

ONLINE ONLY

HEIDECKER BROS.

KANDIYOHI COUNTY, MN LAND

AUCTION

ENDS: AUGUST 12 2024 @ 11 A.M. CDT

**Multi-Use
Farm/
Investment
Development**



PARCEL 1

• PARCEL 1 •

Parcel IDs:

95-917-5810 • 95-917-5530 • 95-125-0170
• 95-125-0160

62.43+/- DEEDED ACRES
• 55+/- TILLABLE ACRES
91.5 TILLABLE CPI

Section 17, Township 119, Range 35,
City of Willmar

Possible Rail Spear Access



PARCEL 3

PARCEL 2

• PARCEL 2 •

Parcel ID: 33-007-0012

10.20+/- DEEDED ACRES
• 9.65 TILLABLE ACRES

92.5 CPI • Section 7, TWP 119, Range 35
Willmar Township

• PARCEL 3 •

Parcel IDs: 33-007-0090 & 33-007-0011

29.95 DEEDED ACRES
25.28+/- TILLABLE ACRES

CPI 84.1, Section 7, Township 119,
Range 35, Willmar Township

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



**AUCTION &
REAL ESTATE
SERVICES**

ZIELSDORF

320-843-3003

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

Your Farm Equipment & Real Estate Specialist

AUCTIONEERS & CLERK

Zielsdorf Auction &
Real Estate Services
119 3rd St N.

Benson, MN 56215

Office: 320-843-3003

August 2nd—
12th, 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 Deeded Acres.**
- **Property will be sold without warranty.**
- **TILLABLE LAND IS INCLUDING FARMING STATE EASEMENT. SELLER STATES YOU CAN FARM THE LAND AS LONG AS THE STATE DOESN'T NEED IT.**

- 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.
 - **All parcels will be linked together until final bids have been placed on each parcel. 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.
 - **Possible rail spear access is not guaranteed make sure to do your own research before bidding to confirm any details involving rail spear access.**

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.**
- **No plow back by seller.**
- **Possession will be after the 2024 crops have been harvested.**
- 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 5% will apply to final bid.](#)**
- Real Estate Taxes will be paid for 2024 by the 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 October 1st 2024.**
- **Rental Income - Shall be retained by the sellers for 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.



AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

1. Page 1

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)



Parcel #1

Parcel IDs:

95-917-5810 • 95-917-5530 • 95-125-0170

• 95-125-0160

62.43+/- DEEDED ACRES

• 55+/- TILLABLE ACRES

91.5 TILLABLE CPI

Section 17, Township 119, Range 35,

City of Willmar

Possible Rail Spear Access



- 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

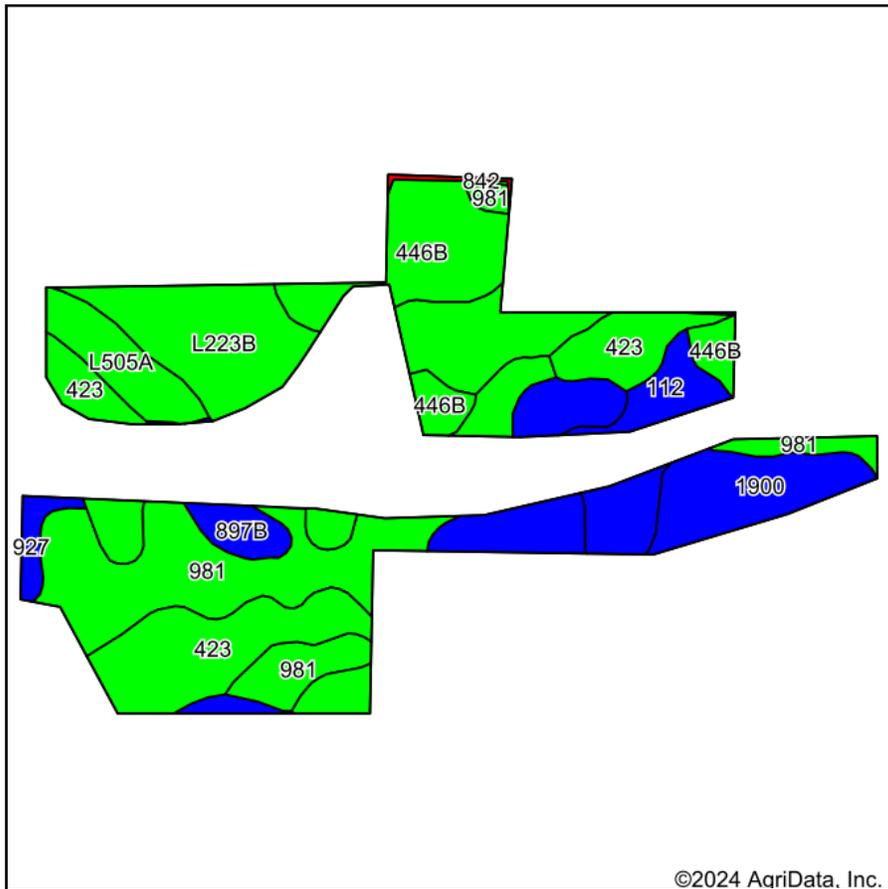
Wetland Determination Identifiers

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

Tract Cropland Total: 58.52 acres

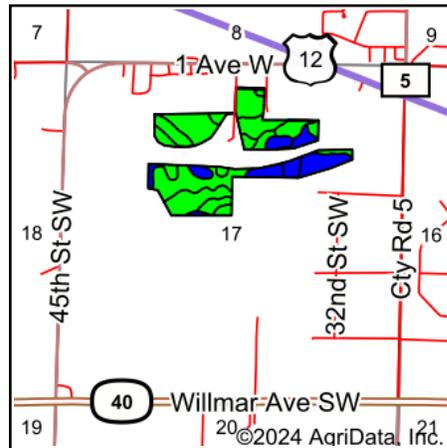
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program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

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State: **Minnesota**
 County: **Kandiyohi**
 Location: **17-119N-35W**
 Township: **Willmar**
 Acres: **59.46**
 Date: **5/3/2024**



Maps Provided By:



Area Symbol: MN067, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
981	Canisteo-Harps loams	13.64	22.9%		IIw	92
423	Seaforth loam, 1 to 3 percent slopes	11.38	19.1%		IIs	95
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	9.81	16.5%		Ile	92
1900	Okoboji-Canisteo depressional complex, 0 to 1 percent slopes	8.69	14.6%		IIIw	86
446B	Normania loam, 2 to 5 percent slopes	7.21	12.1%		Ile	94
112	Harps clay loam, 0 to 2 percent slopes	3.52	5.9%		IIw	90
L505A	Delft clay loam, 0 to 2 percent slopes	2.81	4.7%		IIw	94
897B	Seaforth-Swanlake loams, 2 to 6 percent slopes	1.34	2.3%		IIs	90
927	Harps-Glencoe-Seaforth complex, 0 to 3 percent slopes	0.84	1.4%		IIw	90
842	Urban land-Udorthents complex	0.22	0.4%			0
Weighted Average					*-	91.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Soils data provided by USDA and NRCS.



Abbreviated 156 Farm Record

Operator Name : XXXXXXXXXX
 CRP Contract Number(s) : None
 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
114.69	77.39	77.39	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	77.39	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	58.00	0.00	157	0
Soybeans	19.32	0.00	47	0
TOTAL	77.32	0.00		

NOTES

Tract Number : 684

Description : D11 PT E2NW4 PT NWNE4 SEC 17 WIL
 FSA Physical Location : MINNESOTA/KANDIYOHI
 ANSI Physical Location : MINNESOTA/KANDIYOHI
 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 : HEIDECKER BROS
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
95.82	58.52	58.52	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 684 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	58.52	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	48.60	0.00	157
Soybeans	9.92	0.00	47
TOTAL	58.52	0.00	

NOTES

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Tract Number : 685

Description : D11 20 AC SWNE & SENW SEC 17 WIL (N OF DITCH)
FSA Physical Location : MINNESOTA/KANDIYOHI
ANSI Physical Location : MINNESOTA/KANDIYOHI
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : ██████████
Other Producers : HEIDECKER BROS
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
18.87	18.87	18.87	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	18.87	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	9.40	0.00	157
Soybeans	9.40	0.00	47
TOTAL	18.80	0.00	

NOTES

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MINNESOTA

KANDIYOHI

Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 2647

Prepared : 4/29/24 1:52 PM CST

Crop Year : 2024

Abbreviated 156 Farm Record

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

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

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

WILLMAR CITY

Property ID Number: 95-125-0160
Property Description: SECT-17 TWP-119 RANG-35
 CITY OF WILLMAR WESTERN INT SEWER
 R-O-W PLAT NO. 1 PARCEL 15; EXC THAT

