

KANDIYOHI COUNTY

FARMLAND

Auction

LIVE ON-SITE AUCTION WITH ONLINE BIDDING

Willmar, MN • Tuesday, August 31, 2021 • 11:00 a.m.

**39.6 Acres of Farm Land
Located in Green Lake
Twp, Section 33, T-120-N,
R-34-W, Kandiyohi County**

**Land has been
Surveyed!**

C.P.I. = 80

LAND LOCATION:

Willmar, MN: Hwy 12/Hwy 23 (East Side of Willmar) Two miles east on U.S. Hwy 12, Approximately three miles north on 60th St. S.E./ County Road 127, east side of road.

Kandiyohi, MN: Approximately two miles west on U.S. Hwy 12, Approximately three miles north on 60th St. S.E./ County Road 127, east side of road.

Watch for Henslin Auction Signs!

AUCTION LOCATION:

**Citizens Alliance Bank Meeting Room
451 Lakeview Street • Lake Lillian, MN 56253**

Watch for Henslin Auction Signs!



Marvin Thielke Estate



Bird Island, Minn (320) 365-4120



Henslin Real Estate and Land, LLC Broker • Lic. #40452768

320-365-4120
 Allen Henslin 65-57
 LaDon Henslin
 Brad Dallmann
 Frank Roering
 REAL ESTATE AGENT
 Laura Posl



CALL HENSLIN AUCTIONS FOR LAND BOOKLET TODAY! (320) 365-4120

Auction Terms: To attend auction and receive a bidding number, buyers must present auction company with certified funds of \$10,000. These funds will be required as non-refundable earnest monies for this parcel at the time of signing the purchase agreement which will be immediately following the auction. Possession will be granted after the 2021 crop has been removed. Buyer's Premium will Apply. Kristal Dahlager, Anderson Larson Saunders Klaassen Dahlager & Leitch PLLP, (331 S.W. Third Street, Willmar, Minnesota 56201) will be the seller's closing attorney. Closing will on or before Thursday, October 7, 2021. For more information, aerial drone videos and pictures, visit us at www.henslinauctions.com or call (320) 365-4120.

www.henslinauctions.com

REAL ESTATE LAND AUCTION TERMS

MARVIN THIELKE ESTATE

1. **TO ATTEND AUCTION AND RECEIVE A BIDDING NUMBER, BUYERS MUST PRESENT AUCTION COMPANY WITH CERTIFIED FUNDS OF \$10,000.00. THESE FUNDS WILL BE REQUIRED AS NON-REFUNDABLE ERNEST MONIES FOR THIS PARCEL.**
2. **REAL ESTATE AUCTION WILL BE HELD ON TUESDAY, AUGUST 31ST, 2021 AT 11:00AM. CITIZENS ALLIANCE BANK – BANK MEETING ROOM - 451 LAKEVIEW STREET, LAKE LILLIAN, MN (WATCH FOR HENSLIN AUCTIONS SIGNS!)**
3. **LAND WILL BE SOLD IN ONE PARCEL.**
4. **LAND HAS BEEN SURVEYED. BUYERS WILL RECEIVE A COPY OF THE SURVEY.**
5. **39.6 ACRES IN GREEN LAKE TOWNSHIP, SECTION 33, T-120-N, R-34-W, IN KANDIYOHI COUNTY. LAND WILL BE SOLD ON A PER DEEDED ACRE BASIS.**
6. **THE REAL ESTATE TAXES AND ASSESSMENTS ON RECORD FOR 2021 WILL BE PAID BY THE SELLERS. REAL ESTATE TAXES AND ASSESSMENTS ON RECORD FOR 2022 WILL BE PAID BY THE BUYER.**
7. **THE CLOSING DATE SHALL BE THURSDAY, OCTOBER 7TH, 2021 OR WHEN LEGAL DOCUMENTS ARE IN ORDER.**
8. **POSSESSION OF THIS PARCEL WILL BE GRANTED AFTER THE 2021 CROP HAS BEEN REMOVED.**
9. **LAND WILL NOT BE TILLED BACK.**
10. **BUYERS ARE PURCHASING THE PROPERTY AS-IS, WHERE-IS WITH NO WARRANTIES OR GUARANTEES EXPRESS OR IMPLIED.**

