

BILL & PHYLLIS RICKMEYER ONLINE ONLY FARM LAND AUCTION

Ending April 1, 2024

81.89 +/- SURVEYED ACRES
FRAMNAS TOWNSHIP, STEVENS COUNTY, MN. 56267

PROPERTY SURVEYED



81.89 +/- SURVEYED ACRES
80.65 +/- TILLABLE ACRES
CPI 92.5

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.

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/Broker
MN 76-29, • 320-808-8947
Bob Zielsdorf, Auctioneer/Agent • 320-760-2006
Brad Feuchtenberger, Auctioneer, MN 75-14, • 320-287-0501
Janel Tolifson, Business Manager/Realtor • 320-760-7576
Brandon Goff, Sales & Marketing, Auctioneer MN 76-32 • 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

2. **MINNESOTA LAW REQUIRES** that early in any relationship, real estate brokers or salespersons discuss with
3. consumers what type of agency representation or relationship they desire.⁽¹⁾ The available options are listed below. This
4. is **not** a contract. **This is an agency disclosure form only. If you desire representation you must enter into a**
5. **written contract, according to state law** (a listing contract or a buyer/tenant representation contract). Until such time
6. as you choose to enter into a written contract for representation, you will be treated as a customer and will not receive
7. any representation from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see
8. paragraph IV on page two (2)), unless the broker or salesperson is representing another party, as described below.

9. **ACKNOWLEDGMENT: I/We acknowledge that I/we have been presented with the below-described options.**
10. **I/We understand that until I/we have signed a representation contract, I/we am/are not represented by the**
11. **broker/salesperson. I/We understand that written consent is required for a dual agency relationship.**

12. **THIS IS A DISCLOSURE ONLY, NOT A CONTRACT FOR REPRESENTATION.**

13. _____
(Signature) (Date) (Signature) (Date)

14. I. **Seller's/Landlord's Broker:** A broker who lists a property, or a salesperson who is licensed to the listing broker,
15. represents the Seller/Landlord and acts on behalf of the Seller/Landlord. A Seller's/Landlord's broker owes to
16. the Seller/Landlord the fiduciary duties described on page two (2).⁽²⁾ The broker must also disclose to the Buyer
17. material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and
18. significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to
19. rental/lease transactions.) If a broker or salesperson working with a Buyer/Tenant as a customer is representing the
20. Seller/Landlord, he or she must act in the Seller's/Landlord's best interest and must tell the Seller/Landlord any
21. information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph
22. IV on page two (2)). In that case, the Buyer/Tenant will not be represented and will not receive advice and counsel
23. from the broker or salesperson.

24. II. **Buyer's/Tenant's Broker:** A Buyer/Tenant may enter into an agreement for the broker or salesperson to represent
25. and act on behalf of the Buyer/Tenant. The broker may represent the Buyer/Tenant only, and not the Seller/Landlord,
26. even if he or she is being paid in whole or in part by the Seller/Landlord. A Buyer's/Tenant's broker owes to the
27. Buyer/Tenant the fiduciary duties described on page two (2).⁽²⁾ The broker must disclose to the Buyer material facts
28. as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect
29. the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)
30. If a broker or salesperson working with a Seller/Landlord as a customer is representing the Buyer/Tenant, he or
31. she must act in the Buyer's/Tenant's best interest and must tell the Buyer/Tenant any information disclosed to him
32. or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In
33. that case, the Seller/Landlord will not be represented and will not receive advice and counsel from the broker or
34. salesperson.

35. III. **Dual Agency - Broker Representing both Seller/Landlord and Buyer/Tenant:** Dual agency occurs when one
36. broker or salesperson represents both parties to a transaction, or when two salespersons licensed to the same
37. broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and
38. means that the broker and salesperson owe the same duties to the Seller/Landlord and the Buyer/Tenant. This
39. role limits the level of representation the broker and salesperson can provide, and prohibits them from acting
40. exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing
41. a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose
42. specific information about him or her. Other information will be shared. Dual agents may not advocate for one party
43. to the detriment of the other.⁽³⁾

44. Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary
45. duties described below.⁽²⁾ Dual agents must disclose to Buyers material facts as defined in MN Statute 82.68, Subd.
46. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the
47. property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)

AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

48. Page 2

49. IV. **Facilitator:** A broker or salesperson who performs services for a Buyer/Tenant, a Seller/Landlord or both but
50. does not represent either in a fiduciary capacity as a Buyer's/Tenant's Broker, Seller's/Landlord's Broker or Dual
51. Agent. **THE FACILITATOR BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY**
52. **DUTIES LISTED BELOW, EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A**
53. **WRITTEN FACILITATOR SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of
54. confidentiality to the party but owes no other duty to the party except those duties required by law or contained in
55. a written facilitator services agreement, if any. In the event a facilitator broker or salesperson working with a Buyer/
56. Tenant shows a property listed by the facilitator broker or salesperson, then the facilitator broker or salesperson
57. must act as a Seller's/Landlord's Broker (see paragraph I on page one (1)). In the event a facilitator broker or
58. salesperson, working with a Seller/Landlord, accepts a showing of the property by a Buyer/Tenant being represented
59. by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Buyer's/Tenant's
60. Broker (see paragraph II on page one (1)).

61. (1) This disclosure is required by law in any transaction involving property occupied or intended to be occupied by
62. one to four families as their residence.

63. (2) The fiduciary duties mentioned above are listed below and have the following meanings:
64. Loyalty - broker/salesperson will act only in client(s)' best interest.
65. Obedience - broker/salesperson will carry out all client(s)' lawful instructions.
66. Disclosure - broker/salesperson will disclose to client(s) all material facts of which broker/salesperson has knowledge
67. which might reasonably affect the client(s)' use and enjoyment of the property.
68. Confidentiality - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific
69. information (such as disclosure of material facts to Buyers).
70. Reasonable Care - broker/salesperson will use reasonable care in performing duties as an agent.
71. Accounting - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.
72. (3) If Seller(s)/Landlord(s) elect(s) not to agree to a dual agency relationship, Seller(s)/Landlord(s) may give up the
73. opportunity to sell/lease the property to Buyer(s)/Tenant(s) represented by the broker/salesperson. If Buyer(s)/
74. Tenant(s) elect(s) not to agree to a dual agency relationship, Buyer(s)/Tenant(s) may give up the opportunity to
75. purchase/lease properties listed by the broker.

76. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender
77. registry and persons registered with the predatory offender registry under MN Statute 243.166 may be
78. obtained by contacting the local law enforcement offices in the community where the property is located,
79. or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections Web site at
80. www.corr.state.mn.us.

MN:AGCYDISC-2 (8/19)

March 22nd —
April 1st, 2024
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 Acres.**
- **Property has been Surveyed.**
- **Property will be sold without warranty.**

- All information contained in the auction brochure and all other promotional materials including, but not limited to, photographs, directions, acreage, zoning, maps, taxes, etc. All information was provided by or on behalf of the seller and is believed correct. However seller nor auctioneer makes any guarantees or warranties as to the accuracy or completeness of the information. It is the sole responsibility of the purchaser to perform all inspections and review all property information to verify any information they deem important.

Successful Bidder

- The successful bidder will be determined by competitive bidding. The auctioneer reserves the right to make a final decision shall a dispute arise. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.
- Bid Wrangler will be the bidding platform keeping record of the bids on the parcels of land.
- **If bid is placed in the last 6 minutes of bidding lot will be extended for 6 more minutes until all bidding has stopped.**

Environmental Disclaimer

- The seller, broker, and auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants, or hazardous waste prohibited by federal, state, or local law. The buyer is to rely upon his/her own environmental audit or examination of the premises.

Important Notes

- **Zielsdorf Auction and Real Estate Co. LLC, is representing the seller.**
- The seller has agreed to the terms of the sale as published. However, the broker and auctioneer make no warranties or guaranties as to the seller's performance.
- Discuss your buying plans with a lender. Have your financing arrangements made in advance.
- **Sold with Seller Confirmation.**
- 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 prorated for buyer and seller.
- 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 any/all aspects of the property.
- **Closing will be On or Before May 9th, 2024 or when all paperwork has been completed.**
- **Possession will be for the 2024 crop year.**

