

# STEVENS COUNTY FARMLAND ONLINE ONLY AUCTION

*Ends October 26, 2022 at 11 a.m. CST*

**AVERAGE  
93.7 CPI**



**Land Information**  
185+/- ACRES IN STEVENS COUNTY -  
SECTION 05 & 06 - TOWNSHIP 123 - RANGE 44  
8 MILES SOUTHWEST OF CHOKIO, MN

**PROPERTIES  
WILL BE  
SURVEYED**

**Parcel ID # 13-0024-000  
& 13-0023-000 STEVENS  
TOWNSHIP SECTION 5 & 6,  
CHOKIO, MN 56221, US**

**TERMS & CONDITIONS:** 10% down day of auction. Successful bidder will be required to sign purchase agreement at close of auction. Buying property AS IS-WHERE IS. Buyer will receive clear and marketable title. Buyers Premium will apply to the final bid.

## CLARENCE & MARIE GROSSMAN ESTATE

*Any interested buyers can obtain an information packet by calling our office in Benson at 320-843-3003 or download the packet from the Online Auction at [www.zielsdorfauctions.com](http://www.zielsdorfauctions.com)*



**320-843-3003**

Aaron Olson, Owner/Auctioneer/ Realtor  
MN 76-29, • 320-808-8947  
Bob Zielsdorf, Broker, MN 76-22 • 320-760-2006  
Brad Feuchtenberger, Auctioneer, MN 75-14, • 320-287-0501  
Janel Tollifson, Business Manager/Realtor • 320-760-7576  
Brandon Goff, Social Media/ Sales • 320-808-3191  
Matt Ludwig, Realtor/ Sales 320-493-4848  
Jami Knoblauch, Sales • 320-424-0557  
Isaac Mumm, Realtor/Sales • 320-428-5644

**AUCTIONEERS & CLERK**  
Zielsdorf Auction &  
Real Estate Services  
119 3rd St N – Benson, MN 56215  
Office: 320-843-3003

*Your Farm Equipment & Real Estate Specialist*

October 14th -  
26th, 2022  
Online Only

# TERMS AND CONDITIONS

## Attention Bidders:

- Registration & Bidding will happen at **www.zielsdorfauctions.com** For help registering or bidding please call 320-843-3003. The auction staff will be available during regular business hours 8 am-4:30 pm Monday- Friday.
- The successful bidder will be required to sign a Purchase Agreement at the close of the auction at Zielsdorf Auction Facility Located at 119 3rd St. North, Benson, MN 56215.
- **A deposit of 10% is required the day of sale. That money will be placed in Zielsdorf Auction and Real Estate Trust Account.**
- **Financing is not a contingency of sale in this offering.** Therefore, it is strongly recommended that potential bidders ensure in advance that they are able to obtain the necessary financing to close the transaction. If purchaser cannot obtain financing on the property because he/she cannot fulfill terms or does not qualify, then purchaser must either close for cash within the contractual period or forfeit his/her earnest money deposit.
- Balance of the purchase price must be paid in full at closing, or when all paperwork has been completed.
- Property is sold "AS IS, WHERE IS", with no warranties, expressed or implied.
- **Call for Verification on doing a 1031 Exchange Before Bidding.**
- **Sold by Deeded Acres**
- **Property has been Surveyed.**
- **Property will be sold without warranty.**

- All information contained in the auction brochure and all other promotional materials including, but not limited to, photographs, directions, acreage, zoning, maps, taxes, etc. All information was provided by or on behalf of the seller and is believed correct. However seller nor auctioneer makes any guarantees or warranties as to the accuracy or completeness of the information. It is the sole responsibility of the purchaser to perform all inspections and review all property information to verify any information they deem important.

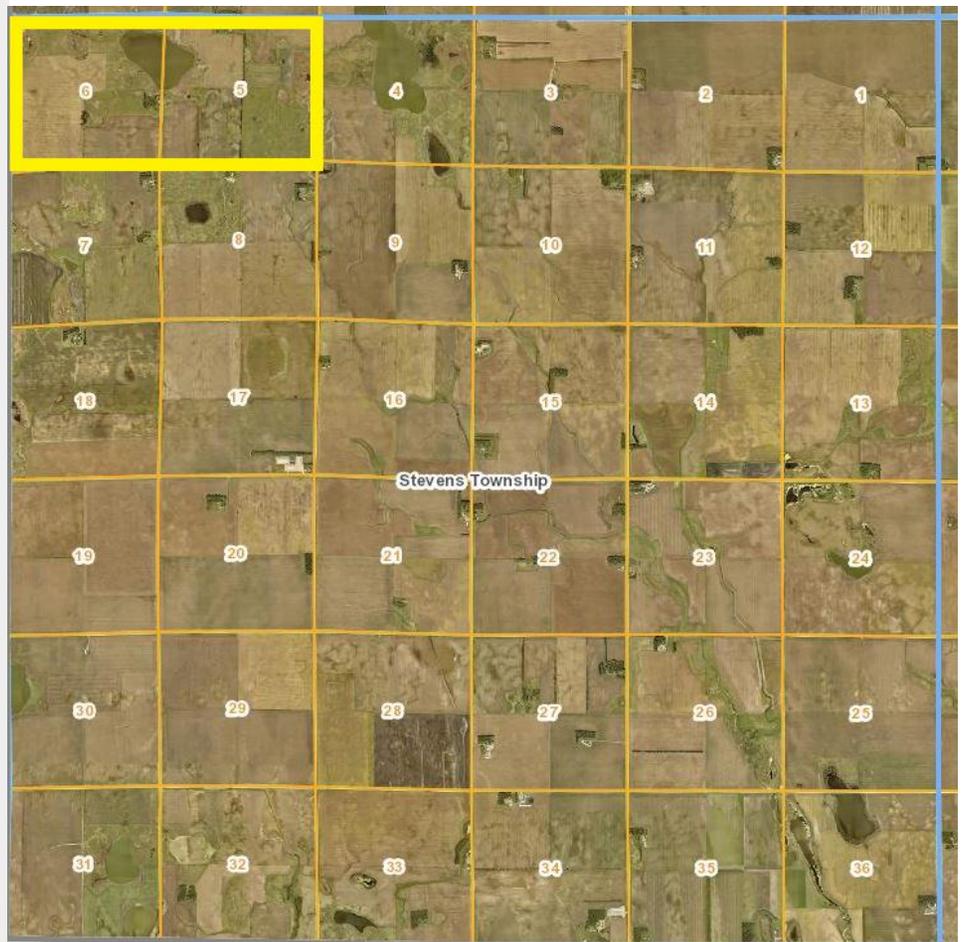
### Successful Bidder

- The successful bidder will be determined by competitive bidding. The auctioneer reserves the right to make a final decision shall a dispute arise. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.
- Bid Wrangler will be the bidding platform keeping record of the bids on the parcels of land.
- **All parcels will be linked together until final bids have been placed on each parcel. If bid is placed in the last 6 minutes of bidding lot will be extended for 6 more minutes until all bidding has stopped.**
- 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. The buyer is to rely upon his/her own environmental audit or examination of the premises.

## Important Notes

- **Zielsdorf Auction and Real Estate Co. LLC, is representing the seller.**
- The seller has agreed to the terms of the sale as published. However, the broker and auctioneer make no warranties or guaranties as to the seller's performance.
- **Sold with Sellers Confirmation.**
- **No Plow back will be completed. Possession will be after the 2022 crops have been harvested.**
- Discuss your buying plans with a lender. Have your financing arrangements made in advance.
- **All Rent Payments shall be retained by the Sellers for the year 2022.**
- Sale is **NOT** subject to financing.
- **ALL ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.**
- Buyer and Seller will be responsible for their own closing costs.
- **A Buyers Premium of 4% will apply to final bid.**
- Real Estate Taxes will be paid by the seller for the 2022 tax year.
- Buyer will receive a Clear and Marketable Title on day of closing.
- Closing will take place at a professional Title company or Attorney, agreeable by both buyer and seller.
- Buyer is encouraged to bring own inspections to inspect and/all aspects of the buildings
- **Closing will take place On or Before December 7th.**
- **SELLER STATES SOME TILE IN FIELDS TILES MAPS UNAVAILABLE**

The Terms and Conditions of Sale are described in this Buyer's Prospectus and Purchase Agreement. The information provided by this Prospectus is believed to be accurate. However, no warranty or guarantee, expressed or implied, is intended or made by owners or Zielsdorf Auction and Real Estate Company. Auctioneers and owners will not be held responsible for discrepancies or inaccuracies. All information contained in this and other advertisements was obtained from sources believed to be accurate. All buyers must independently investigate and confirm any information or assumptions on which any bid is based.



