

GRANT COUNTY LAND ONLINE ONLY AUCTION

Ends April 10, 2023 at 11 a.m. CST



Land Information

117+/- DEEDED ACRES

83+/- TILLABLE

74.7 CPI

**PROPERTY
WILL BE SURVEYED**

PARCEL ID

10-0066-000

Macsville Township

**Address - 25428
130th St., Herman,
MN 56248**

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.

JERALD KOENCK 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

**Zielsdorf Auction and Real Estate
Robert Zielsdorf, Broker**

**Jerald Koenck Estate
Grant County
Farm Land Auction**

**March 31st -
April 10th, 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 Deeded Acres**
- **Property has been Surveyed.**
- **Property will be sold without warranty.**
- **Sold with Title Insurance**

- 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 Grant 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.
- **Plow back has been completed and will be the new buyers responsibly to pay past renter at closing \$20 per tillable acre.**
- 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 pro-rated for 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 23rd, 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

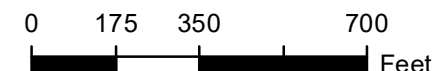
Grant County, Minnesota

Farm 6657

Tract 1616

2023 Program Year

Map Created February 24, 2023



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
- Roads

Wetland Determination Identifiers

- Restricted Use
- Limited
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 83.53 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° 48' 24.63, -96° 4' 25.82

0ft 443ft 885ft

16-127N-43W
Grant County
Minnesota



Maps Provided By:

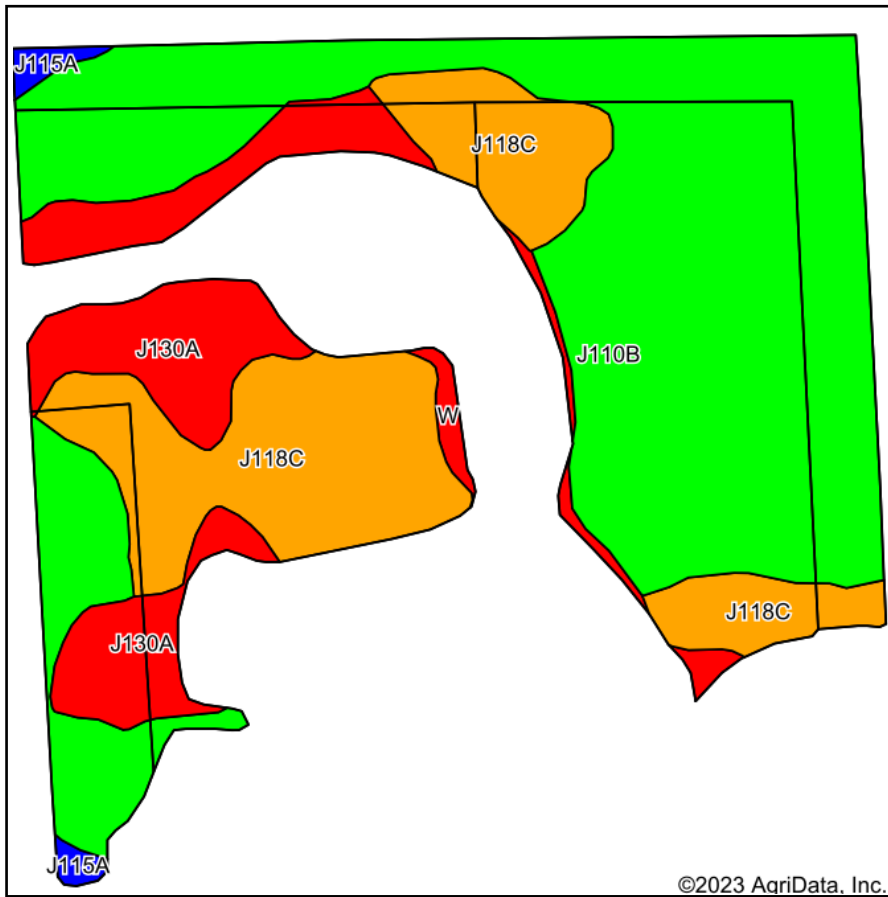


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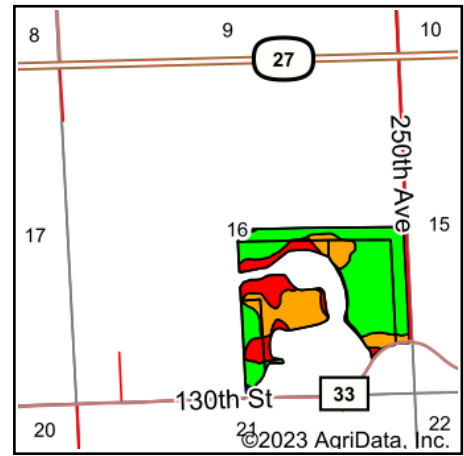
www.AgriDataInc.com

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Grant**
 Location: **16-127N-43W**
 Township: **Macsville**
 Acres: **88.92**
 Date: **2/27/2023**



Maps Provided By:



Area Symbol: MN051, 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
J110B	Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes	51.35	57.7%		3.2ft.	IIc	3649	93	72	59	44	72
J118C	Hokans-Svea-Buse complex, 2 to 12 percent slopes	21.56	24.2%		5.4ft.	Ile	3603	80	69	57	42	69
J130A	Quam and Cathro soils, 0 to 1 percent slopes, frequently ponded	13.47	15.1%		0.8ft.	VIIIw	1205	5	42	20	38	22
W	Water	1.67	1.9%		> 6.5ft.		0	0				
J115A	Flom-Hamerly complex, 0 to 2 percent slopes	0.87	1.0%		1.5ft.	IIIw	4811	90	73	60	44	73
Weighted Average						*-	3210.5	74.7	*n 65.4	*n 51.5	*n 41.8	*n 62.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Soils data provided by USDA and NRCS.



Abbreviated 156 Farm Record

Operator Name : CAROLE KORMENDY
CRP Contract Number(s) : None
Recon ID : 27-051-2023-58
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
155.45	83.53	83.53	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	83.53	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	27.00	0.00	163	0
TOTAL	27.00	0.00		

NOTES

Tract Number : 1616

Description : SE4 16MACS
FSA Physical Location : MINNESOTA/GRANT
ANSI Physical Location : MINNESOTA/GRANT
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : CAROLE KORMENDY, JOLEEN GALLANT, FAYLA STEIDL, JERALD KOENCK JR
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.45	83.53	83.53	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	83.53	0.00	0.00	0.00	0.00	0.00



Abbreviated 156 Farm Record

Tract 1616 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	27.00	0.00	163
TOTAL	27.00	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Grant County Parcel Report

Parcel Number: 10-0066-000



General Information

Township/City: MACSVILLE TOWNSHIP
Taxpayer Name: KORMENDY/CAROLE/ETAL
Taxpayer Address: 18425 WOOD RIDGE DRIVE
PRIOR LAKE MN 55372
Property Address: 25428 130TH ST
Township: 127
Range: 43
Section: 16
Plat:
Acres: 117
School District: 264 - HERMAN-NORCROSS
Tax Description: FR SE1/4

Tax Information

Class Code: Homestead:

Market/Taxable

Tax Capacity

Land: Net TC:
Building: Market Ref:
Machine: Q.T.A:
Total MKT: HS HG/1A:
GA Land: NH HG/1A:

Build Site:

Micellaneous

House/Gar: Deeded Acres:
Other Build: Till Acres:
Till Land: CER:
NC House:
NC Other:
New Improve:

Default Timeout is: 59

As of :

2/26/2023

Parcel Number: **10-0066-000**

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 #1714

KOENCK/JERALD
%ELLA KOENCK
303 5TH ST W
HERMAN MN 56248-2014

General

MP #20-0219-000 Re/Mh: REAL ESTATE

Twp/City	School
10	264
Twp/City	10 - MACSVILLE TOWNSHIP
School Dist	264 - HERMAN-NORCROSS

Description

Sect	Twp	Range	Lot	Block
16	127	43	0	0

FR SE1/4

Property Address

25428 130TH ST 56248

Escrow

0

Deeded Acres: 117.00

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

Default Timeout is: 59

As of :

