



DAN PIKE, AG LAND BROKER / AUCTIONEER

## FARMLAND FOR SALE - Private Treaty Sale

**JUST LISTED - 151.99 Acres +/-  
IONA TOWNSHIP, MURRAY COUNTY, MN.**

# **FARMLAND FOR SALE**

### PROPERTY LOCATION

From the junction of County Road #31 & #4 in Iona, Minnesota, 1 mile west on #4 to 130th Avenue, then 1/2 mile south. Watch for signs.

### PROPERTY LEGAL DESCRIPTION

Southeast Quarter (SE1/4) excepting 8.01 acres in the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) in Murray County, MN.  
Murray County Parcel #'s 10.007.0040 & 10.007.0030. Containing 151.99 acres more or less.

### FSA INFORMATION

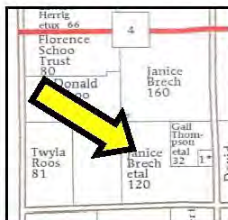
Deeded Acres: 151.99+/- Farmland Acres: 145.19+/-

DCP Cropland Acres: 129.64 +/-

Corn Base: 72.64 Acres+/- CORN PLC Yield: 176 bushels

Soybean Base: 52.29 Acres+/- SOYBEAN PLC Yield: 46 Bushels

Crop Productivity Index Rating: 86 (Estimated based on Surety Agra Data)



### OWNERS

**Gail & Thomas Thompson - Sharon Geiken Westerberg  
and  
Brech Family Foundation - Janice & Dennis Brech - Trustees**

Priced to sell! Call today to make an your offer.

Possession for the 2021 crop year

To make an offer or for more information go to  
[www.danpikeauction.com](http://www.danpikeauction.com) or call 507-847-3468.

### OFFERED BY



**Daniel J. Pike**

Land Broker - Auctioneer - Appraiser

**Scott Christopher**

Real Estate Sales Person - Auctioneer - Appraiser

410 Springfield Parkway Jackson, MN 56143

507-847-3468 (Office)

[www.danpikeauction.com](http://www.danpikeauction.com)

## Offered Exclusively By

**Land & Farm Services Unlimited, LLC &**

**Dan Pike Auction Company, LLC**

Ag Land Broker - Auctioneer - Agricultural Appraiser

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

Email: [dan@danpikeauction.com](mailto:dan@danpikeauction.com) &

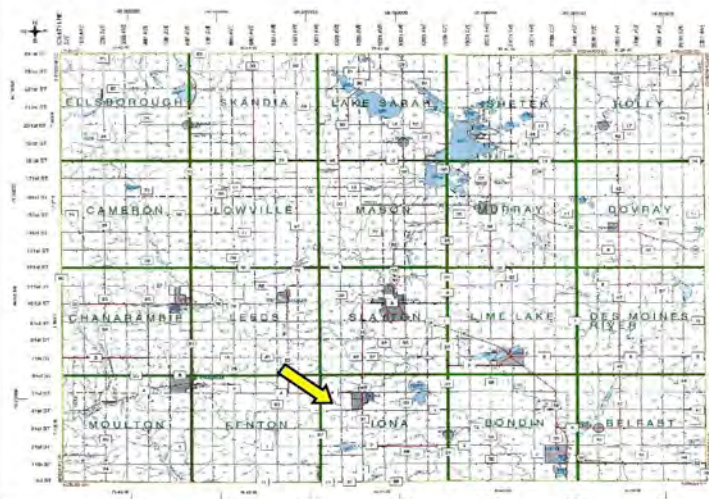
Web Site: [www.danpikeauction.com](http://www.danpikeauction.com) or [www.landfarmservices.com](http://www.landfarmservices.com)

**Serving Real Estate & Auction clients since 1975.**



# JUST LISTED - 151.99 Acres +/- IONA TOWNSHIP, MURRAY COUNTY, MN. FARMLAND FOR SALE

Murray County, Minnesota



## PROPERTY LOCATION

From the junction of County Road #31 & #4 in Iona, Minnesota,  
1 mile west on #4 to 130th Avenue, then 1/2 mile south.  
Watch for signs.