MAP OF STEVENS COUNTY  
 WITH STEVENS TOWNSHIP  
 AND PARCELS



# Parcel #1

125.29 +/- Deeded Acres Stevens Township Section 6,  
Acres Will Be Verified By Survey

98.78 +/- Tillable Acres W/ Additional 25+/- CRP To Be Tilled Up

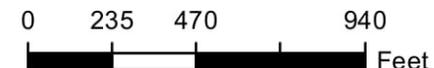
124+/- Potential Tillable Acres

CRP Contract Has Been Removed

Township 123, Range 44

13-0024-000

CPI 95.5



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

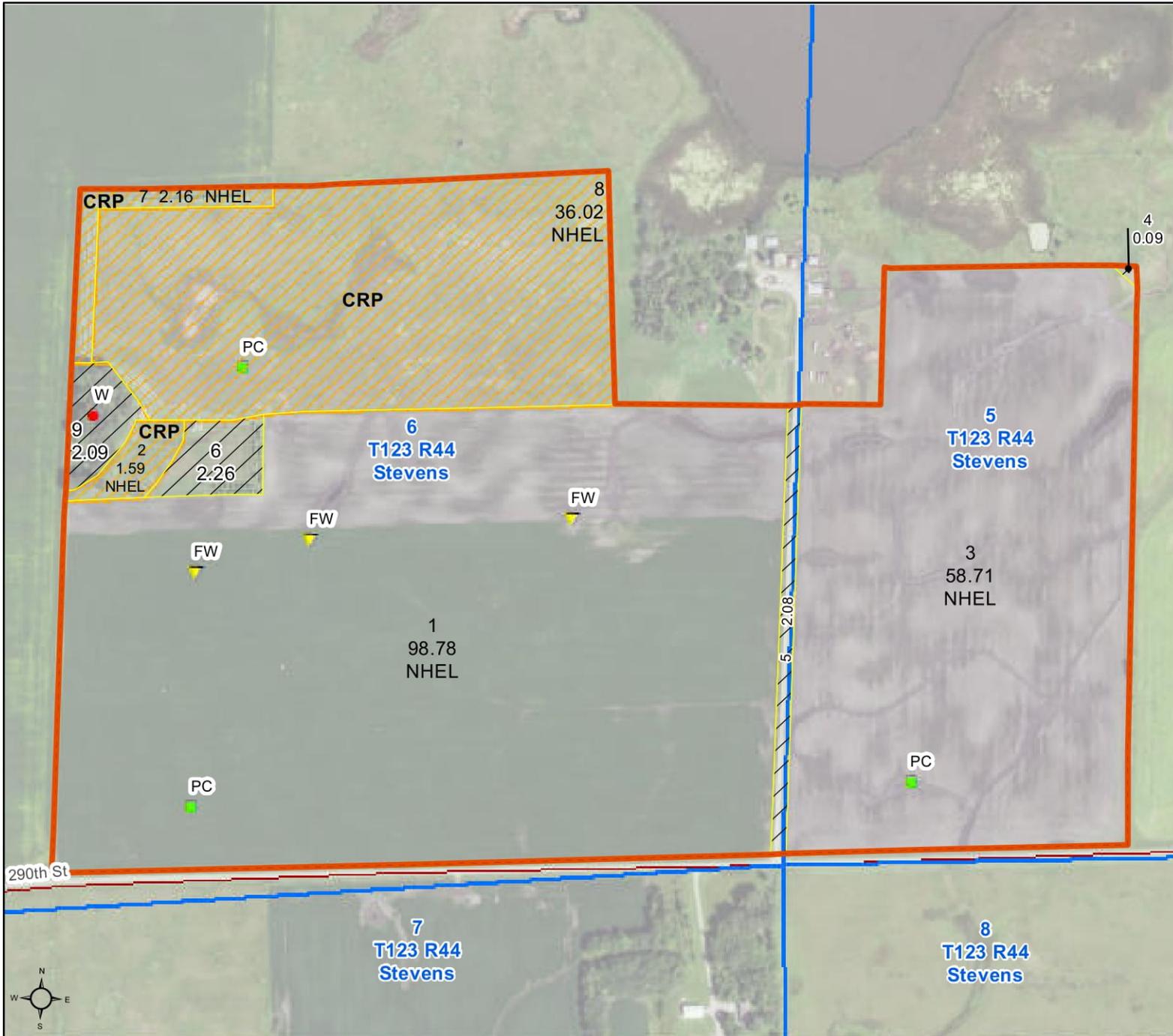
**Common Land Unit**

- Non-Cropland
- Cropland
- CRP
- Tract Boundary

**Wetland Determination Identifiers**

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

Tract Cropland Total:



- 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
- CRP
- Tract Boundary

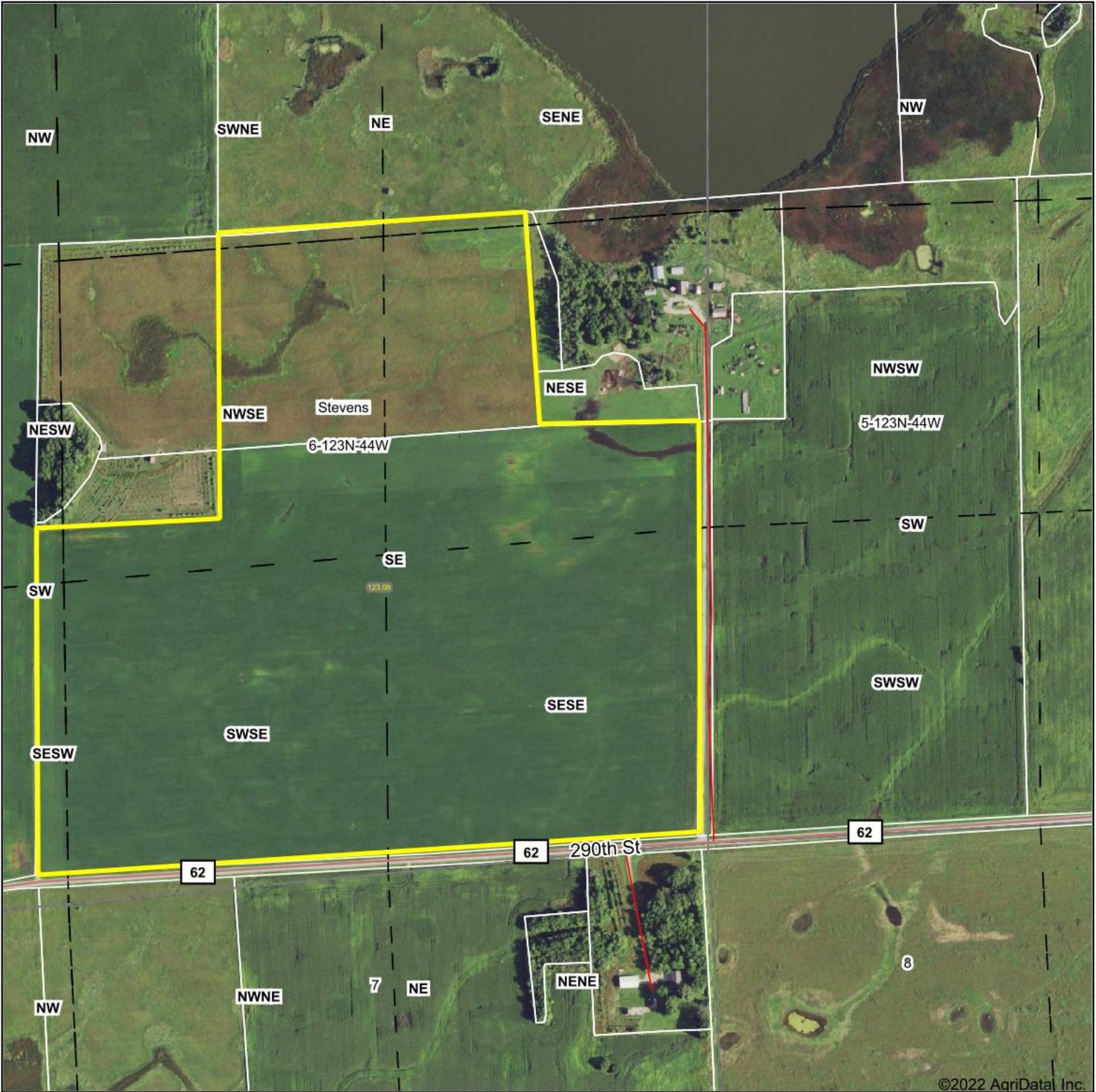
**Wetland Determination Identifiers**

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

Tract Cropland Total: 197.26 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.

