies .....                             | 736.26   | 685.75   |
|                                                           | 10. Special Taxing Districts: A. SWRDC .....            | 22.20    | 22.64    |
|                                                           | B. ....                                                 |          |          |
|                                                           | C. ....                                                 |          |          |
|                                                           | D. ....                                                 |          |          |
|                                                           | 11. Non-school voter approved referenda levies .....    |          |          |
| Special Assessments on Your Property                      | 12. Total property tax before special assessments ..... | 5,986.48 | 6,012.18 |
|                                                           | 13. A. 2200 CO DITCH 22 .....                           |          | 370.32   |
|                                                           | B. 70020 911 RURAL SIGN ASMT .....                      |          | 3.50     |
|                                                           | C. ....                                                 |          |          |
|                                                           | D. ....                                                 |          |          |
|                                                           | E. ....                                                 |          |          |
| PRIN 373.82                                               |                                                         |          |          |
| INT                                                       |                                                         |          |          |
| TOT 373.82                                                |                                                         |          |          |
| 14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS ..... |                                                         | 6,368.00 | 6,386.00 |

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

**1st Half 2022** DETACH AND RETURN THIS STUB WITH YOUR FULL/1ST HALF PAYMENT  
Pay Stub 2022 MAKE CHECKS PAYABLE TO: MURRAY COUNTY AUDITOR - TREASURER  
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 09-019-0010 RCPT# 2271  
AGRI NON-HSTD

PRCL# 09-019-0010 RCPT# 2271  
AGRI NON-HSTD

|                                                                                                                                                                                                                                                                 |                       |                                                                                                                                                                                                                                    |                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| AMOUNT DUE<br>NOVEMBER 15, 2022<br>THIS RECEIPT NOT VALID UNTIL<br>YOUR CHECK HAS CLEARED THE BANK.<br>NO RECEIPT SENT UNLESS REQUESTED.<br>YOUR CANCELLED CHECK IS YOUR RECEIPT.<br>NO RECEIPT SENT UNLESS REQUESTED.<br>YOUR CANCELLED CHECK IS YOUR RECEIPT. | 2ND HALF TAX 3,193.00 | AMOUNT DUE<br>MAY 16, 2022<br>THIS RECEIPT NOT VALID UNTIL<br>YOUR CHECK HAS CLEARED THE BANK.<br>TAXES OF \$100.00 OR LESS<br>MUST BE PAID IN FULL.<br>NO RECEIPT SENT UNLESS REQUESTED.<br>YOUR CANCELLED CHECK IS YOUR RECEIPT. | TOTAL TAX 6,386.00    |
|                                                                                                                                                                                                                                                                 | PENALTY               |                                                                                                                                                                                                                                    | 1ST HALF TAX 3,193.00 |
|                                                                                                                                                                                                                                                                 | TOTAL                 |                                                                                                                                                                                                                                    | PENALTY               |
|                                                                                                                                                                                                                                                                 |                       |                                                                                                                                                                                                                                    | TOTAL                 |

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17155-T

☐ Check  
☐ Cash

MURRAY  
COUNTY

LIST ADDRESS  
CORRECTION ON BACK

☐ Check  
☐ Cash

MURRAY  
COUNTY

LIST ADDRESS  
CORRECTION ON BACK



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301 South O'Connell Street, Marshall, Minnesota 56258

# Parcel 1



Phone: (507) 532-5120

E-mail: [land@nfmco.com](mailto:land@nfmco.com)

Web Address: [www.nfmco.com](http://www.nfmco.com)

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Accredited Farm Management

Real Estate Sales

Certified Appraisals



# Aerial Map



Maps Provided By:



