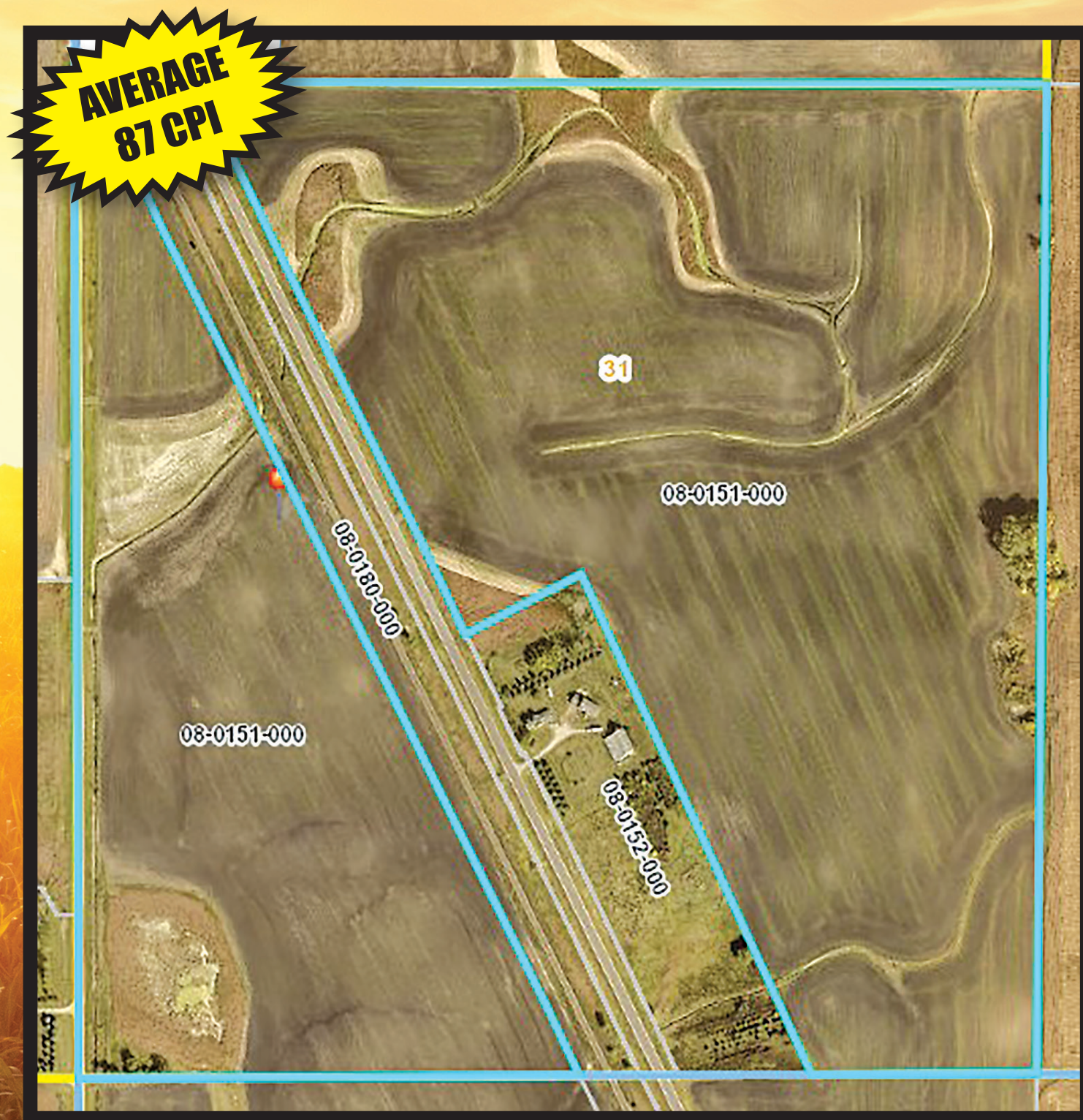


# STEVENS COUNTY FARMLAND ONLINE ONLY AUCTION

*Ends September 25 at 11:00 a.m. CST*



## Land Information

**140+/- Acres in  
Stevens County  
Section -31  
Township – 126  
Range – 42  
Rendsville Township –  
Donnelly MN**

**PROPERTY  
WILL BE SURVEYED**

**Parcel ID #  
08-0151-000**

## **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.

# NORMA OSTERMAN 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 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*



**September 15th -  
25th, 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 Surveyed Deed Acres.**
- **Property has been Surveyed.**
- **Property will be sold without warranty.**
- **Closing will take place On or Before December 28th, 2023.**

- 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 lots 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.**
- **LAND WILL BE SOLD WITH A RIGHT OF FIRST REFUSAL—WITH A 65 DAY WAIT AFTER AUCTION IS COMPLETED . DRAINAGE TILE AGREEMENT AND RIGHT OF FIRST REFUSAL INCLUDED IN THE PROSPECTUS PACKET.**
- **Possession will be after the 65 day wait for Right of First Refusal is removed.**
- 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 paid by the 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 inspector to inspect and/all aspects of the property.