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

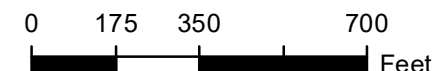
Stevens County, Minnesota

Farm 5515

Tract 3893

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

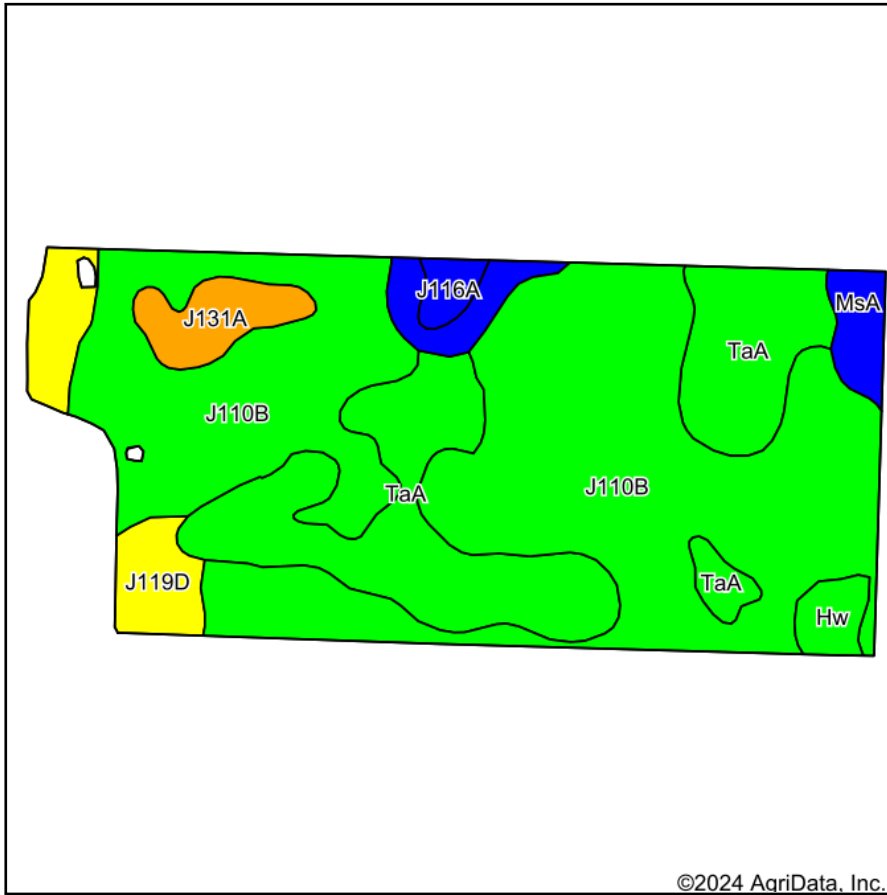
- Restricted
- Limited
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 80.65 acres

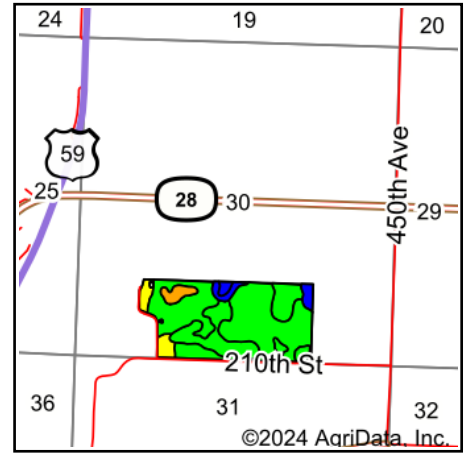


United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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.

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Stevens**
 Location: **30-125N-41W**
 Township: **Framnas**
 Acres: **80.65**
 Date: **1/26/2024**



Maps Provided By:



Area Symbol: MN149, Soil Area Version: 20

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	48.87	60.6%		IIc	93
TaA	Tara silt loam, 1 to 3 percent slopes	18.97	23.5%		Ie	99
J119D	Barnes-Svea-Buse complex, 3 to 15 percent slopes	4.48	5.6%		IIIe	70
MsA	McIntosh silt loam, 1 to 3 percent slopes	3.53	4.4%		IIIs	90
J131A	Quam silty clay loam, 0 to 1 percent slopes, occasionally ponded	2.62	3.2%		IIIw	80
Hw	Hidewood silty clay loam	1.28	1.6%		IIw	94
J116A	Flom-Quam silty clay loams, 0 to 1 percent slopes, occasionally ponded	0.90	1.1%		IIIw	86
Weighted Average					1.86	92.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

MINNESOTA
STEVENS

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5515

Prepared : 2/1/24 4:17 PM CST

Crop Year : 2024

Operator Name :
CRP Contract Number(s) :
Recon ID : None
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
			0.00	0.00	0.00	0.00	0.0	Active	
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	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		0.00		0
Soybeans				0

TOTAL

NOTES

Tract Number : 3893

Description : PT SESW, SWSE-30-FRAMNAS
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 : PHYLLIS A RICKMEYER LIVING TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
80.81	80.65	80.65	0.00	0.00	0.00	0.00	0.0

MINNESOTA
STEVENS
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5515
Prepared : 2/1/24 4:17 PM CST
Crop Year : 2024

Tract 3893 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	80.65	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	40.40	0.00	168
Soybeans	40.25	0.00	44
TOTAL	80.65	0.00	

