



# NORMAN COUNTY, MN LAND AUCTION

Opening: Tuesday, November 5 | 8 AM

**Closing: Tuesday, November 12 | 10 AM** CST 2024

**TIMED  
ONLINE**



**T1 & T2:** from Shelly, north 1 mile on US-75 to 320th Ave., east 1/8 mile to T1, return to US 75 & proceed north 1 mile to 330th Ave., east 1/2 mile to T2.

**T3 – T6:** from Shelly, east 1 mile on 310th Ave./Co. Rd. 3 to the southeast corner of T3, continue east 1-1/2 miles to T5 & T6, continue east 1/2 mile to 150th St., north 1/2 mile to T4.

**T7 & T8:** from Shelly, 7 miles east on 310th Ave./Co. Rd. 3 to 190th St., north 3 miles to 340th Ave., east 1/2 mile to T7 & T8.

**Auctioneer's Note:** This is a generational opportunity to purchase close to 1000 acres of farmland all located near Shelly, MN. All tracts are available to farm for the 2025 growing season and feature productive soils suitable for beets and all other major crops grown in the area. This farm would make a great addition to anyone's land holdings.

**913± Acres**



**Ross Malme L Trust; Ross Malme & Jeanne A. Craft, Trustees**  
**Silvio & Connie Living Trust; Silvio & Constance Lanaro, Trustees**

Contact Max Steffes at Steffes Group, (701) 212-2849; Gregg Holte, (701) 790-1705; or visit [SteffesGroup.com](https://SteffesGroup.com).

**Steffes Group, Inc. | 2000 Main Avenue East, West Fargo, ND 58078 | (701) 237-9173 | [SteffesGroup.com](https://SteffesGroup.com)**

Scott Steffes MN81527; Max Steffes MN40222296. TERMS: 10% down upon signing purchase agreement with balance due in 45 days.



**The Terms and Conditions of Sale are set forth in the 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 guaranties 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.



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.

The sale of this property IS NOT contingent on the Buyer securing financing or any other Buyer contingencies.

**THE AUCTION BEGINS ON TUESDAY, NOVEMBER 5 AND WILL END AT 10 AM TUESDAY, NOVEMBER 12, 2024.**

All bidders must register their name, address, and telephone number in order to receive a bidding number, or all bidders must register with SteffesGroup.com as an online bidder to participate in the auction sale online.

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.

Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures. In the event the auction bidding closes after 3:00pm, the earnest money will be due the following business day.

The contract signing will take place at Steffes Group, 2000 Main Ave. E, West Fargo, ND 58078

If the winning bidder is unable to come to the Steffes office for signing of the contract, arrangements will be made to email or fax a copy of the contract for signature. The buyer would fax the signed copy back to (701) 237-9173 or send a scanned copy by email.

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 on or before: **Friday, January 3, 2025.**

Closing will take place at Seller's closing attorney office, or a professional closing company agreeable to both buyer and seller.

Seller will provide up-to-date merchantable abstract(s) or (ii) an ALTA title insurance commitment ("Title Commitment") for issuance to Buyer of an ALTA Owner's Policy of Title Insurance ("Title Policy") in the amount of the purchase price. In the event Seller elects to furnish a Title Commitment, Seller shall pay for 50% of the cost of the premium for the Title Policy, and Buyer shall pay for 50% of the cost of the premium for the Title Policy.

Property will be conveyed by a **Trustee Deed.**

**2024 Taxes: Paid by SELLERS.**

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.

*Norman County, MN*

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 UPON 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 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.

### **1031 EXCHANGE**

Buyer is aware that seller intends to perform an IRC Section 1031 tax-deferred exchange. Seller requests buyer's cooperation in such an exchange and agrees to hold buyer harmless from any and all claims, costs, liabilities, or delays in time resulting from such an exchange.

### **POSSESSION**

Possession will be at closing or completion of current crop harvest, whichever is later, unless otherwise agreed to in writing and agreeable by buyer and seller.

### **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**

This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, any results that an accurate survey may show, as well as all applicable zoning laws.

### **BUYER DEFAULT**

When using our online auction services, you are making a firm commitment to purchase said item(s) and are entering into a legal and binding contract. Bids may not be cancelled or retracted for any reason.

Non-paying bidders or fraudulent bidding will subject you to legal recourse and possible criminal charges including any fraud and/or interstate commerce violations.

### **INTERNET RISK**

You acknowledge that the internet may be an unreliable and error-prone network. Steffes Group will not guarantee that bids placed online will always be transmitted to or received by the auctioneer in a timely fashion. You agree to hold Steffes Group, Inc. and its employees harmless for any interruptions in online bidding. At the sole discretion of the Company, the auction may be suspended, postponed, or cancelled if internet service is unstable or disrupts the online portion of any event that is simulcast as an Internet Auction.

Further, the auctioneer has the sole discretion to accept or refuse any bid. Steffes Group retains the right, at our sole discretion, to add, delete, or change some or all of our online services and the terms and conditions governing their online auctions at any time without notice.

### **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.

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!***



Lots with this symbol are linked together throughout the entire auction and will close together.

## NOVEMBER 2024

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**NORMAN COUNTY, MN - SHELLY & GOOD HOPE TOWNSHIPS**

**Land Located:** T1 & T2: from Shelly, north 1 mile on US-75 to 320th Ave., east 1/8 mile to T1, return to US 75 & proceed north 1 mile to 330th Ave., east 1/2 mile to T2.

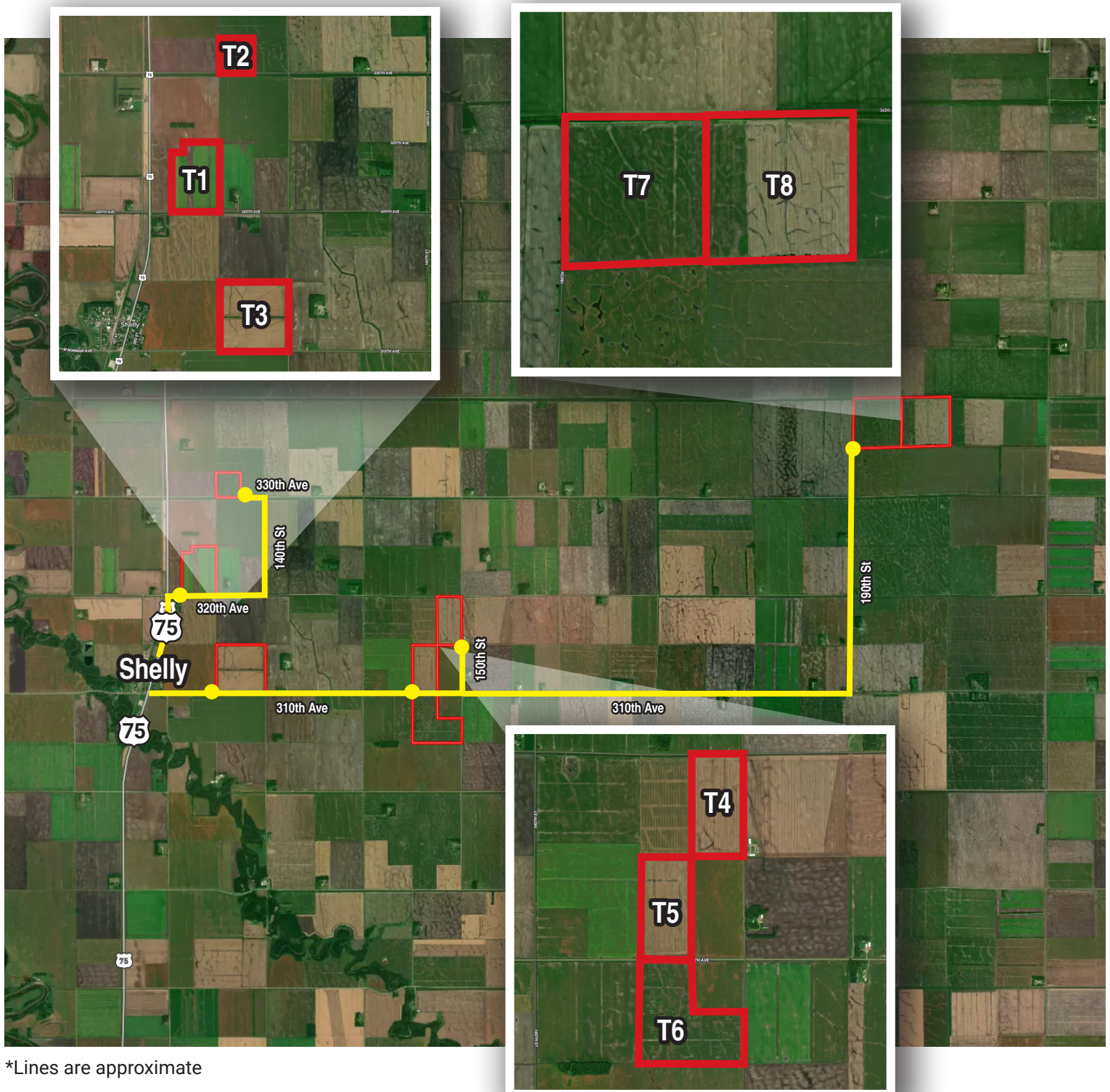
**T3-T6:** from Shelly, east 1 mile on 310th Ave./Co. Rd. 3 to the southeast corner of T3, continue east 1-1/2 miles to T5 & T6, continue east 1/2 mile to 150th St., north 1/2 mile to T4.

**T7 & T8:** from Shelly, 7 miles east on 310th Ave./Co. Rd. 3 to 190th St., north 3 miles to 340th Ave., east 1/2 mile to T7 & T8.

**Description:** Sections 8, 5, 15, 17, & 22 Shelly TWP & Section 4, Good Hope TWP

**Total Acres:** 912.6±

**To Be Sold in 8 Tracts!**







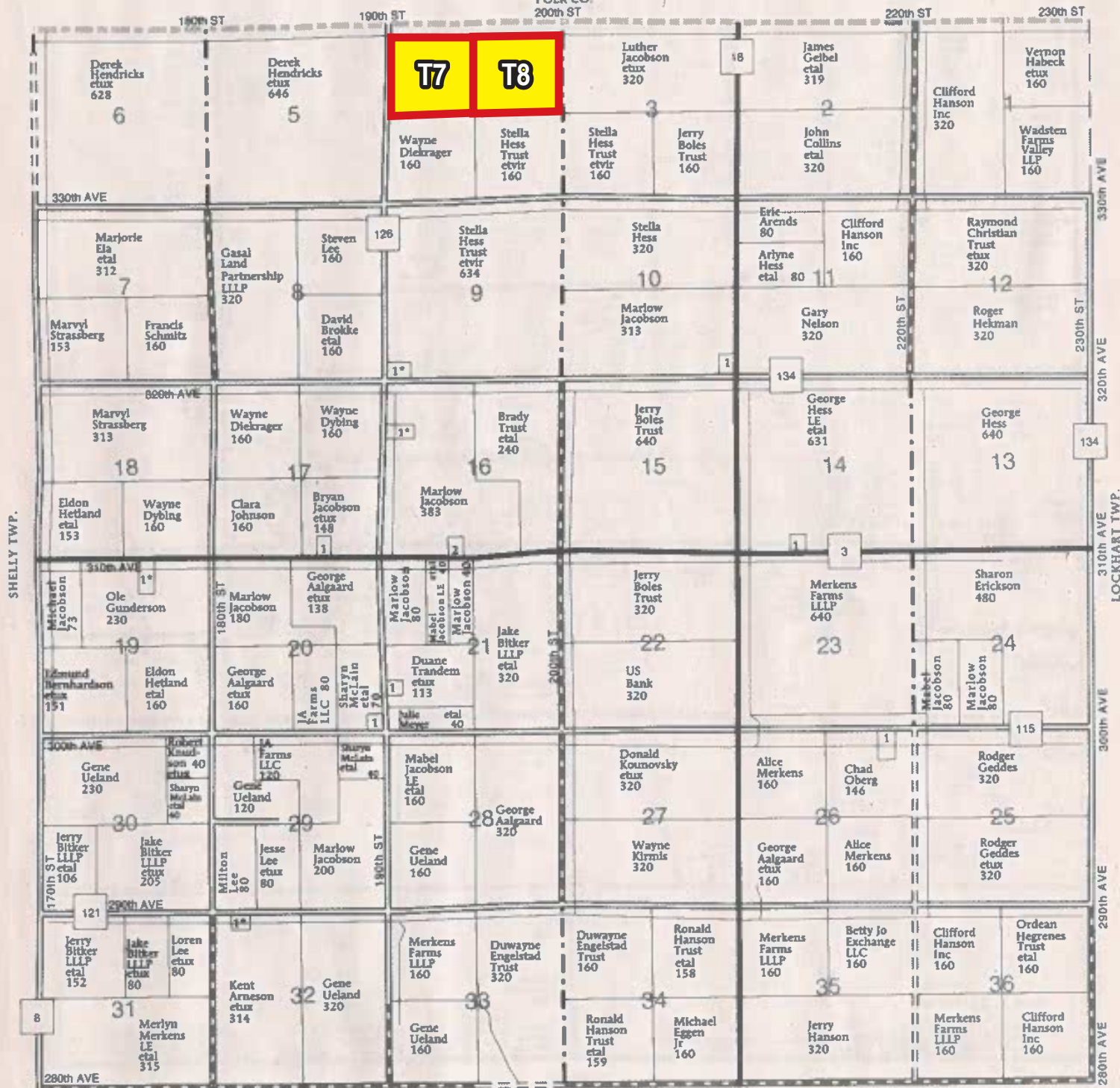


POLK CO.

