

GOODHUE COUNTY
MINNESOTA

OPENS: WEDNESDAY, MARCH 29

CLOSES: WEDNESDAY, APRIL 5 | 1PM ^{CDT} 2023

LANDAUCTION

TIMED ONLINE



330± Acres

Wanamingo Township, Goodhue County

Auctioneer's Note: A lender-owned land sale is soon to take place. This is a great opportunity for farmers and investors to secure a valuable piece of land for the 2023 season and beyond. The successful bidder will have the exclusive right to farm this land and reap the benefits of its productivity. Don't miss this chance to acquire a piece of this property.

Scan for Details!



From Wanamingo, MN, 3.1 miles west on County 30 Blvd. Land is on the south side of the road for the next .8 miles.

Steffes Group, Inc. | 23579 MN Hwy 22 South, Litchfield, MN 55355 | 320.693.9371 | SteffesGroup.com

Contact Randy Kath, 701.429.8894 at Steffes Group, 320.693.9371

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. Ashley Huhn, MN47-002 | Eric Gabrielson MN47-006 | Randy Kath, MN47-007

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 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.



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 Wednesday, March 29 and will end at 1PM on Wednesday, April 5. 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 or before: **Friday, May 5, 2023**

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

- Seller will provide up-to-date abstract(s) or owner's policy at their expense and will convey property by a **Limited/ Specialty Warranty Deed.**

- **2023 Taxes:** Prorated to close

- 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 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.

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.

- **SEE SURVEY ON PAGE 9 FOR EASEMENT INFORMATION**

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. All bidding will be on a per acre basis. Example: **39.20 acres x your bid.**


#1 Tract 1

Tract 1 – 81.86± Acres with Tillable
 Kingston Township
 PID # 13-0122-000
 Description: Sect-07 Twp-120 Range-29
 2022 Taxes: \$1,352

Being sold by the acre [More Photos](#)

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.

[More Details](#)

 **Timed Online**

Closing: Thursday, Mar 9, 1:00 PM CST
 Lot Location: Kimball, MN
 Map: [E](#)


Request to Bid

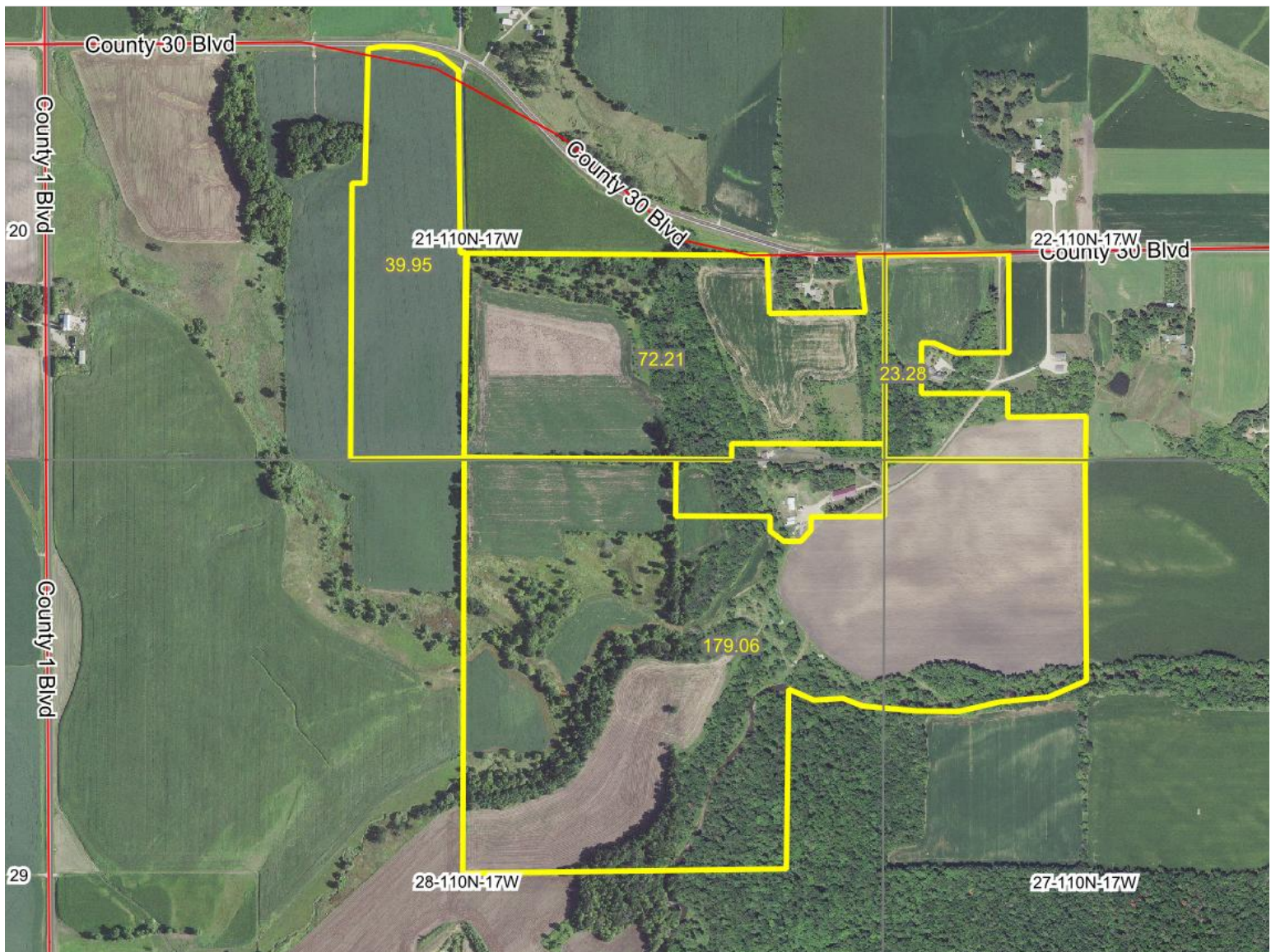
Watch Lot

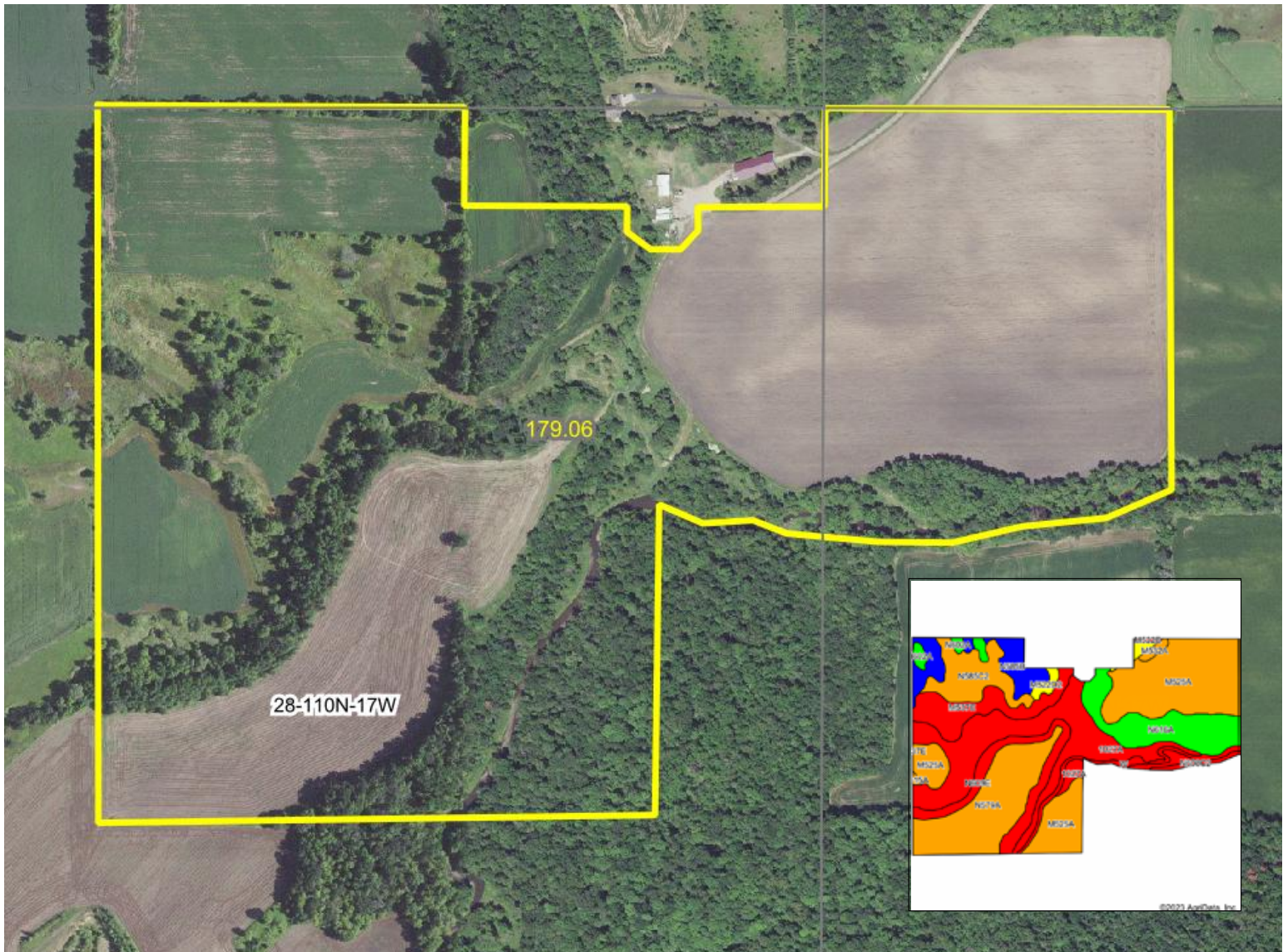
US \$3,000.00/K (1)
 US \$245,580.00
 (\$1.88 x \$3,000.00)

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 his or her 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.