# Aerial Map



Map Center: 45° 29' 17.91, -96° 13' 23.67



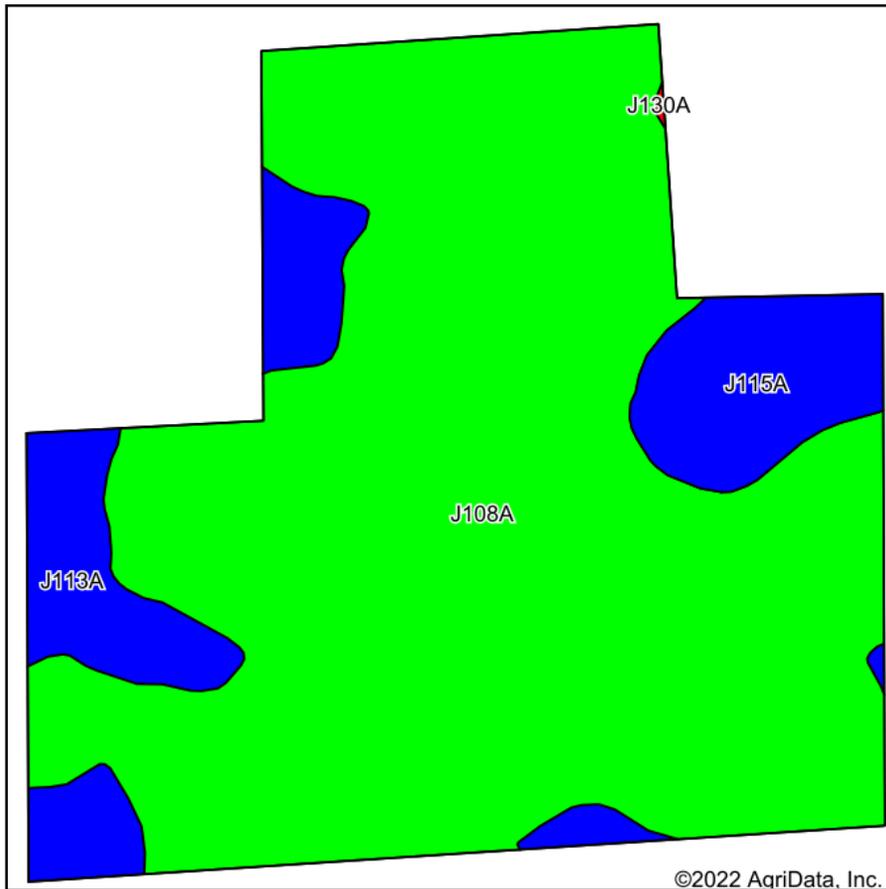
**6-123N-44W**  
**Stevens County**  
**Minnesota**



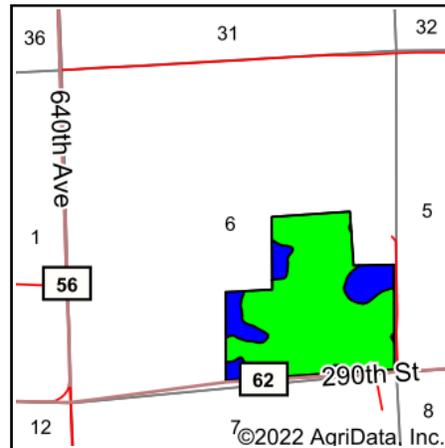
Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2021 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Stevens**  
 Location: **6-123N-44W**  
 Township: **Stevens**  
 Acres: **123.08**  
 Date: **9/15/2022**



Area Symbol: MN149, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
J108A	Aazdahl-Balaton clay loams, 0 to 2 percent slopes	101.41	82.4%		3.2ft.	IIc	3678	97	74	61	45	74
J113A	Flom-Aazdahl-Hamerly complex, 0 to 2 percent slopes	13.19	10.7%		2.8ft.	IIw	4628	88	74	61	45	74
J115A	Flom-Hamerly complex, 0 to 2 percent slopes	8.42	6.8%		1.5ft.	IIIw	4811	90	75	61	45	75
J130A	Quam and Cathro soils, 0 to 1 percent slopes, frequently ponded	0.06	0.0%		0ft.	VIIIw	1205	5	42	20	38	22
<b>Weighted Average</b>						<b>2.07</b>	<b>3856.1</b>	<b>95.5</b>	<b>*n 74.1</b>	<b>*n 61</b>	<b>*n 45</b>	<b>*n 74</b>

\*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.

Minnesota  
Stevens

U.S. Department of Agriculture  
Farm Service Agency

FARM: 5242  
Prepared: 8/30/22 10:22 AM  
Crop Year: 2022  
Page: 1 of 2

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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: DENEUI, LUCAS  
Farm Identifier: 5,6-Stevens

Farms Associated with Operator:  
None

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): 1474, 11530, 11599

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
203.78	197.26	197.26	0.0	0.0	0.0	39.77	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	157.49	0.0	0.0	0.0				

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	78.5	145	0.00	0
SOYBEANS	78.98	41	38.18	0
<b>Total Base Acres:</b>	157.48			

Tract Number: 3733 Description SE-6,W1/2SW-5-STEVEN  
FSA Physical Location : Stevens, MN ANSI Physical Location: Stevens, MN  
BIA Range Unit Number:  
HEL Status: NHEL: no agricultural commodity planted on undetermined fields  
Wetland Status: Tract contains a wetland or farmed wetland  
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
203.78	197.26	197.26	0.0	0.0	0.0	39.77	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	157.49	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	78.5	145	0.00
SOYBEANS	78.98	41	38.18
<b>Total Base Acres:</b>	157.48		

Owners: GROSSMAN, MARIE

Minnesota

Stevens

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM: 5242**

**Prepared:** 8/30/22 10:22 AM

**Crop Year:** 2022

**Page:** 2 of 2

**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.

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**Other Producers:** None

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U.S.D.A.  
Soil Conservation Service

SCS-CPA-026  
(June 91)

1. Name and Address of Person

David Asfeld  
Rt 1 Box 103  
Chokio MN 56221

2. Date of Request

8-16-93

3. County

Stevens

**HIGHLY ERODIBLE LAND AND WETLAND  
CONSERVATION DETERMINATION**

4. Name of USDA Agency or Person Requesting Determination

ASCS

5. Farm No. and Tract No.

# 3042 T 3733

2008 CLU  
update  
3/20/08

**SECTION I - HIGHLY ERODIBLE LAND**

	FIELD NO.(s)	TOTAL ACRES
6. Is soil survey now available for making a highly erodible land determination? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
7. Are there highly erodible soil map units on this farm? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.	none	
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.	none	
10. This Highly Erodible Land determination was completed in the: Office <input checked="" type="checkbox"/> Field <input type="checkbox"/>		

**SECTION II - WETLAND**

	FIELD NO.(s)	TOTAL ACRES
11. Are there hydric soils on this farm? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW) or Farmed Wetlands Pasture (FWP). Wetlands may be farmed under natural conditions. Farmed Wetlands and Farmed Wetlands Pasture may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.	2 & non-cropped areas	11.2 Ac
13. Prior Converted Cropland (PC). Wetlands that were converted prior to December 23, 1985. The use, management, drainage, and alteration of prior converted cropland (PC) are not subject to the wetland conservation provisions unless the area reverts to wetland as a result of abandonment.	1,2,3	all other areas
14. Artificial Wetlands (AW). Artificial wetlands includes irrigation-induced wetlands. These wetlands are not subject to the wetland conservation provisions.	non cropped.	0.2 Ac
15. Minimal Effect Wetlands (MW). These wetlands are to be farmed according to the minimal-effect agreement signed at the time the minimal-effect determination was made.		
16. Mitigation Wetlands (MIW). Wetlands on which a person is actively mitigating a frequently cropped area or a wetland converted between December 23, 1985 and November 28, 1990.		
17. Restoration with Violation (RVW+year). A restored wetland that was in violation as a result of conversion after November 28, 1990, or the planting of an agricultural commodity or forage crop.		
18. Restoration without Violation (RSW). A restored wetland converted between December 23, 1985 and November 28, 1990, on which an agricultural commodity has not been planted.		
19. Replacement Wetlands (RPW). Wetlands which are converted for purposes other than to increase production, where the wetland values are being replaced at a second site.		
20. Good Faith Wetlands (GFW+year). Wetlands on which ASCS has determined a violation to be in good faith and the wetland has been restored.		
21. Converted Wetlands (CW). Wetlands converted after December 23, 1985 and prior to November 28, 1990. In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits.		
22. Converted Wetland (CW+year). Wetlands converted after November 28, 1990. You will be ineligible for USDA program benefits until this wetland is restored.		
23. Converted Wetland Non-Agricultural use (CWNA). Wetlands that are converted for trees, fish production, shrubs, cranberries, vineyards or building and road construction.		
24. Converted Wetland Technical Error (CWTE). Wetlands that were converted as a result of incorrect determination by SCS.		
25. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.		
26. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 22 for information on CW+year.		
27. The wetland determination was completed in the office <input checked="" type="checkbox"/> field <input type="checkbox"/> and was delivered <input type="checkbox"/> mailed <input checked="" type="checkbox"/> to the person on 8-16-93		

28. Remarks.

Re con - New Tract #, no other changes.