POLK CO.

200th ST

R-47-W



ANTHONY TWP.



**NORMAN COUNTY, MN - SHELLY TOWNSHIP**

**Description:** E1/2SW1/4 & Beg At Se Cor Of W1/2 Sw1/4, N 140 Rd, W 33 1/7 Rd, S 140 Rd, E 33 1/7 Rds To Beg Section 8-146-48

**Total Acres:** 109±

**Cropland Acres:** 109.02±

**PID #:** 18-6838000

**Soil Productivity Index:** 90.9

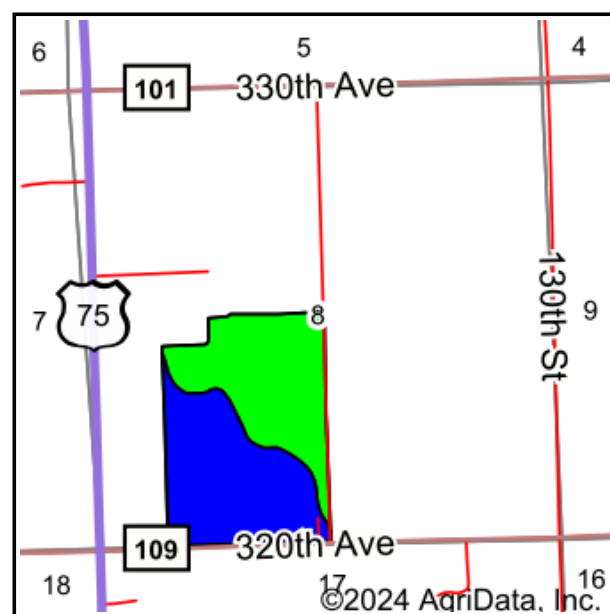
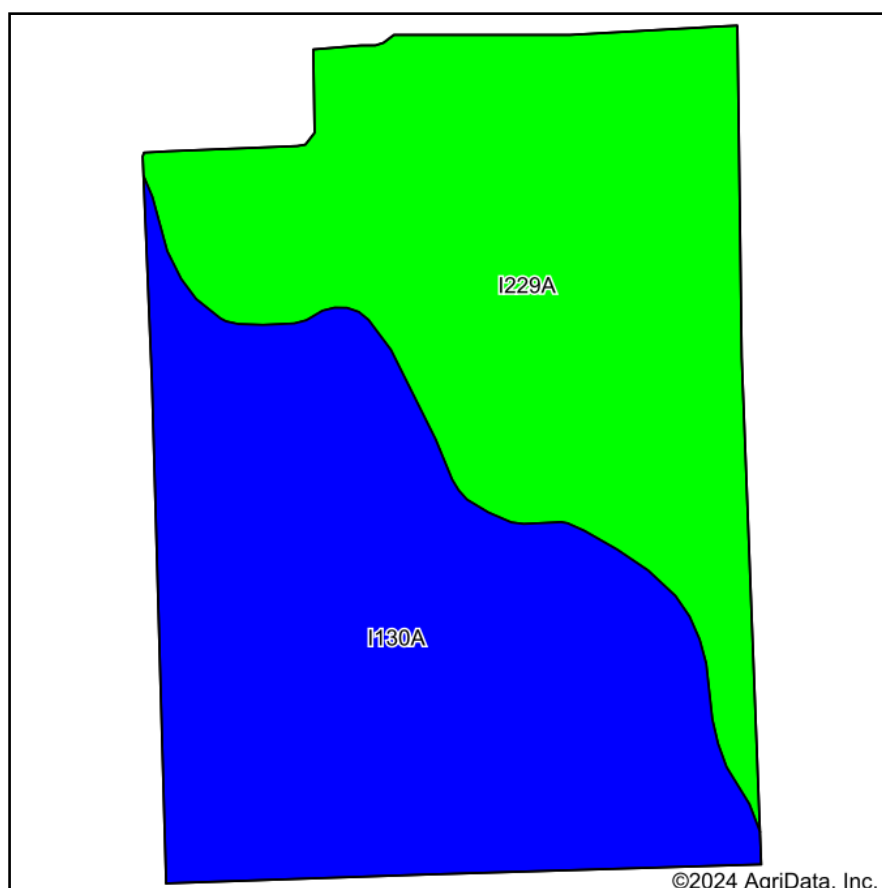
**Soils:** Hegne-Fargy silty clays (52.2%), Fargo silty clay (47.8%)

**Taxes (2024):** \$2,840.00



\*Lines are approximate





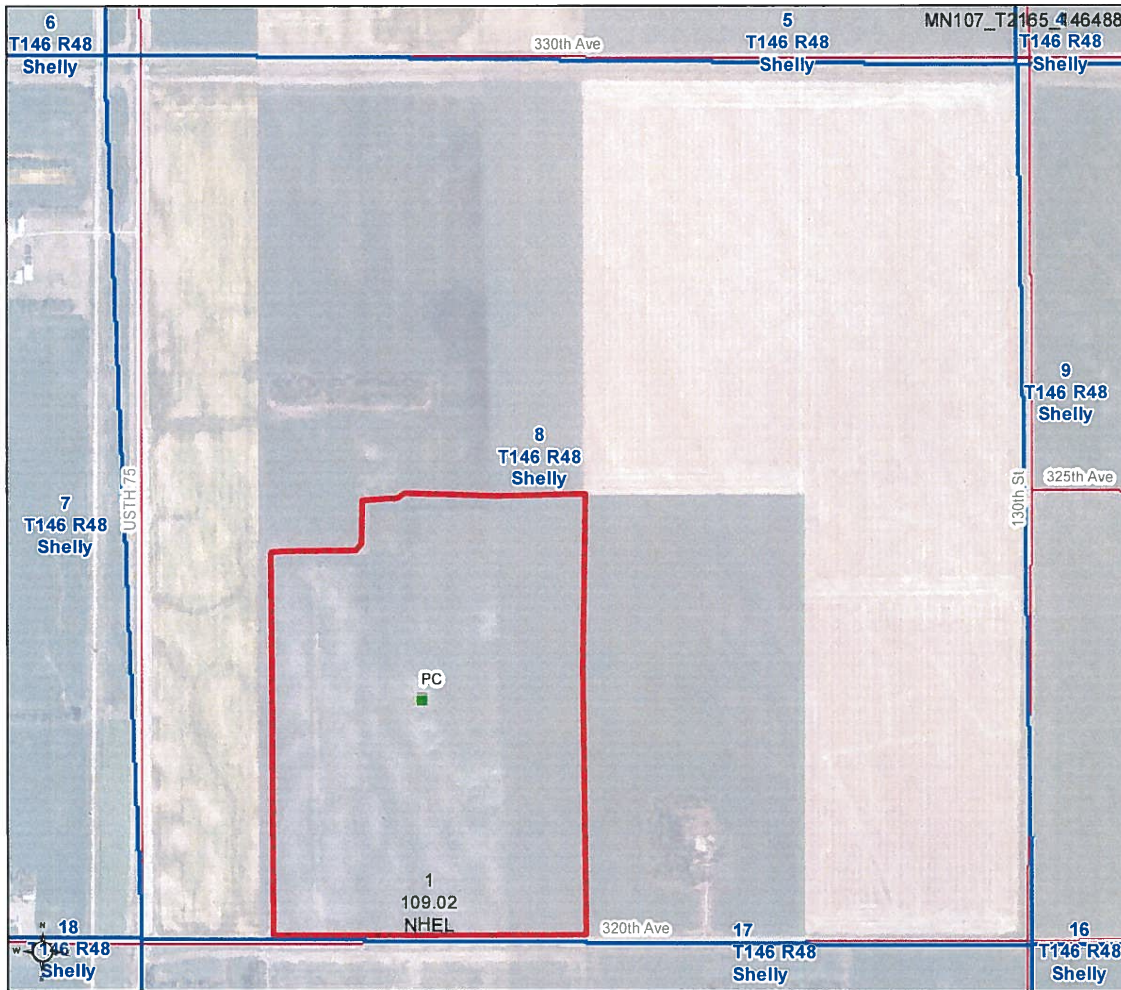
Soils data provided by USDA and NRCS.

Area Symbol: MN107, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	56.95	52.2%		IIw	88
I229A	Fargo silty clay, 0 to 1 percent slopes	52.07	47.8%		IIw	94
<b>Weighted Average</b>					<b>2.00</b>	<b>90.9</b>

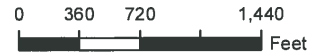
\*c: Using Capabilities Class Dominant Condition Aggregation Method



**Tract 2165**

2024 Program Year

Map Created May 02, 2024

**146488**

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**

Cropland  
 Tract Boundary

**Wetland Determination Identifiers**

Restricted Use  
 Limited Restrictions  
 Exempt from Conservation Compliance Provisions

Tract Cropland Total: 109.02 acres

**Tract Number** : 2165  
**Description** : E2SW4,E29AC/W2SW4-8 SH  
**FSA Physical Location** : MINNESOTA/NORMAN  
**ANSI Physical Location** : MINNESOTA/NORMAN  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : ROSS MALME TRUST  
**Other Producers** :  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
109.02	109.02	109.02	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	109.02	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	24.65	0.00	64
Corn	21.90	0.00	122
Soybeans	43.94	0.00	33

**TOTAL****90.49****0.00**

DONNA J. HANSON  
NORMAN COUNTY AUD/TREAS  
P.O. BOX 266  
ADA, MINNESOTA 56510  
218-784-5471  
www.co.norman.mn.us

2024

PROPERTY TAX  
STATEMENT

SHELLY TWP

PRCL# 18-6838000 RCPT# 4659  
TC 4.850 6.208

Property ID Number: 18-6838000  
Property Description: SECT-08 TWP-146 RANG-48  
AC 109.00 E1/2SW1/4 & BEG AT SE COR  
OF W1/2SW1/4, N 140 RD, W 33 1/7 RD,

5612-T

ACRES 109.00

Values and Classification		
Taxes Payable Year		
	2023	2024
Step 1	Estimated Market Value: 485,000 620,800	
	Homestead Exclusion:	
	Taxable Market Value: 485,000 620,800	
	New Improve/Expired Excls:	
	Property Class: AGRI NON-HSTD AGRI NON-HSTD	
	Sent in March 2023	
Step 2	Proposed Tax	
	* Does Not Include Special Assessments 2,730.00	
	Sent in November 2023	
Step 3	Property Tax Statement	
	First half Taxes: 1,420.00	
	Second half Taxes: 1,420.00	
	Total Taxes Due in 2024 2,840.00	

\$\$\$  
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.

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 .....  
4. A. Agricultural and rural land tax credits .....  
B. Other credits to reduce your property tax .....  
5. Property taxes after credits .....

Property Tax  
by Jurisdiction

6. County .....  
7. City or Town .....  
8. State General Tax .....  
9. School District: 592 A. Voter approved levies .....  
B. Other local levies .....  
10. Special Taxing Districts: A. RDC (NORTHWEST) .....  
B. WILD RICE .....  
C. ....  
D. ....  
11. Non-school voter approved referenda levies .....  
12. Total property tax before special assessments .....

Special Assessments  
on Your Property

- PRIN 163.50  
INT  
TOT 163.50  
13. A. 54101 JUD 54 SOUTH .....  
B. ....  
C. ....  
D. ....  
E. ....  
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....