REAL ESTATE LAND AUCTION TERMS
MARVIN THIELKE ESTATE

1. *THE SUCCESSFUL BIDDER WILL BE REQUIRED TO SIGN A PURCHASE AGREEMENT FOLLOWING REAL ESTATE AUCTION ON TUESDAY, AUGUST 31ST, 2021. A CERTIFIED CHECK IN THE AMOUNT OF \$10,000.00 FOR THIS PARCEL WILL BE REQUIRED ON THE DAY OF THE AUCTION. THESE FUNDS WILL BE DEPOSITED IN THE TRUST ACCOUNT OF THE SELLER'S ATTORNEY.*

KRISTAL DAHLAGER, ATTORNEY
ANDERSON, LARSON, HANSON & SAUNDERS
331 S.W. THIRD STREET WILLMAR, MN 56201
PH: 800-335-4313

2. *A 6% BUYERS PREMIUM WILL BE ADDED TO THE FINAL BID AND PAID AT CLOSING.*
3. *SELLERS WILL PROVIDE A CLEAR AND MARKETABLE TITLE.*
4. *SELLERS WILL PAY USUAL SELLER COSTS, STATE DEED TAX AND DEED PREPARATION. BUYERS WILL PAY THE USUAL BUYER COSTS, SUCH AS TITLE INSURANCE/TITLE OPINION, RECORDING FEE FOR THE DEED AND ALL COSTS ASSOCIATED WITH FINANCING THE PURCHASE.*
5. *SELLERS RESERVE THE RIGHT TO ACCEPT OR REJECT ANY AND/OR ALL BIDS.*
6. *AUCTIONEERS ARE REPRESENTING THE SELLERS IN THESE TRANSACTIONS.*
7. *ALL INFORMATION IS OBTAINED FROM RELIABLE SOURCES, HOWEVER, THE AUCTIONEERS OR AGENTS DO NOT ACCEPT RESPONSIBILITY FOR INFORMATION PRESENTED, AS IT IS THE BUYER'S RESPONSIBILITY TO VERIFY ALL INFORMATION.*