2/26/2023

Parcel Number: **10-0066-000**

Payable Year: **2022**

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

General

Receipt #	3153	Name	KOENCK/JERALD
Class #1	109 AGRICULTURE		
Homestead	0 NON HOMESTEAD	MP#	20-0219-000
Cho-HS	99		

Class #2	981 WETLANDS	Homestead	NON HOMESTEAD
Class #3		Homestead	

Market/Tax					
Estimated Market	383700	Rate (59.61100)	0.11253	Gross Tax	2,236.00
Taxable Market	375200	County	1,698.26	Std/HACA/Cr	0.00
New Improvements	0	Twp/City	220.81	Spec Asmt	0.00
		State	0.00	Net Tx Due	2,236.00
TC Total	3752	Sch Voter	45.85		
TC Hstd	0	Sch Other	77.37	Tax AB/Adds	0.00
TC Non Hstd	3752	County Wide	16.73	S.A. AB/Adds	0.00
TC H G Hstd	0	Tax Incr	0	Adjusted Net	2,236.00
TC QTA	0	Hosp	0.00		
		Watershed	176.98	Total Receipts	2,236.00
TC State	0	*****		Remaining Due	0.00
Hstd Credit	0.00	Agri	0		
Ag Credit	0.00				
Other Credit	0.00	City	0.00	MAY 16	1,118.00
		Sch Ref-Info	0.00	NOVEMBER 15	1,118.00
		Extra C.W.	0.00		
QTA Tax Amt	0.00	Non Sch Ref	0		

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

AMANDA LUSTILA
GRANT COUNTY TREASURER
10 2ND ST NE
ELBOW LAKE, MN 56531-4400
(218) 685-8251
www.co.grant.mn.us

2022

PROPERTY TAX
STATEMENT

MACSVILLE TOWNSHIP

PRCL# 10-0066-000 RCPT# 3153
TC 3.825 3.752

Property ID Number: 10-0066-000
Property Description: SECT-16 TWP-127 RANG-43
FR SE1/4

25428 130TH ST

JERALD KOENCK
303 5TH ST W

HERMAN MN 56248-2014

1714-T

ACRES 117.00

Values and Classification		
Taxes Payable Year		2021 2022
Step 1	Estimated Market Value:	382.500 375.200
	Homestead Exclusion:	
	Taxable Market Value:	382,500 375,200
	New Improve/Expired Excls:	
	Property Class:	AGRI NON-HSTD AGRI NON-HSTD EXEMPT EXEMPT
Sent in March 2021		
Step 2	Proposed Tax	
* Does Not Include Special Assessments		2,248.00
Sent in November 2021		
Step 3	Property Tax Statement	
	First half Taxes:	1,118.00
	Second half Taxes:	1,118.00
	Total Taxes Due in 2022	2,236.00

\$\$\$
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
			.00
Property Tax and Credits	3. Property taxes before credits	2,256.00	2,236.00
	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	2,256.00	2,236.00
Property Tax by Jurisdiction	6. County	1,693.72	1,698.26
	7. City or Town	223.65	220.81
	8. State General Tax .....	.00	.00
	9. School District: 264 A. Voter approved levies	47.08	45.85
	B. Other local levies	98.73	77.37
	10. Special Taxing Districts: A. HOUSING & REDEV AUTH(HRA)	17.33	16.73
	B. WATERSHED	175.49	176.98
	C.		
	D.		
	11. Non-school voter approved referenda levies		
Special Assessments on Your Property	12. Total property tax before special assessments	2,256.00	2,236.00
	13. A.		
	B.		
	C.		
	D.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	E.		
		2,256.00	2,236.00

2nd Half 2022 Pay Stub
DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: GRANT COUNTY TREASURER
IF YOU PAY YOUR TAXES LATE PLEASE INCLUDE PENALTY USING SCHEDULE ON BACK OF STATEMENT

1st Half 2022 Pay Stub
DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
MAKE CHECKS PAYABLE TO: GRANT COUNTY TREASURER
IF YOU PAY YOUR TAXES LATE PLEASE INCLUDE PENALTY USING SCHEDULE ON BACK OF STATEMENT

PRCL# 10-0066-000 RCPT# 3153
AGRI NON-HSTD

PRCL# 10-0066-000 RCPT# 3153
AGRI NON-HSTD

AMOUNT DUE	AMOUNT DUE	TOTAL TAX	2,236.00
NOVEMBER 15, 2022	2ND HALF TAX 1,118.00	1ST HALF TAX	1,118.00
	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.	

