



DAN PIKE, AG LAND BROKER / AUCTIONEER

**HERSEY TOWNSHIP, NOBLES COUNTY, MN.
160+/- ACRE FARMLAND AUCTION**

TUESDAY, NOVEMBER 22, 2022 @ 10:00 A.M.

In case of very inclement weather/blizzard sale will be held on 11/23/22. Check our web site for changes.

Sale will be held at the Brewster American Legion Hall at 825 Third Avenue in Brewster, MN.

SALE CONDUCTED BY



1362 Springfield Parkway
Jackson, MN 56143
507-847-3468

www.danpikeauction.com

OWNER

NORMA & LEONARD EIGENBERG

Attorney for the Sellers: Ashley J.P. Schmit - Focused Law Firm Jackson, MN. 56143 Office 507-847-3239

For more information go to www.danpikeauction.com or call 507-847-3468.

SALE CONDUCTED BY

***Dan Pike Auction Company, LLC &
Land & Farm Services Unlimited, LLC***

Dan Pike & Scott Christopher

Ag Land Broker - Auctioneer - Agricultural Appraiser

410 Springfield Parkway Jackson, Minnesota 56143 507-847-3468

Email: dan@danpikeauction.com &

Web Site: www.danpikeauction.com or www.landfarmservices.com

Serving Real Estate & Auction clients since 1975.

All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.

Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicated are also not guaranteed.

Land & Farm Services Unlimited, LLC. and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.

HERSEY TOWNSHIP, NOBLES COUNTY, MN.

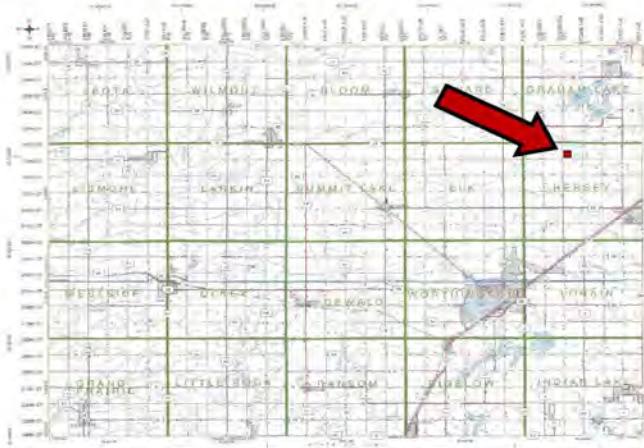
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Nobles County, Minnesota



PROPERTY LEGAL DESCRIPTION

Southwest Quarter (SW 1/4) 4-103-39 Nobles County, Minnesota.
Nobles County Parcel # 07.0022.000
Containing 160.00+/- acres.

PROPERTY LOCATION

Located from junction of Highway #60 & Co. #1 at Brewster, Minnesota 1/4 miles north on County Road #1 to County Road #14 then 3 miles west on #14 to County Road #3 then 3 miles north on east side of the road. Watch for land auction signs on farm.

METHOD OF SALE

The property will be offered in one parcel of 160+/- acres.

PROPERTY INFORMATION

Deeded Acres: 160.00+/- DCP Cropland Acres: 153.12+/- CRP: 4.8 Acres

Crop Productivity Index Rating: 95.7

2022 REAL ESTATE TAX: \$6,694.00

ESA INFORMATION

Corn Base: 88.5+/- Acres PLC Yield: 152bu.
Soybean Base: 64.6+/- Acres PLC Yield: 47bu.

For more complete details and information, please

visit our web page www.danpikeauction.com

AUCTION SALE TERMS

The property will be offered as 1 parcel. The farm is being sold subject to a cropland lease for 2022 with the Seller's retaining all 2022 cropland lease payments. The Buyer or Buyers shall enter into a purchase agreement and make a 20% Non-Refundable down-payment the day of the auction. The closing shall be held on December 28, 2022 with the balance being due and payable in full at closing. Possession after 2022 crops removed. The sale will NOT be contingent upon any buyer financing. The Buyer is responsible for all real estate taxes and assessments that are due and payable in 2023 and thereafter. Property is being sold "AS IS", Property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warrant or guarantee that existing fences lie on the true boundary and any new fencing, if any, will be the responsibility of the purchaser pursuant to MN statutes. The buyers are responsible for all inspections of the property prior to their purchase of it. The sale is subject to the sellers approval. Any statements made at the auction may take precedence over any printed information. Auction Company & Staff represent the seller in this transaction.

AUCTIONEER'S NOTE

We are very honored to have been asked to represent the Norma & Leonard Eigenberg with the sale of this property. Please come prepared to purchase as the sellers have chosen the auction method to market this property. If you are considering the purchase of very good farmland to add to your investment portfolio this is an auction that you will want to attend. The information contained in this sale bill and other information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. The auctioneers and the sales staff are representing the seller. This auction is open to the public. We look forward to seeing everyone at the auction. Remember that the auction begins at 10:00 A.M. sharp, so don't be late.

No "Buyers Premium" will be charged - what you bid is what you will pay.

SALE ARRANGED BY



Dan Pike - Ag Land Broker
1362 Springfield Parkway
Jackson, MN 56143
507-847-3468

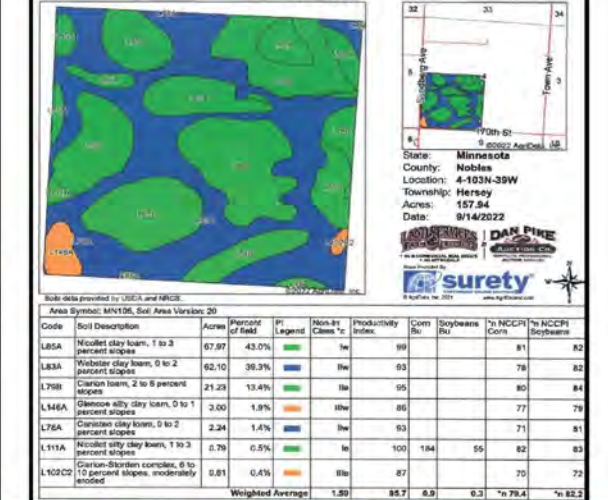
Scott Christopher 507-841-3125
Doug Wedel & Ryan Kahler

www.danpikeauction.com

Aerial Map



Soils Map



For Additional Property Information
Go to our web site at www.danpikeauction.com and check the information booklet under the Eigenberg Land Auction sale bill area or call Dan Pike at the Dan Pike Auction Company at 507-847-3468.