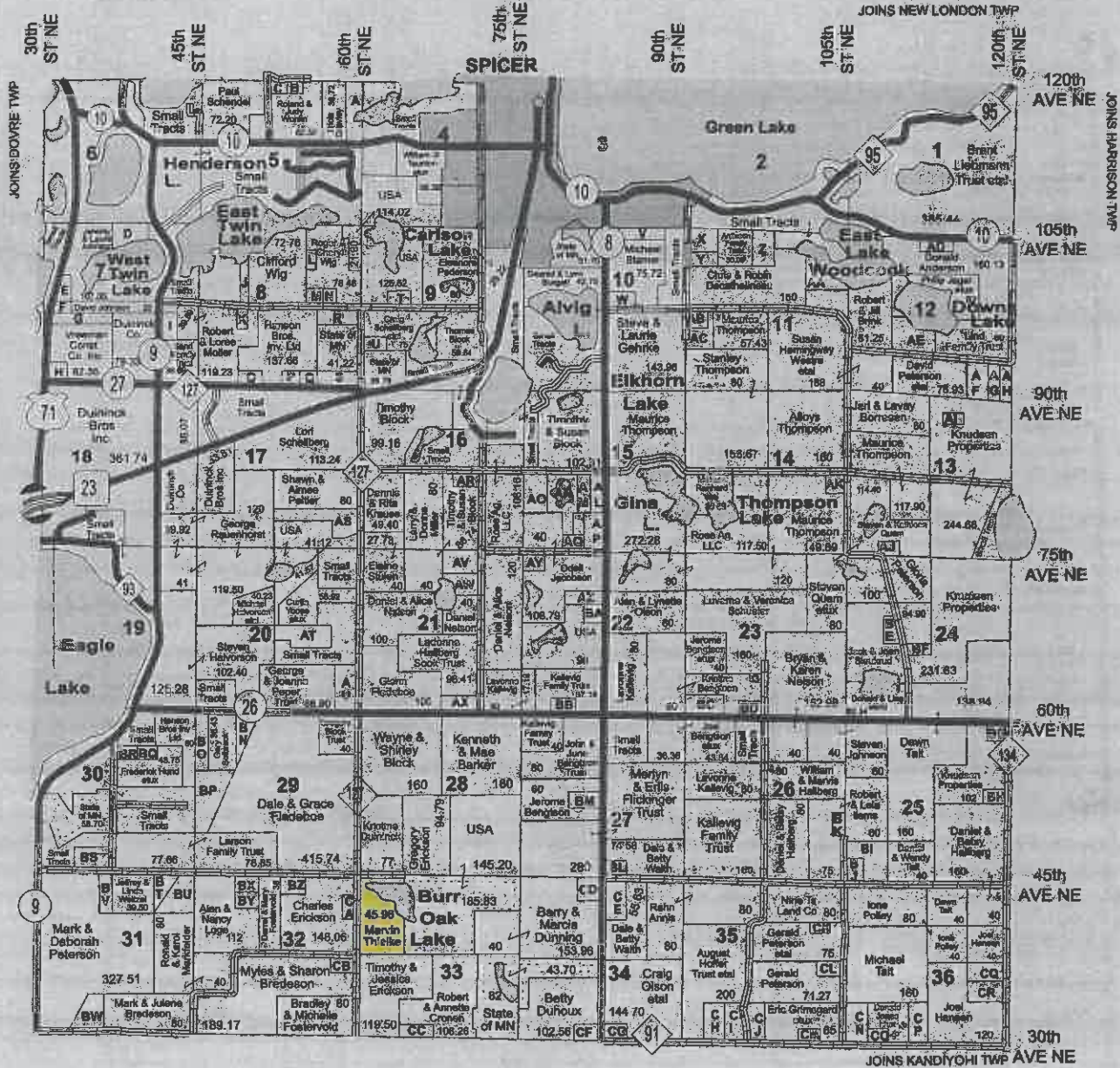
ANNOUNCEMENTS MADE THE DAY OF THE AUCTION WILL TAKE PRECEDENCE OVER EARLIER ADVERTISING.

GREEN LAKE TWP

LAND OWNER

T 120 N

R 34 W



R 36 W	R 35 W	R 34 W	R 33 W	
NORWAY LAKE	COLLEGE	BURBANK	ROSEVILLE	T 120 N
ARCTURUS LAKE	ANDREW	NEW LONDON	IRVING	T 121 N
MARION	DOVRE	NEW LONDON	HARRISON	T 122 N
ST. JOHNS	WILLMAN	KANDIYOHI	BERNISEE	T 123 N
EDWARDS	WATERFIELD	FARLAN	LAKES ELIZABETH	T 124 N
HOLLAND	ROSELAND	CAMP LILLIAN	EAST LAKE LILLIAN	T 125 N

This is a survey of:
part of:
Government Lot 1

Located in:
**Section 33, T120N-R34W, Green Lake Township,
Kandiyohi County, Minnesota**



Land Description - 13.0± Acres

All that part of the west 15.2 Chains of Government Lot 1 of Section 33, Township 120 North, Range 34 West of the Fifth Principal Meridian, Kandiyohi County, Minnesota, lying north of the following described line:

- Commencing at the northwest corner of said Section 33;
- thence on an assumed bearing of South 00 degrees 07 minutes 25 seconds West, along the west line of said Section 33, a distance of 883.50 feet to the intersection of the county road and the centerline of the waterway, which is the point of beginning of the line to be described;
- thence on a bearing of South 86 degrees 47 minutes 00 seconds East a distance of 95.00 feet to a point on the centerline of the waterway;
- thence on a bearing of South 75 degrees 25 minutes 00 seconds East a distance of 133.00 feet to a point on the centerline of the waterway;
- thence on a bearing of South 83 degrees 50 minutes 00 seconds East a distance of 138.00 feet to a point on the centerline of the waterway;
- thence on a bearing of North 89 degrees 01 minutes 00 seconds East a distance of 127.00 feet to a point on the centerline of the waterway;
- thence on a bearing of South 82 degrees 20 minutes 00 seconds East a distance of 75.00 feet to a point on the centerline of the waterway;
- thence on a bearing of South 88 degrees 18 minutes 00 seconds East a distance of 247.00 feet to a point on the centerline of the waterway;
- thence on a bearing of North 81 degrees 40 minutes 00 seconds East a distance of 66.00 feet to a point on the centerline of the waterway;
- thence on a bearing of North 68 degrees 00 minutes 00 seconds East a distance of 35.00 feet to a point on the centerline of the waterway;
- thence on a bearing of North 36 degrees 09 minutes 00 seconds East a distance of 50.00 feet to a point on the centerline of the waterway;
- thence on a bearing of North 00 degrees 00 minutes 00 seconds East a distance of approximately 36± feet to the shore line of the lake and to a point where said line terminates.

This drawing prepared by:

Bonnema Runke Stern Inc.

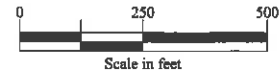
Professional Land Surveyors

4566 Hwy 71 NE - Suite 1

Willmar, MN 56201

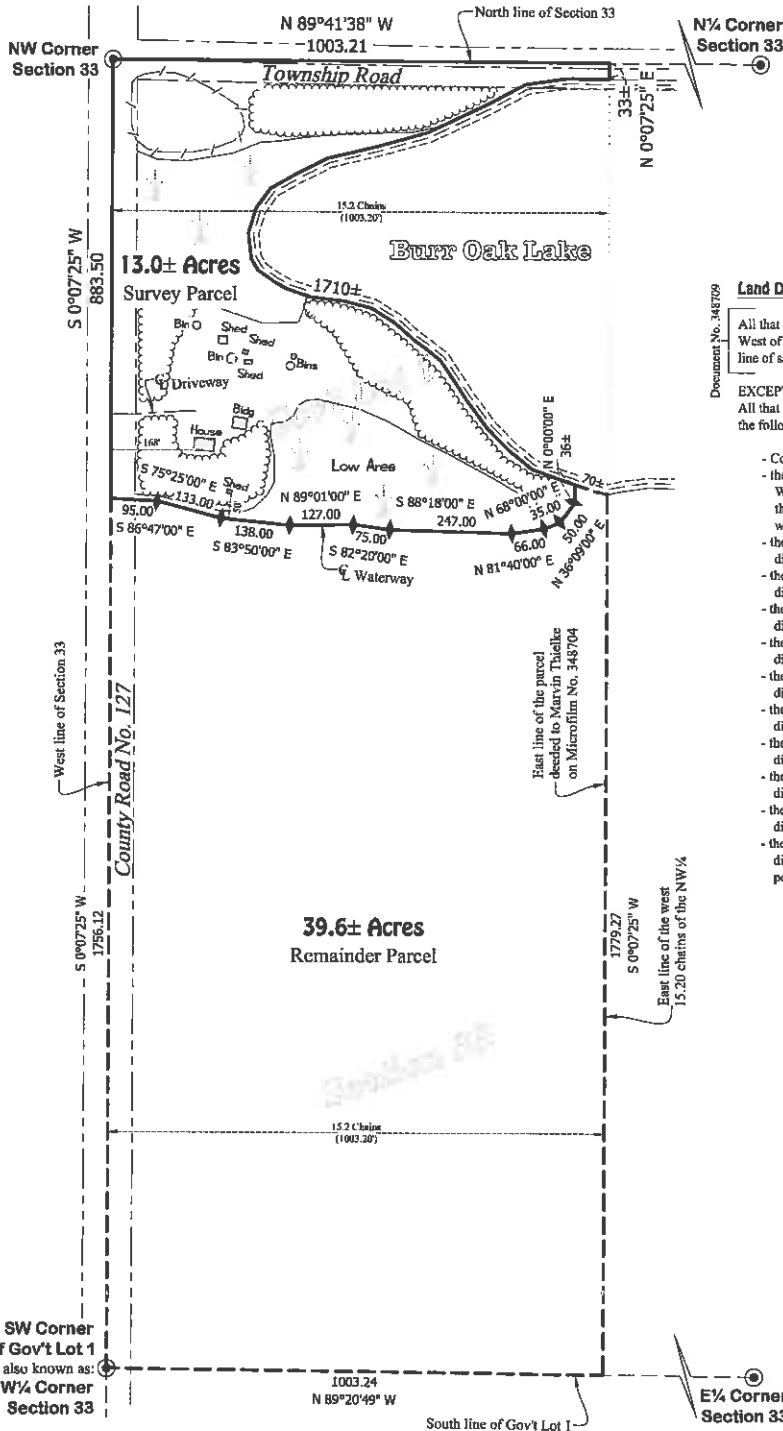
Office (320) 231-2844 Fax (320) 231-2827

