



Timed Online Land Auction

160.88 (+/-) Deeded Acres – 151.2 (+-) Tillable Acres

Section 21 - Kildare Township - Swift County, MN



10:00AM Monday March 20 to 1:00PM Friday March 24, 2023

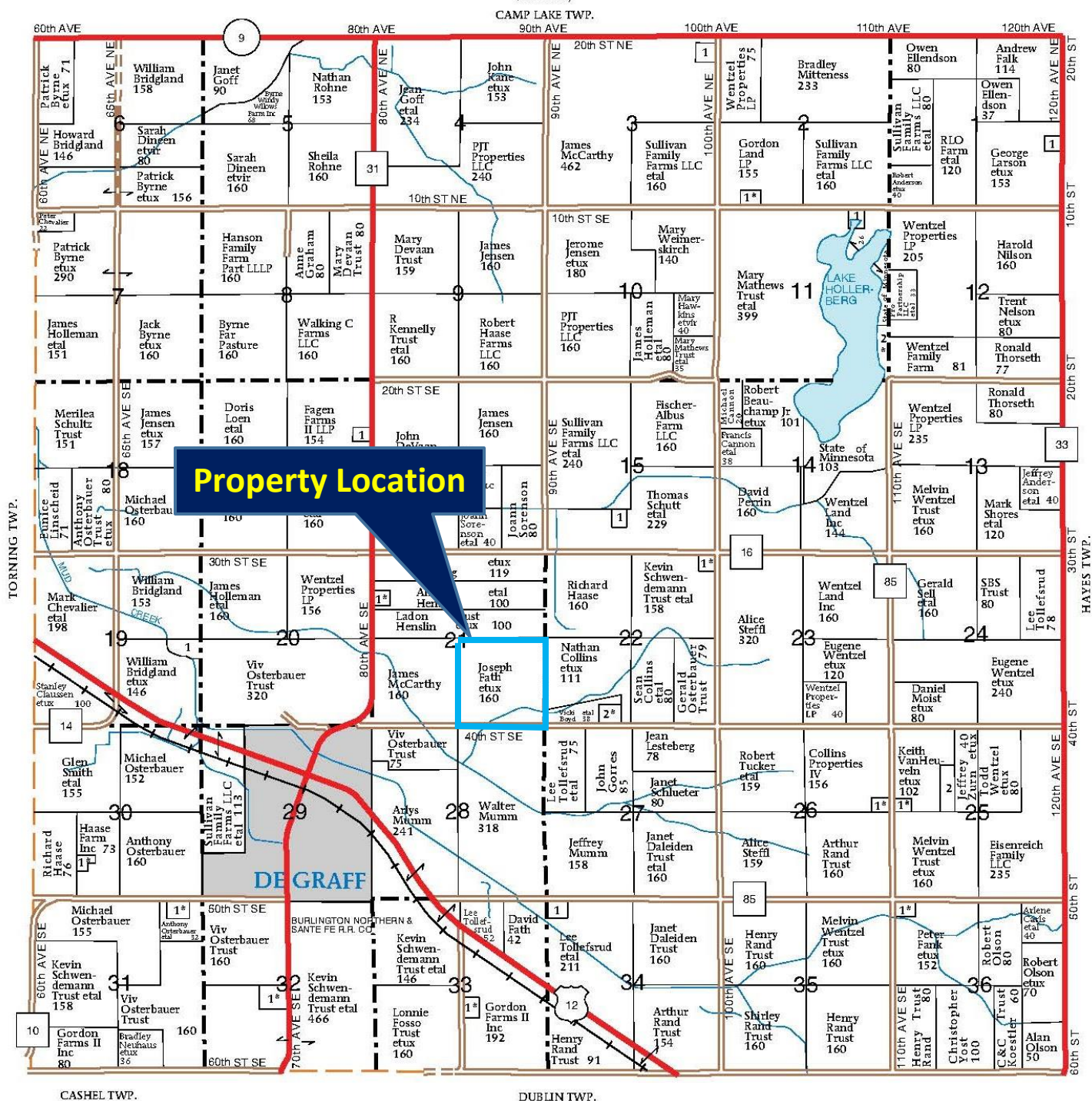
For More Information Call: Jesse Hughes, Broker/Auctioneer (320) 815-0460

Email: info@HughesRealEstate.net Website: www.HughesRealEstate.net

Plat Map

KILDARE PLAT

R-38-W



ONLINE ONLY FARMLAND AUCTION

Section 21 Kildare Township, Swift County, MN

Property Information

Property Location:

Property is located one mile North of DeGraff, MN on CR #31 (80th Ave SE) then one-half mile East on 40th St SE. Watch for Hughes Real Estate signs.