29. I certify that the above determination is correct and adequate for use in determining eligibility for USDA program benefits, and that wetland hydrology, hydric soils, and hydrophytic vegetation under normal circumstances exist on all areas outlined as Wetlands, Farmed Wetlands, and Farmed Wetlands Pasture.

30. Signature of SCS District Conservationist

Stanley Muschewing

31. Date

8-16-93

Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, or handicap.

Stevens

David Wesley

# 3042

Stevens Co. Nottoscale Oct. 1991

J-1

204  
 NREL  
 NREL  
 H5.3  
 NREL  
 112.1  
 FV  
 FV  
 FV  
 40.00

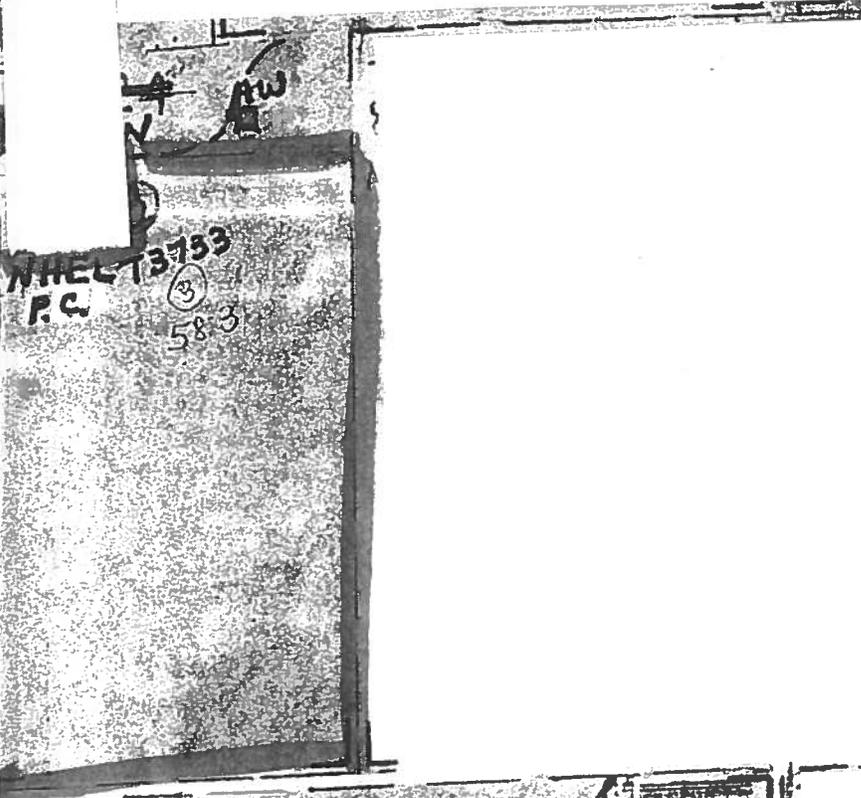
58

112

STEVENS COUNTY

#3042

Stevens Co. Not to scale OCT. 1991 J. J.



TIN

Default Timeout is: 59

As of :

9/15/2022

Parcel Number: 13-0024-000

Payable Year: 2022

[General Info](#) | 
 [Tax Info](#) | 
 [Current Receipts](#) | 
 [Special Asmts](#) | 
 [Unpaid Tax](#) | 
 [History](#) | 
 [Pay by Credit Card](#)

[Current Year Tax Stmt](#) | 
 [Previous Year Tax Stmt](#)

**Taxpayer/Owner Information**

**Taxpayer #14336**  
 GROSSMAN/CHARLES/ETAL  
 603 MAIN ST  
 PO BOX 65  
 CHOKIO MN 56221

**General**

**MP #13-0023-000** Re/Mh: REAL ESTATE  

Twp/City	School	Water	Fire	HRA	Agri
13	771	0	0	0	0

 Twp/City 13 - STEVENS TWP  
 School Dist 771 - CHOKIO/ALBERTA

**Description**

Sect	Twp	Range	Lot	Block
6	123	44	0	0

6 123 44 145.29  
 W1/2SE1/4 & SE1/4SE1/4  
 & PT LT 10  
 BK 85; PG 588

**Property Address**

**Escrow**

0  
**Deeded Acres:** 145.29

[Another Search](#) | 
 [Back to ParcelList](#)

Default Timeout is: 120

As of :

9/15/2022

Parcel Number: 13-0024-000

Payable Year: 2022

[General Info](#) | [Tax Info](#) | [Current Receipts](#) | [Special Asmts](#) | [Unpaid Tax](#) | [History](#)

**General**

<b>Receipt #</b>	3497	<b>Name</b>	GROSSMAN/CHARLES/ETAL
<b>Class #1</b>	101 AGRICULTURE	<b>MP#</b>	13-0023-000
<b>Homestead</b>	1 FULL HOMESTEAD		
<b>Cho-HS</b>	702		

<b>Class #2</b>	<b>Homestead</b>
<b>Class #3</b>	<b>Homestead</b>

**Market/Tax**

<b>Estimated Market</b>	811200	<b>Rate (49.64500)</b>	0.45511	<b>Gross Tax</b>	2,014.00
<b>Taxable Market</b>	811200	<b>County</b>	1,651.64	<b>Std/HACA/Cr</b>	0.00
<b>New Improvements</b>	0	<b>Twp/City</b>	221.62	<b>Spec Asmt</b>	0.00
		<b>State</b>	0.00	<b>Net Tx Due</b>	2,014.00
<b>TC Total</b>	4056	<b>Sch Voter</b>	0.00	<b>Tax AB/Adds</b>	0.00
<b>TC Hstd</b>	4056	<b>Sch Other</b>	76.78	<b>S.A. AB/Adds</b>	0.00
<b>TC Non Hstd</b>	0	<b>County Wide</b>	63.96	<b>Adjusted Net</b>	2,014.00
<b>TC H G Hstd</b>	0	<b>Tax Incr</b>	0	<b>Total Receipts</b>	2,014.00
<b>TC QTA</b>	0	<b>Watershed</b>	0.00	<b>Remaining Due</b>	0.00
		<b>Fire</b>	0.00		
<b>TC State</b>	0	<b>HRA</b>	0		
<b>Hstd Credit</b>	0.00	<b>Agri</b>	0		
<b>Ag Credit</b>	0.00			<b>MAY 16</b>	1,007.00
<b>Other Credit</b>	0.00	<b>City</b>	0.00	<b>NOVEMBER 15</b>	1,007.00
		<b>Sch Ref-Info</b>	0.00		
		<b>Extra C.W.</b>	0.00		
<b>QTA Tax Amt</b>	0.00	<b>Non Sch Ref</b>	0		

[Another Search](#) | [Back to ParcelList](#) |

**STEPHANIE BUSS**  
**STEVENS COUNTY AUDITOR/TREASURER**  
 400 COLORADO AVE., SUITE 303  
 MORRIS, MN 56267  
 320-208-6567  
 www.co.stevens.mn.us

**2022**

**PROPERTY TAX STATEMENT**

PRCL# 13-0024-000 RCPT# 3497  
 TC 4.056 4.056

STEVENS TWP

**Property ID Number:** 13-0024-000 ACRES 145.29  
**Property Description:** SECT-06 TWP-123 RANG-44  
 6 123 44 145.29 W1/2SE1/4 &  
 SE1/4SE1/4 & PT LT 10 BK 85; PG 588