JERALD KOENCK
303 5TH ST W
HERMAN MN 56248-2014

1714-T

JERALD KOENCK
303 5TH ST W
HERMAN MN 56248-2014

1714-T

List address corrections and changes on the back.

☐ CHECK ☐ CASH ☐ COUNTER ☐ MAIL ☐ DEBIT/CREDIT CARD ☐ ESCROW

List address corrections and changes on the back.

☐ CHECK ☐ CASH ☐ COUNTER ☐ MAIL ☐ DEBIT/CREDIT CARD ☐ ESCROW

Property ID Number: 10-0066-000
Property Description: SECT-16 TWP-127 RANG-43
FR SE1/4

25428 130TH ST

JERALD KOENCK
303 5TH ST W

HERMAN MN 56248-2014

1714-T

ACRES 117.00

Values and Classification		
Taxes Payable Year		
	2020	2021
Step 1	Estimated Market Value: 407.600 382.500	
	Homestead Exclusion:	
	Taxable Market Value: 407,600 382,500	
	New Improve/Expired Excls:	
	Property Class: AGRI NON-HSTD AGRI NON-HSTD	
	EXEMPT EXEMPT	
	Sent in March 2020	
Step 2	Proposed Tax	
	* Does Not Include Special Assessments 2.284.00	
	Sent in November 2020	
Step 3	Property Tax Statement	
	First half Taxes: 1,128.00	
	Second half Taxes: 1,128.00	
	Total Taxes Due in 2021 2,256.00	

\$\$\$
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	2,316.00	2,256.00
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	2,316.00	2,256.00

Property Tax
by Jurisdiction

6. County	1,768.85	1,693.72
7. City or Town	212.07	223.65
8. State General Tax .....	.00	.00
9. School District: 264		
A. Voter approved levies	50.09	47.08
B. Other local levies	82.62	98.73
10. Special Taxing Districts:		
A. HOUSING & REDEV AUTH(HRA)	12.47	17.33
B. WATERSHED	189.90	175.49
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	2,316.00	2,256.00

Special Assessments
on Your Property

13. A.		
B.		
C.		
D.		
E.		

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2,316.00 2,256.00

2nd Half
Pay Stub 2021

DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: GRANT COUNTY TREASURER
IF YOU PAY YOUR TAXES LATE PLEASE INCLUDE PENALTY USING SCHEDULE ON BACK OF STATEMENT

1st Half
Pay Stub 2021

DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
MAKE CHECKS PAYABLE TO: GRANT COUNTY TREASURER
IF YOU PAY YOUR TAXES LATE PLEASE INCLUDE PENALTY USING SCHEDULE ON BACK OF STATEMENT

PRCL# 10-0066-000
AGRI NON-HSTD

RCPT# 3135

PRCL# 10-0066-000
AGRI NON-HSTD

RCPT# 3135

AMOUNT DUE	AMOUNT DUE	TOTAL TAX	2,256.00
NOVEMBER 15, 2021	2ND HALF TAX 1,128.00	1ST HALF TAX	1,128.00
	PENALTY	PENALTY	
NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.	TOTAL	TOTAL	
	1714-T		

JERALD KOENCK
303 5TH ST W
HERMAN MN 56248-2014

JERALD KOENCK
303 5TH ST W
HERMAN MN 56248-2014

HIGHLY ERODIBLE LAND AND WETLAND
CONSERVATION DETERMINATION

Name: Koenck, Jerald
County: Grant County

Tract: 1616
Request Date:

Farm: KOENJER
FSA Farm No.:

Section I - Highly Erodible Land

Fields in this section have undergone a determination of whether they were highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field	HEL(Y/N)	Sodbusted(Y/N)	Acres	Determination Date
1	N	N	30.0	01/29/98
2	N	N	8.1	01/29/98
3	N	N	9.0	01/29/98
4	N	N	20.5	01/29/98
5	N	N	17.7	01/29/98

Section II - Wetlands

Fields in this section have had wetland determinations completed. See the Wetlands Explanation section for additional information regarding allowable activities under the wetland conservation provisions of the Farm Bill and Section 404 of the Clean Water Act.

