

KANDIYOHI COUNTY

FARMLAND

Auction

LIVE ON-SITE AUCTION WITH ONLINE BIDDING

Prinsburg, MN • Thursday, September 2, 2021 • 11:00 a.m.

Approximately 82 acres of prime Kandiyohi Co. Farm Land located in Holland Twp, T-117-N, R-36-W

Land Location: Prinsburg, MN: 2 miles south on 105th St. SW then 2 miles west on 225th Ave.

Drainage Tile and Drainage Ditch Access on this farm!!

Tar Road Access on Kandiyohi County Road 7

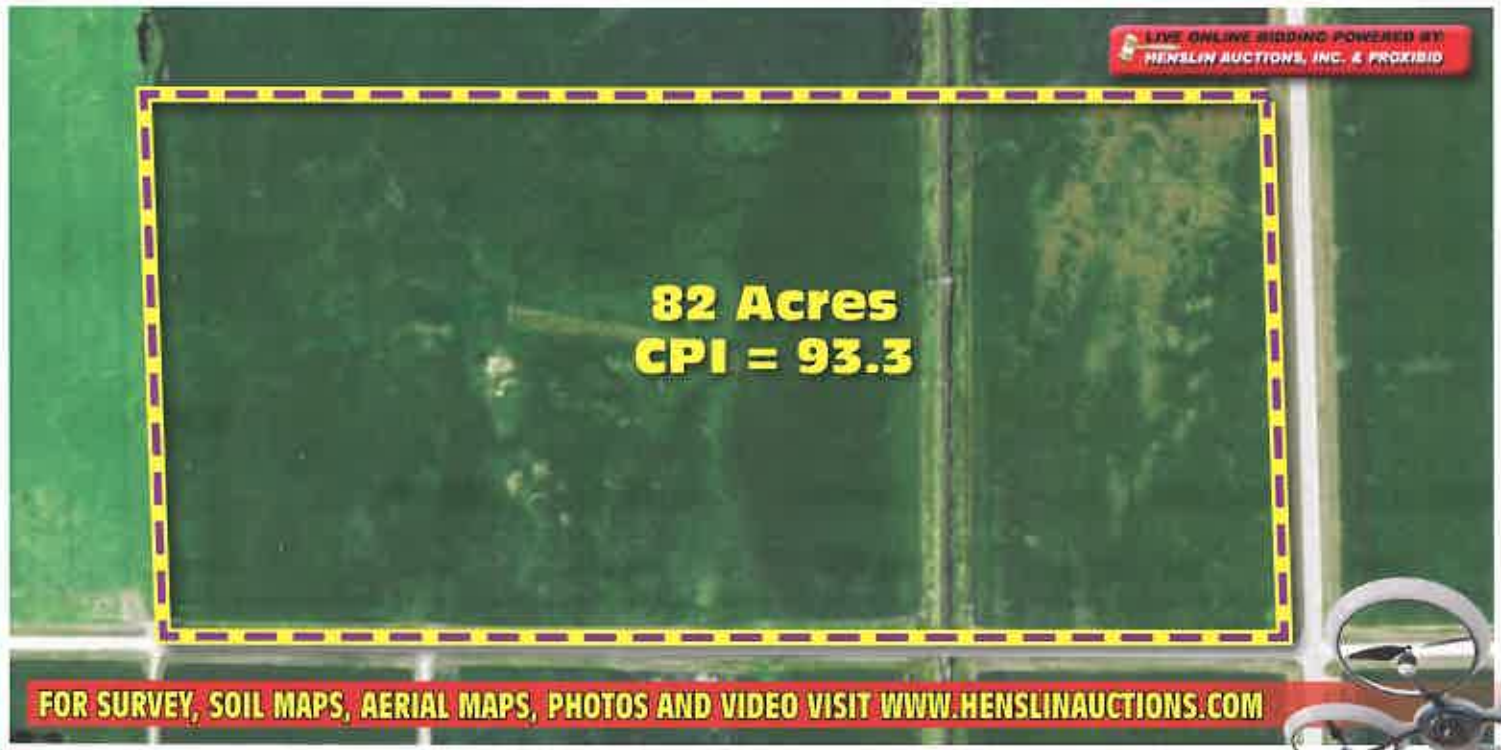
C.P.I. Rating = 93.3!!