CHARLES GROSSMAN ETAL 14336-T  
 603 MAIN ST  
 CHOKIO MN 56221

		Values and Classification	
		Taxes Payable Year	2021 2022
Step 1	<b>Estimated Market Value:</b>	811.200	811.200
	<b>Homestead Exclusion:</b>		
	<b>Taxable Market Value:</b>	811,200	811,200
Step 2	<b>New Improve/Expired Excls:</b>		
	<b>Property Class:</b>	AGRI HSTD	AGRI HSTD
Sent in March 2021			
Step 3	<b>Proposed Tax</b>		
	* Does Not Include Special Assessments 2,010.00 Sent in November 2021		
<b>Property Tax Statement</b>			
Step 3	First half Taxes:		1,007.00
	Second half Taxes:		1,007.00
	Total Taxes Due in 2022		2,014.00

**\$\$\$**  
 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 .....

		Taxes Payable Year:	2021	2022
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund .....				.00
File by August 15th. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b> <input type="checkbox"/>				
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....			.00	
<b>Property Tax and Credits</b>	3. Property taxes before credits .....		2,010.00	2,014.00
	4. A. Agricultural and rural land tax credits .....		.00	.00
	B. Other credits to reduce your property tax .....		.00	.00
	5. <b>Property taxes after credits</b> .....		2,010.00	2,014.00
	<b>Property Tax by Jurisdiction</b>	6. County .....		1,637.50
	7. City or Town .....		221.98	221.62
	8. State General Tax .....		.00	.00
	9. School District: <b>771</b>	A. Voter approved levies .....	.00	.00
		B. Other local levies .....	88.46	76.78
	10. Special Taxing Districts:	A. <b>HRA STEVENS COUNTY</b> .....	62.06	63.96
		B. ....		
		C. ....		
		D. ....		
	11. Non-school voter approved referenda levies .....			
	12. Total property tax before special assessments .....		2,010.00	2,014.00
<b>Special Assessments on Your Property</b>	13. A. ....			
	B. ....			
	C. ....			
	D. ....			
	E. ....			
14. <b>YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b> .....			2,010.00	2,014.00

**2** 2nd Half Pay Stub **2022** DETACH AND RETURN THIS STUB WITH YOUR 2ND HALF PAYMENT  
 MAKE CHECKS PAYABLE TO: STEVENS COUNTY TREASURER  
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

**1** 1st Half Pay Stub **2022** DETACH AND RETURN THIS STUB WITH YOUR FULL/1ST HALF PAYMENT  
 MAKE CHECKS PAYABLE TO: STEVENS COUNTY TREASURER  
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 13-0024-000 RCPT# 3497  
 AGRI HSTD

PRCL# 13-0024-000 RCPT# 3497  
 AGRI HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2022	2ND HALF TAX	1,007.00	2,014.00
	PENALTY		1,007.00
	TOTAL		

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

CHARLES GROSSMAN ETAL 14336-T  
 603 MAIN ST  
 CHOKIO MN 56221

CHARLES GROSSMAN ETAL 14336-T  
 603 MAIN ST  
 CHOKIO MN 56221

**STEPHANIE BUSS**  
**STEVENS COUNTY AUDITOR/TREASURER**  
 400 COLORADO AVE., SUITE 303  
 MORRIS, MN 56267  
 320-208-6567  
 www.co.stevens.mn.us

**2021**

**PROPERTY TAX STATEMENT**

PRCL# 13-0024-000 RCPT# 3480 TC 4,382 4,056

STEVENS TWP

**Property ID Number:** 13-0024-000 ACRES 145.29  
**Property Description:** SECT-06 TWP-123 RANG-44  
 6 123 44 145.29 W1/2SE1/4 &  
 SE1/4SE1/4 & PT LT 10 BK 85; PG 588

MARIE E GROSSMAN L.E. 1319-O  
 MICHAEL GROSSMAN ETAL 10802-T  
 % MARIE E GROSSMAN  
 116 W 2ND ST  
 GRACEVILLE MN 56240-7768

		Values and Classification	
		Taxes Payable Year	2020 2021
Step 1	<b>Estimated Market Value:</b>	876,400	811,200
	<b>Homestead Exclusion:</b>		
	<b>Taxable Market Value:</b>	876,400	811,200
	<b>New Improve/Expired Excls:</b>		
<b>Property Class:</b>		AGRI HSTD	AGRI HSTD
Sent in March 2020			
Step 2	<b>Proposed Tax</b>		
* Does Not Include Special Assessments			2,008.00
Sent in November 2020			
Step 3	<b>Property Tax Statement</b>		
First half Taxes:			1,005.00
Second half Taxes:			1,005.00
Total Taxes Due in 2021			2,010.00

**\$\$\$**  
 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 ..... .00

		Taxes Payable Year:	2020	2021
3. Property taxes before credits .....			2,074.00	2,010.00
4. A. Agricultural and rural land tax credits .....			.00	.00
B. Other credits to reduce your property tax .....			.00	.00
5. <b>Property taxes after credits</b> .....			2,074.00	2,010.00
6. County .....			1,695.61	1,637.50
7. City or Town .....			222.61	221.98
8. State General Tax .....			.00	.00
9. School District: 771				
A. Voter approved levies .....			.00	.00
B. Other local levies .....			91.45	88.46
10. Special Taxing Districts:				
A. HRA STEVENS COUNTY .....			64.33	62.06
B. ....				
C. ....				
D. ....				
11. Non-school voter approved referenda levies .....				
12. Total property tax before special assessments .....			2,074.00	2,010.00
13. A. ....				
B. ....				
C. ....				
D. ....				
E. ....				
14. <b>YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b> .....			2,074.00	2,010.00

**2** 2nd Half Pay Stub **2021** DETACH AND RETURN THIS STUB WITH YOUR 2ND HALF PAYMENT  
 MAKE CHECKS PAYABLE TO: STEVENS COUNTY TREASURER  
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

**1** 1st Half Pay Stub **2021** DETACH AND RETURN THIS STUB WITH YOUR FULL/1ST HALF PAYMENT  
 MAKE CHECKS PAYABLE TO: STEVENS COUNTY TREASURER  
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 13-0024-000 RCPT# 3480  
 AGRI HSTD

PRCL# 13-0024-000 RCPT# 3480  
 AGRI HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2021	2ND HALF TAX	1,005.00	2,010.00
	PENALTY		1,005.00
	TOTAL		

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

MICHAEL GROSSMAN ETAL 10802-T  
 % MARIE E GROSSMAN  
 116 W 2ND ST  
 GRACEVILLE MN 56240-7768

MICHAEL GROSSMAN ETAL 10802-T  
 % MARIE E GROSSMAN  
 116 W 2ND ST  
 GRACEVILLE MN 56240-7768

NO RECEIPT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.  
 LIST ADDRESS CORRECTION ON BACK OF STUB.

NO RECEIPT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.  
 LIST ADDRESS CORRECTION ON BACK OF STUB.