*Lines are Approximate

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
M525A	Dakota silt loam, 0 to 3 percent slopes	43.41	24.2%		IIs	79
1027A	Coland, frequently flooded-Spillville, occasionally flooded complex, 0 to 2 percent slopes	35.41	19.8%		Vw	31
N579A	Dakota silt loam, 0 to 3 percent slopes	26.16	14.6%		IIs	79
N616A	Littleton silt loam, 0 to 2 percent slopes, occasionally flooded	17.88	10.0%		IIw	96
N585C2	Mt. Carroll-Hersey complex, 6 to 12 percent slopes, moderately eroded	12.50	7.0%		Ile	80
M537E	Meridian-Bassett complex, 18 to 35 percent slopes	12.07	6.7%		Vle	14
N609E	Hawick sandy loam, 18 to 45 percent slopes	10.72	6.0%		VIIIs	18
N585B	Mt. Carroll-Hersey complex, 2 to 6 percent slopes	9.80	5.5%		Ile	90
W	Water	3.93	2.2%			0
N602A	Joy silt loam, 1 to 3 percent slopes	2.25	1.3%		Ie	98
M522D2	Bassett-Racine complex, 12 to 18 percent slopes, moderately eroded	2.25	1.3%		IVe	65
N608C2	Malardi loam, 6 to 12 percent slopes, moderately eroded	1.21	0.7%		IVs	38
M532A	Maxfield silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.90	0.5%		IIw	74
M522E	Bassett-Racine complex, 18 to 25 percent slopes	0.35	0.2%		Vle	41
N615A	Otter silt loam, 0 to 2 percent slopes, occasionally flooded	0.22	0.1%		IIw	79
Weighted Average					*-	61.8

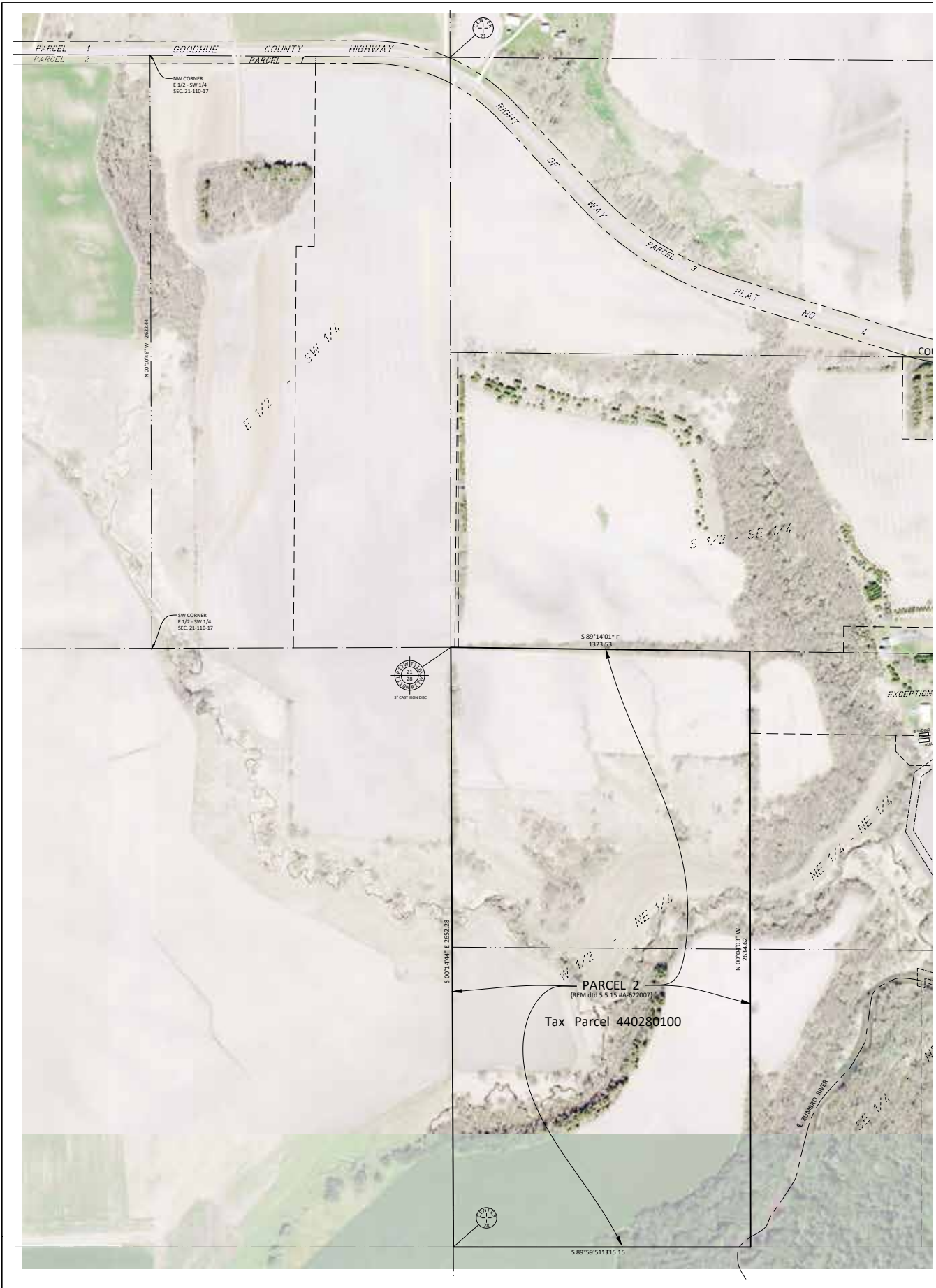
*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.
Soils data provided by USDA and NRCS.

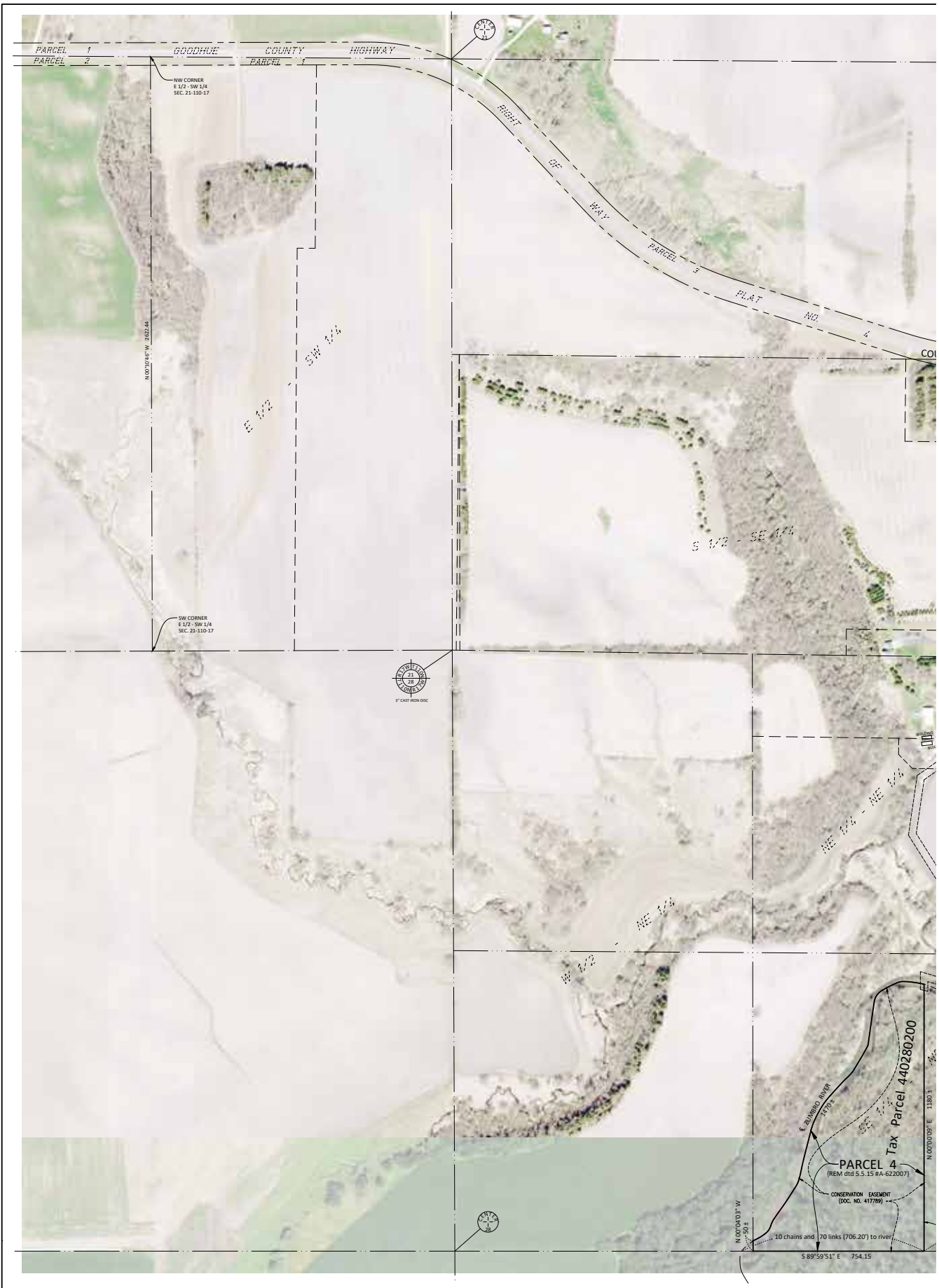
Tract 1 - 179.06± Acres (See Surveys)
Wanamingo Township

PID #: 44-027-0600, 44-028-0601, 44-028-0100, 44-028-0200 **Description:** Sect-28 Twp-110 Range-017 **2022 Taxes:** \$7,476





©Bolton & Menk, Inc. 2023. All Rights Reserved.
 H:\UNTP_PROD\043127716\CAD\C3D\127716_V_PROJ_(Parcel 2) - Tax Parcel 440280100.dwg 3/15/2023 4:17 PM



©Bolton & Menk, Inc. 2023. All Rights Reserved
 H:\UNITS\PR\043127716\CAD\CAD127716_V_PROJ_(Parcel 4) - Tax Parcel 440280200.dwg 3/15/2023 4:18 PM



Tax Parcel 440280200

Parcel 4 - That part of the SE 1/4 of the NE 1/4 of Section 28, Township 110 North, Range 17 West described as follows: Commencing 8.50 chains West of the quarter post between Sections 28 and 27 in said Township and Range; thence West on center line 10 chains and 70 links to center of river; thence up the river to a point due North of place of beginning; thence South to the place of beginning, according to the Government Survey thereof.

Containing 12 acres, more or less.

These are "Un-modified Directional Calls" as no longer acceptable. Simply saying NORTH and SOUTH does not provide enough information to survey. A solution would be to exchange Quit Claim Deeds with adjoining property owner to define these lines with a mathematical bearing.

SURVEYOR'S CERTIFICATION
 I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Jamie Fowlds 3/14/2023
 Jamie Fowlds Date
 License Number 26748