Auction to be Held At:

Prinsburg Community Center
204 School Street, Prinsburg, MN 56281

Watch for Henslin Auction Signs.

Legal Description: South Half of the Southeast Quarter of Section 30, Township 117, Range 36



Harvey Sunvold Estate



Bird Island, MN (320) 365-4120

Call Today for Your Auction!



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

Allen Henslin 65-57
 LaDon Henslin
 Brad Dallmann
 Frank Roering
 REAL ESTATE AGENT
 Laura Posl
 Rachel Orsten

FOLLOW US



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 \$30,000. 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. Sene Zupke from Kraft Walser will be the seller's closing attorney. Closing will be on or before Friday, November 5, 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
HARVEY SUNVOLD ESTATE

1. *TO ATTEND AUCTION AND RECEIVE A BIDDING NUMBER, BUYERS MUST PRESENT AUCTION COMPANY WITH CERTIFIED FUNDS OF \$30,000.00. THESE FUNDS WILL BE REQUIRED AS NON-REFUNDABLE ERNEST MONIES FOR THIS PARCEL.*
2. *REAL ESTATE AUCTION WILL BE HELD ON THURSDAY, SEPTEMBER 2ND, 2021 AT 11:00AM. PRINSBURG COMMUNITY CENTER – 204 SCHOOL STREET, PRINSBURG, MN (WATCH FOR HENSLIN AUCTION SIGNS!)*
3. *LAND WILL BE SOLD IN ONE PARCEL.*
4. *LAND HAS BEEN SURVEYED. BUYERS WILL RECEIVE A COPY OF THE SURVEY.*
5. *82 +/- ACRES IN HOLLAND TWP, T-117-N, R-36-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 FRIDAY, NOVEMBER 5TH, 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
HARVEY SUNVOLD ESTATE

1. **THE SUCCESSFUL BIDDER WILL BE REQUIRED TO SIGN A PURCHASE AGREEMENT FOLLOWING REAL ESTATE AUCTION ON THURSDAY, SEPTEMBER 2ND, 2021. A CERTIFIED CHECK IN THE AMOUNT OF \$30,000.00 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.**

SENE ZUPKE, ATTORNEY - KRAFT WALSER LAW OFFICE
107 N 9TH ST, OLIVIA, MN 56277
(320) 523-1322

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.

