

# DEAN & DOROTHY MILLER FARM LAND AND BUILDING SITE ONLINE ONLY AUCTION

*Ends March 27 at 11 a.m. CST*

**OPEN HOUSE**  
March 17  
10 a.m. - 2 p.m.



## Land Information

**6+/- Acres of Building Site. House with  
70'X40 Pole Shed and Multiple Outbuildings  
SOLD AS IS  
73+/- TILLABLE ACRES**

**Parcel ID # 05-0174-000  
Big Stone County, MN  
Browns Valley East Township  
Section 19 T124 R48  
LEGAL E1/2 OF NE 1/4**



**DEAN & DOROTHY  
MILLER**

*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 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*

March 17th-27th  
2023

Online Only  
Closing at 11 AM

# 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.**
- **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.
- **Septic & Well will be Sold AS-IS. Buyer shall be responsible for all updates to get septic system in compliance for Big Stone County Regulations within 6 Months of purchase if anything needed. Sellers will not be liable for any expenses for updates of septic system or well serving property.**

## 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.
- Discuss your buying plans with a lender. Have your financing arrangements made in advance.
- Sale is **NOT** subject to financing.
- All personal property still on the premise at time of closing will be the new owners responsibility.
- **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
- Possession will be immediately after 10% down in Zielsdorf Trust Account and Signed Purchase Agreement.
- **Closing will take place On or Before May 10th, 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.