OWNER
NORMA & LEONARD
EIGENBERG

ATTORNEY FOR SELLER

Ashley J.P. Schmit - Focused Law Firm
Jackson, Minnesota 507-847-3239

AUCTION SALE TERMS

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Norma & Leonard Eigenberg - Land Auction

- **METHOD OF SALE:** The farm will be offered as one parcel of 160+/- acres times the bid amount.
- **LEGAL DESCRIPTION:** Southwest Quarter (SW1/4) 4-103-397 Nobles County, Minnesota
- **TAX PARCEL #:** 07.0022.000
- **IMPROVEMENTS:** Bare Farmland
- **2022 REAL ESTATE TAXES:**

\$ 6,694.00 Net Real Estate Tax Due in 2022

\$ 0.00 Special Assessment installment due in 2022

\$ 6,694.00 Total 2022 Real Estate Tax & Assessments

- **FSA INFORMATION:**

Total Acres	=	160.00 +/- Acres
DCP Cropland	=	157.92 +/- Acres
DCP Effective Cropland	=	153.12 +/- Acres
CRP Acres	=	4.80 +/- Acres
Corn Base Acres	=	88.50 +/- Acres
Corn PLC Yield	=	152 Bushels
Soybean Base Acres	=	64.60 +/- Acres
Soybean PLC Yield	=	47 Bushels
Total Base Acres	=	151.64 +/- Acres

- **PREDOMINANT SOILS:** Nicollet Clay Loam, Webster Clay Loam, Clarion Loam, Glencoe Silty Clay Loam, Canisteo Clay Loam, Nicollet Silty Clay Loam & Clarion-Storden Complex

- **TOPOGRAPHY:** Level to gently rolling. "See topography maps"

- **DRAINAGE:** The information that is available is included in this information booklet see maps.

- **NRCS CLASSIFICATION:** NHEL (Non-Highly Erodible)

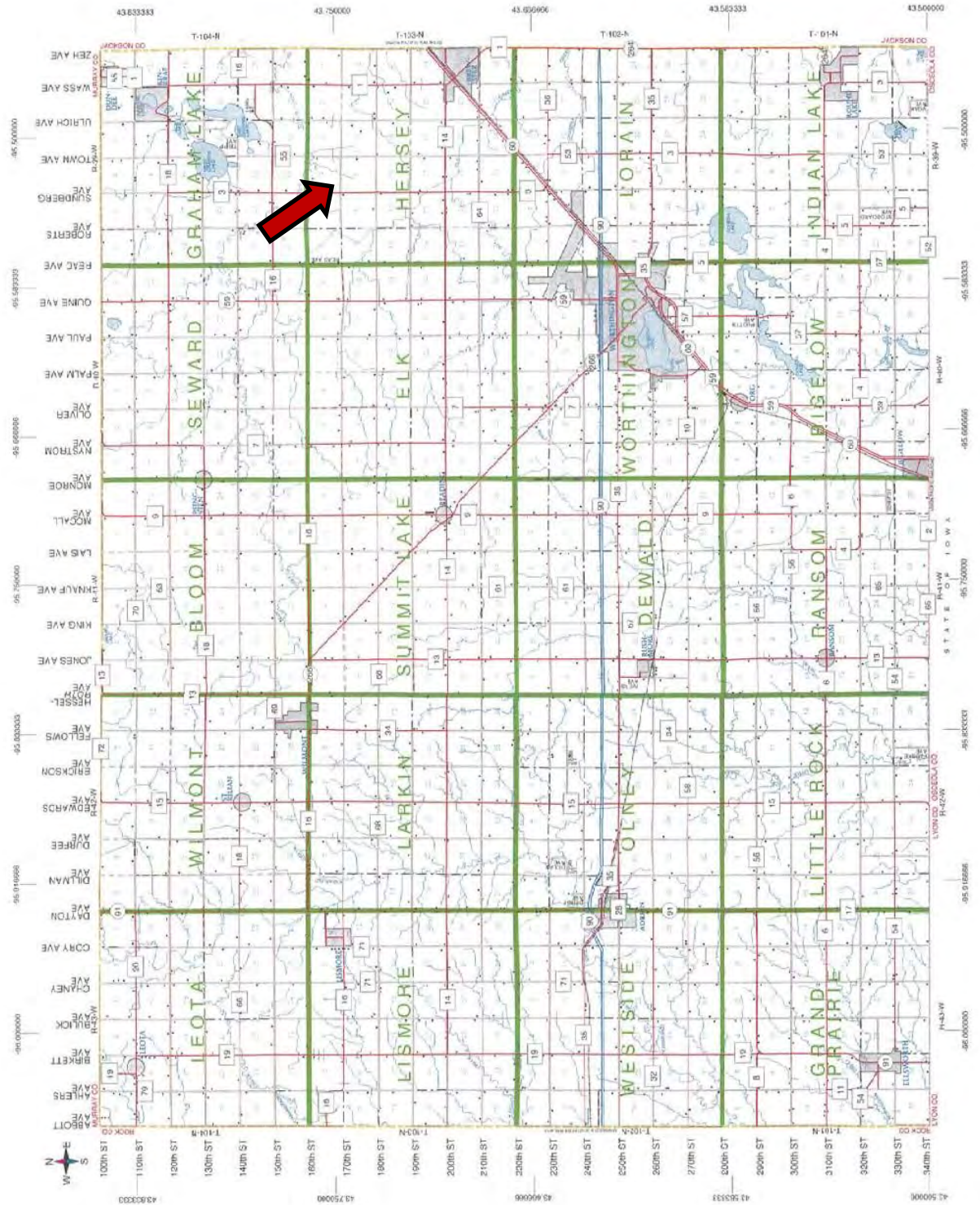
- **LEASE STATUS:** The 2022 crop is the property of the current tenant. New buyer will have possession of the property upon closing, but subject to the 2022 cropland lease and the tenant rights to remove their 2022 crop. Seller retains all rights to 2022 cropland lease income.

All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.

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Dan Pike Auction Company, LLC Land & Farm Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.