Taxes Payable Year:		
	2023	2024
		.00
	.00	
	2,648.68	2,927.37
	.00	.00
	250.18	250.87
	2,398.50	2,676.50
	1,758.36	1,947.31
	177.51	176.93
	.00	.00
	107.21	107.51
	142.89	191.34
	8.88	9.62
	203.65	243.79
	2,398.50	2,676.50
		163.50
	2,562.00	2,840.00

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

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

PRCL# 18-6838000  
AGRI NON-HSTD

RCPT# 4659

PRCL# 18-6838000  
AGRI NON-HSTD

RCPT# 4659

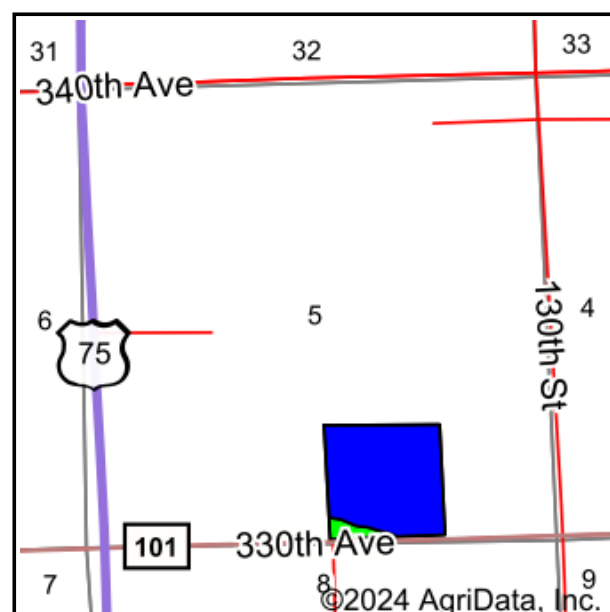
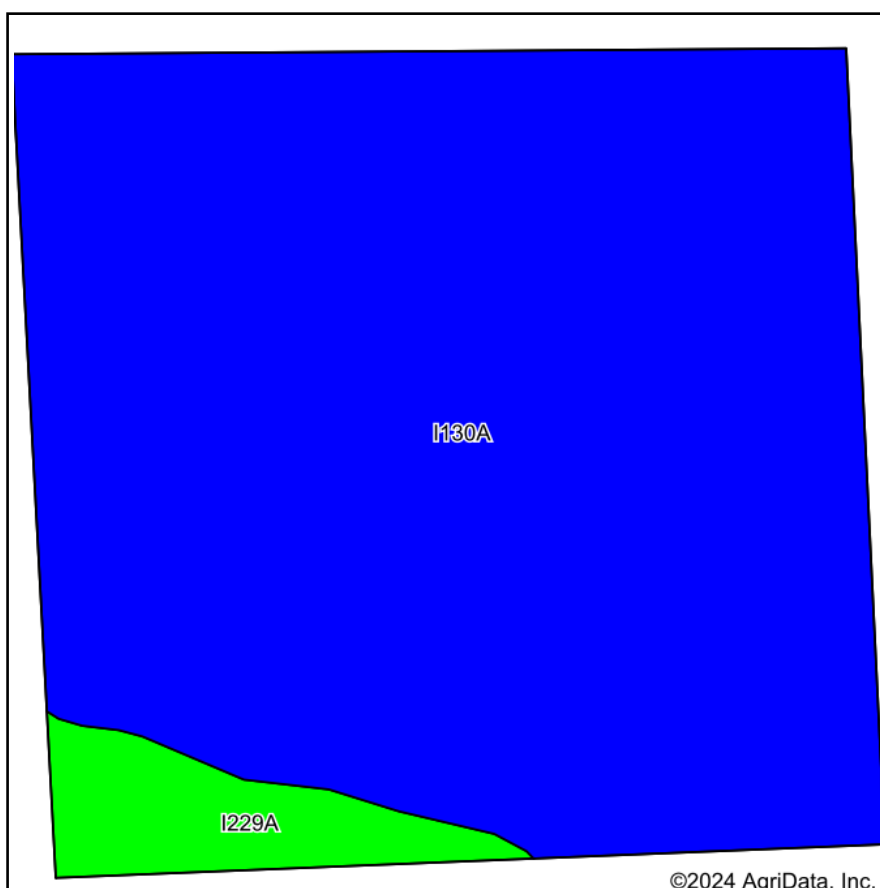
AMOUNT DUE		AMOUNT DUE	
NOVEMBER 15, 2024	2ND HALF TAX 1,420.00	MAY 15, 2024	TOTAL TAX 2,840.00
	PENALTY		1ST HALF TAX 1,420.00
	TOTAL		PENALTY
NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.		TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.	
			TOTAL



**NORMAN COUNTY, MN - SHELLY TOWNSHIP****Description:** SW1/4SE1/4 Section 5-146-48**Total Acres:** 40±**Cropland Acres:** 39±**PID #:** 18-6824000**Soil Productivity Index:** 88.4**Soils:** Henge-Fargo silty clays (93.9%), Fargo silty clays (6.1%)**Taxes (2024):** \$982.00

\*Lines are approximate





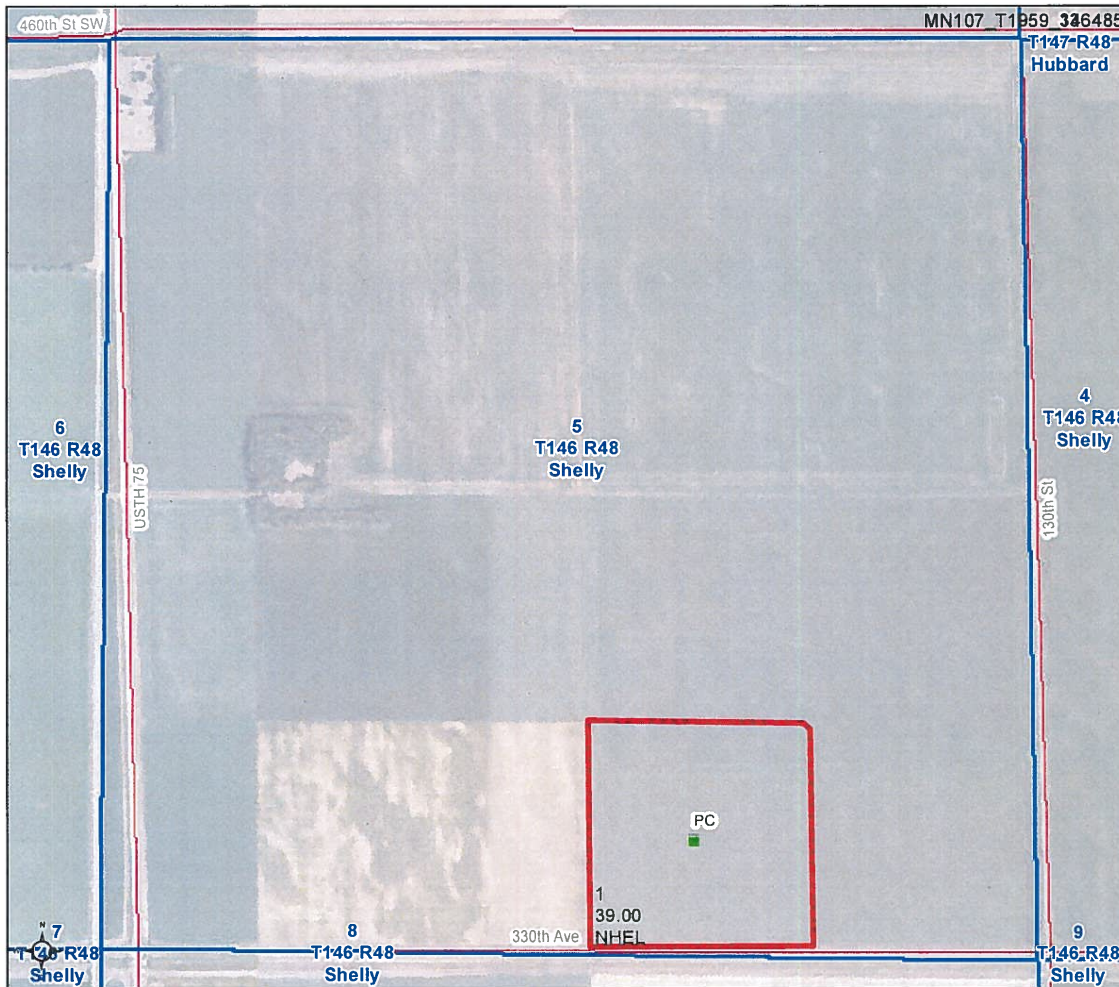
Soils data provided by USDA and NRCS.

Area Symbol: MN107, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	37.55	93.9%		IIw	88
I229A	Fargo silty clay, 0 to 1 percent slopes	2.45	6.1%		IIw	94
Weighted Average					2.00	88.4

\*c: Using Capabilities Class Dominant Condition Aggregation Method



**Tract 1959**

2024 Program Year

Map Created May 02, 2024

**146485**

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**

Cropland  
 Tract Boundary

**Wetland Determination Identifiers**

● Restricted Use  
▼ Limited Restrictions  
■ Exempt from Conservation  
■ Compliance Provisions

Tract Cropland Total: 39.00 acres

**Tract Number** : 1959  
**Description** : SW4SE4-5 SH  
**FSA Physical Location** : MINNESOTA/NORMAN  
**ANSI Physical Location** : MINNESOTA/NORMAN  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : ROSS MALME TRUST  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
39.00	39.00	39.00	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	39.00	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	19.40	0.00	58
Soybeans	19.40	0.00	32
<b>TOTAL</b>	<b>38.80</b>	<b>0.00</b>	

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2024

PROPERTY TAX  
STATEMENT

SHELLY TWP

PRCL# 18-6824000 RCPT# 4641  
TC 1,732 2,218

Property ID Number: 18-6824000  
Property Description: SECT-05 TWP-146 RANG-48  
AC 40.00 SW1/4SE1/4

5612-T

ACRES 40.00

Values and Classification		
Taxes Payable Year		
	2023	2024
Step 1	Estimated Market Value: 173,200 221,800	
	Homestead Exclusion:	
	Taxable Market Value: 173,200 221,800	
	New Improve/Expired Excls:	
	Property Class: AGRI NON-HSTD AGRI NON-HSTD	
	Sent in March 2023	
Step 2	Proposed Tax	
	* Does Not Include Special Assessments 976.00	
	Sent in November 2023	
Step 3	Property Tax Statement	
	First half Taxes:	491.00
	Second half Taxes:	491.00
	Total Taxes Due in 2024	982.00

\$\$\$  
REFUNDS?

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reduce your property tax.  
Read the back of this statement to find out how to apply.

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund .....  
File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE** ☐  
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 .....	945.34	1,045.63
4. A. Agricultural and rural land tax credits .....	.00	.00
B. Other credits to reduce your property tax .....	89.34	89.63
5. Property taxes after credits .....	856.00	956.00

Property Tax  
by Jurisdiction

6. County .....	627.39	695.48
7. City or Town .....	63.39	63.21
8. State General Tax .....	.00	.00
9. School District: 592 A. Voter approved levies .....	38.29	38.41
B. Other local levies .....	51.03	68.36
10. Special Taxing Districts: A. RDC (NORTHWEST) .....	3.17	3.44
B. WILD RICE .....	72.73	87.10
C. ....		
D. ....		
11. Non-school voter approved referenda levies .....		
12. Total property tax before special assessments .....	856.00	956.00

Special Assessments  
on Your Property

13. A. 54402 NORMAN/POLK PROJECT .....		26.00
B. ....		
PRIN 26.00 C. ....		
INT D. ....		
TOT 26.00 E. ....		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....	882.00	982.00

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

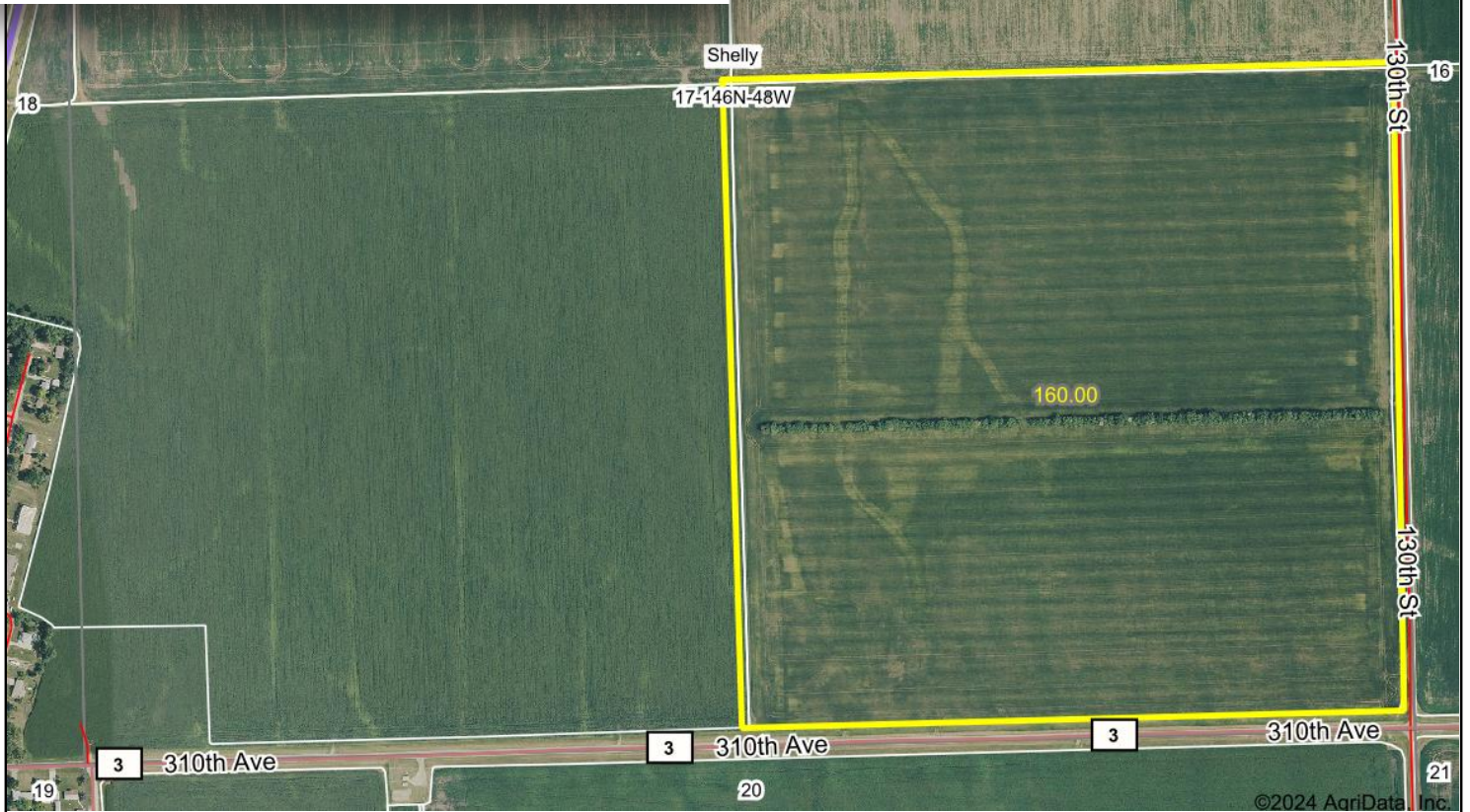
**1** 1st Half 2024 Pay Stub DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT  
MAKE CHECKS PAYABLE TO: NORMAN COUNTY AUDITOR/TREASURER  
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 18-6824000 RCPT# 4641  
AGRI NON-HSTD

