

STEVENS COUNTY FARMLAND ONLINE ONLY AUCTION

Ends January 30 at 11 a.m. CST



Land Information

120 +/- Acres –
104 Tillable Acres
in Stevens County
Section -30 Township - 125
Range - 43

Parcel ID # 11-0107-000
& 11-0107-002
Pepperton Township

**PROPERTY HAS
BEEN SURVEYED**

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.

**DOROTHY
(HOLSLIN)
ZADE 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



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 Tolifson, 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

January 20th -
30th, 2023
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 FSA Recorded 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.
 - **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.
- **No Plow back will be completed.**
- Discuss your buying plans with a lender. Have your financing arrangements made in advance.
- 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 pro-rated for the buyer and seller for the 2023 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 March 7th, 2023.**

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.



Parcel

120.18 Surveyed Acres Pepperton Township Section 30,
104.35 +/- Tillable Acres With 10.69 Acres Of Prairie Grass Land
Possibly Tillable

Township 125, Range 43

11-0107-002 & 11-0107-000

CPI 92

Aerial Map



©2022 AgriData, Inc.

Map Center: 45° 36' 39.27, -96° 6' 50.16



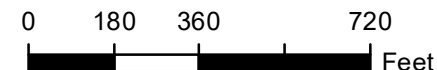
30-125N-43W
Stevens County
Minnesota



11/23/2022

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.



- 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

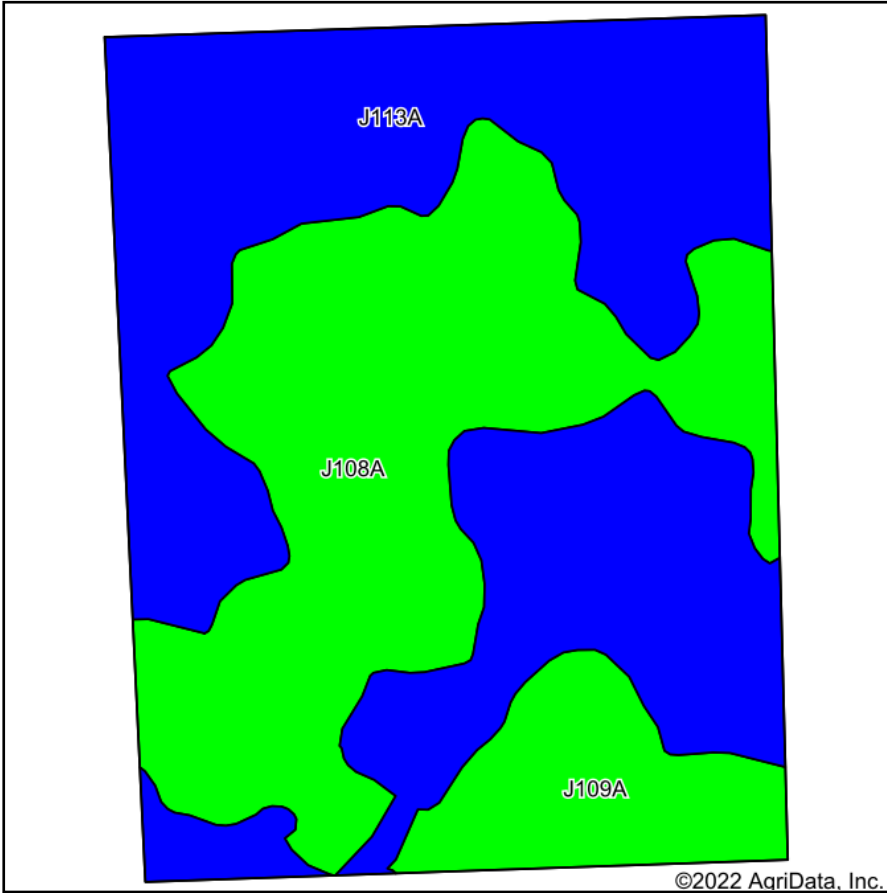
- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

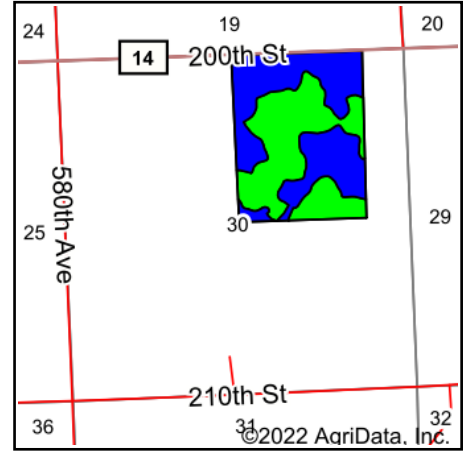
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 104.35 acres