# Parcel #2

61.94 +/- Deeded Acres Stevens Township Section 5,

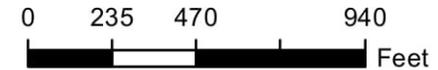
Acres Will Be Verified By Survey

58.71 +/- Tillable Acres

Township 123, Range 44

13-0023-000

CPI 90.6



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

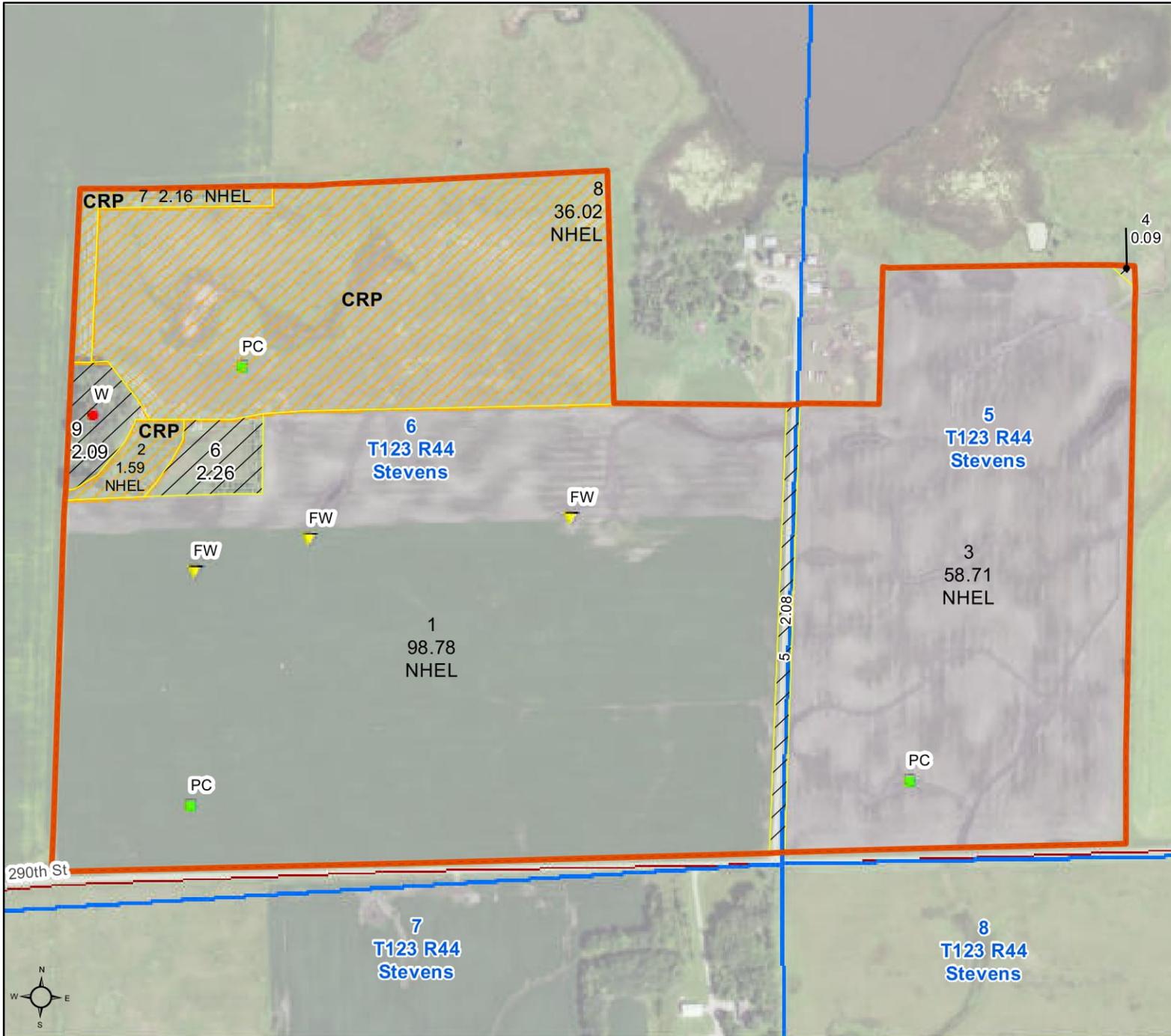
**Common Land Unit**

- Non-Cropland
- Cropland
- CRP
- Tract Boundary

**Wetland Determination Identifiers**

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

Tract Cropland Total:



- 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
- CRP
- Tract Boundary

**Wetland Determination Identifiers**

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

Tract Cropland Total: 197.26 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.

# Aerial Map



©2022 AgriData, Inc.

Map Center: 45° 29' 17.26, -96° 13' 4.76



**5-123N-44W**  
**Stevens County**  
**Minnesota**

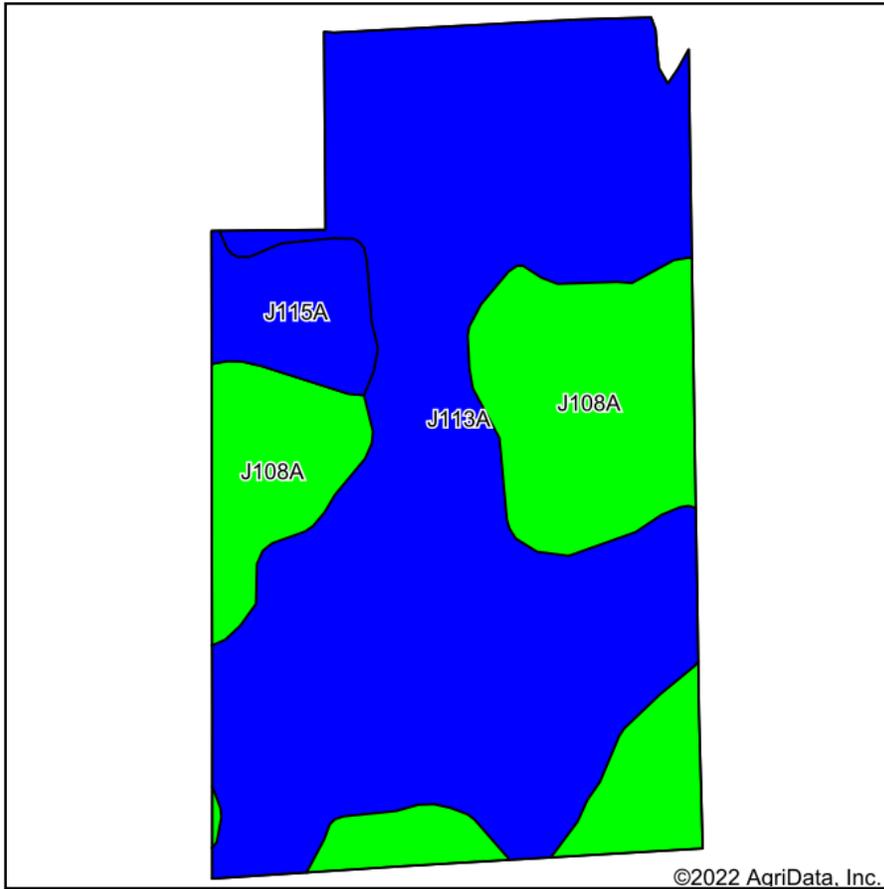


9/16/2022

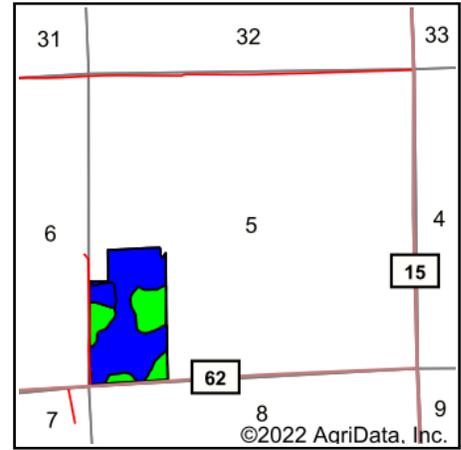
Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2021 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Stevens**  
 Location: **5-123N-44W**  
 Township: **Stevens**  
 Acres: **58.54**  
 Date: **9/16/2022**



Maps Provided By:



© AgriData, Inc. 2021

www.AgriDataInc.com



Area Symbol: MN149, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
J113A	Flom-Aazdahl-Hamerly complex, 0 to 2 percent slopes	39.00	66.6%		2.8ft.	IIw	4628	88	74	61	45	74	
J108A	Aazdahl-Balaton clay loams, 0 to 2 percent slopes	16.30	27.8%		3.2ft.	IIc	3678	97	74	61	45	74	
J115A	Flom-Hamerly complex, 0 to 2 percent slopes	3.24	5.5%		1.5ft.	IIIw	4811	90	75	61	45	75	
<b>Weighted Average</b>							<b>2.06</b>	<b>4373.6</b>	<b>90.6</b>	<b>*n 74.1</b>	<b>*n 61</b>	<b>*n 45</b>	<b>*n 74.1</b>

\*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.

Minnesota  
Stevens

U.S. Department of Agriculture  
Farm Service Agency

FARM: 5242  
Prepared: 8/30/22 10:22 AM  
Crop Year: 2022  
Page: 1 of 2

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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: DENEUI, LUCAS  
Farm Identifier: 5,6-Stevens

Farms Associated with Operator:  
None

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): 1474, 11530, 11599

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
203.78	197.26	197.26	0.0	0.0	0.0	39.77	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	157.49	0.0	0.0	0.0				

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	78.5	145	0.00	0
SOYBEANS	78.98	41	38.18	0
<b>Total Base Acres:</b>	157.48			

Tract Number: 3733 Description SE-6,W1/2SW-5-STEVEN  
FSA Physical Location : Stevens, MN ANSI Physical Location: Stevens, MN  
BIA Range Unit Number:  
HEL Status: NHEL: no agricultural commodity planted on undetermined fields  
Wetland Status: Tract contains a wetland or farmed wetland  
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
203.78	197.26	197.26	0.0	0.0	0.0	39.77	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	157.49	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	78.5	145	0.00
SOYBEANS	78.98	41	38.18
<b>Total Base Acres:</b>	157.48		

Owners: GROSSMAN, MARIE

Minnesota

Stevens

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM: 5242**

**Prepared:** 8/30/22 10:22 AM

**Crop Year:** 2022

**Page:** 2 of 2

**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.

---

**Other Producers:** None

---

U.S.D.A.  
Soil Conservation Service

SCS-CPA-026  
(June 91)