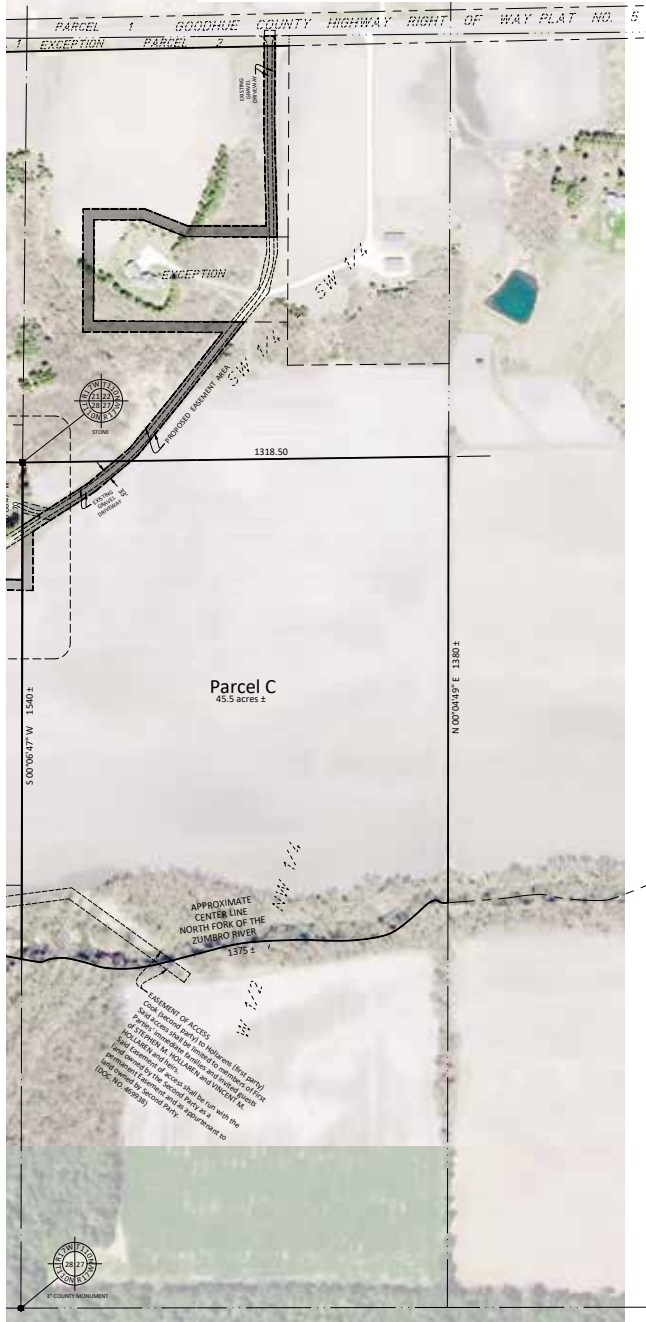
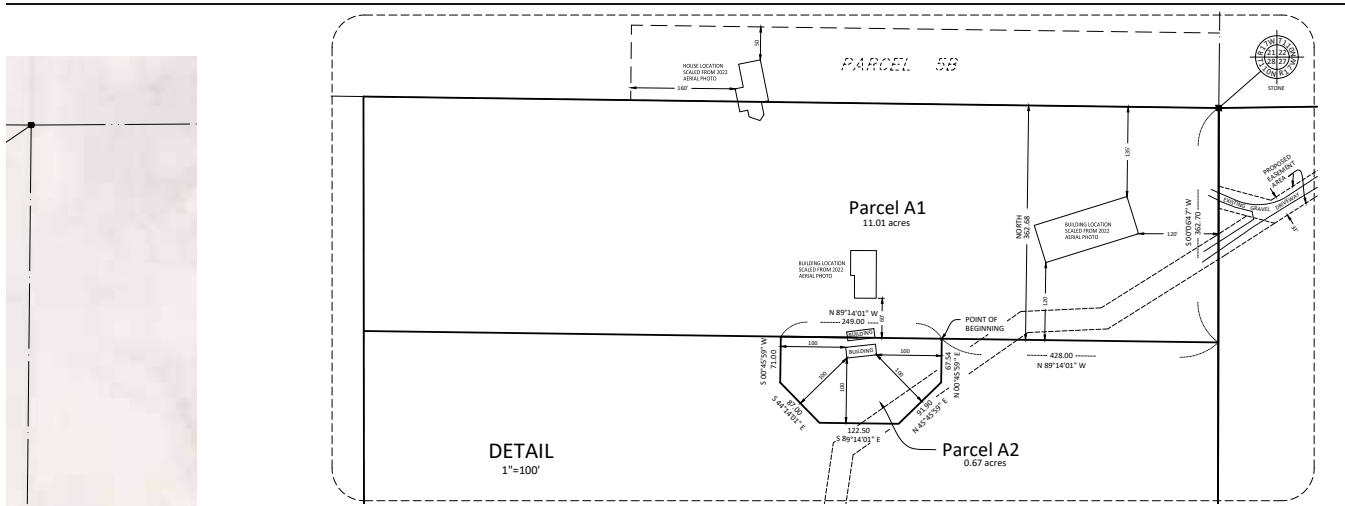


Horizontal Datum: 2011 County Coordinate System

TAX PARCEL EXHIBIT GOODHUE COUNTY, MINNESOTA		PART OF SECTIONS 21, 22, 27 & 28, ALL IN T110N - R17W
	1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171	FOR: UNITED PRAIRIE BANK



©Boltan & Mank, Inc. 2023. All Rights Reserved.
 H:\UNITP_PROD\M3127716\CAD\C3D\127716_V_PROP_(Parcel A - B - C).dwg 3/29/2023 7:08 AM



Parcel A1

THE NORTH 362.68 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 110 NORTH, RANGE 17 WEST.

Containing 11.01 acres.

Parcel A2

That part of the Northeast Quarter of the Northeast Quarter of Section 28, Township 110 North Range 17 West, Goodhue County, Minnesota, described as:

Commencing at the northeast corner of said Section 28; thence South 00 degrees 06 minutes 47 seconds West, (Minnesota County Coordinate System - Goodhue County Zone - 2011), along the east line of the Northeast Quarter of said Section 28, a distance of 362.70 feet to the southeast corner of the North 362.68 feet of the Northeast Quarter of said Section 28; thence North 89 degrees 14 minutes 01 seconds West, along the south line of said North 362.68 feet, a distance of 428.00 feet to the point of beginning; thence continuing North 89 degrees 14 minutes 01 seconds West, a distance of 249.00 feet; thence South 00 degrees 45 minutes 59 seconds West, a distance of 71.00 feet; thence South 44 degrees 14 minutes 01 seconds East, a distance of 87.00 feet; thence South 89 degrees 14 minutes 01 seconds East, a distance of 122.50 feet; thence North 45 degrees 45 minutes 59 seconds East, a distance of 91.90 feet; thence North 00 degrees 45 minutes 59 seconds East, a distance of 67.54 feet to the point of beginning.

Containing 0.67 acres

Parcel B

THAT PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 28, LYING NORTH OF THE ZUMBRO RIVER; THE NE 1/4 OF THE NE 1/4 OF SECTION 28, ALL IN TOWNSHIP 110 NORTH, RANGE 17 WEST, GOODHUE COUNTY, STATE OF MINNESOTA, ACCORDING TO GOVERNMENT SURVEY THEREOF.

EXCEPT:

THE NORTH 362.68 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 110 NORTH, RANGE 17 WEST.

AND EXCEPT:

That part of the Northeast Quarter of the Northeast Quarter of Section 28, Township 110 North Range 17 West, Goodhue County, Minnesota, described as:

Commencing at the northeast corner of said Section 28; thence South 00 degrees 06 minutes 47 seconds West, (Minnesota County Coordinate System - Goodhue County Zone - 2011), along the east line of the Northeast Quarter of said Section 28, a distance of 362.70 feet to the southeast corner of the North 362.68 feet of the Northeast Quarter of the Northeast Quarter of said Section 28; thence North 89 degrees 14 minutes 01 seconds West, along the south line of said North 362.68 feet, a distance of 428.00 feet to the point of beginning; thence continuing North 89 degrees 14 minutes 01 seconds West, a distance of 249.00 feet; thence South 00 degrees 45 minutes 59 seconds West, a distance of 71.00 feet; thence South 44 degrees 14 minutes 01 seconds East, a distance of 87.00 feet; thence South 89 degrees 14 minutes 01 seconds East, a distance of 122.50 feet; thence North 45 degrees 45 minutes 59 seconds East, a distance of 91.90 feet; thence North 00 degrees 45 minutes 59 seconds East, a distance of 67.54 feet to the point of beginning.

Containing 41.5 acres, more or less.

Parcel C

THE WEST 1/2 OF THE NW1/4, EXCEPT THAT PART OF THE SW 1/4 OF THE NW 1/4 LYING SOUTHERLY OF THE CENTER LINE OF THE NORTH FORK OF THE ZUMBRO RIVER, IN SECTION 27, ALL IN TOWNSHIP 110 NORTH, RANGE 17 WEST., GOODHUE COUNTY, STATE OF MINNESOTA. ACCORDING TO GOVERNMENT SURVEY THEREOF.

Containing 45.5 acres, more or less.

SURVEYOR'S CERTIFICATION

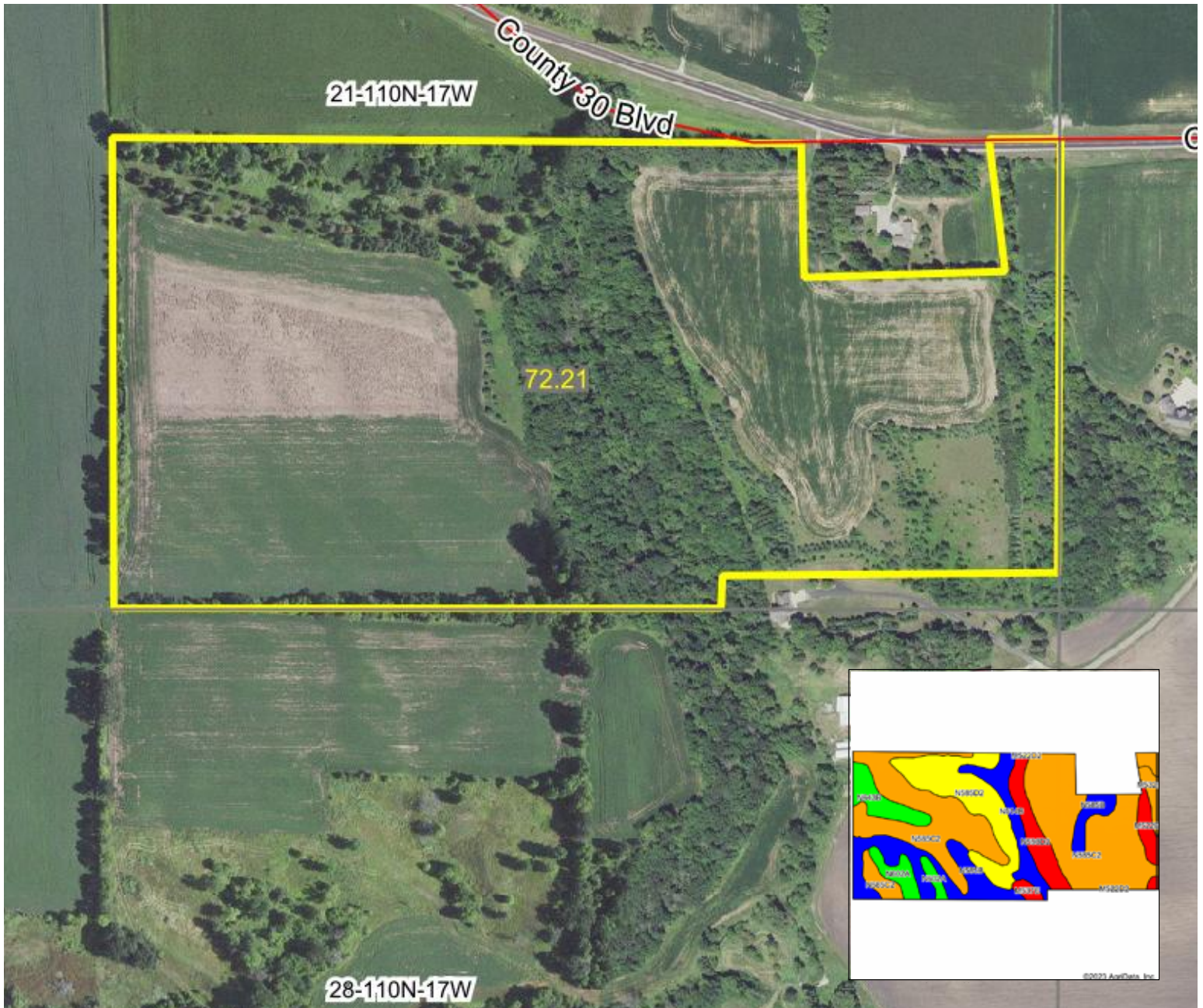
I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Janele Rowles
Date: 3/29/2023
License Number: 26748