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Stevens**
 Location: **30-125N-43W**
 Township: **Pepperton**
 Acres: **120**
 Date: **11/23/2022**



Area Symbol: MN149, Soil Area Version: 19

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	63.66	53.0%		1.5ft.	llw	4628	88	73	60	45	73	
J108A	Aazdahl-Balaton clay loams, 0 to 2 percent slopes	44.80	37.3%		3.2ft.	llc	3678	97	72	59	44	72	
J109A	Aazdahl-Balaton-Flom complex, 0 to 3 percent slopes	11.54	9.6%		3.2ft.	llc	3936	95	72	60	44	72	
Weighted Average							2.00		92	*n 72.5	*n 59.6	*n 44.5	*n 72.5

*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: 1740
Prepared: 11/14/22 1:18 PM
Crop Year: 2023
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: KILL, MICHAEL PAUL
Farm Identifier: 29,30-PEPPERON

Farms Associated with Operator:
1895, 4836, 5262, 6656, 7257

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
231.04	216.56	216.56	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	216.56	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	108.2	153	0.00	
SOYBEANS	108.2	37	0.00	0
Total Base Acres:	216.4			

Tract Number: 716 Description: PT NE-30-PEPPERON
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 does not contain a wetland
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
115.04	104.35	104.35	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	104.35	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	52.18	153	0.00
SOYBEANS	52.17	37	0.00
Total Base Acres:	104.35		

Owners: ZADE, VIRGIL

Minnesota
Stevens

U.S. Department of Agriculture
Farm Service Agency

FARM: 1740
Prepared: 11/14/22 1:18 PM
Crop Year: 2023
Page: 2 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.

Other Producers: None

Tract Number: 1790 Description PT NW-29, PT NE-30-PEPPER TON

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 does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
116.0	112.21	112.21	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	112.21	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	56.02	153	0.00
SOYBEANS	56.03	37	0.00
Total Base Acres:	112.05		

Owners: HOLSLIN, ETHEL

Other Producers: None

Default Timeout is: 59

As of :

11/22/2022

Parcel Number: 11-0107-000

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 #10552
HOGUE/JEAN MARIE/ETAL
% KAREN DRUSCH
PO BOX 44
HOWARD LAKE MN 55349

General

MP #10-0102-000 Re/Mh: REAL ESTATE

Twp/City	School	Water	Fire	HRA	Agri
11	771	0	0	0	0
Twp/City 11 - PEPPER TWP					
School Dist 771 - CHOKIO/ALBERTA					

Description

Sect	Twp	Range	Lot	Block
30	125	43	0	0

30 125 43 80.00
W1/2E1/2NE1/4 & SW1/4NE1/4

Property Address

Escrow

0
Deeded Acres: 80.00

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

Default Timeout is: 120

As of :

11/22/2022

Parcel Number: 11-0107-000

Payable Year: 2022

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

General

Receipt #	3188	Name	HOGUE/JEAN MARIE/ETAL
Class #1	101 AGRICULTURE	MP#	10-0102-000
Homestead	0 NON HOMESTEAD		
Cho-HS	99		
Class #2	982 NATIVE PRAIRIES	Homestead	NON HOMESTEAD
Class #3		Homestead	

Market/Tax

Estimated Market	330400	Rate (49.45500)	0.45511	Gross Tax	1,590.32
Taxable Market	321500	County	1,309.20	Std/HACA/Cr	0.00
New Improvements	0	Twp/City	169.56	Spec Asmt	51.68
		State	0.00	Net Tx Due	1,642.00
TC Total	3215	Sch Voter	0.00	Tax AB/Adds	0.00
TC Hstd	0	Sch Other	60.86	S.A. AB/Adds	0.00
TC Non Hstd	3215	County Wide	50.70	Adjusted Net	1,642.00
TC H G Hstd	0	Tax Incr	0	Total Receipts	1,642.00
TC QTA	0	Watershed	0.00	Remaining Due	0.00
		Fire	0.00		
TC State	0	HRA	0		
Hstd Credit	0.00	Agri	0		
Ag Credit	0.00			MAY 16	821.00
Other Credit	0.00	City	0.00	NOVEMBER 15	821.00
		Sch Ref-Info	0.00		
		Extra C.W.	0.00		
QTA Tax Amt	0.00	Non Sch Ref	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