## PROPERTY LEGAL DESCRIPTION

Southeast Quarter (SE1/4) excepting 8.01 acres in the  
Northeast Quarter of the Southeast Quarter  
(NE1/4 SE1/4) in Murray County, MN.  
Murray County Parcel #'s 10.007.0040 & 10.007.0030.  
Containing 151.99 acres more or less.

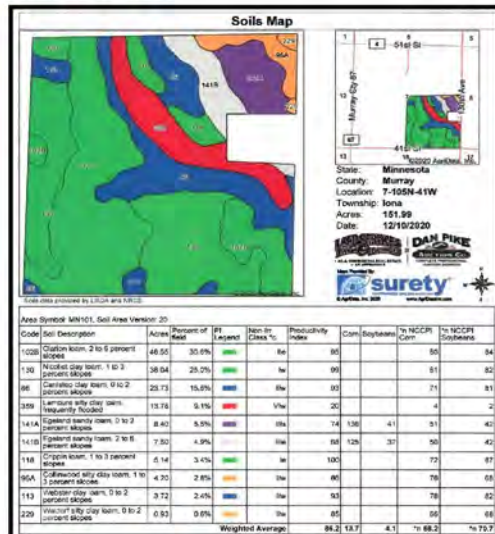
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**And**  
**Brech Family Foundation - Janice & Dennis Brech - Trustees**

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• AG & COMMERCIAL REAL ESTATE  
• AG APPRAISALS



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Land Broker - Auctioneer - Appraiser

**Scott Christopher**

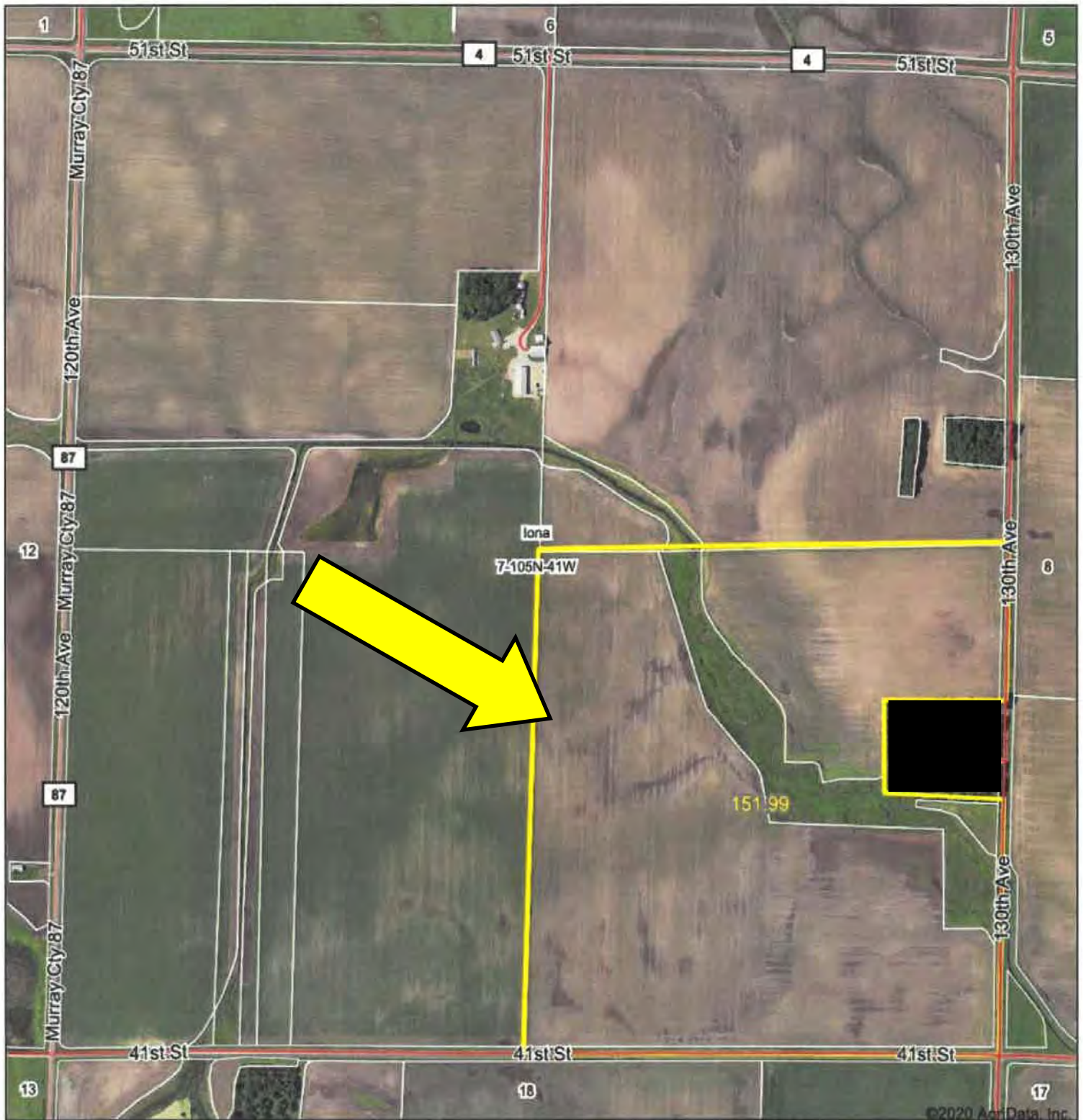
Real Estate Sales Person - Auctioneer - Appraiser