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

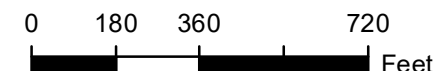
## Stevens County, Minnesota

**Farm 5896**

**Tract 4930**

**2023 Program Year**

Map Created May 10, 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

### Wetland Determination Identifiers

- Restricted
- Limited
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 119.13 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



Boundary Center: 45° 40' 34.08, -96° 0' 2.77

0ft 444ft 887ft



31-126N-42W  
Stevens County  
Minnesota

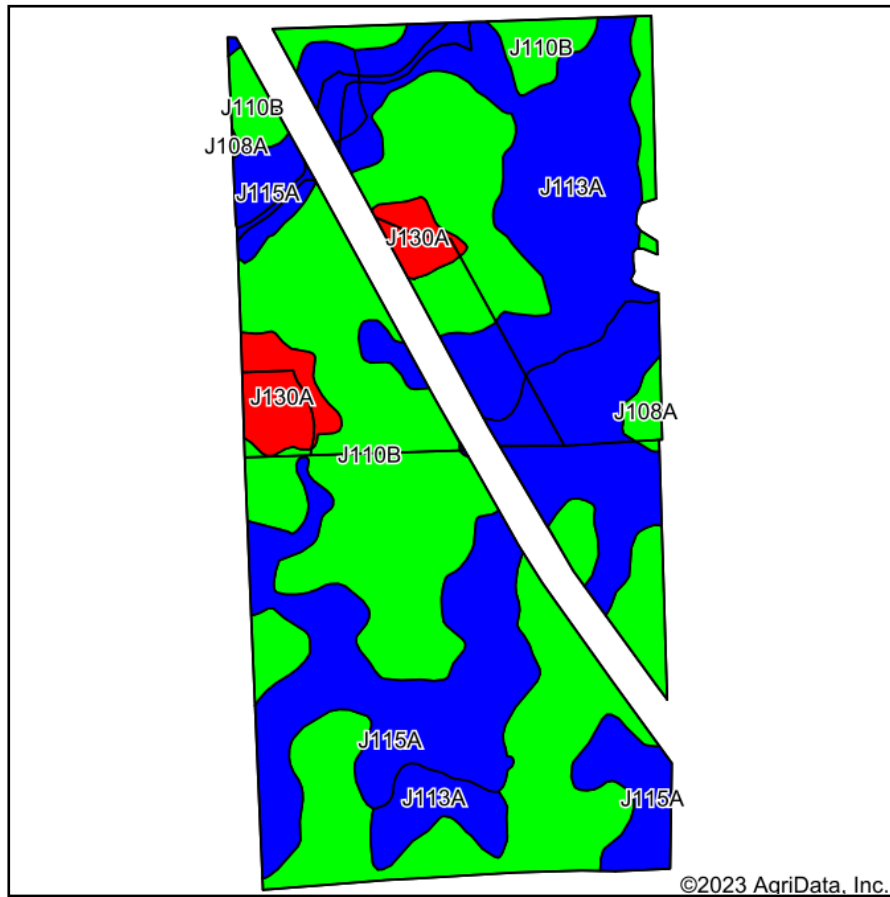


Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

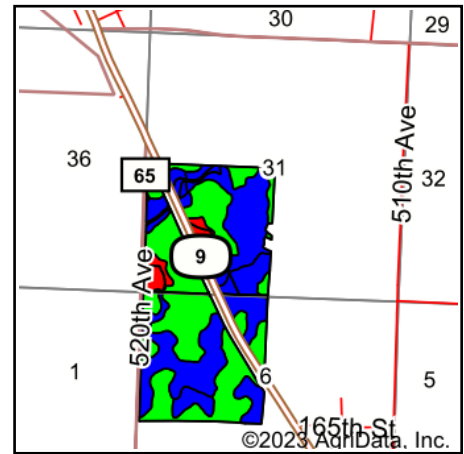
8/13/2023

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: **31-126N-42W**  
 Township: **Rendsville**  
 Acres: **280.85**  
 Date: **7/13/2023**



Maps Provided By:



Area Symbol: MN149, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J110B	Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes	134.23	47.8%		IIc	93
J115A	Flom-Hamerly complex, 0 to 2 percent slopes	80.04	28.5%		IIIw	90
J113A	Flom-Aazdahl-Hamerly complex, 0 to 2 percent slopes	53.21	18.9%		IIw	88
J130A	Quam and Cathro soils, 0 to 1 percent slopes, frequently ponded	11.14	4.0%		VIIIw	5
J108A	Aazdahl-Balaton clay loams, 0 to 2 percent slopes	2.23	0.8%		IIc	97
<b>Weighted Average</b>					<b>2.52</b>	<b>87.7</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.



## Abbreviated 156 Farm Record

**Operator Name** : DARICK JOHN HUEBNER  
**CRP Contract Number(s)** : None  
**Recon ID** : None  
**Transferred From** : None  
**ARCPLC G/I/F Eligibility** : Eligible

## Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
140.07	119.13	119.13	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	119.13	0.00			0.00	0.00	0.00	0.00

## Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	69.06	0.00	152	0
Soybeans	49.94	0.00	47	0
<b>TOTAL</b>	<b>119.00</b>	<b>0.00</b>		

## NOTES

**Tract Number** : 4930

**Description** : SW-31-RENDSDVILLE  
**FSA Physical Location** : MINNESOTA/STEVENS  
**ANSI Physical Location** : MINNESOTA/STEVENS  
**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** : NORMA OSTERMAN  
**Other Producers** : None  
**Recon ID** : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
140.07	119.13	119.13	0.00	0.00	0.00	0.00	0.0

MINNESOTA

STEVENS

Form: FSA-156EZ

United States Department of Agriculture  
Farm Service Agency

FARM : 5896

Prepared : 8/9/23 1:30 PM CST

Crop Year : 2023

## Abbreviated 156 Farm Record

## Tract 4930 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	119.13	0.00	0.00	0.00	0.00	0.00

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	69.06	0.00	152
Soybeans	49.94	0.00	47
<b>TOTAL</b>	<b>119.00</b>	<b>0.00</b>	

## NOTES

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*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](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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*



### CERTIFIED WETLAND DETERMINATION


1. Name:	Darick Huebner	2. Location County:	Stevens
3. Address:	12 Pomme De Terre Ln Morris, MN 56267	4. Admin County:	Stevens
5. Request Form:	AD-1026	6. Farm Number:	5896
7. Request Date:	1/17/2023	8. Tract Number:	4930

This certified wetland determination identifies areas subject to the wetland conservation provisions of the 1985 Food Security Act, as amended. See the attached Definitions of Wetland Labels and Uses for additional information and currently authorized activities under the Act.

