



Steffes Group, Inc.  
23579 MN Hwy 22 South, Litchfield, MN 55355  
(320) 693-9371 | SteffesGroup.com

**65** YEARS  
Built on Trust.

# MORRISON COUNTY, MINNESOTA LAND AUCTION

**Auctioneer's Note:** Steffes Group is honored to offer 319.4± acres in Flensburg & Swanville Townships, Morrison County, MN, to be sold in 4 tracts on public auction. This land has been in the family for generations, reflecting years of dedication and care. Each tract offers its own unique features. Whether you're seeking productive farmland, recreational opportunities, or a blend of both, these tracts are sure to impress. Rarely does land with this much history and potential become available in this region. Don't miss your chance to own a piece of Morrison County heritage.

**319±  
ACRES**



📍 **Bidding Assistance:** Sobieski Community Center, 9092 Cable Rd, Sobieski, MN 56345

Opening: Tuesday, March 18 | 8AM  
Closing: Tuesday, March 25 | 1PM<sup>CDT 2025</sup>

**TIMED  
ONLINE**



Contact Steffes Group Representative Randy Kath, (701) 429-8894, or visit [SteffesGroup.com](https://SteffesGroup.com).

TERMS: Ten percent down upon signing purchase agreement, payable by cash or check. Balance due at closing within 30 days. This is a 5% buyer's premium auction.  
Scott Steffes MN14-51, Ashley Huhn MN47-002, Eric Gabrielson MN47-006, Randy Kath MN47-007, Scott Gillespie MN14-30

# Terms & Conditions

The Terms and Conditions of Sale are set forth upon this page in this Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement (the "Purchase Agreement"). The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guarantees expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

## ALL ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.

Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.



### SPECIFIC TERMS FOR ONLINE ONLY AUCTION

Steffes Group 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.

The sale of this property IS NOT contingent on the bidder securing financing.

**THE AUCTION BEGINS ON TUESDAY, MARCH 18 AND WILL END AT 1PM TUESDAY, MARCH 25.**

All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.

All bidders must register their name, address and telephone number in order 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 total deposit of 10% of the contract sale price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited.

The contract signing will take place at Steffes Group, 23579 MN Hwy 22 S, Litchfield, MN 55355

If the winning bidder is unable to come to the Steffes office for signing of the contract, arrangements will be made to DocuSign, email or fax a copy of the contract for signature. The buyer would fax the signed copy back to (320) 693-9373 or send a scanned copy by email.

### CLOSING & BALANCE

Balance of the purchase price must be paid in full at closing on: **Thursday, April 24, 2025.**

Closing will take place at a professional closing company agreeable to both buyer and seller.

- Seller will provide an Alta title insurance commitment for an owner's policy of title

insurance in the amount of the purchase price. Property will be conveyed by a **Personal Representative Deed.**

- **2025 Taxes: Prorated to close.**
- Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner
- Closing Agent Fee will be shared equally between Buyer and Seller.
- 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.
- **THIS IS A 5% BUYER'S PREMIUM AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.**
- 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 ABSOLUTE.**

### 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 Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

### 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. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

### SELLER'S PERFORMANCE

The Seller has 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

Steffes Group, Inc. is representing the Seller.

### POSSESSION

Possession will be at closing.

### MINERAL RIGHTS

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

### ENVIRONMENTAL DISCLAIMER

The Seller, 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.

### 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.

### BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

1. Purchasing the property.
2. Purchasing the property at a price you can afford.

### HOW IS THIS ACCOMPLISHED?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

### AVOID OVER OR UNDER BIDDING

- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

### THE BIDDING STRATEGY

- Research and know the value of the property.
- Have your financing arranged before the auction.
- Establish your highest and best bid before the bidding begins.
- Make your bids promptly to force other bidders up or out without delay.

# Timed Online Bidding Process

Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes. Our goal is to realize the highest return to the seller, and satisfy all interested parties.

**This is an AUCTION! To the Highest Bidder. The bidding will not close and property will not be sold until everyone has had the opportunity to make their highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!**



## MARCH 2025

S	M	T	W	TH	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	OPENS 18 CLOSES	19	20	21	22
23	24	25	26	27	28	29



# Aerial Map

## MORRISON COUNTY, MN – FLENSBURG & SWANVILLE TOWNSHIP

**Land Located:** Tracts 1 & 2: From Little Falls, MN, 8.0 miles west on MN-27, 4.4 miles east/south on Dove Rd. Land is on the west side of the road.

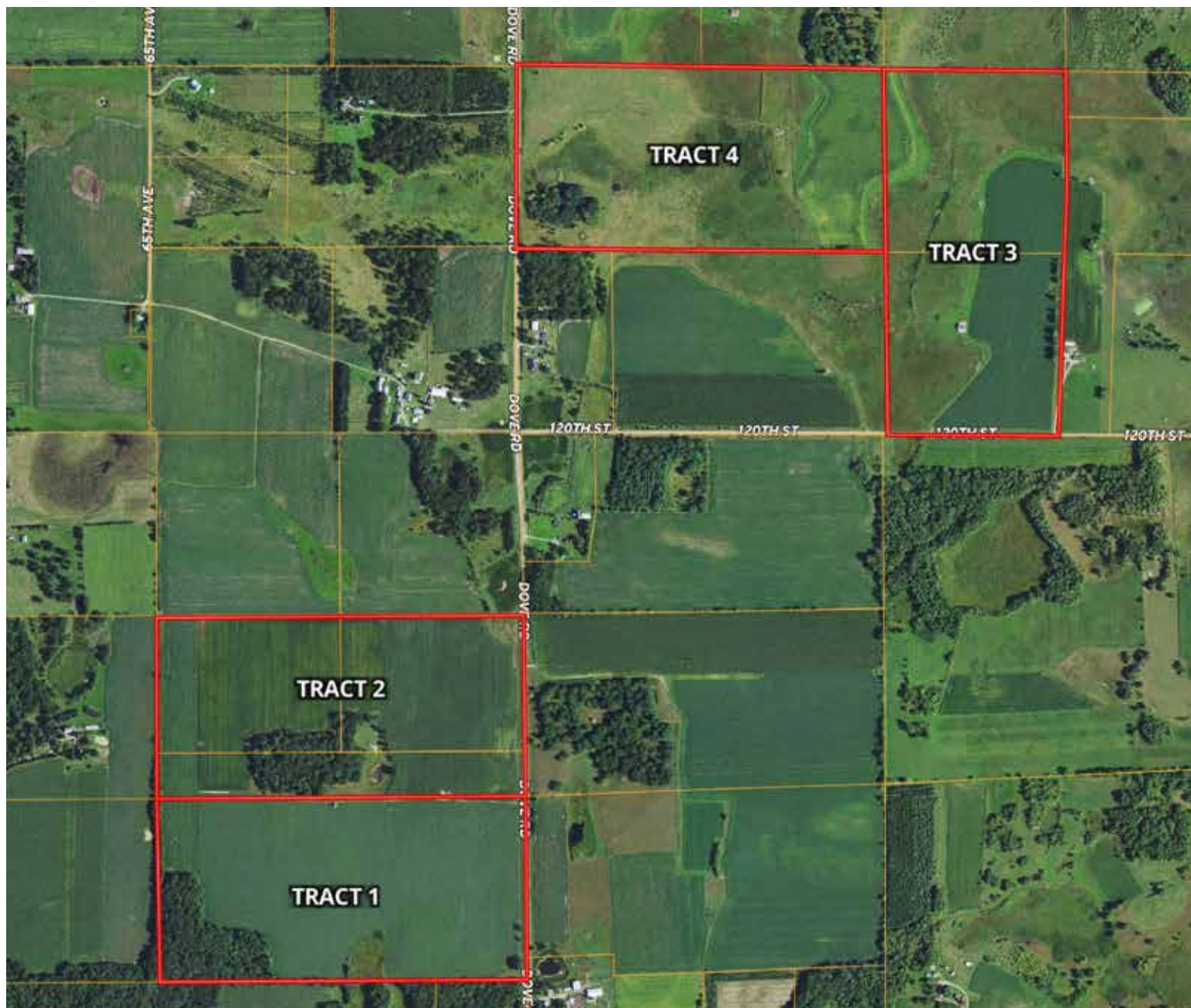
Tract 3: From Little Falls, MN, 8.0 miles west on MN-27, 3.6 miles east/south on Dove Rd. Land is on the east side of the road.

Tract 4: From Little Falls, MN, 8.0 miles west on MN-27, 5 miles east/south on Dove Rd, .7 miles east on 120th Street. Land is on the north side of the road.