Field	Wetland Label	Acres	Determination Date	Certification Date
1	PC/NW	30.0	01/29/98	Wetlands Not Certified
2	PC/NW	8.1	01/29/98	Wetlands Not Certified
3	PC/NW	9.0	01/29/98	Wetlands Not Certified
4	PC/NW	20.5	01/29/98	Wetlands Not Certified
5	PC/NW	17.7	01/29/98	Wetlands Not Certified
nc	W	65.0	01/29/98	Wetlands Not Certified
nc	NI	9.7	01/29/98	Wetlands Not Certified

Name: Koenck, Jerald Tract: 1616 Farm: KOENJER
County: Grant County Request Date: FSA Farm No.:

Wetland Label	Explanatory Comments
---------------	----------------------

W
Wetland;
Description: An area that meets the wetland criteria including wetland farmed under natural conditions. Includes abandoned wetland resulting from abandonment of other wetland labels; Authorized Cropping: May be farmed under natural conditions without removal of woody vegetation; Authorized Maintenance: At level needed to maintain original system on related farmed wetland, farmed wetland pasture, and prior converted cropland. Must not convert additional wetlands or exceed "original scope and effect"; If you plan to clear, drain, fill, level or manipulate these areas contact NRCS* and COE**.

Remarks

HIGHLY ERODIBLE LAND AND WETLAND
CONSERVATION DETERMINATION

Name: Koenck, Jerald
County: Grant County

Tract: 1616
Request Date:

Farm: KOENJER
FSA Farm No.:

I certify that the above determinations are correct and were conducted in
accordance with policies and procedures contained in the National Food
Security Act Manual.

Signature Designated Conservationist

Date


Robert Koltes

Feb 04, 1998

All USDA programs and services are available without regard to race, color,
national origin, religion, sex, age, marital status, or handicap.

This is a survey of:
NW¼ of the SE¼, Gov't Lot 1, Gov't Lot 2
Located in:
Section 16, T127N-R43W, Grant County, Minnesota



This drawing prepared by:

Bonnema Runke Stern Inc.

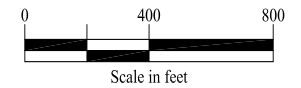
Professional Land Surveyors

4566 Hwy 71 NE - Suite 1

Willmar, MN 56201

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

Requested by: **Zielsdorf Real Estate**
c/o Kormandy Estate



LEGEND

- Found Iron Monument from former survey
- Bonnema Runke Stern Placed Capped Iron Monument
- ⊙ Cast Iron Monument
- - - Approximate Right of Way Line

Land Description - 116.6± Acres

(As found on part of Document No. 186675)

"NW¼ of SE¼ and Lots 1 and 2, Section 16, Township 127, Range 43, County of Grant."

Surveyor's Notice:

The current water level of the lake extends beyond the meandered line as surveyed as part of the original government land office survey in 1868. The property boundary as shown on this survey follows the shoreline as indicated by the original meander line. Open water that exists outside of the meander line has been labeled 'Non-Meandered Water.'