NOTES

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U.S.D.A. Soil Conservation Service HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION	SCS-CPA-026 (June 91) 1. Name and Address of Person <i>Morris MN 56267</i>	2. Date of Request 3. County <i>Stevens</i>
4. Name of USDA Agency or Person Requesting Determination <i>ASCS</i>	5. Farm No. and Tract No. <i>T3893</i>	

SECTION I - HIGHLY ERODIBLE LAND

	FIELD NO.(s)	TOTAL ACRES
6. Is soil survey now available for making a highly erodible land determination? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
7. Are there highly erodible soil map units on this farm? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.	<i>none</i>	<i>2008 CLU update 4-29-08 sh</i>
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.	<i>none</i>	
10. This Highly Erodible Land determination was completed in the: Office <input checked="" type="checkbox"/> Field <input type="checkbox"/>		

SECTION II - WETLAND

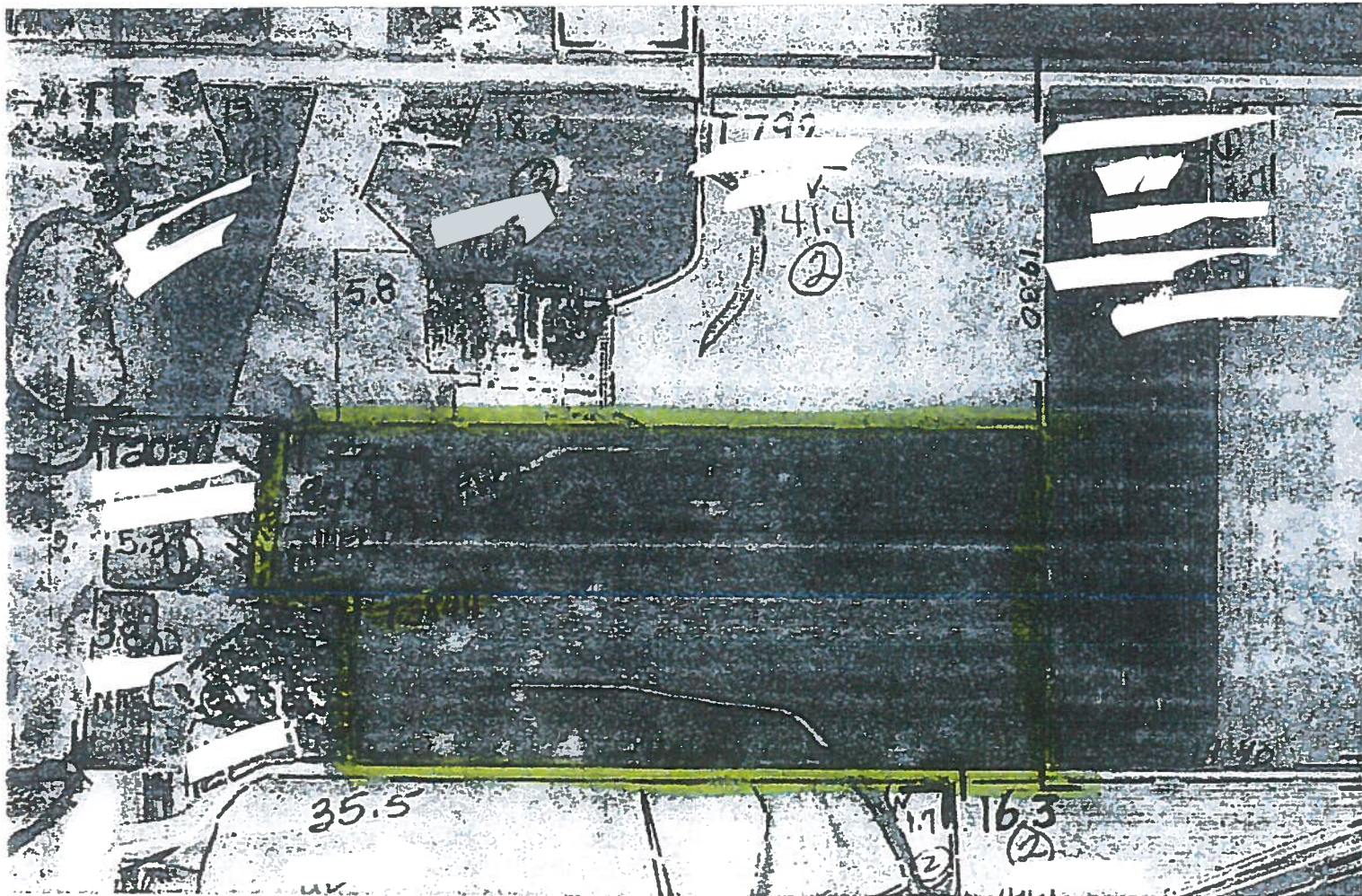
	FIELD NO.(s)	TOTAL ACRES
11. Are there hydric soils on this farm? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW) or Farmed Wetlands Pasture (FWP). Wetlands may be farmed under natural conditions. Farmed Wetlands and Farmed Wetlands Pasture may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.	<i>10</i>	<i>ipped</i>
13. Prior Converted Cropland (PC). Wetlands that were converted prior to December 23, 1985. The use, management, drainage, and alteration of prior converted cropland (PC) are not subject to the wetland conservation provisions unless the area reverts to wetland as a result of abandonment.	<i>1,3,4,5</i>	<i>all other areas</i>
14. Artificial Wetlands (AW). Artificial wetlands includes irrigation-induced wetlands. These wetlands are not subject to the wetland conservation provisions.		
15. Minimal Effect Wetlands (MW). These wetlands are to be farmed according to the minimal-effect agreement signed at the time the minimal-effect determination was made.		
16. Mitigation Wetlands (MIW). Wetlands on which a person is actively mitigating a frequently cropped area or a wetland converted between December 23, 1985 and November 28, 1990.		
17. Restoration with Violation (RVW-year). A restored wetland that was in violation as a result of conversion after November 28, 1990, or the planting of an agricultural commodity or forage crop.		
18. Restoration without Violation (RSW). A restored wetland converted between December 23, 1985 and November 28, 1990, on which an agricultural commodity has not been planted.		
19. Replacement Wetlands (RPW). Wetlands which are converted for purposes other than to increase production, where the wetland values are being replaced at a second site.		
20. Good Faith Wetlands (GFW+year). Wetlands on which ASCS has determined a violation to be in good faith and the wetland has been restored.		
21. Converted Wetlands (CW). Wetlands converted after December 23, 1985 and prior to November 28, 1990. In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits.		
22. Converted Wetland (CW+year). Wetlands converted after November 28, 1990. You will be ineligible for USDA program benefits until this wetland is restored.		
23. Converted Wetland Non-Agricultural use (CWNA). Wetlands that are converted for trees, fish production, shrubs, cranberries, vineyards or building and road construction.		
24. Converted Wetland Technical Error (CWTE). Wetlands that were converted as a result of incorrect determination by SCS.		
25. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.		
26. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 22 for information on CW+year.		
27. The wetland determination was completed in the office <input checked="" type="checkbox"/> field <input type="checkbox"/> and was delivered <input type="checkbox"/> mailed <input checked="" type="checkbox"/> to the person on <i>8-23-93</i>		
28. Remarks.		