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www.AgriDataInc.com

Map Center: 44° 9' 2.19, -95° 34' 28.71

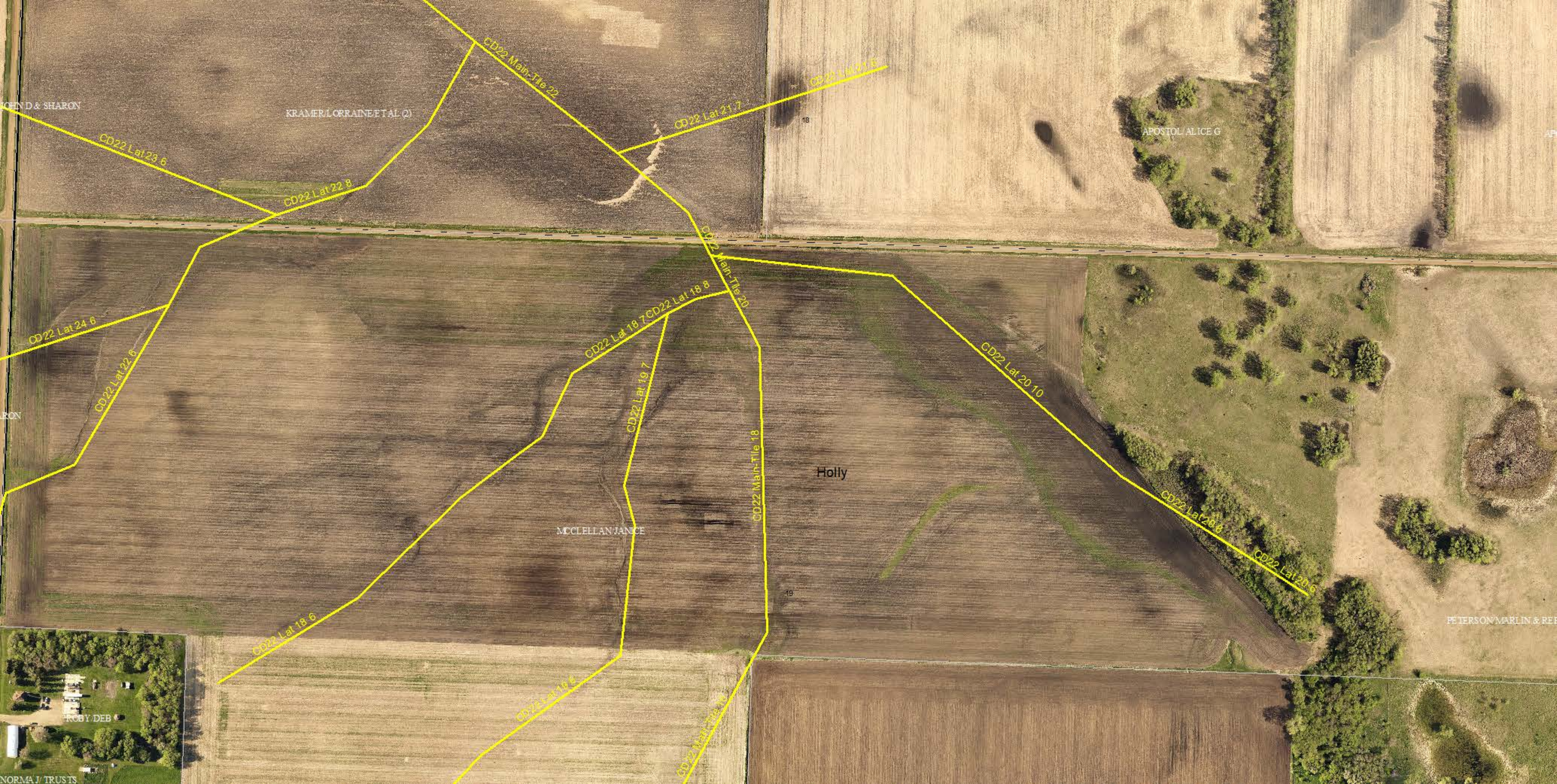
0ft 645ft 1290ft

**19-108N-39W**  
**Murray County**  
**Minnesota**

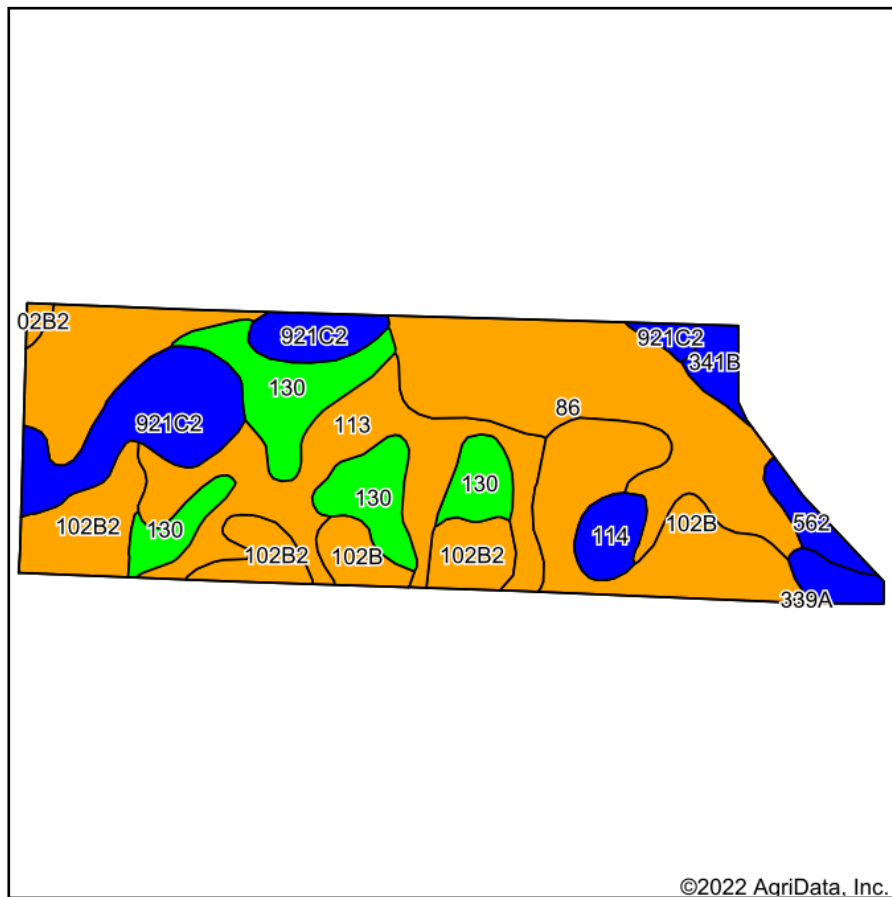


8/12/2022

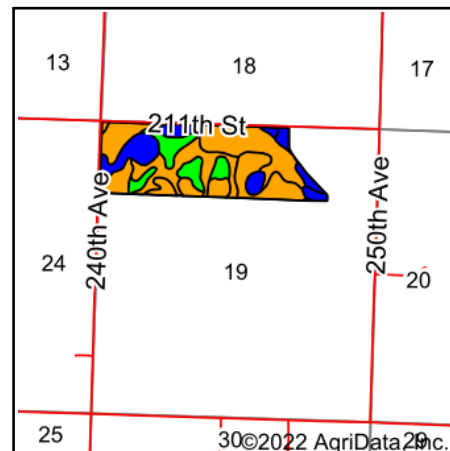
Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Murray**  
 Location: **19-108N-39W**  
 Township: **Holly**  
 Acres: **107.99**  
 Date: **8/12/2022**



Maps Provided By:



| Area Symbol: MN101, Soil Area Version: 21 |                                                                    |       |                  |                      |                  |                    |
|-------------------------------------------|--------------------------------------------------------------------|-------|------------------|----------------------|------------------|--------------------|
| Code                                      | Soil Description                                                   | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Productivity Index |
| 86                                        | Canisteo clay loam, 0 to 2 percent slopes                          | 30.10 | 27.9%            |                      | IIw              | 93                 |
| 113                                       | Webster clay loam, 0 to 2 percent slopes                           | 16.53 | 15.3%            |                      | IIw              | 93                 |
| 102B                                      | Clarion loam, 2 to 6 percent slopes                                | 14.91 | 13.8%            |                      | Ile              | 95                 |
| 130                                       | Nicollet clay loam, 1 to 3 percent slopes                          | 14.67 | 13.6%            |                      | Iw               | 99                 |