Horizontal Datum: 2011 County Coordinate System

TAX PARCEL EXHIBIT GOODHUE COUNTY, MINNESOTA		PART OF SECTIONS 21, 22, 27 & 28, ALL IN T110N - R17W
	1260 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171	FOR: UNITED PRAIRIE BANK
	JOB NUMBER: DM3.127716 FIELD BOOK: DRAWN BY: RFS	



*Lines are Approximate

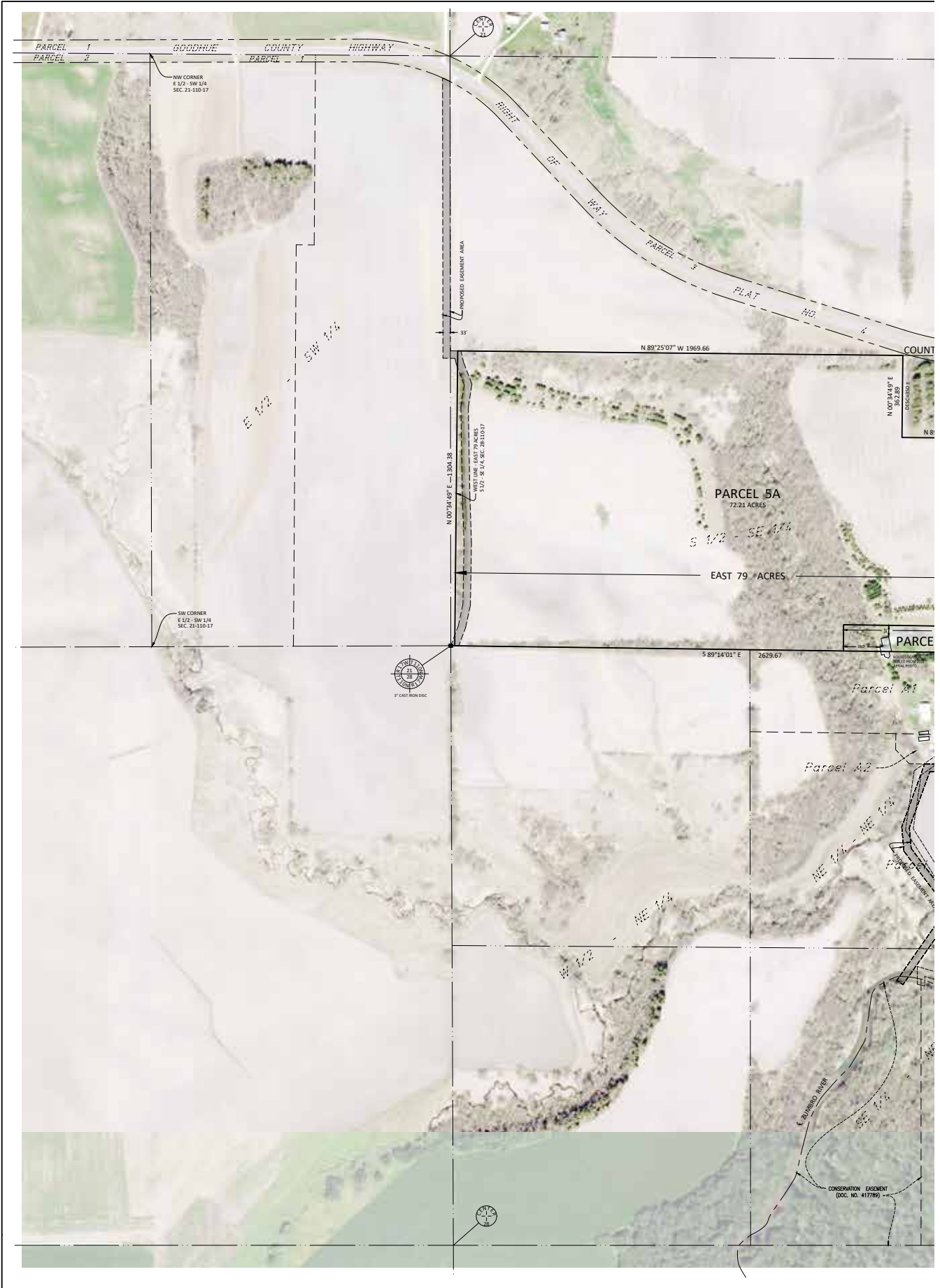
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
N585C2	Mt. Carroll-Hersey complex, 6 to 12 percent slopes, moderately eroded	33.75	46.7%		Ile	80
N585D2	Mt. Carroll-Hersey complex, 12 to 18 percent slopes, moderately eroded	10.34	14.3%		Ile	67
N585B	Mt. Carroll-Hersey complex, 2 to 6 percent slopes	9.82	13.6%		Ile	90
N598D2	Winneshiek-Waucoma complex, 12 to 18 percent slopes, moderately eroded	4.24	5.9%		IVe	45
N514B	Joy-Ossian, occasionally flooded, complex, 1 to 5 percent slopes	4.19	5.8%		Iw	89
N643B	Port Byron-Dinsmore complex, 2 to 6 percent slopes	3.34	4.6%		Ile	98
N602A	Joy silt loam, 1 to 3 percent slopes	2.84	3.9%		Ie	98
M522E	Bassett-Racine complex, 18 to 25 percent slopes	1.86	2.6%		VIe	41
M532A	Maxfield silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.01	1.4%		IIw	74
M537E	Meridian-Bassett complex, 18 to 35 percent slopes	0.72	1.0%		VIe	14
M522D2	Bassett-Racine complex, 12 to 18 percent slopes, moderately eroded	0.10	0.1%		IVe	65
Weighted Average					2.17	77.7

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

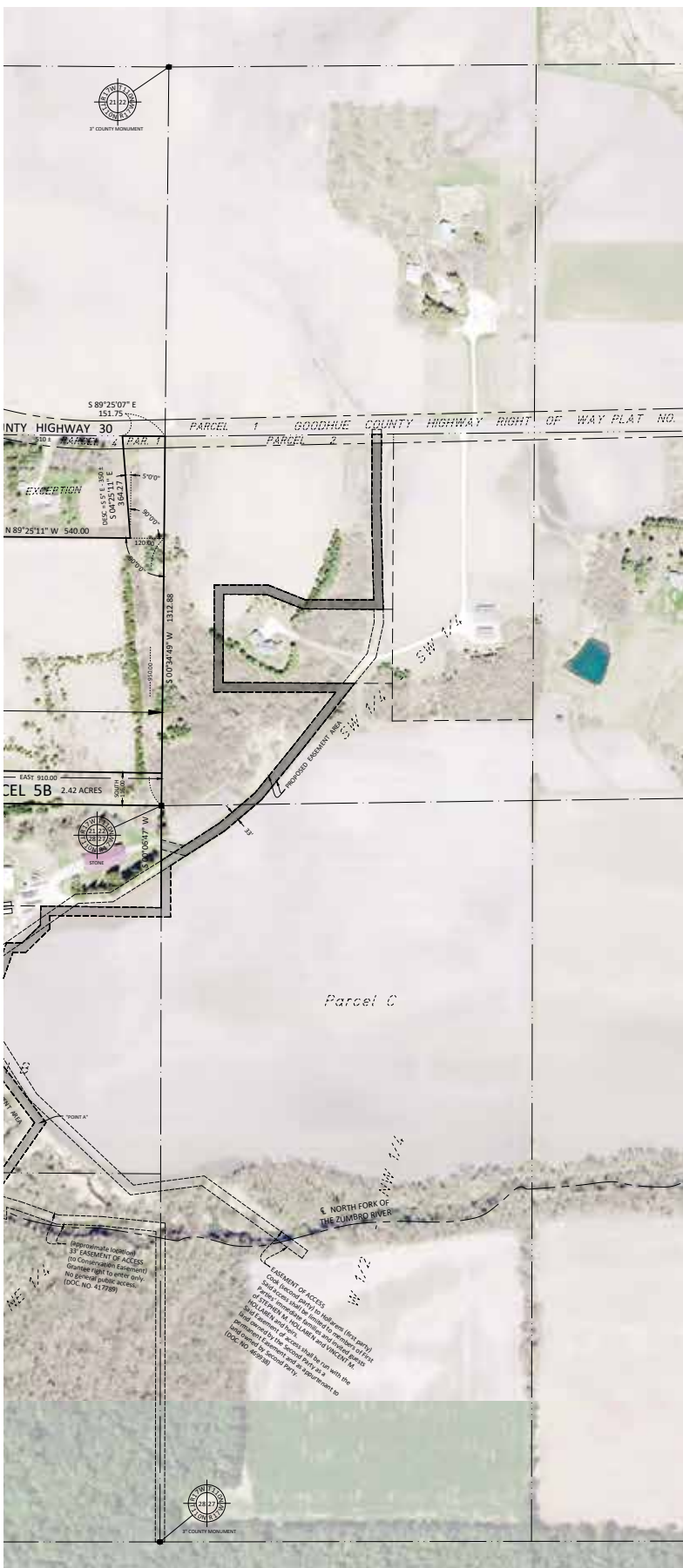
Tract 2 - 72.21± Acres (See Survey)
Wanamingo Township

PID #: 44-021-0801 Description: Sect-21 Twp-110 Range-017 2022 Taxes: \$1,276





©Blanton & Menk, Inc. 2023. All Rights Reserved.
 H:\UNITP_PROD\M3127716\CAD\C3D\127716_V_PROP_(Parcel 5).dwg 3/29/2023 1:08 PM



Parcel 5A

The East 79 acres of the S 1/2 of the SE 1/4 of Section 21, Township 110 North, Range 17 West, County of Goodhue and State of Minnesota, according to Government Survey thereof. Excepting there from the land described as follows:

That part of the East 79 acres of the S 1/2 of the SE 1/4 of Section 21, Township 110, Range 17 West described as follows: Commencing at the southeast corner of the SE 1/4 of said Section 21; thence on an assumed bearing of North, along the East line of said SE 1/4 of Section 21, a distance of 950.00 feet; thence on a bearing of West, a distance of 120.00 feet to the point of beginning of the land to be described; thence continuing on a bearing of West, a distance of 540.00 feet; thence on a bearing of North, parallel with said East line of the SE 1/4 of Section 21, a distance of 350.00 feet, more or less, to the North line of said East 79 acres of the S 1/2 of the SE 1/4 of Section 21; thence easterly along said North line, a distance of 510.00 feet, more or less, to a point bearing North 5 degrees West from the point of beginning; thence on a bearing of South 5 degrees East a distance of 350.00 feet, more or less, to the point of beginning.

AND EXCEPT:

The South 116.00 feet of the East 910.00 feet of the Southeast Quarter of the Southeast Quarter of Section 21, Township 110 North, Range 17 West.

Containing 72.21 acres.

Parcel 5B

The South 116.00 feet of the East 910.00 feet of the Southeast Quarter of the Southeast Quarter of Section 21, Township 110 North, Range 17 West.

Containing 2.42 acres.

SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Janice Bowles
Janice Bowles
License Number 26748

3/29/2023
Date



Horizontal Datum: 2011 County Coordinate System

<p>BOLTON & MENK</p> <p>1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171</p>	<p>CERTIFICATE OF SURVEY GOODHUE COUNTY, MINNESOTA</p>	<p>PART OF SECTION 21, ALL IN T110N - R17W</p>
	<p>FOR: UNITED PRAIRIE BANK</p>	



*Lines are Approximate

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
N643B	Port Byron-Dinsmore complex, 2 to 6 percent slopes	23.44	58.7%		Ile	98
N585B	Mt. Carroll-Hersey complex, 2 to 6 percent slopes	6.20	15.5%		Ile	90
N585C2	Mt. Carroll-Hersey complex, 6 to 12 percent slopes, moderately eroded	4.33	10.8%		Ile	80
N602A	Joy silt loam, 1 to 3 percent slopes	3.32	8.3%		Ie	98
N514B	Joy-Ossian, occasionally flooded, complex, 1 to 5 percent slopes	2.66	6.7%		Iw	89
Weighted Average					1.85	94.2

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

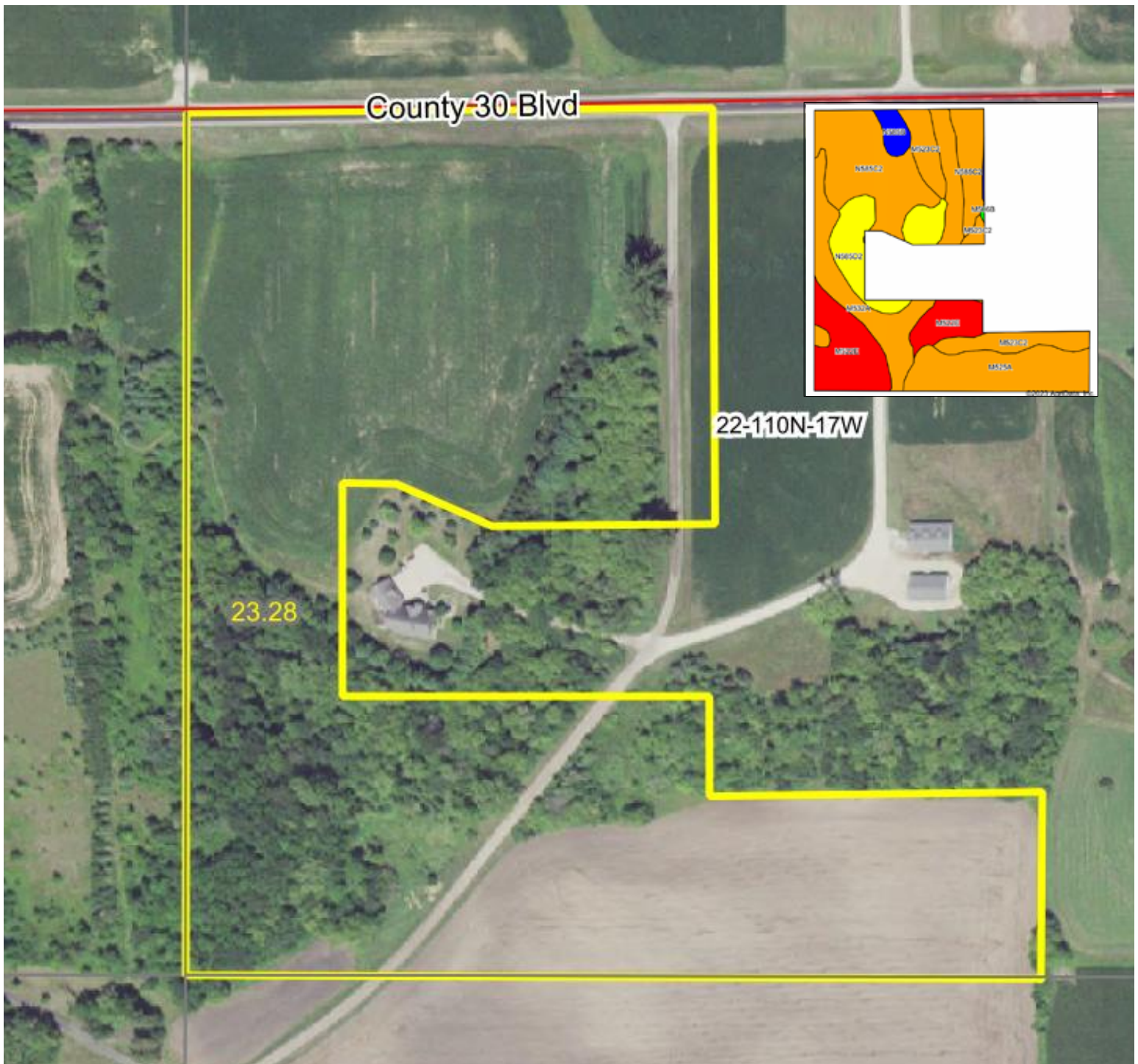
Tract 3 – 39.95± Acres (See Survey)
Wanamingo Township

PID #: 44-021-1000 Description: Sect-21 Twp-110 Range-017 2022 Taxes: \$1,036





©Bolton & Menk, Inc. 2023. All Rights Reserved
 H:\UNITP_PROD\04127716\CAD\CSD\127716_V_PROD_(Parcel 1) - Tax Parcel 440211000.dwg 3/29/2023 12:20 PM



*Lines are Approximate

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
N585C2	Mt. Carroll-Hersey complex, 6 to 12 percent slopes, moderately eroded	5.95	25.6%		Ile	80
M532A	Maxfield silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.18	18.0%		IIw	74
M522E	Bassett-Racine complex, 18 to 25 percent slopes	3.92	16.8%		VIe	41
M525A	Dakota silt loam, 0 to 3 percent slopes	3.70	15.9%		IIs	79
M523C2	Bassett-Kasson complex, 6 to 12 percent slopes, eroded	2.52	10.8%		IIIe	77
N585D2	Mt. Carroll-Hersey complex, 12 to 18 percent slopes, moderately eroded	2.41	10.4%		Ile	67
N585B	Mt. Carroll-Hersey complex, 2 to 6 percent slopes	0.60	2.6%		Ile	90
Weighted Average					2.78	70.8

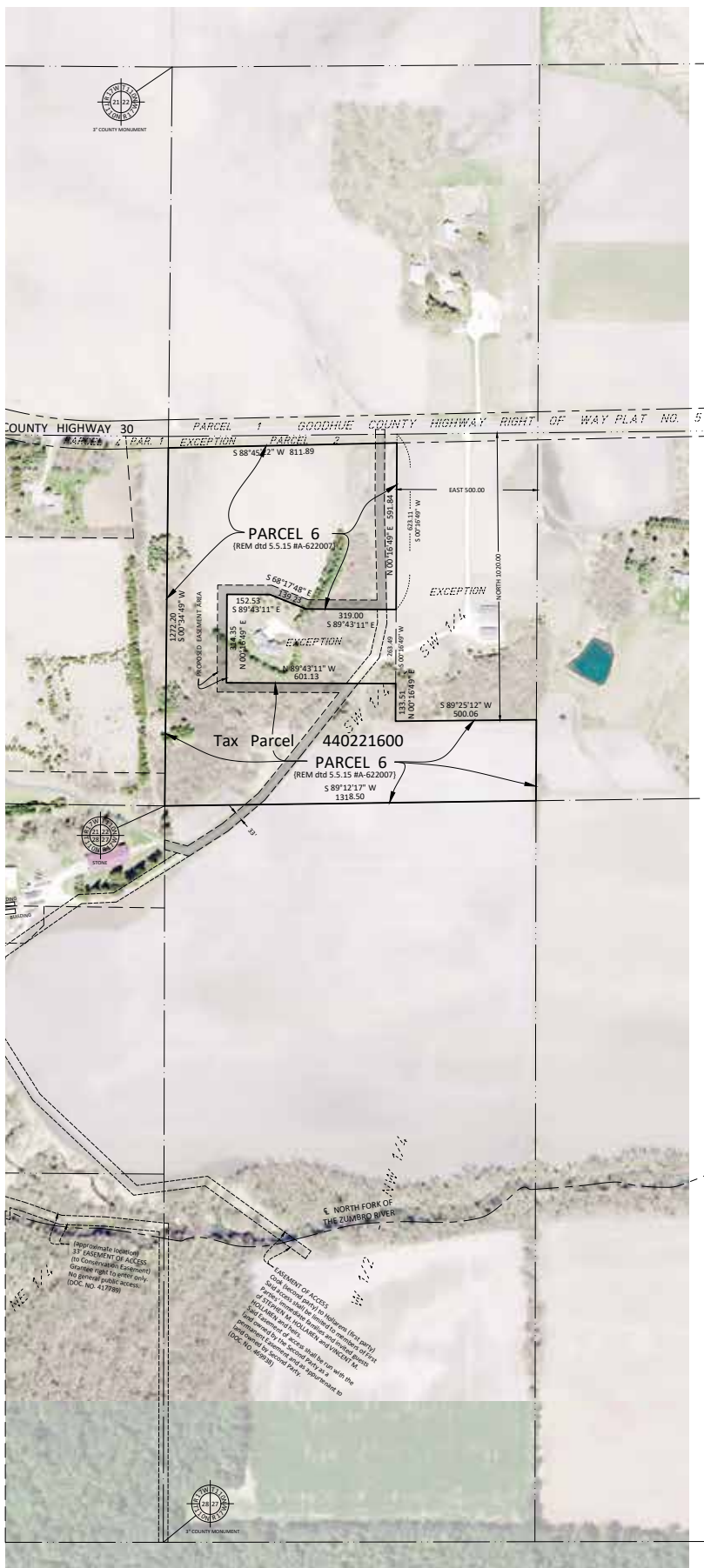
Tract 4 – 23.28± Acres (See Survey)
Wanamingo Township

PID #: 44-022-1600 Description: Sect-22 Twp-110 Range-017 2022 Taxes: \$402





©Bolton & Menk, Inc. 2023. All Rights Reserved
 H:\UNTP_P\040127716\CAD\CAD127716_V_PROD_(Parcel 6) - Tax Parcel 440223600.dwg 3/15/2023 4:21 PM



Tax Parcel 440221600

Parcel 6 - The Southwest Quarter of the Southwest Quarter of Section 22, Township 110 North, Range 17 West.

Except part of the Southwest Quarter of the Southwest Quarter of Section 22, Township 110 North, Range 17 West, Goodhue County, shown as Parcel 2 on the Plat designated as Goodhue County Highway Right of Way Plat No. 5 on file and record in the office of the County Recorder in and for Goodhue County, Minnesota.

Also Except the East 500.00 feet of the North 1020.00 feet of the Southwest Quarter of the Southwest Quarter of Section 22, Township 110 North, Range 17 West, Goodhue County, Minnesota.