HOLLAND TWP

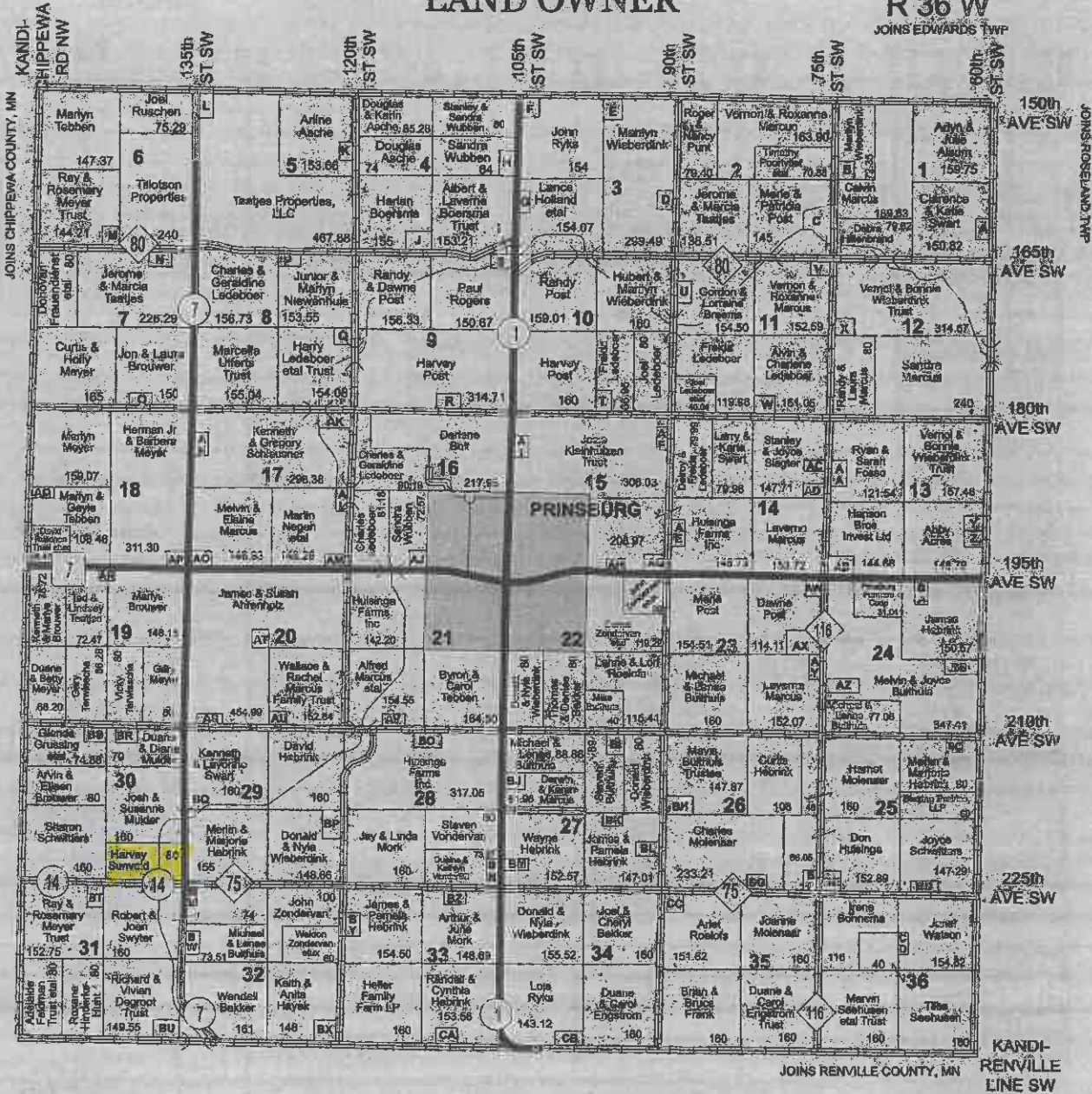
LAND OWNER

T 117 N

R 36 W

JOINS EDWARDS TWP

LAND OWNER & RURAL RESIDENT MAPS



Small-Tracts

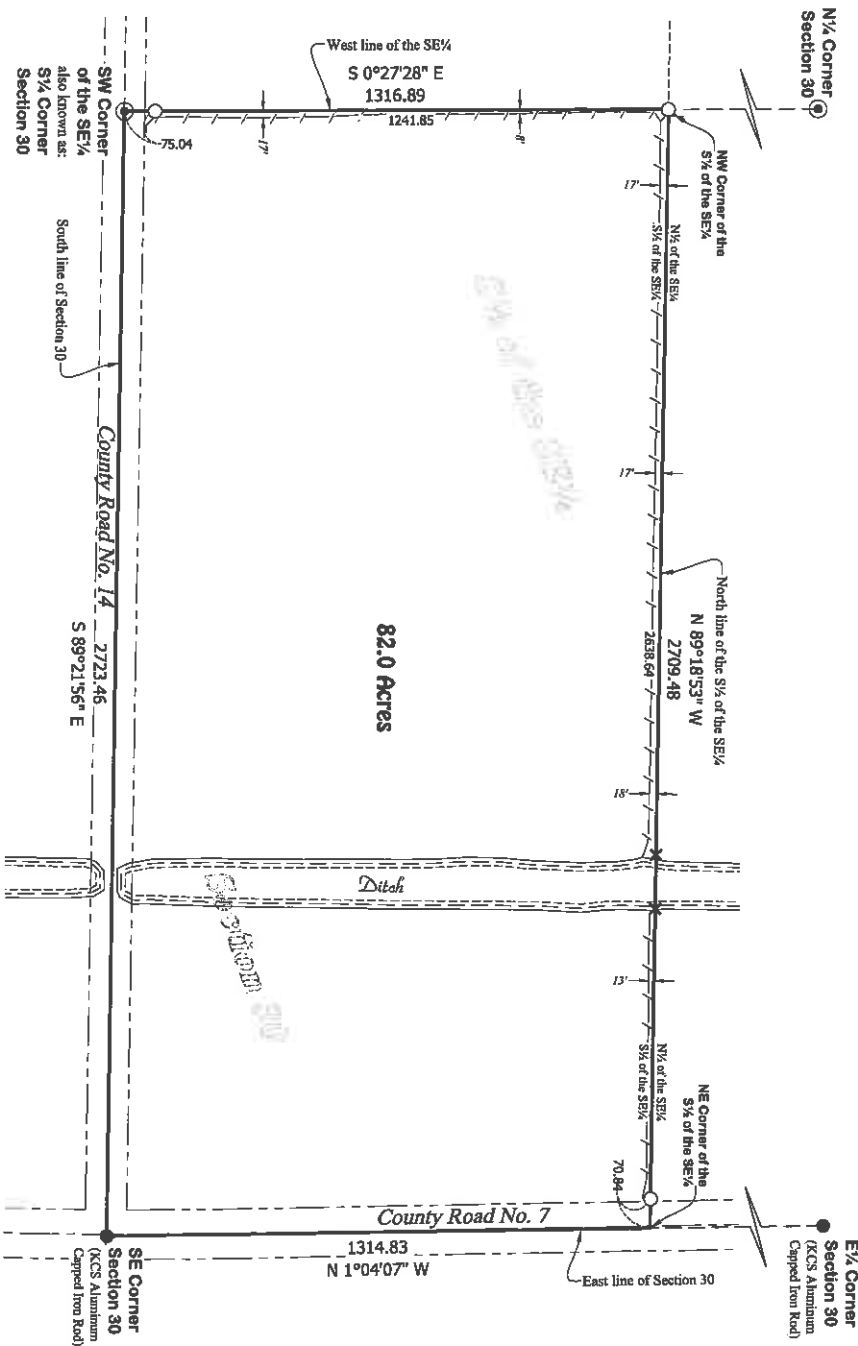
- Section 1 A Larry & Karla Swart - 9.18
- B Mark Fread - 7.95
- Section 2 C Dennis & Joann Swart - 3.2
- Section 3 D Donald & Doris Marcus - 9.72
- E Country Park Inc - 10.79
- F Timothy Marcus - 6
- G Ryan & Stephanie VanEps - 5.93
- Section 4 H Willmar Poultry Farms Inc - 16
- I Scott Wubben - 6.79
- J Gerry Thompson - 5
- Section 5 K Daniel O'Brien - 5.80
- L Jason Taates - 9.30
- Section 6 M Michael & Justina Meyer - 13.79
- Section 7 N Mark & Elizabeth Taates - 13.71
- O Brent & Tracy Brouwer - 5
- Section 8 P Charles & Kim DeBerg - 6.45
- Q Rex & Celene Ham - 5.92
- Section 9 R Peter & Melissa Bornema - 5.29
- S Roger & Ruth Brouwer - 5
- Section 10 T Zach & Emily Gardes - 13.05
- Section 11 U James & Linda Hocum - 5.50
- V Joshua & Katie Slagter - 7.41
- W Country Park LLP - 8.95
- Section 12 X Jay & Kristen Tebrake - 5.33
- Section 13 Y Stanley & Arlene Dumack - 5.30
- Z Todd & Sondi Slagter - 5
- Section 14 AA Calvin Marcus - 32.89
- AB Marcus Properties - 15.32
- Section 15 AC Perry & Patricia Slagter - 7.37
- AD Prinsburg Farmers Coop - 5
- AE Thomas & Dawn Anderson - 8.19
- Section 16 AF Ronn & Darlene Dumack - 6.85
- AG Brian & Amy Listerud - 7.23
- AH Goran's Properties, LLP - 9.50
- AJ Jeffrey Bond - 5.58
- Section 17 AK Jerome & Johanna Malvin - 7.50
- Section 18 AL City of Prinsburg - 6.01