| 921C2                                     | Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded | 12.69 | 11.8%            |                      | IIIe             | 87                 |
| 102B2                                     | Clarion loam, 2 to 6 percent slopes, moderately eroded             | 11.10 | 10.3%            |                      | Ile              | 95                 |
| 341B                                      | Estherville sandy loam, 2 to 6 percent slopes                      | 3.56  | 3.3%             |                      | IIIIs            | 44                 |
| 114                                       | Glencoe silty clay loam, 0 to 1 percent slopes                     | 2.47  | 2.3%             |                      | IIIw             | 86                 |
| 562                                       | Knoke silty clay loam, 0 to 1 percent slopes                       | 1.87  | 1.7%             |                      | IIIw             | 78                 |
| 339A                                      | Fordville loam, 0 to 2 percent slopes                              | 0.09  | 0.1%             |                      | IIs              | 64                 |
| Weighted Average                          |                                                                    |       |                  |                      | 2.05             | 91.5               |

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.



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301 South O'Connell Street, Marshall, Minnesota 56258

# Parcel 2



Phone: (507) 532-5120

E-mail: [land@nfmco.com](mailto:land@nfmco.com)

Web Address: [www.nfmco.com](http://www.nfmco.com)

---

Accredited Farm Management

Real Estate Sales

Certified Appraisals



# Aerial Map



©2022 AgriData, Inc.