Field(s)	Label	Occurrence Year (CW+YEAR)	Acreage
1	PC/NW		97.00
4	FW		0.90
5	W		1.00
6	FWP		0.30

9. Remarks:	
-------------	--

I certify that the above determinations are sufficient for the purpose of making a determination of eligibility for program benefits and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

10. Signature Designated Conservationist	Date
 Tyler Marthaler	Friday, April 7, 2023

entered  
in  
atrix



## CERTIFIED WETLAND DETERMINATION

### Non- Discrimination Statement

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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.

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- (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) email: [program.intake@usda.gov](mailto:program.intake@usda.gov).

USDA is an equal opportunity provider, employer, and lender.



# Certified Wetland Determination

Customer: Darick Huebner

Tract: 4930

4/7/2023



1:4,897 1 inch = 408 feet

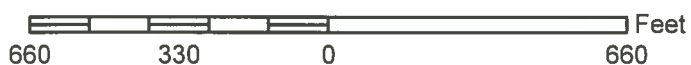


Image Year: 2021

**Stevens County  
Rendville S31 (T126 R42)**



	PC/NW		FW
	W		FWP

This certified wetland determination/delineation has been conducted for the purpose of implementing the wetland conservation provisions of the Food Security Act of 1985. This determination/delineation may not be valid for identifying the extent of the Corps of Engineers' (COE's) Clean Water Act jurisdiction for this site. Other federal, state or local permits or restrictions may apply to activities impacting wetlands. Contact the US Fish and Wildlife Service for information concerning conservation easements. Contact the Local Governmental Unit (LGU) for State Wetland Conservation Act permits and Minnesota Department of Natural Resources for protected water permits prior to initiating wetland activities by completing the "Minnesota Joint Project Notification Form" available from the LGU.







United States Department of Agriculture

## CERTIFIED MAILING

Natural Resources  
Conservation Service

Minnesota  
Wetland Compliance  
Fergus Falls Office

1004 Frontier Drive  
Fergus Falls, MN 56537

Ph: 218-736-5445  
Fax 855-843-6838  
www.mn.nrcs.usda.gov

April 7, 2023

Darick Huebner  
12 Pomme De Terre Ln  
Morris, MN 56267

RE: Certified wetland determination in response to AD-1026 request

Dear Darick Huebner:

The Natural Resources Conservation Service (NRCS) received a request for evaluation of proposed wetland activity from the Farm Service Agency (FSA) with a Highly Erodible Land Conservation (HELC) and Wetland Conservation (WC) Certification (form AD-1026) for **Tract 4930**, Section 31, Rendsville Township, Stevens County, Minnesota. The NRCS is issuing a Preliminary Technical Determination (PTD) in response to your request.

The regulations for the Wetland Conservation (WC) provisions of the Food Security Act of 1985, as amended, are found at Title 7 Code of Federal Regulations (7 CFR) §12. This determination was conducted in accordance with the current federal wetland delineation procedures as found in the most current versions of the National Food Security Act Manual (NFSAM), the 1987 United States Army Corps of Engineers (USACE) Wetland Delineation Manual, Technical Report Y-87-1, the USACE Regional Supplements, and/or State Offsite Methods.

The attached CPA-026s and maps depict the wetland determination for the areas where the requested wetland determination took place. The determination was made as indicated on the CPA-026 and map for the following reasons:

Presence of Hydrophytic Vegetation:

Under normal circumstances the sites determined wetland support a prevalence of plants that grow in water or in a substrate that is at least periodically deficient in oxygen during the growing season as a result of excessive water content. The sites determined wetland are dominated by vegetation tolerant of excessive wetness.

Presence of Hydric Soils:

The soils on the sites determined wetland are hydric. In an un-drained condition, this soil is saturated, flooded, or ponded long enough during a growing season to develop an anaerobic condition that supports the growth and regeneration of hydrophytic vegetation.

Presence of Wetland Hydrology:

The areas determined wetland are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions. Review of aerial imagery indicates that the areas exhibit wetness signatures during many normal precipitation years.

Further, the areas indicated are **Farmed Wetland (FW)**, **Farmed Wetland Pasture (FWP)**, **Wetland (W)** because they do not qualify for any other exemptions provided by the wetland conservation provisions.

This PTD meets the regulatory definition for an adverse decision. You may appeal this determination in accordance with the laws and federal regulations set forth at 7 CFR §614, the NRCS Appeals Procedures, 7 CFR §780, the Food Security Act Appeals Procedures, and 7 CFR §11, the National Appeals Division (NAD) Rules of Procedure, by acting on one of the two following options:

- You may request that the designated conservationist reconsider this determination by filing a written request no later than 30 calendar days after you receive this notice in accordance with the NRCS's appeal procedures found at 7 C.F.R. 614.7(b). If you request reconsideration, you have the right to be present during the field visit for an informal review with the decision maker. During the review you, and/or your representative may provide additional information and discuss the facts relating to the preliminary technical determination. If you choose to seek reconsideration, you may later appeal the determination to the FSA County Committee or the National Appeals Division (NAD). **To request reconsideration, write to the designated conservationist, Tyler Marthaler**, at the following address and explain why you believe this determination is erroneous.