- AM John & Carole Negen - 6.10
- AN Dennis & Glenda Grassing - 5
- AO Jordan Dougherty & Kim Hillers - 10.40
- Section 19 AP Randall & Barbara Bornema - 5
- AQ Matthew & Amanda Tebben - 6.86
- Section 20 AR Jerome & Marcia Taates - 14.41
- Section 21 AS Country Park LLP - 12.59
- AT Timothy Ahrenholz - 5
- AU Meredith Hoff et al - 7.16
- Section 22 AV Joel & Debra Folkerts - 5.45
- Section 23 AW Willmar Poultry Farm Inc - 10
- AX Todd Dumack - 28.39
- Section 24 AY Darwin & Karen Marcus - 7.93
- Section 25 BA Lester Jakel - 7.50
- BB Michael & Lenae Bulthuis - 5.90
- Section 26 BC Dan & Brittany Rohk - 10
- BD Michael & Susan Pennings - 12.71
- BE Goran's Properties LLP - 7.11
- Section 27 BF Goran's Properties LLP - 11.28
- BG Ryan & Erin Lippert - 6.79
- BH Steven Bulthuis - 12.13
- Section 28 BJ Donald & Dora Roelofs - 10
- BK Roger & Donna Groen - 5.74
- BL Duinink Companies - 7.10
- BM Gregg & Sandra Molenaar - 5.89
- BN Randall & Cynthia Hebrink - 8.94
- Section 29 BO Goran's Properties, LLP - 6.13
- Section 30 BR Greg & Barbara Lingbeek - 11.34
- BS Leslie & Merrl Sue Swart - 5
- Section 31 BR Mulder Bros., L.L.C. - 10
- Section 32 BT Todd & Cheryl Watnass - 7.25
- Section 33 BV Merin & Marjorie Hebrink - 10.45
- Section 34 BW Donald & Karen Thelsen - 8
- BX Garrett & Hollie Howland - 8.49
- BY Sheree & Robert Halverson - 5.50
- BZ Jay & Linda Mork - 11.31
- Section 35 CA Paul & Linda Haen - 6.44
- Section 36 CB Bradley & Dana Ryks - 14.88
- CC Lanne & Lori Roelofs - 8.38
- CD Thomas & Kelly Bestman - 5.18