Nobles County, Minnesota



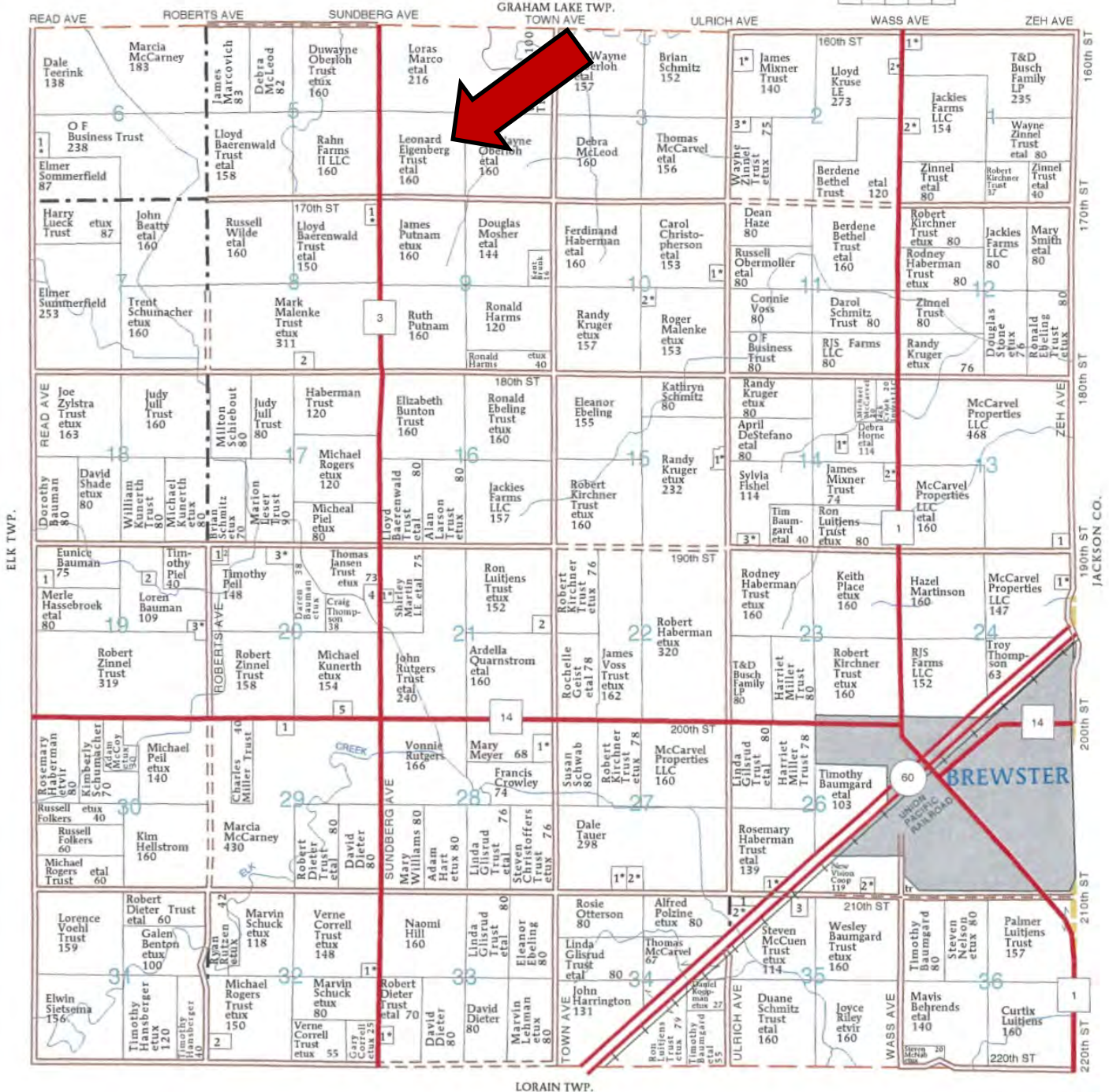
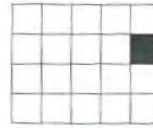
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T-103-N

HERSEY PLAT

(Landowners)

R-39-W



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Aerial Map



LAND SERVICES
AND FARM SERVICES
UNLIMITED
- AG & COMMERCIAL REAL ESTATE
- AG APPRAISALS

DAN PIKE
AUCTION CO.
COMPLETE PROFESSIONAL
AUCTION SERVICES

Map Center: 43° 45' 15.48, -95° 31' 22.13

0ft 852ft 1705ft

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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4-103N-39W
Nobles County
Minnesota



9/14/2022

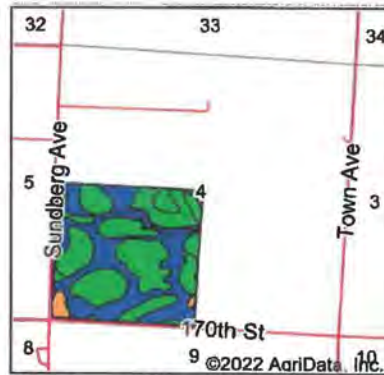
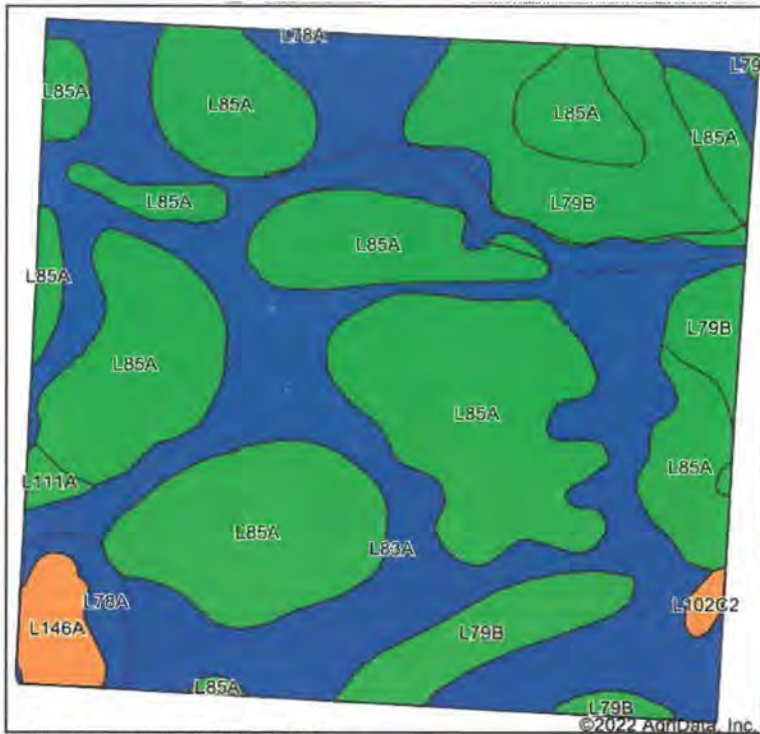
Field borders provided by Farm Service Agency as of 5/21/2008.