Recon - New Tract #, no other changes.

29. I certify that the above determination is correct and adequate for use in determining eligibility for USDA program benefits, and that wetland hydrology, hydric soils, and hydrophytic vegetation under normal circumstances exist on all areas outlined as Wetlands, Farmed Wetlands, and Farmed Wetlands Pasture.	30. Signature of SCS District Conservationist <i>Stanley Musielawicz</i>	31. Date <i>8-23-93</i>
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Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, or handicap.

ASCS Copy



Default Timeout is: 59
As of : 2/6/2024

Parcel Number: 03-0203-000
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 #356
RICKMEYER/PHYLLIS/LIVING TRUST
45262 140TH ST
DONNELLY MN 56235-1110

General
MP #03-0203-001 Re/Mh: REAL ESTATE

Twp/City	School	Water	Fire	HRA	Agri
3	2769	0	0	76	0

Twp/City 3 - FRAMNAS TWP
School Dist 2769 - MORRIS AREA

Description

Sect	Twp	Range	Lot	Block
30	125	41	0	0

S1/2SW1/4 & LT 4 & SW1/4SE1/4 99.42A
EXCEPT EAST RIVER HILLS ADD'N PLAT

Property Address

Escrow
0
Deeded Acres: 99.42

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

Default Timeout is: 59
As of : 2/6/2024

Parcel Number: 03-0203-000
Payable Year: 2023

General Info | Tax Info | Current Receipts | Special Asmts | Unpaid Tax | History

General

Receipt #	956	Name	RICKMEYER/PHYLLIS/LIVING TRUST
Class #1	101 AGRICULTURE		
Homestead	1 FULL HOMESTEAD	MP#	03-0203-001
Cho-HS	1		
Class #2		Homestead	
Class #3		Homestead	