135th St SW	134th St SW	133rd St SW	132nd St SW	131st St SW	130th St SW
129th St SW	128th St SW	127th St SW	126th St SW	125th St SW	124th St SW
123rd St SW	122nd St SW	121st St SW	120th St SW	119th St SW	118th St SW
117th St SW	116th St SW	115th St SW	114th St SW	113th St SW	112th St SW
111th St SW	110th St SW	109th St SW	108th St SW	107th St SW	106th St SW
105th St SW	104th St SW	103rd St SW	102nd St SW	101st St SW	100th St SW
99th St SW	98th St SW	97th St SW	96th St SW	95th St SW	94th St SW
93rd St SW	92nd St SW	91st St SW	90th St SW	89th St SW	88th St SW
87th St SW	86th St SW	85th St SW	84th St SW	83rd St SW	82nd St SW
80th St SW	79th St SW	78th St SW	77th St SW	76th St SW	75th St SW
73rd St SW	72nd St SW	71st St SW	70th St SW	69th St SW	68th St SW
67th St SW	66th St SW	65th St SW	64th St SW	63rd St SW	62nd St SW
60th St SW	59th St SW	58th St SW	57th St SW	56th St SW	55th St SW
53rd St SW	52nd St SW	51st St SW	50th St SW	49th St SW	48th St SW
47th St SW	46th St SW	45th St SW	44th St SW	43rd St SW	42nd St SW
40th St SW	39th St SW	38th St SW	37th St SW	36th St SW	35th St SW
33rd St SW	32nd St SW	31st St SW	30th St SW	29th St SW	28th St SW
27th St SW	26th St SW	25th St SW	24th St SW	23rd St SW	22nd St SW
20th St SW	19th St SW	18th St SW	17th St SW	16th St SW	15th St SW
13th St SW	12th St SW	11th St SW	10th St SW	9th St SW	8th St SW
6th St SW	5th St SW	4th St SW	3rd St SW	2nd St SW	1st St SW

This is a survey of:
part of:
5 1/4 of the SE 1/4
Located in:
**Section 30, T117N-R36W, Holland Township,
Kandiyohi County, Minnesota**

Land Description - 82.0 Acres

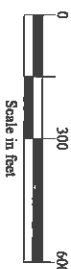
Doc No 469467
South Half of Southeast Quarter (S 1/2 of SE 1/4)
of Section 30, Township 117, Range 36.