2021

PROPERTY TAX STATEMENT

PRCL# 11-0107-000 RCPT# 3175
 TC 3.501 3.215

PEPPER TWP

Property ID Number: 11-0107-000 ACRES 80.00
Property Description: SECT-30 TWP-125 RANG-43
 30 125 43 80.00 W1/2E1/2NE1/4 &
 SW1/4NE1/4

VIRGIL ZADE & L.E. 10222-O
 JEAN MARIE HOGUE ETAL 10552-T
 % KAREN DRUSCH
 PO BOX 44
 HOWARD LAKE MN 55349

		Values and Classification	
		Taxes Payable Year	2020 2021
Step 1	Estimated Market Value:	350,100	321,500
	Homestead Exclusion:		
Step 2	Taxable Market Value:	350,100	321,500
	New Improve/Expired Excls:		
Step 3	Property Class:	AGRI NON-HSTD	AGRI NON-HSTD
		EXEMPT	EXEMPT
Sent in March 2020			
		Proposed Tax	
		* Does Not Include Special Assessments 1,576.00	
		Sent in November 2020	
		Property Tax Statement	
		First half Taxes:	814.00
		Second half Taxes:	814.00
		Total Taxes Due in 2021	1,628.00

\$\$\$
 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 refund00

		Taxes Payable Year:	2020	2021
				.00
Property Tax and Credits	3. Property taxes before credits		1,643.20	1,577.64
	4. A. Agricultural and rural land tax credits .....		.00	.00
	B. Other credits to reduce your property tax .....		.00	.00
	5. Property taxes after credits		1,643.20	1,577.64
	Property Tax by Jurisdiction	6. County		1,354.02	1,297.10
	7. City or Town		164.72	161.23
	8. State General Tax .....		.00	.00
	9. School District: 771 A. Voter approved levies .....		.00	.00
	B. Other local levies		73.07	70.12
	10. Special Taxing Districts: A. HRA STEVENS COUNTY		51.39	49.19
	B.			
	C.			
	D.			
	11. Non-school voter approved referenda levies			
	12. Total property tax before special assessments		1,643.20	1,577.64
Special Assessments on Your Property	13. A. 1001 CD 1			19.56
	B. 10001 CD 10			26.80
	PRIN 50.36 C. 10004 DITCH #10-4			4.00
	INT D.			
	TOT 50.36 E.			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS			1,688.00	1,628.00

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# 11-0107-000 RCPT# 3175
 AGRI NON-HSTD

PRCL# 11-0107-000 RCPT# 3175
 AGRI NON-HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2021	2ND HALF TAX	814.00	1,628.00
	PENALTY		814.00
	TOTAL		

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

TOTAL TAX 1,628.00
 1ST HALF TAX 814.00
 PENALTY
 TOTAL

JEAN MARIE HOGUE ETAL 10552-T
 % KAREN DRUSCH
 PO BOX 44
 HOWARD LAKE MN 55349

JEAN MARIE HOGUE ETAL 10552-T
 % KAREN DRUSCH
 PO BOX 44
 HOWARD LAKE MN 55349

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

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 LIST ADDRESS CORRECTION ON BACK OF STUB.

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2022

PROPERTY TAX STATEMENT

PRCL# 11-0107-000 RCPT# 3188
 TC 3,215 3,215

PEPPER TWP

Property ID Number: 11-0107-000 ACRES 80.00
 Property Description: SECT-30 TWP-125 RANG-43
 30 125 43 80.00 W1/2E1/2NE1/4 &
 SW1/4NE1/4

JEAN MARIE HOGUE ETAL 10552-T
 % KAREN DRUSCH
 PO BOX 44
 HOWARD LAKE MN 55349

		Values and Classification	
		Taxes Payable Year	2021 2022
Step 1	Estimated Market Value:	321,500	321,500
	Homestead Exclusion:		
Step 2	Taxable Market Value:	321,500	321,500
	New Improve/Expired Excls:		
Step 3	Property Class:	AGRI NON-HSTD	AGRI NON-HSTD
		EXEMPT	EXEMPT
Sent in March 2021			
		Proposed Tax	
		* Does Not Include Special Assessments	
		Sent in November 2021	
		1,588.00	
		Property Tax Statement	
		First half Taxes: 821.00	
		Second half Taxes: 821.00	
		Total Taxes Due in 2022 1,642.00	