HEIDECKER BROS.
 JAMES & RICHARD HEIDECKER
 746 SE 60TH RD
 GOLDEN CITY MO 64748-8165

21906-T
 ACRES .65

		Values and Classification	
		Taxes Payable Year	2023 2024
Step 1	Estimated Market Value:	7,100	8,800
	Homestead Exclusion:		
Step 2	Taxable Market Value:	7,100	8,800
	New Improve/Expired Excls:		
Step 3	Property Class:	AGRI NON-HSTD AGRI NON-HSTD	
	Sent in March 2023		
	Proposed Tax		
		* Does Not Include Special Assessments	30.00
		Sent in November 2023	
Property Tax Statement			
First half Taxes:			30.00
Second half Taxes:			.00
Total Taxes Due in 2024			30.00



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.

- 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**
- Use these amounts on Form M1PR to see if you are eligible for a special refund

		Taxes Payable Year:	2023	2024
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	
Property Tax and Credits	3. Property taxes before credits		28.95	34.00
	4. A. Agricultural and rural land tax credits .....		.00	.00
	B. Other credits to reduce your property tax		2.95	4.00
	5. Property taxes after credits		26.00	30.00
	Property Tax by Jurisdiction	6. County		18.02	20.00
	7. City or Town		3.50	4.38
	8. State General Tax .....		.00	.00
	9. School District: 347	A. Voter approved levies	1.27	1.71
		B. Other local levies	2.49	3.03
	10. Special Taxing Districts:	A. KANDI HRA .....	.37	.48
		B. MID-MN DEV COMM .....	.06	.07
		C. KANDI/WILLMAR EDC .....	.29	.33
		D.		
	11. Non-school voter approved referenda levies			
	12. Total property tax before special assessments		26.00	30.00
Special Assessments on Your Property	13. A.			
	B.			
	C.			
	D.			
	E.			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS			26.00	30.00

2nd Half 2024 Pay Stub DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
 MAKE CHECKS PAYABLE TO: KANDIYOHI COUNTY AUDITOR/TREASURER
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half 2024 Pay Stub DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
 MAKE CHECKS PAYABLE TO: KANDIYOHI COUNTY AUDITOR/TREASURER
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 95-125-0160 RCPT# 23002
 AGRI NON-HSTD

PRCL# 95-125-0160 RCPT# 23002
 AGRI NON-HSTD

		TOTAL DUE	TOTAL TAX
NOVEMBER 15, 2024	2ND HALF TAX	.00	30.00
	PENALTY		
	TOTAL		30.00
		MAY 15, 2024	TOTAL TAX
			1ST HALF TAX
			PENALTY
			TOTAL

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

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

HEIDECKER BROS.
 JAMES & RICHARD HEIDECKER
 746 SE 60TH RD
 GOLDEN CITY MO 64748-8165

21906-T

HEIDECKER BROS.
 JAMES & RICHARD HEIDECKER
 746 SE 60TH RD
 GOLDEN CITY MO 64748-8165

21906-T

WILLMAR CITY

Property ID Number: 95-125-0170
Property Description: SECT-17 TWP-119 RANG-35
 CITY OF WILLMAR WESTERN INT SEWER
 R-O-W PLAT NO. 1 PARCEL 16; EXC THAT
 3837 1ST AVE W

HEIDECKER BROS.
 JAMES & RICHARD HEIDECKER
 746 SE 60TH RD
 GOLDEN CITY MO 64748-8165

21906-T
 ACRES .61

		Values and Classification		
		Taxes Payable Year	2023	2024
Step 1	Estimated Market Value:		6.600	8.600
	Homestead Exclusion:			
Step 2	Taxable Market Value:		6,600	8,600
	New Improve/Expired Excls:			
Step 3	Property Class:		AGRI NON-HSTD	AGRI NON-HSTD
	Sent in March 2023			
		Proposed Tax		
		* Does Not Include Special Assessments		28.00
		Sent in November 2023		
		Property Tax Statement		
		First half Taxes:		30.00
		Second half Taxes:		.00
		Total Taxes Due in 2024		30.00



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.

- 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**
- Use these amounts on Form M1PR to see if you are eligible for a special refund00

		Taxes Payable Year:	2023	2024
Property Tax and Credits	3. Property taxes before credits		26.71	33.91
	4. A. Agricultural and rural land tax credits .....		.00	.00
	B. Other credits to reduce your property tax		2.71	3.91
	5. Property taxes after credits		24.00	30.00
Property Tax by Jurisdiction	6. County		16.69	20.23
	7. City or Town		3.21	4.28
	8. State General Tax .....		.00	.00
	9. School District: 347 A. Voter approved levies		1.15	1.67
	B. Other local levies		2.29	2.96
	10. Special Taxing Districts: A. KANDI HRA .....		.34	.47
	B. MID-MN DEV COMM .....		.06	.07
	C. KANDI/WILLMAR EDC .....		.26	.32
	D.			
	11. Non-school voter approved referenda levies			
	12. Total property tax before special assessments		24.00	30.00
Special Assessments on Your Property	13. A.			
	B.			
	C.			
	D.			
	E.			
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		24.00	30.00

2nd Half 2024 Pay Stub DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
 MAKE CHECKS PAYABLE TO: KANDIYOHI COUNTY AUDITOR/TREASURER
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half 2024 Pay Stub DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
 MAKE CHECKS PAYABLE TO: KANDIYOHI COUNTY AUDITOR/TREASURER
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 95-125-0170 RCPT# 23003
 AGRI NON-HSTD

PRCL# 95-125-0170 RCPT# 23003
 AGRI NON-HSTD

		TOTAL DUE	TOTAL TAX
NOVEMBER 15, 2024	2ND HALF TAX	.00	30.00
	PENALTY		30.00
	TOTAL		
		TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.	

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

HEIDECKER BROS.
 JAMES & RICHARD HEIDECKER
 746 SE 60TH RD
 GOLDEN CITY MO 64748-8165

21906-T

HEIDECKER BROS.
 JAMES & RICHARD HEIDECKER
 746 SE 60TH RD
 GOLDEN CITY MO 64748-8165

21906-T

WILLMAR CITY

Property ID Number: 95-917-5530
Property Description: SECT-17 TWP-119 RANG-35
 N 460' OF W 1900' OF S1/2 OF NE1/4 OF
 SAID SEC LYING N'LY & W'LY OF THE

HEIDECKER BROS.
 JAMES & RICHARD HEIDECKER
 746 SE 60TH RD
 GOLDEN CITY MO 64748-8165

21906-T
 ACRES 10.98

		Values and Classification	
		Taxes Payable Year	2023 2024
Step 1	Estimated Market Value:	100.500	138.800
	Homestead Exclusion:		
	Taxable Market Value:	100,500	138,800
	New Improve/Expired Excls:		
Property Class:		AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2023			
Step 2	Proposed Tax		
* Does Not Include Special Assessments		466.00	
Sent in November 2023			
Step 3	Property Tax Statement		
First half Taxes:		237.00	
Second half Taxes:		237.00	
Total Taxes Due in 2024		474.00	

\$\$\$
 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.

Taxes Payable Year:	2023	2024
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	401.27	537.15
4. A. Agricultural and rural land tax credits	.00	.00
B. Other credits to reduce your property tax	41.27	63.15
5. Property taxes after credits	360.00	474.00
Property Tax by Jurisdiction		
6. County	248.50	316.29
7. City or Town	48.92	69.15
8. State General Tax	.00	.00
9. School District: 347		
A. Voter approved levies	17.68	27.06
B. Other local levies	34.79	47.70
10. Special Taxing Districts:		
A. KANDI HRA	5.19	7.55
B. MID-MN DEV COMM	.91	1.15
C. KANDI/WILLMAR EDC	4.01	5.10
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	360.00	474.00
Special Assessments on Your Property		
13. A.		
B.		
C.		
D.		
E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	360.00	474.00

2nd Half 2024 Pay Stub **2024** DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
 MAKE CHECKS PAYABLE TO: KANDIYOHI COUNTY AUDITOR/TREASURER
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half 2024 Pay Stub **2024** DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
 MAKE CHECKS PAYABLE TO: KANDIYOHI COUNTY AUDITOR/TREASURER
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 95-917-5530 RCPT# 28827
 AGRI NON-HSTD

PRCL# 95-917-5530 RCPT# 28827
 AGRI NON-HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2024	2ND HALF TAX	237.00	474.00
	PENALTY		237.00
	TOTAL		
NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.		TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.	

HEIDECKER BROS.
 JAMES & RICHARD HEIDECKER
 746 SE 60TH RD
 GOLDEN CITY MO 64748-8165

21906-T

HEIDECKER BROS.
 JAMES & RICHARD HEIDECKER
 746 SE 60TH RD
 GOLDEN CITY MO 64748-8165

21906-T

Property ID Number: 95-917-5810
Property Description: SECT-17 TWP-119 RANG-35
 S1/2 OF NE1/4 OF NW1/4; SE1/4 OF
 NW1/4 EXC S 330' THEREOF & ALSO EXC
 3837 1ST AVE W

HEIDECKER BROS.
 JAMES & RICHARD HEIDECKER
 746 SE 60TH RD
 GOLDEN CITY MO 64748-8165

WILLMAR CITY

21906-T
 ACRES 50.19

		Values and Classification		
		Taxes Payable Year	2023	2024
Step 1	Estimated Market Value:		568.300	635.400
	Homestead Exclusion:			
	Taxable Market Value:		568,300	635,400
		New Improve/Expired Excls:	AGRI NON-HSTD AGRI NON-HSTD	
		Property Class:	AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2023				
Step 2		Proposed Tax		
		* Does Not Include Special Assessments	2.138.00	
Sent in November 2023				
Step 3		Property Tax Statement		
		First half Taxes:	1.093.00	
		Second half Taxes:	1.093.00	
		Total Taxes Due in 2024	2.186.00	



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.

Taxes Payable Year: 2023 2024

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund
 File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**
2. Use these amounts on Form M1PR to see if you are eligible for a special refund

Property Tax and Credits	3. Property taxes before credits		2,265.08	2,457.34
	4. A. Agricultural and rural land tax credits .....		.00	.00
	B. Other credits to reduce your property tax		233.20	289.08
	5. Property taxes after credits		2,031.88	2,168.26
Property Tax by Jurisdiction	6. County		1,401.89	1,446.26
	7. City or Town		276.41	316.56
	8. State General Tax .....		.00	.00
	9. School District: 347	A. Voter approved levies	99.93	123.89
		B. Other local levies	196.53	218.36
	10. Special Taxing Districts:	A. KANDI HRA	29.30	34.57
		B. MID-MN DEV COMM	5.13	5.27
		C. KANDI/WILLMAR EDC	22.69	23.35
		D.		
	11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		2,031.88	2,168.26	
Special Assessments on Your Property	13. A. 6201 J.D.7,CK&R			17.74
	B. 6209 J.D.7,CK&R		16.12	
	PRIN 17.74 C.			
	INT INT D.			
	TOT 17.74 E.			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		2,048.00	2,186.00	

2nd Half 2024 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
 Pay Stub 2024 MAKE CHECKS PAYABLE TO: KANDIYOHI COUNTY AUDITOR/TREASURER
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half 2024 DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
 Pay Stub 2024 MAKE CHECKS PAYABLE TO: KANDIYOHI COUNTY AUDITOR/TREASURER
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 95-917-5810 RCPT# 28845
 AGRI NON-HSTD

PRCL# 95-917-5810 RCPT# 28845
 AGRI NON-HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2024	2ND HALF TAX	1,093.00	2,186.00
	PENALTY		1,093.00
	TOTAL		

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

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

HEIDECKER BROS. 21906-T
 JAMES & RICHARD HEIDECKER
 746 SE 60TH RD
 GOLDEN CITY MO 64748-8165

HEIDECKER BROS. 21906-T
 JAMES & RICHARD HEIDECKER
 746 SE 60TH RD
 GOLDEN CITY MO 64748-8165



Parcel #2

Parcel ID: 33-007-0012

10.20+/- DEEDED ACRES

- 9.65 TILLABLE ACRES

92.5 CPI • Section 7, TWP 119, Range 35

Willmar Township



- 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 Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 21.93 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.



