

DAVID WIEGER ESTATE BUILDING SITE ONLINE ONLY

# AUCTION

Ending March 27, 2024 11:00PM

OPEN HOUSE FRIDAY FEB 16 & MAR 22, 10-2PM

LOCATED AT 2653 330TH STREET, BOYD MN 56218



- 3 BEDROOM, 1 BATH HOUSE WITH BASEMENT - 47' X 30' BLOCK FOUNDATION, WOOD SIDING, STEEL ROOF • 12.62 SURVEYED ACRES
- 60' X 100' STEEL SHED WITH DIRT FLOOR • 23' X 26' 2 STALL GARAGE
- 33' X 40' SHED - BROWN & YELLOW, DIRT FLOOR, ALL STEEL
- 40' X 60' HOOP BARN, CEMENT FLOOR WITH STEEL ROOF & WOOD SIDING • 2 GRAIN BINS • 31' X 60' LARGE 2 STALL GARAGE (YELLOW) CEMENT FLOOR, VINYL SIDING, STEEL ROOF • RURAL WATER SYSTEM - PIPESTONE - LAKE BENTON MN • ELECTRICITY • PROPANE GAS



Online Bidding @ [www.zielsdorfauctions.com](http://www.zielsdorfauctions.com)



**320-843-3003**

Aaron Olson, District Auctioneer/ Realtor  
 MN 75 29, • 320 808 8947  
 Rob Zielsdorf, Realtor • 320 760 9566  
 Brad Frauchensberger, Auctioneer, MN 75-14 • 320-207-0504  
 Jane Tolfsen, Business Manager/Realtor • 320 760 7375  
 Brandon Cull, Sales & Marketing, Auctioneer, MN 75-32 • 320-404-3107  
 Matt Lewis, Realtor/Sales • 320 498 4648  
 Jami Kueblrauch, Sales • 320-424-0537  
 Lucas Wynn, Realtor/Sales • 320 483 2644

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

Your Farm Equipment & Real Estate Specialist

# 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 and Well - Buyer shall be responsible for all updates to get septic system in compliance for Yellow Medicine County Regulation with in 6 Months of Purchase. Sellers will not be liable for any expenses for updates of septic system 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 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 6% will apply to final bid.**
  - Real Estate Taxes will be pro rated by the buyer and the seller for the 2024 tax year.
  - Special Assessment will be prorated for buyer and seller for the 2024 tax year. Buyer will be responsible for the balance for all years after. The balance as of December 2023 is \$12,641.47.
  - 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 all aspects of the buildings.
  - **Septic System will not pass a compliance test.**
  - **Closing will take place On or Before May 15th 2024.**

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.

Online Only Auction March 15<sup>th</sup> – 27<sup>th</sup> 2024

Open House – February 16<sup>th</sup> & March 22<sup>nd</sup> – 10:00Am-2:00Pm

# David Wieger Building

## Site Information

2653 330<sup>th</sup> Street – Boyd MN 56218

- 3 Bedroom 1 Bath House with Basement
  - 47'x30' Block Foundation, Wood Siding, Steel Roof
- 12.62 Surveyed Acres
- 60'x100' Steel Shed with Dirt Floor
- 23'x26' 2 Stall Garage
- 33'x40' Shed – Brown & Yellow, Dirt Floor, All Steel
- 40'x60' Hoop Barn, Cement Floor, with Steel Roof and Wood Siding
- 2 Grain Bins
- 31'x60' Large 2 Stall Garage (Yellow) Cement Floor, Vinyl Siding, Steel Roof
- Rural Water System – Pipestone MN
  - Special Assessment Balance \$12,641.47
    - \$1,000 Per Year on Taxes until paid off.
- Electricity – Minnesota Valley Coop
- Propane Gas



### This Property will be sold subject to the following easements:

- 1. A non-exclusive right of way easement over the driveway to allow access to the field north of the driveway.
- 2. A drainage easement for use of the existing drainage tile shown on the survey for draining the adjacent farmland and to allow access to the tile for cleaning and repair.