United States  
Department of  
Agriculture

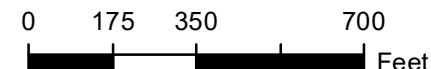
## Big Stone County, Minnesota

**Farm 1438**

**Tract 61**

**2023 Program Year**

Map Created December 01, 2022



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

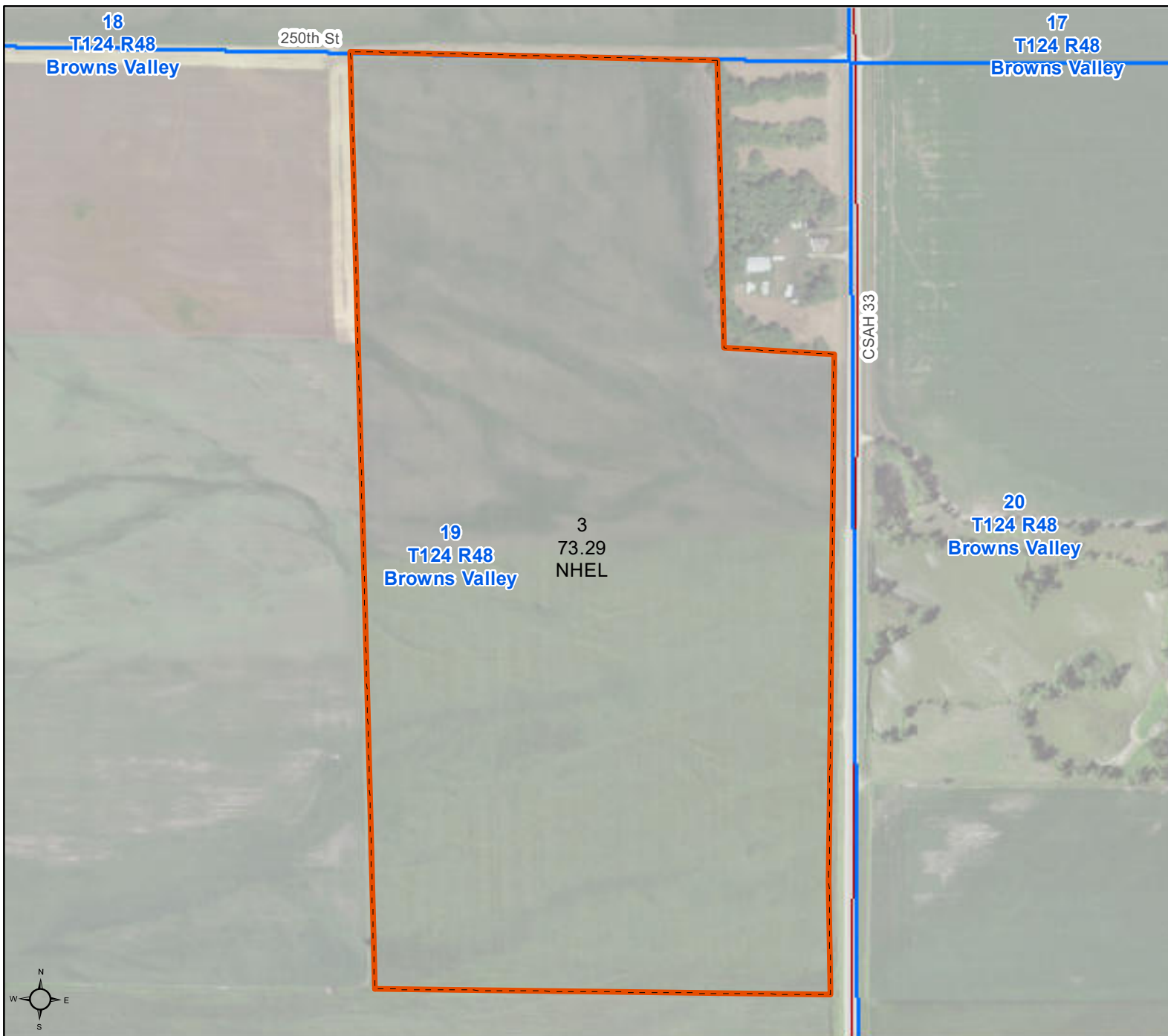
### Common Land Unit

- Cropland
- Tract Boundary

### Wetland Determination Identifiers

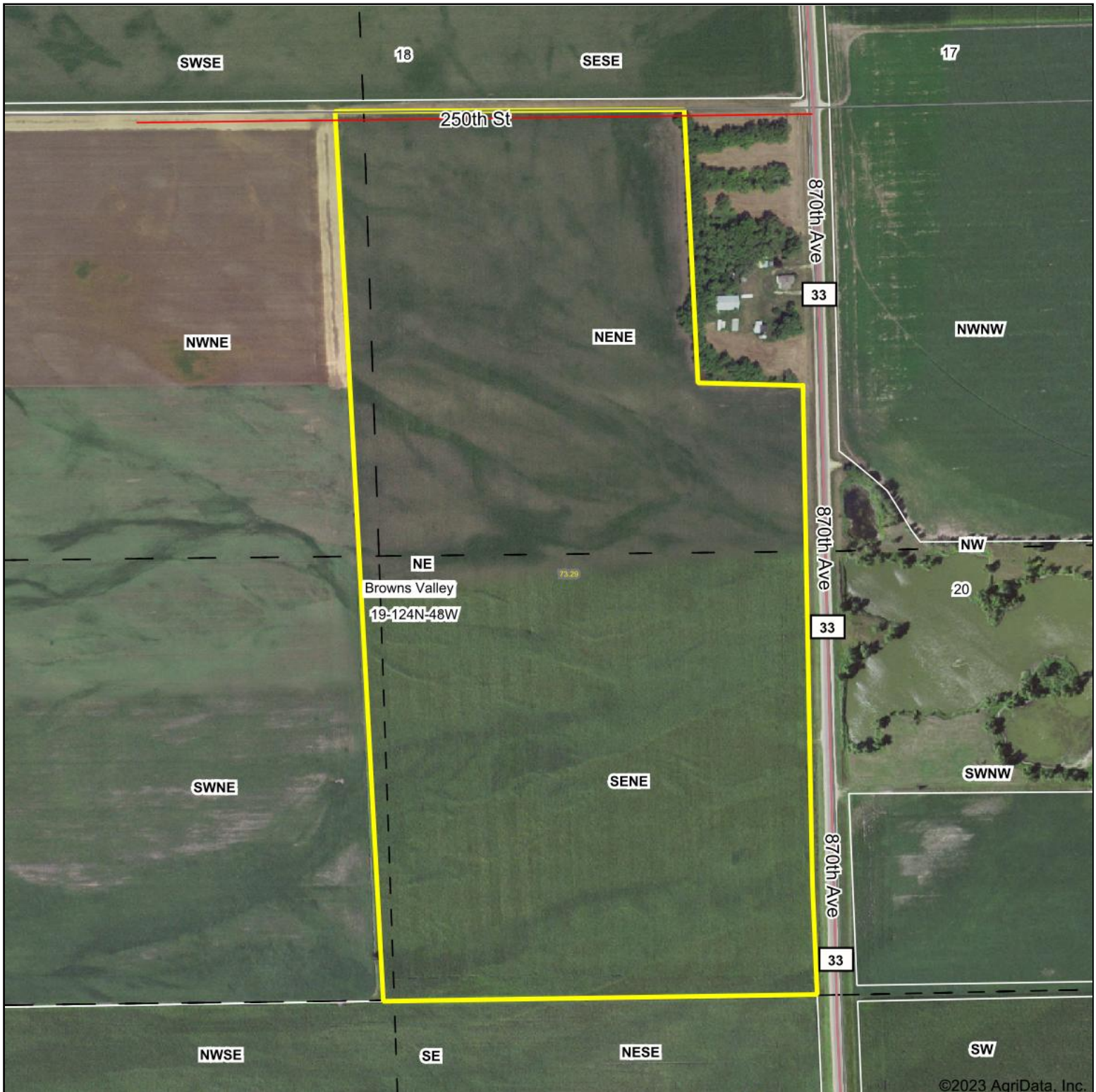
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 73.29 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 2021 NAIP imagery.