\$\$\$
 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 refund00

		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 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE <input type="checkbox"/>			.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....		.00	.00
Property Tax and Credits	3. Property taxes before credits	1,577.64	1,590.32
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax .....	.00	.00
	5. Property taxes after credits	1,577.64	1,590.32
Property Tax by Jurisdiction	6. County	1,297.10	1,309.20
	7. City or Town	161.23	169.56
	8. State General Tax .....	.00	.00
	9. School District: 771		
	A. Voter approved levies .....	.00	.00
	B. Other local levies	70.12	60.86
	10. Special Taxing Districts:		
	A. HRA STEVENS COUNTY	49.19	50.70
	B.		
	C.		
D.			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments	1,577.64	1,590.32	
Special Assessments on Your Property	13. A. 1002 CD 1		19.44
	B. 10002 CD 10		26.80
	PRIN 51.68 C. 10004 DITCH #10-4	4.00	5.44
	INT INT 51.68 D. 1001 CD 1	19.56	
	TOT 51.68 E. 10001 CD 10	26.80	
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,628.00	1,642.00	

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# 11-0107-000 RCPT# 3188
 AGRI NON-HSTD

PRCL# 11-0107-000 RCPT# 3188
 AGRI NON-HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2022	2ND HALF TAX 821.00	MAY 16, 2022	1,642.00
	PENALTY		821.00
	TOTAL		

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

JEAN MARIE HOGUE ETAL 10552-T
 % KAREN DRUSCH
 PO BOX 44
 HOWARD LAKE MN 55349

JEAN MARIE HOGUE ETAL 10552-T
 % KAREN DRUSCH
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Default Timeout is: 59

As of :

11/22/2022

Parcel Number: 11-0107-002

Payable Year: 2022

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[Pay by Credit Card](#)

[Current Year Tax Stmt](#)

[Previous Year Tax Stmt](#)

Taxpayer/Owner Information

Taxpayer #10552
HOGUE/JEAN MARIE/ETAL
% KAREN DRUSCH
PO BOX 44
HOWARD LAKE MN 55349

General

MP #10-0102-000 Re/Mh: REAL ESTATE

Twp/City	School	Water	Fire	HRA	Agri
11	771	2	0	0	0
Twp/City 11 - PEPPER TWP					
School Dist 771 - CHOKIO/ALBERTA					

Description

Sect	Twp	Range	Lot	Block
30	125	43	0	0

30-125-43 40.00 ACRES
NW1/4NE1/4

Property Address

Escrow

0

Deeded Acres: 40.00

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

Default Timeout is: 120

As of :

11/22/2022

Parcel Number: 11-0107-002

Payable Year: 2022

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

General

Receipt #	3190	Name	HOGUE/JEAN MARIE/ETAL
Class #1	101 AGRICULTURE	MP#	10-0102-000
Homestead	0 NON HOMESTEAD		
Cho-HS	99		

Class #2	Homestead
Class #3	Homestead

Market/Tax

Estimated Market	194400	Rate (54.17200)	0.45511	Gross Tax	1,052.56
Taxable Market	194400	County	790.87	Std/HACA/Cr	0.00
New Improvements	0	Twp/City	102.53	Spec Asmt	19.44
		State	0.00	Net Tx Due	1,072.00
TC Total	1944	Sch Voter	0.00	Tax AB/Adds	0.00
TC Hstd	0	Sch Other	36.80	S.A. AB/Adds	0.00
TC Non Hstd	1944	County Wide	30.66	Adjusted Net	1,072.00
TC H G Hstd	0	Tax Incr	0	Total Receipts	1,072.00
TC QTA	0	Watershed	91.70	Remaining Due	0.00
		Fire	0.00		
TC State	0	HRA	0		
Hstd Credit	0.00	Agri	0		
Ag Credit	0.00			MAY 16	536.00
Other Credit	0.00	City	0.00	NOVEMBER 15	536.00
		Sch Ref-Info	0.00		
		Extra C.W.	0.00		
QTA Tax Amt	0.00	Non Sch Ref	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

2021

PROPERTY TAX STATEMENT

PEPPER TON TWP

PRCL# 11-0107-002 RCPT# 3177
 TC 2.118 1.944

Property ID Number: 11-0107-002 ACRES 40.00
Property Description: SECT-30 TWP-125 RANG-43
 30-125-43 40.00 ACRES NW1/4NE1/4