Requested by: **Karen Lindquist**



LEGEND

- Found Iron Monument from former survey
- Bonnema Runke Stern Placed Capped Iron Monument
- ⊙ Cast Iron Monument
- - - Approximate Right of Way Line
- / - / Tiltage Line (Fall 2020)
- ↕ Change in direction
- ~ Sloughweed



Document No. 248709

Land Description - 39.6± Acres - Remainder Parcel

All that part of Government Lot 1 of Section 33, Township 120, Range 34, lying West of a line drawn due North and South and parallel with the West boundary line of said Lot 1 and at a distance from said boundary line of 15.20 chains.

EXCEPT

All that part of the west 15.2 Chains of said Government Lot 1, lying north of the following described line:

- Commencing at the northwest corner of said Section 33;
- thence on an assumed bearing of South 00 degrees 07 minutes 25 seconds West, along the west line of said Section 33, a distance of 883.50 feet to the intersection of the county road and the centerline of the waterway, which is the point of beginning of the line to be described;
- thence on a bearing of South 86 degrees 47 minutes 00 seconds East a distance of 95.00 feet to a point on the centerline of the waterway;
- thence on a bearing of South 75 degrees 25 minutes 00 seconds East a distance of 133.00 feet to a point on the centerline of the waterway;
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- thence on a bearing of North 36 degrees 09 minutes 00 seconds East a distance of 50.00 feet to a point on the centerline of the waterway;
- thence on a bearing of North 00 degrees 00 minutes 00 seconds East a distance of approximately 36± feet to the shore line of the lake and to a point where said line terminates.

Surveyor's Notice:

This is a survey of the 13.0 acre parcel. No fieldwork was completed around the remainder parcel. Possible encroachments may exist that are not shown on this survey. Remainder parcel and description are shown per County Ordinance.