**Total Acres:** 313.56

**PID #:** 31.0003.000, 31.0004.000, 31.0003.000, 31.0003.001, 36.0021.000, 36.0020.000, & 36.0030.000

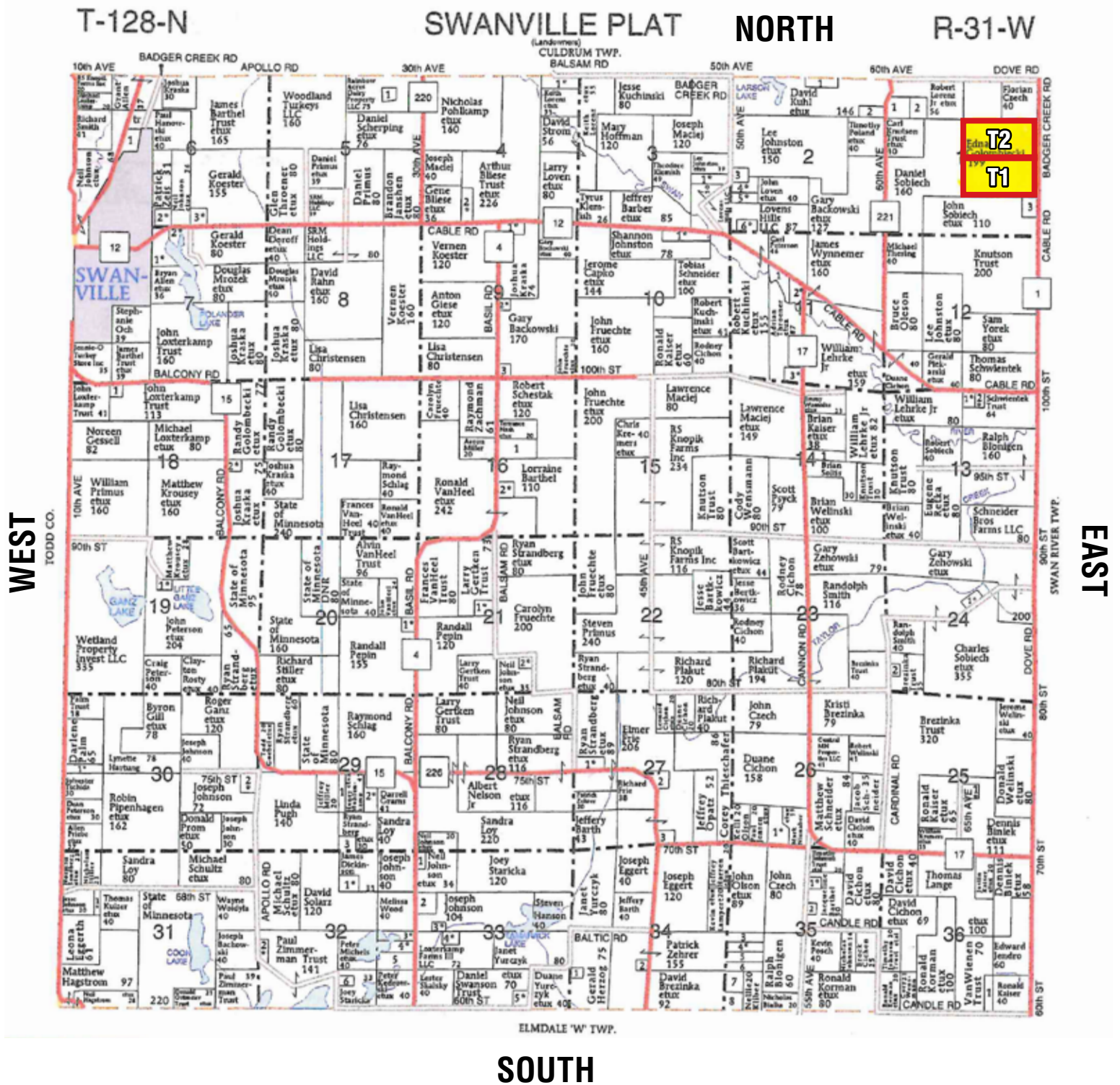
**To Be Sold in 4 Tracts!**



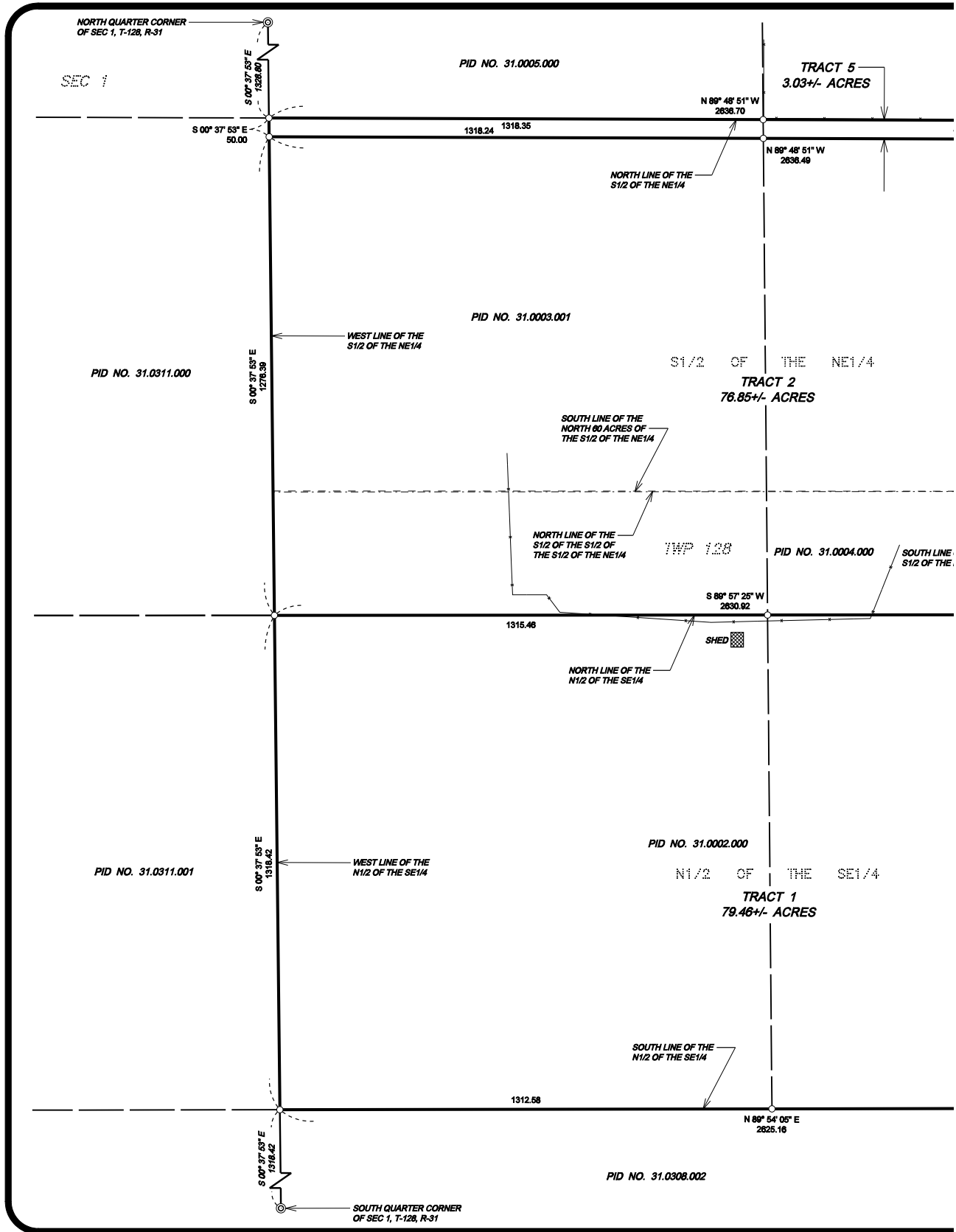
\*Lines are approximate



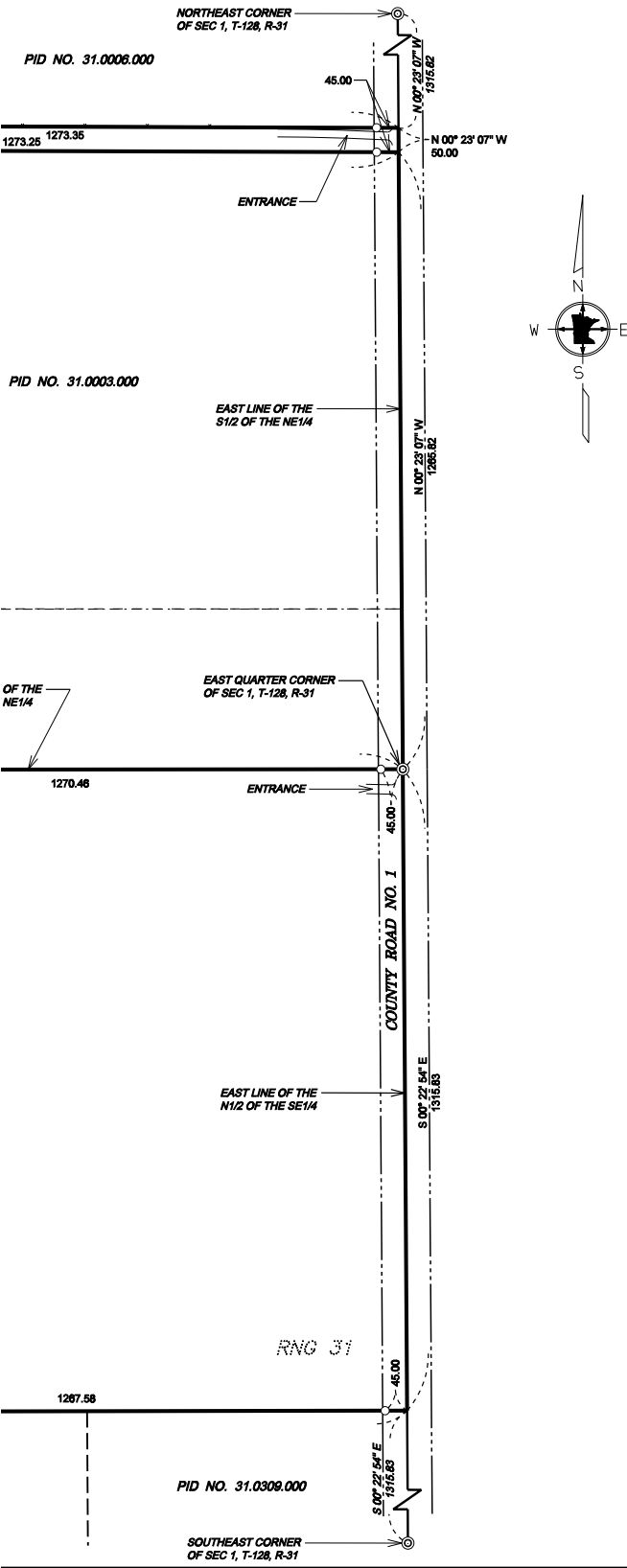
# Tract 1 & 2 Plat Map



# Tract 1 & 2 Survey







(320) 883-3710  
310 East Depot Street  
Litchfield, MN 55355  
dough.northstar@gmail.com  
paul.northstarsurveying@gmail.com

**CLIENT NAME:**  
**Golombiecki Family**

**PROJECT ADDRESS**  
Sec 1, Twp 128, Rng 31

DATE OF FIELD WORK: February 14, 2025	JOB NO.: 2025016B	HORIZONTAL DATUM: Morrison County NAD83 2011
DATE OF MAP: February 28, 2025	DRAFTED BY: PMH	VERTICAL DATUM: N/A
Easement Taken Off: March 11, 2025	CHECKED BY: DSH	
REVISION: _____ DATE: _____, 20____		

**LEGAL DESCRIPTION FOR TRACT 1**

The North Half of the Southeast Quarter (N1/2 SE1/4) of Section One (1), Township One Hundred Twenty-eight (128), Range Thirty-one (31), Morrison County, Minnesota.

Containing 79.46 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

**PROPOSED LEGAL DESCRIPTION FOR TRACT 2**

The North 60 acres of the South Half of the Northeast Quarter (S1/2 NE1/4) and the South Half of the South Half of the South Half of the Northeast Quarter (S1/2 S1/2 S1/2 NE1/4), all being in Section 1, Township 128, Range 31, Morrison County, Minnesota.

EXCEPT  
The North 50.00 feet of the North 60 acres of the South Half of the Northeast Quarter (S1/2 NE1/4) of Section 1, Township 128, Range 31, Morrison County, Minnesota.

Containing 76.85 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

**PROPOSED LEGAL DESCRIPTION FOR TRACT 5 (TO BE ATTACHED TO PID NO. 31.0005.000)**

The North 50.00 feet of the North 60 acres of the South Half of the Northeast Quarter (S1/2 NE1/4) of Section 1, Township 128, Range 31, Morrison County, Minnesota.

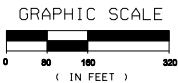
Containing 3.03 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

**CERTIFICATION:** I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

*Doug Huhn*  
Doug Huhn  
Registration No. 43808 - In the State of Minnesota

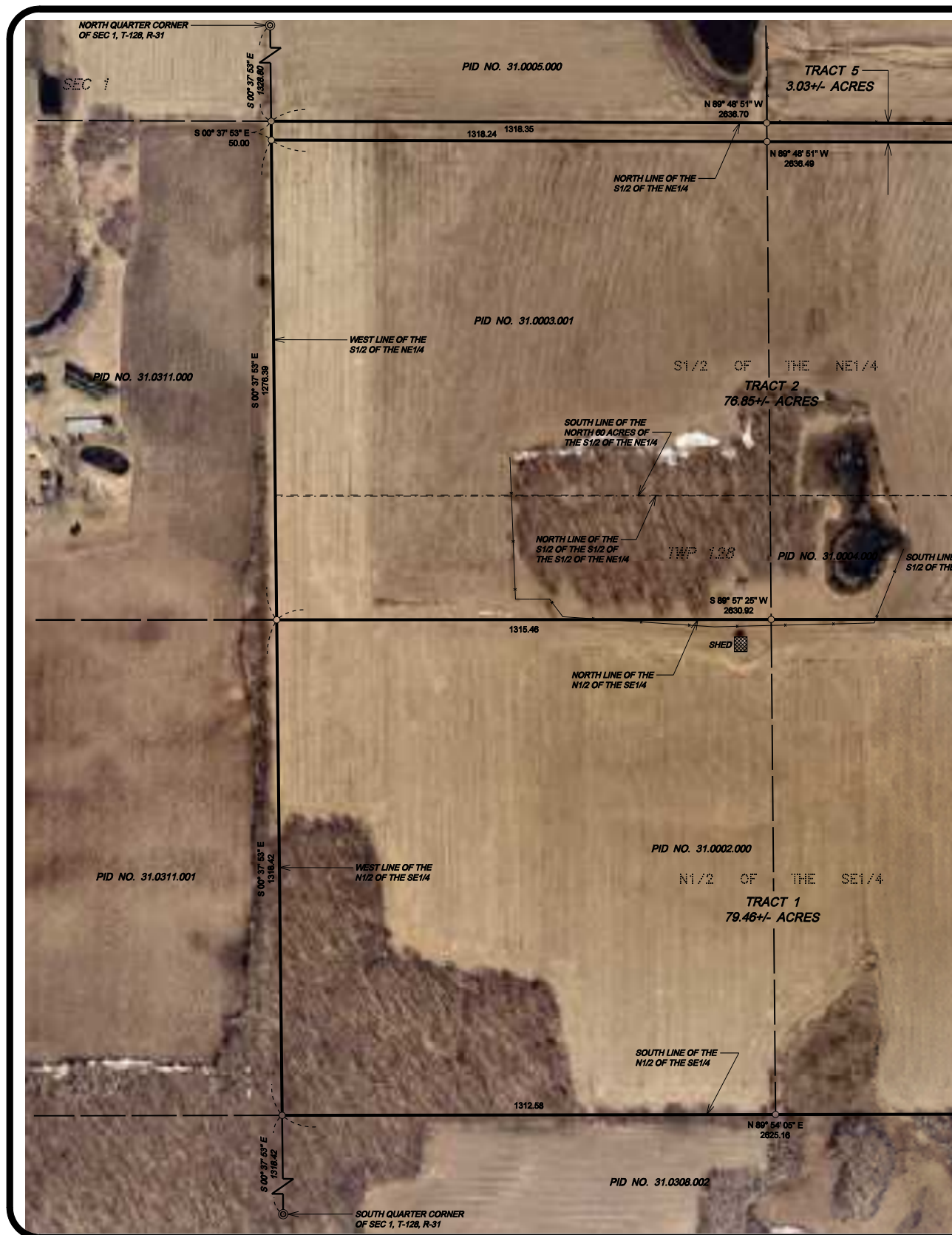
Surveyor's Notes

- 1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.
- 2: Northstar Surveying was not contacted to locate the site, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.
- 3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.
- 4: There is an overlap of the North 60 acres of the South Half of the Northeast Quarter (S1/2 of NE1/4) and the South Half of the South Half of the South Half of the Northeast Quarter (S1/2 of S1/2 of S1/2 of NE1/4).

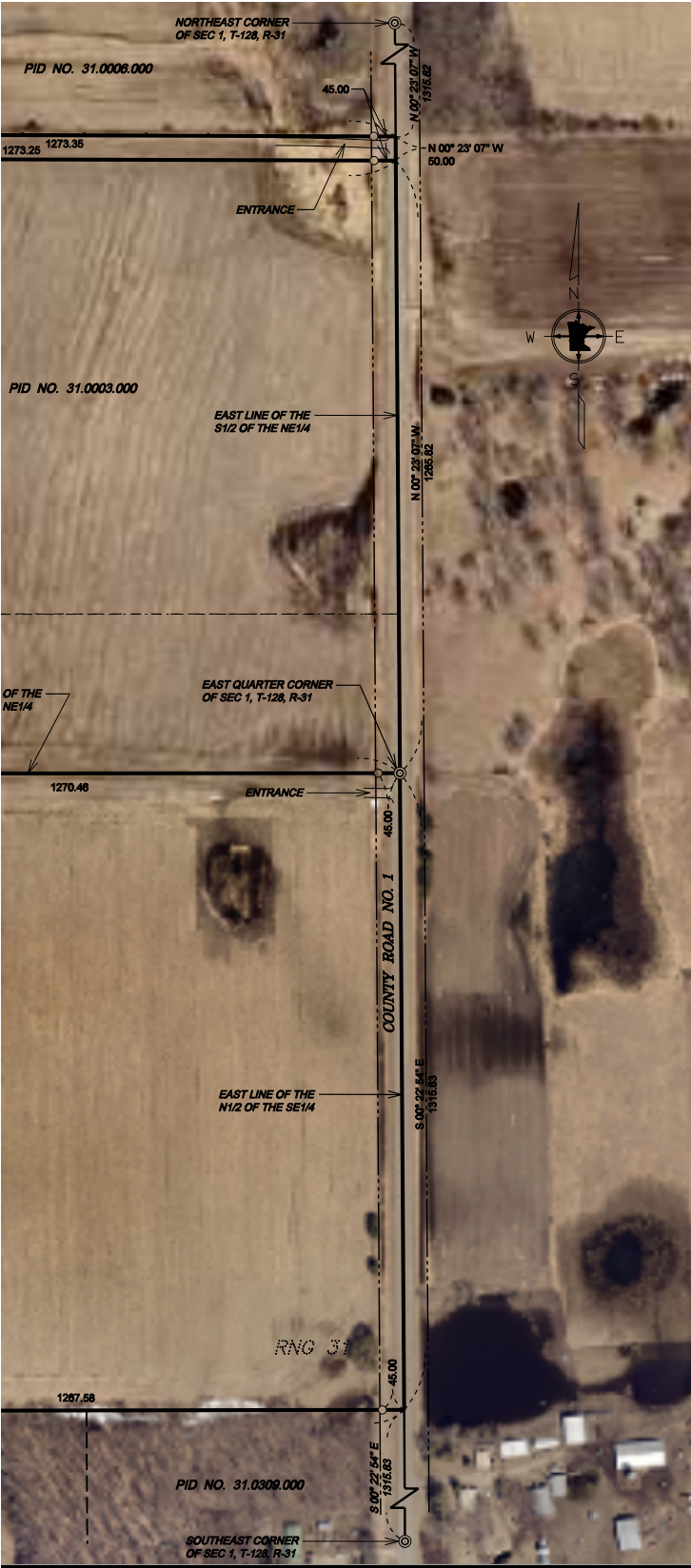


- LEGEND**
- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
  - Found Monumentation
  - ⊙ Government Section Corner
  - Fencing

# Tract 1 & 2 Survey







**Northstar**  
Surveying

(320)893-3710  
310 East Depot Street  
Litchfield, MN 55355  
dough.northstar@gmail.com  
paul.northstarsurveying@gmail.com

**CLIENT NAME:**  
Golombiecki Family

**PROJECT ADDRESS**  
Sec 1, Twp 128, Rng 31

DATE OF FIELD WORK: February 14, 2025	JOB NO.: 2025016B	HORIZONTAL DATUM: Morrison County NAD83 2011
DATE OF MAP: February 28, 2025	DRAFTED BY: PMH	VERTICAL DATUM: N/A
Easement Taken Off: March 11, 2025	CHECKED BY: DSH	
REVISION: _____ DATE: _____, 20____		

**LEGAL DESCRIPTION FOR TRACT 1**

The North Half of the Southeast Quarter (N1/2 SE1/4) of Section One (1), Township One Hundred Twenty-eight (128), Range Thirty-one (31), Morrison County, Minnesota.