VIRGIL ZADE & L.E. 10222-O
 JEAN MARIE HOGUE ETAL 10552-T
 % KAREN DRUSCH
 PO BOX 44
 HOWARD LAKE MN 55349

		Values and Classification	
		Taxes Payable Year	2020 2021
Step 1	Estimated Market Value:	211,800	194,400
	Homestead Exclusion:		
	Taxable Market Value:	211,800	194,400
	New Improve/Expired Excls:		
Property Class:		AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2020			
Step 2	Proposed Tax	* Does Not Include Special Assessments 1,046.00	
Sent in November 2020			
Step 3	Property Tax Statement		
First half Taxes:		532.00	
Second half Taxes:		532.00	
Total Taxes Due in 2021		1,064.00	

\$\$\$
 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 refund00

		Taxes Payable Year: 2020	2021
Property Tax and Credits	3. Property taxes before credits	1,093.00	1,044.44
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax .....	.00	.00
	5. Property taxes after credits	1,093.00	1,044.44
Property Tax by Jurisdiction	6. County	819.38	785.62
	7. City or Town	99.65	97.49
	8. State General Tax .....	.00	.00
	9. School District: 771 A. Voter approved levies .....	.00	.00
	B. Other local levies	44.20	42.40
	10. Special Taxing Districts: A. HRA STEVENS COUNTY	31.09	29.74
	B. BOIS DE SIOUX WATERSHED	98.68	89.19
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	1,093.00	1,044.44
Special Assessments on Your Property	13. A. 1001 CD 1		19.56
	B.		
PRIN 19.56	C.		
INT	D.		
TOT 19.56	E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		1,108.00	1,064.00

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# 11-0107-002 RCPT# 3177
 AGRI NON-HSTD

PRCL# 11-0107-002 RCPT# 3177
 AGRI NON-HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2021	2ND HALF TAX	532.00	1,064.00
	PENALTY		532.00
	TOTAL		

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

JEAN MARIE HOGUE ETAL 10552-T
 % KAREN DRUSCH
 PO BOX 44
 HOWARD LAKE MN 55349

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 % KAREN DRUSCH
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 LIST ADDRESS CORRECTION ON BACK OF STUB.

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2022

PROPERTY TAX STATEMENT

PRCL# 11-0107-002 RCPT# 3190

TC 1,944 1,944

PEPPER TWP

Property ID Number: 11-0107-002 ACRES 40.00
 Property Description: SECT-30 TWP-125 RANG-43
 30-125-43 40.00 ACRES NW1/4NE1/4

JEAN MARIE HOGUE ETAL
 % KAREN DRUSCH
 PO BOX 44
 HOWARD LAKE MN 55349

10552-T

		Values and Classification	
		Taxes Payable Year	2021 2022
Step 1	Estimated Market Value:	194,400	194,400
	Homestead Exclusion:		
	Taxable Market Value:	194,400	194,400
New Improve/Expired Excls:			
Property Class:		AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2021			
Step 2	Proposed Tax		1,052.00
* Does Not Include Special Assessments			
Sent in November 2021			
Step 3	Property Tax Statement		
First half Taxes:			536.00
Second half Taxes:			536.00
Total Taxes Due in 2022			1,072.00

\$\$\$
 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**

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
Property Tax and Credits		
3. Property taxes before credits	1,044.44	1,052.56
4. A. Agricultural and rural land tax credits .....	.00	.00
B. Other credits to reduce your property tax .....	.00	.00
5. Property taxes after credits	1,044.44	1,052.56
Property Tax by Jurisdiction		
6. County	785.62	790.87
7. City or Town	97.49	102.53
8. State General Tax .....	.00	.00
9. School District: 771		
A. Voter approved levies .....	.00	.00
B. Other local levies	42.40	36.80
10. Special Taxing Districts:		
A. HRA STEVENS COUNTY	29.74	30.66
B. BOIS DE SIOUX WATERSHED	89.19	91.70
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	1,044.44	1,052.56
Special Assessments on Your Property		
13. A. 1002 CD 1		19.44
B. 1001 CD 1	19.56	
C.		
D.		
E.		
PRIN 19.44		
INT		
TOT 19.44		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,064.00	1,072.00

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# 11-0107-002 RCPT# 3190
 AGRI NON-HSTD

PRCL# 11-0107-002 RCPT# 3190
 AGRI NON-HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2022	2ND HALF TAX	536.00	1,072.00
	PENALTY		536.00
	TOTAL		

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JEAN MARIE HOGUE ETAL
 % KAREN DRUSCH
 PO BOX 44
 HOWARD LAKE MN 55349

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 LIST ADDRESS CORRECTION ON BACK OF STUB.