The drawing prepared by:

Bonnama Runke Stern Inc.
Professional Land Surveyors
4566 Hwy 71 NE - Suite 1
Willmar, MN 56201
Office (320) 231-2944 Fax (320) 231-2827

Requested by: **Allen Hennlin - Sunwald Estate**



LEGEND

- Found Iron Monument from former survey
- Bonnama Runke Stern Picked Capped Iron Monument
- ⊙ East Iron Monument
- ✕ Picked metal conduit on property line
- Approximate Right of Way Line
- - - - - Triage Line (Survey 2021)

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

Bonnama 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 describing the property boundaries. The distances shown are for reference purposes only and are NOT intended for describing the property boundaries. Always be used when establishing the property lines.

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 JUNE 6, 2021.

Jonhna Madson

Date July 15, 2021 License No. 46189



Common Land Unit
 Cropland Non-cropland CRP

Leaflet | Powered by Esri
 2021 Crop Year

Farm 15396
 Tract 61137

Wetland Determination Identifiers

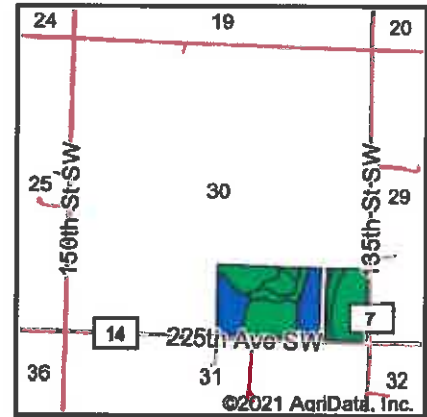
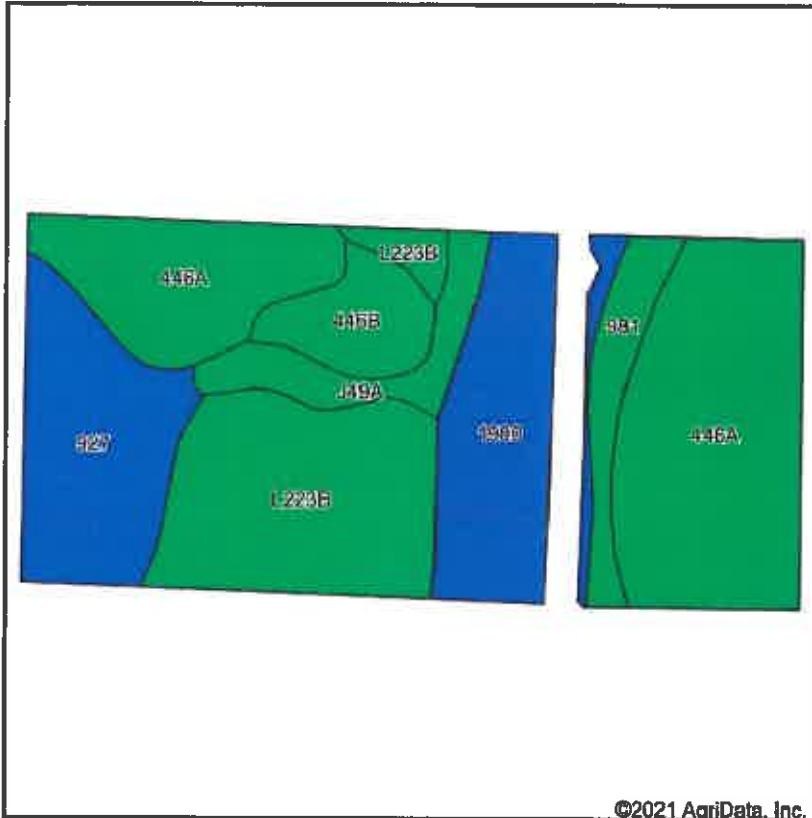
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions



Tract 13 of 14

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).