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Soils Map



State: **Minnesota**
 County: **Nobles**
 Location: **4-103N-39W**
 Township: **Hersey**
 Acres: **157.94**
 Date: **9/14/2022**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN105, Soil Area Version: 20											
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn Bu	Soybeans Bu	*n NCCPI Corn	*n NCCPI Soybeans	
L85A	Nicollet clay loam, 1 to 3 percent slopes	67.97	43.0%		lw	99			81	82	
L83A	Webster clay loam, 0 to 2 percent slopes	62.10	39.3%		llw	93			78	82	
L79B	Clarion loam, 2 to 6 percent slopes	21.23	13.4%		lle	95			80	84	
L146A	Glencoe silty clay loam, 0 to 1 percent slopes	3.00	1.9%		lllw	86			77	79	
L78A	Canisteo clay loam, 0 to 2 percent slopes	2.24	1.4%		llw	93			71	81	
L111A	Nicollet silty clay loam, 1 to 3 percent slopes	0.79	0.5%		le	100	184	55	82	83	
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	0.61	0.4%		llle	87			70	72	
Weighted Average						1.59	95.7	0.9	0.3	*n 79.4	*n 82.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Topography Contours



Maps Provided By:



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

Source: USGS 10 meter dem

Interval(ft): 3.0

Min: 1,475.2

Max: 1,500.5

Range: 25.3

Average: 1,490.8

Standard Deviation: 5.38 ft

0ft 479ft 958ft



9/14/2022

4-103N-39W
Nobles County
Minnesota

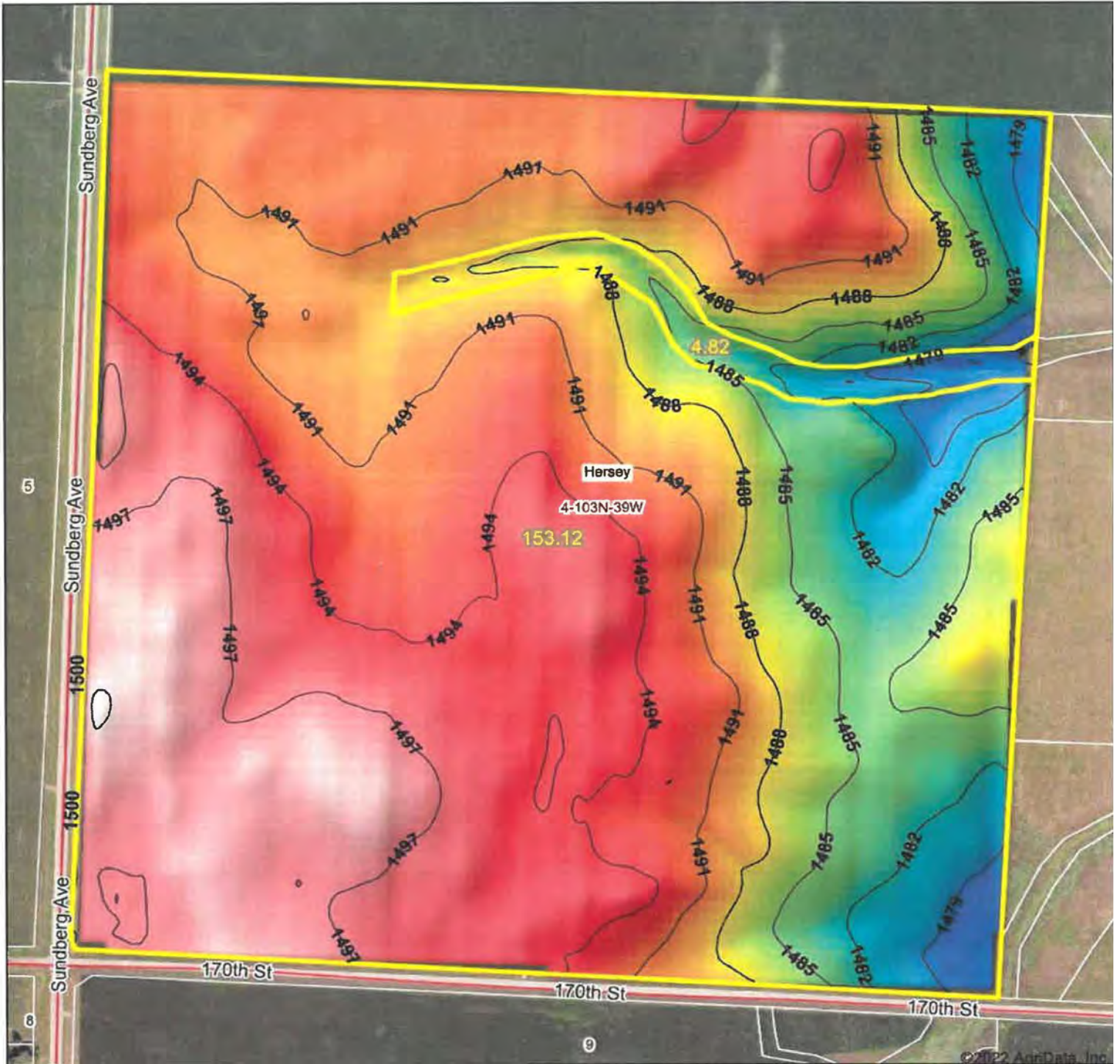
Map Center: 43° 45' 15.48, -95° 31' 22.13

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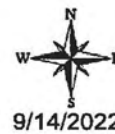
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Topography Hillshade



Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 1,475.2
 Max: 1,500.5
 Range: 25.3
 Average: 1,490.8
 Standard Deviation: 5.38 ft



4-103N-39W
Nobles County
Minnesota

9/14/2022

map center: 43° 45' 15.48, -95° 31' 22.13

AG & COMMERCIAL REAL ESTATE • AG APPRAISALS
 COMPLETE PROFESSIONAL AUCTION SERVICES
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Minnesota
 Nobles
 Report ID: FSA-156EZ

U.S. Department of Agriculture
 Farm Service Agency
 Abbreviated 156 Farm Record

FARM: 7413
 Prepared: 9/23/22 2:26 PM
 Crop Year: 2022
 Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: [REDACTED] Farm Identifier: OSFS Recon Number: 2009 - 268