USDA-NRCS  
1004 Frontier Dr  
Fergus Falls, MN 56537

- Mediation in accordance with 7 CFR 614.7(a)(2) is available as part of NRCS's informal appeal process. Mediation may enable NRCS to narrow the issues and resolve the matter by mutual agreement. You may have to pay all or part of the cost of mediation. If you request mediation, the running of the timeframe in which you may file an appeal stops. When mediation closes, the clock restarts and you will have the balance of the days remaining in that period to file an appeal. To request mediation, you must submit your written request no later than 30 calendar days after you receive this notice. To request mediation, write to the Minnesota State mediation program at the following address and provide a copy of your request for mediation to NRCS.

Mary Nell Preisler  
Farm Credit Mediation Program  
1526 170<sup>th</sup> Avenue  
Bejou, MN 56516  
Phone: 218-935-5785



You may waive your rights to preliminary review and reconsideration or mediation in accordance with 7 C.F.R. Part 614.7(d) if you want an immediately-final wetland technical determination in order to address the on-site needs (i.e. restoration, mitigation). Provide notification of your intent to exercise your right to waive rights to preliminary review and reconsideration or mediation, in writing, to the NRCS State Conservationist at:

Troy Daniell  
State Conservationist  
USDA NRCS  
375 Jackson Street, Suite 600  
St. Paul, MN 55101-1854

**If you do not select any of your preliminary appeal rights, this PTD will become a Final Technical Determination (FTD) 30 days after your receipt of the PTD in accordance with the wetland compliance provisions and the appeal regulations.**

**Once final**, you may appeal the FTD by acting on one of the two following options:

- You may appeal the determination to the FSA County Committee (COC) by filing a written request. To appeal, write to the County Committee at the following address and explain why you believe this determination is erroneous.

Stevens FSA COC  
12 Highway 28 East  
Morris, MN 56267

- Alternatively, you may appeal the determination to the National Appeals Division (NAD) by filing a written request. To appeal, you must write to NAD at the following address, explain why you believe this determination is erroneous, and provide a copy to FSA. You must personally sign your written appeal to NAD and include a copy of this letter.

NAD Eastern Regional Office  
P.O. Box 68806  
Indianapolis, IN 46268

If you are the owner of this tract and have a tenant, I urge you to discuss this letter and accompanying NRCS-CPA-026 with your tenant. Likewise, if you are the tenant of this tract, I urge you to discuss this letter with your landlord.

*This certified wetland determination/delineation has been conducted for implementing the wetland conservation provisions of the Food Security Act of 1985. This determination/delineation may not be valid for identifying the extent of the Corps of Engineers' (COE's) Clean Water Act jurisdiction for this site. If you intend to conduct any activity that constitutes a discharge of dredged or fill material into wetlands or other waters, you should request a jurisdictional determination from the local office of the COE prior to starting the work. Other federal, state or local permits or restrictions may apply to activities impacting wetlands. Contact the US Fish and Wildlife Service for information concerning conservation easements. Contact the Local Governmental Unit (LGU) for State Wetland Conservation Act permits and Minnesota Department of Natural Resources for protected*

*water permits prior to initiating wetland activities by completing the "Minnesota Joint Project Notification Form" available from the LGU.*

*The 2014 Farm Bill connected producer eligibility for Federal crop insurance premium subsidy to compliance with the wetland conservation provisions. Eligibility for most USDA programs is lost for any wetland conversions that have occurred after December 23, 1985. However, only wetland conversions that occur after February 7, 2014, result in ineligibility for Federal crop insurance premium subsidy.*

If you have questions concerning this notification, please contact Tyler Marthaler, Wetland Specialist at 218-321-3268 or [tyler.marthaler@usda.gov](mailto:tyler.marthaler@usda.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'Ty Marthaler', with a stylized flourish at the end.

Tyler Marthaler, Wetland Specialist  
USDA-NRCS

Enclosures

cc: NRCS, Morris, MN  
FSA, Morris, MN



Default Timeout is: 59

As of :

8/11/2023

Parcel Number: **08-0151-000**

Payable Year: **2023**

**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 #722

OSTERMAN/NORMA  
% DONNA SEVERANCE  
206 W 6TH ST  
CYRUS MN 56323

#### General

**MP #08-0151-000** Re/Mh: REAL ESTATE

Twp/City	School	Water	Fire	HRA	Agri
8	2769	0	0	76	0

Twp/City 8 - RENDSVILLE TWP

School Dist 2769 - MORRIS AREA

#### Description

Sect	Twp	Range	Lot	Block
31	126	42	0	0

31 126 42 140.47  
PT SW1/4

#### Property Address

#### Escrow

0

**Deeded Acres:** 140.47

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

Default Timeout is: 120

As of :

8/11/2023

Parcel Number: **08-0151-000**

Payable Year: **2023**

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

#### General

<b>Receipt #</b>	2526	<b>Name</b>	OSTERMAN/NORMA
<b>Class #1</b>	101 AGRICULTURE	<b>MP#</b>	08-0151-000
<b>Homestead</b>	0 NON HOMESTEAD		
<b>Cho-HS</b>	99		