Soils Map



State: **Minnesota**
 County: **Kandiyohi**
 Location: **30-117N-36W**
 Township: **Holland**
 Acres: **74.23**
 Date: **5/12/2021**



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	Bromegrass alfalfa	Bromegrass alfalfa hay	Com	Oats	Soybeans	Spring wheat	*n NCCPI Soybeans
446A	Normania loam, 0 to 2 percent slopes	25.83	34.5%		I	99	6	4.6	181	88	54	53	68
L223B	Amirek-Swanlake loams, 2 to 6 percent slopes	15.07	20.3%		Ile	92							83
1900	Okobojl-Canisteo depressional complex, 0 to 1 percent slopes	11.01	14.8%		IIlw	86							74
927	Harp-Glencoe-Seaforth complex, 0 to 3 percent slopes	10.83	14.6%		IIlw	90							82
446B	Normania loam, 2 to 5 percent slopes	4.15	5.6%		Ile	94	5.8	4.5	172	87	52	52	87
J49A	Lakepark-Parnell, occasionally ponded, complex, 0 to 2 percent slopes	3.98	5.3%		IIlw	92							68
881	Canisteo-Harp loams	3.58	4.8%		IIlw	92	4.9	3.8	168	81	50	48	75
Weighted Average						93.3	2.6	2	80.2	39.2	24	23.5	*n 74.3

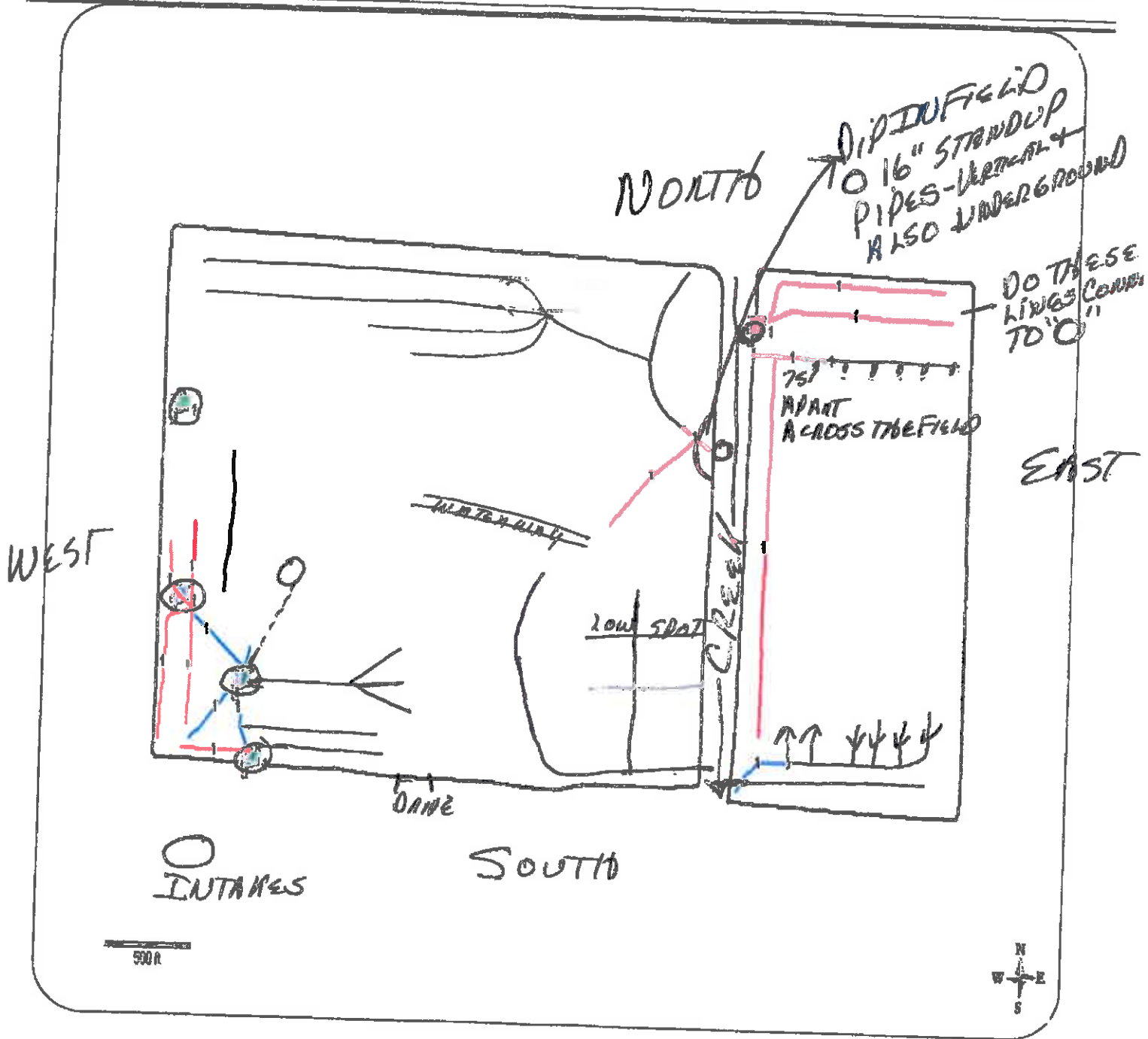
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Flag Layer Summary