For More Information Call Isaac Mumm @ 320-428-5644

[Isaacmumm@gmail.com](mailto:Isaacmumm@gmail.com)

# CERTIFICATE OF SURVEY

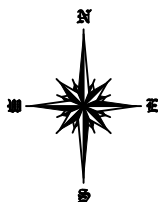
Part of the North Half of the Southeast Quarter and the South Half of the Northeast Quarter, Section 11, Township 115 North, Range 43 West, Yellow Medicine County, Minnesota



## LEGEND

These standard symbols will be found in the drawing.

- FOUND MONUMENT
- SET 1/2" REBAR WITH CAP STAMPED LS 49020



## LAND DESCRIPTION

That part of the North Half of the Southeast Quarter and the South Half of the Northeast Quarter, Section 11, Township 115 North, Range 43 West, Yellow Medicine County, Minnesota, described as follows:

Commencing at the east quarter corner of said Section 11; thence North 00 degrees 47 minutes 12 seconds East, assumed bearing along the east line of said Section 11, a distance of 163.60 feet to the point of beginning of tract to be described; thence continuing North 00 degrees 47 minutes 12 seconds East a distance of 60.06 feet; thence South 88 degrees 13 minutes 20 seconds West a distance of 483.20 feet; thence North 09 degrees 31 minutes 13 seconds West a distance of 314.62 feet; thence North 86 degrees 42 minutes 22 seconds West a distance of 820.47 feet; thence South 13 degrees 17 minutes 14 seconds West a distance of 570.52 feet; thence South 89 degrees 16 minutes 14 seconds East a distance of 847.42 feet; thence South 80 degrees 12 minutes 55 seconds East a distance of 169.10 feet; thence North 88 degrees 39 minutes 59 seconds East a distance of 76.09 feet; thence North 63 degrees 14 minutes 21 seconds East a distance of 30.89 feet; thence North 23 degrees 36 minutes 04 seconds East a distance of 29.97 feet; thence North 00 degrees 08 minutes 24 seconds West a distance of 138.12 feet; thence North 88 degrees 13 minutes 20 seconds East a distance of 355.29 feet to the point of beginning.

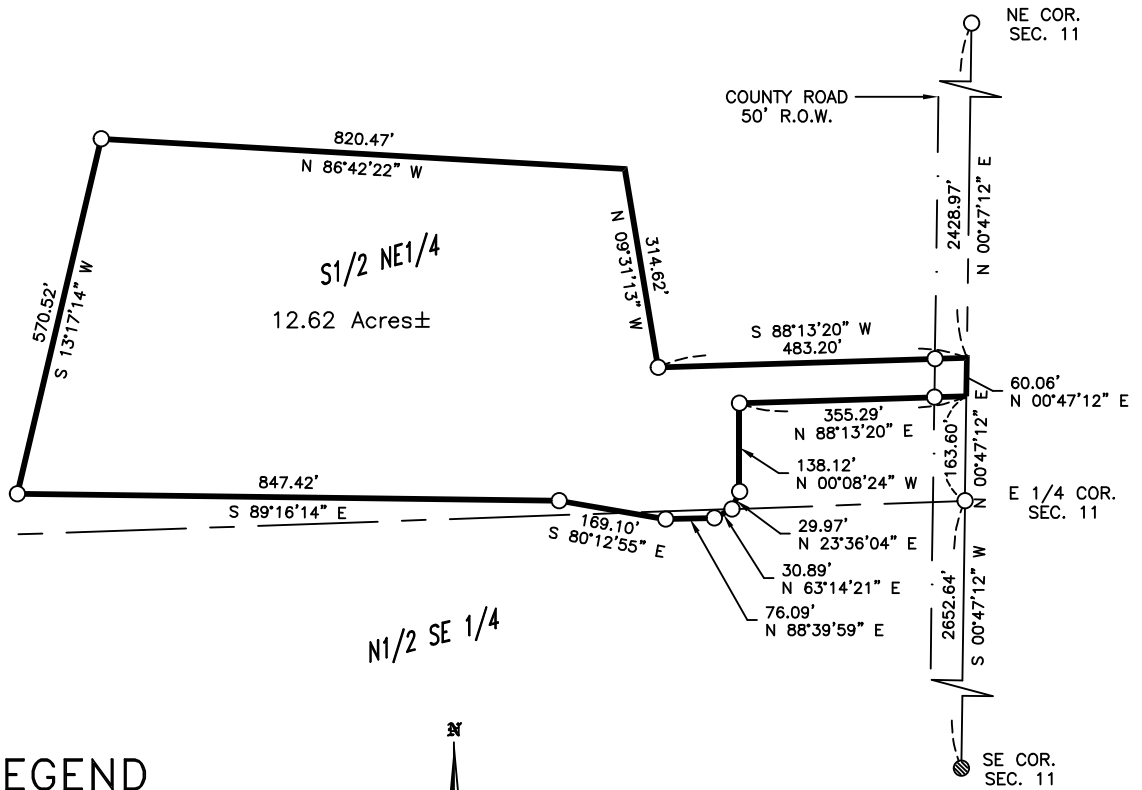
Said tract contains 12.62 acres more or less and is subject to any existing highways, roadways, or easements.