Farms Associated with Operator: [REDACTED]

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): 1459D

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
157.92	157.92	157.92	0.0	0.0	0.0	4.8	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	153.12	0.0	0.0	0.0				

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
NONE	CORN , SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	88.5	152	0.00
SOYBEANS	64.6	47	0.00
Total Base Acres:	153.1		

Tract Number: 908 Description: SW4 S4/HE
 FSA Physical Location: Nobles, MN ANSI Physical Location: Nobles, MN
 BIA Range Unit Number:
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields
 Wetland Status: Tract does not contain a wetland
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
157.92	157.92	157.92	0.0	0.0	0.0	4.8	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	153.12	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	88.5	152	0.00
SOYBEANS	64.6	47	0.00
Total Base Acres:	153.1		

Owners: LEONARD EIGENBERG REV LIVING TRUST EIGENBERG, NORMA-NORMA EIGENBER



United States Department of Agriculture

Nobles County, Minnesota

Farm 7413

32
T104 R39
Graham Lakes
160th St

33
T104 R39
Graham Lakes

MN105_T9104_103394
T104 R39
Graham Lakes

5
T103 R39
Hersey
Sundberg Ave

Sundberg Ave

4
T103 R39
Hersey

3
T103 R39
Hersey
Town Ave

18
T103 R39
Hersey
170th St

9
T103 R39
Hersey

10
T103 R39
Hersey



2022 Program Year

Map Created April 11, 2022

103394



- 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
- CRP
- Tract Boundary

Wetland Determination Identifiers

- & Restricted Use
- * Limited Restrictions
- } Exempt from Conservation Compliance Provisions

Tract Cropland Total: 157.92 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.

CRP-1 (10-22-15) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT	1. ST. & CO CODE & ADMIN. LOCATION 27 105	2. SIGN-UP NUMBER 42
	3. CONTRACT NUMBER 1459C	4. ACRES FOR ENROLLMENT 4.80
7A. COUNTY OFFICE ADDRESS (Include Zip Code) NOBLES COUNTY FARM SERVICE AGENCY 1567 N MCMILLAN ST SUITE 1 WORTHINGTON, MN 56187-2822	5. FARM NUMBER 7413	6. TRACT NUMBER(S) 908
	8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10-01-2012 TO: (MM-DD-YYYY) 09-30-2022
7B. TELEPHONE NUMBER (Include Area Code): (507) 376-6194 x2	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	\$ 193.18	11. Identification of CRP Land (See Page 2 for additional space)				
10B. Annual Contract Payment	\$ 927	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
10C. First Year Payment	5	908	2	CP8A	4.80	\$ 0
(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):	(2) SHARE	(3) SIGNATURE	(4) DATE (MM-DD-YYYY)
NORMA EIGENBERG 1021 6TH AVE HERON LAKE, MN 56137-4057	100.00% *	<i>Norma Eigenberg</i>	3/30/17
LEONARD EIGENBERG REV LIVING TRUST 1021 6TH AVE HERON LAKE, MN 56137-4057	0.00%	<i>Leonard Eigenberg</i> TRUSTEE	3-30-17
NORMA EIGENBERG REV LIVING TRUST 1021 6TH AVE HERON LAKE, MN 56137-4057	0.00%	<i>Norma Eigenberg</i> TRUSTEE	3-30-17

13. CCC USE ONLY

A. SIGNATURE OF CCC REPRESENTATIVE	B. DATE (MM-DD-YYYY)
<i>[Signature]</i>	4-1-17

NOTE: The following statement is made in accordance with the Privacy Act (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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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 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.

Original - County Office Copy
 Owner's Copy
 Operator's Copy

REVISION - OWNERSHIP

RECEIVED
 MAR 30 2017
 NOBLES CO FS



T103 R39 S4

Farm #

7413

Tract #

908

Acre Summary

Hersey

May 07, 2011

2011 FSA Acreage Map

Scale: 1:8,534



Legend

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions
- CLU Field Boundary
- Tract Boundary
- Section Lines
- CRP Contracts

Total CRP	4.8
Cropland	157.92

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 2010 NAD Imagery for Minnesota. 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 of 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 wetland boundaries and determinations, or contact NRCS.

Installed Tile 2021 Voris Spittle Ruesch Farm SW 1/4 Of Section 4 Of Hersey



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Ruesch Farm SW ¼ of Section 4 - Hersey

4-inch Tile:

1. 376 ft
2. 307 ft
3. 1,318 ft
4. 568 ft
5. 564 ft
6. 1,031 ft
7. 405 ft
8. 337 ft
9. 545 ft
10. 403 ft
11. 370 ft
12. 270 ft
13. 210 ft
14. 726 ft
15. 886 ft
16. 724 ft

9,040 ft of 4-inch Tile @ \$1.25 = \$11,300.00

16 Holes @ \$35.00 = \$560.00

Total = \$11,860.00

Voris - \$1,200.00

Ruesch - \$10,660.00

Please make a check payable to Kent Slater.

Thank you for your business!

Kent Slater, Trent Slater & Jesse Slater
20612 170th Street
Rushmore, MN 56168
507.360.7665 - 507.360.0621 - 507.360.6734

2012 - Rusch



Grower : Fall 2012
Farm : Tiling Fall 2012
Field : Rusch
Year : 2012
Operation : Generic
Crop / Product : NO Product
Op. Instance : Instance - 1
Area : 0.00 ac
Length : 1,880.3 ft
Count : 3