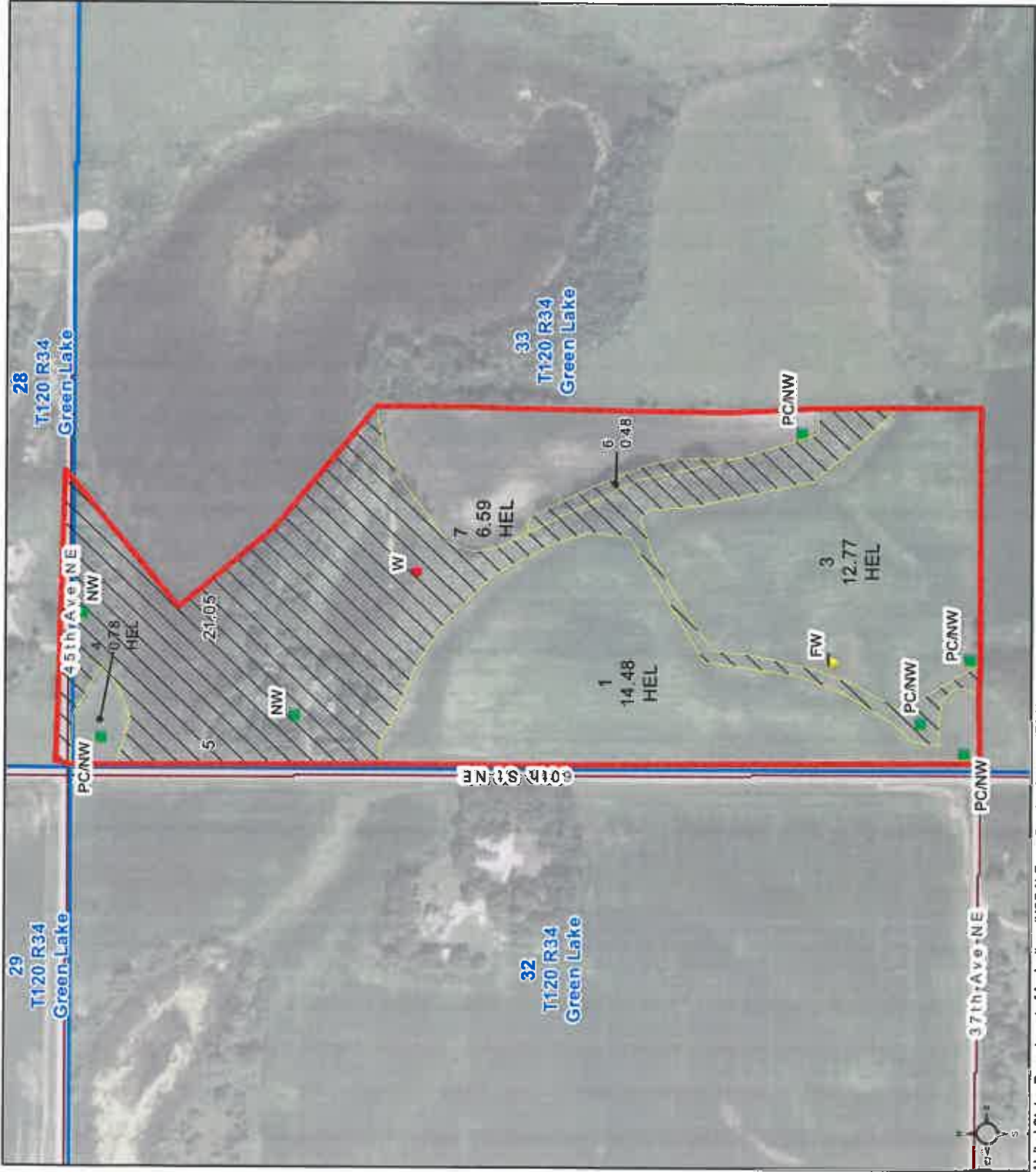
All Documents referred to on this survey can be found in the office of the County Recorder

Bonnema Runke Stern Inc. is not giving a title opinion or abstract of this parcel. We suggest that you contact your attorney or a title insurance company for that purpose. Easements or neighboring deed conflicts may exist which affect this parcel and are not shown on this survey.

The distances shown from improvements to the property lines are shown for reference purposes only and are NOT intended for determining the property line location. Property corner monuments shall always be used when establishing the property line.