# Aerial Map



Map Center: 45° 32' 30.38, -96° 43' 24.27

0ft 459ft 918ft

19-124N-48W  
Big Stone County  
Minnesota



Maps Provided By:



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www.AgriDataInc.com

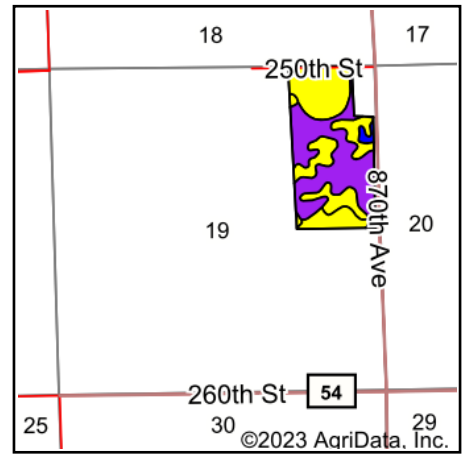
Field borders provided by Farm Service Agency as of 5/21/2008



# Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Big Stone**  
 Location: **19-124N-48W**  
 Township: **Browns Valley**  
 Acres: **73.29**  
 Date: **2/9/2023**



Maps Provided By:



Area Symbol: MN011, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
373B	Renshaw loam, 1 to 6 percent slopes	32.30	44.1%		> 6.5ft.	IVs	IVs	2496	54	39	39	29	31
339	Fordville loam, 0 to 2 percent slopes	22.76	31.1%		> 6.5ft.	IIIs	IIIs	3477	64	45	45	35	38
314	Spottswood loam	16.96	23.1%		2.9ft.	IIIs		0	65	52	52	46	45
J113A	Flom-Aazdahl-Hamerly complex, 0 to 2 percent slopes	1.27	1.7%		1.5ft.	IIw		4628	88	73	60	45	73
<b>Weighted Average</b>						<b>2.88</b>	<b>*-</b>	<b>2260</b>	<b>60.2</b>	<b>*n 44.5</b>	<b>*n 44.2</b>	<b>*n 35.1</b>	<b>*n 37.1</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Minnesota  
Big Stone

Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM: 1438

Prepared: 2/8/23 3:44 PM

Crop Year: 2023

Page: 1 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.