Legal Description:

The Southeast Quarter (SE¼) of Section Twenty-one (21) Township One Hundred Twenty-one (121) North, Range Thirty-eight (38) West, Swift County, Minnesota. Parcel ID #12-0105-000

Land Breakdown:

The property includes approximately 160.88 Deeded Acres (+-) with 151.2 Acres (+-) Tillable Acres

Real Estate Taxes:

Sellers will pay Property Taxes due and payable in 2022. Buyer(s) will be responsible for Real Estate Taxes due and payable in 2023 and thereafter. 2022 Property taxes were \$7,024 (Non-Homestead).

Soils:

Predominately Bearden-Quam soils with an averaged Crop Productivity Index (CPI) of 90.7.
(See soils map on the following pages)

Wetlands/Drainage:

There are two restricted use wetlands within the tillable cropland. However, the Sellers have not completed a recent certified wetland determination. A new determination would provide more up-to-date information. The Sellers make no guarantees to the results of a new wetland determination.

Easements and Survey

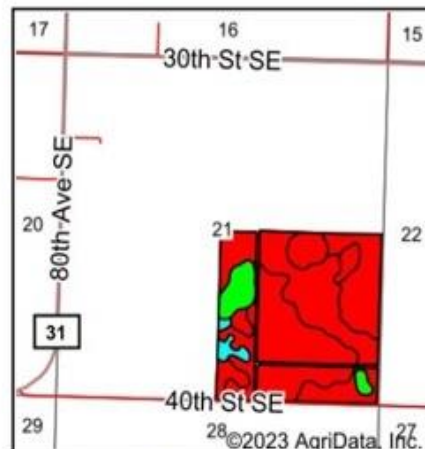
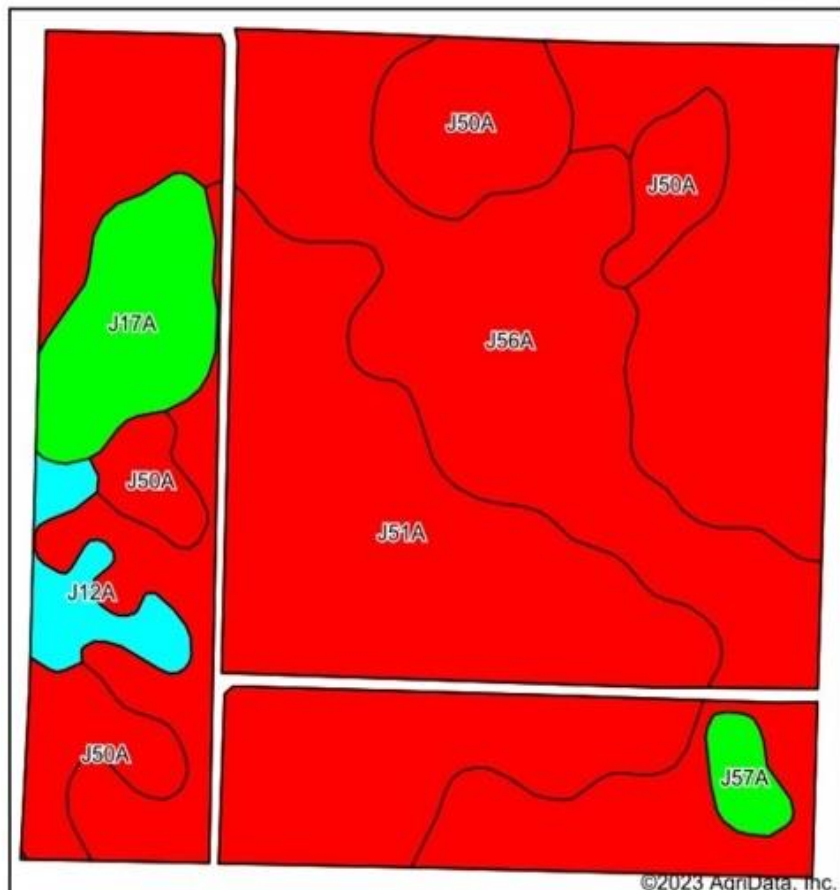
The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show. A survey has been completed and deeded acres were adjusted accordingly. A copy of the survey is available upon request.