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. THE FIELD WORK WAS COMPLETED ON NOVEMBER 11, 2020.

Joshua M. Stern
Date: **December 7, 2020** License No. 48169



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

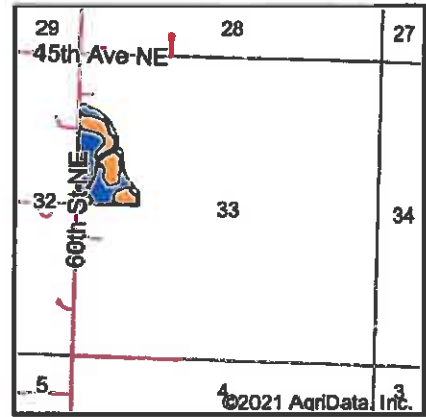
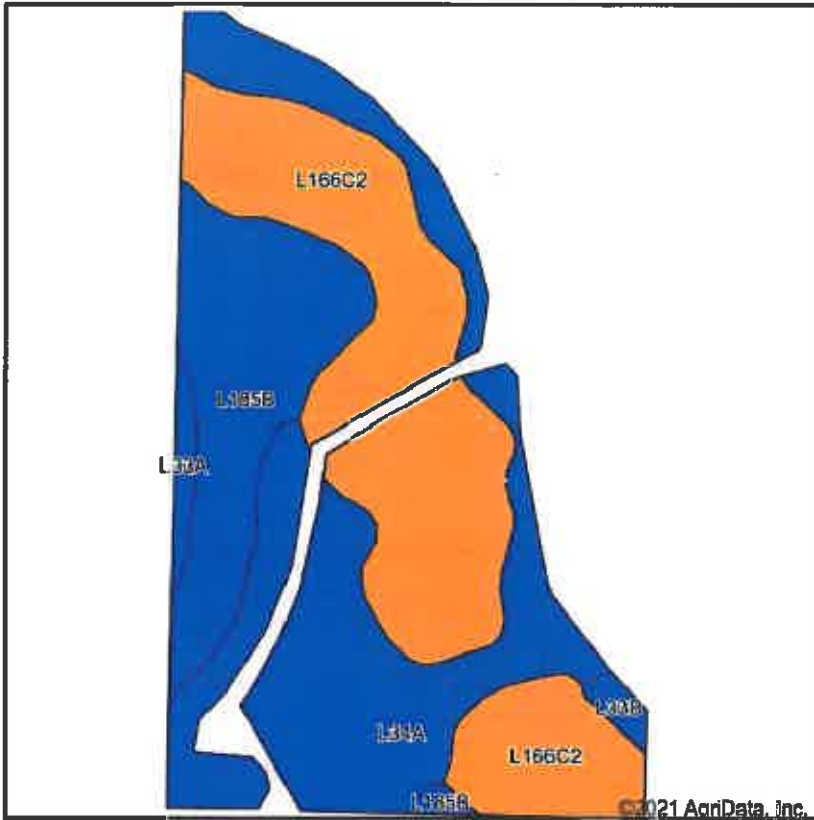
Wetland Determination Identifiers

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

Tract Cropland Total: 34.62 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.

Soils Map



State: **Minnesota**
 County: **Kandiyohi**
 Location: **33-120N-34W**
 Township: **Green Lake**
 Acres: **27.25**
 Date: **6/17/2021**



Soils data provided by USDA and NRCS.