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.

Signature Desmond Jibben MN Lic. #49020 Date 07/26/2023

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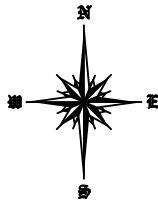
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Signature Desmond Jibben MN Lic. #49020 Date 07/26/2023

OMRO TOWNSHIP

**Property ID Number:** 12-011-1040  
**Property Description:** SECT-11 TWP-115 RANG-43  
160.00 ACRES S1/2 NE1/4, N1/2 SE1/4

A AND V FARMS PARTNERSHIP 22099-T  
% ANN BRANZ  
1626 MEADOW LANE ACRES 160.00  
YORK NE 68467

		Values and Classification	
		Taxes Payable Year	2022 2023
Step 1	<b>Estimated Market Value:</b>	943,300	1,044,600
	<b>Homestead Exclusion:</b>	17,720	
	<b>Taxable Market Value:</b>	925,580	1,044,600
	<b>New Improve/Expired Excls:</b>		
	<b>Property Class:</b>	AGRI HSTD	RES NON-HSTD AGRI NON-HSTD
Sent in March 2022			
Step 2	<b>Proposed Tax</b>		
	* Does Not Include Special Assessments		6,290.00
Sent in November 2022			
Step 3	<b>Property Tax Statement</b>		
	First half Taxes:		3,880.00
	Second half Taxes:		3,880.00
	<b>Total Taxes Due in 2023</b>		<b>7,760.00</b>



You may be eligible for an income tax refund to reduce your property tax. Read the back of this statement to find out how to apply.

Taxes Payable Year	2022	2023
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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**

2. Use Information on Form M1PR to see if you are eligible for a special refund ..... 294.69

<b>Property Tax and Credits</b>	3. Property taxes before credits		3,376.38	6,662.71	
	4. A. Agricultural and rural land tax credits		490.00	.00	
	B. Other credits to reduce your property tax		139.22	321.75	
	5. Property taxes after credits		2,747.16	6,340.96	
<b>Property Tax by Jurisdiction</b>	6. County		1,915.65	4,557.81	
	7. City or Town		348.98	793.69	
	8. State General Tax		.00	.00	
	9. School District: 2190	A. Voter approved taxes		72.72	102.13
		B. Other local taxes		339.50	726.25
	10. Special Taxing Districts	A. UPPER MN RDC		12.97	30.92
		B. YMC HRA		9.80	23.09
		C. LQP-YELLOW BANK WS		47.54	107.07
		D.			
	11. Non-school voter approved referenda levies				
	12. Total property tax before special assessments		2,747.16	6,340.96	
<b>Special Assessments on Your Property</b>	13. A. 86090 2010 L-P R/W			1,000.02	
	B. 88701 SOLID WASTE			18.00	
	PRIN 659.14 C. 63010 JD 8 LQP & YM			401.02	
	INT 759.90 D.				
TOT 1,419.04 E.					
<b>14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS</b>			<b>4,888.00</b>	<b>7,760.00</b>	

**2nd Half Pay Stub 2023** DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT  
MAKE CHECKS PAYABLE TO: YELLOW MEDICINE COUNTY  
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