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

#### Market/Tax

<b>Estimated Market</b>	717200	<b>Rate (80.08100)</b>	0.17481	<b>Gross Tax</b>	5,744.11
<b>Taxable Market</b>	717200	<b>County</b>	3,001.25	<b>Std/HACA/Cr</b>	1,320.11
<b>New Improvements</b>	0	<b>Twp/City</b>	358.96	<b>Spec Asmt</b>	0.00
		<b>State</b>	0.00	<b>Net Tx Due</b>	4,424.00
<b>TC Total</b>	7172	<b>Sch Voter</b>	531.98		
<b>TC Hstd</b>	0	<b>Sch Other</b>	418.35	<b>Tax AB/Adds</b>	0.00
<b>TC Non Hstd</b>	7172	<b>County Wide</b>	113.46	<b>S.A. AB/Adds</b>	0.00
<b>TC H G Hstd</b>	0	<b>Tax Incr</b>	0	<b>Adjusted Net</b>	4,424.00
<b>TC QTA</b>	0	<b>Watershed</b>	0.00		
		<b>Fire</b>	0.00	<b>Total Receipts</b>	2,212.00
<b>TC State</b>	0	<b>HRA</b>	0	<b>Remaining Due</b>	2,212.00
<b>Hstd Credit</b>	0.00	<b>Agri</b>	0		
<b>Ag Credit</b>	0.00				
<b>Other Credit</b>	0.00	<b>City</b>	0.00	<b>MAY 15</b>	2,212.00
		<b>Sch Ref-Info</b>	0.00	<b>NOVEMBER 15</b>	2,212.00
		<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

RENDSVILLE TWP

PRCL# 08-0151-000 RCPT# 2513  
TC 7.172 7.172

Property ID Number: 08-0151-000 ACRES 140.47  
Property Description: SECT-31 TWP-126 RANG-42  
31 126 42 140.47 PT SW1/4

NORMA OSTERMAN  
% DONNA SEVERANCE  
206 W 6TH ST  
CYRUS MN 56323

722-T

Values and Classification		
Taxes Payable Year		2021 2022
Step 1	Estimated Market Value:	717,200 717,200
	Homestead Exclusion:	
	Taxable Market Value:	717,200 717,200
	New Improve/Expired Excls:	
Step 2	Property Class:	AGRI NON-HSTD AGRI NON-HSTD
	Sent in March 2021	
Step 3	Proposed Tax	
	* Does Not Include Special Assessments	4,610.00
Step 3	Sent in November 2021	
	Property Tax Statement	
	First half Taxes:	2,306.00
	Second half Taxes:	2,306.00
	Total Taxes Due in 2022	4,612.00

\$\$\$  
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. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE		<input type="checkbox"/>	
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 .....	5,924.38	5,823.69
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax .....	1,180.38	1,211.69
	5. Property taxes after credits .....	4,744.00	4,612.00
Property Tax by Jurisdiction	6. County .....	2,894.57	2,919.39
	7. City or Town .....	364.05	361.33
	8. State General Tax .....	.00	.00
	9. School District: 2769 A. Voter approved levies .....	885.59	759.31
	B. Other local levies .....	490.06	458.87
	10. Special Taxing Districts: A. HRA STEVENS COUNTY .....	109.73	113.10
	B. ....		
	C. ....		
	D. ....		
	11. Non-school voter approved referenda levies .....		
Special Assessments on Your Property	12. Total property tax before special assessments .....	4,744.00	4,612.00
	13. A. ....		
	B. ....		
	C. ....		
	D. ....		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	E. ....		
		4,744.00	4,612.00

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

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# 08-0151-000 RCPT# 2513  
AGRI NON-HSTD

PRCL# 08-0151-000 RCPT# 2513  
AGRI NON-HSTD

AMOUNT DUE	AMOUNT DUE	TOTAL TAX	4,612.00
NOVEMBER 15, 2022	2ND HALF TAX 2,306.00	1ST HALF TAX	2,306.00
	PENALTY	PENALTY	
	TOTAL	TOTAL	

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

NORMA OSTERMAN  
% DONNA SEVERANCE  
206 W 6TH ST  
CYRUS MN 56323

722-T

NORMA OSTERMAN  
% DONNA SEVERANCE  
206 W 6TH ST  
CYRUS MN 56323

722-T

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.



Property ID Number: 08-0151-000 ACRES 140.47  
Property Description: SECT-31 TWP-126 RANG-42  
31 126 42 140.47 PT SW1/4

NORMA OSTERMAN  
% DONNA SEVERANCE  
206 W 6TH ST  
CYRUS MN 56323

722-T

Values and Classification		
Taxes Payable Year		
	2022	2023
Step 1	Estimated Market Value: 717,200 717,200	
	Homestead Exclusion:	
	Taxable Market Value: 717,200 717,200	
	New Improve/Expired Excls:	
	Property Class: AGRI NON-HSTD AGRI NON-HSTD	
	Sent in March 2022	
Step 2	Proposed Tax	
	* Does Not Include Special Assessments 4,410.00	
	Sent in November 2022	
Step 3	Property Tax Statement	
	First half Taxes: 2,212.00	
	Second half Taxes: 2,212.00	
	Total Taxes Due in 2023 4,424.00	

\$\$\$  
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: 2769 A. Voter approved levies .....  
B. Other local levies .....  
10. Special Taxing Districts: A. HRA STEVENS COUNTY .....  
B. ....  
C. ....  
D. ....  
11. Non-school voter approved referenda levies .....  
12. Total property tax before special assessments .....

Special Assessments  
on Your Property

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

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....