(All Attributes)
■ All Attributes

12/25/2012 7:48:39 PM

Ag Leader Technology SMS Advanced

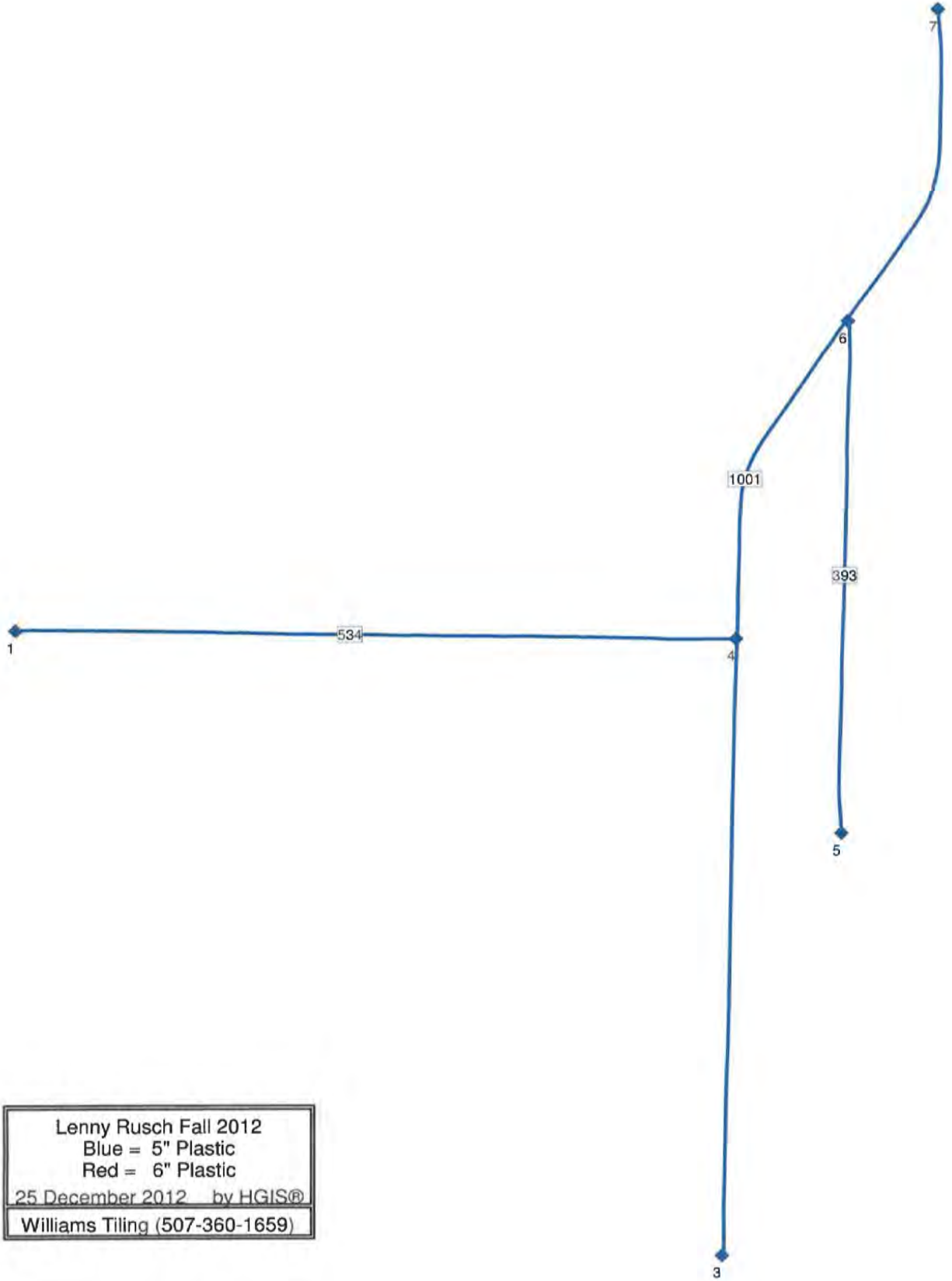
Page 1 of 1

All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.

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Land & Farm Services Unlimited, LLC. and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.

Lenny Rusch Fall 2012
Blue = 5" Plastic
Red = 6" Plastic
25 December 2012 by HGIS@
Williams Tiling (507-360-1659)



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Certain-Teed/Daymond Co.
 230 Collingwood Avenue
 Ann Arbor, Michigan 48103
 (313) 769-1874

MANUFACTURING & DISTRIBUTION YARDS

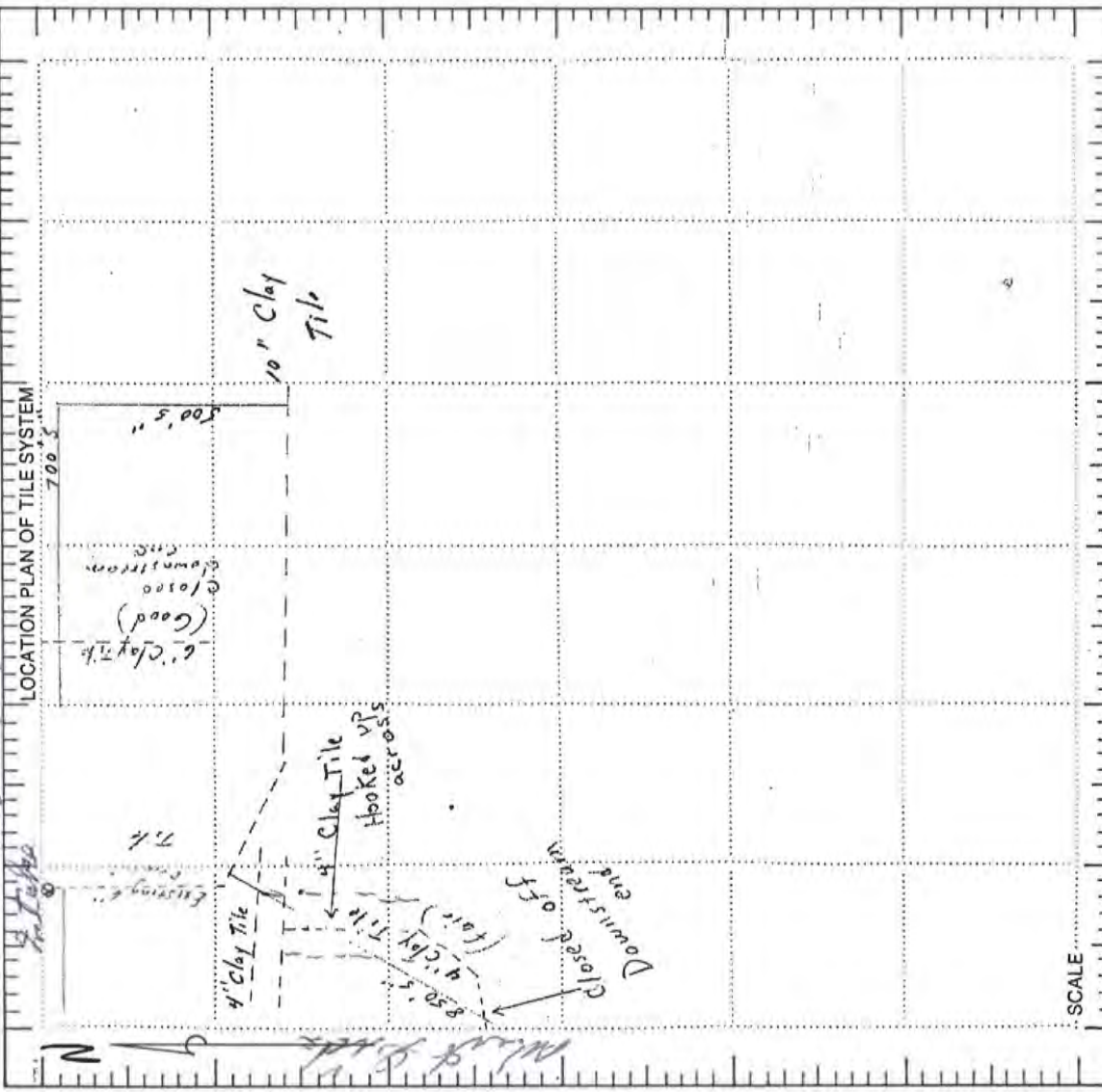
1300 Adams,
 Lawrenceville, Illinois 62439
 (618) 943-5702

709 Lincoln Street, P.O. Box 256
 Towanda, Illinois 61776
 (309) 728-2251

Highway 105 East,
 Lake Mills, Iowa 50450
 (515) 592-7000

160 Lyceum, P.O. Box 207
 Geneva, New York 14456
 (315) 781-1073

North side NW 1/4



LEGEND:

- Permanent fence
- Proposed tile line
- Existing tile line
- Existing shallow ditch
- Existing deep ditch

MATERIALS ESTIMATE

Melroe Farm

(SEE REVERSE SIDE)

Owner Bob Ruesch

TOWNSHIP Hersey

COUNTY Wabbes

STATE _____

DATE 10-9-83

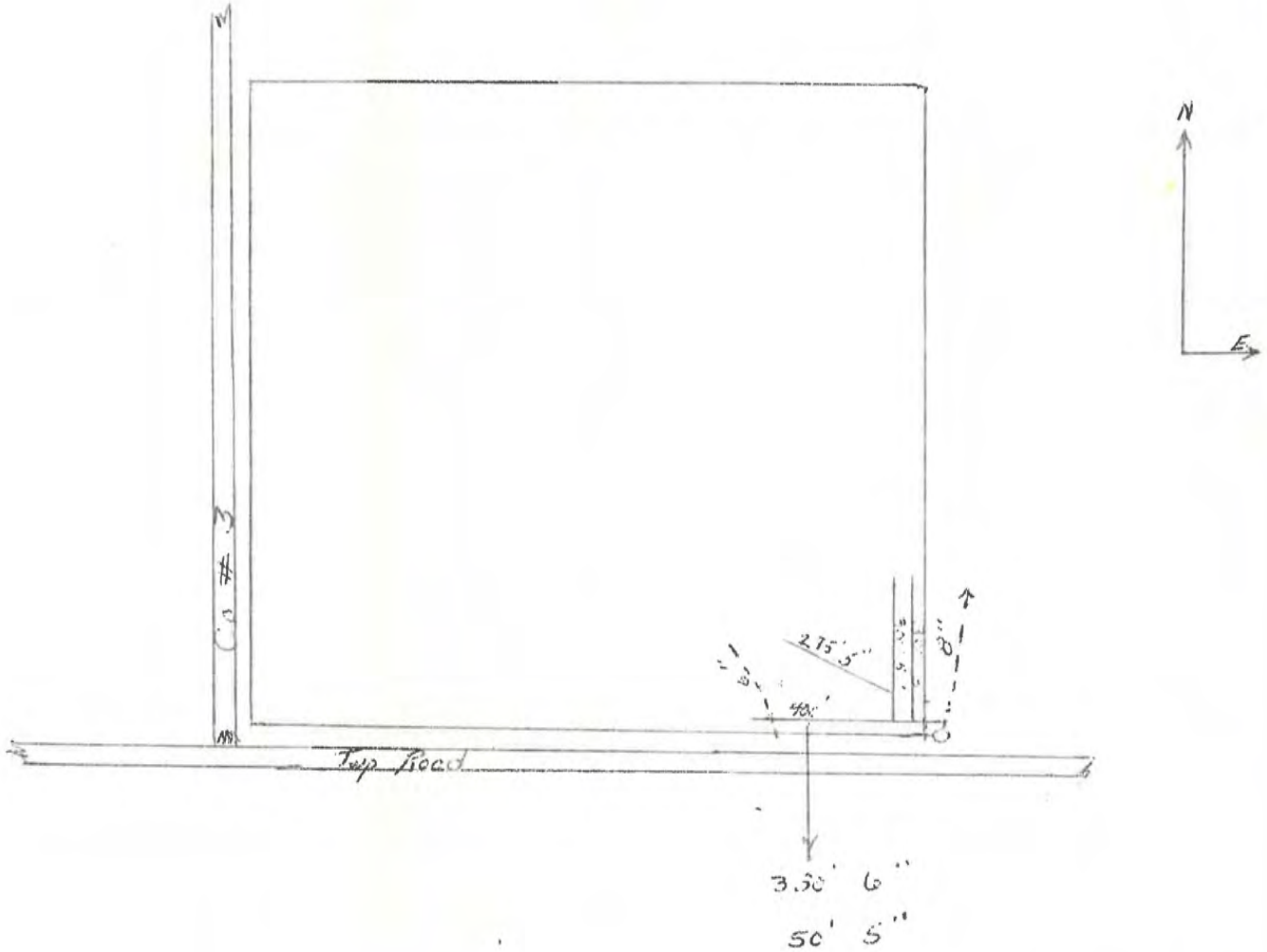
SIGNED Robert A Spingeman

SPRINGMAN BROS. TILING CO.

Box 732 — Worthington, MN 56187 — Phone 376-3279

Name Bob Ruesch Address Worthington Date 5-17-81
County Nobles Township Hersey Section 4 SW 1/4

TILE INSTALLATION PLAN



Intake 0
New Tile _____
Old Tile

Lenny Rusch
Fall 2012

GPS DATA POINTS

Ken Williams Tiling
5073601659

AUTO_ID	WGS84_LON	WGS84_LAT
1	-95.5265462	43.7504656
2	-95.5245188	43.7504432
3	-95.5245616	43.7491374
4	-95.5242282	43.7500334
5	-95.524205	43.7511114
6	-95.523949	43.7517666

Ken Williams
Brewster, Minnesota
507.360.1569

12/26/2012

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JOYCE JACOBS AUDITOR-TREASURER
P.O. BOX 757
WORTHINGTON, MN 56187
507-295-5258
www.co.nobles.mn.us



TC 13.565 13.51

TOWN OF HERSEY

Property ID Number: 07-0022-000
Property Description: SECT-04 TWP-103 RANG-39
SW1/4 ACRES 160.00

LEONARD EIGENBERG REV LIV TR &
NORMA EIGENBERG REV LIV TR
1021 6TH AVE
HERON LAKE MN 56137
16283-T
ACRES 160.00

		Values and Classification	
		Taxes Payable Year	2021
Step 1	Estimated Market Value:	1,356,500	1,356,500
	Homestead Exclusion:		
	Taxable Market Value:	1,356,500	1,356,500
	New Improve/Expired Excls:		
	Property Class:	AGRI NON-HSTD AGRI NON-HSE	
Sent in March 2021			
Step 2	Proposed Tax		6,804.00
* Does Not Include Special Assessments			
Sent in November 2021			
Step 3	Property Tax Statement		
	First half Taxes:		3,347.00
	Second half Taxes:		3,347.00
	Total Taxes Due in 2022		6,694.00



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: 2021 2022

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	<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		6,883.30	6,992.00
4. A. Agricultural and rural land tax credits		.00	.00
B. Other credits to reduce your property tax		285.30	298.00
5. Property taxes after credits		6,598.00	6,694.00
Property Tax by Jurisdiction			
6. County		4,816.40	4,933.00
7. City or Town		887.83	916.30
8. State General Tax		.00	.00
9. School District: 2907			
A. Voter approved levies		132.94	117.20
B. Other local levies		591.00	558.30
10. Special Taxing Districts:			
A. SWRDC		20.75	21.00
B. HERON LAKE		149.08	147.90
C.			
D.			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		6,598.00	6,694.00
Special Assessments on Your Property			
13. A.			
B.			
C.			
D.			
E.			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		6,598.00	6,694.00

2nd Half Pay Stub 2022 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: NOBLES COUNTY AUDITOR-TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 07-0022-000 RCPT# 1981
AGRI NON-HSTD

1st Half Pay Stub 2022 DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
MAKE CHECKS PAYABLE TO: NOBLES COUNTY AUDITOR-TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 07-0022-000 RCPT# 1981
AGRI NON-HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX	6,694.00
NOVEMBER 15, 2022	2ND HALF TAX	3,347.00	1ST HALF TAX	3,347.00
	PENALTY		PENALTY	
	TOTAL		TOTAL	

OUR CANCELLED CHECK IS YOUR RECEIPT

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

LEONARD EIGENBERG REV LIV TR &
NORMA EIGENBERG REV LIV TR
1021 6TH AVE
HERON LAKE MN 56137
16283-T

LEONARD EIGENBERG REV LIV TR &
NORMA EIGENBERG REV LIV TR
1021 6TH AVE
HERON LAKE MN 56137
16283-T

MAIL TO: NOBLES COUNTY AUDITOR-TREAS.
P.O. BOX 757
WORTHINGTON, MN 56187

MAIL TO: NOBLES COUNTY AUDITOR-TREAS.
P.O. BOX 757
WORTHINGTON, MN 56187

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Land & Farm Services Unlimited, LLC. and Land Services Unlimited, LLC, their brokers, agents and representatives represent the sellers in this transaction.

Default Timeout is: 59

As of :

9/13/2022

Parcel Number: 07-0022-000

Payable Year: 2022

[General Info](#) |
 [Tax Info](#) |
 [Current Receipts](#) |
 [Special Asmts](#) |
 [Unpaid Tax](#) |
 [History](#) |
 [Pay by Credit Card](#) |
 [Current Year Tax Stmt](#) |
 [Previous Year Tax Stmt](#)

Taxpayer/Owner Information

Taxpayer #16283

EIGENBERG/LEONARD/REV LIV TR &
 NORMA EIGENBERG REV LIV TR
 1021 6TH AVE
 HERON LAKE MN 56137

General

MP #07-0022-000 Re/Mh: REAL ESTATE

Twp/City	School	WRSD	HRA	****	R/U
7	2907	2	0		0

 Twp/City 7 - TOWN OF HERSEY
 School Dist 2907 - ROUND LAKE BREWSTER

Description

Sect	Twp	Range	Lot	Block
4	103	39	0	0

SW1/4
 ACRES 160.00

Property Address

Escrow

0
Deeded Acres: 160.00

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Default Timeout is: 120
 As of :
 9/13/2022

Parcel Number: **07-0022-000**

Payable Year: **2022**

[General Info](#) | [Tax Info](#) | [Current Receipts](#) | [Special Asmts](#) | [Unpaid Tax](#) | [History](#)

General

Receipt #	1981	Name	EIGENBERG/LEONARD/REV LIV TR &
Class #1	101 AGRICULTURE	MP#	07-0022-000
Homestead	0 NON HOMESTEAD		
Cho-HS	99		

Class #2	Homestead
Class #3	Homestead

Market/Tax					
Estimated Market	1356500	Rate (51.54400)	0.61637	Gross Tax	6,992.05
Taxable Market	1356500	County	4,933.01	Std/HACA/Cr	298.05
New Improvements	0	Twp/City	916.32	Spec Asmt	0.00
		State	0.00	Net Tx Due	6,694.00
TC Total	13565	Sch Voter	117.26		
TC Hstd	0	Sch Other	558.39	Tax AB/Adds	0.00
TC Non Hstd	13565	County Wide	21.03	S.A. AB/Adds	0.00
TC H G Hstd	0	Tax Incr	0	Adjusted Net	6,694.00
TC QTA	0	Watershed	147.99		
		HRA	0.00	Total Receipts	3,347.00
TC State	0	****		Remaining Due	3,347.00
Hstd Credit	0.00	R/U	0		
Ag Credit	0.00				
Other Credit	0.00	City	0.00	MAY 16	3,347.00
		Sch Ref-Info	0.00	NOVEMBER 15	3,347.00
		Extra C.W.	0.00		
QTA Tax Amt	0.00	Non Sch Ref	0		

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

If additional information becomes available we will add it to this information booklet. Please check back on our web site prior to the auction for any updates. If an update is made it will be noted on the front cover of this booklet with an update date in “RED”. Thank you for your interest in the auction we look forward to seeing you on at the sale.