Market/Tax

Estimated Market	553900	Rate (81.35300)	0.17481	Gross Tax	2,253.96
Taxable Market	553900	County	865.50	Std/HACA/Cr	951.96
New Improvements	0	Twp/City	129.79	Spec Asmt	0.00
		State	0.00	Net Tx Due	1,302.00
TC Total	2770	Sch Voter	148.98		
TC Hstd	2770	Sch Other	125.01	Tax AB/Addds	0.00
TC Non Hstd	0	County Wide	32.72	S.A. AB/Addds	0.00
TC H G Hstd	0	Tax Incr	0	Adjusted Net	1,302.00
TC QTA	0	Watershed	0.00		
		Fire	0.00	Total Receipts	1,302.00
TC State	0	HRA	0	Remaining Due	0.00
Hstd Credit	0.00	Agri	0		
Ag Credit	442.10				
Other Credit	0.00	City	0.00	MAY 15	651.00
		Sch Ref-Info	0.00	NOVEMBER 15	651.00
		Extra C.W.	0.00		
QTA Tax Amt	0.00	Non Sch Ref	0		

Another Search | Back to ParcelList |

Property ID Number: 03-0203-000 ACRES 99.42
Property Description: SECT-30 TWP-125 RANG-41
S1/2SW1/4 & LT 4 & SW1/4SE1/4
99.42A EXCEPT EAST RIVER HILLS ADD'N

PHYLLIS RICKMEYER LIVING TRUST 356-T
45262 140TH ST
DONNELLY MN 56235-1110

Values and Classification		
Taxes Payable Year		
	2022	2023
Step 1	Estimated Market Value: 553,900	553,900
	Homestead Exclusion:	
	Taxable Market Value: 553,900	553,900
	New Improve/Expired Excls:	
	Property Class: AGRI HSTD AGRI HSTD	
	Sent in March 2022	
Step 2	Proposed Tax	
	* Does Not Include Special Assessments	1,296.00
	Sent in November 2022	
Step 3	Property Tax Statement	
	First half Taxes:	651.00
	Second half Taxes:	651.00
	Total Taxes Due in 2023	1,302.00

\$\$\$
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
		.00
		.00
	2,288.00	2,253.96
	440.01	442.10
	467.99	509.86
	1,380.00	1,302.00
	855.48	865.50
	134.67	129.79
	.00	.00
	218.89	148.98
	137.84	125.01
	33.12	32.72
	1,380.00	1,302.00
	1,380.00	1,302.00

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# 03-0203-000 RCPT# 956
AGRI 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# 03-0203-000 RCPT# 956
AGRI HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX	1,302.00
NOVEMBER 15, 2023	2ND HALF TAX	651.00	1ST HALF TAX	651.00
	PENALTY		PENALTY	
	TOTAL		TOTAL	

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

PHYLLIS RICKMEYER LIVING TRUST 356-T
45262 140TH ST
DONNELLY MN 56235-1110

PHYLLIS RICKMEYER LIVING TRUST 356-T
45262 140TH ST
DONNELLY MN 56235-1110

Property ID Number: 03-0203-000 ACRES 99.42
Property Description: SECT-30 TWP-125 RANG-41
S1/2SW1/4 & LT 4 & SW1/4SE1/4
99.42A EXCEPT EAST RIVER HILLS ADD'N

PHYLLIS RICKMEYER LIVING TRUST 356-T
45728 210TH ST
MORRIS MN 56267

TAX
MENT

Values and Classification		
Taxes Payable Year		
	2021	2022
Step	Estimated Market Value:	553,900 553,900
1	Homestead Exclusion:	
	Taxable Market Value:	553,900 553,900
	New Improve/Expired Excls:	
	Property Class:	AGRI HSTD AGRI HSTD
	Sent in March 2021	
Step	Proposed Tax	
2	* Does Not Include Special Assessments	1,378.00
	Sent in November 2021	
Step	Property Tax Statement	
3	First half Taxes:	690.00
	Second half Taxes:	690.00
	Total Taxes Due in 2022	1,380.00

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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 refund00
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 refund00	
Property Tax and Credits	3. Property taxes before credits	2,330.44	2,288.00
	4. A. Agricultural and rural land tax credits	438.55	440.01
	B. Other credits to reduce your property tax	455.89	467.99
	5. Property taxes after credits	1,436.00	1,380.00
Property Tax by Jurisdiction	6. County	857.17	855.48
	7. City or Town	139.38	134.67
	8. State General Tax00	.00
	9. School District: 2769 A. Voter approved levies	259.01	218.89
	B. Other local levies	147.97	137.84
	10. Special Taxing Districts: A. HRA STEVENS COUNTY	32.47	33.12
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	1,436.00	1,380.00
Special Assessments on Your Property	13. A.		
	B.		
	C.		
	D.		
	E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		1,436.00	1,380.00