Taxes Payable Year:		
	2022	2023
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	
3. Property taxes before credits .....	5,823.69	5,744.11
4. A. Agricultural and rural land tax credits .....	.00	.00
B. Other credits to reduce your property tax .....	1,211.69	1,320.11
5. Property taxes after credits .....	4,612.00	4,424.00
6. County .....	2,919.39	3,001.25
7. City or Town .....	361.33	358.96
8. State General Tax .....	.00	.00
9. School District: 2769 A. Voter approved levies .....	759.31	531.98
B. Other local levies .....	458.87	418.35
10. Special Taxing Districts: A. HRA STEVENS COUNTY .....	113.10	113.46
B. ....		
C. ....		
D. ....		
11. Non-school voter approved referenda levies .....		
12. Total property tax before special assessments .....	4,612.00	4,424.00
13. A. ....		
B. ....		
C. ....		
D. ....		
E. ....		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....	4,612.00	4,424.00

2nd Half  
Pay Stub 2023

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

PRCL# 08-0151-000 RCPT# 2526  
AGRI NON-HSTD

1st Half  
Pay Stub 2023

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# 08-0151-000 RCPT# 2526  
AGRI NON-HSTD

AMOUNT DUE	AMOUNT DUE	TOTAL TAX	4,424.00
NOVEMBER 15, 2023	2ND HALF TAX 2,212.00	1ST HALF TAX	2,212.00
	PENALTY	PENALTY	
	TOTAL	TOTAL	

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

NORMA OSTERMAN  
% DONNA SEVERANCE  
206 W 6TH ST  
CYRUS MN 56323

722-T

NORMA OSTERMAN  
% DONNA SEVERANCE  
206 W 6TH ST  
CYRUS MN 56323

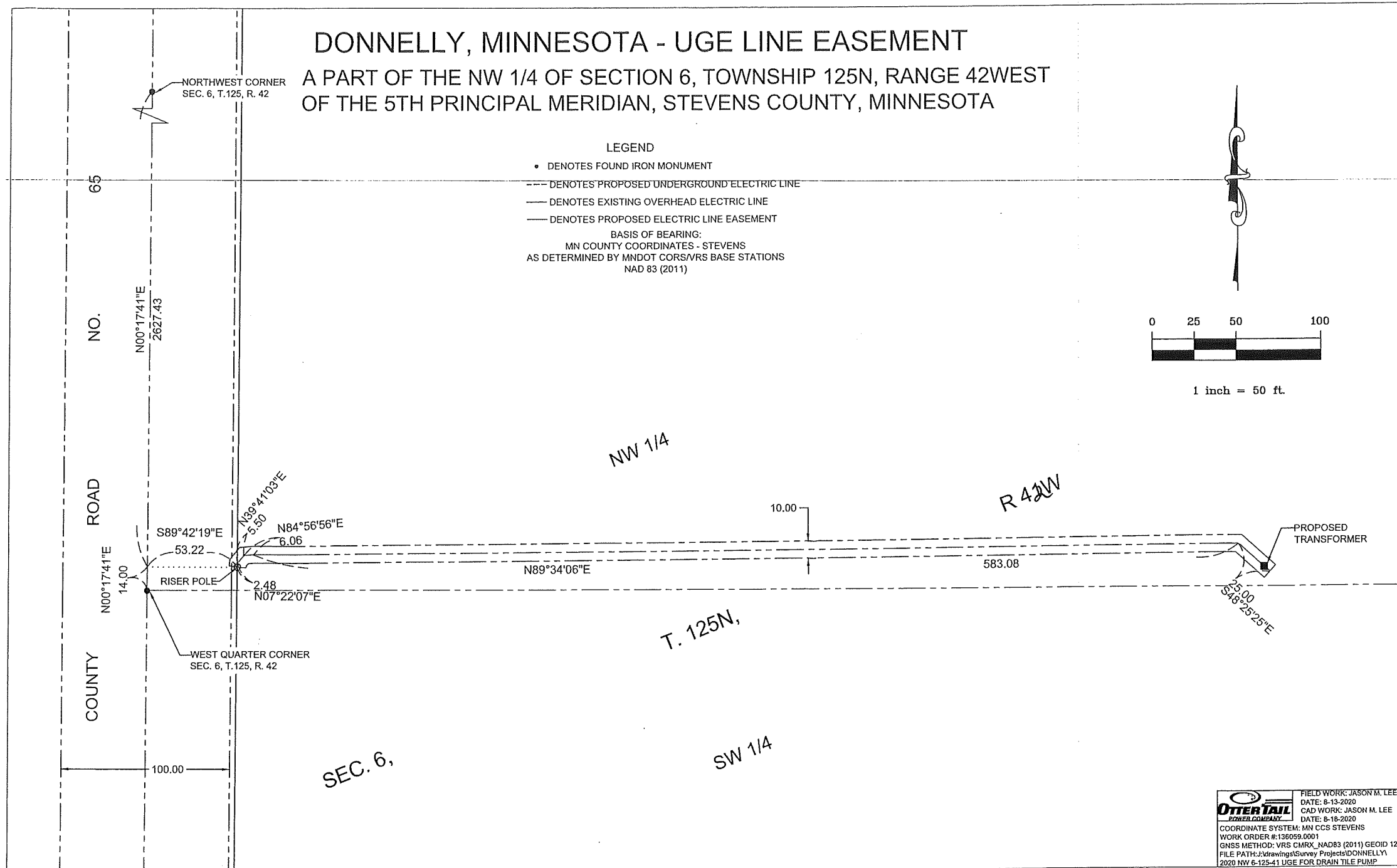
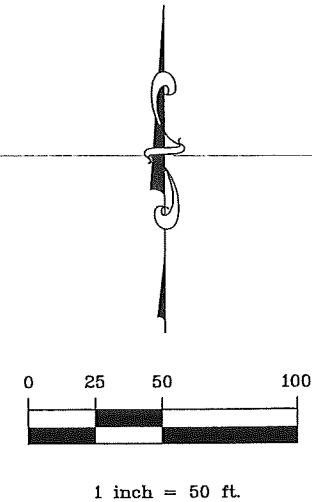
722-T