Containing 79.46 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

**PROPOSED LEGAL DESCRIPTION FOR TRACT 2**

The North 60 acres of the South Half of the Northeast Quarter (S1/2 NE1/4) and the South Half of the South Half of the Northeast Quarter (S1/2 S1/2 NE1/4), all being in Section 1, Township 128, Range 31, Morrison County, Minnesota.

EXCEPT  
The North 50.00 feet of the North 60 acres of the South Half of the Northeast Quarter (S1/2 NE1/4) of Section 1, Township 128, Range 31, Morrison County, Minnesota.

Containing 76.85 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

**PROPOSED LEGAL DESCRIPTION FOR TRACT 5 (TO BE ATTACHED TO PID NO. 31.0005.000)**

The North 50.00 feet of the North 60 acres of the South Half of the Northeast Quarter (S1/2 NE1/4) of Section 1, Township 128, Range 31, Morrison County, Minnesota.

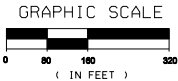
Containing 3.03 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

**CERTIFICATION:** I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

*Doug Huhn*  
Doug Huhn  
Registration No. 43808 - In the State of Minnesota

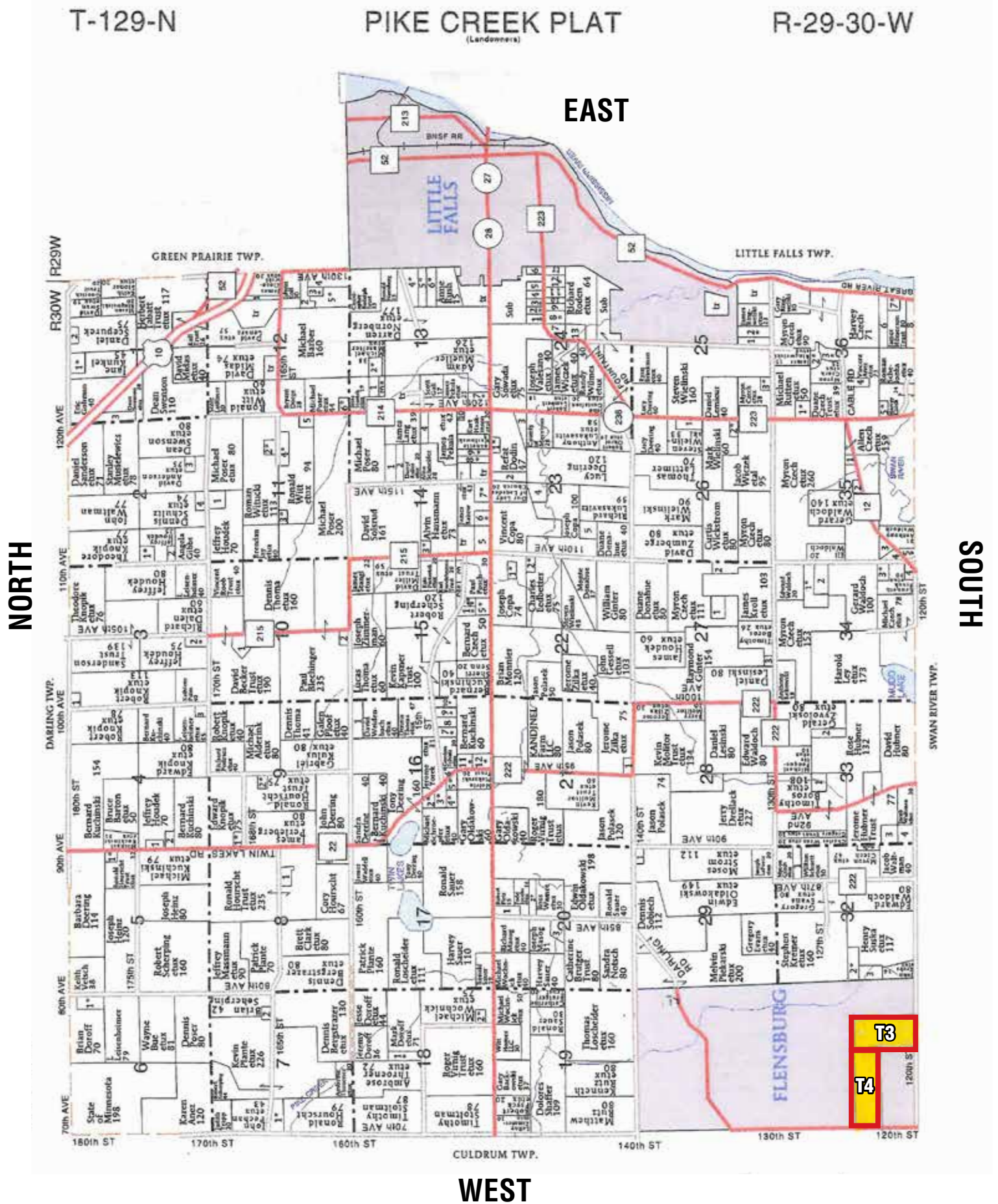
Surveyor's Notes

- 1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.
- 2: Northstar Surveying was not contacted to locate the site, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.
- 3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.
- 4: There is an overlap of the North 60 acres of the South Half of the Northeast Quarter (S1/2 of NE1/4) and the South Half of the South Half of the South Half of the Northeast Quarter (S1/2 of S1/2 of NE1/4).



- LEGEND**
- Set 1/2 inch by 14 inch Iron Pipe with Plastic Cap inscribed with License No. 43808
  - Found Monumentation
  - ⊙ Government Section Corner
  - Fencing

## Tract 3 & 4 Plat Map





# Tract 1 Details

**Description:** Section 01 Township-128 Range-31 N1/2 OF SE1/4

**Total Acres:** 79.46± (See Survey, Tract 1)

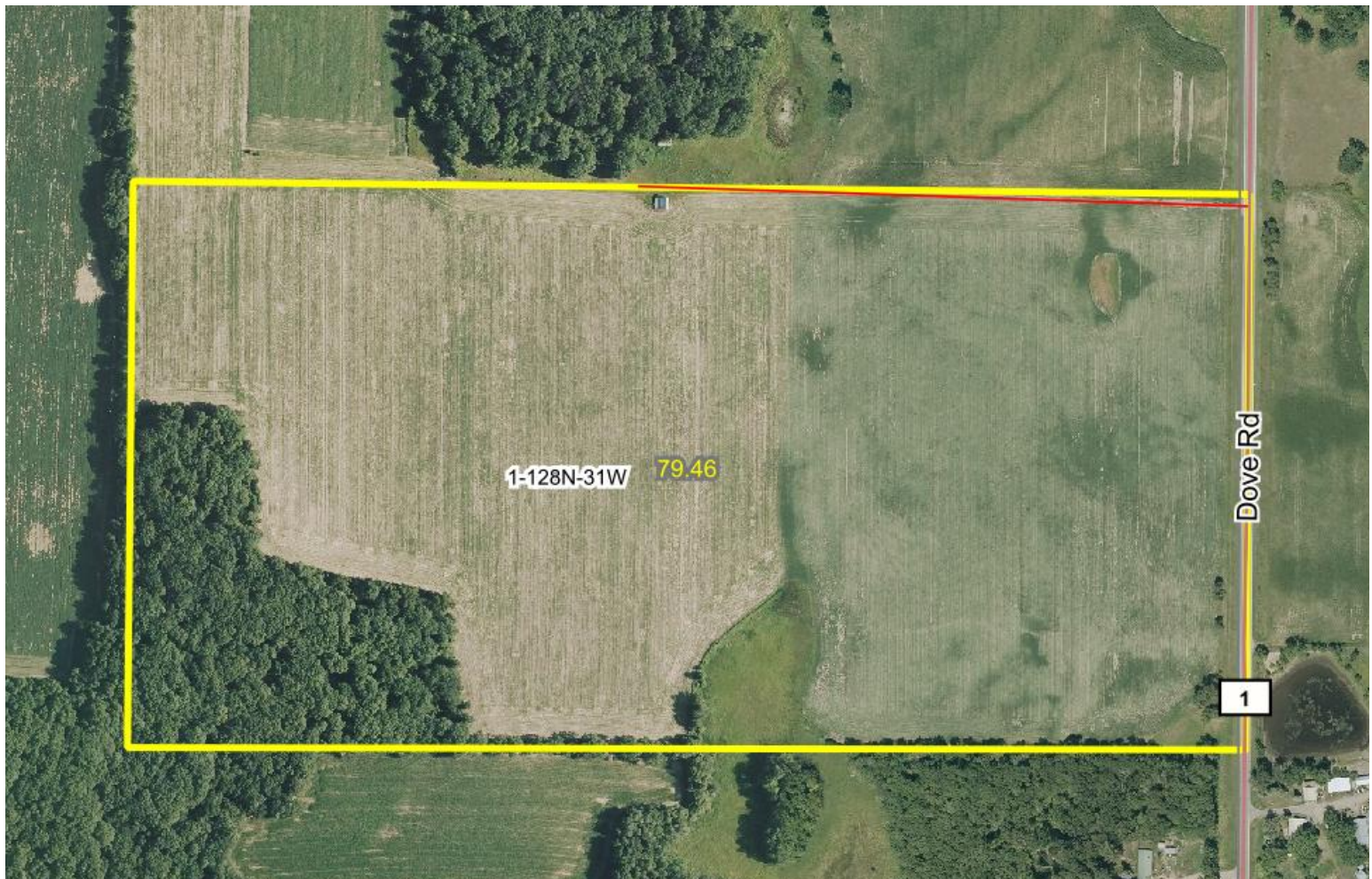
**Cropland Acres:** Approximately 68.03±

**PID #:** 31.0002.000

**Crop Productivity Index:** 78.7

**Soils:** Brainerd sandy loam, 1 to 4 percent slopes (39.5%), Flak sandy loam, 8 to 15 percent slopes (27.8%), Nokay loam (22.2%), Flak sandy loam, 4 to 8 percent slopes (9.6%), Cathro muck, occasionally ponded, 0 to 1 percent slopes (0.5%), CushingMahtomediDeMontreville complex, 8 to 15 percent slopes (0.4%)

**Taxes (2024):** \$1,334.00

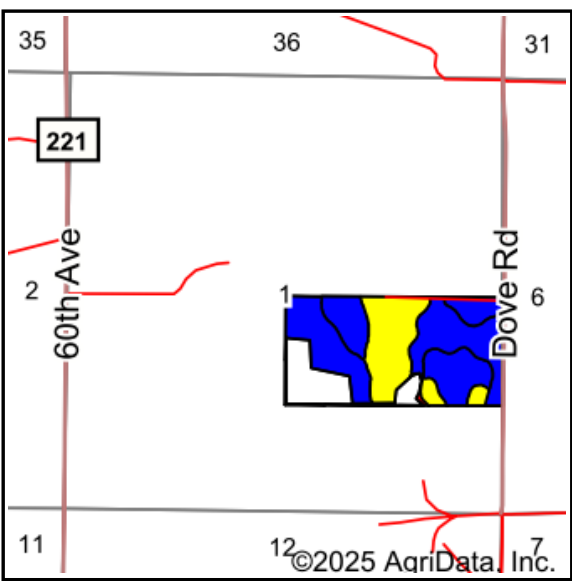
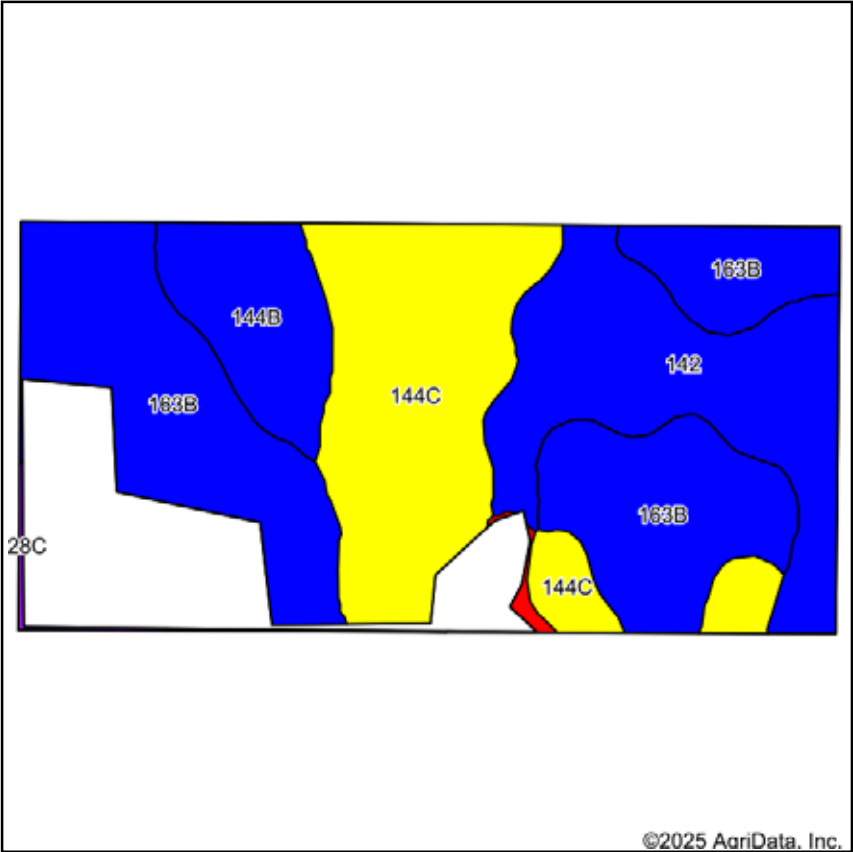