1. Name and Address of Person

David Asfeld  
Rt 1 Box 103  
Chokio MN 56221 #3912

2. Date of Request

8-16-93

3. County

Stevens

HIGHLY ERODIBLE LAND AND WETLAND  
CONSERVATION DETERMINATION

4. Name of USDA Agency or Person Requesting Determination

ASCS

5. Farm No. and Tract No.

# 3042 T 3733

2008 CLU update  
3/20/08

SECTION I - HIGHLY ERODIBLE LAND

	FIELD NO.(s)	TOTAL ACRES
6. Is soil survey now available for making a highly erodible land determination? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
7. Are there highly erodible soil map units on this farm? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.	none	
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.	none	
10. This Highly Erodible Land determination was completed in the: Office <input checked="" type="checkbox"/> Field <input type="checkbox"/>		

SECTION II - WETLAND

	FIELD NO.(s)	TOTAL ACRES
11. Are there hydric soils on this farm? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW) or Farmed Wetlands Pasture (FWP). Wetlands may be farmed under natural conditions. Farmed Wetlands and Farmed Wetlands Pasture may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.	2 & non-cropped areas	11.2 Ac
13. Prior Converted Cropland (PC). Wetlands that were converted prior to December 23, 1985. The use, management, drainage, and alteration of prior converted cropland (PC) are not subject to the wetland conservation provisions unless the area reverts to wetland as a result of abandonment.	1,2,3	all other areas
14. Artificial Wetlands (AW). Artificial wetlands includes irrigation-induced wetlands. These wetlands are not subject to the wetland conservation provisions.	non cropped.	0.2 Ac
15. Minimal Effect Wetlands (MW). These wetlands are to be farmed according to the minimal-effect agreement signed at the time the minimal-effect determination was made.		
16. Mitigation Wetlands (MIW). Wetlands on which a person is actively mitigating a frequently cropped area or a wetland converted between December 23, 1985 and November 28, 1990.		
17. Restoration with Violation (RVW+year). A restored wetland that was in violation as a result of conversion after November 28, 1990, or the planting of an agricultural commodity or forage crop.		
18. Restoration without Violation (RSW). A restored wetland converted between December 23, 1985 and November 28, 1990, on which an agricultural commodity has not been planted.		
19. Replacement Wetlands (RPW). Wetlands which are converted for purposes other than to increase production, where the wetland values are being replaced at a second site.		
20. Good Faith Wetlands (GFW+year). Wetlands on which ASCS has determined a violation to be in good faith and the wetland has been restored.		
21. Converted Wetlands (CW). Wetlands converted after December 23, 1985 and prior to November 28, 1990. In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits.		
22. Converted Wetland (CW+year). Wetlands converted after November 28, 1990. You will be ineligible for USDA program benefits until this wetland is restored.		
23. Converted Wetland Non-Agricultural use (CWNA). Wetlands that are converted for trees, fish production, shrubs, cranberries, vineyards or building and road construction.		
24. Converted Wetland Technical Error (CWTE). Wetlands that were converted as a result of incorrect determination by SCS.		
25. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.		
26. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 22 for information on CW+year.		
27. The wetland determination was completed in the office <input checked="" type="checkbox"/> field <input type="checkbox"/> and was delivered <input type="checkbox"/> mailed <input checked="" type="checkbox"/> to the person on 8-16-93		

28. Remarks.

Re con - New Tract #, no other changes.

29. I certify that the above determination is correct and adequate for use in determining eligibility for USDA program benefits, and that wetland hydrology, hydric soils, and hydrophytic vegetation under normal circumstances exist on all areas outlined as Wetlands, Farmed Wetlands, and Farmed Wetlands Pasture.

30. Signature of SCS District Conservationist

Stanley Muschewing

31. Date

8-16-93

Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, or handicap.

Stevens

David W. Kelly

# 3042

Stevens Co. Nottoscale Oct. 1991

J-1

204  
 NREL  
 NREL  
 H5.3  
 NREL  
 112.1  
 FV  
 FV  
 FV  
 40.00

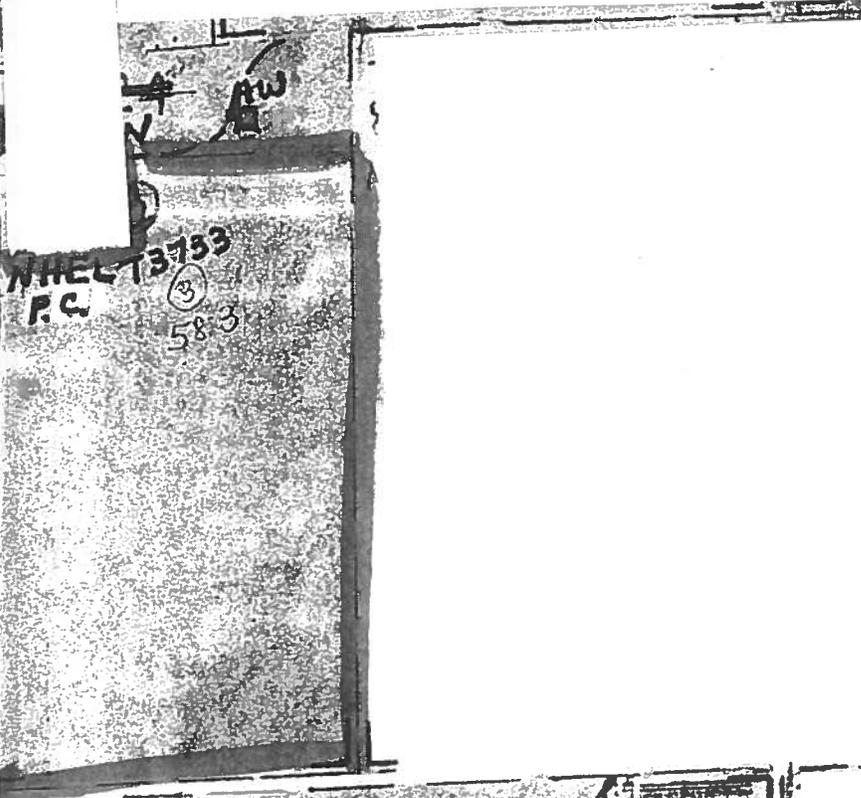
58

112.1

STEVENS COUNTY

#3042

Stevens Co. Not to scale OCT. 1991 J. J.



TIN

Default Timeout is: 59  
As of :  
**9/15/2022**

Parcel Number: **13-0023-000**

Payable Year: **2022**

[General Info](#) | [Tax Info](#) | [Current Receipts](#) | [Special Asmts](#) | [Unpaid Tax](#) | [History](#) | **Pay by Credit Card**

[Current Year Tax Stmt](#) [Previous Year Tax Stmt](#)

**Taxpayer/Owner Information**

**Taxpayer #14336**  
GROSSMAN/CHARLES/ETAL  
603 MAIN ST  
PO BOX 65  
CHOKIO MN 56221

**General**

**MP #13-0023-000 Re/Mh: REAL ESTATE**  
**Twp/City**    **School**    **Water**    **Fire**    **HRA**    **Agri**  
                  13           771           0           0           0           0  
**Twp/City**    13 - STEVENS TWP  
**School Dist** 771 - CHOKIO/ALBERTA

**Description**

<b>Sect</b>	<b>Twp</b>	<b>Range</b>	<b>Lot</b>	<b>Block</b>
5	123	44	0	0

5 123 44 61.94  
SW1/4SW1/4 & PT LT 7 LESS 7.51 A  
BK 85; PG 588

**Property Address**

**Escrow**

0  
**Deeded Acres:** 61.94

[Another Search](#) | [Back to ParcelList](#)

Default Timeout is: 59

As of :

9/15/2022

Parcel Number: 13-0023-000

Payable Year: 2022

[General Info](#) | [Tax Info](#) | [Current Receipts](#) | [Special Asmts](#) | [Unpaid Tax](#) | [History](#)

**General**

<b>Receipt #</b>	3495	<b>Name</b>	GROSSMAN/CHARLES/ETAL
<b>Class #1</b>	101 AGRICULTURE	<b>MP#</b>	13-0023-000
<b>Homestead</b>	1 FULL HOMESTEAD		
<b>Cho-HS</b>	701		