Also Except that part of the Southwest Quarter of the Southwest Quarter of Section 22, Township 110, Range 17, Goodhue County, Minnesota, described as follows: Commencing at the northwest corner of the east 500.00 feet of the north 1020.00 feet of said Southwest Quarter of the Southwest Quarter; thence South 00 degrees 16 minutes 49 seconds West (assumed bearing) along the west line of said east 500.00 feet a distance of 623.11 feet to the point of beginning; thence continuing South 00 degrees 16 minutes 49 seconds West along said west line of the east 500.00 feet a distance of 263.49 feet; thence North 89 degrees 43 minutes 11 seconds West 601.13 feet; thence North 00 degrees 16 minutes 49 seconds East 314.35 feet; thence South 89 degrees 43 minutes 11 seconds East 152.53 feet; thence South 68 degrees 17 minutes 48 seconds East 139.23 feet; thence South 89 degrees 43 minutes 11 seconds East 319.00 feet to the point of beginning.

Containing 23.28 acres.

SURVEYOR'S CERTIFICATION
 I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Jamie Fowlds
 Jamie Fowlds
 License Number 26748

3/14/2023
 Date



Horizontal Datum: 2011 County Coordinate System

CERTIFICATE OF SURVEY GOODHUE COUNTY, MINNESOTA		PART OF SECTIONS 21, 22, 27 & 28, ALL IN T110N - R17W
		1960 PREMIER DRIVE MANKATO, MINNESOTA 56001 (507) 625-4171
FOR: UNITED PRAIRIE BANK		



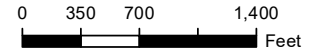
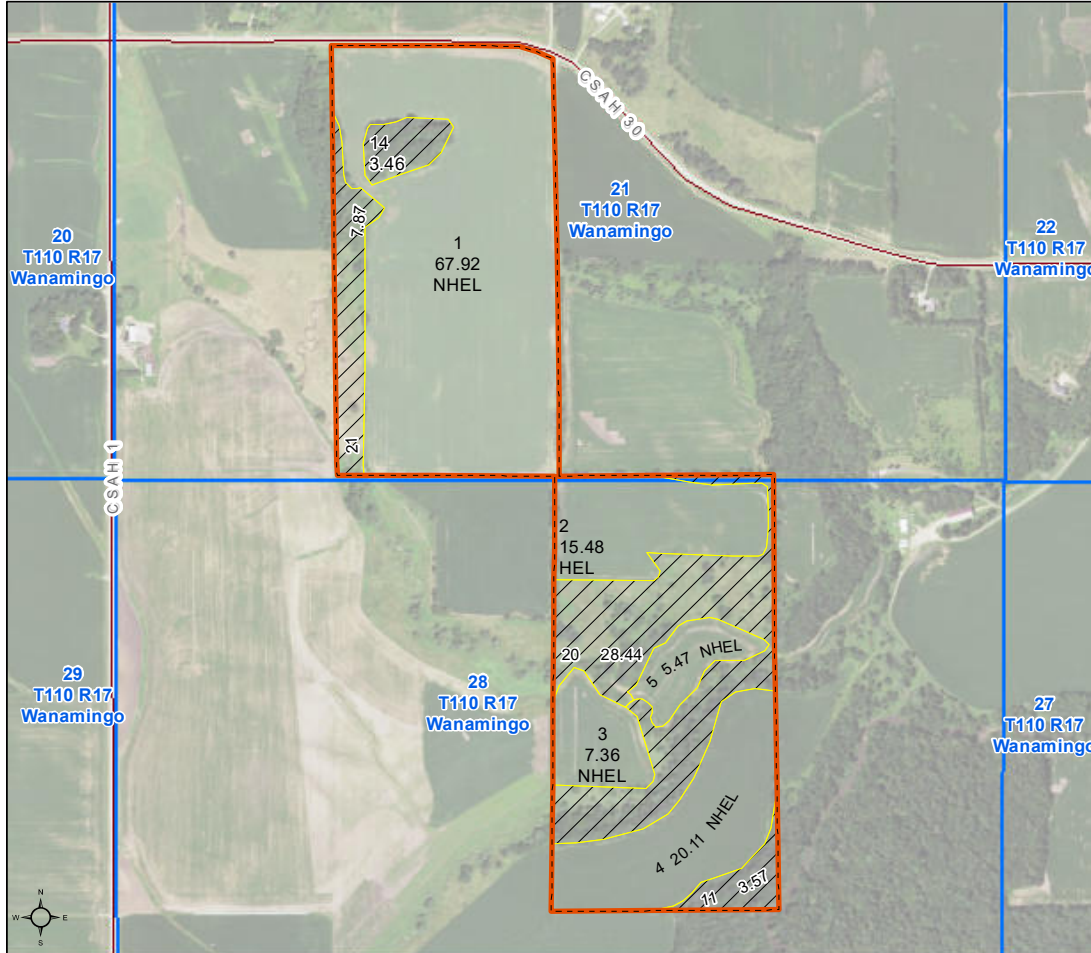
Goodhue County, Minnesota

Farm 8732

Tract 9929

2022 Program Year

Map Created January 02, 2022



Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 116.34 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA/FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.

Tract Number: 9929 **Description:** SEC21,28,WANAMINGO;
FSA Physical Location : Goodhue, MN **ANSI Physical Location:** Goodhue, MN
BIA Range Unit Number:
HEL Status: HEL: conservation system is being actively applied
Wetland Status: Wetland determinations not complete
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
159.68	116.34	116.34	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	116.34	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	67.4	175	0.00				
SOYBEANS	4.7	51	0.00				
Total Base Acres:	72.1						

Owners: BOYUM, BRUCE A BOYUM, STEVEN
Other Producers: BOYUM, KARI

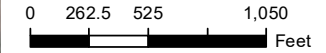
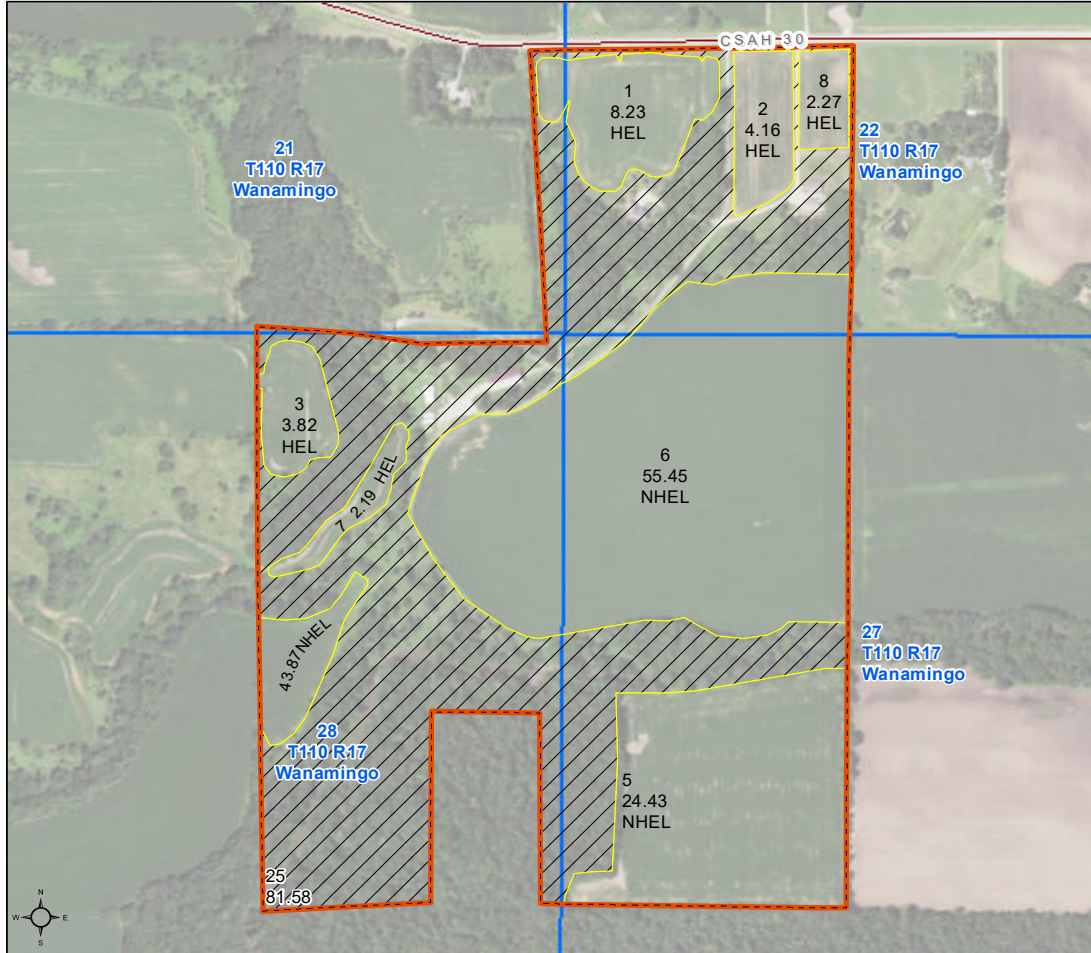


Goodhue County, Minnesota

Farm 8732
Tract 8880

2022 Program Year

Map Created January 01, 2022



Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 104.42 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA/FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.

Tract Number: 8880 **Description:** SEC22,27,28,WANAMINGO;
FSA Physical Location : Goodhue, MN **ANSI Physical Location:** Goodhue, MN
BIA Range Unit Number:
HEL Status: HEL: conservation system is being actively applied
Wetland Status: Wetland determinations not complete
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
186.0	104.42	104.42	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	104.42	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	67.0	175	0.00
SOYBEANS	5.3	51	0.00
Total Base Acres:	72.3		

Owners: BOYUM, BRUCE A BOYUM, STEVEN
Other Producers: BOYUM, JOEL BOYUM, KARI



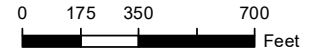
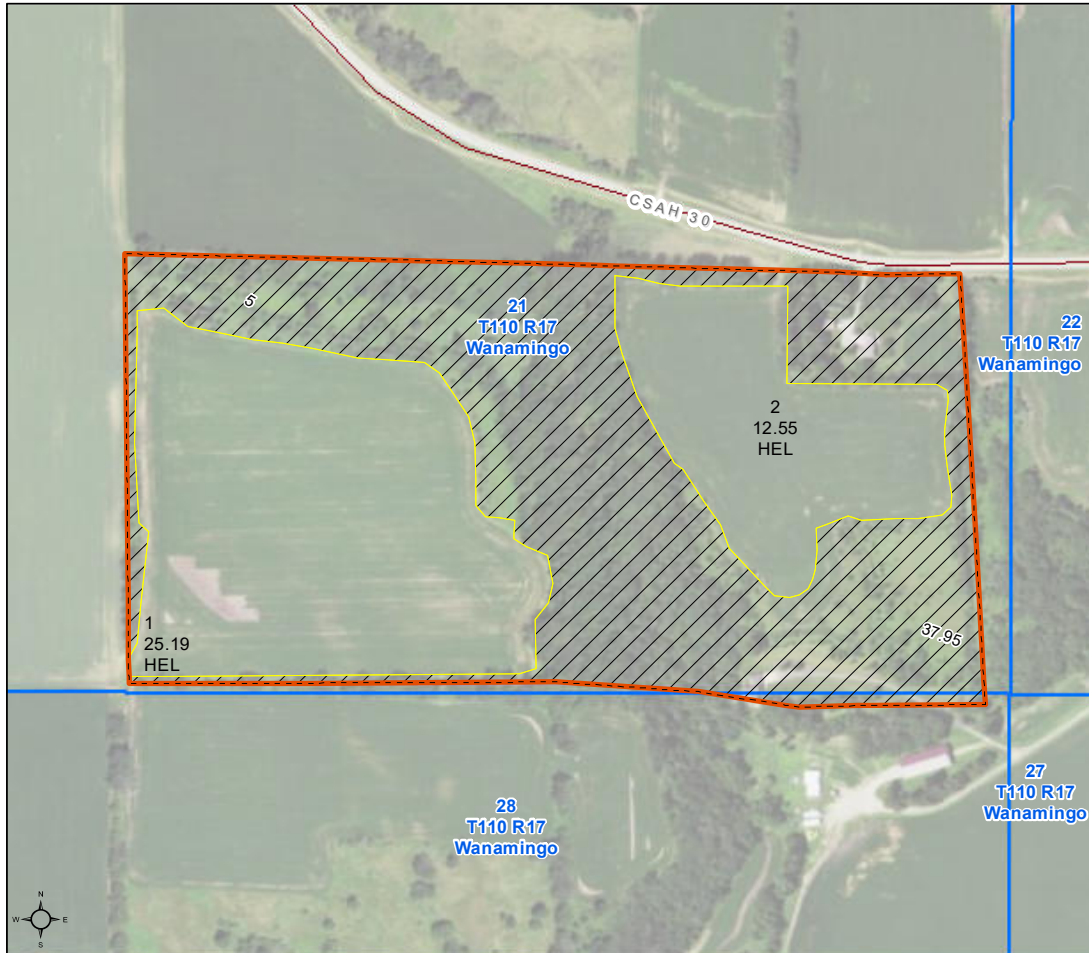
Goodhue County, Minnesota

Farm 8732

Tract 8879

2022 Program Year

Map Created January 01, 2022



Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 37.74 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA/FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.