PRCL# 18-6824000 RCPT# 4641  
AGRI NON-HSTD

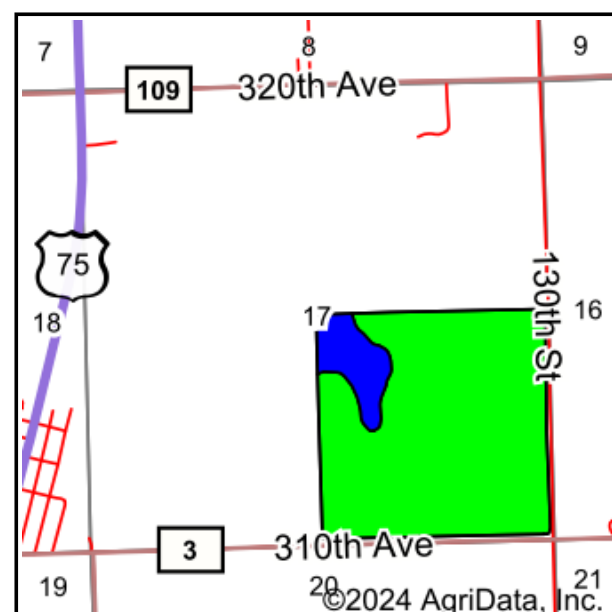
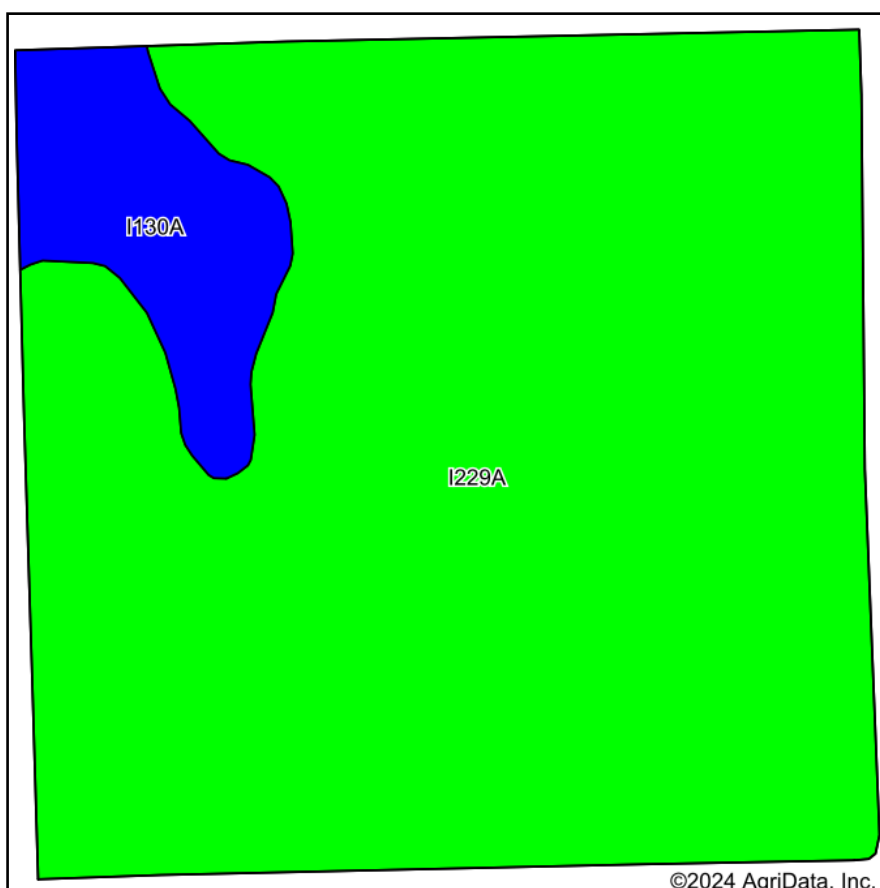
AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2024	2ND HALF TAX 491.00	MAY 15, 2024	1ST HALF TAX 491.00
	PENALTY		PENALTY
	TOTAL		TOTAL
NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.		TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.	



**NORMAN COUNTY, MN - SHELLY TOWNSHIP****Description:** SE1/4 Section 17-146-48**Total Acres:** 160±**Cropland Acres:** 155.04±**PID #:** 18-6898000**Soil Productivity Index:** 93.4**Soils:** Fargo silty clay (90.6%), Hegne-Fargo silty clays (9.4%)**Taxes (2024):** \$4,146.00

\*Lines are approximate





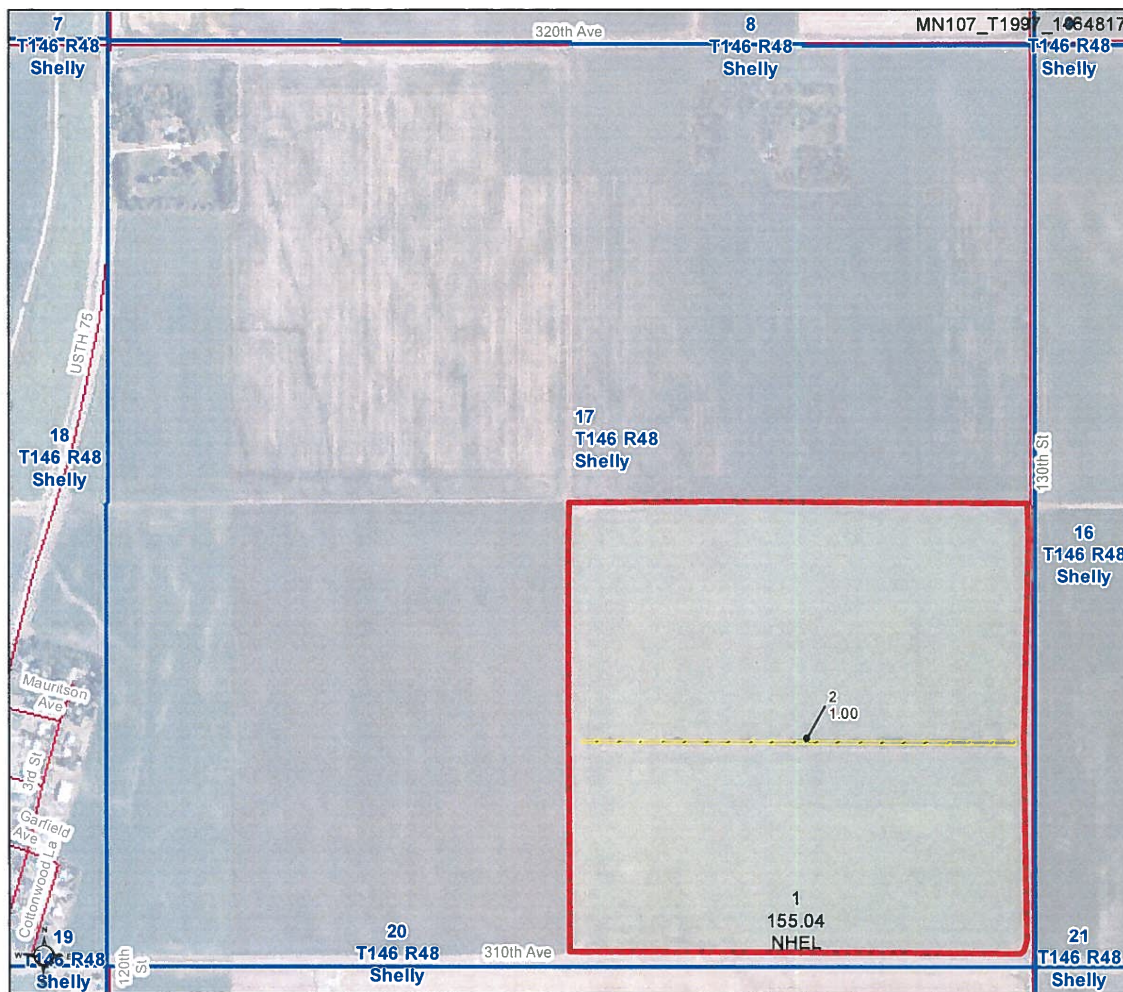
Soils data provided by USDA and NRCS.

Area Symbol: MN107, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	141.34	90.6%		IIw	94
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	14.69	9.4%		IIw	88
<b>Weighted Average</b>					<b>2.00</b>	<b>93.4</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method





**Tract Number** : 1997  
**Description** : SE4-17 SH  
**FSA Physical Location** : MINNESOTA/NORMAN  
**ANSI Physical Location** : MINNESOTA/NORMAN  
**BIA Unit Range Number** :  
**HEL Status** : NHFL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : ROSS MALME TRUST  
**Other Producers** :  
**Recon ID** : None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
156.04	155.04	155.04	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	155.04	0.00	0.00	0.00	0.00	0.00

#### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	35.07	0.00	64
Corn	31.16	0.00	122

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2024

PROPERTY TAX  
STATEMENT

SHELLY TWP

PRCL# 18-6898000 RCPT# 4733  
TC 7.080 9.062

Property ID Number: 18-6898000  
Property Description: SECT-17 TWP-146 RANG-48  
AC 160.00 SE1/4

5612-T

ACRES 160.00

Values and Classification		
Taxes Payable Year		
	2023	2024
Step 1	Estimated Market Value: 708,000 906,200	
	Homestead Exclusion:	
	Taxable Market Value: 708,000 906,200	
	New Improve/Expired Excls:	
	Property Class: AGRI NON-HSTD AGRI NON-HSTD	
	Sent in March 2023	
Step 2	Proposed Tax	
	* Does Not Include Special Assessments 3.984.00	
	Sent in November 2023	
Step 3	Property Tax Statement	
	First half Taxes:	2,073.00
	Second half Taxes:	2,073.00
	Total Taxes Due in 2024	4,146.00

\$\$\$  
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:		2023	2024
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		<input type="checkbox"/>	
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 .....	3,865.21	4,272.20
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax .....	365.21	366.20
	5. Property taxes after credits .....	3,500.00	3,906.00
Property Tax by Jurisdiction	6. County .....	2,565.53	2,841.58
	7. City or Town .....	259.13	258.27
	8. State General Tax .....	.00	.00
	9. School District: 592 A. Voter approved levies .....	156.51	156.94
	B. Other local levies .....	208.58	279.30
	10. Special Taxing Districts: A. RDC (NORTHWEST) .....	12.96	14.05
	B. WILD RICE .....	297.29	355.86
	C. ....		
	D. ....		
	11. Non-school voter approved referenda levies .....		
Special Assessments on Your Property	12. Total property tax before special assessments .....	3,500.00	3,906.00
	13. A. 54101 JUD 54 SOUTH .....		240.00
	B. ....		
	PRIN 240.00 C. ....		
	INT D. ....		
	TOT 240.00 E. ....		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....		3,740.00	4,146.00