410 Springfield Parkway Jackson, MN 56143 Phone 507-847-3468 (Office)

[www.danpikeauction.com](http://www.danpikeauction.com)



# Aerial Map



**LAND SERVICES**  
FARM & RANCH  
• AG & COMMERCIAL REAL ESTATE  
• AG APPRAISALS

**DAN PIKE**  
AUCTION CO.  
COMPLETE PROFESSIONAL  
AUCTION SERVICES

Map Center: 43° 54' 49.09, -95° 48' 49.04

0ft 838ft 1676ft

**7-105N-41W**  
**Murray County**  
**Minnesota**

Maps Provided By:

**surety**  
CUSTOMER ONLINE SUPPORT

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www.AgrIDataInc.com

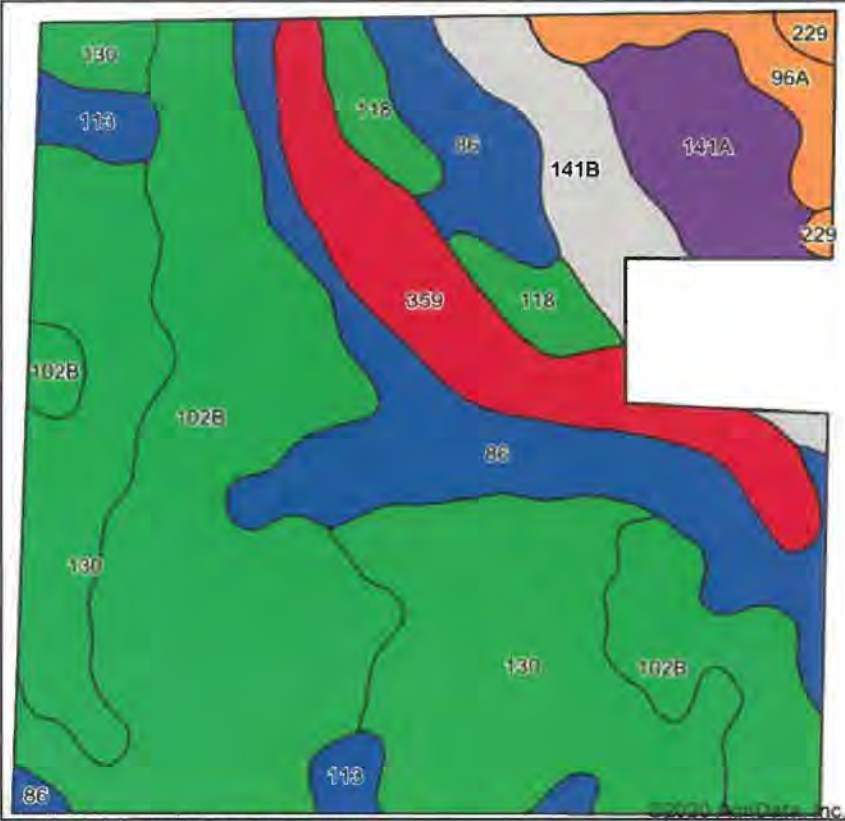


12/10/2020

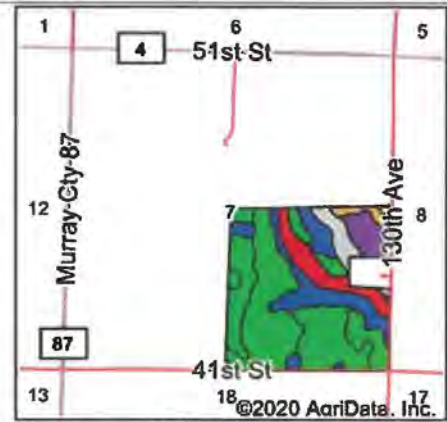
Field borders provided by Farm Service Agency as of 5/21/2008.



# Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Murray**  
 Location: **7-105N-41W**  
 Township: **Iona**  
 Acres: **151.99**  
 Date: **12/10/2020**

**LAND SERVICES** & **DAN PIKE**  
**FAIR & EQUITABLE** **AUCTION CO.**  
 • AG & COMMERCIAL REAL ESTATE • AG APPRAISALS  
 COMPLETE PROFESSIONAL AUCTION SERVICES

Maps Provided By:

**surety**  
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Area Symbol: MN101, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans	*n NCCPI Corn	*n NCCPI Soybeans
102B	Clarion loam, 2 to 6 percent slopes	46.55	30.6%		Ile	95			80	84
130	Nicollet clay loam, 1 to 3 percent slopes	38.04	25.0%		Iw	99			81	82
86	Canisteo clay loam, 0 to 2 percent slopes	23.73	15.6%		IIw	93			71	81
359	Lamoure silty clay loam, frequently flooded	13.78	9.1%		VIw	20			4	2