Operator Name

HENDRICKS, ROGER C

Farm Identifier

E2NE4 SEC 19 BROWNS VALLEY

Farms Associated with Operator:

5418, 5419

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
73.29	73.29	73.29	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	73.29	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	WHEAT, SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
WHEAT	18.4	45	0.00	
SOYBEANS	36.8	35	0.00	0
Total Base Acres:	55.2			

Tract Number: 61      Description E2NE4 SEC 19 BROWNS VALLEY

FSA Physical Location :   Big Stone, MN      ANSI Physical Location: Big Stone, 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
73.29	73.29	73.29	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	73.29	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	18.4	45	0.00
SOYBEANS	36.8	35	0.00
Total Base Acres:	55.2		

Owners: MILLER, DOROTHY



Minnesota

Big Stone

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

**Abbreviated 156 Farm Record**

**FARM: 1438**

**Prepared:** 2/8/23 3:44 PM

**Crop Year:** 2023

**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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# Parcel Report

Parcel Number: 05-0174-000

## General Information

Taxpayer: MILLER/DOROTHY  
213 4TH AVE W  
BEARDSLEY MN 56211 3094

Owner: MILLER/DOROTHY  
213 4TH AVE W  
BEARDSLEY MN 56211 3094

Physical Address: 25101 870TH AVE

District: 5 - Browns Valley Twp

School District: 2888 - Clinton/Graceville/Beardsley School District

Legal Description:

E1/2 NE1/4

Section: 19

Township: 124

Range: 48

Deeded Acres: 80.00

Tillable Acres: 73.00

## Current Tax Information 2022

### Property Homestead:

- 1 FULL HOMESTEAD
- 2 NON-HOMESTEAD
- 3 NON-HOMESTEAD

### Property Classification:

- 1 AGRICULTURE

Estimated Land Market Value: \$334,600.00

Estimated Building Market Value: \$39,500.00

Total Estimated Market Value: \$374,100.00

Total Taxable Market Value: \$355,380.00

Property Tax: \$679.00

Special Assessments: \$35.00

Tax and Special Assessments: \$714.00

Total Amount Paid: \$714.00

Penalty as of 2/9/2023: \$0.00

Interest as of 2/9/2023: \$0.00

Total Amount Due: \$0.00

## Assessment Information 2022 taxes paid in 2023

Estimated Land Market Value: \$390,200.00

Estimated Building Market Value: \$56,900.00

Total Estimated Market Value: \$447,100.00

Total Taxable Market Value: \$447,100.00



☐ CHECK    ☐ CASH    ☐ CREDIT CARD

TC	1.925	1.918
<b>Values and Classification</b>		
<b>Taxes Payable Year</b>	2021	2022
<b>Step 1</b>	<b>Estimated Market Value:</b> 375,300 374,100	
	<b>Homestead Exclusion:</b> 19,200 18,720	
	<b>Taxable Market Value:</b> 356,100 355,380	
	<b>New Improve/Expired Excls:</b>	
	<b>Property Class:</b> AGRI HSTD AGRI HSTD	
	Sent in March 2021	
<b>Step 2</b>	<b>Proposed Tax</b>	
	* Does Not Include Special Assessments 676.00	
	Sent in November 2021	
<b>Step 3</b>	<b>Property Tax Statement</b>	
	First half Taxes: 357.00	
	Second half Taxes: 357.00	
	Total Taxes Due in 2022 714.00	

\$\$\$  
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 .....

**Property Tax  
and Credits**

3. Property taxes before credits .....  
4. A. Agricultural and rural land tax credits .....  
B. Other credits to reduce your property tax .....  
5. **Property taxes after credits** .....