ONLINE ONLY FARMLAND AUCTION

Section 21 Kildare Township, Swift County, MN

Soils Map



State: **Minnesota**
 County: **Swift**
 Location: **21-121N-38W**
 Township: **Kildare**
 Acres: **154.94**
 Date: **2/13/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MN151, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
J51A	Bearden-Quam, depressional, complex, 0 to 2 percent slopes	74.75	48.2%		Ils	91	74
J56A	Winger-Balaton-Parnell, depressional, complex, 0 to 3 percent slopes	49.45	31.9%		Ilw	91	71
J50A	Balaton-Tara complex, 1 to 3 percent slopes	16.82	10.9%		Ils	96	74
J17A	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	8.51	5.5%		Illw	88	46
J12A	Marysland loam, 0 to 2 percent slopes	3.63	2.3%		Ilw	65	48
J57A	Balaton-Hamerly complex, 1 to 4 percent slopes	1.78	1.1%		Ils	89	71
Weighted Average					2.05	90.7	*n 70.9



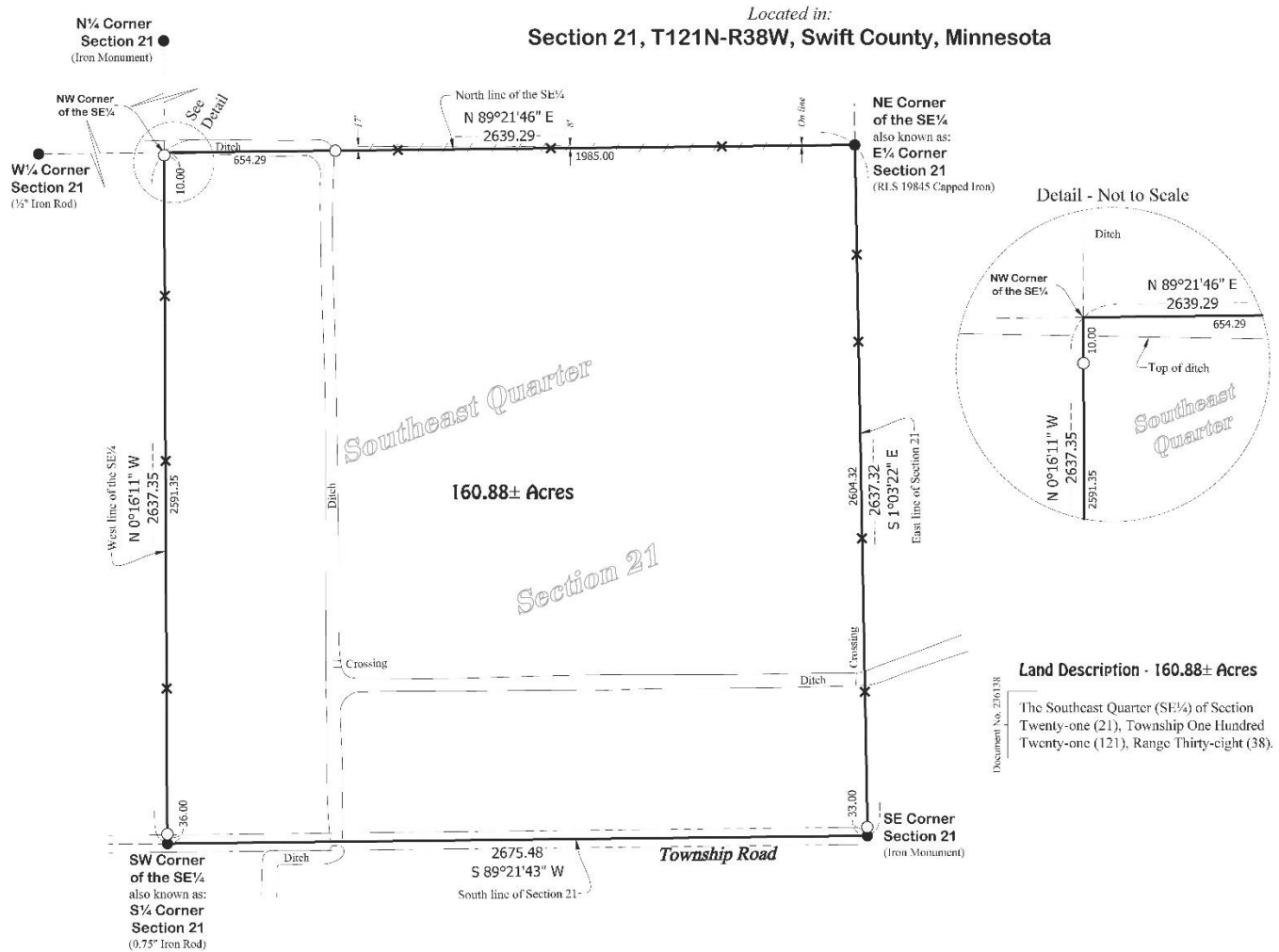
FSA Aerial Map



ONLINE ONLY FARMLAND AUCTION

Section 21 Kildare Township, Swift County, MN

Survey

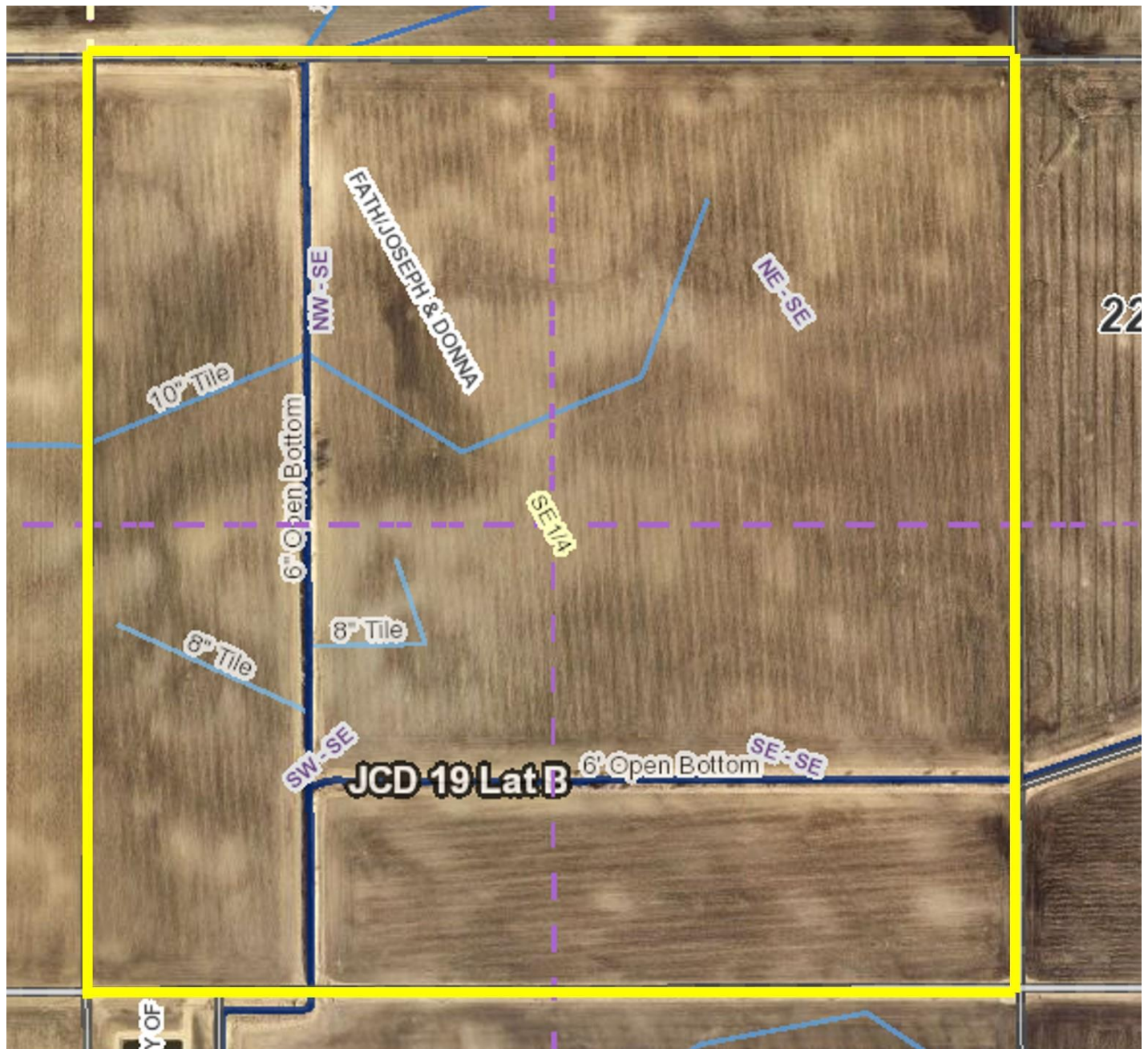


Note:

PDF Copy of survey available upon request.

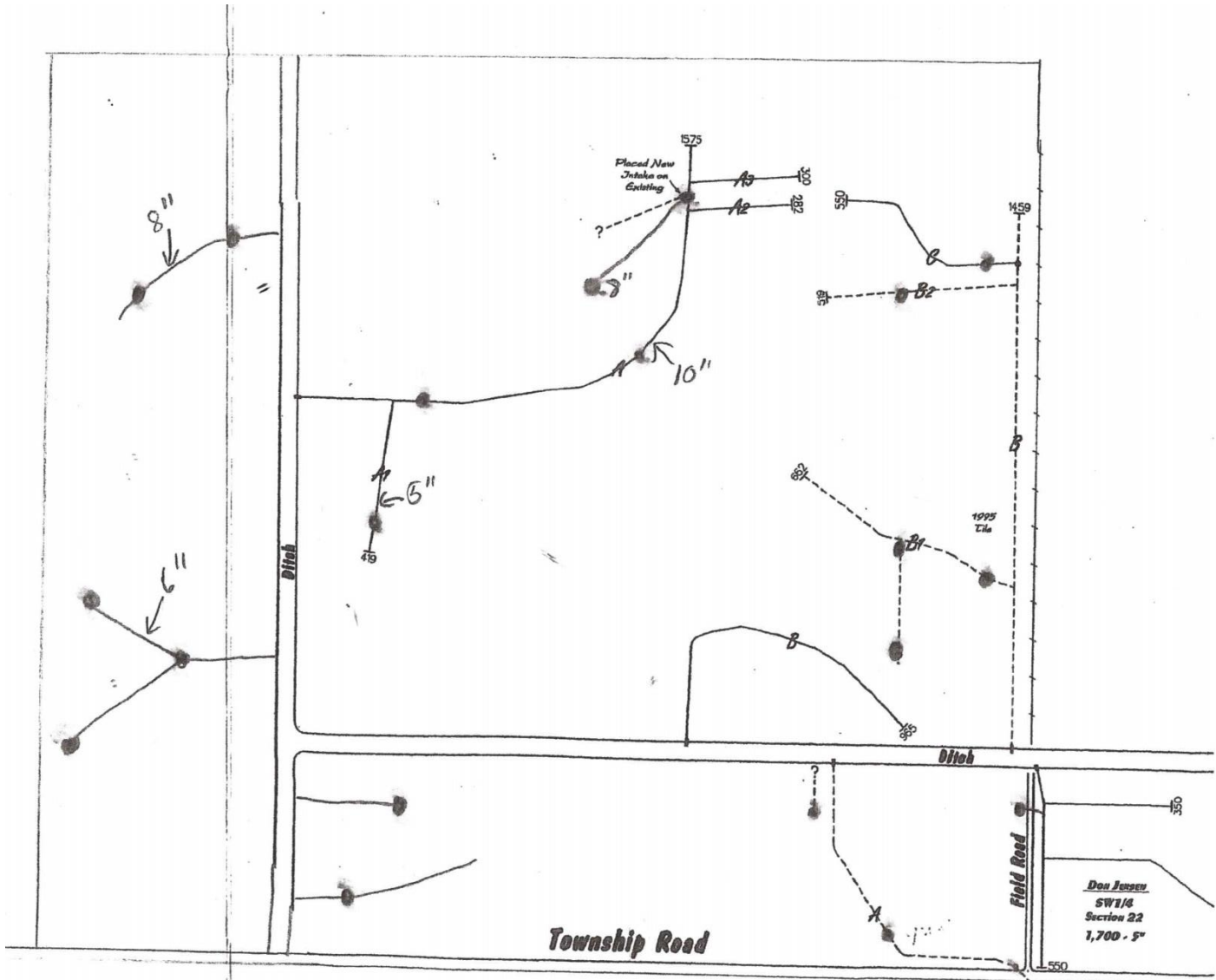
ONLINE ONLY FARMLAND AUCTION
Section 21 Kildare Township, Swift County, MN