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

PRCL# 18-6898000 RCPT# 4733  
AGRI NON-HSTD

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

PRCL# 18-6898000 RCPT# 4733  
AGRI NON-HSTD

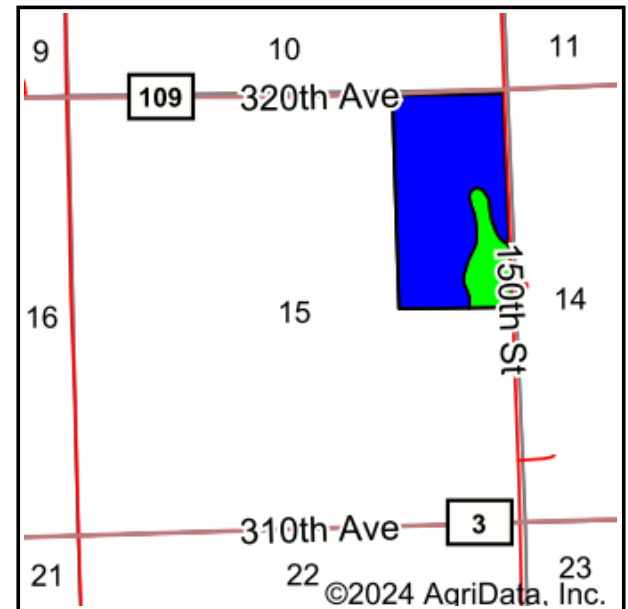
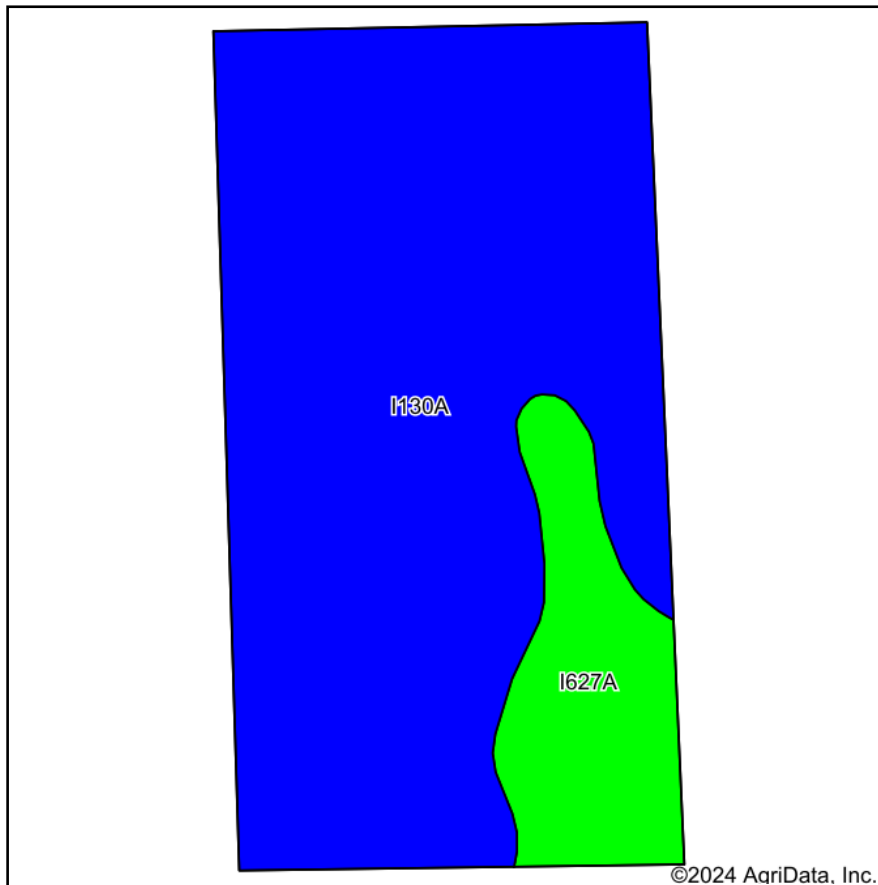
AMOUNT DUE		AMOUNT DUE		TOTAL TAX	
NOVEMBER 15, 2024		2ND HALF TAX	2,073.00	1ST HALF TAX	
		PENALTY		PENALTY	
		TOTAL		TOTAL	
NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.		TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.			



**NORMAN COUNTY, MN - SHELLY TOWNSHIP****Description:** E1/2NE1/4 Section 15-146-48**Total Acres:** 80±**Cropland Acres:** 76.69±**PID #:** 18-6877000**Soil Productivity Index:** 88.8**Soils:** Henge Fargo silty clays (84.3%), Bearden-Fargo complex (15.7%)**Taxes (2024):** \$1,956.00

\*Lines are approximate





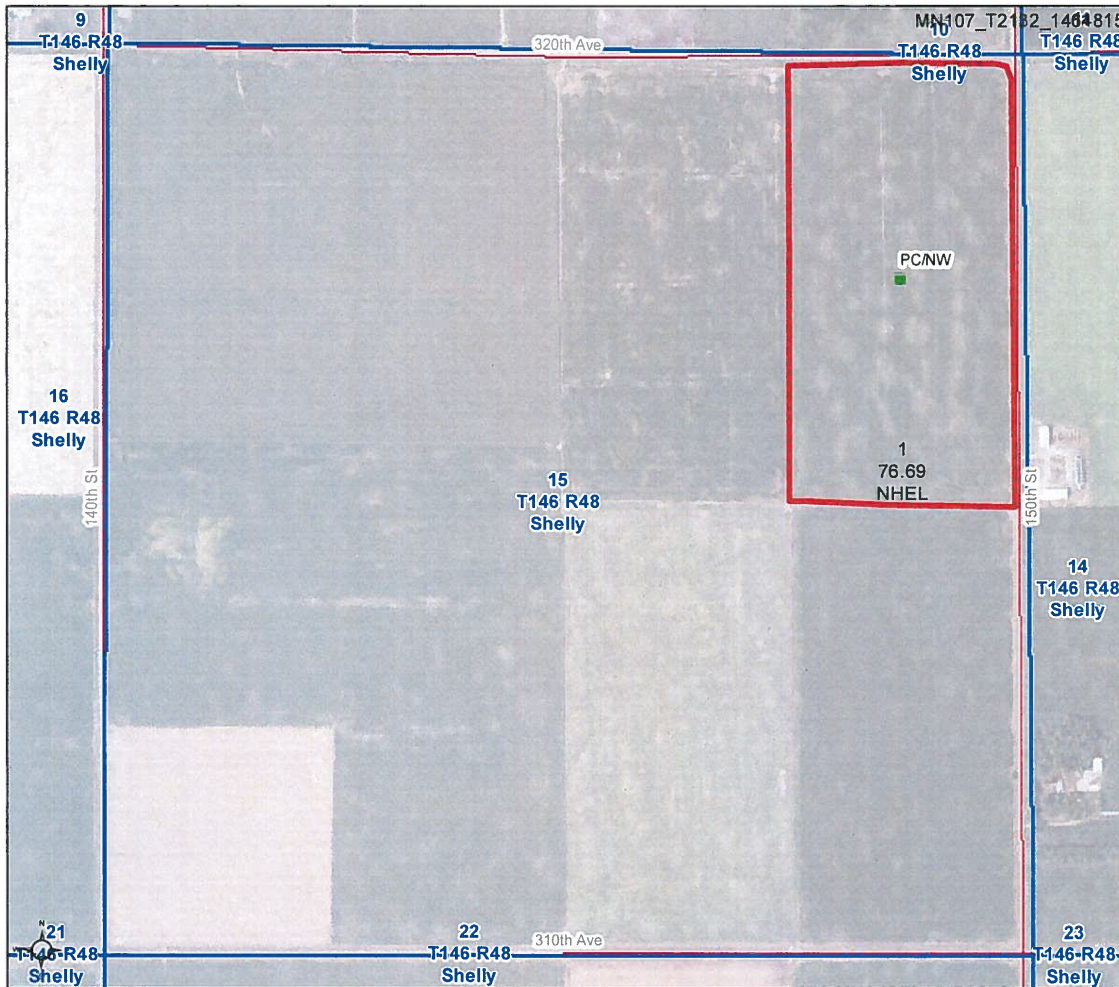
Soils data provided by USDA and NRCS.

Area Symbol: MN107, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	67.44	84.3%		IIw	88
I627A	Bearden-Fargo complex, 0 to 2 percent slopes	12.56	15.7%		IIe	93
<b>Weighted Average</b>					<b>2.00</b>	<b>88.8</b>

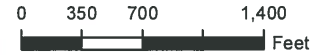
\*c: Using Capabilities Class Dominant Condition Aggregation Method



**Tract 2132**

2024 Program Year

Map Created May 02, 2024

**1464815**

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**

Cropland  
 Tract Boundary

**Wetland Determination Identifiers**

Restricted Use  
 Limited Restrictions  
 Exempt from Conservation Compliance Provisions

Tract Cropland Total: 76.69 acres

**Tract Number** : 2132  
**Description** : E2NE4-15 SH  
**FSA Physical Location** : MINNESOTA/NORMAN  
**ANSI Physical Location** : MINNESOTA/NORMAN  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : ROSS MALME TRUST  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
76.69	76.69	76.69	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	76.69	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	33.59	0.00	56
Corn	0.99	0.00	86
Soybeans	24.70	0.00	35
<b>TOTAL</b>	<b>59.28</b>	<b>0.00</b>	



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2024

PROPERTY TAX  
STATEMENT

SHELLY TWP

PRCL# 18-6877000 RCPT# 4708  
TC 3.403 4.356

Property ID Number: 18-6877000  
Property Description: SECT-15 TWP-146 RANG-48  
AC 80.00 E1/2NE1/4

5612-T

ACRES 80.00

Values and Classification		
Taxes Payable Year		
	2023	2024
Step 1	Estimated Market Value: 340,300 435,600	
	Homestead Exclusion:	
	Taxable Market Value: 340,300 435,600	
	New Improve/Expired Excls:	
	Property Class: AGRI NON-HSTD AGRI NON-HSTD	
	Sent in March 2023	
Step 2	Proposed Tax	
	* Does Not Include Special Assessments 1,874.00	
	Sent in November 2023	
Step 3	Property Tax Statement	
	First half Taxes:	978.00
	Second half Taxes:	978.00
	Total Taxes Due in 2024	1,956.00

\$\$\$  
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:		2023	2024
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		<input type="checkbox"/>	
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 .....	1,789.00	1,948.67
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax .....	93.00	112.67
	5. Property taxes after credits .....	1,696.00	1,836.00
Property Tax by Jurisdiction	6. County .....	1,234.08	1,365.58
	7. City or Town .....	124.55	124.15
	8. State General Tax .....	.00	.00
	9. School District: 2910		
	A. Voter approved levies .....	.00	.00
	B. Other local levies .....	188.25	168.46
	10. Special Taxing Districts:		
	A. RDC (NORTHWEST) .....	6.23	6.75
	B. WILD RICE .....	142.89	171.06
	C. ....		
	D. ....		
	11. Non-school voter approved referenda levies .....		
	12. Total property tax before special assessments .....	1,696.00	1,836.00
Special Assessments on Your Property	13. A. 54101 JUD 54 SOUTH .....		120.00
	B. ....		
	PRIN 120.00 C. ....		
	INT D. ....		
	TOT 120.00 E. ....		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....		1,816.00	1,956.00

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

PRCL# 18-6877000  
AGRI NON-HSTD

RCPT# 4708

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

PRCL# 18-6877000  
AGRI NON-HSTD

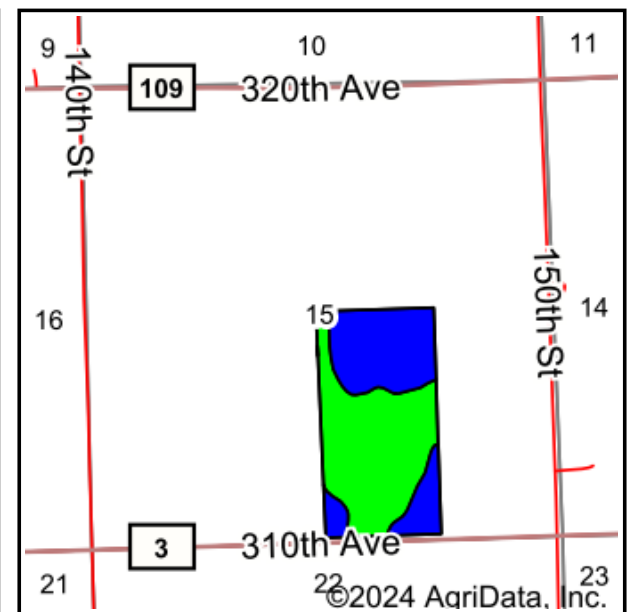
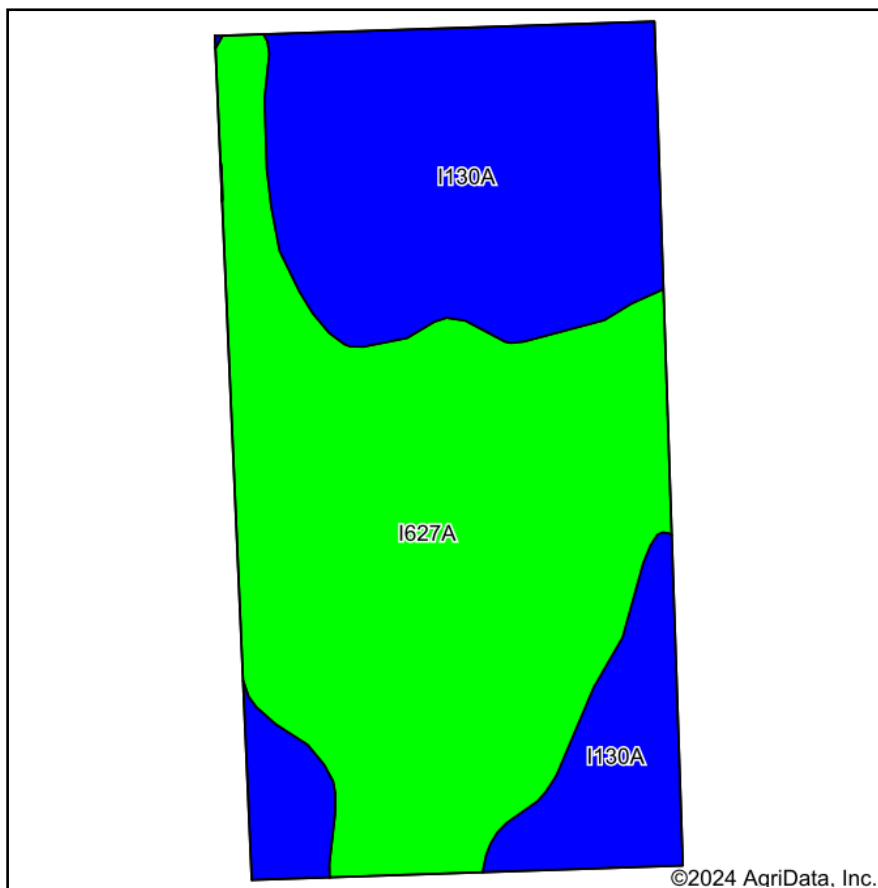
RCPT# 4708

AMOUNT DUE		AMOUNT DUE		TOTAL TAX		1,956.00
NOVEMBER 15, 2024	2ND HALF TAX	978.00	MAY 15, 2024	1ST HALF TAX	978.00	
	PENALTY			PENALTY		
	TOTAL			TOTAL		
NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.			TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.			