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

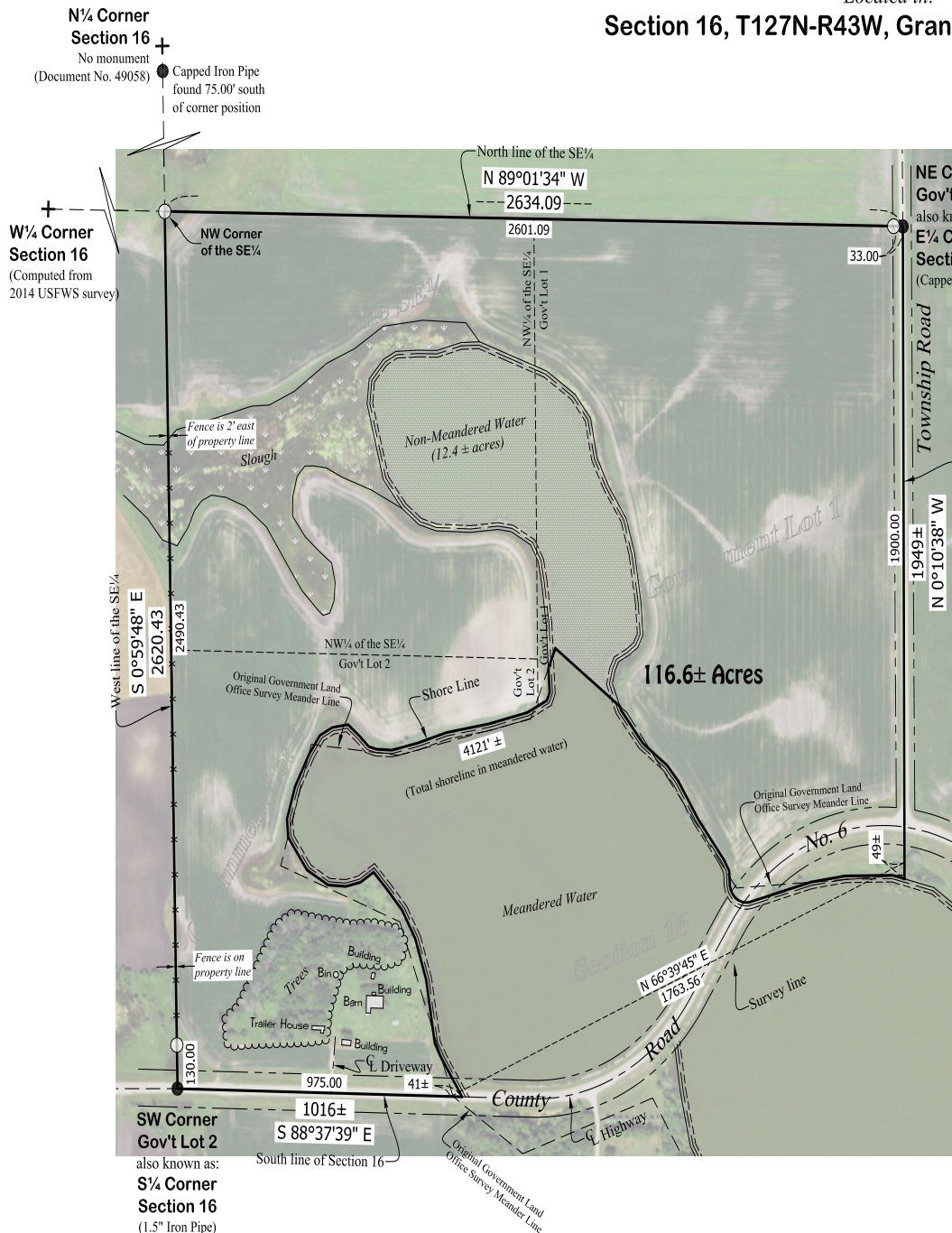
Bonnema Runke Stern Inc. is not giving a title opinion or abstract of this parcel. We suggest that you contact your attorney or a title insurance company for that purpose. Easements or neighboring deed conflicts may exist which affect this parcel and are not shown on this survey.

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

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. THE FIELD WORK WAS COMPLETED ON MARCH 02, 2023.

Matthew D. Runke

Date **March 7, 2023** License No. 46171



This is a survey of:
NW¼ of the SE¼, Gov't Lot 1, Gov't Lot 2
Located in:
Section 16, T127N-R43W, Grant County, Minnesota



This drawing prepared by:

Bonnema Runke Stern Inc.

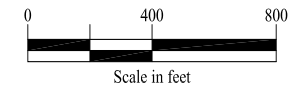
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Matthew D. Runke

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