Abbreviated 156 Farm Record

Operator Name : XXXXXXXXXX
 CRP Contract Number(s) : None
 Recon ID : 27-067-2018-83
 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
67.76	27.78	27.78	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	27.78	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	15.50	0.00	157	0
TOTAL	15.50	0.00		

NOTES

Tract Number : 10161

Description : D11 40AC N2SE4 SEC 7 WIL
 FSA Physical Location : MINNESOTA/KANDIYOHI
 ANSI Physical Location : MINNESOTA/KANDIYOHI
 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 : RICHARD JOHN HEIDECKER, JAMES LEE HEIDECKER
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
39.48	21.93	21.93	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	21.93	0.00	0.00	0.00	0.00	0.00

Abbreviated 156 Farm Record

Tract 10161 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	9.65	0.00	157
TOTAL	9.65	0.00	

NOTES

Tract Number : 12046

Description : Part of NE4SW4 Sec 7 WIL(119-35)
FSA Physical Location : MINNESOTA/KANDIYOHI
ANSI Physical Location : MINNESOTA/KANDIYOHI
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : HEIDECKER BROS
Other Producers : None
Recon ID : 27-067-2011-49

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
28.28	5.85	5.85	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	5.85	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	5.85	0.00	157
TOTAL	5.85	0.00	

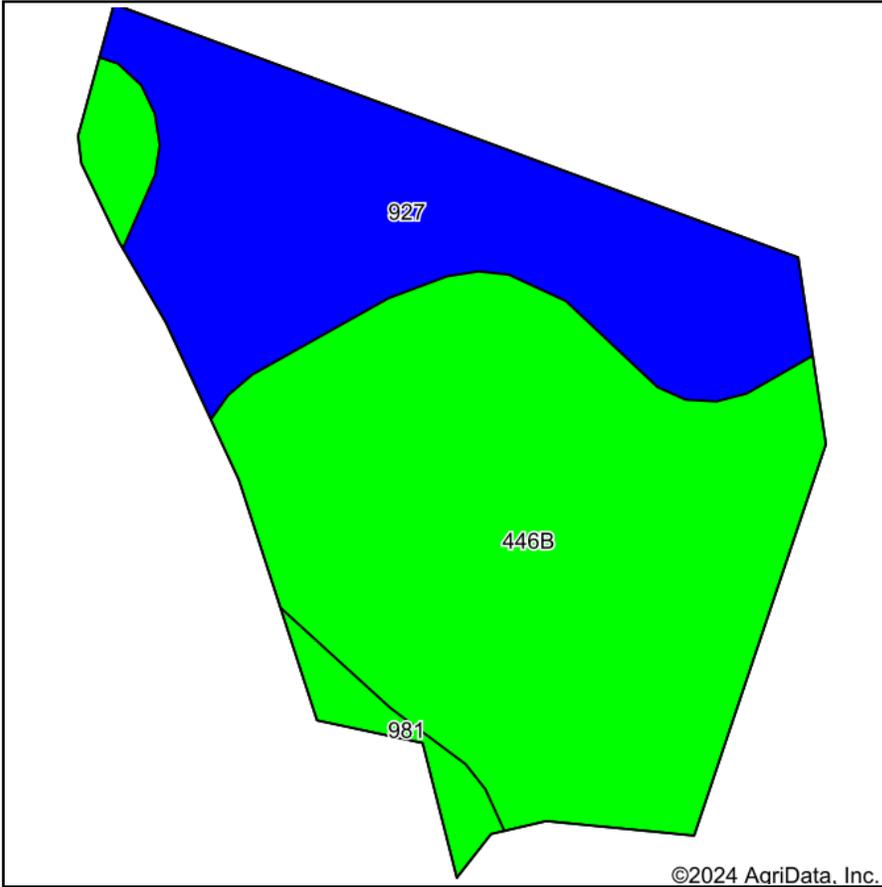
NOTES

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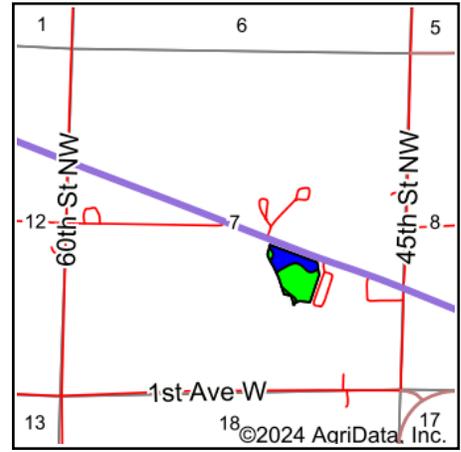
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay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

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Kandiyohi**
 Location: **7-119N-35W**
 Township: **Willmar**
 Acres: **9.65**
 Date: **5/3/2024**