Area Symbol: MN067, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Brome grass alfalfa	Brome grass alfalfa hay	Corn	Reed canarygrass	Soybeans	Spring wheat	*n NCCPI Soybeans
L188C2	Newlandon-Strout complex, 8 to 12 percent slopes, moderately eroded	11.29	41.4%		Ille	77	4.5	3.4	141		42	44	49
L34A	Cosmos silty clay, 0 to 2 percent slopes	9.81	36.0%		Ilw	81	4.9	3.2	148	5.5	45	49	60
L185B	Strout-Arkton complex, 2 to 6 percent slopes	5.45	20.0%		Ile	83	5.1	4	152		48	49	54
L33A	Kandiyohi clay, 0 to 2 percent slopes	0.43	1.6%		Ilw	90	5	3.9	165		50	50	61
L33B	Kandiyohi clay, 2 to 5 percent slopes	0.27	1.0%		Ile	90	5	3.8	165		50	49	60
Weighted Average						80	4.8	3.5	148.3	2	44.1	48.9	*n 54.3

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

KANDIYOHI COUNTY AUDITOR-TREASURER
 PO BOX 896
 WILLMAR, MN 56201-0896
 320-231-6202
 www.kcmn.us

2021

PROPERTY TAX STATEMENT

GREEN LAKE TWP

PRCL# 18-033-0080 RCPT# 5489

TC 2.366 2.453

Property ID Number: 18-033-0080
 Property Description: SECT-33 TWP-120 RANG-34
 LOT 1 EXC. 11.61 A

2248-T
 ACRES 45.96

		Values and Classification	
		Taxes Payable Year	
		2020	2021
Step 1	Estimated Market Value:	236.600	245.300
	Homestead Exclusion:		
	Taxable Market Value:	236.600	245.300
	New Improve/Expired Excls:		
Step 2	Property Class:	RES NON-HSTD	RES NON-HSTD
		AGRI NON-HSTD	AGRI NON-HSTD
	Sent in March 2020	EXEMPT	EXEMPT
Step 3	Proposed Tax		2.190.00
	* Does Not Include Special Assessments		
Step 3	Property Tax Statement		
	First half Taxes:		1.123.00
	Second half Taxes:		1.123.00
	Total Taxes Due in 2021		2.246.00

\$\$\$

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	2020	2021
		.00
	.00	.00
	2,273.35	2,349.14
	.00	.00
	143.35	155.58
	2,130.00	2,193.56
	1,408.13	1,457.07
	215.90	232.01
	.00	.00
	199.25	189.42
	254.81	261.81
	25.11	25.68
	5.13	5.27
	21.67	22.30
	2,130.00	2,193.56
		50.00
	50.00	2.44
	2,180.00	2,246.00

- 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
- Use these amounts on Form M1PR to see if you are eligible for a special refund
- Property taxes before credits
- A. Agricultural and rural land tax credits
- B. Other credits to reduce your property tax
- Property taxes after credits
- County
- City or Town
- Slate General Tax
- School District: 347
 - Voter approved levies
 - Other local levies
- Special Taxing Districts:
 - KANDI HRA
 - MID-MN DEV COMM
 - KANDI/WILLMAR EDC
 -
- Non-school voter approved referenda levies
- Total property tax before special assessments
- Special Assessments on Your Property
 - 2021 2021 SOLID WASTE FEE
 - 7565 C.D.10,(R/B) 2011
 - 2020 2020 SOLID WASTE FEE
 -
 -
- YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

PRIN 52.44
 INT
 TOT 52.44

Minnesota
Kandiyohi

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 695
Prepared: 8/12/21 3:38 PM
Crop Year: 2021
Page: 1 of 2

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name

Farm Identifier

Farms Associated with Operator:

ARC/PLC G/WF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
56.15	34.62	34.62	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	34.62	0.0	0.0	0.0				

ARC/PLC

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	18.25	121	0.00	
SOYBEANS	16.37	34	0.00	0
Total Base Acres:	34.62			

Tract Number: 2169 Description H10 W2NW 33 GRL

FSA Physical Location: Kandiyohi, MN ANSI Physical Location: Kandiyohi, MN

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
56.15	34.62	34.62	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	34.62	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	18.25	121	0.00
SOYBEANS	16.37	34	0.00
Total Base Acres:	34.62		

Owners: THIELKE, MARVIN

Green Lake