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Leforest Gruff

8/15/88

Steven

ASCS

1745

T-716

Rep 29 30

47119 1190

SECTION I - HIGHLY ERODIBLE LAND

Table with 4 columns: Question, Yes, No, Field No.(s), Total Acres. Contains questions 6-10 regarding soil surveys and erodible fields.

2008 CLK updated 4/9/08 JKH

10. This Highly Erodible Land determination was completed in the: Office [X] Field []

NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields.

SECTION II - WETLAND

Table with 4 columns: Question, Yes, No, Field No.(s), Total Wetland Acres. Contains questions 11-15 regarding wetland types.

Reviewed & updated 2-24-17 per memo CP-105 JKH

NON-EXEMPTED WETLANDS:

Table with 4 columns: Question, Yes, No, Field No.(s), Total Wetland Acres. Contains question 16 regarding converted wetlands.

17. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.

18. 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).

19. This wetland determination was completed in the: Office [X] Field []

20. This determination was: Delivered [] Mailed [X] To the Person on Date: 9/13/88

NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below.

NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS.

21. Remarks

22. Signature of SCS District Conservationist Charles Taylor

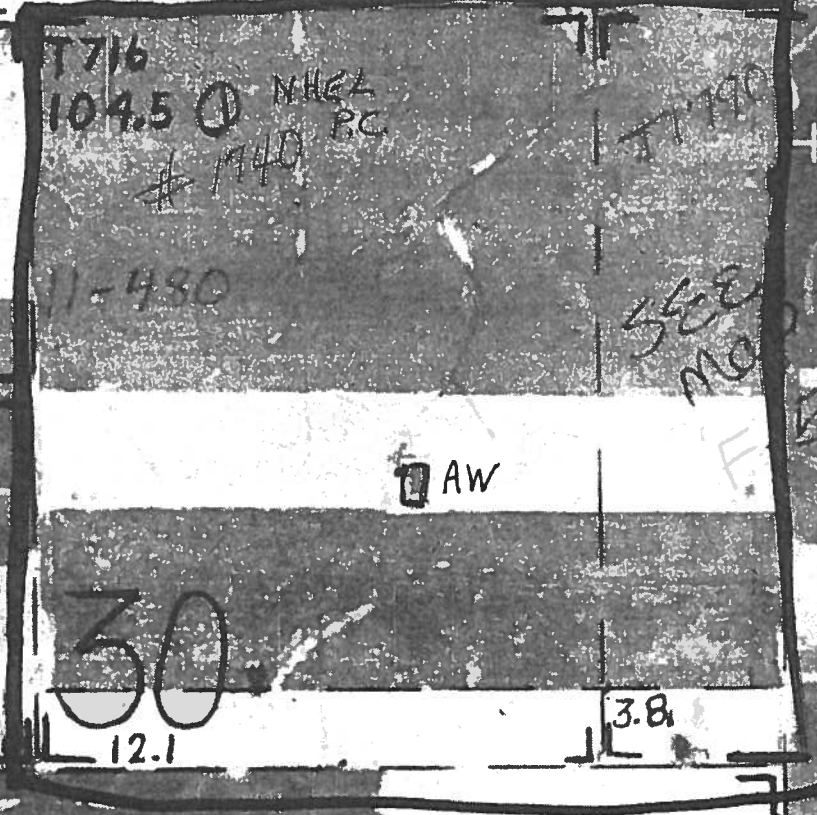
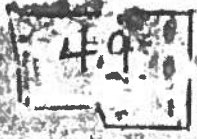
23. Date 8/17/88