County Drainage Map



ONLINE ONLY FARMLAND AUCTION
Section 21 Kildare Township, Swift County, MN

Private Drainage Map



ONLINE ONLY FARMLAND AUCTION

Section 21 Kildare Township, Swift County, MN

FSA 156

ARC/PLC G//F Eligibility: Eligible

Transferred From: 27067 - 0008909

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
158.81	154.94	154.94	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	154.94	0.0	0.0	0.0				

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT, CORN , SOYBN	NONE	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	6.32	38	0.00	
CORN	139.46	168	0.00	
SOYBEANS	9.12	39	0.00	0
Total Base Acres:	154.9			

Tract Number: 6926 Description: TW12 S21 SE4 Kildare(121-38)

FSA Physical Location : Swift, MN

ANSI Physical Location: Swift, 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
158.81	154.94	154.94	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	154.94	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	6.32	38	0.00
CORN	139.46	168	0.00

ONLINE ONLY FARMLAND AUCTION

Section 21 Kildare Township, Swift County, MN

2022 Tax Statement

RONALD A. VADNAIS
SWIFT COUNTY TREASURER
P.O. BOX 207
BENSON, MN 56215
320-843-3544
www.swiftcounty.com



PRCL# 12-0105-000 RCPT# 2434
TC 9.672 9.189

Property ID Number: 12-0105-000
Property Description: SECT-21 TWP-121 RANG-38
SE1/4

1103-T
ACRES 160.00

Values and Classification		2021	2022
Taxes Payable Year		2021	2022
Step 1	Estimated Market Value:	967,200	918,900
1	Homestead Exclusion:		
	Taxable Market Value:	967,200	918,900
	New Improve/Expired Excls:		
Property Class: AGRI NON-HSTD AGRI NON-HSTD			
Sent in March 2021			
Step 2	Proposed Tax		6,522.00
* Does Not Include Special Assessments			
Sent in November 2021			
Step 3	Property Tax Statement		
First half Taxes:			3,512.00
Second half Taxes:			3,512.00
Total Taxes Due in 2022			7,024.00

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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.....			.00
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
Property Tax and Credits	3. Property taxes before credits	7,516.22	7,511.65
	4. A. Agricultural and rural land tax credits	.00	.00
	B. Other credits to reduce your property tax	873.32	987.45
	5. Property taxes after credits	6,642.90	6,524.20
Property Tax by Jurisdiction	6. County	4,513.93	4,511.25
	7. City or Town	805.29	809.00
	8. State General Tax	.00	.00
	9. School District: 777 A. Voter approved levies	640.37	597.76
	B. Other local levies	524.88	422.68
	10. Special Taxing Districts: A. REGION 6W	31.92	31.06
	B. RURAL DEV AUTH	126.51	152.45
	C.		
	D.		
	11. Non-school voter approved referenda levies		
Special Assessments on Your Property	12. Total property tax before special assessments	6,642.90	6,524.20
	13. A. 97701 JT CD #19	52.14	69.52
	B. 98241 LAT B JD #19	1,290.96	430.28
	C.		
	D.		
PRIN 499.80	E.		
INT			
TOT 499.80			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		7,986.00	7,024.00

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

PRCL# 12-0105-000 RCPT# 2434
AGRI NON-HSTD

PRCL# 12-0105-000 RCPT# 2434
AGRI NON-HSTD

AMOUNT DUE			AMOUNT DUE	TOTAL TAX	7,024.00
NOVEMBER 15, 2022	2ND HALF TAX	3,512.00	MAY 16, 2022	1ST HALF TAX	3,512.00
	PENALTY			PENALTY	
NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.			NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.		
TOTAL			TOTAL		

1103-T

1103-T

☐ CASH ☐ CHECK ☐ COUNTER ☐ MAIL ☐ OTHER
List address corrections and changes on the back.