Tract Number: 8879 **Description** SEC21,WANAMINO;
FSA Physical Location : Goodhue, MN **ANSI Physical Location:** Goodhue, MN

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
75.69	37.74	37.74	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	37.74	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	12.1	175	0.00				
Total Base Acres:	12.1						

Owners: BOYUM, BRUCE A BOYUM, STEVEN
Other Producers: BOYUM, KARI



**GOODHUE COUNTY
FINANCE & TAXPAYER SERVICES**
509 W. 5th Street
Red Wing, MN 55066
651-385-3040
www.co.goodhue.mn.us

Bill # 9690

Property ID R 44.027.0600

Tax Payer ID 9270

STEVEN A BOYUM

9144 COUNTY 30 BLVD
WANAMINGO MN 55983

Sect-27 Twp-110 Range-017
DOC#609240 W1/2 OF NW1/4 SEC
OF ZUMBRO RIV ID#

45.00 AC
27-110-17 EX PT SLY OF CENTER
44-0000-32400

PROPERTY ADDRESS:

2022 Property Tax Statement

VALUES AND CLASSIFICATION			
Step	Taxes Payable Year Classification	2021 AG HMSTD	2022 AG HMSTD
1	Estimated Market Value	278,000	278,000
	Improvements Excluded		
	Homestead Exclusion		
	Taxable Market Value	278,000	278,000
	New Improvements Expired Exclusions		
<i>Sent in March 2021</i>			
2	PROPOSED TAX		
	Proposed Tax		1,004.00
<i>Sent in November 2021</i>			
3	PROPERTY TAX STATEMENT		
	First-half Taxes	500.00	
	Second-half Taxes	500.00	
	Total Taxes due in 2022	1,000.00	

**\$\$\$
REFUNDS?**

*You may be eligible for one or even two
refunds to reduce your property tax.
Read the back of this statement to
find out how to apply.*

Taxes Payable Year:		2021	2022
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input checked="" type="checkbox"/>			
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR			
Property Tax and Credits			
3. Property taxes before credits		1,113.80	1,132.56
4. A. Agricultural and rural land credits		121.80	132.56
B. Other credits to reduce your property tax			
5. Property taxes after credits		992.00	1,000.00
Property Tax by Jurisdiction			
6. County		631.59	656.36
7. City or Town WANAMINGO TWP		182.03	179.91
8. State General Tax			
9. School District 2172		75.58	25.00
A. Voter Approved Levies		91.85	127.53
B. Other Local Levies		10.95	11.20
10. Special Taxing Districts SEMMCHRA			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		992.00	1,000.00
Special Assessments on Your Property			
13. Special assessments Principal: Interest:			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		992.00	1,000.00



**GOODHUE COUNTY
FINANCE & TAXPAYER SERVICES**
509 W. 5th Street
Red Wing, MN 55066
651-385-3040
www.co.goodhue.mn.us

Bill # 9726
Property ID R 44.028.0600
Tax Payer ID 9270

STEVEN A BOYUM
9144 COUNTY 30 BLVD
WANAMINGO MN 55983

Sect-28 Twp-110 Range-017 54.86 AC
DOC#609240 PT SE1/4 OF NE1/4 SEC 28-110-17 PT OF SE1/4 OF
NE1/4 & NE1/4 OF NE1/4 ID# 44-0000-35900

PROPERTY ADDRESS:
9144 COUNTY 30 BLVD
WANAMINGO MN

2022 Property Tax Statement

VALUES AND CLASSIFICATION			
Step	Taxes Payable Year Classification	2021	2022
		AG HMSTD RVL HMSTD	AG HMSTD RVL HMSTD
1	Estimated Market Value	779,200	777,500
	Improvements Excluded		
	Homestead Exclusion		
	Taxable Market Value	779,200	777,500
	New Improvements Expired Exclusions		
<i>Sent in March 2021</i>			
2	Proposed Tax	PROPOSED TAX	
		<i>Sent in November 2021</i>	
PROPERTY TAX STATEMENT			
3	First-half Taxes	4,852.00	
	Second-half Taxes	4,852.00	
	Total Taxes due in 2022	9,704.00	

**\$\$\$
REFUNDS?**

*You may be eligible for one or even two
refunds to reduce your property tax.
Read the back of this statement to
find out how to apply.*

Taxes Payable Year:		2021	2022
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			4,944.00
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR		4,502.00	
Property Tax and Credits			
3. Property taxes before credits		5,770.87	6,246.39
4. A. Agricultural and rural land credits		628.87	642.39
B. Other credits to reduce your property tax			
5. Property taxes after credits		5,142.00	5,604.00
Property Tax by Jurisdiction			
6. County		2,541.51	2,631.46
7. City or Town WANAMINGO TWP		733.04	721.88
8. State General Tax			
9. School District 2172			
A. Voter Approved Levies		785.34	894.16
B. Other Local Levies		1,038.00	1,311.55
10. Special Taxing Districts SEMMCHRA		44.11	44.95
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		5,142.00	5,604.00
Special Assessments on Your Property			
13. Special assessments Principal: 4,100.00 Interest:			4,100.00
RIPARIAN BU 4,100.00			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		5,142.00	9,704.00



**GOODHUE COUNTY
FINANCE & TAXPAYER SERVICES**
509 W. 5th Street
Red Wing, MN 55066
651-385-3040
www.co.goodhue.mn.us

Bill # 9721

Property ID R 44.028.0100

Tax Payer ID 9270

STEVEN A BOYUM

9144 COUNTY 30 BLVD
WANAMINGO MN 55983

Sect-28 Twp-110 Range-017
DOC#609240 W1/2 OF NE1/4 SEC

80.00 AC
28-110-17 ID# 44-0000-35400

PROPERTY ADDRESS:

2022 Property Tax Statement

VALUES AND CLASSIFICATION			
Step	Taxes Payable Year Classification	2021	2022
		AG HMSTD RVL HMSTD	AG HMSTD RVL HMSTD
1	Estimated Market Value	368,700	349,900
	Improvements Excluded		
	Homestead Exclusion		
	Taxable Market Value	368,700	349,900
	New Improvements Expired Exclusions		
<i>Sent in March 2021</i>			
2	Proposed Tax	PROPOSED TAX	
			1,266.00
<i>Sent in November 2021</i>			
3	PROPERTY TAX STATEMENT		
	First-half Taxes	2,680.00	
	Second-half Taxes	2,680.00	
	Total Taxes due in 2022	5,360.00	

**\$\$\$
REFUNDS?**

*You may be eligible for one or even two
refunds to reduce your property tax.
Read the back of this statement to
find out how to apply.*

Taxes Payable Year:		2021	2022
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input checked="" type="checkbox"/>			
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR			
Property Tax and Credits			
3. Property taxes before credits		1,477.57	1,426.89
4. A. Agricultural and rural land credits		161.57	166.89
B. Other credits to reduce your property tax			
5. Property taxes after credits		1,316.00	1,260.00
Property Tax by Jurisdiction			
6. County		837.85	827.36
7. City or Town WANAMINGO TWP		241.49	226.50
8. State General Tax			
9. School District 2172		100.28	31.47
A. Voter Approved Levies		121.85	160.57
B. Other Local Levies		14.53	14.10
10. Special Taxing Districts SEMMCHRA			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		1,316.00	1,260.00
Special Assessments on Your Property			
13. Special assessments Principal: 4,100.00 Interest:			4,100.00
RIPARIAN BU 4,100.00			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		1,316.00	5,360.00



**GOODHUE COUNTY
FINANCE & TAXPAYER SERVICES**
509 W. 5th Street
Red Wing, MN 55066
651-385-3040
www.co.goodhue.mn.us

Bill # 9722

Property ID R 44.028.0200

Tax Payer ID 9270

STEVEN A BOYUM

9144 COUNTY 30 BLVD
WANAMINGO MN 55983

Sect-28 Twp-110 Range-017
DOC#609240 PT OF SE1/4 OF
CHS W OF SE COR W 10CHS 70LKS

10.00 AC
NE1/4 SEC 28-110-17 COM 8.5
TO CEN OF RIVER THENCE UP

PROPERTY ADDRESS:

2022 Property Tax Statement

VALUES AND CLASSIFICATION			
Step	Taxes Payable Year Classification	2021 RVL HMSTD	2022 RVL HMSTD
1	Estimated Market Value	32,000	32,000
	Improvements Excluded		
	Homestead Exclusion		
	Taxable Market Value	32,000	32,000
	New Improvements Expired Exclusions		
<i>Sent in March 2021</i>			
2	PROPOSED TAX		
	Proposed Tax		232.00
<i>Sent in November 2021</i>			
3	PROPERTY TAX STATEMENT		
	First-half Taxes	115.00	
	Second-half Taxes	115.00	
	Total Taxes due in 2022	230.00	

**\$\$\$
REFUNDS?**

*You may be eligible for one or even two
refunds to reduce your property tax.
Read the back of this statement to
find out how to apply.*

Taxes Payable Year:		2021	2022
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input checked="" type="checkbox"/>			
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR			
Property Tax and Credits			
3. Property taxes before credits		256.03	260.51
4. A. Agricultural and rural land credits		28.03	30.51
B. Other credits to reduce your property tax			
5. Property taxes after credits		228.00	230.00
Property Tax by Jurisdiction			
6. County		145.01	150.88
7. City or Town WANAMINGO TWP		41.91	41.42
8. State General Tax			
9. School District 2172			
A. Voter Approved Levies		17.41	5.76
B. Other Local Levies		21.15	29.36
10. Special Taxing Districts SEMMCHRA		2.52	2.58
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		228.00	230.00
Special Assessments on Your Property			
13. Special assessments Principal: Interest:			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		228.00	230.00



GOODHUE COUNTY
FINANCE & TAXPAYER SERVICES
 509 W. 5th Street
 Red Wing, MN 55066
 651-385-3040
 www.co.goodhue.mn.us

Bill # 9612
 Property ID R 44.021.0800
 Tax Payer ID 9270

STEVEN A BOYUM
 9144 COUNTY 30 BLVD
 WANAMINGO MN 55983

Sect-21 Twp-110 Range-017 74.78 AC
 DOC#609240 E79AC OF S1/2 OF SE1/4 SEC 21-110-17 EX 4.22AC
 BEG 950FT N & 120FT W OF SE COR W540FT N350FT TO N LINE

PROPERTY ADDRESS:

2022 Property Tax Statement

VALUES AND CLASSIFICATION			
Step	Taxes Payable Year Classification	2021 AG HMSTD	2022 AG HMSTD
1	Estimated Market Value	344,300	355,200
	Improvements Excluded		
	Homestead Exclusion		
	Taxable Market Value	344,300	355,200
	New Improvements Expired Exclusions		
<i>Sent in March 2021</i>			
2	PROPOSED TAX		
	Proposed Tax		1,284.00
<i>Sent in November 2021</i>			
3	PROPERTY TAX STATEMENT		
	First-half Taxes	638.00	
	Second-half Taxes	638.00	
	Total Taxes due in 2022	1,276.00	

\$\$\$
 REFUNDS?