**NORMAN COUNTY, MN - SHELLY TOWNSHIP****Description:** W1/2SE1/4 Section 15-146-48**Total Acres:** 80±**Cropland Acres:** 78.21±**PID #:** 18-6884000**Soil Productivity Index:** 90.8**Soils:** Bearden-Fargo complex (56.7%), Hegne-Fargo silty clays (43.3%)**Taxes (2024):** \$2,070.00

\*Lines are approximate



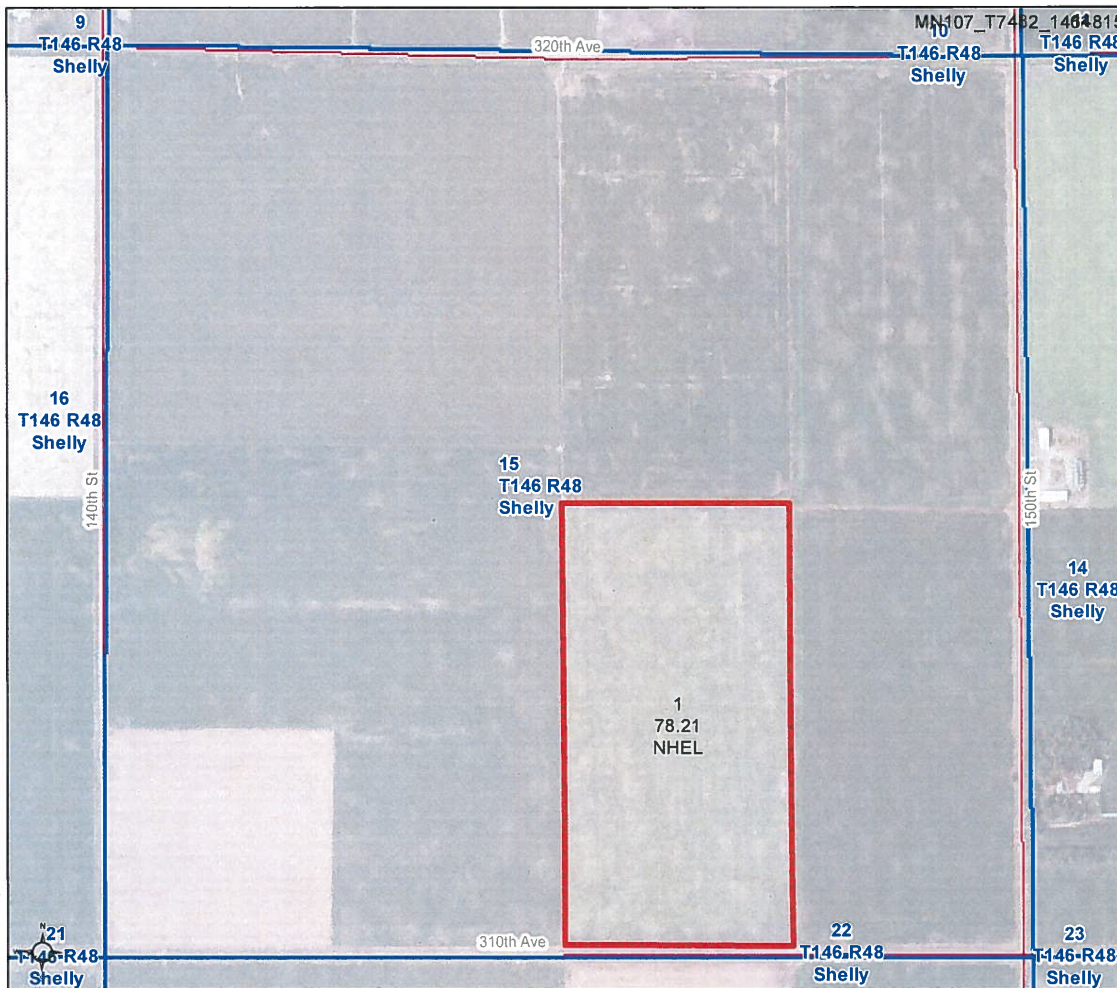


Soils data provided by USDA and NRCS.

Area Symbol: MN107, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I627A	Bearden-Fargo complex, 0 to 2 percent slopes	45.39	56.7%		Ile	93
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	34.61	43.3%		IIw	88
Weighted Average					2.00	90.8

\*c: Using Capabilities Class Dominant Condition Aggregation Method

**Tract 7482**

2024 Program Year

Map Created May 02, 2024

**1464815**

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**

  Cropland  
  Tract Boundary

**Wetland Determination Identifiers**

● Restricted Use  
 ▼ Limited Restrictions  
 ■ Exempt from Conservation  
 ■ Compliance Provisions

Tract Cropland Total: 78.21 acres

**Tract Number** : 7482  
**Description** : W2SE4-15 SH  
**FSA Physical Location** : MINNESOTA/NORMAN  
**ANSI Physical Location** : MINNESOTA/NORMAN  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : ROSS MALME TRUST  
**Other Producers** : None  
**Recon ID** : 27-107-2016-82

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
78.21	78.21	78.21	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	78.21	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	36.88	0.00	57
Soybeans	29.55	0.00	33
<b>TOTAL</b>	<b>66.43</b>	<b>0.00</b>	



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2024

PROPERTY TAX  
STATEMENT

SHELLY TWP

PRCL# 18-6884000 RCPT# 4716  
TC 3.605 4.614

Property ID Number: 18-6884000  
Property Description: SECT-15 TWP-146 RANG-48  
AC 80.00 W1/2SE1/4

5612-T

ACRES 80.00

Values and Classification		
Taxes Payable Year		
	2023	2024
Step 1	Estimated Market Value:	360,500 461,400
	Homestead Exclusion:	
	Taxable Market Value:	360,500 461,400
	New Improve/Expired Excls:	
	Property Class:	AGRI NON-HSTD AGRI NON-HSTD
	Sent in March 2023	
Step 2	Proposed Tax	
	* Does Not Include Special Assessments	1.986.00
	Sent in November 2023	
Step 3	Property Tax Statement	
	First half Taxes:	1.035.00
	Second half Taxes:	1.035.00
	Total Taxes Due in 2024	2.070.00

\$\$\$  
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.

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 .....  
4. A. Agricultural and rural land tax credits .....  
B. Other credits to reduce your property tax .....  
5. Property taxes after credits .....

Property Tax  
by Jurisdiction

6. County .....  
7. City or Town .....  
8. State General Tax .....  
9. School District: 2910 A. Voter approved levies .....  
B. Other local levies .....  
10. Special Taxing Districts: A. RDC (NORTHWEST) .....  
B. WILD RICE .....  
C. ....  
D. ....  
11. Non-school voter approved referenda levies .....  
12. Total property tax before special assessments .....

Special Assessments  
on Your Property

- PRIN 124.06 13. A. 28004 DITCH 28 .....  
INT D. ....  
TOT 124.06 E. ....  
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....

Taxes Payable Year:		
	2023	2024
		.00
	.00	
	1,894.46	2,065.28
	.00	.00
	98.52	119.34
	1,795.94	1,945.94
	1,306.60	1,447.65
	131.94	131.50
	.00	.00
	.00	.00
	199.43	178.45
	6.60	7.15
	151.37	181.19
	1,795.94	1,945.94
		4.06
		120.00
	1,920.00	2,070.00

2 2nd Half  
Pay Stub 2024

DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT  
MAKE CHECKS PAYABLE TO: NORMAN COUNTY AUDITOR/TREASURER  
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1 1st Half  
Pay Stub 2024

DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT  
MAKE CHECKS PAYABLE TO: NORMAN COUNTY AUDITOR/TREASURER  
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 18-6884000  
AGRI NON-HSTD

RCPT# 4716

PRCL# 18-6884000  
AGRI NON-HSTD

RCPT# 4716

AMOUNT DUE

NOVEMBER 15, 2024

2ND HALF TAX  
PENALTY

1,035.00

TOTAL

AMOUNT DUE

MAY 15, 2024

TOTAL TAX

1ST HALF TAX

PENALTY

TOTAL

2,070.00

1,035.00

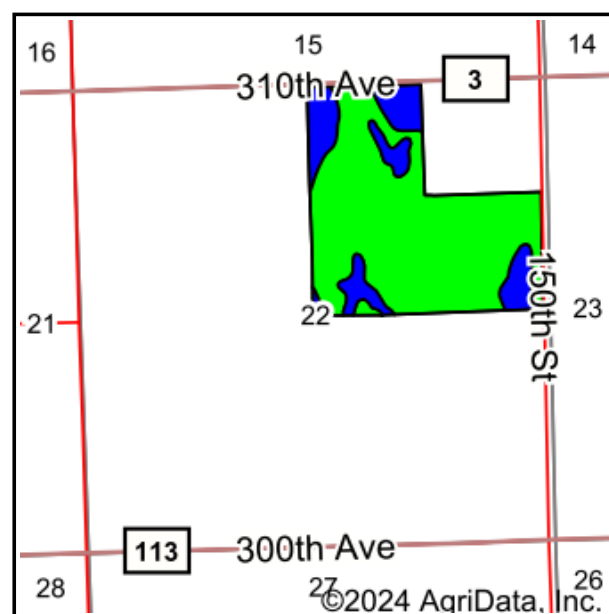
NO RECEIPT SENT UNLESS REQUESTED.  
YOUR CANCELLED CHECK IS YOUR RECEIPT.

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

**NORMAN COUNTY, MN - SHELLY TOWNSHIP****Description:** W1/2NE1/4 & SE1/4NE1/4 Section 22-146-48**Total Acres:** 120±**Cropland Acres:** 119.23±**PID #:** 18-6938000**Soil Productivity Index:** 91.9**Soils:** Bearden-Fargo complex (79.8%), Hegne-Fargo silty clays (14.6%), Colvin silty clay loam (3.2%)**Taxes (2024):** \$3,116.00

\*Lines are approximate



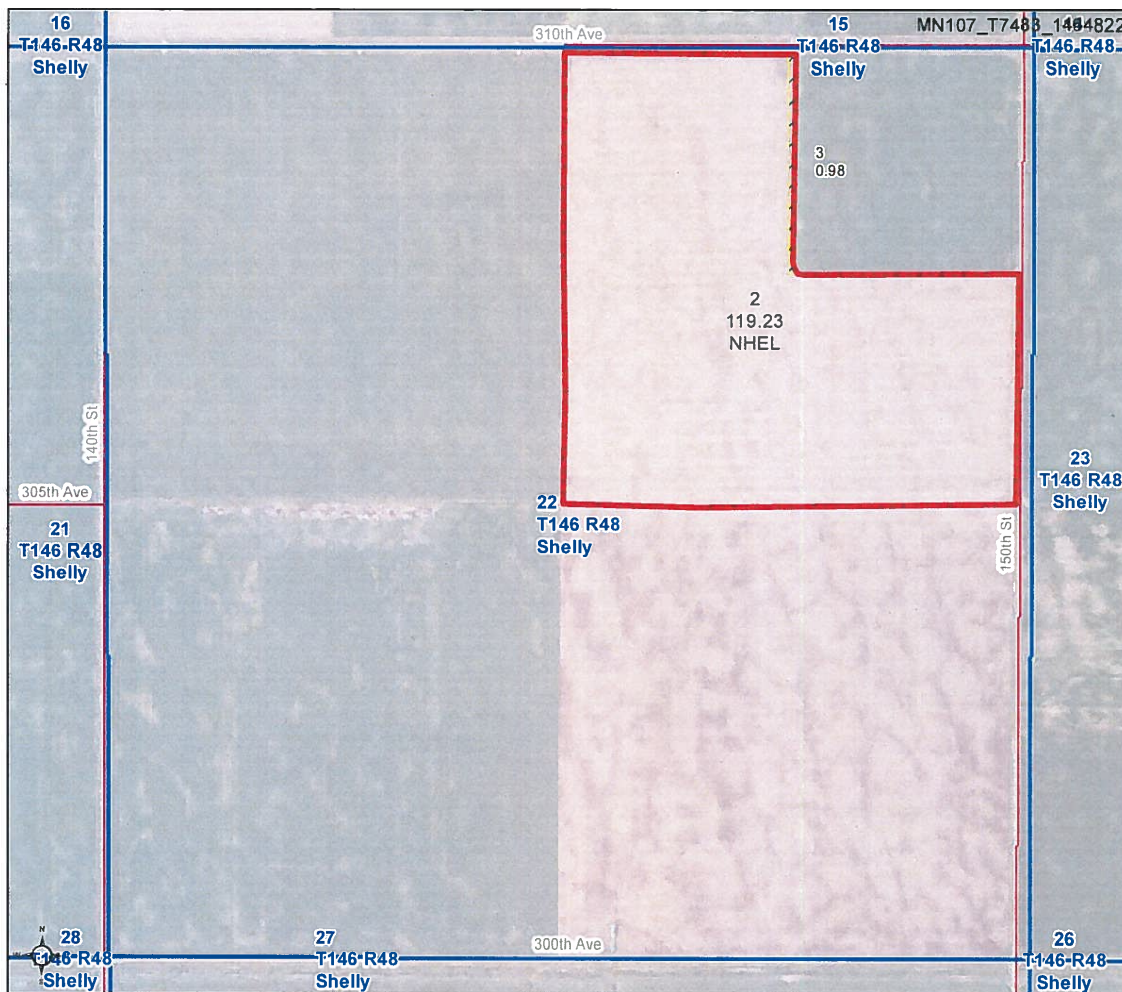


Soils data provided by USDA and NRCS.