# DONNELLY, MINNESOTA - UGE LINE EASEMENT

A PART OF THE NW 1/4 OF SECTION 6, TOWNSHIP 125N, RANGE 42WEST  
OF THE 5TH PRINCIPAL MERIDIAN, STEVENS COUNTY, MINNESOTA

## LEGEND

- DENOTES FOUND IRON MONUMENT
  - DENOTES PROPOSED UNDERGROUND ELECTRIC LINE
  - DENOTES EXISTING OVERHEAD ELECTRIC LINE
  - DENOTES PROPOSED ELECTRIC LINE EASEMENT
- BASIS OF BEARING:  
MN COUNTY COORDINATES - STEVENS  
AS DETERMINED BY MNDOT CORS/VRS BASE STATIONS  
NAD 83 (2011)



**OTTER TAIL**  
POWER COMPANY

FIELD WORK: JASON M. LEE  
DATE: 8-13-2020  
CAD WORK: JASON M. LEE  
DATE: 8-16-2020

COORDINATE SYSTEM: MN CCS STEVENS  
WORK ORDER #: 136059.0001  
GNSS METHOD: VRS CMR, NAD83 (2011) GEOID 12A  
FILE PATH: J:\Drawings\Survey Projects\DONNELLY  
2020 NW 6-125-41 UGE FOR DRAIN TILE PUMP

Mark Huebner  
 Morris 6  
 Tile 2020

Tile Map

Property Line



- |                      |                       |                |
|----------------------|-----------------------|----------------|
| 06 inch Pipe         | 15 inch DW            | Intakes:       |
| 08 inch Pipe         | 15 inch Flex DW Pipe  | Field Boundary |
| 12 inch Flex DW Pipe | Existing 06 inch Pipe | Lift Station   |
| 12 inch Pipe         | Existing 05 inch Pipe | Outlets:       |



209818

NICHOLE MAHONEY  
RECORDER  
STEVENS COUNTY, MN

RECORDED ON

08/16/2021 11:42 AM

RECORDING FEE

46.00

PAGES: 5 RECEIPT #: 4012618

\*\*This Document was Electronically Recorded

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**DRAINAGE TILE AGREEMENT  
AND RIGHT OF FIRST REFUSAL**

---

**THIS DRAINAGE TILE AGREEMENT** ("the Agreement") is dated this 11 day of August, 2021, and is between Norma B. Osterman, a single person, (hereinafter "Grantor", whether one or more), and Darick Huebner and Mark Huebner, (hereinafter "Grantee", whether one or more). (Collectively, "the Parties").

**Recitals:**

1. Grantor is the owner of the following described real estate among other lands in the County of Stevens and State of Minnesota:

The Southwest Quarter (SW1/4) of Section Thirty-one (31), Township One Hundred Twenty-six (126) North, Range Forty-two (42) West, excepting therefrom the following described land: Beginning at a point on the South line of Section 31, Township 126 North, Range 42 West, said point of beginning being 604.4 feet West of the Southeast corner of the Southwest Quarter (SW1/4) of said Section 31; thence West and along the South line of said Section 31 a distance of 358.4 feet to the easterly right of way line of State Highway No. 9; thence Northwesterly and along the easterly right of way line of State Highway No. 9 a distance of 944.1 feet; thence deflect an angle to the left of 90 degrees 00 minutes a distance of 10.0 feet; thence deflect an angle to the right of 90 degrees 00 minutes and along the easterly right of way line of State Highway No. 9 a distance of 138.5 feet; thence deflect an angle to the right of 90 degrees 00 minutes a distance of 10.0 feet; thence deflect an angle to the left of 90 degrees 00 minutes and along the easterly right of way line of State Highway No. 9 a distance of 213.1 feet; thence deflect an angle to the right of 94 degrees 11 minutes a distance of 320.9 feet; thence deflect an angle to the right of 95 degrees 49 minutes a distance of 1456.9 feet to the point of beginning and there terminating, containing in all 10.04 acres, more or less.

For which Grantee has been the long-time tenant under a rental relationship with Grantor. This tile agreement is intended, however, only to apply to that portion of the above-described real estate lying westerly of Minnesota Highway 9.

2. Grantor recognizes the benefit to the above-described parcel to be derived from Grantee's tiling of the parcel, enhancing farm value and productivity.

**FOR VALUABLE CONSIDERATION**, including but not limited to the mutual benefit to be derived from this Agreement, the receipt and sufficiency of which is hereby acknowledged, the Parties covenant and agree as follows:

1. **Grant.** Grantor hereby grants to Grantee the following rights:

- (a) Grantee shall be allowed to place and maintain tile and obtain outlets and agreements with neighboring landowners for the benefit of the above-described parcel.
- (b) Grantee shall have the right of first refusal to rent the above-described parcel.
- (c) Grantee to be reimbursed for the costs of installation and repairs to tile on the above-described parcel in an amount prorated to the amount of time Grantee has enjoyed the benefits of said tiling, should the parcel be rented or sold and should Grantee not exercise the right of first refusal on said rental. Said proration shall be as follows:

Up to December 31, 2021 .....	\$7,600.00
From January 1, 2022 to December 31, 2022 .....	\$6,840.00
From January 1, 2023 to December 31, 2023 .....	\$6,080.00
From January 1, 2024 to December 31, 2024 .....	\$5,320.00
From January 1, 2025 to December 31, 2025 .....	\$4,560.00
From January 1, 2026 to December 31, 2026 .....	\$3,800.00
From January 1, 2027 to December 31, 2027 .....	\$3,040.00
From January 1, 2028 to December 31, 2028 .....	\$2,280.00
From January 1, 2029 to December 31, 2029 .....	\$1,520.00
From January 1, 2030 to December 31, 2030 .....	\$760.00
From January 1, 2031 to December 31, 2031 .....	-0-

2. **Acceptance.** Grantee hereby accepts and agrees to the following:

- (a) Grantee has disclosed and paid for costs associated with the above-described tile project, totaling \$7,600.00.
- (b) Grantee has provided Grantor with a detailed, written statement of costs for the above-described tile project.
- (c) Grantee will disclose and pay for all costs associated with repair of said tile until such time that the Grantee ceases to rent the above-described parcel.

3. **Right of First Refusal.** It is further agreed that, in consideration of the improvements made and other valuable consideration:

- (a) The Grantor shall not sell the land before offering or making a good faith effort to offer the land for sale to the Grantee at a price no higher than the highest price offered by a third party that is acceptable to the Grantor.
- (b) "A price no higher than the highest price offered by a third party" means the acceptable cash price offered by a third party or the acceptable time-price offer made by a third

party. A cash price offer is one that involves simultaneous transfer of title for payment of the entire amount of the offer. If the acceptable offer made by a third party is a time-price offer, the Grantor or lessor must make the same time-price offer or an equivalent cash offer to the Grantee. An equivalent cash offer is equal to the total of the payments made over a period of the time-price offer discounted by yield curve of the United States Treasury notes and bonds of similar maturity on the first business day of the month in which the offer is personally delivered or mailed for time periods similar to the time period covered by the time-price offer, plus 2.0 percent. Time-price offer is an offer that is financed entirely or partially by the Seller and includes an offer to purchase under a contract for deed or mortgage.

- (c) The Grantor must provide written notice to the Grantee that the land will be offered for sale by the Grantor at least fourteen (14) days before the land is offered for sale.
- (d) If the Grantor receives an offer to buy from a third party, the Grantor's notice to the Grantee must include a copy of the purchase agreement containing the price and terms of the highest offer made by a third party that is acceptable to the Grantor and a signed affidavit by the Grantor affirming that the purchase agreement is true, accurate, and made in good faith. At the Grantee's discretion, reference to the third parties identity may be deleted from the copy of the purchase agreement.
- (e) The Grantor's written notice to the Grantee shall be delivered by certified mail.
- (f) The Grantee has sixty-five (65) days after the Grantor's date of mailing to accept the offer to buy the land described at the price offered in the notice. As part of accepting this offer the Grantee will perform according to the terms of the offer, including making payments due under the offer, within ten (10) days after the date the Grantee accepts this offer. The Grantee understands that negotiating or agreeing to an arrangement to sell the land to another person prior to accepting this offer may be a violation of law and the Grantee may be liable to a person damaged by the sale.
- (g) Selling to a third party at a price is prima facie evidence that the price is acceptable to the Grantor.
- (h) This agreement shall terminate on the following date: December 31, 2031.

4. **Term of Agreement.** It is intended by the Parties that this Agreement shall bind the Parties, their successors, transferees and assigns, in perpetuity, so long as Grantees or their immediate family continues to be engaged in farming.

5. **Entire Agreement.** No amendment of or supplement to this Agreement shall be enforced unless in writing and signed by the Parties or their successors in interest.

IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year first above written.



GRANTOR:

Norma B. Osterman  
Norma B. Osterman

STATE OF MINNESOTA )

COUNTY OF STEVENS )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of August, 2021 by Norma B. Osterman, a single person. Grantor.

Notary Stamp or Seal (or other Title or Rank)



Jean M. Schultz  
Signature of Notary Public or Other Official  
My Commission expires: 1-31-2025

GRANTEE:

Darick Huebner

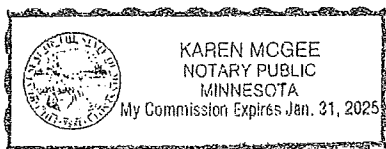
Mark Huebner

STATE OF MINNESOTA )

COUNTY OF STEVENS )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of August, 2021 by Darick Huebner, Grantee.

Notary Stamp or Seal (or other Title or Rank)



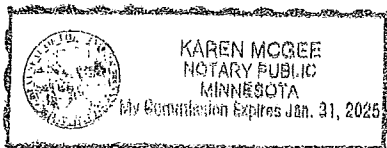
Karen McGee  
Signature of Notary Public or Other Official  
My Commission expires: 1-31-2025

STATE OF MINNESOTA )

COUNTY OF STEVENS )

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of August, 2021 by Mark Huebner, Grantee.

Notary Stamp or Seal (or other Title or Rank)



Karen McGee  
Signature of Notary Public or Other Official  
My Commission expires: 1-31-2025

Drafted by:

**Fluegel, Anderson, McLaughlin & Brutlag, Chartered**  
Attorneys at Law

215 Atlantic Avenue, PO Box 527, Morris, MN 56267-0527; (320) 589-4151  
25 Second Street NW, Suite 102, Ortonville, MN 56278; (320) 839-2549  
1112 First Avenue North, Professional Building, Wheaton, MN 56296; Phone: (320) 563-1414