1740

STEVENS CO. Not to scale

F-4

T720
78.0 ①
1-371



T707
2.6 ①

T717
230.3 ①
11-511

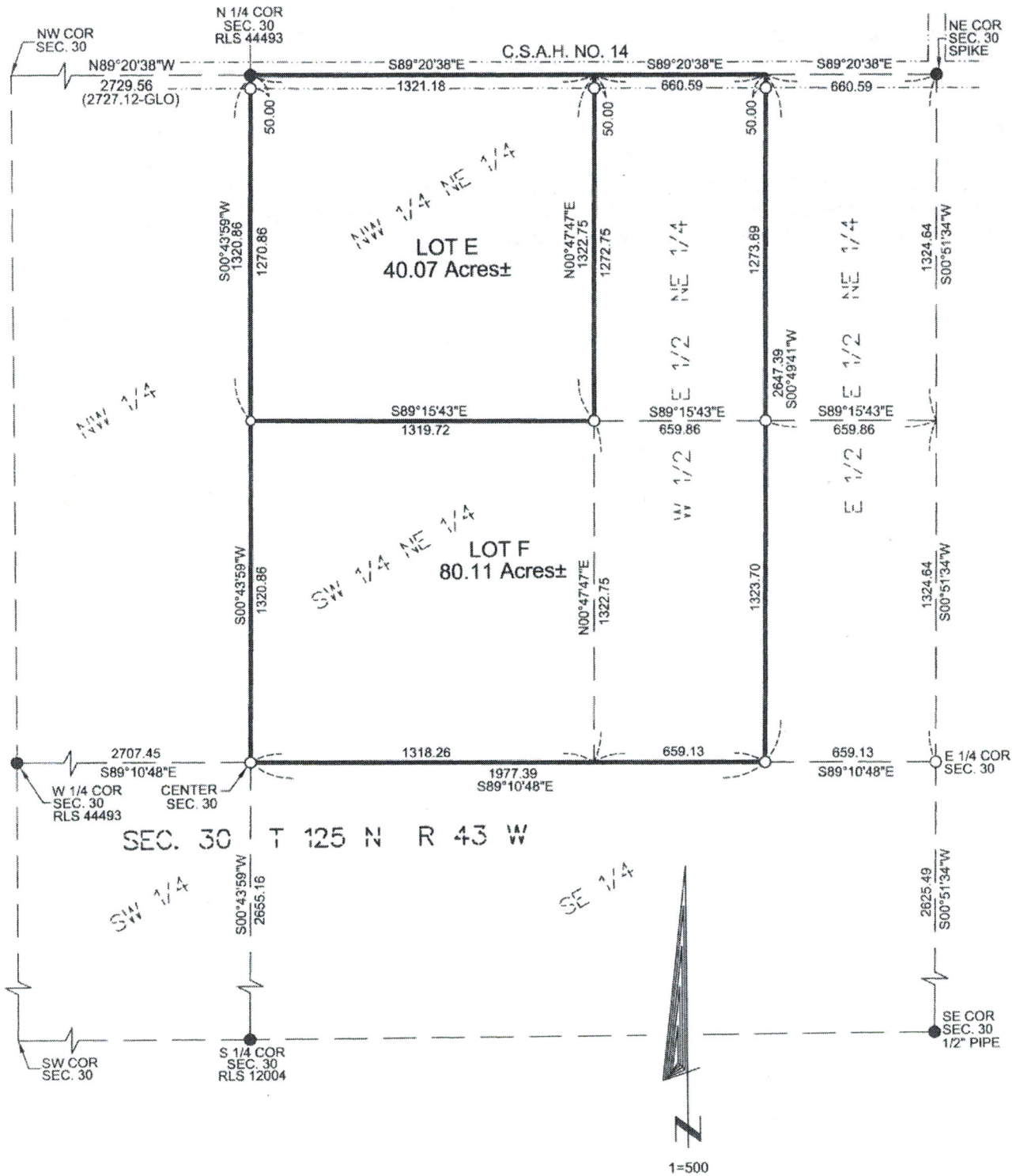


T715
11-411
72.7 ①

T718
106.9 ①

T719
100.0 ①

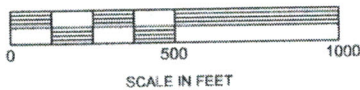
SURVEY PLAT OF: LOTS E & F OF THE NE 1/4 OF SEC. 30, T 125 N, R 43 W



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

Brad M. Nyberg
 Brad M. Nyberg

Date June 2, 2022 License No. 42620



- INPLACE IRON MONUMENT
- 1/2" IRON REBAR WITH PLASTIC CAP STAMPED "RLS 42620" & "RLS 45335"