Area Symbol: MN107, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I627A	Bearden-Fargo complex, 0 to 2 percent slopes	95.17	79.8%		Ile	93
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	17.35	14.6%		IIw	88
I376A	Colvin silty clay loam, 0 to 1 percent slopes	3.87	3.2%		IIw	89
I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	2.84	2.4%		IIIw	83
<b>Weighted Average</b>					<b>2.02</b>	<b>91.9</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

**Tract 7483**

2024 Program Year

Map Created May 02, 2024

**1464822**

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: 119.23 acres

**Tract Number** : 7483

**Description** : W2NE4,SE4NE4-22 SH

**FSA Physical Location** : MINNESOTA/NORMAN

**ANSI Physical Location** : MINNESOTA/NORMAN

**BIA Unit Range Number** :

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

**Wetland Status** : Tract does not contain a wetland

**WL Violations** : None

**Owners** : CONSTANCE LANARO

**Other Producers** : None

**Recon ID** : 27-107-2016-82

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
120.21	119.23	119.23	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	119.23	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	56.23	0.00	57
Soybeans	45.04	0.00	33

**TOTAL** 101.27 0.00



DONNA J. HANSON  
NORMAN COUNTY AUD/TREAS  
P.O. BOX 266  
ADA, MINNESOTA 56510  
218-784-5471  
www.co.norman.mn.us

2024

PROPERTY TAX  
STATEMENT

SHELLY TWP

PRCL# 18-6938000 RCPT# 4798  
TC 5.472 7.004

Property ID Number: 18-6938000  
Property Description: SECT-22 TWP-146 RANG-48  
AC 120.00 W1/2NE1/4 & SE1/4NE1/4

13117-T  
ACRES 120.00

Values and Classification		
Taxes Payable Year		
	2023	2024
Step 1	Estimated Market Value: 547,200 700,400	
	Homestead Exclusion:	
	Taxable Market Value: 547,200 700,400	
	New Improve/Expired Excls:	
	Property Class: AGRI NON-HSTD AGRI NON-HSTD	
	Sent in March 2023	
Step 2	Proposed Tax	
	* Does Not Include Special Assessments 3,014.00	
	Sent in November 2023	
Step 3	Property Tax Statement	
	First half Taxes:	1,558.00
	Second half Taxes:	1,558.00
	Total Taxes Due in 2024	3,116.00

\$\$\$  
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.

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 .....	2,875.14	3,133.76
4. A. Agricultural and rural land tax credits .....	.00	.00
B. Other credits to reduce your property tax .....	149.54	181.16
5. Property taxes after credits .....	2,725.60	2,952.60

Property Tax  
by Jurisdiction

6. County .....	1,982.82	2,196.20
7. City or Town .....	200.28	199.61
8. State General Tax .....	.00	.00
9. School District: 2910 .....	.00	.00
A. Voter approved levies .....	302.72	270.88
B. Other local levies .....	10.01	10.86
10. Special Taxing Districts: .....	229.77	275.05
A. RDC (NORTHWEST) .....		
B. WILD RICE .....		
C. ....		
D. ....		
11. Non-school voter approved referenda levies .....		
12. Total property tax before special assessments .....	2,725.60	2,952.60

Special Assessments  
on Your Property

13. A. 13102 PROJECT 13 .....		15.00
B. 28004 DITCH 28 .....		5.40
PRIN 163.40 C. 53007 JUD 53 MAIN .....		63.00
INT D. 54101 JUD 54 SOUTH .....		80.00
TOT 163.40 E. ....		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....	2,880.00	3,116.00

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

PRCL# 18-6938000  
AGRI NON-HSTD

RCPT# 4798

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

PRCL# 18-6938000  
AGRI NON-HSTD

RCPT# 4798

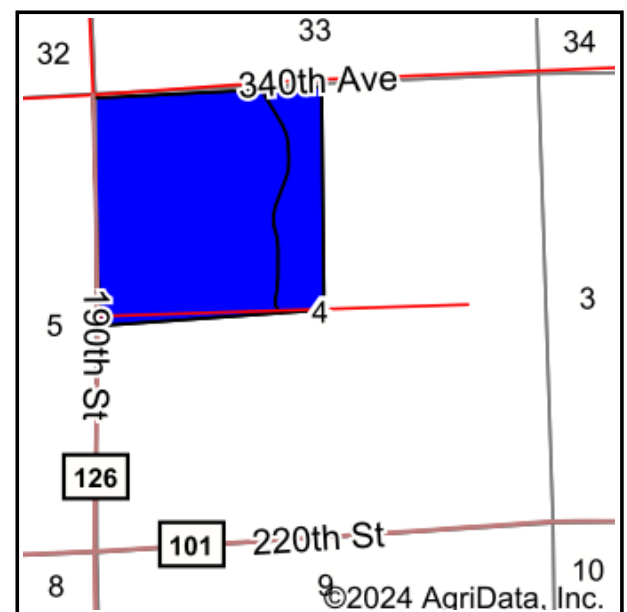
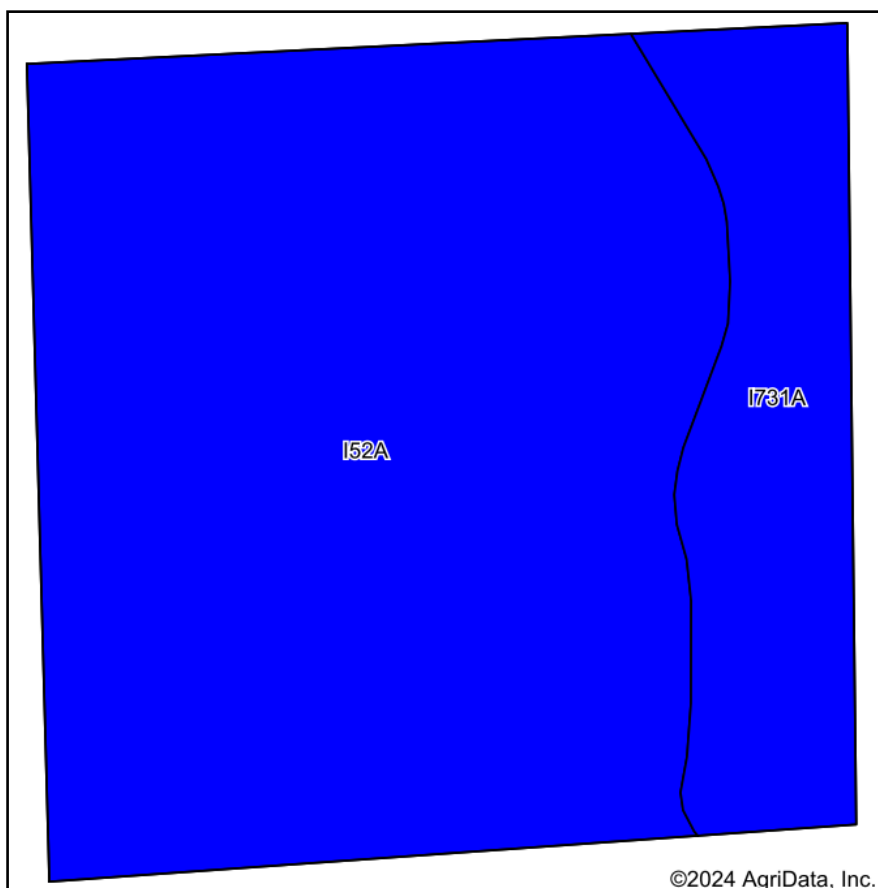
AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2024	2ND HALF TAX	1,558.00	1ST HALF TAX
	PENALTY		PENALTY
	TOTAL		TOTAL
NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.		TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.	



**NORMAN COUNTY, MN - GOOD HOPE TOWNSHIP****Description:** Lots 3 & 4, S1/2NW1/4 Section 4-146-47**Total Acres:** 162.7±**Cropland Acres:** 152.9±**PID #:** 05-2610000**Soil Productivity Index:** 86.8**Soils:** Reis-Clearwater clays (80.8%) & Nielsville silty clay loam (19.2%)**Taxes (2024):** \$3,232.00

\*Lines are approximate





Soils data provided by USDA and NRCS.

Area Symbol: MN107, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I52A	Reis-Clearwater clays, 0 to 1 percent slopes	131.46	80.8%		IIw	86
I731A	Nielsville silty clay loam, 0 to 1 percent slopes	31.24	19.2%		IIw	90
Weighted Average					2.00	86.8

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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2024

PROPERTY TAX  
STATEMENT

GOOD HOPE TWP

PRCL# 05-2610000 RCPT# 1279  
TC 5.360 7.528

Property ID Number: 05-2610000  
Property Description: SECT-04 TWP-146 RANG-47  
AC 162.69 LOTS 3 & 4 & S1/2NW1/4

5208-T

ACRES 162.69

Values and Classification		
Taxes Payable Year		
	2023	2024
Step 1	Estimated Market Value:	536,000 752,800
	Homestead Exclusion:	
	Taxable Market Value:	536,000 752,800
	New Improve/Expired Excls:	
	Property Class:	AGRI NON-HSTD AGRI NON-HSTD
	Sent in March 2023	
Step 2	Proposed Tax	
	* Does Not Include Special Assessments	3,194.00
	Sent in November 2023	
Step 3	Property Tax Statement	
	First half Taxes:	1,616.00
	Second half Taxes:	1,616.00
	Total Taxes Due in 2024	3,232.00

\$\$\$  
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.

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		<input type="checkbox"/>		
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 .....	2,788.72	3,320.95	
	4. A. Agricultural and rural land tax credits .....	.00	.00	
	B. Other credits to reduce your property tax .....	146.48	194.71	
	5. Property taxes after credits .....	2,642.24	3,126.24	
Property Tax by Jurisdiction	6. County .....	1,941.84	2,360.23	
	7. City or Town .....	169.00	167.57	
	8. State General Tax .....	.00	.00	
	9. School District: 2910 A. Voter approved levies .....	.00	.00	
	B. Other local levies .....	296.52	291.15	
	10. Special Taxing Districts: A. RDC (NORTHWEST) .....	9.81	11.67	
	B. WILD RICE .....	225.07	295.62	
	C. ....			
	D. ....			
	11. Non-school voter approved referenda levies .....			
Special Assessments on Your Property	12. Total property tax before special assessments .....	2,642.24	3,126.24	
	13. A. 54402 NORMAN/POLK PROJECT .....		105.76	
	B. ....			
	PRIN 105.76 C. ....			
	INT D. ....			
	TOT 105.76 E. ....			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....		2,748.00	3,232.00	

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

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

PRCL# 05-2610000 RCPT# 1279  
AGRI NON-HSTD

PRCL# 05-2610000 RCPT# 1279  
AGRI NON-HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX	3,232.00
NOVEMBER 15, 2024	2ND HALF TAX	1,616.00	1ST HALF TAX	1,616.00
	PENALTY		PENALTY	
	TOTAL		TOTAL	
NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.		TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.		