**1st Half Pay Stub 2023** DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT  
MAKE CHECKS PAYABLE TO: YELLOW MEDICINE COUNTY  
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 12-011-1040 RCPT# 3195  
RES NON-HSTD

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RES NON-HSTD

AMOUNT DUE	AMOUNT DUE
NOVEMBER 15, 2023	NOVEMBER 15, 2023
2ND HALF TAX 3,880.00	1ST HALF TAX 3,880.00
PENALTY	PENALTY
TOTAL	TOTAL

AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2023	7,760.00
MAY 15, 2023	3,880.00
	PENALTY
	TOTAL

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

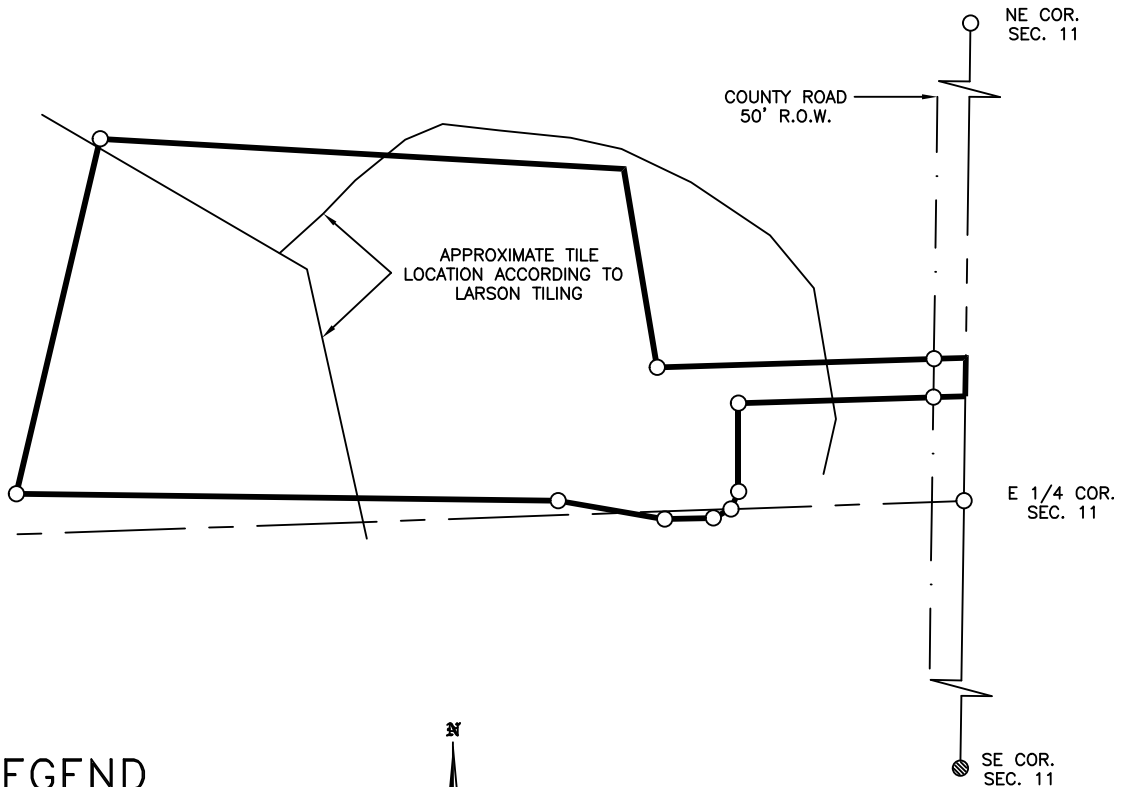
TAXES OF \$100.00 OR LESS  
MUST BE PAID IN FULL.

A AND V FARMS PARTNERSHIP 22099-T  
% ANN BRANZ  
1626 MEADOW LANE  
YORK NE 68467

A AND V FARMS PARTNERSHIP 22099-T  
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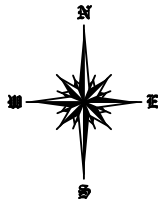
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Signature Desmond Jibben MN Lic. #49020      07/26/2023  
 Date