LOTS E & F OF THE NE 1/4 OF SEC. 30, T 125 N, R 43 W

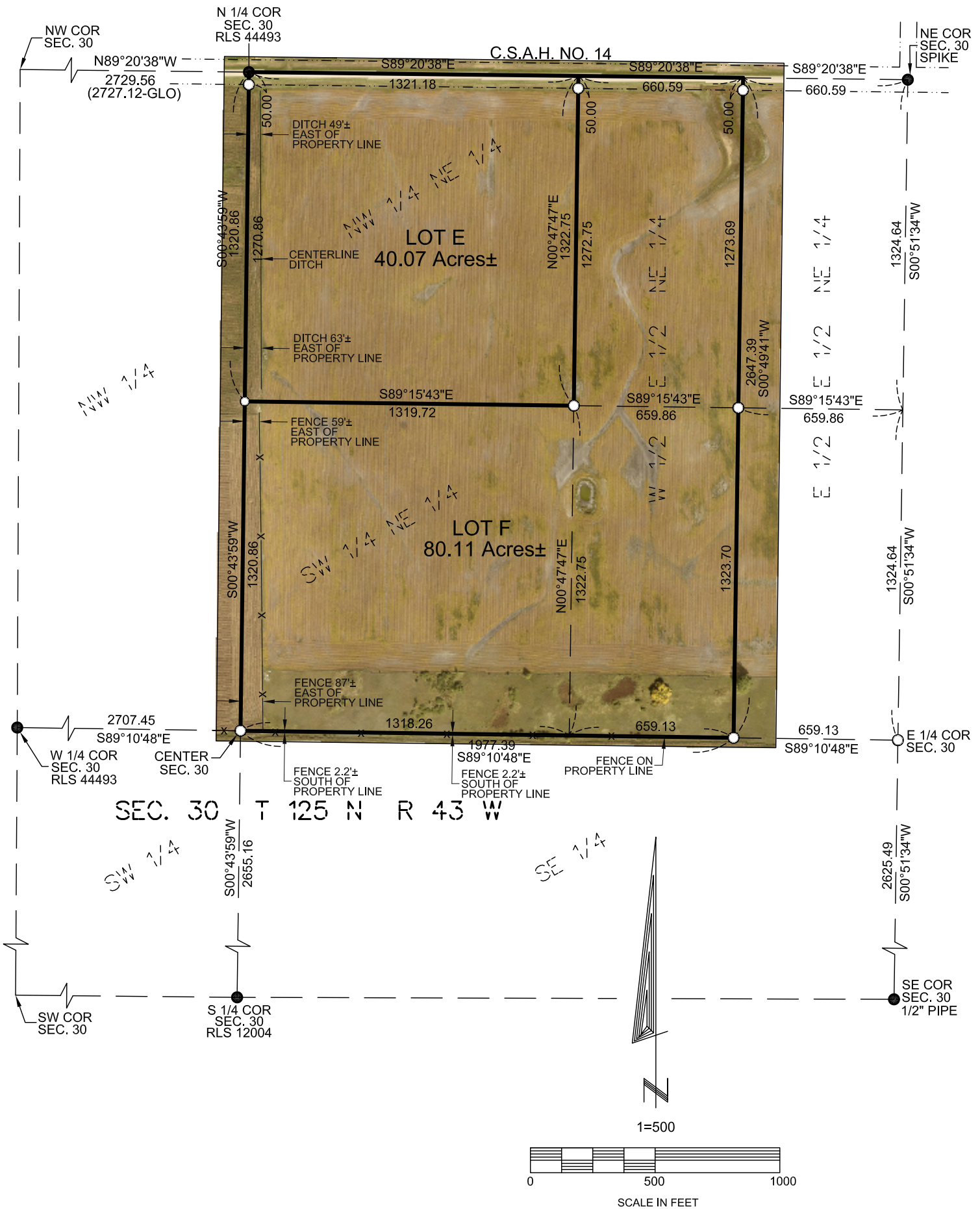
LOT E

The Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 30, Township 125 North, Range 43 West, Stevens County, Minnesota.

LOT F

The Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) and the West Half of the East Half of the Northeast Quarter (W $\frac{1}{2}$ E $\frac{1}{2}$ NE $\frac{1}{4}$), all being in Section 30, Township 125 North, Range 43 West, Stevens County, Minnesota.

SURVEY PLAT OF: LOTS E & F OF THE NE 1/4 OF SEC. 30, T 125 N, R 43 W



- INPLACE IRON MONUMENT
- 1/2" IRON REBAR WITH PLASTIC CAP STAMPED "RLS 42620" & "RLS 45335"