*You may be eligible for one or even two
 refunds to reduce your property tax.
 Read the back of this statement to
 find out how to apply.*

Taxes Payable Year:		2021	2022
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input checked="" type="checkbox"/>			
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR			
Property Tax and Credits			
3. Property taxes before credits		1,378.89	1,445.38
4. A. Agricultural and rural land credits		150.89	169.38
B. Other credits to reduce your property tax			
5. Property taxes after credits		1,228.00	1,276.00
Property Tax by Jurisdiction			
6. County		781.50	836.94
7. City or Town WANAMINGO TWP		225.51	229.87
8. State General Tax			
9. School District 2172		93.63	31.93
A. Voter Approved Levies		113.79	162.95
B. Other Local Levies		13.57	14.31
10. Special Taxing Districts SEMMCHRA			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		1,228.00	1,276.00
Special Assessments on Your Property			
13. Special assessments Principal: Interest:			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		1,228.00	1,276.00



**GOODHUE COUNTY
FINANCE & TAXPAYER SERVICES**
509 W. 5th Street
Red Wing, MN 55066
651-385-3040
www.co.goodhue.mn.us

Bill # 9614

Property ID R 44.021.1000

Tax Payer ID 9270

STEVEN A BOYUM

9144 COUNTY 30 BLVD
WANAMINGO MN 55983

Sect-21 Twp-110 Range-017
DOC#609240 W1AC OF SW1/4 OF
SW1/4 EX 40AC DOC#671534 REC

41.00 AC
SE1/4 SEC 21-110-17 & E1/2 OF
1/25/21 1.83AC HWY EASE M OR L

PROPERTY ADDRESS:
8320 COUNTY 30 BLVD
WANAMINGO MN

2022 Property Tax Statement

VALUES AND CLASSIFICATION			
Step	Taxes Payable Year Classification	2021 AG HMSTD	2022 AG HMSTD
1	Estimated Market Value	N/A	288,000
	Improvements Excluded		
	Homestead Exclusion	N/A	
	Taxable Market Value	N/A	288,000
	New Improvements	N/A	
	Expired Exclusions		
<i>Sent in March 2021</i>			
2	PROPOSED TAX		
	Proposed Tax		1,040.00
<i>Sent in November 2021</i>			
3	PROPERTY TAX STATEMENT		
	First-half Taxes	518.00	
	Second-half Taxes	518.00	
	Total Taxes due in 2022	1,036.00	

**\$\$\$
REFUNDS?**

*You may be eligible for one or even two
refunds to reduce your property tax.
Read the back of this statement to
find out how to apply.*

Taxes Payable Year:	2021	2022
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>		
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR	N/A	
Property Tax and Credits		
3. Property taxes before credits	N/A	1,173.33
4. A. Agricultural and rural land credits	N/A	137.33
B. Other credits to reduce your property tax	N/A	
5. Property taxes after credits	N/A	1,036.00
Property Tax by Jurisdiction		
6. County	N/A	680.00
7. City or Town WANAMINGO TWP	N/A	186.38
8. State General Tax	N/A	
9. School District 2172	N/A	25.89
A. Voter Approved Levies	N/A	132.12
B. Other Local Levies	N/A	11.61
10. Special Taxing Districts SEMMCHRA	N/A	
	N/A	
	N/A	
11. Non-school voter approved referenda levies	N/A	
12. Total property tax before special assessments	N/A	1,036.00
Special Assessments on Your Property		
13. Special assessments Principal: Interest:	N/A	
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		
	N/A	1,036.00



**GOODHUE COUNTY
FINANCE & TAXPAYER SERVICES**
509 W. 5th Street
Red Wing, MN 55066
651-385-3040
www.co.goodhue.mn.us

Bill # 9632
Property ID R 44.022.1600
Tax Payer ID 9270

STEVEN A BOYUM
9144 COUNTY 30 BLVD
WANAMINGO MN 55983

Sect-22 Twp-110 Range-017 24.40 AC
DOC#609240 SW 1/4 OF SW1/4 SEC 22-110-17 EX E500FT OF
N1020FT EX 3.89AC DOC#563404 REC 2/25/09 0.47AC HWY EASE M

PROPERTY ADDRESS:

2022 Property Tax Statement

VALUES AND CLASSIFICATION			
Step	Taxes Payable Year Classification	2021	2022
		AG HMSTD RVL HMSTD	AG HMSTD RVL HMSTD
1	Estimated Market Value	117,000	111,400
	Improvements Excluded		
	Homestead Exclusion		
	Taxable Market Value	117,000	111,400
	New Improvements Expired Exclusions		
<i>Sent in March 2021</i>			
2	Proposed Tax		402.00
	PROPOSED TAX		
<i>Sent in November 2021</i>			
3	PROPERTY TAX STATEMENT		
	First-half Taxes	201.00	
	Second-half Taxes	201.00	
	Total Taxes due in 2022	402.00	

**\$\$\$
REFUNDS?**

*You may be eligible for one or even two
refunds to reduce your property tax.
Read the back of this statement to
find out how to apply.*

Taxes Payable Year:		2021	2022
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input checked="" type="checkbox"/>			
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR			
Property Tax and Credits			
3. Property taxes before credits		709.53	455.10
4. A. Agricultural and rural land credits		77.53	53.10
B. Other credits to reduce your property tax			
5. Property taxes after credits		632.00	402.00
Property Tax by Jurisdiction			
6. County		402.51	264.27
7. City or Town WANAMINGO TWP		115.90	72.09
8. State General Tax			
9. School District 2172		48.12	10.03
A. Voter Approved Levies		58.50	51.12
B. Other Local Levies		6.97	4.49
10. Special Taxing Districts SEMMCHRA			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		632.00	402.00
Special Assessments on Your Property			
13. Special assessments Principal: Interest:			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		632.00	402.00



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 warrant 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.

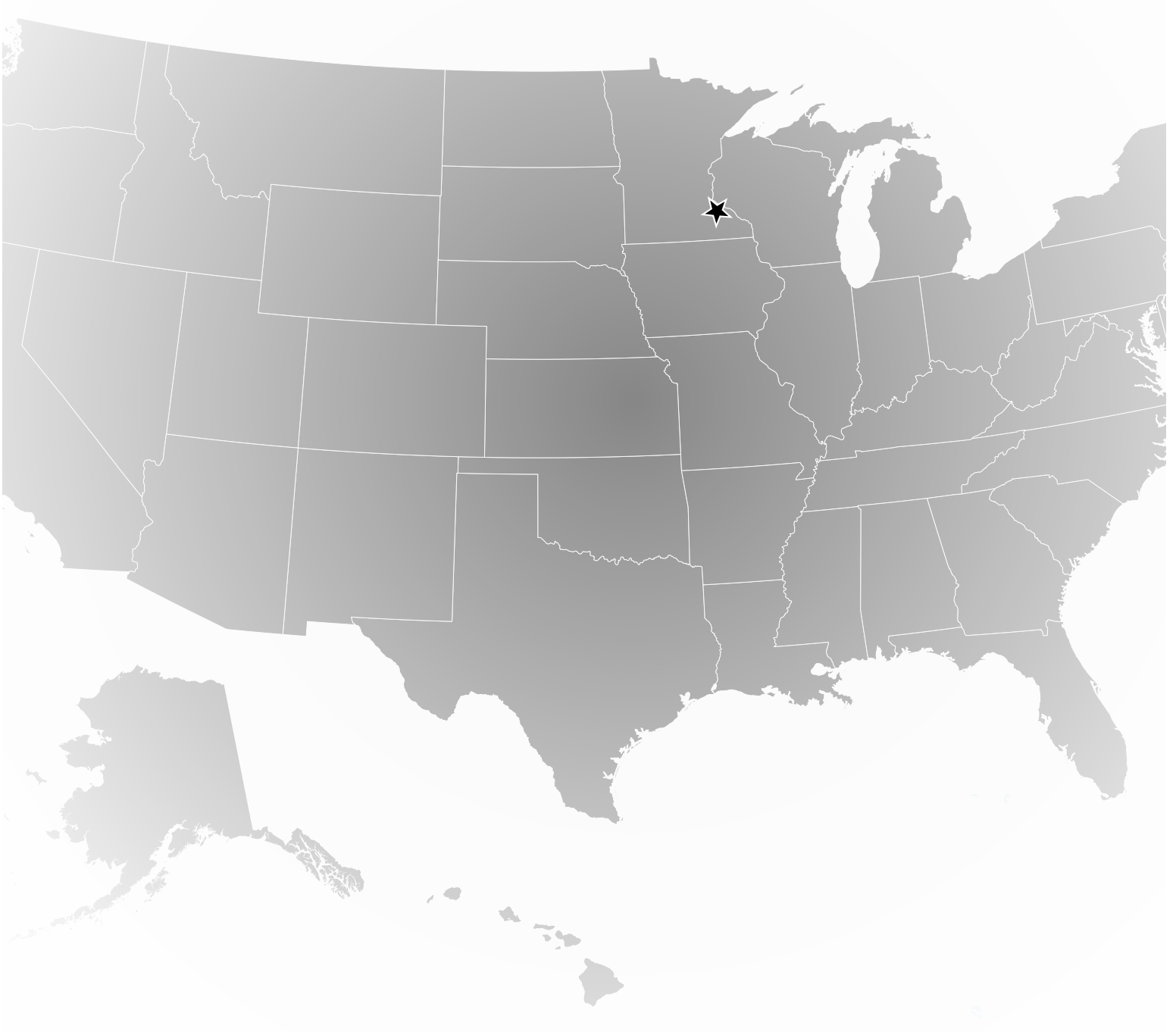
Seller's Printed Name & Address:

SteffesGroup.com

Drafted By:
Saul Ewing Arnstein & Lehr LLP



Goodhue County, Minnesota



SteffesGroup.com | 320.693.9371
23579 MN Hwy 22 South, Litchfield, MN 55355