**Property Tax  
by Jurisdiction**

6. County .....  
7. City or Town .....  
8. State General Tax .....  
9. School District: 2888 A. Voter approved levies .....  
B. Other local levies .....  
10. Special Taxing Districts: A. REGION 6W .....  
B. UPPER MN RIVER WATERSHED .....  
C. ....  
D. ....  
11. Non-school voter approved referenda levies .....  
12. Total property tax before special assessments .....

**Special Assessments  
on Your Property**

13. A. 32004 SOLID WASTE .....  
B. ....  
C. ....  
D. ....  
E. ....  
14. **YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS** .....

<b>Taxes Payable Year:</b>	2021	2022
		282.61
	288.16	
	1,183.00	1,193.00
	490.00	490.00
	.00	24.00
	693.00	679.00
	438.02	421.80
	53.65	51.56
	.00	.00
	95.18	96.79
	81.55	84.95
	3.21	3.24
	21.39	20.66
	693.00	679.00
		35.00
	728.00	714.00

**2nd Half 2022**

DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT  
MAKE CHECKS PAYABLE TO: BIG STONE COUNTY  
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

**1st Half 2022**

DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT  
MAKE CHECKS PAYABLE TO: BIG STONE COUNTY  
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 05-0174-000 RCPT# 1417  
AGRI HSTD

PRCL# 05-0174-000 RCPT# 1417  
AGRI HSTD

AMOUNT DUE	AMOUNT DUE	TOTAL TAX	714.00
NOVEMBER 15 , 2022	2ND HALF TAX 357.00	1ST HALF TAX	357.00
	PENALTY	PENALTY	
NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.	TOTAL	TOTAL	
		TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.	

DEAN & DOROTHY MILLER  
25101 870TH AVE  
BEARDSLEY MN 56211-9704

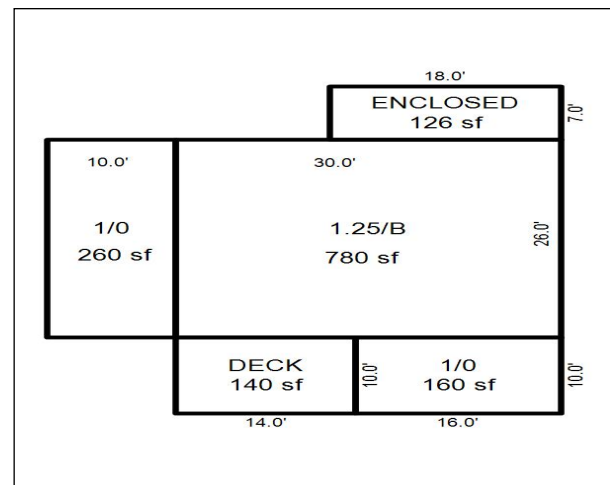
860-T

DEAN & DOROTHY MILLER  
25101 870TH AVE  
BEARDSLEY MN 56211-9704

860-T







**Building Adjustment    75.00% Sales Ratio Adjustment**

Year Built

Item	Type	Grp #	Year Blt	Eff Year	Grade/2nd Cat	Height	Length	Width	Quan/ Sq Ft	Base Rate Adj	Adj Amt	Base Rate	Phy	Fnc	Eco	Pct Comp	Line Adj	Net Rate	Value
HOUSE TYPE	1.25/B		1910	1950					780			137.46	56					45.36	35,400
HOUSE TYPE	1/0			1950					420			104.97	56					34.64	14,500
PORCHES	ENCLOSED		1910	1950					126			31.64	56					10.44	1,300
DECK/PATIO	DECK 1000								1			1,000.00						1,000.00	1,000
POLE BLDG	POLE 12-14		1974			12	70	40	2,800			8.75	85					1.31	3,700
UTI/SHED	1000 SHED				BA,S,SHBLD				1			1,000.00						1,000.00	1,000
Building Total																			56,900





80.29 acres