Harvey Sunvold - Kandl C Holland TWP - East



Minnesota
 Renville
 Report ID: FSA-156EZ

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

FARM: 15396
 Prepared: 8/18/21 9:00 AM
 Crop Year: 2021
 Page: 9 of 10

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.

Tract Number: 61137 Description S2 SE4 HOLLAND 30, KANID CO
 FSA Physical Location : Kandiyohi, MN ANSI Physical Location: Kandiyohi, MN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields Recon Number 2012- 62
 Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
77.69	74.23	74.23	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	74.23	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	35.95	156	0.00
SOYBEANS	27.31	42	0.00
Total Base Acres:	63.26		

Owners: SUNVOLD, HARVEY
 Other Producers: None

Tract Number: 62260 Description N2 SE4 N OF RR TRACKS ME 18
 FSA Physical Location : Renville, MN ANSI Physical Location: Renville, MN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields
 Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
83.77	75.2	75.2	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	75.2	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	22.35	171	0.00
SOYBEANS	19.97	49	0.00
Total Base Acres:	42.32		

Owners:
 Other Producers: None

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

2021

PROPERTY TAX STATEMENT

PRCL# 20-030-0050 RCPT# 7374
 TC 2.641 2.464

HOLLAND TWP

Property ID Number: 20-030-0050
 Property Description: SECT-30 TWP-117 RANG-36
 S1/2 OF SE1/4

35565-T
 ACRES 80.00

		Values and Classification	
		Taxes Payable Year	
		2020	2021
Step 1	Estimated Market Value:	528.100	492.600
	Homestead Exclusion:		
	Taxable Market Value:	528.100	492.600
	New Improve/Expired Excls:		
Property Class:		AGRI HSTD	AGRI HSTD
Sent in March 2020			
Step 2	Proposed Tax		1.568.00
		* Does Not Include Special Assessments	
		Sent in November 2020	
Step 3	Property Tax Statement		
First half Taxes:			837.00
Second half Taxes:			837.00
Total Taxes Due in 2021			1,674.00

\$\$\$
 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	
	2,085.00	1,981.14
	408.60	408.32
	.00	.00
	1,676.40	1,572.82
	1,265.05	1,162.78
	214.57	207.50
	.00	.00
	138.67	159.27
	11.52	.78
	22.53	20.49
	4.60	4.21
	19.46	17.79
	1,676.40	1,572.82
		101.18
	49.60	
	1,726.00	1,674.00

- 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
- State General Tax
- School District: 998
 - 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
 - 6207 J.D.7,CK&R
 - 6206 J.D.7,CK&R
 -
 -
 -
- PRIN 101.18
- INT
- TOT 101.18
- YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS