

Evelyn Raasch Estate

LAND AUCTION

AUCTION OPENS: Thurs., September 7th @ 10AM

AUCTION CLOSES: Tue., September 19th @ NOON

**LOCATION – MORRIS TOWNSHIP, STEVENS COUNTY, MN
W 1/2 of SE 1/4 Section 31**

**92
CPI**

**ONLINE
ONLY**

**76
DEEDED
ACRES**

Fragodt Auction Co.

• & REAL ESTATE •



www.FragodtAuctions.com

AUCTION TERMS & CONDITIONS

- There is a 4% Buyer's Premium.
- The 4% fee outlined previously shall be in addition to the final bid price to equal the full purchase price.
- Property to be sold by the Acre (price X 76).
- Auctioneer is representing the seller
- Real Estate is being sold "As Is, Where Is" with no Contingency Seller and Auctioneer give no warranties or guarantees; expressed or implied.
- Financing is not a contingency for this Auction.
- 2023 Real Estate taxes will be Paid By The Seller.
- Buyer should rely on their own information and judgement.
- Property will be sold subject to owner confirmation.
- Successful bidder will be required to pay 10% down (non-refundable) and sign a purchase agreement immediately following the auction. The Balance will be due at closing (approx. 30 days after auction or when paperwork is prepared).
- Possession will take place after 2023 crops have been removed.
- A Real Estate Attorney will be handling all earnest money.
- Closing will take place at: Fluegel, Anderson McLaughlin & Brutlag, Law Firm in Morris.
- Buyer and seller are responsible for their own closing costs.
- All announcements made on auction day take precedence over any advertised material.
- A clean and marketable title will be available day of closing.
- All information provided in all forms about the subject property were obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not present the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of all information.

STEPHANIE BUSS
STEVENS COUNTY AUDITOR/TREASURER
400 COLORADO AVE., SUITE 303
MORRIS, MN 56267
320-208-6567
www.co.stevens.mn.us

2023

PROPERTY TAX
STATEMENT

MORRIS TWP

PRCL# 07-0212-000

RCPT# 2263

TC

2.118

2.118

Values and Classification		
Taxes Payable Year		
	2022	2023
Step 1	Estimated Market Value: 423.600 423.600	
	Homestead Exclusion:	
	Taxable Market Value: 423.600 423.600	
	New Improve/Expired Excls:	
	Property Class: AGRI HSTD AGRI HSTD RELATIVE RELATIVE	
	Sent in March 2022	
Step 2	Proposed Tax * Does Not Include Special Assessments 1,262.00 Sent in November 2022	
Step 3	Property Tax Statement	
	First half Taxes:	633.00
	Second half Taxes:	633.00
	Total Taxes Due in 2023	1,266.00

Property ID Number: 07-0212-000 ACRES 76.00
Property Description: SECT-31 TWP-125 RANG-42
31 125 42 76. PT W1/2SE1/4

EVELYN T RAASCH
% JULIE BRANDT
13626 96TH ST SE
BECKER MN 55308

856-T

\$\$\$
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:		
	2022	2023
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	1,689.84	1,655.85
4. A. Agricultural and rural land tax credits00	.00
B. Other credits to reduce your property tax	357.84	389.85
5. Property taxes after credits	1,332.00	1,266.00
Property Tax by Jurisdiction		
6. County	861.75	887.00
7. City or Town	77.12	64.85
8. State General Tax00	.00
9. School District: 2769 A. Voter approved levies	224.22	157.10
B. Other local levies	135.51	123.54
10. Special Taxing Districts: A. HRA STEVENS COUNTY	33.40	33.51
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	1,332.00	1,266.00
Special Assessments on Your Property		
13. A.		
B.		
C.		
D.		
E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	1,332.00	1,266.00

2 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

1 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# 07-0212-000
AGRI HSTD

RCPT# 2263

PRCL# 07-0212-000
AGRI HSTD

RCPT# 2263

AMOUNT DUE		AMOUNT DUE	TOTAL TAX	1,266.00
NOVEMBER 15, 2023	2ND HALF TAX	633.00	1ST HALF TAX	633.00
	PENALTY		PENALTY	
	TOTAL		TOTAL	
NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.				
EVELYN T RAASCH 856-T				
% JULIE BRANDT				
13626 96TH ST SE				
BECKER MN 55308				

NO RECEIPT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.
LIST ADDRESS CORRECTION ON BACK OF STUB.

NO RECEIPT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.
LIST ADDRESS CORRECTION ON BACK OF STUB.

MINNESOTA

STEVENS

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6223

Prepared : 2/17/23 12:28 PM CST

Crop Year : 2023

Operator Name : MR JERRY JOST

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
74.61	74.61	74.61	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	74.61	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	37.10	0.00	134	0
Soybeans	37.50	0.00	42	0
TOTAL	74.60	0.00		

NOTES

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Tract Number : 755

Description : W1/2SE-31-MORRIS

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 : EVELYN RAASCH

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
74.61	74.61	74.61	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 : 6223
Prepared : 2/17/23 12:28 PM CST
Crop Year : 2023

Tract 755 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	74.61	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	37.10	0.00	134
Soybeans	37.50	0.00	42
TOTAL	74.60	0.00	

NOTES

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

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

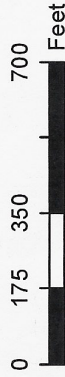
To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the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



Stevens County, Minnesota

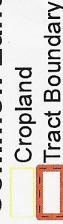
Farm 6223
Tract 755

2023 Program Year
Map Created December 01, 2022

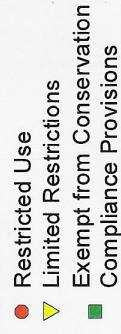


Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = process
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

Common Land Unit



Wetland Determination Identifiers

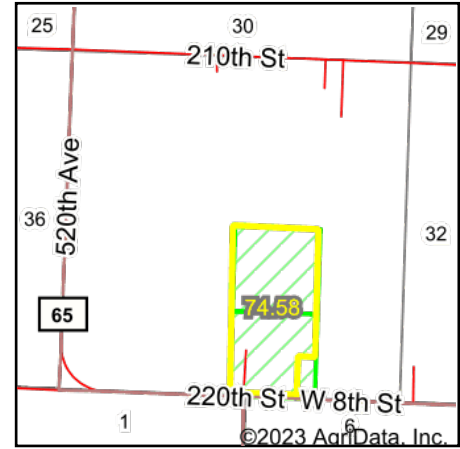
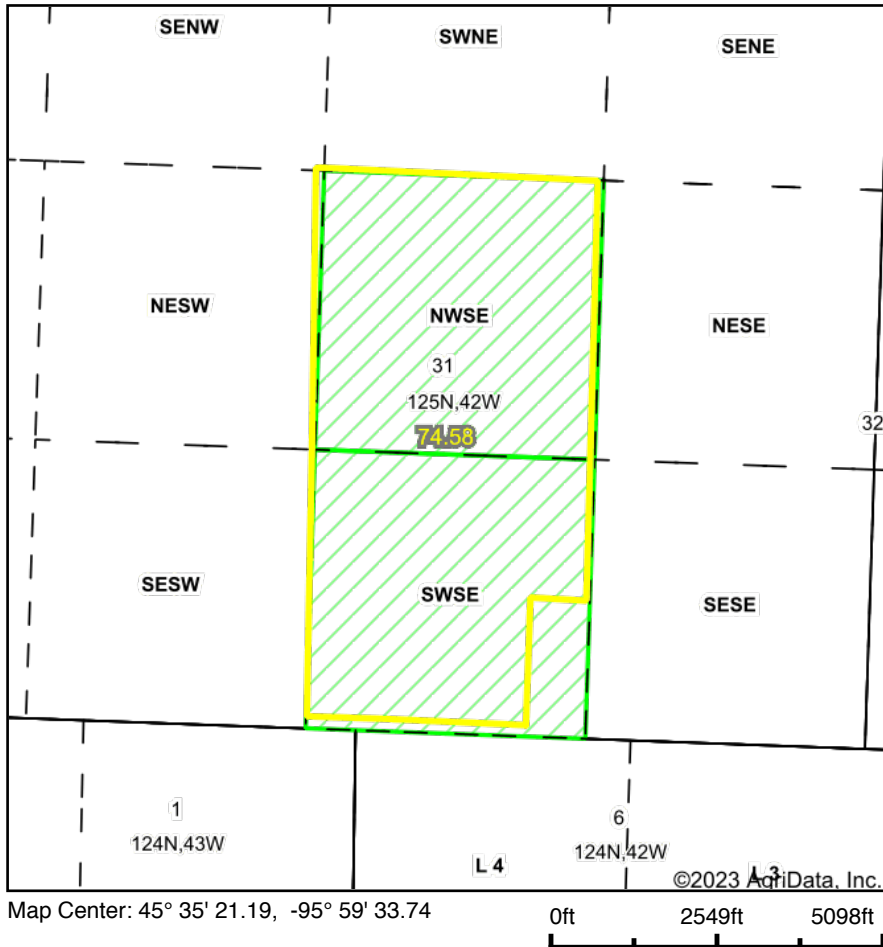


Tract Cropland Total: 74.61 acres



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.

PLSS LEGAL DESCRIPTION



Acres: 74.58
 Date: 7/14/2023
 Township: Morris
 County: Stevens
 State: Minnesota

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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PLSS Source: **Bureau of Land Management (BLM)**
 PLSS Note: **BLM contains Government Lots and Quarters. Availability and accuracy will vary by location**

Short Legal:

NWSE; PT SWSE 31-125N-42W

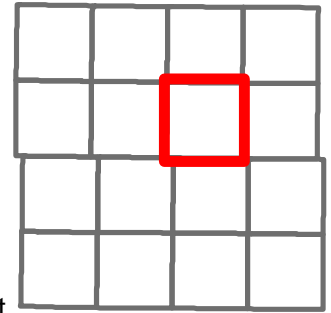
Long Legal:

NW1/4 SE1/4; PART OF THE SW1/4 SE1/4 OF SECTION 31, TOWNSHIP 125 NORTH, 42 WEST, STEVENS COUNTY, MINNESOTA

MORRIS TOWNSHIP

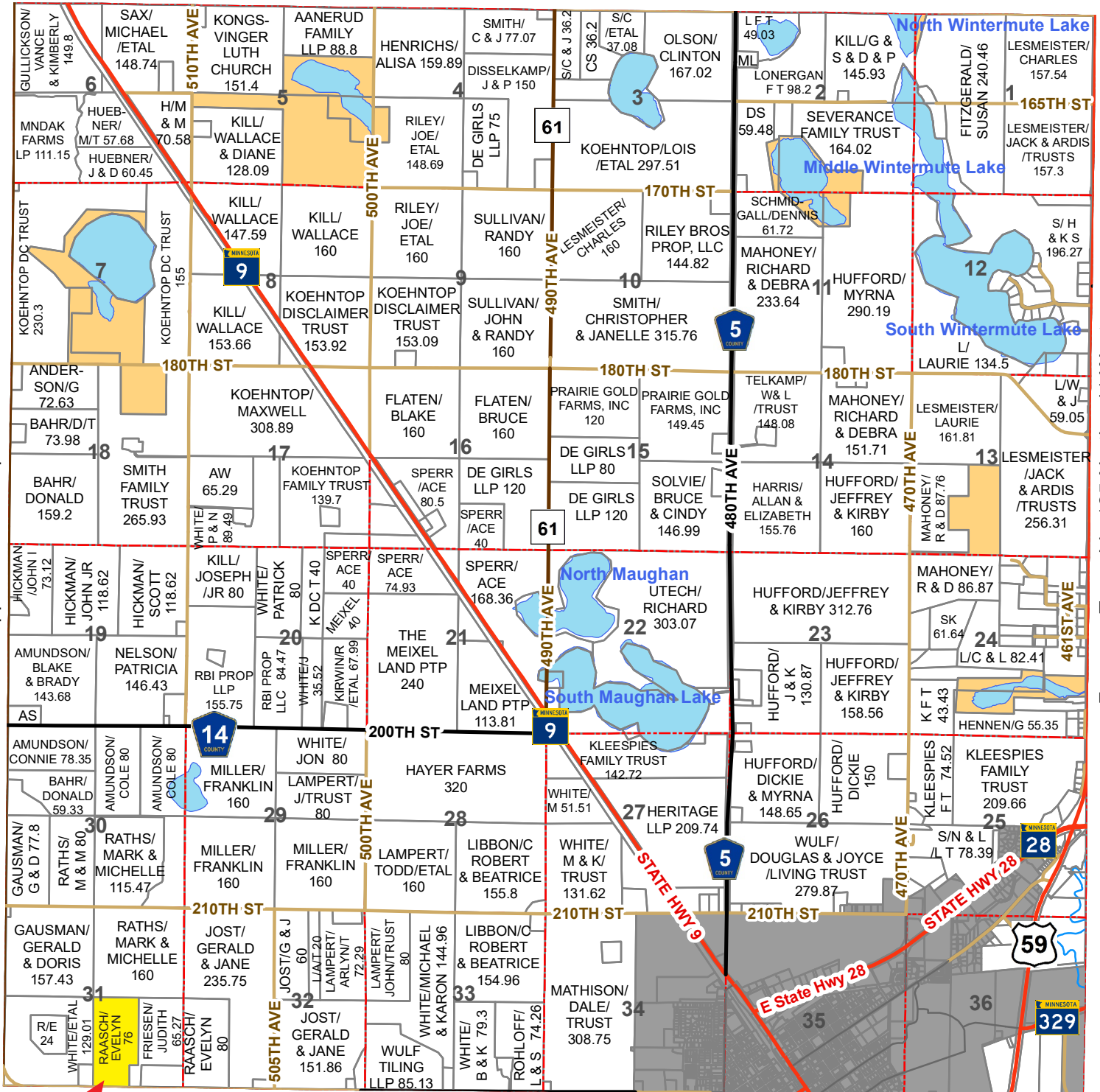
Township 125 North - Range 42 West

Rendsville Township 126 North - 42 West



Pepperton Township 125 North - 43 West

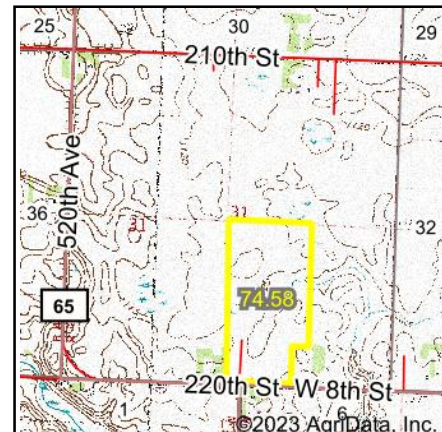
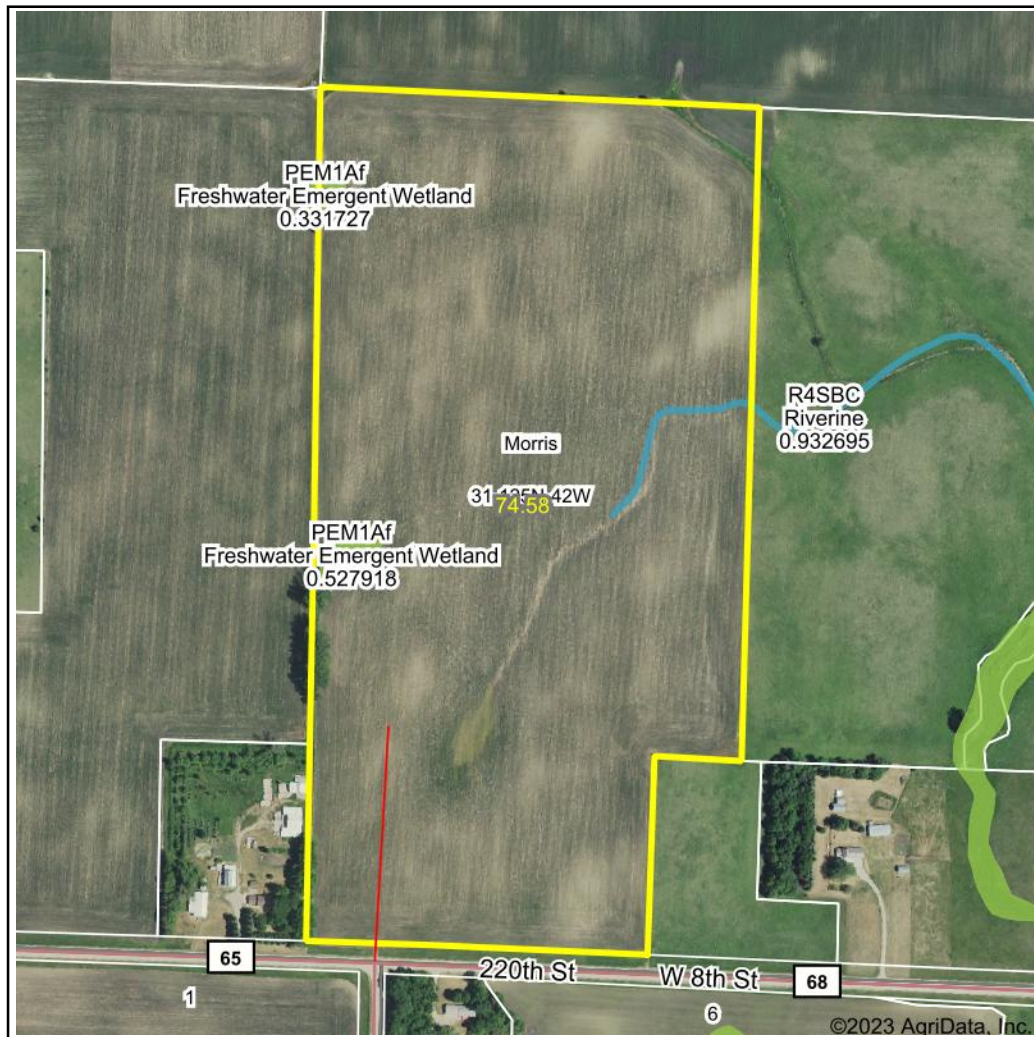
Framnas Township 125 North - 41 West



Darnen Township 124 North - 42 West

EVELYN RAASCH ESTATE LAND

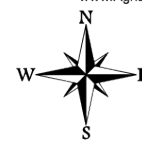
WETLANDS MAP



State: **Minnesota**
 Location: **31-125N-42W**
 County: **Stevens**
 Township: **Morris**
 Date: **7/14/2023**

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Maps Provided By:



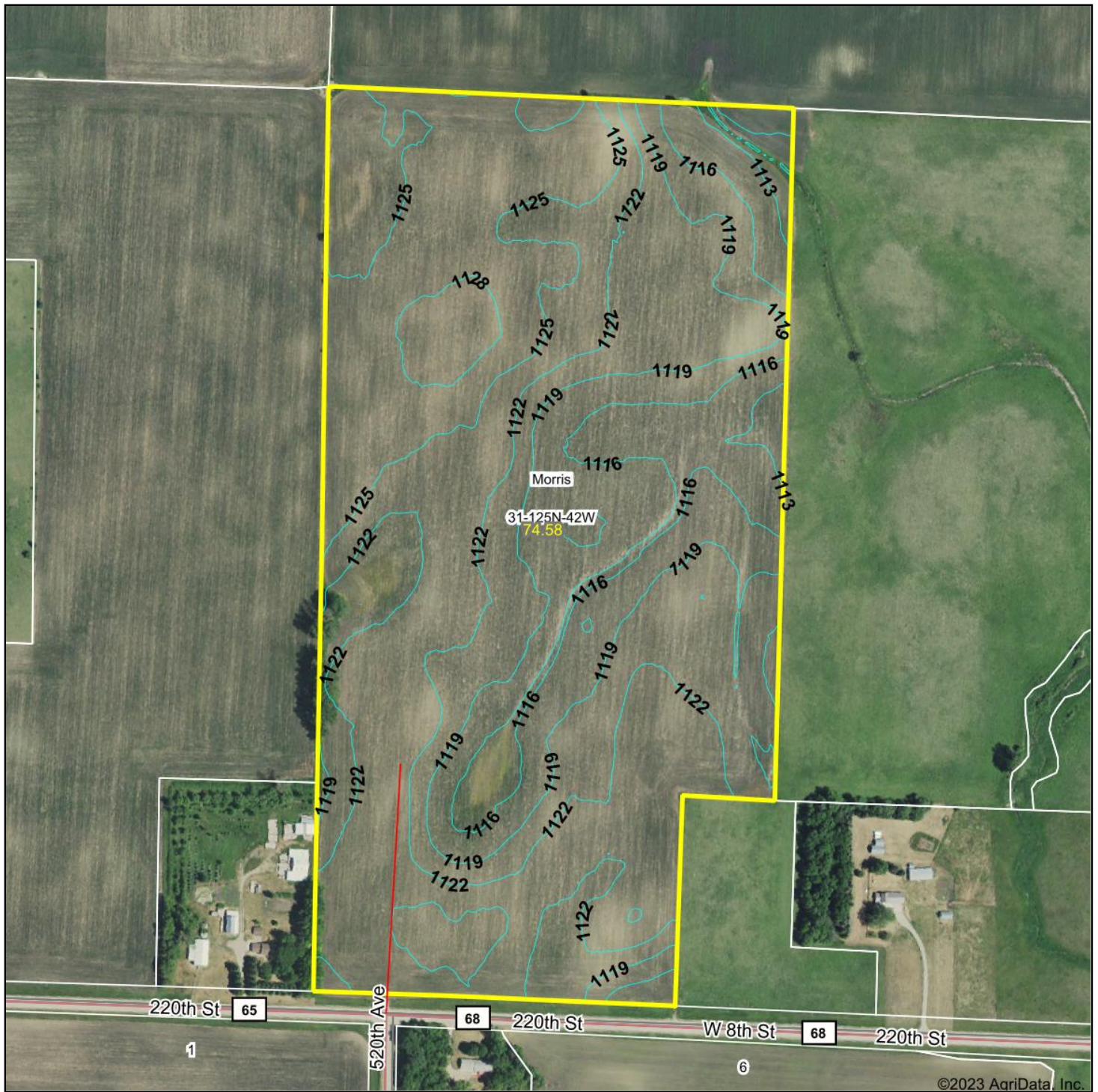
0ft 646ft 1293ft

Classification Code	Type	Acres
PEM1Af	Freshwater Emergent Wetland	0.75
R4SBC	Riverine	0.29
Total Acres		1.04

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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TOPOGRAPHY CONTOURS



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Maps Provided By:



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

Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 1,109.2

Max: 1,129.8

Range: 20.6

Average: 1,121.5

Standard Deviation: 3.81 ft

0ft 445ft 889ft

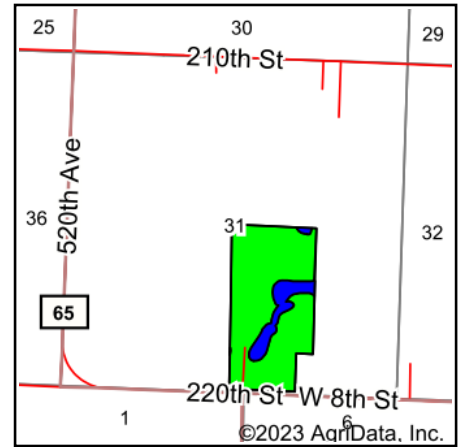
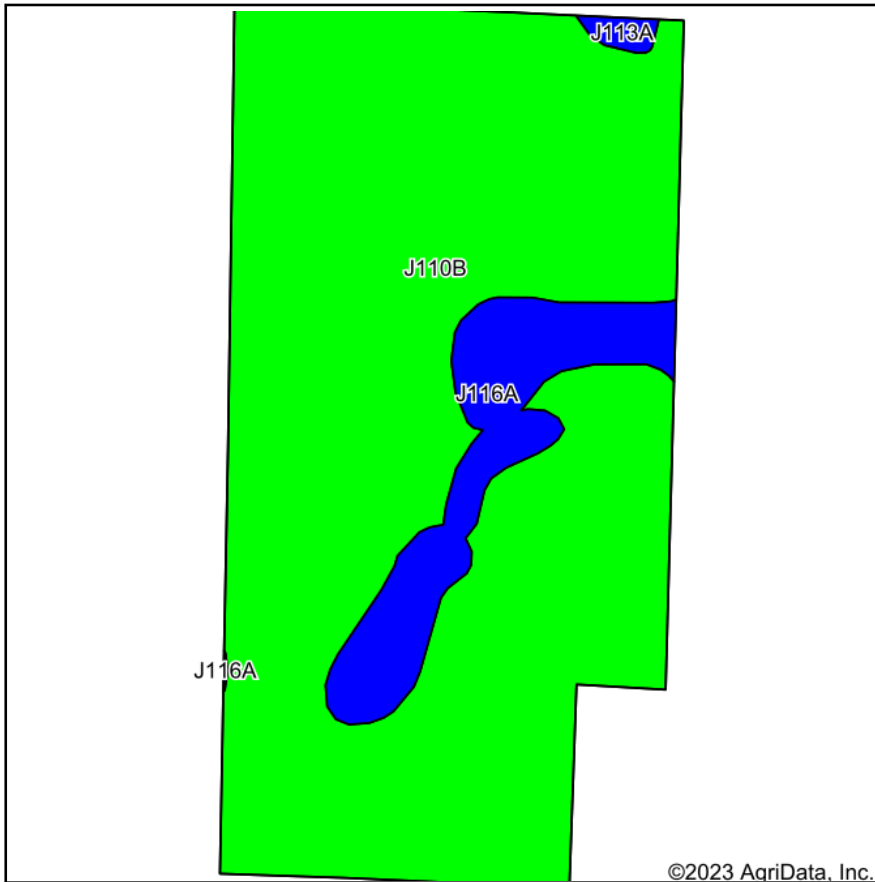


7/14/2023

31-125N-42W
Stevens County
Minnesota

Boundary Center: 45° 35' 21.18, -95° 59' 35.18

SOIL MAP



State: **Minnesota**
 County: **Stevens**
 Location: **31-125N-42W**
 Township: **Morris**
 Acres: **74.58**
 Date: **7/14/2023**

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN149, Soil Area Version: 19												
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
J110B	Aazdahl-Formdale-Balaton clay loams, 0 to 4 percent slopes	66.30	88.9%		IIc	3649	93	72	59	44	72	
J116A	Flom-Quam silty clay loams, 0 to 1 percent slopes, occasionally ponded	7.86	10.5%		IIIw	5390	86	73	63	46	73	
J113A	Flom-Aazdahl-Hamerly complex, 0 to 2 percent slopes	0.42	0.6%		IIw	4628	88	73	60	45	73	
Weighted Average					2.11	3838	92.2	*n 72.1	*n 59.4	*n 44.2	*n 72.1	

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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Family Owned Full Service Auction Company
 Specializing in Land and Farm Equipment Sales

320-734-4408

Randy.....320-808-8731

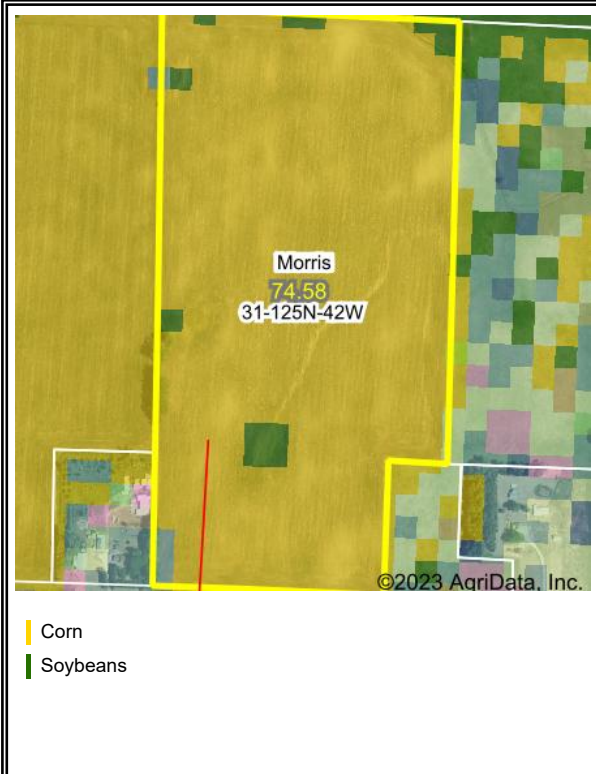
Jacob.....320-760-3652

Nathan.....320-297-0578

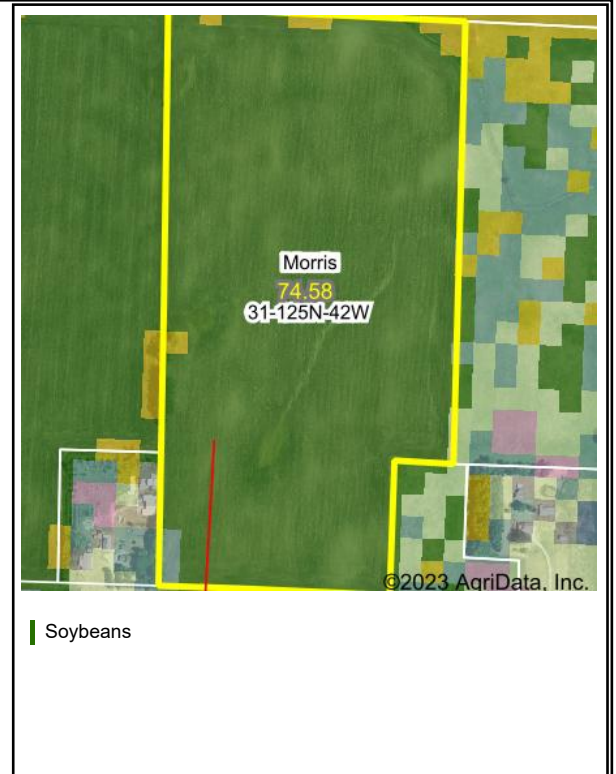
4 YEAR CROP HISTORY

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Crop Year:



Crop Year:



Boundary Center: 45° 35' 21.18, -95° 59' 35.18

State: MN

County: Stevens

Legal: 31-125N-42W

Twnshp: Morris

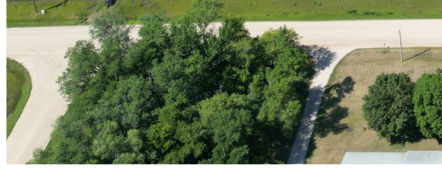
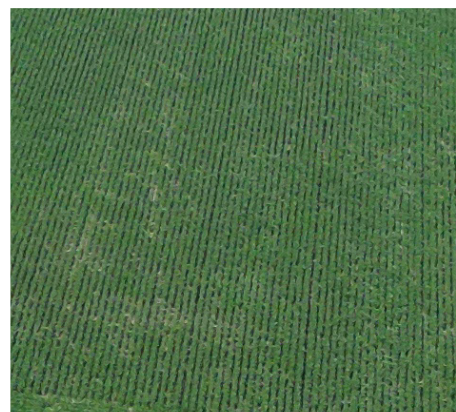
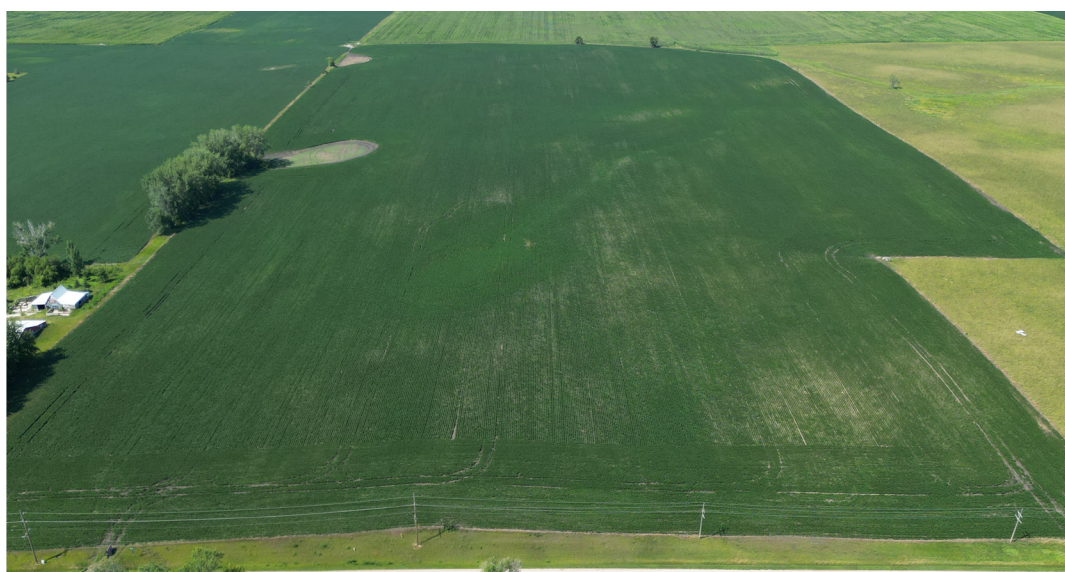
Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



Maps Provided By:



LAND PHOTOS



NOTES

NOTES



ONLINE AUCTION BIDDING

The sale prices of these parcels will be determined by competitive bidding that will take place on
www.FragodtAuctions.com.

The bidding will not close and the property will not be sold until everyone has had the opportunity to make their best bid. The bidding will not close until there have been no bids received in a period of four (4) minutes. This means the auction will have a "soft close." Any bid placed within the last four (4) minutes of the auction will reset the countdown of the auction to four (4) minutes. Once no bids have been received for four (4) minutes, and the timer counts down to zero, the auction will be over.

To register, go to: www.FragodtAuctions.com. Find the Login/Register button at the top of the page. Click that button. If you have already signed up for our auctions, you simply put in your Username or Email, along with your password and you are able to bid on our auctions. If you have not previously signed up for our auctions you click the Red Button that says "Register." That button will have you verify your email address, ask you a few questions about your name and address, and for our auctions that we charge Credit Cards at the conclusion, it will ask you your card information. When that information gets entered you are registered and able to bid on our auctions.

***NO RESERVE* 140 +/- ACRES IN SECTION 18** Lot Number: 1

SWENODA TOWNSHIP IN SWIFT COUNTY

Completed

Start Time: 11/11/2021 6:00:00 PM End Time: 11/22/2021 12:00:00 PM

Bid Count: 0

Watching: 0

Starting Bid: \$0.04/Acre

Bid Increment: \$50.00

Current Bid: \$7,124.00/Acre x 140.32 Acres = \$998,639.68

140.32 Acres

Bidding complete

Contact Info:

Location:

Details Auction Info Terms Item Location Documents Contacts Removal Times

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