\*Lines are approximate





Tract 1 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN097, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
163B	Brainerd sandy loam, 1 to 4 percent slopes	26.94	39.5%		Ile	83
144C	Flak sandy loam, 8 to 15 percent slopes	18.90	27.8%		IIle	70
142	Nokay loam	15.07	22.2%		IIIw	83
144B	Flak sandy loam, 4 to 8 percent slopes	6.53	9.6%		Ile	81
D544	Cathro muck, occasionally ponded, 0 to 1 percent slopes	0.31	0.5%		VIw	5
928C	Cushing-Mahtomedi-DeMontreville complex, 8 to 15 percent slopes	0.28	0.4%		IVe	52
Weighted Average					2.53	78.7

\*c: Using Capabilities Class Dominant Condition Aggregation Method





# Tract 1 Tax Statement

1 24



AUDITOR - TREASURER  
213 1ST AVE. S. E.  
LITTLE FALLS, MN 56345  
320-632-0151 • 1-866-401-1111  
www.co.morrison.mn.us

BILL: 2779244

Property ID#: 31.0002.000

## \$\$\$

### 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.

PROPERTY ADDRESS:

### DESCRIPTION:

80 Acres, Section 01 Township 128 Range 031  
N1/2 OF SE1/4

Line 13 Special Assessment Detail:

Principal:  
Interest:

## 2024 Property Tax Statement

Step	VALUES AND CLASSIFICATION	
	Taxes Payable Year:	2023 2024
Step 1	Estimated Market Value:	298,700 388,400
	Improvements Excluded:	
	Homestead Exclusion:	0 0
	Taxable Market Value:	298,700 388,400
	New Improvements/ Expired Exclusions:	
	Property Classification:	Ag Hstd Ag Hstd
Sent in March 2024		
Step 2	PROPOSED TAX	
	Proposed Tax:	1,320.00
Sent in November 2024		
Step 3	PROPERTY TAX STATEMENT	
	First-half Taxes:	May 15, 2024 667.00
	Second-half Taxes:	November 15, 2024 667.00
	Total Taxes Due in 2024:	1,334.00

Tax Detail for Your Property		2023	2024
Taxes Payable Year			
Tax and Credits	1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		\$ 0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$ 0.00
	3. Property taxes before credits	\$ 1,229.82	\$ 1,542.74
	4. Credits that reduce property taxes		
	A. Agricultural market value credits	135.82	208.74
	B. Other Credits	0.00	0.00
	5. Property taxes after credits	1,094.00	1,334.00
	6. MORRISON COUNTY		
	A. County General	\$ 708.83	\$ 818.43
	B. County Regional Rail Authority		
Property Tax by Jurisdiction	7. TOWN OF SWANVILLE	203.75	239.17
	8. State General Tax	0.00	0.00
	9. School District SD 0486 SWANVILLE		
	A. Voter approved Levies	96.93	117.69
	B. Other local levies	78.35	150.76
	10. Special Taxing Districts		
	A. Reg 5	1.62	1.63
	B. RDFA	3.18	3.72
	C. Others	1.34	2.60
	D. TIF	0.00	0.00
Special Assessments	11. Non-school voter approved referenda levies	0.00	0.00
	12. Total Property tax before special assessments	\$ 1,094.00	\$ 1,334.00
	13. Special Assessments	0.00	0.00
	14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$ 1,094.00	\$ 1,334.00



Tract 1



Tract 1



## Tract 2 Details

**Description:** The North 60 acres of the South Half of the Northeast Quarter (S1/2 NE1/4) and the South Half of the South Half of the South Half of the Northeast Quarter (S1/2 S1/2 S1/2 NE1/4), all being in Section 1, Township 128, Range 31, Morrison County, Minnesota. EXCEPT The North 50.00 feet of the North 60 acres of the South Half of the Northeast Quarter (S1/2 NE1/4) of Section 1, Township 128, Range 31, Morrison County, Minnesota.

**Total Acres:** 76.85± (See Survey, Tract 2)

**Cropland Acres:** Approximately 64.47±

**PID #:** 31.0004.000, 31.0003.000, 31.0003.001

**Crop Productivity Index:** 81.5

**Soils:** Flak sandy loam, 4 to 8 percent slopes (45.7%), Nokay loam (37.0%), Brainerd sandy loam, 1 to 4 percent slopes (13.8%), Flak sandy loam, 8 to 15 percent slopes (2.3%), Parent loam (0.9%), Prebish loam (0.3%)

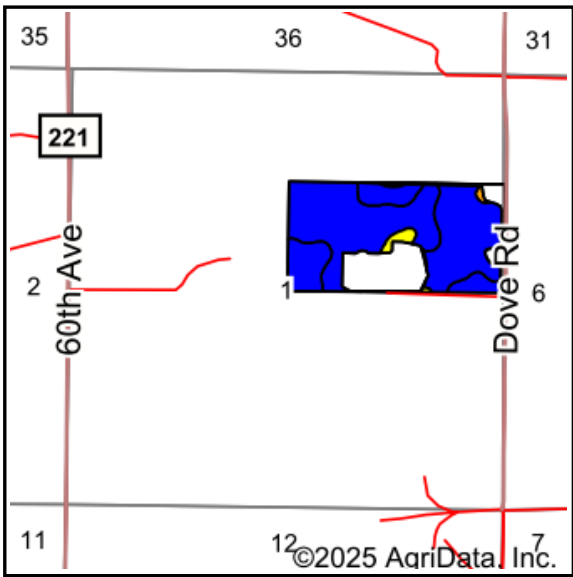
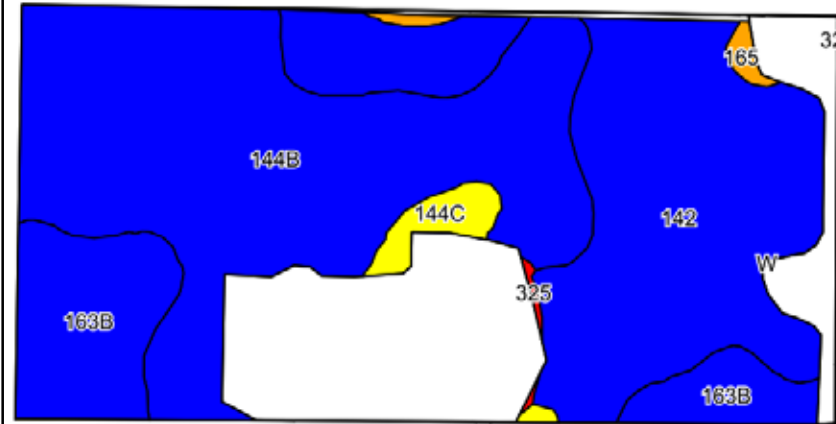
**Taxes (2024):** \$1,320.00



\*Lines are approximate



# Tract 2 Soils Map



©2025 AgriData, Inc.

Soils data provided by USDA and NRCS.

Area Symbol: MN097, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
144B	Flak sandy loam, 4 to 8 percent slopes	29.44	45.7%		Ile	81
142	Nokay loam	23.87	37.0%		IIIw	83
163B	Brainerd sandy loam, 1 to 4 percent slopes	8.91	13.8%		Ile	83
144C	Flak sandy loam, 8 to 15 percent slopes	1.49	2.3%		IIIe	70
165	Parent loam	0.59	0.9%		IIIw	71
325	Prebish loam	0.17	0.3%		VIw	15
Weighted Average					2.41	81.5

\*c: Using Capabilities Class Dominant Condition Aggregation Method



Tract 2

Tract 2



# Tract 2 Tax Statement

4 24



AUDITOR - TREASURER  
213 1ST AVE. S. E.  
LITTLE FALLS, MN 56345  
320-632-0151 • 1-866-401-1111  
www.co.morrison.mn.us

BILL: 2780161

Property ID#: 31.0004.000

## \$\$\$

### 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.

PROPERTY ADDRESS:

### DESCRIPTION:

20 Acres, Section 01 Township 128 Range 031  
S1/2 OF S1/2 OF SE1/4 OF NE1/4 & S1/2 OF S1/2 OF  
SW1/4 OF NE1/4

Line 13 Special Assessment Detail:

Principal:  
Interest:

## 2024 Property Tax Statement

Step	VALUES AND CLASSIFICATION		
	Taxes Payable Year:	2023	2024
Step 1	Estimated Market Value:	70,000	91,100
	Improvements Excluded:		
	Homestead Exclusion:	0	0
	Taxable Market Value:	70,000	91,100
	New Improvements/Expired Exclusions:		
	Property Classification:	Ag Hstd	Ag Hstd
Sent in March 2024			
Step 2	PROPOSED TAX		
	Proposed Tax:		310.00
Sent in November 2024			
Step 3	PROPERTY TAX STATEMENT		
	First-half Taxes:	May 15, 2024	157.00
	Second-half Taxes:	November 15, 2024	157.00
	Total Taxes Due in 2024:		314.00

Tax Detail for Your Property		2023	2024
Taxes Payable Year			
Tax and Credits	1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		\$ 0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$ 0.00	
	3. Property taxes before credits	\$ 287.82	\$ 363.02
	4. Credits that reduce property taxes		
	A. Agricultural market value credits	31.82	49.02
	B. Other Credits	0.00	0.00
	5. Property taxes after credits	256.00	314.00
	6. MORRISON COUNTY	\$ 165.76	\$ 192.94
	B. County Regional Rail Authority		
	7. TOWN OF SWANVILLE	47.73	56.17
Property Tax by Jurisdiction	8. State General Tax	0.00	0.00
	9. School District SD 0486 SWANVILLE	22.71	27.64
	A. Voter approved Levies	18.36	35.39
	B. Other local levies		
	10. Special Taxing Districts		
	A. Reg 5	0.38	0.38
	B. RDFA	0.75	0.87
	C. Others	0.31	0.61
	D. TIF	0.00	0.00
	11. Non-school voter approved referenda levies	0.00	0.00
	12. Total Property tax before special assessments	\$ 256.00	\$ 314.00
	13. Special Assessments	0.00	0.00
	14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$ 256.00	\$ 314.00



Tract 2



Tract 2



# Tract 2 Tax Statement

2 24



AUDITOR - TREASURER  
213 1ST AVE. S. E.  
LITTLE FALLS, MN 56345  
320-632-0151 • 1-866-401-1111  
www.co.morrison.mn.us

BILL: 2779418

Property ID#: 31.0003.000

## \$\$\$

### 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.

PROPERTY ADDRESS:

### DESCRIPTION:

29.5 Acres, Section 01 Township 128 Range 031  
UND 1/2 INT IN N1/2 OF SW1/4 OF NE1/4, N1/2 OF  
SE1/4 OF NE1/4, N1/2 OF S1/2 OF SE1/4 OF NE1/4  
& N1/2 OF S1/2 OF SW1/4 OF NE1/4, LESS 1 AC

Line 13 Special Assessment Detail:

Principal:  
Interest:

## 2024 Property Tax Statement

Step	VALUES AND CLASSIFICATION	
	Taxes Payable Year:	2023 2024
Step 1	Estimated Market Value:	107,300 139,500
	Improvements Excluded:	
	Homestead Exclusion:	0 0
	Taxable Market Value:	107,300 139,500
	New Improvements/Expired Exclusions:	
	Property Classification:	Ag Hstd Ag Hstd
Sent in March 2024		
Step 2	PROPOSED TAX	
	Proposed Tax:	474.00
Sent in November 2024		
Step 3	PROPERTY TAX STATEMENT	
	First-half Taxes:	May 15, 2024 240.00
	Second-half Taxes:	November 15, 2024 240.00
	Total Taxes Due in 2024:	480.00

Tax Detail for Your Property		2023	2024
Taxes Payable Year			
Tax and Credits	1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		\$ 0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$ 0.00	
	3. Property taxes before credits	\$ 442.82	\$ 555.03
	4. Credits that reduce property taxes		
	A. Agricultural market value credits	48.82	75.03
	B. Other Credits	0.00	0.00
	5. Property taxes after credits	394.00	480.00
	6. MORRISON COUNTY	\$ 255.56	\$ 294.69
	B. County Regional Rail Authority		
	7. TOWN OF SWANVILLE	73.24	85.97
Property Tax by Jurisdiction	8. State General Tax	0.00	0.00
	9. School District SD 0486 SWANVILLE	34.84	42.30
	A. Voter approved Levies	28.16	54.18
	B. Other local levies		
	10. Special Taxing Districts		
	A. Reg 5	0.58	0.58
	B. RDFA	1.14	1.34
	C. Others	0.48	0.94
	D. TIF	0.00	0.00
	11. Non-school voter approved referenda levies	0.00	0.00
	12. Total Property tax before special assessments	\$ 394.00	\$ 480.00
	13. Special Assessments	0.00	0.00
	14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$ 394.00	\$ 480.00



Tract 2



Tract 2

# Tract 2 Tax Statement

3 24



AUDITOR - TREASURER  
213 1ST AVE. S. E.  
LITTLE FALLS, MN 56345  
320-632-0151 • 1-866-401-1111  
www.co.morrison.mn.us

BILL: 2779943

Property ID#: 31.0003.001

## \$\$\$

### 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.

PROPERTY ADDRESS:

### DESCRIPTION:

29.5 Acres, Section 01 Township 128 Range 031  
UND 1/2 INT IN N1/2 OF SW1/4 OF NE1/4, N1/2 OF  
SE1/4 OF NE1/4, N1/2 OF S1/2 OF SE1/4 OF NE1/4  
& N1/2 OF S1/2 OF SW1/4 OF NE1/4 LESS 1 AC

Line 13 Special Assessment Detail:

Principal:  
Interest:

## 2024 Property Tax Statement

Step	VALUES AND CLASSIFICATION	
	Taxes Payable Year:	2023 2024
Step 1	Estimated Market Value:	117,800 153,100
	Improvements Excluded:	
	Homestead Exclusion:	0 0
	Taxable Market Value:	117,800 153,100
	New Improvements/ Expired Exclusions:	
	Property Classification:	Ag Hstd Ag Hstd
Sent in March 2024		
Step 2	PROPOSED TAX	
	Proposed Tax:	520.00
Sent in November 2024		
Step 3	PROPERTY TAX STATEMENT	
	First-half Taxes:	May 15, 2024 263.00
	Second-half Taxes:	November 15, 2024 263.00
	Total Taxes Due in 2024:	526.00

Tax Detail for Your Property		2023	2024
Taxes Payable Year			
Tax and Credits	1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		\$ 0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$ 0.00	
	3. Property taxes before credits	\$ 485.55	\$ 608.33
	4. Credits that reduce property taxes		
	A. Agricultural market value credits	53.55	82.33
	B. Other Credits	0.00	0.00
	5. Property taxes after credits	432.00	526.00
	6. MORRISON COUNTY	\$ 280.15	\$ 322.63
	B. County Regional Rail Authority		
	7. TOWN OF SWANVILLE	80.33	94.33
Property Tax by Jurisdiction	8. State General Tax	0.00	0.00
	9. School District SD 0486 SWANVILLE		
	A. Voter approved Levies	38.21	46.43
	B. Other local levies	30.89	59.47
	10. Special Taxing Districts		
	A. Reg 5	0.64	0.64
	B. RDFA	1.25	1.47
	C. Others	0.53	1.03
	D. TIF	0.00	0.00
	11. Non-school voter approved referenda levies	0.00	0.00
	12. Total Property tax before special assessments	\$ 432.00	\$ 526.00
	13. Special Assessments	0.00	0.00
	14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$ 432.00	\$ 526.00



Tract 2



Tract 2



# Tract 1 & 2 FSA Map & Abbreviated 156 Farm Records



United States  
Department of  
Agriculture

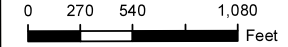
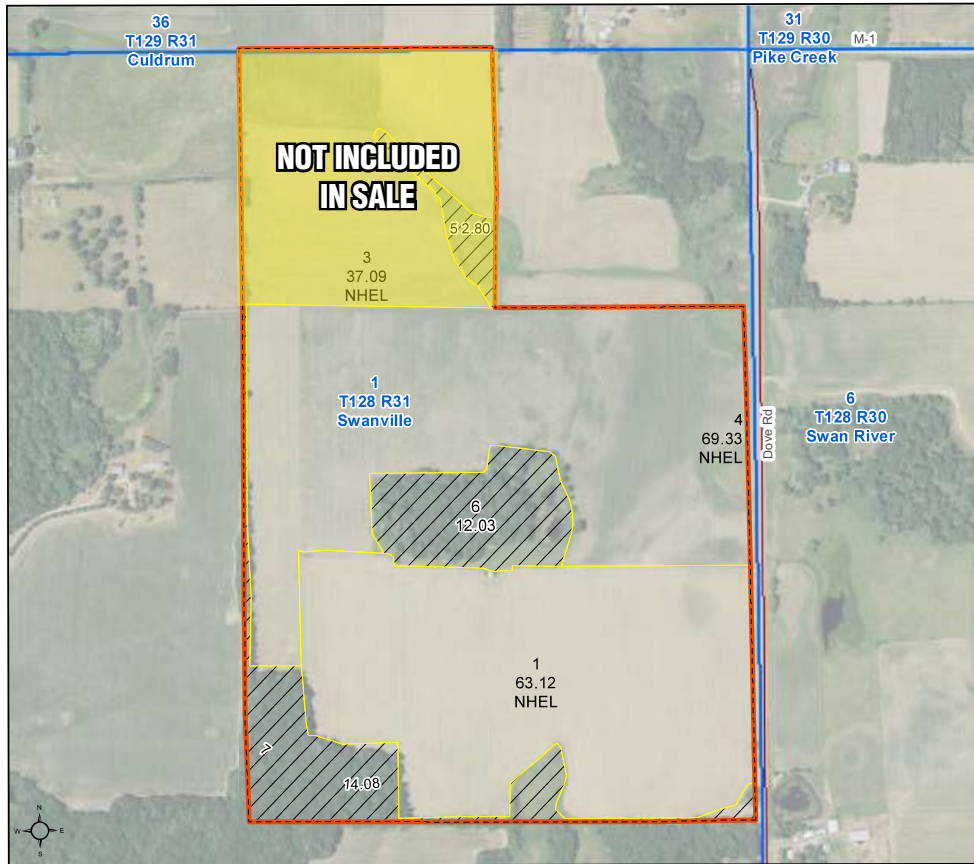
Morrison County, Minnesota

Farm 8083

Tract 1466

2024 Program Year

Map Created April 18, 2024



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: 169.54 acres

Tract Number : 1466

Description : 1-SWANVILLE 128-31 NSESNNWNE  
FSA Physical Location : MINNESOTA/MORRISON  
ANSI Physical Location : MINNESOTA/MORRISON  
BIA Unit Range Number :  
HEL Status : HEL determinations not completed for all fields on the tract  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : EDNA GOLOMBIECKI  
Other Producers : None  
Recon ID : None

## Tract Land Data

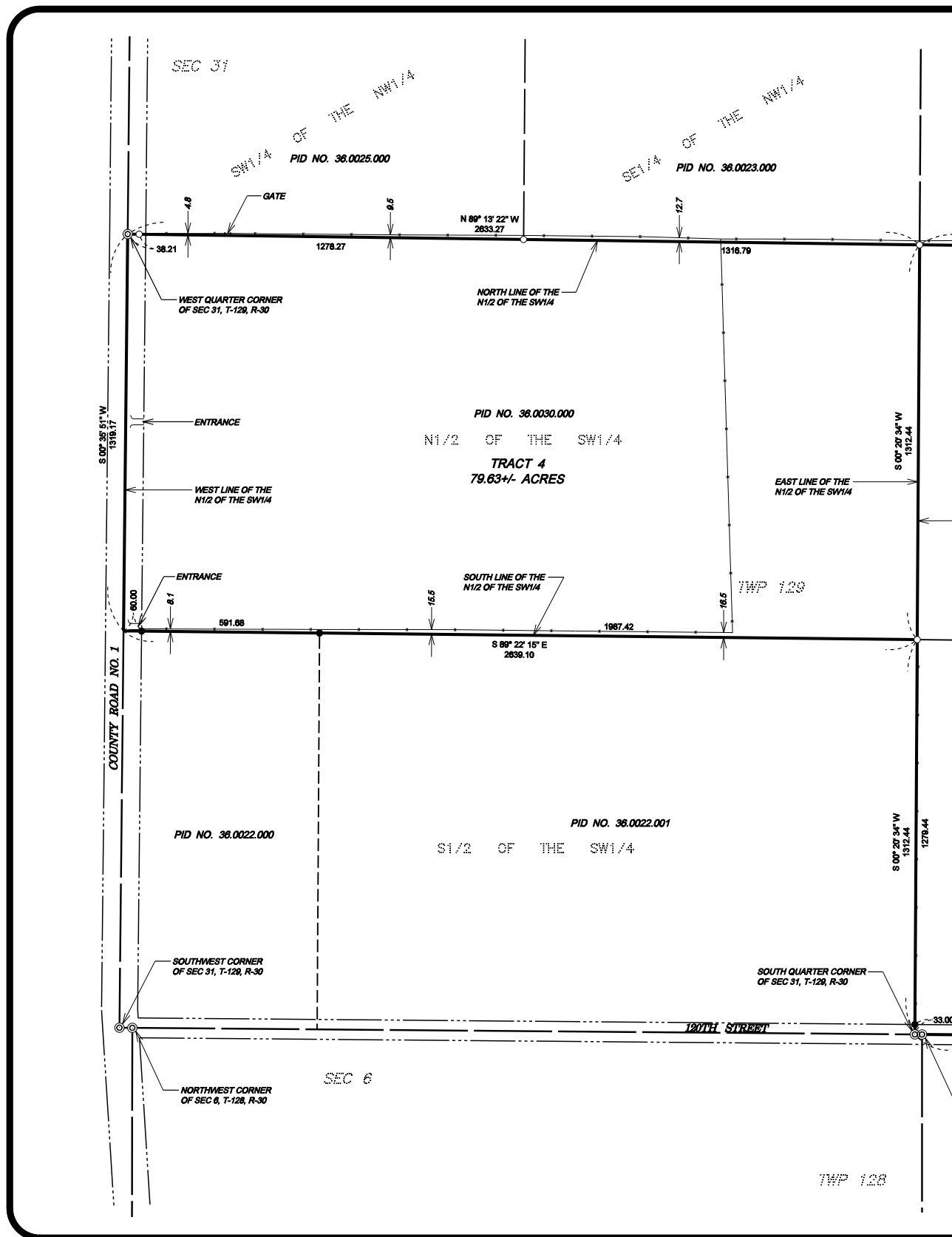
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
198.45	169.54	169.54	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	169.54	0.00	0.00	0.00	0.00	0.00

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	1.09	0.00	58
Corn	33.17	0.00	113
Soybeans	19.55	0.00	30

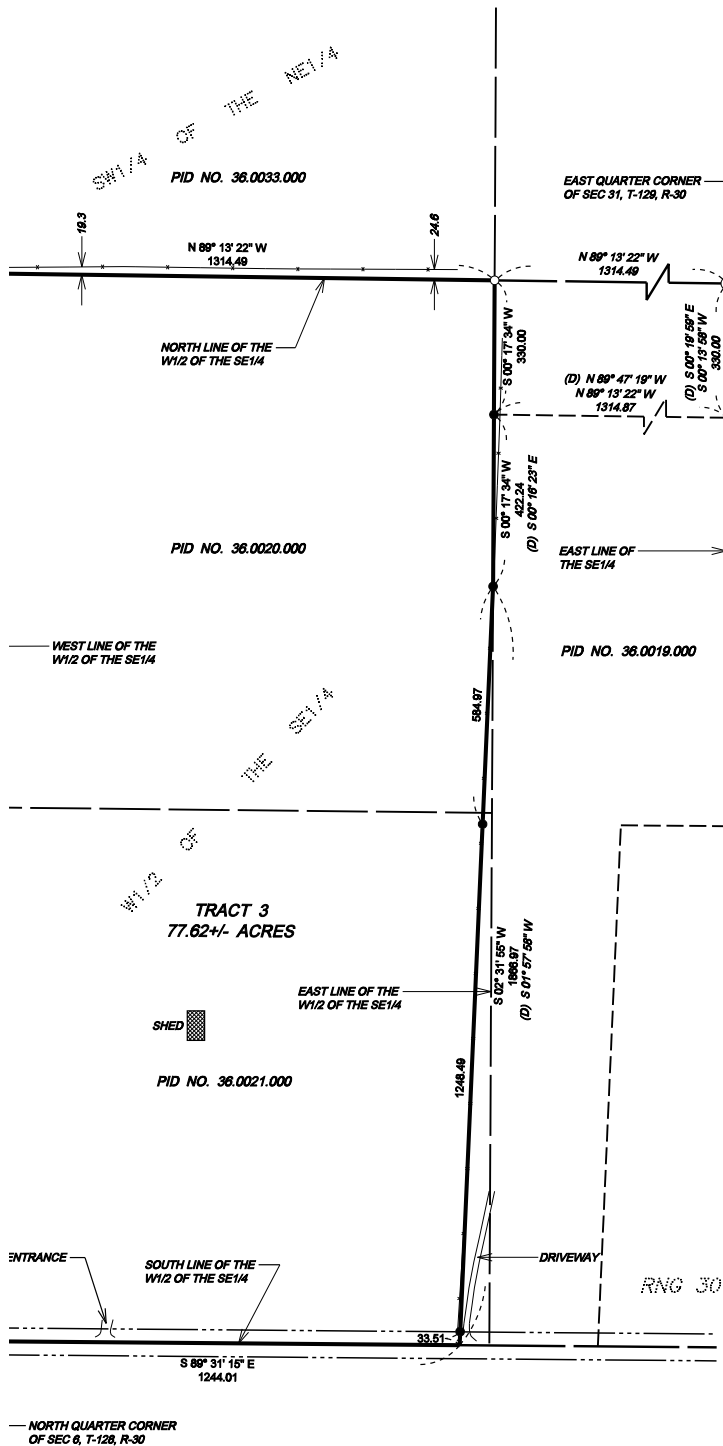
TOTAL 53.81 0.00

# Tract 3 & 4 Survey





# Tract 3 & 4 Survey



**Northstar**  
Surveying

(320) 893-3710  
310 East Depot Street  
Litchfield, MN 55355  
dough.northstar@gmail.com  
paul.northstarsurveying@gmail.com

**CLIENT NAME:**  
Golombiecki Family

**PROJECT ADDRESS**  
Sec 31, Twp 129, Rng 30

DATE OF FIELD WORK: February 14, 2025	JOB NO.: 2025016A	HORIZONTAL DATUM: Minnesota County NAD83 2011
DATE OF MAP: February 19, 2025	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE: _____, 20	CHECKED BY: DSH	
REVISION: _____ DATE: _____, 20		

**LEGAL DESCRIPTION FOR TRACT 4**

The North Half of the Southwest Quarter (N1/2 SW1/4) of Section 31, Township 129, Range 30, Morrison County, Minnesota.

Containing 79.83 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

**LEGAL DESCRIPTION FOR TRACT 3**

The West Half of the Southeast Quarter (W1/2 SE1/4), Section Thirty-one (31), Township One Hundred Twenty-nine (129), Range Thirty (30), less that part lying easterly of the following described line, to-wit: Commencing at the northeast corner of said Southeast Quarter; thence South 00 degrees 19 minutes 59 seconds East, assumed bearing 330.00 feet along the east line of said Southeast Quarter; thence North 89 degrees 47 minutes 19 seconds West, parallel with the north line of said Southeast Quarter, 1314.87 feet to the west line of the East Half of the Southeast Quarter, the point of beginning; thence South 00 degrees 16 minutes 23 seconds East 422.24 feet along said west line of the East Half of the Southeast Quarter; thence South 01 degrees 57 minutes 58 seconds West 584.97 feet; thence continuing South 01 degrees 57 minutes 58 seconds West 1282.00 feet to said south line of the Southeast Quarter and there terminating.

Containing 77.62 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

**CERTIFICATION:** I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

*Doug Huhn*  
Doug Huhn  
Registration No. 43806 - in the State of Minnesota

**Surveyor's Notes**

- 1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.
- 2: Northstar Surveying was not contacted to locate the site, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.
- 3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.

**GRAPHIC SCALE**

( IN FEET )

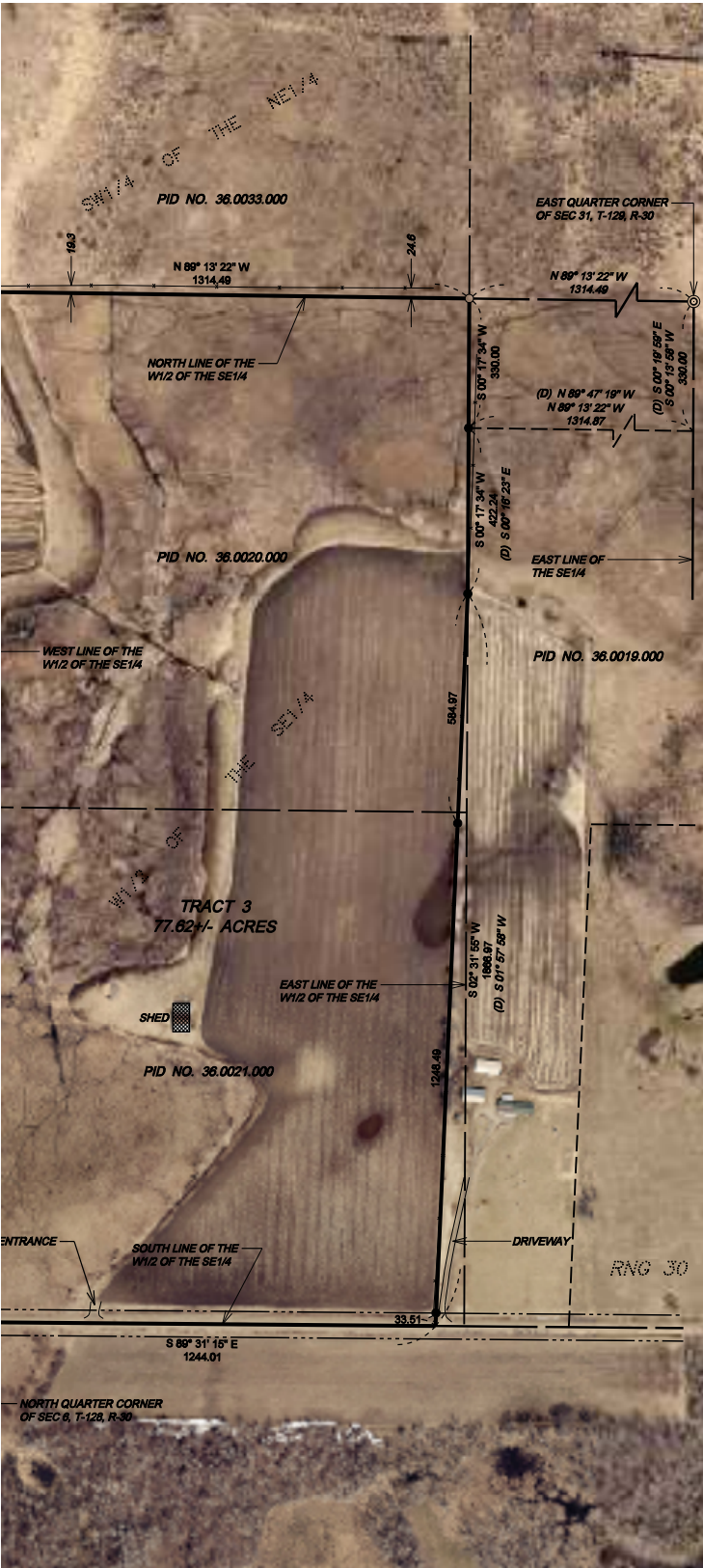
**LEGEND**

- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43806
- Found Monumentation
- ⊙ Government Section Corner
- Fenceline
- (D) Deed Call

# Tract 3 & 4 Survey







**Northstar**  
Surveying

(320)893-3710  
310 East Depot Street  
Litchfield, MN 55355  
dough.northstar@gmail.com  
paul.northstarsurveying@gmail.com

**CLIENT NAME:**  
Golombiecki Family

**PROJECT ADDRESS**  
Sec 31, Twp 129, Rng 30

DATE OF FIELD WORK: February 14, 2025	JOB NO.: 2025018A	HORIZONTAL DATUM: Minnesota County NAD83 2011
DATE OF MAP: February 19, 2025	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE: _____, 20	CHECKED BY: DSH	
REVISION: _____ DATE: _____, 20		

**LEGAL DESCRIPTION FOR TRACT 4**

The North Half of the Southwest Quarter (N1/2 SW1/4) of Section 31, Township 129, Range 30, Morrison County, Minnesota.

Containing 79.63 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

**LEGAL DESCRIPTION FOR TRACT 3**

The West Half of the Southeast Quarter (W1/2 SE1/4), Section Thirty-one (31), Township One Hundred Twenty-nine (129), Range Thirty (30), less that part lying easterly of the following described line, to-wit: Commencing at the northeast corner of said Southeast Quarter; thence South 00 degrees 19 minutes 59 seconds East, assumed bearing 330.00 feet along the east line of said Southeast Quarter; thence North 89 degrees 47 minutes 19 seconds West, parallel with the north line of said Southeast Quarter, 1314.87 feet to the west line of the East Half of the Southeast Quarter, the point of beginning; thence South 00 degrees 18 minutes 23 seconds East 422.24 feet along said west line of the East Half of the Southeast Quarter; thence South 01 degrees 57 minutes 58 seconds West 584.97 feet; thence continuing South 01 degrees 57 minutes 58 seconds West 1282.00 feet to said south line of the Southeast Quarter and there terminating.

Containing 77.62 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

**CERTIFICATION:** I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

*Doug Huhn*  
\_\_\_\_\_  
Doug Huhn  
Registration No. 43806 - in the State of Minnesota

**Surveyor's Notes**

1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.

2: Northstar Surveying was not contacted to locate the site, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.

3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.

**GRAPHIC SCALE**

0 100 200 400  
( IN FEET )

**LEGEND**

- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43806
- Found Monumentation
- ⊙ Government Section Corner
- Fenceline
- (D) Deed Call



## Tract 3 Details

**Description:** The West Half of the Southeast Quarter r,N1/2 SE1/4), Section Thirty-one (31), Township One Hundred Twenty-nine (129), Range Thirty (30), less that part lying easterly of the following described line, to-wit: Commencing at the northeast corner of said Southeast Quarter; thence South 00 degrees 19 minutes 59 seconds East, assumed bearing 330.00 feet along the east line of said Southeast Quarter; thence North 89 degrees 47 minutes 19 seconds West, parallel with the north line of said Southeast Quarter, 1314.87 feet to the west line of the East Half of the Southeast Quarter, the point of beginning; thence South 00 degrees 16 minutes 23 seconds East 422.24 feet along said west line of the East Half of the Southeast Quarter; thence South 01 degrees 57 minutes 58 seconds West 584.97 feet; thence continuing South 01 degrees 57 minutes 58 seconds West 1282.00 feet to said south line of the Southeast Quarter and there terminating.

**Total Acres:** 77.62± (See Survey, Tract 3)

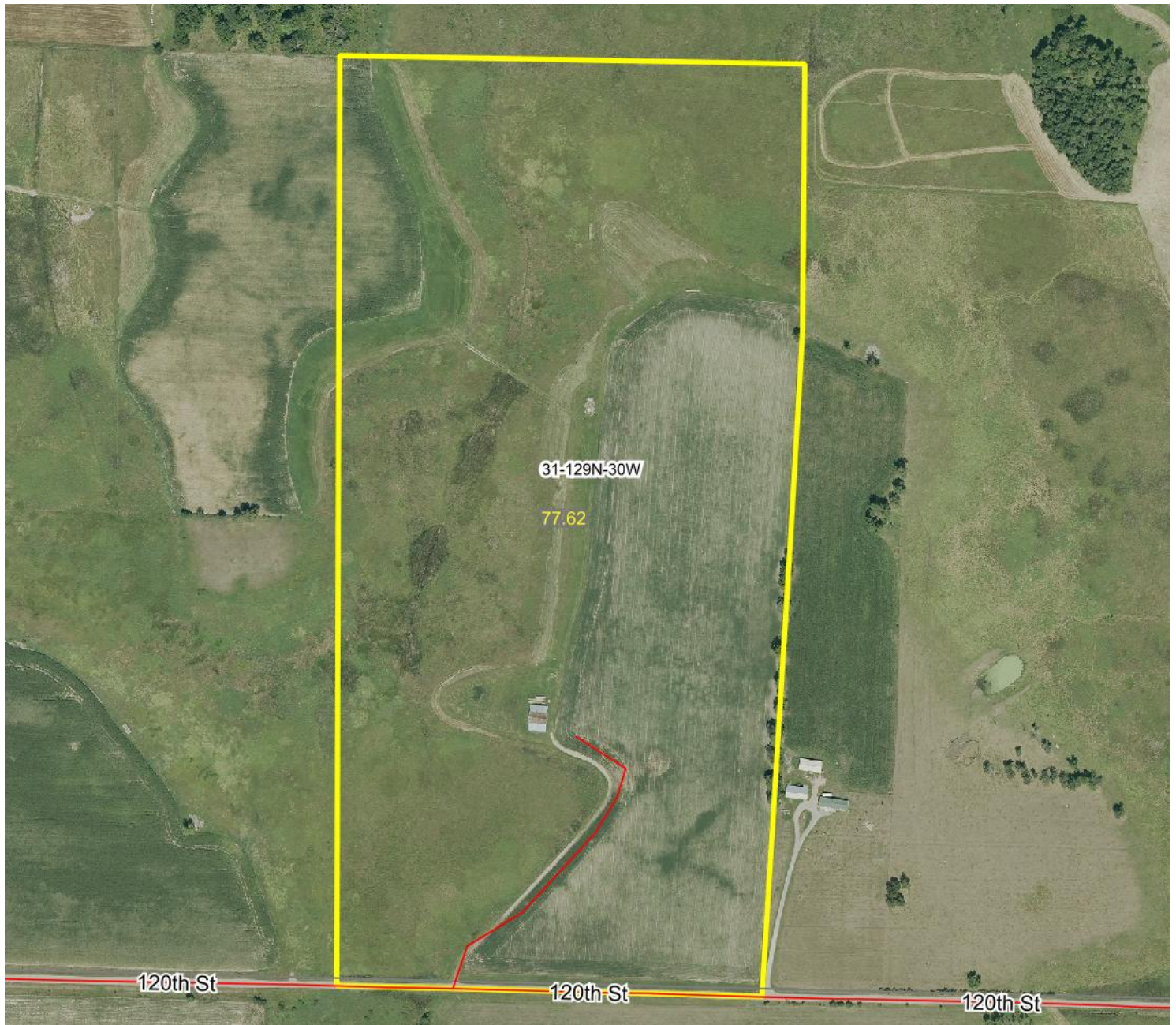
**Cropland Acres:** Approximately 35.48±

**PID #:** 36.0021.000 & 36.0020.000

**Crop Productivity Index:** 74.3

**Soils:** Brainerd sandy loam, 1 to 4 percent slopes (65.4%), Nokay loam (13.4%), Parent loam (11.5%), RifleRifle, ponded, complex, 0 to 1 percent slopes (7.2%), Prebish loam (2.5%)