Area Symbol: MN067, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
446B	Normania loam, 2 to 5 percent slopes	5.69	59.0%		Ile	94
927	Harp-Glencoe-Seaforth complex, 0 to 3 percent slopes	3.43	35.5%		IIw	90
981	Canisteo-Harps loams	0.53	5.5%		IIw	92
Weighted Average					2.00	92.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Property ID Number: 33-007-0012
 Property Description: SECT-07 TWP-119 RANG-35
 THAT PART OF THE NE1/4 OF SE1/4 &
 THE NW1/4 OF SE1/4 LYING SW'LY OF

HEIDECKER BROS.
 JAMES & RICHARD HEIDECKER
 746 SE 60TH RD
 GOLDEN CITY MO 64748-8165

WILLMAR TWP

21906-T
 ACRES 10.20

		Values and Classification	
		Taxes Payable Year	2023 2024
Step 1	Estimated Market Value:	79.200	97.300
	Homestead Exclusion:		
Step 2	Taxable Market Value:	79,200	97,300
	New Improve/Expired Excls:		
Step 3	Property Class:	AGRI FRAC HST AGRI FRAC HST	
	Sent in March 2023		
	Proposed Tax		
		* Does Not Include Special Assessments	384.00
		Sent in November 2023	
		Property Tax Statement	
		First half Taxes:	215.00
		Second half Taxes:	215.00
		Total Taxes Due in 2024	430.00



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:	2023	2024
				.00
				.00
Property Tax and Credits	3. Property taxes before credits		478.03	569.97
	4. A. Agricultural and rural land tax credits		84.11	108.87
	B. Other credits to reduce your property tax		48.82	66.42
	5. Property taxes after credits		345.10	394.68
Property Tax by Jurisdiction	6. County		239.02	264.65
	7. City or Town		46.52	57.00
	8. State General Tax .....		.00	.00
	9. School District: 347	A. Voter approved levies	13.29	17.35
		B. Other local levies	36.64	44.29
	10. Special Taxing Districts:	A. KANDI HRA	4.94	6.23
		B. MID-MN DEV COMM .....	.86	.95
		C. KANDI/WILLMAR EDC	3.83	4.21
		D.		
	11. Non-school voter approved referenda levies			
	12. Total property tax before special assessments		345.10	394.68
Special Assessments on Your Property	13. A. 7568			35.32
	B. 7567 C.D.10,(R/B) 2011		30.90	
	PRIN 35.32 C.			
	INT INT D.			
	TOT 35.32 E.			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		376.00	430.00	

2nd Half 2024 Pay Stub **2024** DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
 MAKE CHECKS PAYABLE TO: KANDIYOHI COUNTY AUDITOR/TREASURER
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half 2024 Pay Stub **2024** DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
 MAKE CHECKS PAYABLE TO: KANDIYOHI COUNTY AUDITOR/TREASURER
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 33-007-0012 RCPT# 16925
 AGRI FRAC HST

PRCL# 33-007-0012 RCPT# 16925
 AGRI FRAC HST

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2024	2ND HALF TAX	215.00	430.00
	PENALTY		215.00
	TOTAL		
NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.		TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.	

HEIDECKER BROS.
 JAMES & RICHARD HEIDECKER
 746 SE 60TH RD
 GOLDEN CITY MO 64748-8165

21906-T

HEIDECKER BROS.
 JAMES & RICHARD HEIDECKER
 746 SE 60TH RD
 GOLDEN CITY MO 64748-8165

21906-T



Parcel #3

Parcel IDs: 33-007-0090 & 33-007-0011

29.95 DEEDED ACRES

25.28+/- TILLABLE ACRES

TILLABLE LAND IS INCLUDING FARMING STATE EASEMENT. SELLER STATES YOU CAN FARM THE LAND AS LONG AS THE STATE DOESN'T NEED IT.