<b>Class #2</b>	<b>Homestead</b>
<b>Class #3</b>	<b>Homestead</b>

**Market/Tax**

<b>Estimated Market</b>	339800	<b>Rate (49.64500)</b>	0.45511	<b>Gross Tax</b>	844.00
<b>Taxable Market</b>	339800	<b>County</b>	290.37	<b>Std/HACA/Cr</b>	490.00
<b>New Improvements</b>	0	<b>Twp/City</b>	38.91	<b>Spec Asmt</b>	0.00
		<b>State</b>	0.00	<b>Net Tx Due</b>	354.00
<b>TC Total</b>	1699	<b>Sch Voter</b>	0.00	<b>Tax AB/Adds</b>	0.00
<b>TC Hstd</b>	1699	<b>Sch Other</b>	13.49	<b>S.A. AB/Adds</b>	0.00
<b>TC Non Hstd</b>	0	<b>County Wide</b>	11.23	<b>Adjusted Net</b>	354.00
<b>TC H G Hstd</b>	0	<b>Tax Incr</b>	0	<b>Total Receipts</b>	354.00
<b>TC QTA</b>	0	<b>Watershed</b>	0.00	<b>Remaining Due</b>	0.00
		<b>Fire</b>	0.00		
<b>TC State</b>	0	<b>HRA</b>	0		
<b>Hstd Credit</b>	0.00	<b>Agri</b>	0		
<b>Ag Credit</b>	490.00			<b>MAY 16</b>	177.00
<b>Other Credit</b>	0.00	<b>City</b>	0.00	<b>NOVEMBER 15</b>	177.00
		<b>Sch Ref-Info</b>	0.00		
		<b>Extra C.W.</b>	0.00		
<b>QTA Tax Amt</b>	0.00	<b>Non Sch Ref</b>	0		

[Another Search](#) | [Back to ParcelList](#) |

**STEPHANIE BUSS**  
**STEVENS COUNTY AUDITOR/TREASURER**  
 400 COLORADO AVE., SUITE 303  
 MORRIS, MN 56267  
 320-208-6567  
 www.co.stevens.mn.us

**2022**

**PROPERTY TAX STATEMENT**

PRCL# 13-0023-000 RCPT# 3495  
 TC 1,699 1,699

STEVENS TWP

**Property ID Number:** 13-0023-000 ACRES 61.94  
**Property Description:** SECT-05 TWP-123 RANG-44  
 5 123 44 61.94 SW1/4SW1/4 & PT LT  
 7 LESS 7.51 A BK 85; PG 588

CHARLES GROSSMAN ETAL 14336-T  
 603 MAIN ST  
 CHOKIO MN 56221

		Values and Classification	
		Taxes Payable Year	2021 2022
Step 1	<b>Estimated Market Value:</b>	339,800	339,800
	<b>Homestead Exclusion:</b>		
	<b>Taxable Market Value:</b>	339,800	339,800
	<b>New Improve/Expired Excls:</b>		
	<b>Property Class:</b>	AGRI HSTD	AGRI HSTD
Sent in March 2021			
Step 2	<b>Proposed Tax</b>		
		* Does Not Include Special Assessments	352.00
Sent in November 2021			
Step 3	<b>Property Tax Statement</b>		
		First half Taxes:	177.00
		Second half Taxes:	177.00
		Total Taxes Due in 2022	354.00

**\$\$\$**  
 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 .....

	Taxes Payable Year: 2021	2022
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund .....		.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....		.00
<b>Property Tax and Credits</b>		
3. Property taxes before credits .....	842.00	844.00
4. A. Agricultural and rural land tax credits .....	490.00	490.00
B. Other credits to reduce your property tax .....	.00	.00
5. <b>Property taxes after credits</b> .....	352.00	354.00
<b>Property Tax by Jurisdiction</b>		
6. County .....	286.76	290.37
7. City or Town .....	38.87	38.91
8. State General Tax .....	.00	.00
9. School District: 771		
A. Voter approved levies .....	.00	.00
B. Other local levies .....	15.50	13.49
10. Special Taxing Districts:		
A. HRA STEVENS COUNTY .....	10.87	11.23
B. ....		
C. ....		
D. ....		
11. Non-school voter approved referenda levies .....		
12. Total property tax before special assessments .....	352.00	354.00
<b>Special Assessments on Your Property</b>		
13. A. ....		
B. ....		
C. ....		
D. ....		
E. ....		
14. <b>YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b> .....	352.00	354.00

**2** 2nd Half Pay Stub **2022** DETACH AND RETURN THIS STUB WITH YOUR 2ND HALF PAYMENT  
 MAKE CHECKS PAYABLE TO: STEVENS COUNTY TREASURER  
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

**1** 1st Half Pay Stub **2022** DETACH AND RETURN THIS STUB WITH YOUR FULL/1ST HALF PAYMENT  
 MAKE CHECKS PAYABLE TO: STEVENS COUNTY TREASURER  
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 13-0023-000 RCPT# 3495  
 AGRI HSTD

PRCL# 13-0023-000 RCPT# 3495  
 AGRI HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2022	2ND HALF TAX	177.00	354.00
	PENALTY		177.00
	TOTAL		

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

CHARLES GROSSMAN ETAL 14336-T  
 603 MAIN ST  
 CHOKIO MN 56221

CHARLES GROSSMAN ETAL 14336-T  
 603 MAIN ST  
 CHOKIO MN 56221

**STEPHANIE BUSS**  
**STEVENS COUNTY AUDITOR/TREASURER**  
 400 COLORADO AVE., SUITE 303  
 MORRIS, MN 56267  
 320-208-6567  
 www.co.stevens.mn.us

**2021**

**PROPERTY TAX STATEMENT**

PRCL# 13-0023-000 RCPT# 3478  
 TC 1.836 1.699

STEVENS TWP

**Property ID Number:** 13-0023-000 ACRES 61.94  
**Property Description:** SECT-05 TWP-123 RANG-44  
 5 123 44 61.94 SW1/4SW1/4 & PT LT  
 7 LESS 7.51 A BK 85; PG 588

MARIE E GROSSMAN L.E. 1319-O  
 MICHAEL GROSSMAN ETAL 10802-T  
 % MARIE E GROSSMAN  
 116 W 2ND ST  
 GRACEVILLE MN 56240-7768

		Values and Classification	
		Taxes Payable Year	2020 2021
Step 1	<b>Estimated Market Value:</b>	367,200	339,800
	<b>Homestead Exclusion:</b>		
	<b>Taxable Market Value:</b>	367,200	339,800
	<b>New Improve/Expired Excls:</b>		
	<b>Property Class:</b>	AGRI HSTD	AGRI HSTD
Sent in March 2020			
Step 2	<b>Proposed Tax</b>		
	* Does Not Include Special Assessments		352.00
Sent in November 2020			
Step 3	<b>Property Tax Statement</b>		
	First half Taxes:		176.00
	Second half Taxes:		176.00
	<b>Total Taxes Due in 2021</b>		<b>352.00</b>

**\$\$\$**  
 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 .....

		Taxes Payable Year:	2020	2021
				.00
			.00	
<b>Property Tax and Credits</b>	3. Property taxes before credits .....		868.00	842.00
	4. A. Agricultural and rural land tax credits .....		490.00	490.00
	B. Other credits to reduce your property tax .....		.00	.00
	5. <b>Property taxes after credits</b> .....		378.00	352.00
	<b>Property Tax by Jurisdiction</b>			
6. County .....		308.84	286.76	
7. City or Town .....		40.68	38.87	
8. State General Tax .....		.00	.00	
9. School District: 771	A. Voter approved levies .....		.00	.00
	B. Other local levies .....		16.72	15.50
10. Special Taxing Districts:	A. HRA STEVENS COUNTY .....		11.76	10.87
	B. ....			
	C. ....			
	D. ....			
11. Non-school voter approved referenda levies .....				
12. Total property tax before special assessments .....		378.00	352.00	
<b>Special Assessments on Your Property</b>	13. A. ....			
	B. ....			
	C. ....			
	D. ....			
	E. ....			
14. <b>YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b> .....		378.00	352.00	

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**1** 1st Half Pay Stub **2021** DETACH AND RETURN THIS STUB WITH YOUR FULL/1ST HALF PAYMENT  
 MAKE CHECKS PAYABLE TO: STEVENS COUNTY TREASURER  
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 13-0023-000 RCPT# 3478  
 AGRI HSTD

PRCL# 13-0023-000 RCPT# 3478  
 AGRI HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2021	2ND HALF TAX	176.00	352.00
	PENALTY		176.00
	TOTAL		

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MICHAEL GROSSMAN ETAL 10802-T  
 % MARIE E GROSSMAN  
 116 W 2ND ST  
 GRACEVILLE MN 56240-7768

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 LIST ADDRESS CORRECTION ON BACK OF STUB.

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