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ONLINE ONLY FARMLAND AUCTION

Section 21 Kildare Township, Swift County, MN

Auction Terms and Conditions

This is a timed online only auction. A four percent (4%) Buyer's Premium will be added to the final bid. Hughes Real Estate and Auction Service, LLC along with their employees are **Seller's agents** and are licensed in the state where the property is located. We strongly recommend Buyers secure Buyer representation, at their expense, in all real estate transactions.

Bid placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and auction does not end until there are no bids for 4 minutes.

- This property sells for cash with no owner financing. Bidders must have financing secured prior to bidding. The sale of this property IS NOT contingent on the bidder securing financing. The auction begins at 10 AM Monday March 20, 2023 and will close at 1:00 PM Friday March 24, 2023.
- Property is to be sold by the **DEEDED ACRE** (\$Bid x 160.88 acres)
- All bidders must register with HughesRealEstate.net as an online bidder to participate in the auction.
- All bidders must register their name, address, and telephone number for your bidding number to be approved.
- The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A certified, non-refundable deposit of **\$50,000** will be required as earnest money. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.
- The contract signing will take place at the offices of Hughes Real Estate and Auction Service located at 1222 Atlantic Ave Benson, MN 56215 immediately following the close of the auction.
- If the winning bidder is unable to come to the Hughes Real Estate office for signing of the contract, contact Jesse Hughes at 320-815-0460. Arrangements will be made to email or fax a copy of the contract for signature.
- Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited. Balance of the purchase price must be paid in full at closing. Closing date to be approximately April 26, 2023. Closing will take place at the office of Brad Schmidt (JMS&K) located at 320 1st St South Willmar, MN 56201.

NOTE: A Four percent (4%) Buyer's Premium will be added to the final bid.

ONLINE ONLY FARMLAND AUCTION

Section 21 Kildare Township, Swift County, MN

Auction Terms and Conditions (continued)

- Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either: (1) an abstract of title updated to a current date, or (2) an ALTA title insurance commitment for an owner's policy of title insurance in the amount of the purchase price. Seller shall provide good and marketable title. Zoning ordinances, building and use restrictions and reservations in federal patents and state deeds, existing tenancies, easements, and public roads shall not be deemed encumbrances or defects.
- Taxes due and payable in 2022 to be paid by the Seller. Subsequent taxes and/or ongoing special assessments, if any, to be paid by Buyer. Real Estate Taxes are subject to reassessment under new owner. Buyer will be responsible for payment of Real Estate Taxes 2023 and thereafter.
- Closing Agent Fees will be shared between Buyer and Seller. Buyer will be responsible for their own title or title commitment preparation fees as well.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin, or handicap.
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD SUBJECT TO SELLER CONFIRMATION. PROPERTY SOLD WITHOUT WARRANTY** All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Sellers, Broker or Auctioneer, their Employees or Agents.



NOTE:

To place your bid, go to **HughesRealEstate.net** under the "Auctions" Tab. Bidding runs from 10:00 AM Monday, March 20 through 1:00 PM Friday March 24, 2023

ONLINE ONLY FARMLAND AUCTION

Section 21 Kildare Township, Swift County, MN

Auction Terms and Conditions (continued)

Successful Bidder

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision either to determine the successful bidder or to re-offer the property that is in dispute.

Sellers Performance

The Sellers have agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guarantees as to the Seller's performance.

Agency Disclosure

Hughes Real Estate and Auction Service, LLC is representing the Sellers.

Possession

Possession will be at closing unless otherwise agreed to in writing and agreeable by buyer and seller.

Mineral Rights

All mineral rights, if any, held by Sellers will be transferred upon closing. However, the Sellers do not warrant the amount or adequacy of the mineral rights.

Environmental Disclaimer

The Sellers, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state, or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any well.

Cropland Farm Lease

Land is leased for the 2023 crop growing season. Buyer will receive the 2023 cash rent in the amount of \$35,532.00 (to be paid on or before April 1, 2023). Buyer will take legal possession upon successful closing and physical possession upon expiration of current lease (December 31, 2023)



Minnesota