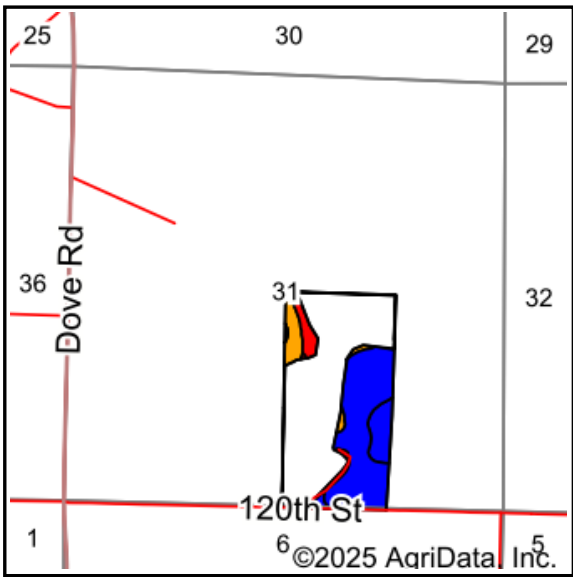
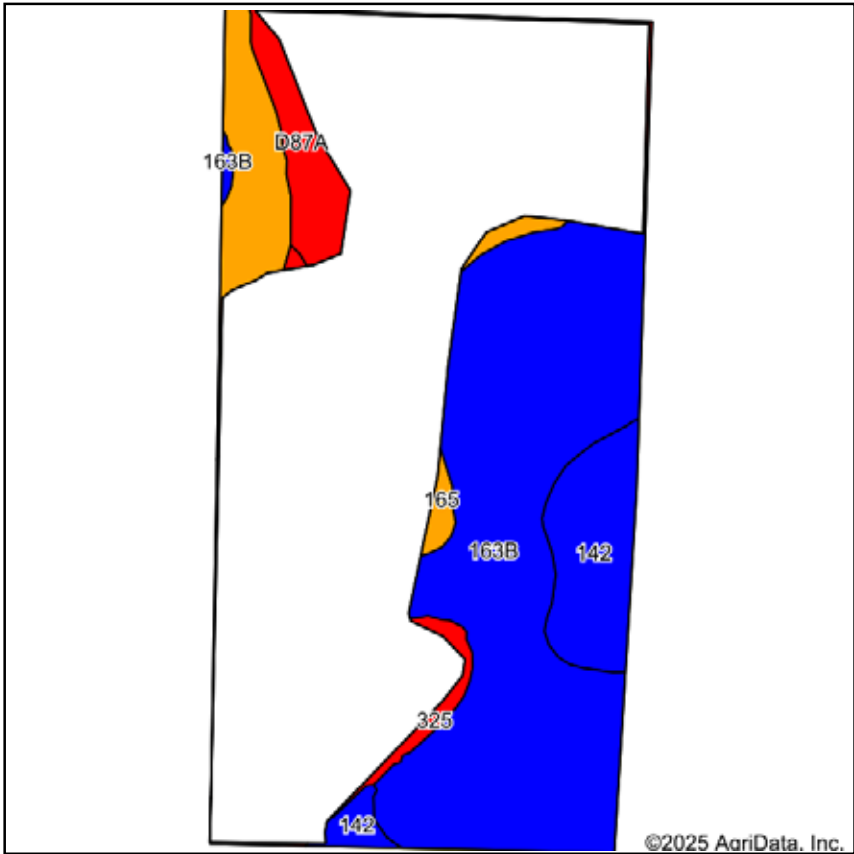
**Taxes (2024):** \$1,066.00



\*Lines are approximate



Tract 3 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN097, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
163B	Brainerd sandy loam, 1 to 4 percent slopes	23.22	65.4%		Ile	83
142	Nokay loam	4.76	13.4%		IIIw	83
165	Parent loam	4.07	11.5%		IIIw	71
D87A	Rifle-Rifle, ponded, complex, 0 to 1 percent slopes	2.54	7.2%		VIw	5
325	Prebish loam	0.89	2.5%		VIw	15
Weighted Average					2.64	74.3

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Tract 3 Tax Statement

9 24



AUDITOR - TREASURER  
213 1ST AVE. S. E.  
LITTLE FALLS, MN 56345  
320-632-0151 • 1-866-401-1111  
www.co.morrison.mn.us

BILL: 2780646

Property ID#: 36.0021.000

## \$\$\$

### 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.

PROPERTY ADDRESS:

### DESCRIPTION:

39.5 Acres, Section 31 Township 129 Range 030  
"SW1/4 OF SE1/4 LESS PT LYING ELY OF LN DESC  
AS: COM AT NE COR OF SE1/4, S 0°19'59" E 330  
FT ALG E LN, N 89°47'19" W PARL WITH N LN  
1314.87 FT TO W LN OF E1/2 OF SE1/4 PT OF BEG,  
S 0°16'23" E 422.24 FT ALG SAID W LN, S 01°57'58"  
W 584.97 FT, CONT S 01°57'58"

Line 13 Special Assessment Detail:

Principal:  
Interest:

## 2024 Property Tax Statement

Step	VALUES AND CLASSIFICATION	
	Taxes Payable Year:	2023 2024
Step 1	Estimated Market Value:	89,400 116,400
	Improvements Excluded:	
	Homestead Exclusion:	0 0
	Taxable Market Value:	89,400 116,400
	New Improvements/ Expired Exclusions:	
	Property Classification:	Ag Hstd Ag Hstd
Sent in March 2024		
Step 2	PROPOSED TAX	
	Proposed Tax:	562.00
Sent in November 2024		
Step 3	PROPERTY TAX STATEMENT	
	First-half Taxes:	May 15, 2024 276.00
	Second-half Taxes:	November 15, 2024 276.00
	Total Taxes Due in 2024:	552.00

Tax Detail for Your Property		2023	2024
Taxes Payable Year			
Tax and Credits	1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		\$ 0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$ 0.00	
	3. Property taxes before credits	\$ 535.50	\$ 586.36
	4. Credits that reduce property taxes		
	A. Agricultural market value credits	31.50	34.36
	B. Other Credits	0.00	0.00
	5. Property taxes after credits	504.00	552.00
	6. MORRISON COUNTY		
	A. County General	\$ 212.92	\$ 244.22
	B. County Regional Rail Authority		
Property Tax by Jurisdiction	7. CITY OF FLENSBURG	253.19	258.97
	8. State General Tax	0.00	0.00
	9. School District SD 0482 LITTLE FALLS		
	A. Voter approved Levies	6.42	7.04
	B. Other local levies	29.63	39.39
	10. Special Taxing Districts		
	A. Reg 5	0.49	0.49
	B. RDFA	0.95	1.11
	C. Others	0.40	0.78
	D. TIF	0.00	0.00
	11. Non-school voter approved referenda levies	0.00	0.00
	12. Total Property tax before special assessments	\$ 504.00	\$ 552.00
	13. Special Assessments	0.00	0.00
	14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$ 504.00	\$ 552.00



Tract 3



Tract 3



# Tract 3 Tax Statement

8 24



AUDITOR - TREASURER  
213 1ST AVE. S. E.  
LITTLE FALLS, MN 56345  
320-632-0151 • 1-866-401-1111  
www.co.morrison.mn.us

BILL: 2780601

Property ID#: 36.0020.000

## \$\$\$

### 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.

PROPERTY ADDRESS:

### DESCRIPTION:

39.9 Acres, Section 31 Township 129 Range 030  
"NW1/4 OF SE1/4 LESS PT LYING ELY OF LN  
DESC AS: COM AT NE COR OF SE1/4, S 0°19'59" E  
330 FT ALG E LN, N 89°47'19" W PARL WITH N LN  
1314.87 FT TO W LN OF E1/2 OF SE1/4 PT OF BEG,  
S 0°16'23" E 422.24 FT ALG SAID W LN, S 01°57'58"  
W 584.97 FT, CONT S 01°57'58"

Line 13 Special Assessment Detail:

Principal:  
Interest:

## 2024 Property Tax Statement

Step	VALUES AND CLASSIFICATION	
	Taxes Payable Year:	2023 2024
Step 1	Estimated Market Value:	79,300 108,200
	Improvements Excluded:	
	Homestead Exclusion:	0 0
	Taxable Market Value:	79,300 108,200
	New Improvements/	
	Expired Exclusions:	
Step 2	Property Classification:	Ag Hstd HST Rur Vac Land
		Ag Hstd HST Rur Vac Land
Sent in March 2024		
Step 3	PROPOSED TAX	
	Proposed Tax:	522.00
Sent in November 2024		
Step 3	PROPERTY TAX STATEMENT	
	First-half Taxes:	May 15, 2024 257.00
	Second-half Taxes:	November 15, 2024 257.00
	Total Taxes Due in 2024:	514.00

Tax Detail for Your Property		2023	2024
Taxes Payable Year			
Tax and Credits	1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		\$ 0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$ 0.00	
	3. Property taxes before credits	\$ 473.97	\$ 545.94
	4. Credits that reduce property taxes		
	A. Agricultural market value credits	27.97	31.94
	B. Other Credits	0.00	0.00
	5. Property taxes after credits	446.00	514.00
	6. MORRISON COUNTY	\$ 187.48	\$ 227.90
	A. County General		
	B. County Regional Rail Authority		
Property Tax by Jurisdiction	7. CITY OF FLENSBURG	224.86	240.72
	8. State General Tax	0.00	0.00
	9. School District SD 0482 LITTLE FALLS	5.71	6.54
	A. Voter approved Levies		
	B. Other local levies	26.32	36.63
	10. Special Taxing Districts		
	A. Reg 5	0.43	0.45
	B. RDFA	0.84	1.04
	C. Others	0.36	0.72
	D. TIF	0.00	0.00
Special Assessments	11. Non-school voter approved referenda levies	0.00	0.00
	12. Total Property tax before special assessments	\$ 446.00	\$ 514.00
	13. Special Assessments	0.00	0.00
	14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$ 446.00	\$ 514.00



Tract 3

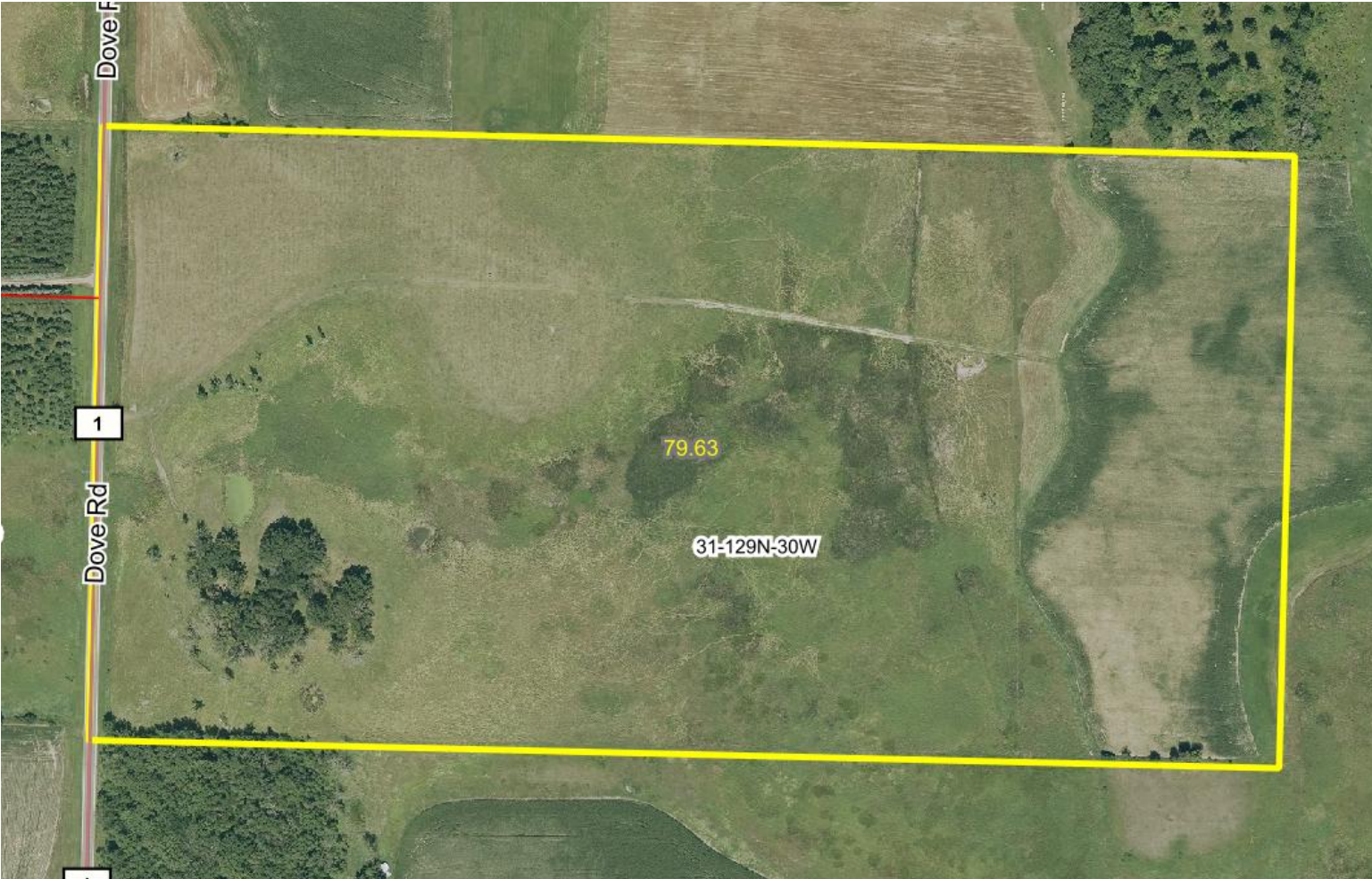


Tract 3



# Tract 4 Details

**Description:** Section 31 Township 129 Range 030 N1/2 OF SW1/4  
**Total Acres:** 79.63± (See Survey, Tract 4)  
**Cropland Acres:** Approximately 14.69±  
**PID #:** 36.0030.000  
**Crop Productivity Index:** 81.3  
**Soils:** Brainerd sandy loam, 1 to 4 percent slopes (87.7%), Parent loam (6.9%), Nokay loam (4.3%), RifleRifle, ponded, complex, 0 to 1 percent slopes (1.1%)  
**Taxes (2024):** \$910.00