Maps Provided By:



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www.AgriDataInc.com

Map Center: 44° 8' 49.59, -95° 34' 40.61

0ft 398ft 796ft

**19-108N-39W**  
**Murray County**  
**Minnesota**



8/12/2022

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



CD22 Lat 18 6

CD22 Lat 19 8

CD22 Main Tile 15

MCLELLAN JANICE

ROBY DEB

CD22 Lat 13 6

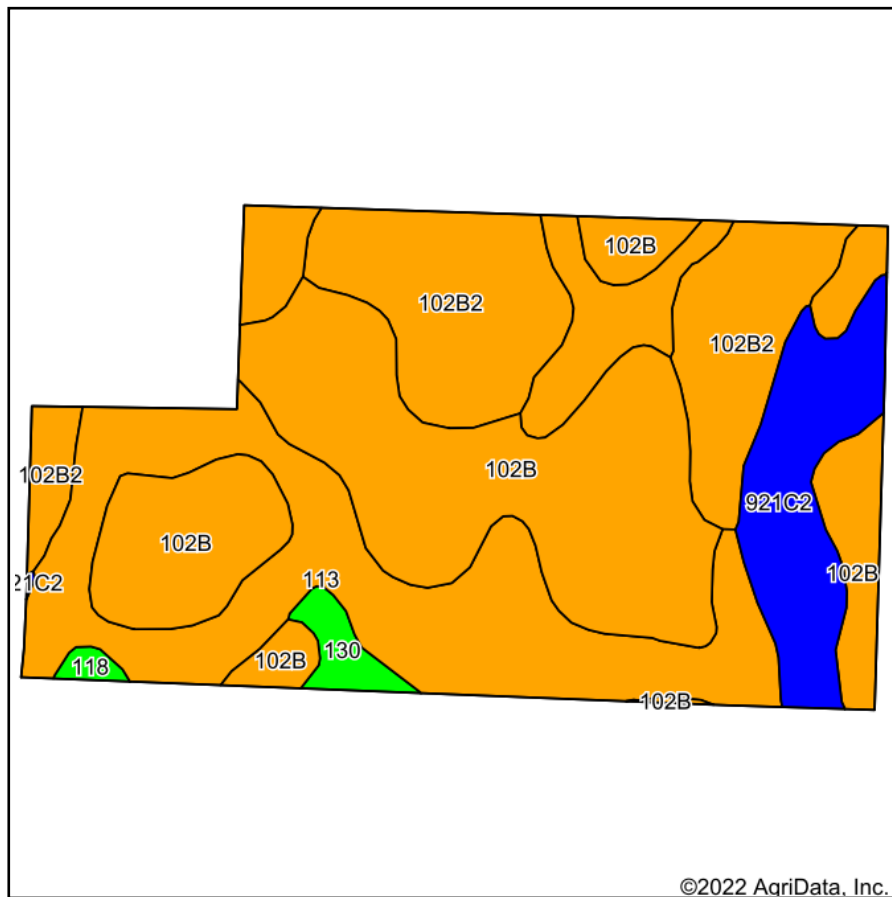
CD22 Main Tile 14

19

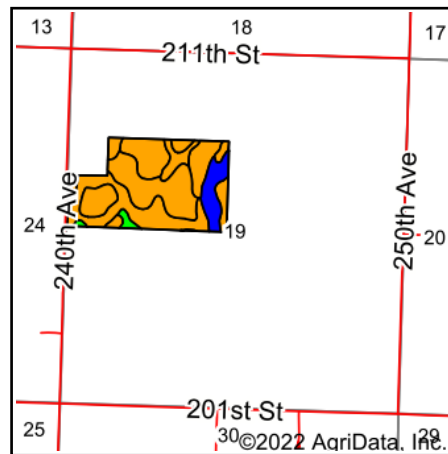
Holly

CD22 Lat 16 6

# Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Murray**  
 Location: **19-108N-39W**  
 Township: **Holly**  
 Acres: **65.47**  
 Date: **8/12/2022**



Maps Provided By:



Area Symbol: MN101, Soil Area Version: 21

| Code             | Soil Description                                                   | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Productivity Index |
|------------------|--------------------------------------------------------------------|-------|------------------|----------------------|------------------|--------------------|
| 102B             | Clarion loam, 2 to 6 percent slopes                                | 23.89 | 36.5%            |                      | Ile              | 95                 |
| 113              | Webster clay loam, 0 to 2 percent slopes                           | 20.80 | 31.8%            |                      | IIw              | 93                 |
| 102B2            | Clarion loam, 2 to 6 percent slopes, moderately eroded             | 13.35 | 20.4%            |                      | Ile              | 95                 |
| 921C2            | Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded | 6.08  | 9.3%             |                      | IIIe             | 87                 |
| 130              | Nicollet clay loam, 1 to 3 percent slopes                          | 1.04  | 1.6%             |                      | Iw               | 99                 |
| 118              | Crippin loam, 1 to 3 percent slopes                                | 0.31  | 0.5%             |                      | Ie               | 100                |
| Weighted Average |                                                                    |       |                  |                      | 2.07             | 93.7               |

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



240th Ave

240th Ave

240th Ave