CPI 84.1, Section 7, Township 119,

Range 35, Willmar Township



- 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 Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 5.85 acres





- 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 Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 21.93 acres

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Abbreviated 156 Farm Record

Tract ██████ Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	9.65	0.00	157
TOTAL	9.65	0.00	

NOTES

Tract Number : 12046

Description : Part of NE4SW4 Sec 7 WIL(119-35)
FSA Physical Location : MINNESOTA/KANDIYOHI
ANSI Physical Location : MINNESOTA/KANDIYOHI
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : HEIDECKER BROS
Other Producers : None
Recon ID : 27-067-2011-49

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
28.28	5.85	5.85	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	5.85	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	5.85	0.00	157
TOTAL	5.85	0.00	

NOTES

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

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Abbreviated 156 Farm Record

Operator Name : XXXXXXXXXX
 CRP Contract Number(s) : None
 Recon ID : 27-067-2018-83
 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
67.76	27.78	27.78	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	27.78	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	15.50	0.00	157	0
TOTAL	15.50	0.00		

NOTES

Tract Number : 10161

Description : D11 40AC N2SE4 SEC 7 WIL
 FSA Physical Location : MINNESOTA/KANDIYOHI
 ANSI Physical Location : MINNESOTA/KANDIYOHI
 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 : RICHARD JOHN HEIDECKER, JAMES LEE HEIDECKER
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
39.48	21.93	21.93	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	21.93	0.00	0.00	0.00	0.00	0.00

Abbreviated 156 Farm Record

Tract 10161 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	9.65	0.00	157
TOTAL	9.65	0.00	

NOTES

Tract Number : 12046

Description : Part of NE4SW4 Sec 7 WIL(119-35)
FSA Physical Location : MINNESOTA/KANDIYOHI
ANSI Physical Location : MINNESOTA/KANDIYOHI
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : HEIDECKER BROS
Other Producers : None
Recon ID : 27-067-2011-49

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
28.28	5.85	5.85	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	5.85	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	5.85	0.00	157
TOTAL	5.85	0.00	

NOTES

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Property ID Number: 33-007-0011
 Property Description: SECT-07 TWP-119 RANG-35
 THAT PART OF THE NW1/4 OF SW1/4
 LYING SW'LY OF THE SW'LY LINE OF

JAMES L & RICHARD HEIDECKER
 6455 7TH AVE NW
 WILLMAR MN 56201

WILLMAR TWP

25972-T
 ACRES 10.30

		Values and Classification	
		Taxes Payable Year	2023 2024
Step 1	Estimated Market Value:	61.800	102.400
	Homestead Exclusion:		
	Taxable Market Value:	61,800	102,400
New Improve/Expired Excls:		AGRI NON-HSTD AGRI NON-HSTD	
Property Class:		AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2023			
Step 2	Proposed Tax	348.00	
* Does Not Include Special Assessments			
Sent in November 2023			
Step 3	Property Tax Statement		
First half Taxes:		194.00	
Second half Taxes:		194.00	
Total Taxes Due in 2024		388.00	

\$\$\$
 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:	2023	2024	
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		248.45	399.27	
	4. A. Agricultural and rural land tax credits .....		.00	.00
	B. Other credits to reduce your property tax		25.35	46.59	
	5. Property taxes after credits		223.10	352.68	
Property Tax by Jurisdiction	6. County		154.61	236.34	
	7. City or Town		30.03	51.01	
	8. State General Tax .....		.00	.00
	9. School District: 347	A. Voter approved levies		10.87	19.96
		B. Other local levies		21.37	35.19
	10. Special Taxing Districts:	A. KANDI HRA		3.19	5.57
		B. MID-MN DEV COMM56	.85
		C. KANDI/WILLMAR EDC		2.47	3.76
		D.			
	11. Non-school voter approved referenda levies				
	12. Total property tax before special assessments		223.10	352.68	
Special Assessments on Your Property	13. A. 7568			35.32	
	B. 7567 C.D.10,(R/B) 2011		30.90		
	PRIN 35.32 C.				
	INT INT D.				
	TOT 35.32 E.				
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		254.00	388.00		

2nd Half 2024 Pay Stub DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
 MAKE CHECKS PAYABLE TO: KANDIYOHI COUNTY AUDITOR/TREASURER
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half 2024 Pay Stub DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
 MAKE CHECKS PAYABLE TO: KANDIYOHI COUNTY AUDITOR/TREASURER
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 33-007-0011 RCPT# 16924
 AGRI NON-HSTD

PRCL# 33-007-0011 RCPT# 16924
 AGRI NON-HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2024	2ND HALF TAX 194.00	MAY 15, 2024	388.00
	PENALTY		194.00
	TOTAL		

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

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

JAMES L & RICHARD HEIDECKER 25972-T
 6455 7TH AVE NW
 WILLMAR MN 56201

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