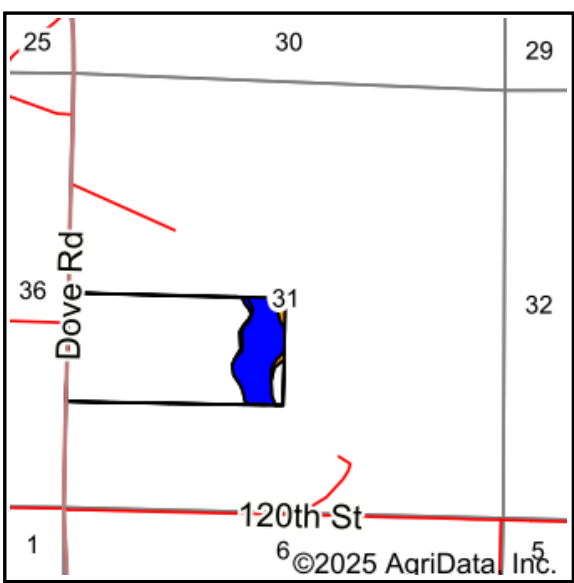
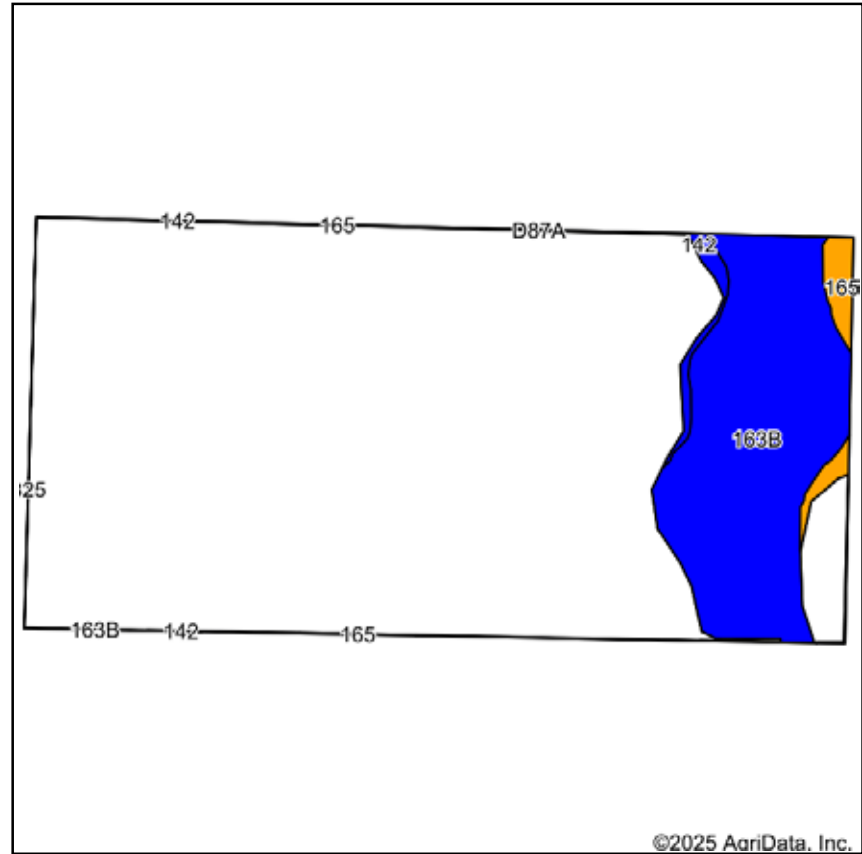


\*Lines are approximate





Tract 4 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN097, Soil Area Version: 23						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
163B	Brainerd sandy loam, 1 to 4 percent slopes	12.89	87.7%		Ile	83
165	Parent loam	1.01	6.9%		IIIw	71
142	Nokay loam	0.63	4.3%		IIIw	83
D87A	Rifle-Rifle, ponded, complex, 0 to 1 percent slopes	0.16	1.1%		VIw	5
Weighted Average					2.16	81.3

\*c: Using Capabilities Class Dominant Condition Aggregation Method



Tract 4 Tax Statement

9 24



AUDITOR - TREASURER  
213 1ST AVE. S. E.  
LITTLE FALLS, MN 56345  
320-632-0151 • 1-866-401-1111  
www.co.morrison.mn.us

BILL: 2780646

Property ID#: 36.0021.000

\$\$\$  
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.

PROPERTY ADDRESS:

DESCRIPTION:

39.5 Acres, Section 31 Township 129 Range 030  
"SW1/4 OF SE1/4 LESS PT LYING ELY OF LN DESC  
AS: COM AT NE COR OF SE1/4, S 0°19'59" E 330  
FT ALG E LN, N 89°47'19" W PARL WITH N LN  
1314.87 FT TO W LN OF E1/2 OF SE1/4 PT OF BEG,  
S 0°16'23" E 422.24 FT ALG SAID W LN, S 01°57'58"  
W 584.97 FT, CONT S 01°57'58"

Line 13 Special Assessment Detail:

Principal:  
Interest:

2024 Property Tax Statement

Step	VALUES AND CLASSIFICATION	
	Taxes Payable Year:	
Step 1	2023	2024
	Estimated Market Value:	89,400 116,400
	Improvements Excluded:	
	Homestead Exclusion:	0 0
	Taxable Market Value:	89,400 116,400
	New Improvements/ Expired Exclusions:	
Step 2	Property Classification:	Ag Hstd Ag Hstd
	Sent in March 2024	
Step 3	PROPOSED TAX	
	Proposed Tax:	562.00
Step 3	PROPERTY TAX STATEMENT	
	First-half Taxes: May 15, 2024	276.00
Step 3	Second-half Taxes: November 15, 2024	276.00
	Total Taxes Due in 2024:	552.00

Tax Detail for Your Property		2023	2024
Taxes Payable Year			
Tax and Credits	1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		\$ 0.00
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	\$ 0.00	
	3. Property taxes before credits	\$ 535.50	\$ 586.36
	4. Credits that reduce property taxes		
	A. Agricultural market value credits	31.50	34.36
	B. Other Credits	0.00	0.00
	5. Property taxes after credits	504.00	552.00
	6. MORRISON COUNTY	\$ 212.92	\$ 244.22
	A. County General		
	B. County Regional Rail Authority		
Property Tax by Jurisdiction	7. CITY OF FLENSBURG	253.19	258.97
	8. State General Tax	0.00	0.00
	9. School District SD 0482 LITTLE FALLS	6.42	7.04
	A. Voter approved Levies		
	B. Other local levies	29.63	39.39
	10. Special Taxing Districts		
	A. Reg 5	0.49	0.49
	B. RDFA	0.95	1.11
	C. Others	0.40	0.78
	D. TIF	0.00	0.00
Special Assessments	11. Non-school voter approved referenda levies	0.00	0.00
	12. Total Property tax before special assessments	\$ 504.00	\$ 552.00
	13. Special Assessments	0.00	0.00
	14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$ 504.00	\$ 552.00





# Tract 3 & 4 FSA Map & Abbreviated 156 Farm Records



United States  
Department of  
Agriculture

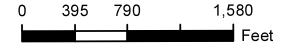
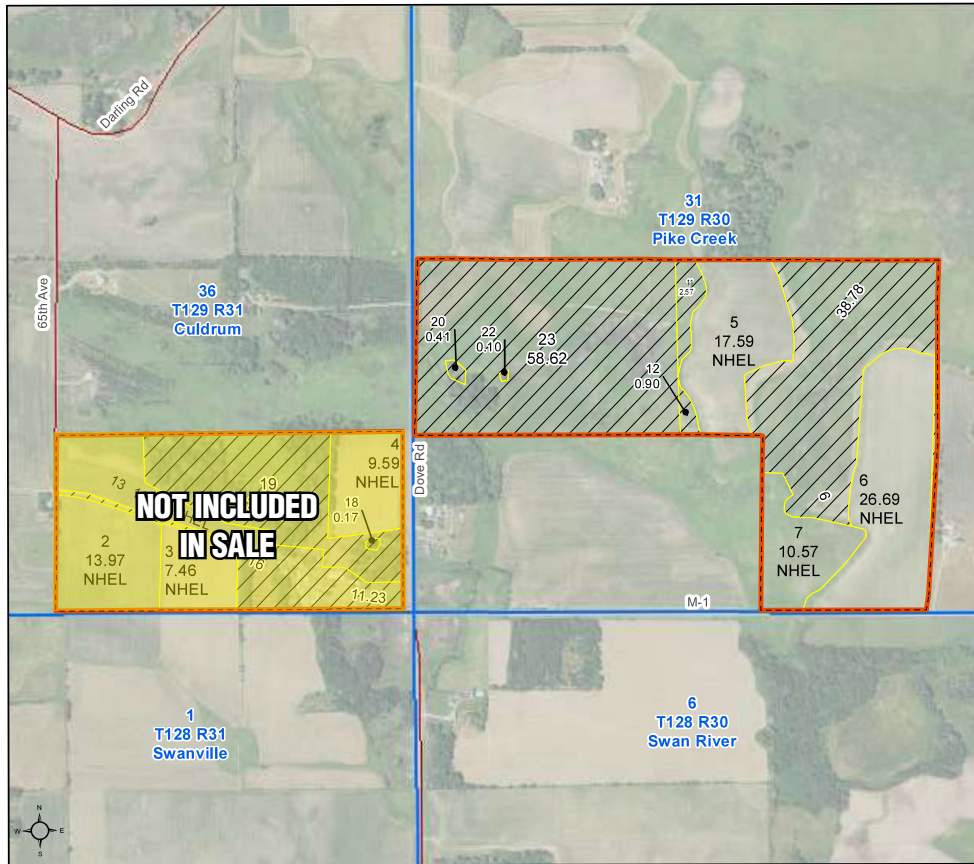
Morrison County, Minnesota

Farm 8083

Tract 122629

2024 Program Year

Map Created April 18, 2024



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: 96.77 acres

Tract Number : 122629

Description : 36 CULDRUM 129-31 SSE;31 PIKE CR NSWWSE 31-129-30

FSA Physical Location : MINNESOTA/MORRISON

ANSI Physical Location : MINNESOTA/MORRISON

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : EDNA GOLOMBIECKI

Other Producers : XXXXXXXXXX

Recon ID : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
234.93	96.77	96.77	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	96.77	0.00	0.00	0.00	0.00	0.00

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	0.60	0.00	58
Corn	18.30	0.00	113
Soybeans	10.79	0.00	30

TOTAL 29.69 0.00

## Drone Photography





## Drone Photography



Notes

[illegible]



# Earnest Money Receipt & Purchase Agreement



SteffesGroup.com

DATE: \_\_\_\_\_

Received of \_\_\_\_\_

Whose address is \_\_\_\_\_

SS# \_\_\_\_\_ Phone# \_\_\_\_\_ the sum of \_\_\_\_\_ in the form of \_\_\_\_\_

as earnest money deposit and in part payment of the purchase of real estate sold by Auction and described as follows: \_\_\_\_\_

This property the undersigned has this day sold to the BUYER for the sum of \_\_\_\_\_ \$ \_\_\_\_\_

Earnest money hereinafter accepted for \_\_\_\_\_ \$ \_\_\_\_\_

Balance to be paid as follows \_\_\_\_\_ In cash at closing \_\_\_\_\_ \$ \_\_\_\_\_

1. Said deposit to be placed in the Steffes Group, Inc. Trust Account until closing, BUYER'S default, or otherwise as agreed in writing by BUYER and SELLER. By this deposit BUYER acknowledges purchase of the real estate subject to Terms and Conditions of this contract, subject to the Terms and Conditions of the Buyer's Prospectus, and agrees to close as provided herein and therein. BUYER acknowledges and agrees that the amount of the deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYER'S breach; that SELLER'S actual damages upon BUYER'S breach may be difficult or impossible to ascertain; that failure to close as provided in the above referenced documents will result in forfeiture of the deposit as liquidated damages; and that such forfeiture is a remedy in addition to SELLER'S other remedies.

2. Prior to closing, SELLER at SELLER'S expense and election shall furnish to Buyer either: (i) an abstract of title updated to a current date, or (ii) 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.

3. If the SELLER'S title is not insurable or free of defects and cannot be made so within sixty (60) days after notice containing a written statement of defects is delivered to SELLER, then said earnest money shall be refunded and all rights of the BUYER terminated, except that BUYER may waive defects and elect to purchase. However, if said sale is approved by the SELLER and the SELLER'S title is marketable and the buyer for any reason fails, neglects, or refuses to complete purchase, and to make payment promptly as above set forth, then the SELLER shall be paid the earnest money so held in escrow as liquidated damages for such failure to consummate the purchase. Payment shall not constitute an election of remedies or prejudice SELLER'S rights to pursue any and all other remedies against BUYER, included, but not limited to specific performance. Time is of the essence for all covenants and conditions in this entire agreement.

4. Neither the SELLER nor SELLER'S AGENT make any representation of warranty whatsoever concerning the amount of real estate taxes or special assessments, which shall be assessed against the property subsequent to the date of purchase.

5. State Taxes: SELLER agrees to pay \_\_\_\_\_ of the real estate taxes and installment of special assessments due and payable in \_\_\_\_\_ BUYER agrees to pay \_\_\_\_\_ of the real estate taxes and installments and special assessments due and payable in \_\_\_\_\_ SELLER warrants taxes for \_\_\_\_\_ are Homestead, \_\_\_\_\_ Non-Homestead. SELLER agrees to pay the State Deed Tax.

6. Other fees and taxes shall be paid as set forth in the attached Buyer's Prospectus, except as follows: \_\_\_\_\_

7. The property is to be conveyed by \_\_\_\_\_ deed, free and clear of all encumbrances except in special assessments, existing tenancies, easements, reservations and restrictions of record.

8. Closing of the sale is to be on or before \_\_\_\_\_, Possession will be at closing.

9. This property is sold AS IS, WHERE IS, WITH ALL FAULTS. BUYER is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, seepage, septic and sewer operation and condition, radon gas, asbestos, presence of lead based paint, and any and all structural or environmental conditions that may affect the usability or value of the property. Buyer's inspection shall be performed at Buyer's sole cost and expense. Buyer hereby indemnifies Seller for any damage to the property as a result of Buyer's inspections.

10. The contract, together with the Terms and Conditions of the Buyer's Prospectus, contain the entire agreement and neither party has relied upon any oral or written representations, agreements, or understanding not set forth herein, whether made by agent or party hereto. This contract shall control with respect to any provisions that conflict with or are inconsistent with the attached Buyer's Prospectus or any announcements made at auction.

11. Other conditions: Subject to easements, reservations and restrictions of record, existing tenancies, public roads and matters that a survey may show. Seller and Seller's agent DO NOT MAKE ANY REPRESENTATIONS OR ANY WARRANTIES AS TO MINERAL RIGHTS, TOTAL ACREAGE, TILLABLE ACREAGE OR BOUNDARY LOCATION.

12. Any other conditions: \_\_\_\_\_

13. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer:

Seller:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Steffes Group, Inc.

Seller's Printed Name & Address:

\_\_\_\_\_

\_\_\_\_\_

SteffesGroup.com

Drafted By:  
Saul Ewing Arnstein & Lehr LLP

WIRev0418

MORRISON COUNTY  
**MINNESOTA**



SteffesGroup.com | (320) 693-9371  
23579 MN Hwy 22 South, Litchfield, MN 55355