

162.06 Deeded Acres — Sold in 2 Parcels

Edison Township, Swift County, MN

LAND AUCTION

AUCTION OPENS: Thurs., March 14th @ 10AM

AUCTION CLOSES: Mon., March 25th @ 11AM

**ONLINE
ONLY**



Parcel #1:

**80
DEEDED
ACRES**

**Section 35, S
1/2 of NW 1/4**

**Parcel
#07-0172-000**

**Parcel #2:
82.06
DEEDED
ACRES**

**Section 26, 1/2 of
SE 1/4 E 1/2 of W
1/2 of SE 1/4 EXC
COMM at the NE
COR of the SE 1/4**

**Parcel
#07-0124-000**



Fragodt Auction Co.

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MSAA



MLS

NAA
Auctioneer

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 DEEDED ACRE.
- 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.
- Real Estate Taxes due in 2024 will be paid by the Buyer.
- 2024 CRP Payments will be Going to the Buyer.
- 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.
- A Real Estate Attorney will be handling all earnest money.
- Closing will take place at: Stermer & Sellner, Chtd. Montevideo, MN.
- 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.

PARCEL 1



SWIFT COUNTY TREASURER
P.O. BOX 207
BENSON, MN 56215
320-843-3544
www.swiftcounty.com

2023

PROPERTY TAX
STATEMENT

EDISON

PRCL# 07-0172-000

RCPT# 5684

TC

2.980

3.572

Property ID Number: 07-0172-000
Property Description: SECT-35 TWP-120 RANG-42
S1/2 OF NW1/4

ROBERT A MOLDEN
11045 HWY 40 NW
MILAN MN 56262

3570-T

ACRES 80.00

		2022	2023
Values and Classification			
Taxes Payable Year		2022	2023
Step 1	Estimated Market Value:	298.000	357.200
	Homestead Exclusion:		
	Taxable Market Value:	298.000	357.200
	New Improve/Expired Excls:		
	Property Class:	AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2022			
Step 2	Proposed Tax		
	* Does Not Include Special Assessments		2,140.00
Sent in November 2022			
Step 3	Property Tax Statement		
	First half Taxes:		2,455.00
	Second half Taxes:		2,455.00
	Total Taxes Due in 2023		4,910.00

\$\$\$
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:		2022	2023
			.00
			.00
		2,445.71	2,509.21
		.00	.00
		303.71	367.33
		2,142.00	2,141.88
		1,462.13	1,530.78
		291.86	289.08
		.00	.00
		173.75	135.42
		154.75	126.74
		10.07	10.14
		49.44	49.72
		2,142.00	2,141.88
			1,799.82
			968.30
		2,142.00	4,910.00

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: 2853 A. Voter approved levies
B. Other local levies
10. Special Taxing Districts: A. REGION 6W
B. RURAL DEV AUTH
C.
D.
11. Non-school voter approved referenda levies
12. Total property tax before special assessments

Special Assessments
on Your Property

13. A. 97722 JCD #9 REPAIR C&S
B. 97721 JT JUD DITCH #9 C&S
C.
D.
E.
PRIN 2,168.17
INT 599.95
TOT 2,768.12

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2nd Half
Pay Stub 2023

DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: SWIFT COUNTY TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half
Pay Stub 2023

DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
MAKE CHECKS PAYABLE TO: SWIFT COUNTY TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 07-0172-000
AGRI NON-HSTD

RCPT# 5684

PRCL# 07-0172-000
AGRI NON-HSTD

RCPT# 5684

AMOUNT DUE		AMOUNT DUE		TOTAL TAX	
NOVEMBER 15, 2023	2ND HALF TAX	2,455.00	MAY 15, 2023	1ST HALF TAX	2,455.00
	PENALTY			PENALTY	
	TOTAL			TOTAL	
NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.			NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.		

ROBERT A MOLDEN
11045 HWY 40 NW
MILAN MN 56262

3570-T

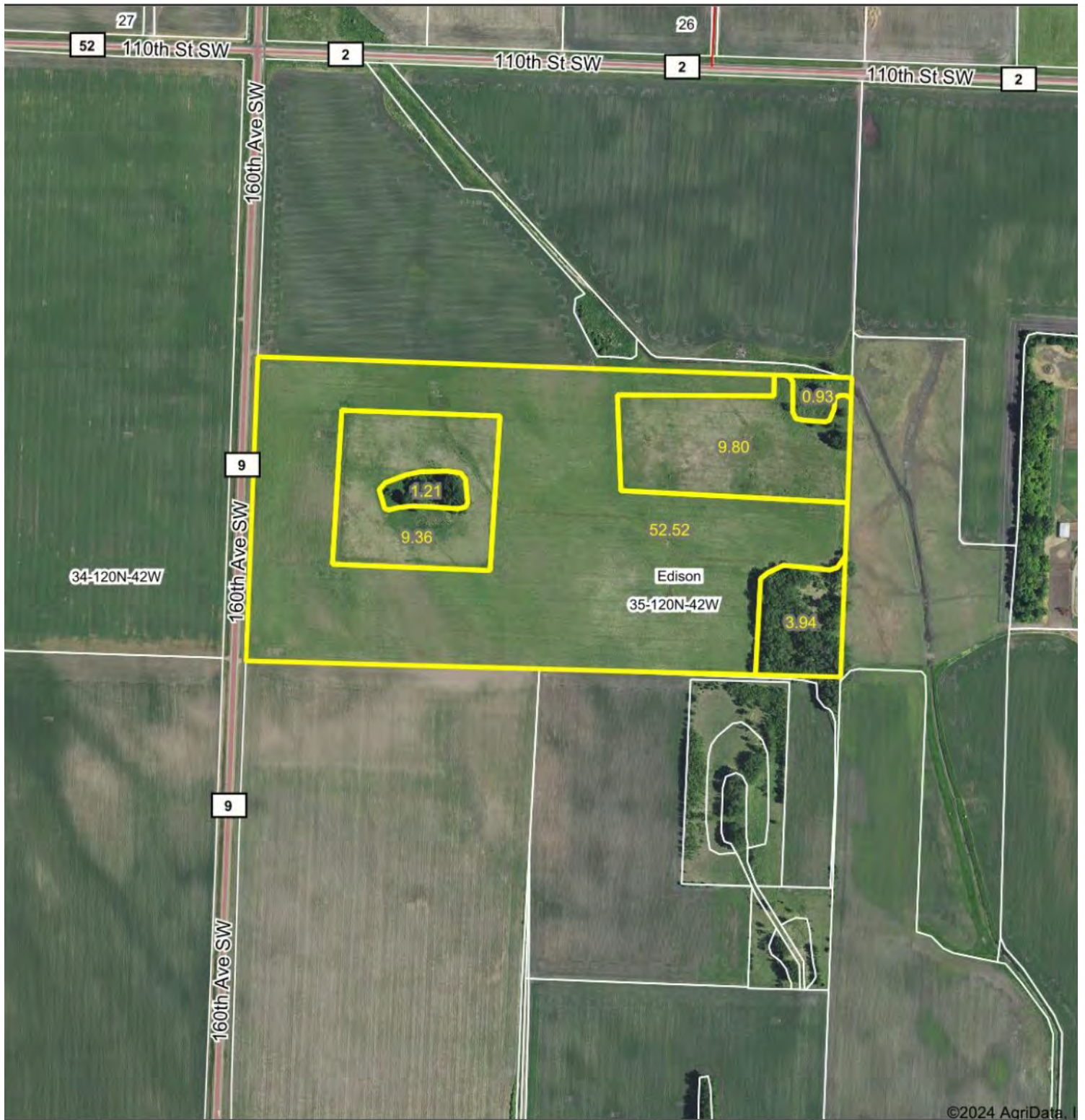
ROBERT A MOLDEN
11045 HWY 40 NW
MILAN MN 56262

3570-T

☐ CASH ☐ CHECK ☐ COUNTER ☐ MAIL ☐ OTHER
List address corrections and changes on the back.

☐ CASH ☐ CHECK ☐ COUNTER ☐ MAIL ☐ OTHER
List address corrections and changes on the back.

AERIAL MAP



Boundary Center: 45° 9' 39.16, -95° 53' 37.13

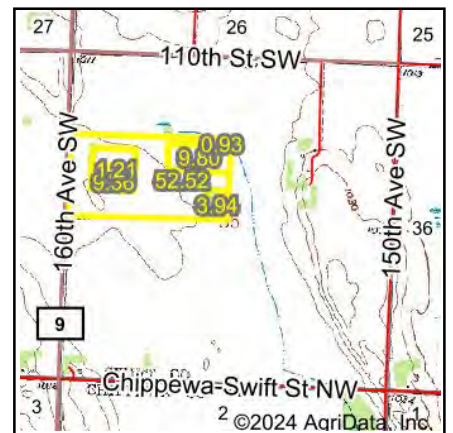
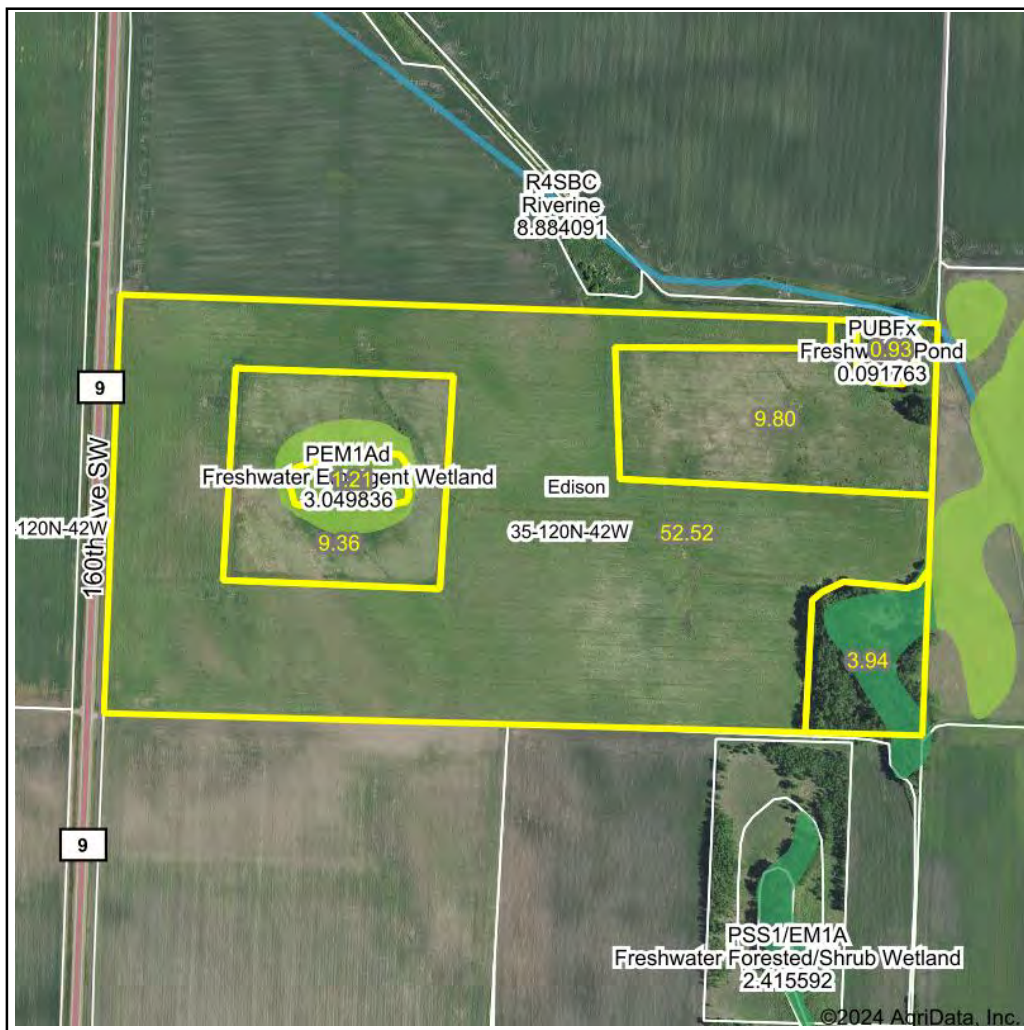
0ft	691ft	1383
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35-120N-42W
Swift County
Minnesota



WETLANDS MAP



State: **Minnesota**
 Location: **35-120N-42W**
 County: **Swift**
 Township: **Edison**
 Date: **1/19/2024**

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Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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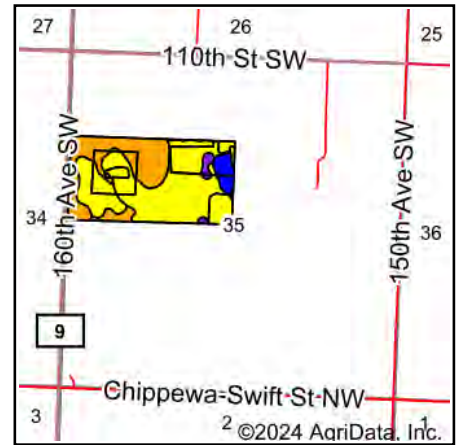
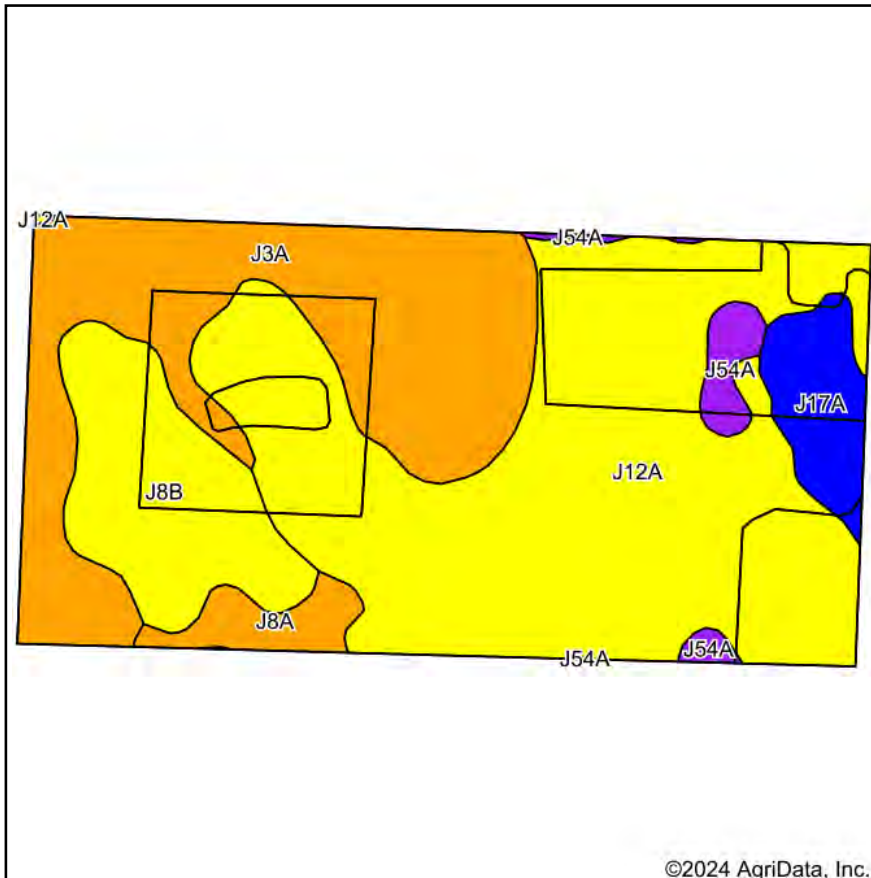


0ft 665ft 1331ft

Classification Code	Type	Acres
PEM1Ad	Freshwater Emergent Wetland	3.05
PSS1A	Freshwater Forested/Shrub Wetland	2.14
PUBFx	Freshwater Pond	0.09
R4SBC	Riverine	0.01
PEM1A	Freshwater Emergent Wetland	0.00
Total Acres		5.29

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

SOILS MAP



State: **Minnesota**
 County: **Swift**
 Location: **35-120N-42W**
 Township: **Edison**
 Acres: **77.76**
 Date: **1/19/2024**

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Maps Provided By:
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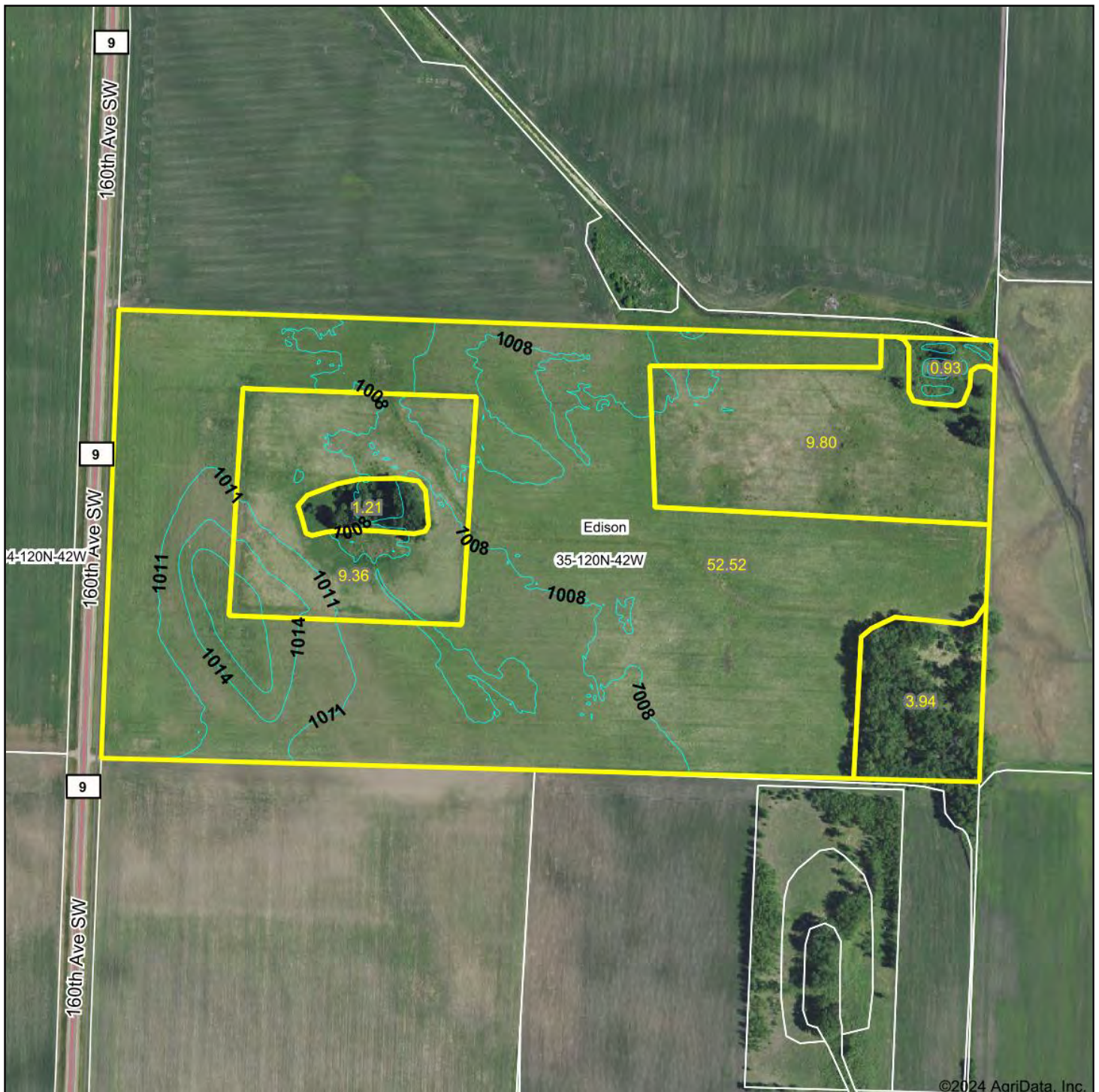
Soils data provided by USDA and NRCS.

Area Symbol: MN151, Soil Area Version: 22											
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
J12A	Marysland loam, 0 to 2 percent slopes	39.14	50.3%		IIw	6122	65	51	50	44	48
J3A	Arveson sandy loam, 0 to 2 percent slopes	21.43	27.6%		IIw	0	74	51	51	45	50
J8B	Egeland sandy loam, 2 to 6 percent slopes	9.61	12.4%		IIIe	3417	68	52	51	50	46
J17A	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	3.71	4.8%		IIIw	6650	88	69	45	68	46
J8A	Egeland sandy loam, 0 to 2 percent slopes	2.15	2.8%		IIIs	3432	74	51	51	49	46
J54A	Marysland loam, occasionally ponded, 0 to 1 percent slopes	1.72	2.2%		IIIw	5218	55	38	37	36	32
Weighted Average					2.22	4031.3	69	*n 51.7	*n 49.9	*n 46.1	*n 47.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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: 1,001.2

Max: 1,018.8

Range: 17.6

Average: 1,008.4

Standard Deviation: 2.26 ft

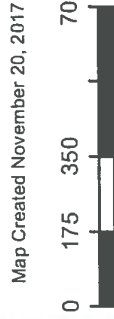
0ft 458ft 915ft



1/19/2024

35-120N-42W
Swift County
Minnesota

Boundary Center: 45° 9' 39.16, -95° 53' 37.13

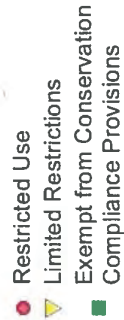


Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = process
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage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

Common Land Unit cropland_indicator_3CM



Wetland Determination Identifiers



Tract Cropland Total: 71.70 acres



USDA 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 the 2015 NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Program. 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 NRCS.

CRP-1 U.S. DEPARTMENT OF AGRICULTURE (10-22-15) Commodity Credit Corporation		1. ST. & CO CODE & ADMIN. LOCATION 27 023		2. SIGN-UP NUMBER 48	
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 112311C		4. ACRES FOR ENROLLMENT 19.19 <i>10-4-17</i>	
		5. FARM NUMBER 6450-1569		6. TRACT NUMBER(S) 10754	
7A. COUNTY OFFICE ADDRESS (Include Zip Code) CHIPPEWA COUNTY FARM SERVICE AGENCY 629 N 11TH STREET SUITE 8 MONTEVIDEO, MN 56265-1692		8. OFFER (Select one) GENERAL ☐ ENVIRONMENTAL PRIORITY ☒		9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2016 TO: (MM-DD-YYYY) 09-30-2027	
7B. TELEPHONE NUMBER (Include Area Code): (320) 269-6528		THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.			
10A. Rental Rate Per Acre \$ 168.99 <i>BM 10-4-17</i>		11. Identification of CRP Land (See Page 2 for additional space)			
10B. Annual Contract Payment \$ 3,243		A. Tract No.	B. Field No.	C. Practice No.	E. Total Estimated Cost-Share
10C. First Year Payment \$		10754	817	CP23A	\$ 1,033
(Item 10C applicable only to continuous sign-up when the first year payment is prorated.)		10754	23	CP23A	\$ 1,078
			10-4-17		
12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)					
A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): ROBERT MOLDEN PO BOX 143 MILAN, MN 56262-0143		(2) SHARE 100.00%		(3) SIGNATURE <i>Robert Molden</i>	
				(4) DATE (MM-DD-YYYY) 10-4-17	
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE %		(3) SIGNATURE	
				(4) DATE (MM-DD-YYYY)	
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE %		(3) SIGNATURE	
				(4) DATE (MM-DD-YYYY)	
13. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE <i>Lori L. Olson, Acting CEO</i>			B. DATE (MM-DD-YYYY) 10-12-17
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.					
This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.					

The U.S. Department of Agriculture (USDA) prohibits discrimination against its customers, employees, and applicants for employment on the basis of race, color, national origin, age, disability, sex, gender identity, religion, reprisal, and where applicable, political beliefs, marital status, familial or parental status, sexual orientation, or all or part of an individual's income is derived from any public assistance program, or protected genetic information in employment or in any program or activity conducted or funded by the Department. (Not all prohibited bases will apply to all programs and/or employment activities.) Persons with disabilities, who wish to file a program complaint, write to the address below or if you require alternative means of communication for program information (e.g., Braille, large print, audiotape, etc.) please contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). Individuals who are deaf, hard of hearing, or have speech disabilities and wish to file either an EEO or program complaint, please contact USDA through the Federal Relay Service at (800) 877-8339 or (800) 845-6136 (in Spanish).

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter by mail to U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov. USDA is an equal opportunity provider and employer.

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FSA

Chippewa Co. FSA

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO CODE & ADMIN. LOCATION 27 023	2. SIGN-UP NUMBER 50
CONSERVATION RESERVE PROGRAM CONTRACT		3. CONTRACT NUMBER 114167 <i>75</i>	4. ACRES FOR ENROLLMENT 23.52 <i>BSM</i>
		<i>10-4-17</i>	
7A. COUNTY OFFICE ADDRESS (Include Zip Code) CHIPPEWA COUNTY FARM SERVICE AGENCY 629 N 11TH STREET SUITE 8 MONTEVIDEO, MN 56265-1692		5. FARM NUMBER 6450 <i>7569</i>	6. TRACT NUMBER(S) 10754
7B. TELEPHONE NUMBER (Include Area Code): (320) 269-6528		8. OFFER (Select one) GENERAL ☐ ENVIRONMENTAL PRIORITY ☒	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2017 TO: (MM-DD-YYYY) 09-30-2027
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.			

10A. Rental Rate Per Acre	\$ 160.15 <i>RM 10-4-17</i>	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment	\$ 3,767	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment	\$	10754	0015	CP23A	23.52	\$ 2,587
(Item 10C applicable only to continuous sign-up when the first year payment is prorated.)						

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)			
A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): ROBERT MOLDEN PO BOX 143 MILAN, MN 56262-0143	(2) SHARE 100.00%	(3) SIGNATURE <i>Robert Molden</i>	(4) DATE (MM-DD-YYYY) 10-4-17
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
13. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE <i>Lowell Olson, Acting C&D</i>	
		B. DATE (MM-DD-YYYY) 10-12-17	

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NOV 7 2017

OCT 11 2017

Chippewa Co. FSA

AMMA 10/11/17

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO CODE & ADMIN. LOCATION 27 023	2. SIGN-UP NUMBER 48
7A. COUNTY OFFICE ADDRESS (Include Zip Code) CHIPPEWA COUNTY FARM SERVICE AGENCY 629 N 11TH STREET SUITE 8 MONTEVIDEO, MN 56265-1692 <i>Call 24.17 RM 10-24-17</i>	3. CONTRACT NUMBER 11250 <i>EC</i> 5. FARM NUMBER 450-1569	4. ACRES FOR ENROLLMENT 28.99 <i>11</i> <i>10-4-17</i> 6. TRACT NUMBER(S) 10754 8. OFFER (Select one) GENERAL ☐ ENVIRONMENTAL PRIORITY ☒ 9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 11-01-2016 TO: (MM-DD-YYYY) 09-30-2027
7B. TELEPHONE NUMBER (Include Area Code): (320) 269-6528		

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.

10A. Rental Rate Per Acre \$ 166.00 <i>RM</i>	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment \$ 4,812 <i>10-4-17</i>	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment \$	10754	<i>16</i>	CP23A	28.99	\$ 3,189
(Item 10C applicable only to continuous signup when the first year payment is prorated.)					

12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): ROBERT MOLDEN PO BOX 143 MILAN, MN 56262-0143	(2) SHARE 100.00%	(3) SIGNATURE <i>Robert Molden</i>	(4) DATE (MM-DD-YYYY) 10-4-17
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):	(2) SHARE %	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)

13. CCC USE ONLY	A. SIGNATURE OF CCC REPRESENTATIVE <i>Law & Olson, Acting CCR</i>	B. DATE (MM-DD-YYYY) 10-12-17
------------------	--	----------------------------------

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is 7 CFR Part 1410, the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), and the Agricultural Act of 2014 (Pub. L. 113-79). The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

This information collection is exempted from the Paperwork Reduction Act as specified in the Agricultural Act of 2014 (Pub. L. 113-79, Title I, Subtitle F, Administration). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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☐ Owner's Copy

☐ Operator's Copy

NOV 29 2017

OCT - 6 2017

CHIPPEWA CO FSA

 amh
10/11/17

PARCEL 2



SWIFT COUNTY TREASURER
P.O. BOX 207
BENSON, MN 56215
320-843-3544
www.swiftcounty.com

2023

PROPERTY TAX
STATEMENT

EDISON

PRCL# 07-0124-000

RCPT# 5683

TC

3.415

4.111

Property ID Number: 07-0124-000
Property Description: SECT-26 TWP-120 RANG-42
E1/2 OF SE1/4 E1/2 OF W1/2 OF SE1/4
EXC COMM AT THE NE COR OF THE SE1/4

ROBERT A MOLDEN
11045 HWY 40 NW
MILAN MN 56262

3570-T

ACRES 82.06

		Values and Classification	
Taxes Payable Year		2022	2023
Step 1	Estimated Market Value:	341.500	411.100
	Homestead Exclusion:		
	Taxable Market Value:	341.500	411.100
	New Improve/Expired Excls:		
	Property Class:	AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2022			
Step 2	Proposed Tax		
	* Does Not Include Special Assessments		2,464.00
Sent in November 2022			
Step 3	Property Tax Statement		
	First half Taxes:		1,390.00
	Second half Taxes:		1,390.00
	Total Taxes Due in 2023		2,780.00

\$\$\$
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 2,804.04
4. A. Agricultural and rural land tax credits00
B. Other credits to reduce your property tax 348.04
5. Property taxes after credits 2,456.00

Property Tax by Jurisdiction
6. County 1,676.89
7. City or Town 334.47
8. State General Tax00
9. School District: 2853 A. Voter approved levies 199.12
B. Other local levies 177.33
10. Special Taxing Districts: A. REGION 6W 11.54
B. RURAL DEV AUTH 56.65
C.
D.
11. Non-school voter approved referenda levies
12. Total property tax before special assessments 2,456.00

Special Assessments on Your Property
13. A. 97722 JCD #9 REPAIR C&S 303.06
B. 97721 JT JUD DITCH #9 C&S 12.86
C.
D.
E.
PRIN 214.89
INT 101.03
TOT 315.92
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS 2,456.00

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

PRCL# 07-0124-000
AGRI NON-HSTD

RCPT# 5683

PRCL# 07-0124-000
AGRI NON-HSTD

RCPT# 5683

AMOUNT DUE	AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2023	2ND HALF TAX 1,390.00	2,780.00
	PENALTY	1,390.00
	TOTAL	

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

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

ROBERT A MOLDEN
11045 HWY 40 NW
MILAN MN 56262

3570-T

ROBERT A MOLDEN
11045 HWY 40 NW
MILAN MN 56262

3570-T

☐ CASH ☐ CHECK ☐ COUNTER ☐ MAIL ☐ OTHER
List address corrections and changes on the back.

☐ CASH ☐ CHECK ☐ COUNTER ☐ MAIL ☐ OTHER
List address corrections and changes on the back.

AERIAL MAP



©2024 AgriData, Inc.

Boundary Center: 45° 10' 12.16, -95° 52' 56.44

Fragodt Auction Co.

• & REAL ESTATE •

Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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26-120N-42W
Swift County
Minnesota

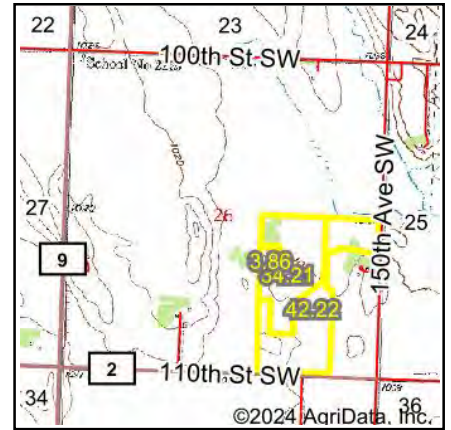
0ft 691ft 1383ft



1/19/2024

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

WETLANDS

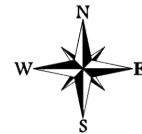


State: **Minnesota**
 Location: **26-120N-42W**
 County: **Swift**
 Township: **Edison**
 Date: **1/19/2024**

Fragodt Auction Co.
 & REAL ESTATE

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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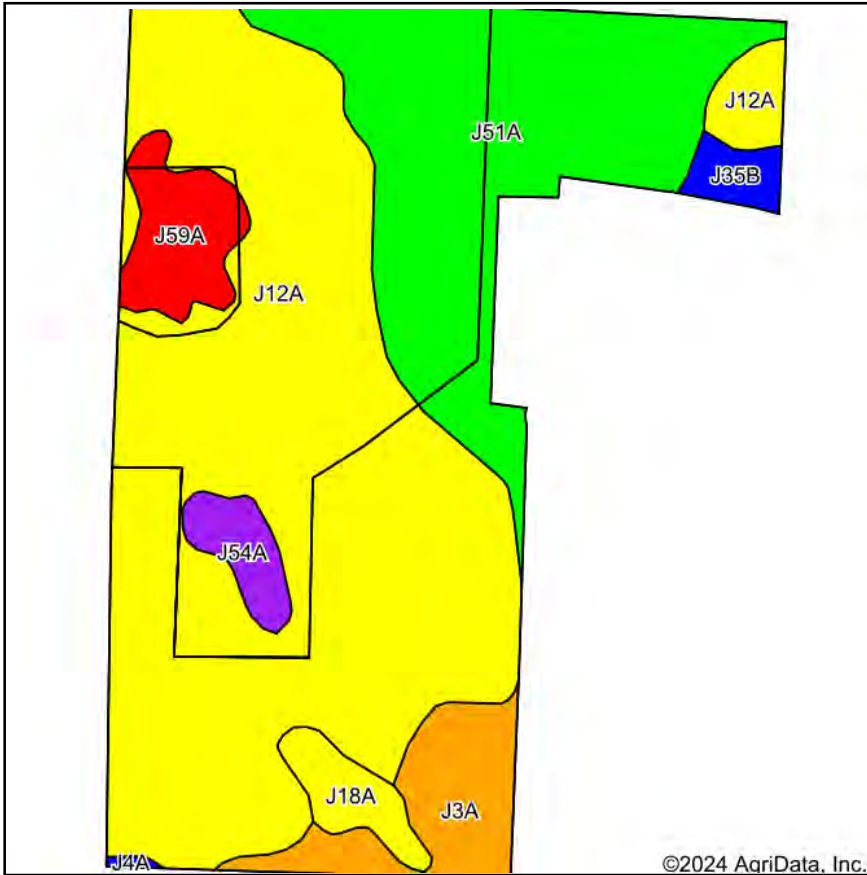


0ft 645ft 1290ft

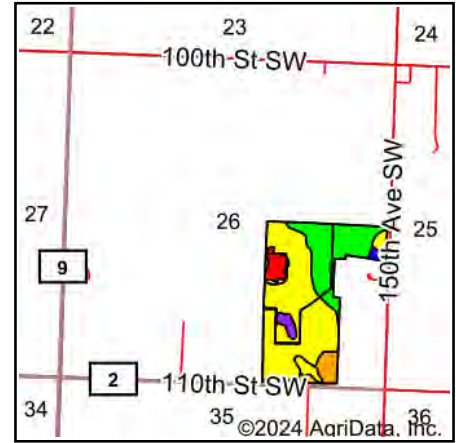
Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	5.01
Total Acres		5.01

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

SOILS MAP



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Swift**
 Location: **26-120N-42W**
 Township: **Edison**
 Acres: **80.29**
 Date: **1/19/2024**

Fragodt Auction Co.
 & REAL ESTATE

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN151, Soil Area Version: 22

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
J12A	Marysland loam, 0 to 2 percent slopes	46.99	58.5%		IIw	6122	65	51	50	44	48
J51A	Bearden-Quam, depressional, complex, 0 to 2 percent slopes	20.56	25.6%		IIIs	0	91	74	61	61	74
J3A	Arveson sandy loam, 0 to 2 percent slopes	4.71	5.9%		IIw	0	74	51	51	45	50
J59A	Urness mucky silty clay loam, sandy substratum, ponded, 0 to 1 percent slopes	3.28	4.1%		VIIIw	0	5	36	8	35	7
J18A	Malachy sandy loam, 1 to 3 percent slopes	1.89	2.4%		IIIs	0	66	48	48	45	41
J54A	Marysland loam, occasionally ponded, 0 to 1 percent slopes	1.65	2.1%		IIIw	5218	55	38	37	36	32
J35B	Hokans-Buse complex, 2 to 6 percent slopes	1.10	1.4%		Ile	3793	89	66	57	57	65
J4A	Rockwell loam, 0 to 2 percent slopes	0.11	0.1%		IIw	0	87	64	54	53	64
Weighted Average					2.27	3742.1	69.9	*n 56.2	*n 50.9	*n 48.1	*n 52.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

TOPOGRAPHY CONTOURS



Fragodt Auction Co.

• & REAL ESTATE •

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: 1,004.8

Max: 1,013.8

Range: 9.0

Average: 1,007.1

Standard Deviation: 0.92 ft

0ft 444ft 887ft



1/19/2024

26-120N-42W
Swift County
Minnesota

Boundary Center: 45° 10' 12.16, -95° 52' 56.44

Farm 7569

Tract 11730

2018 Program Year

Map Created November 20, 2017



Unless otherwise noted:

Shares are 100% operator

Crops are non-irrigated

Corn = yellow for grain

Soybeans = common soybeans for grain

Wheat = HRS, HRW = Grain

Wheat = HK3, HKW = Grain
Sunflower = Oil. Non-Oil = Grain

Sunflower = Oil, NoH-Oil = Grain
Oats and Barley = Spring for grain

Barley = Spring
Rye = for grain

Rye = for grain
Pace = process

Peas = process

Storage AGM, GMA, IG
 Basso = Dr. EdinBeans = Dry Edible
MAC = 67-07

NAG = for GZ

Canola = Spring for seed

Common Land Unit

cropland_indicator_3CM

Non Cropland

Non_Crop
Cropland

Crop:

CRP

Tract Boundary

Wetland Determination

Identifiers

● Restricted Use

Restricted Use
Limited Restrictions

Limited Restrictions

Exempt from Conservat

Tract Cropland Total: 76.35 acres

USDA 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 the 2015 NAIP imagery. The product accepts the data as is and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Program boundaries. Users who need more detailed information about their land should contact the local FSA office for assistance. The data was collected by the National Aerial Photography Mission (NAP) and processed by the National Resources Inventory (NRI). The NRI is a program of the United States Department of Agriculture (USDA) that provides information on the Nation's land resources. The NRI is a national effort to collect, analyze, and disseminate information on the Nation's land resources. The NRI is a program of the United States Department of Agriculture (USDA) that provides information on the Nation's land resources.

CRP-1 (10-22-15)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO CODE & ADMIN. LOCATION 27 023	2. SIGN-UP NUMBER 48
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 11487 A	4. ACRES FOR ENROLLMENT 76.35 <i>11-16-17</i>
7A. COUNTY OFFICE ADDRESS (Include Zip Code) CHIPPEWA COUNTY FARM SERVICE AGENCY 629 N 11TH STREET SUITE 8 MONTEVIDEO, MN 56265-1692		5. FARM NUMBER 7543 75609		6. TRACT NUMBER(S) 11730	
7B. TELEPHONE NUMBER (Include Area Code): (320) 269-6528		8. OFFER (Select one) GENERAL ☐ ENVIRONMENTAL PRIORITY ☒		9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2016 TO: (MM-DD-YYYY) 09-30-2026	
THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.					
10A. Rental Rate Per Acre \$ 179.09 <i>DM</i>		11. Identification of CRP Land (See Page 2 for additional space)			
10B. Annual Contract Payment \$ 13,674 <i>11-16-17</i>		A. Tract No.	B. Field No.	C. Practice No.	D. Acres
10C. First Year Payment \$		11730	2	CP23A	7.07
(Item 10C applicable on'y to continuous signup when the first year payment is prorated.)		11730	2	CP23A	42.14
		11730	2	CP23A	1.51
					E. Total Estimated Cost-Share
					\$ 778
					\$ 4,635
					\$ 166
12. PARTICIPANTS (If more than three individuals are signing, see Page 3.)					
A(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code): ROBERT MOLDEN PO BOX 143 MILAN, MN 56262-0143		(2) SHARE 100.00%	(3) SIGNATURE <i>Robert Molden</i>		(4) DATE (MM-DD-YYYY) 11-16-17
B(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE %	(3) SIGNATURE		(4) DATE (MM-DD-YYYY)
C(1) PARTICIPANT'S NAME AND ADDRESS (Zip Code):		(2) SHARE %	(3) SIGNATURE		(4) DATE (MM-DD-YYYY)
13. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE <i>Law & Olson, Acting CEO</i>			B. DATE (MM-DD-YYYY) 11-16-17

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☐ Owner's Copy

☐ Operator's Copy

NOV 29 2017

CHIPPEWA CO FSA

 AMH
11/16/17

MINNESOTA
CHIPPEWA
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7569
Prepared : 1/18/24 3:51 PM CST
Crop Year : 2024

Tract Number : 10754

Description : S2NW4(35)Edison Swift
FSA Physical Location : MINNESOTA/SWIFT
ANSI Physical Location : MINNESOTA/SWIFT
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 : ROBERT MOLDEN
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.76	71.70	71.70	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	0.00	0.00	71.70	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	0.00	46.00	0
Soybeans	0.00	6.50	0
TOTAL	0.00	52.50	

NOTES

Tract Number : 11730

Description : TW7 S26 SE4 less part
FSA Physical Location : MINNESOTA/SWIFT
ANSI Physical Location : MINNESOTA/SWIFT
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 : ROBERT MOLDEN
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
80.21	76.35	76.35	0.00	0.00	0.00	0.00	0.0

MINNESOTA
CHIPPEWA
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7569
Prepared : 1/18/24 3:51 PM CST
Crop Year : 2024

Tract 11730 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	0.00	0.00	76.35	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	0.00	41.59	0
TOTAL	0.00	41.59	

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.

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.

LAND AUCTION
AUCTION ENDS: Monday, November 8th @ 10:00 AM

***NO RESERVE* 140 +/- ACRES IN SECTION 18**
SWENODA TOWNSHIP IN SWIFT COUNTY

Lot Number: 1

Completed

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

Bid Count: 0
Watchings: 0

Starting Bid: \$0.04/Acre
Bid Increment: \$50.00

Current Bid: \$7,124.00/Acre x 140.32 Acres = \$996,639.68
140.32 Acres

Bidding complete

Contact Info: Location:

Details Auction Info Terms Item Location Documents Contacts Removal Times

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