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

PRCL# 03-0203-000 RCPT# 953
AGRI HSTD

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# 03-0203-000 RCPT# 953
AGRI HSTD

AMOUNT DUE	AMOUNT DUE	TOTAL TAX	1,380.00
NOVEMBER 15, 2022	2ND HALF TAX 690.00	1ST HALF TAX	690.00
	PENALTY	PENALTY	
	TOTAL	TOTAL	

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

PHYLLIS RICKMEYER LIVING TRUST 356-T
45728 210TH ST
MORRIS MN 56267

PHYLLIS RICKMEYER LIVING TRUST 356-T
45728 210TH ST
MORRIS MN 56267



for

Zielsdorf Auctions

located in part of the:

**SE 1/4 of the SW 1/4 &
SW 1/4 of the SE 1/4
Section 30
T125N-R41W
Framnas Twp.
Stevens County**

Survey and sketch by

**AG WATER MANAGEMENT
Raymond, MN**

February 2024

- **From Aerial Photography**
- **Waterways or Shallow Ditches**
- **From Stevens County GIS**

This map is a compilation of probable drainage tile line locations based on our review of available aerial photographs and the Stevens County GIS interactive map.

NOTICE: On site field investigation needs to be done to verify the existence of the tile lines shown on this map.

BEI

Quote

Between BEI dba Miles Tiling
and
Owner WILLIAM RICKMEYER
Project FRAMNAS SEC 30SW Date 07/08/05
Address _____ Offered By BILL PASCHE

Quantity	Description	Unit price	Extention				
0	Mobilization	350.00	0.00				
	4" Tile						
	5" Tile						
800	6" Tile	1.74	1,392.00				
	8" Tile						
	10" Tile		2,000.00				
	12" Tile						
	15" Tile						
Quantity	Description	Unit price	Extention				
1	Connections		40.00				
0	Utilities		0.00				
3	Intakes		120.00				
	Outlet Pipe	60.00	0.00				
0	Hickenbottom	180.00	0.00				
	Man Hours @	32.00	0.00				
	Backhoe Hrs @	50.00	0.00				
	Dozer Hrs @	55.00	0.00				
	Excavator Hrs @	110.00	0.00				
0	Road Crossing	200.00	0.00				
			0.00				0.00
			0.00				0.00
			0.00				0.00
			0.00				0.00

Unit Prices Prevail

Total \$

3552.00

The undersigned hereby agrees and states that he has contracted BEI dba Miles Tiling
to perform services based on the above charges and payment
for said services will be made in full within ten (10) days from date of billing.
This quote is subject to change with weather!

101 CO RD 82 NW
BRANDON MN 56315

Phone
Fax

320-524-2828
320-524-2627

BEI

Quote

Between
and

BEI dba Miles Tiling

Owner

WILLIAM RICKMEYER

Project

FRAMNAS SEC 30SW

Date

07/08/05

Address

Offered By

BILL PASCHE

Quantity	Description	Unit price	Extention				
0	Mobilization	350.00	0.00				
	4" Tile						
	5" Tile						
1100	6" Tile	1.74	1,914.00				
	8" Tile						
	10" Tile		2,500.00				
	12" Tile						
	15" Tile						
Quantity	Description	Unit price	Extention				
1	Connections		40.00				
0	Utilities		0.00				
3	Intakes		120.00				
	Outlet Pipe	60.00	0.00				
0	Hickenbottom	180.00	0.00				
	Man Hours @	32.00	0.00				
	Backhoe Hrs @	50.00	0.00				
	Dozer Hrs @	55.00	0.00				
	Excavator Hrs @	110.00	0.00				
0	Road Crossing	200.00	0.00				
			0.00				0.00
			0.00				0.00
			0.00				0.00
			0.00				0.00

Unit Prices Prevail

Total \$

4574.00

The undersigned hereby agrees and states that he has contracted BEI dba Miles Tiling

to perform services based on the above charges and payment
for said services will be made in full within ten (10) days from date of billing.
This quote is subject to change with weather!