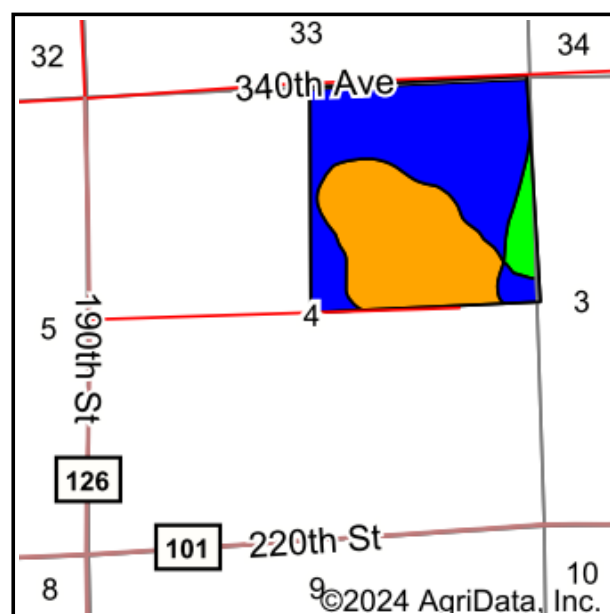
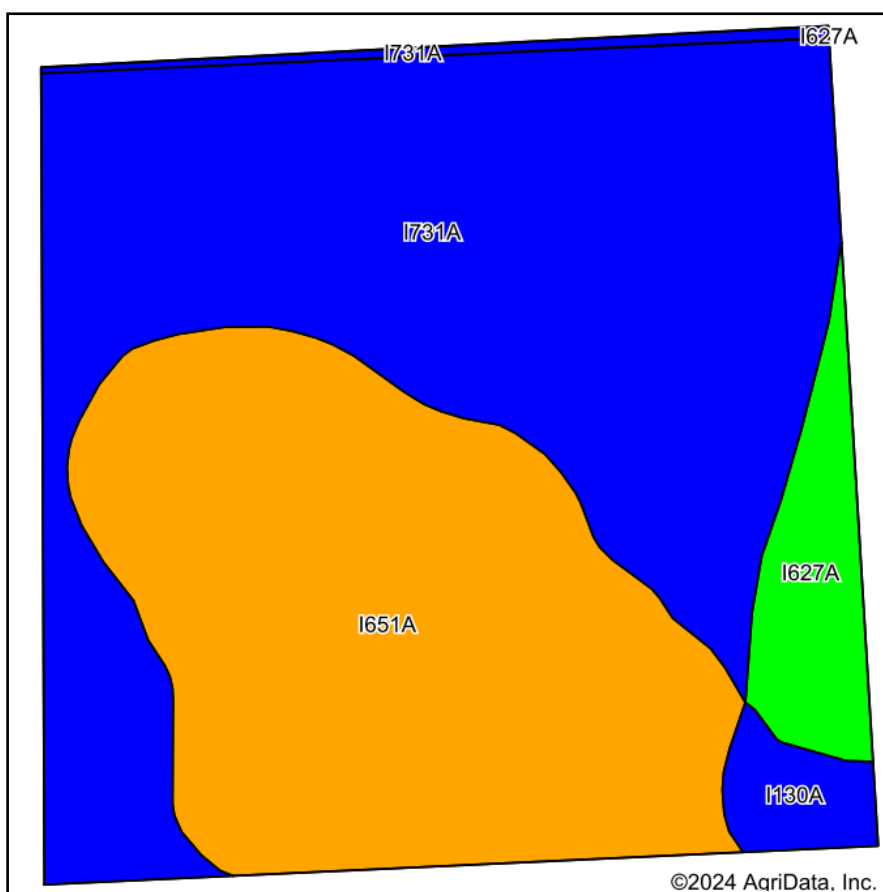
**NORMAN COUNTY, MN - GOOD HOPE TOWNSHIP****Description:** Lots 1 & 2, S1/2NE1/4 Section 4-146-47**Total Acres:** 160.9±**Cropland Acres:** 151.78±**PID #:** 05-2609000**Soil Productivity Index:** 86.2**Soils:** Nielsville silty clay loam (52.1%), Reis, very fine Viking silty clays (39%), Bearden-Fargo complex (5.4%)**Taxes (2024):** \$3,464.00

©2024 AgriData, Inc.

\*Lines are approximate

Norman County, MN





Soils data provided by USDA and NRCS.

Area Symbol: MN107, Soil Area Version: 21  
Area Symbol: MN119, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I731A	Nielsville silty clay loam, 0 to 1 percent slopes	83.92	52.1%		IIw	90
I651A	Reis, very-fine-Viking silty clays, 0 to 1 percent slopes	62.82	39.0%		IIw	80
I627A	Bearden-Fargo complex, 0 to 2 percent slopes	8.66	5.4%		Ile	93
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	3.81	2.4%		IIw	88
I731A	Nielsville silty clay loam, 0 to 1 percent slopes	1.69	1.1%		IIw	90
Weighted Average					2.00	86.2

\*c: Using Capabilities Class Dominant Condition Aggregation Method



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2024

PROPERTY TAX  
STATEMENT

GOOD HOPE TWP

PRCL# 05-2609000

RCPT# 1278

TC

5.757

8.086

Property ID Number: 05-2609000  
Property Description: SECT-04 TWP-146 RANG-47  
AC 160.89 LOTS 1 & 2 & S1/2NE1/4

5208-T

ACRES 160.89

Values and Classification		
Taxes Payable Year		
	2023	2024
Step 1	Estimated Market Value:	575,700 808,600
	Homestead Exclusion:	
	Taxable Market Value:	575,700 808,600
	New Improve/Expired Excls:	
	Property Class:	AGRI NON-HSTD AGRI NON-HSTD
	Sent in March 2023	
Step 2	Proposed Tax	
	* Does Not Include Special Assessments	3,430.00
	Sent in November 2023	
Step 3	Property Tax Statement	
	First half Taxes:	1,732.00
	Second half Taxes:	1,732.00
	Total Taxes Due in 2024	3,464.00

\$\$\$  
REFUNDS?

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reduce your property tax.  
Read the back of this statement to find out how to apply.

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund .....  
File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**
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 .....	2,996.71	3,568.53
4. A. Agricultural and rural land tax credits .....	.00	.00
B. Other credits to reduce your property tax .....	157.33	209.15
5. Property taxes after credits .....	2,839.38	3,359.38

Property Tax  
by Jurisdiction

6. County .....	2,087.10	2,536.60
7. City or Town .....	181.52	179.99
8. State General Tax .....	.00	.00
9. School District: 2910 .....	.00	.00
A. Voter approved levies .....	318.48	312.72
10. Special Taxing Districts: .....	10.54	12.53
A. RDC (NORTHWEST) .....	241.74	317.54
B. WILD RICE .....		
C. ....		
D. ....		
11. Non-school voter approved referenda levies .....		
12. Total property tax before special assessments .....	2,839.38	3,359.38

Special Assessments  
on Your Property

13. A. 54402 NORMAN/POLK PROJECT .....		104.62
B. ....		
PRIN 104.62 C. ....		
INT D. ....		
TOT 104.62 E. ....		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....	2,944.00	3,464.00

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

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

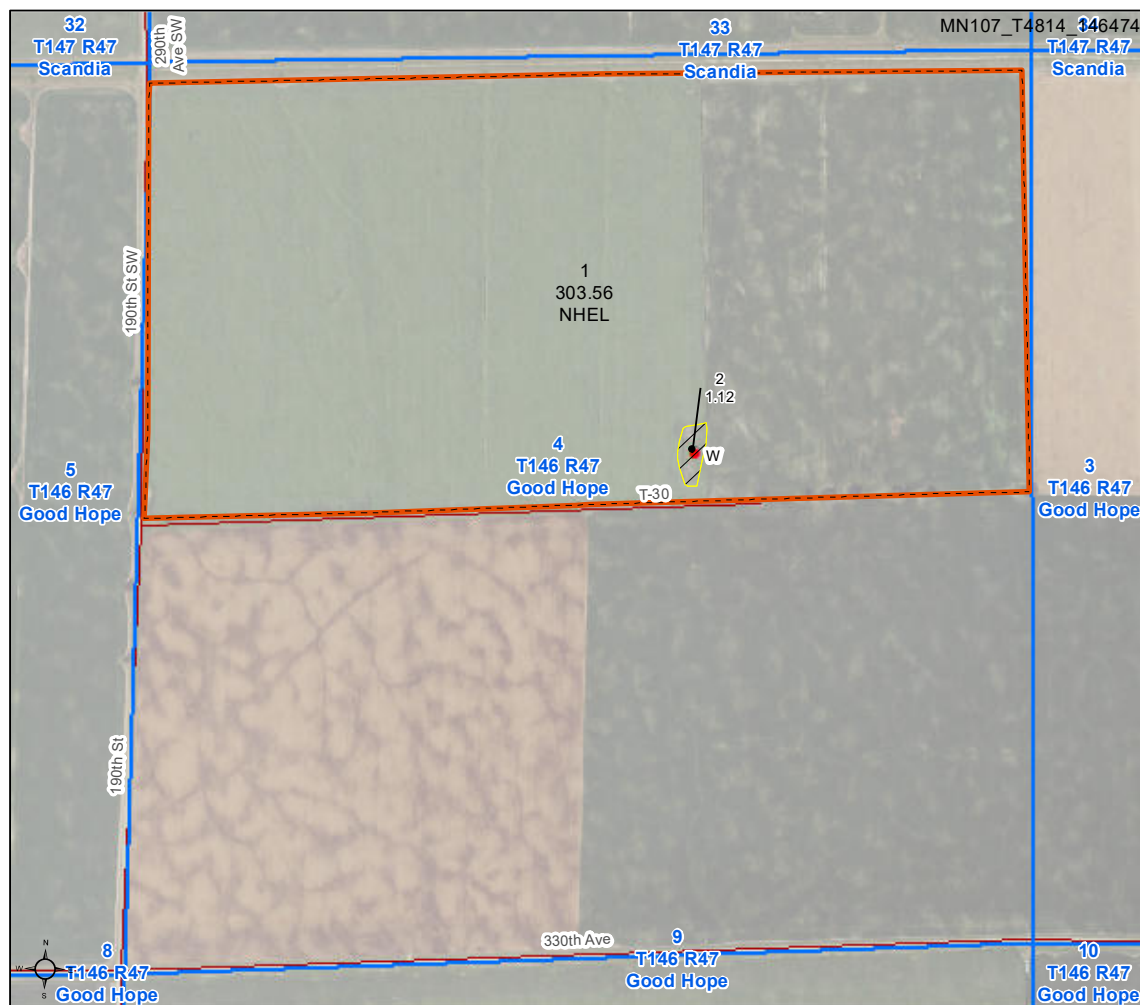
PRCL# 05-2609000  
AGRI NON-HSTD

RCPT# 1278

PRCL# 05-2609000  
AGRI NON-HSTD

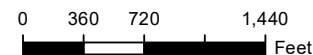
RCPT# 1278

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2024	2ND HALF TAX	1,732.00	1,732.00
	PENALTY		
	TOTAL		TOTAL
NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.		TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.	

**Tract 4814**

2024 Program Year

Map Created May 02, 2024

**146474**

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: 303.56 acres

**Tract Number** : 4814

**Description** : N2-4 GH

**FSA Physical Location** : MINNESOTA/NORMAN

**ANSI Physical Location** : MINNESOTA/NORMAN

**BIA Unit Range Number** :

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

**Wetland Status** : Tract contains a wetland or farmed wetland

**WL Violations** : None

**Owners** : CONSTANCE LANARO

**Other Producers** : None

**Recon ID** : None

**Tract Land Data**

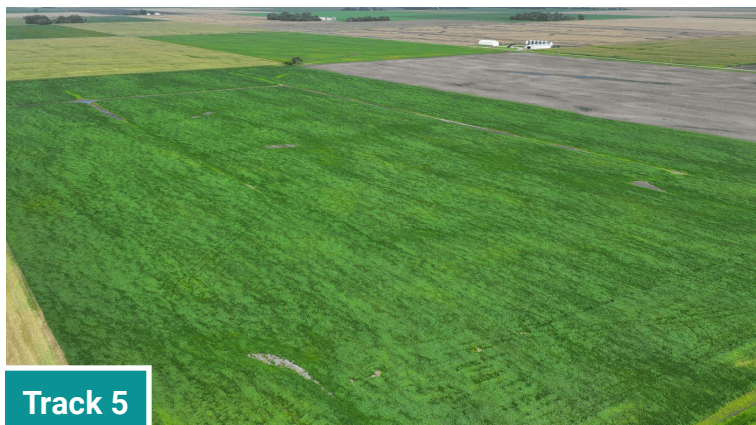
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
304.68	303.56	303.56	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	303.56	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	102.75	0.00	71
Corn	47.79	0.00	124
Soybeans	123.16	0.00	37

**TOTAL****273.70****0.00**







Date: \_\_\_\_\_

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

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

SS # \_\_\_\_\_ Phone # \_\_\_\_\_ the sum of \_\_\_\_\_ in the form of \_\_\_\_\_ as earnest money  
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 receipted 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, BUYERS 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 deposit is reasonable; that the parties have endeavored to fix a deposit approximating SELLER'S damages upon BUYERS 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 ("Title Commitment") for issuance to Buyer of an ALTA Owner's Policy of Title Insurance ("Title Policy") in the amount of the purchase price. In the event Seller elects to furnish a Title Commitment, Seller shall pay for 50% of the cost of the premium for the Title Policy, and Buyer shall pay for 50% of the cost of the premium for the Title Policy (and Buyer shall pay for 100% of the costs of any endorsements requested by Buyer, any costs related to extended coverage, and the costs of any lender's policy and endorsements). Zoning ordinances, building and use restrictions, reservations in federal and state patents and deeds, existing tenancies, easements and public roads shall not be deemed objectionable encumbrances or title 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. Minnesota 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 state taxes and installments and special assessments due and payable in \_\_\_\_\_ SELLER warrants taxes for \_\_\_\_\_ are Homestead, \_\_\_\_\_ Non-Homestead. SELLER agrees to pay the Minnesota State Deed Tax.
6. North Dakota Taxes: \_\_\_\_\_
7. South Dakota Taxes: \_\_\_\_\_
8. The property is to be conveyed by \_\_\_\_\_ deed, free and clear of all encumbrances except special assessments, existing tenancies, easements, reservations and restrictions of record.
9. Closing of the sale is to be on or before \_\_\_\_\_ Possession will be at closing.
10. 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.
11. 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 Buyer's Prospectus or any announcements made at auction.
12. 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.
13. Any other conditions: \_\_\_\_\_
14. Steffes Group, Inc. stipulates they represent the SELLER in this transaction.

Buyer: \_\_\_\_\_

Seller: \_\_\_\_\_

Steffes Group, Inc.

Seller's Printed Name &amp; Address:





NORMAN COUNTY  
**MINNESOTA**

SteffesGroup.com | (701) 237-9173 | 2000 Main Avenue East, West Fargo, ND 58078