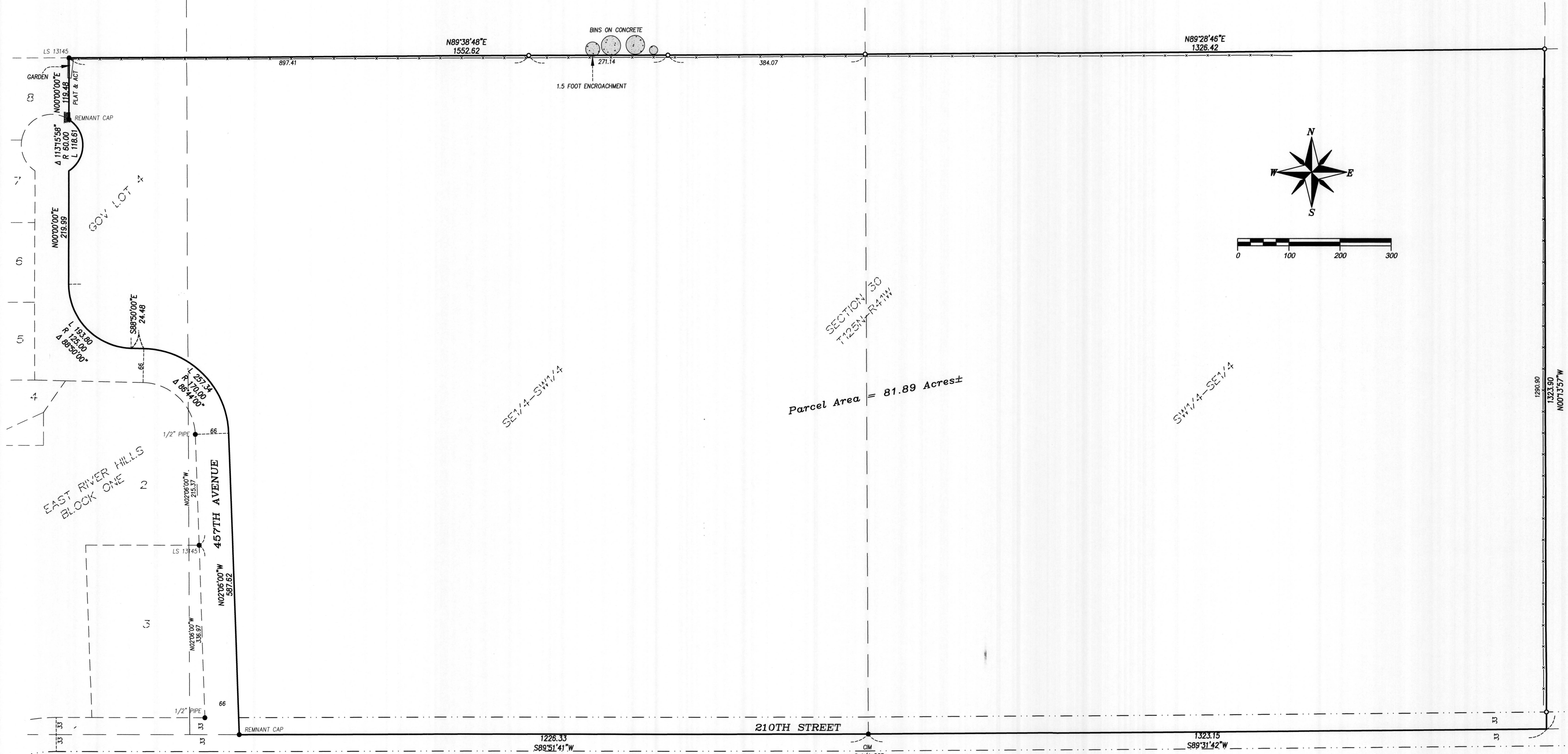
101 CO RD 82 NW
BRANDON MN 56315

Phone
Fax

320-524-2828
320-524-2627

CERTIFICATE OF SURVEY

STOECKEL-JAHNER SURVEYING FILE NO. 8074



LEGEND

- IRON MONUMENT FOUND
- 1/2" PIPE SET
- MARKED LS 44493
- GRAVEL SURFACE
- CONCRETE SURFACE
- WIRE FENCE

NOTE: A Title Opinion and/or Title Commitment was not provided for the benefit of this survey. Easements may exist which are not shown herein.

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.

44493 License No. 10-28-22 Date

STOECKEL JAHNER
LAND SURVEYING

PREPARED FOR: RICKMEYER TRUST

MARK F. JAHNER - LICENSE NO. 44493
1206 3rd Avenue East, P.O. Box 366 Alexandria, MN 56308
Phone 320-763-6855 Fax 320-763-6341
Website: mnsurveying.com Email: mark@mnsurveying.com

SEC, TWP, RING: 30-125-41
DATE: 10-27-22
DRAWN BY: JN
CHECKED BY: MFJ
FILE NUMBER: 8074