141A	Egeland sandy loam, 0 to 2 percent slopes	8.40	5.5%		IIIs	74	136	41	51	42
141B	Egeland sandy loam, 2 to 6 percent slopes	7.50	4.9%		IIle	68	125	37	50	42
118	Crippin loam, 1 to 3 percent slopes	5.14	3.4%		Ie	100			72	87
96A	Collinwood silty clay loam, 1 to 3 percent slopes	4.20	2.8%		IIw	86			70	68
113	Webster clay loam, 0 to 2 percent slopes	3.72	2.4%		IIw	93			78	82
229	Waldorf silty clay loam, 0 to 2 percent slopes	0.93	0.6%		IIw	85			65	68
Weighted Average						86.2	13.7	4.1	*n 68.2	*n 70.7

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



# Topography Contours



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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: 1,643.0  
Max: 1,675.6  
Range: 32.6  
Average: 1,657.2  
Standard Deviation: 7.32 ft

0ft 437ft 874ft



12/10/2020

**7-105N-41W**  
**Murray County**  
**Minnesota**

Map Center: 43° 54' 49.09, -95° 48' 49.04

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## Murray County, Minnesota

Farm 9249

Tract 14554

2020 Program Year

Map Created April 13, 2020



Unless otherwise noted:

Shares are 100% operator

Crops are non-irrigated

Corn = yellow for grain

Soybeans = common soybeans for grain

Wheat = HRS, HRW = Grain

Sunflower = Oil, Non-Oil = Grain

Oats and Barley = Spring for grain

Rye = for grain

Peas = process

Alfalfa, Mixed Forage AGM, GMA, IGS = for forage

Beans = Dry Edible

NAG = for GZ

Canola = Spring for seed

Common Land Unit

Non-Cropland

Cropland

Tract Boundary

Minnesota\_Transparency\_Polygon\_02142019

Wetland Determination Identifiers

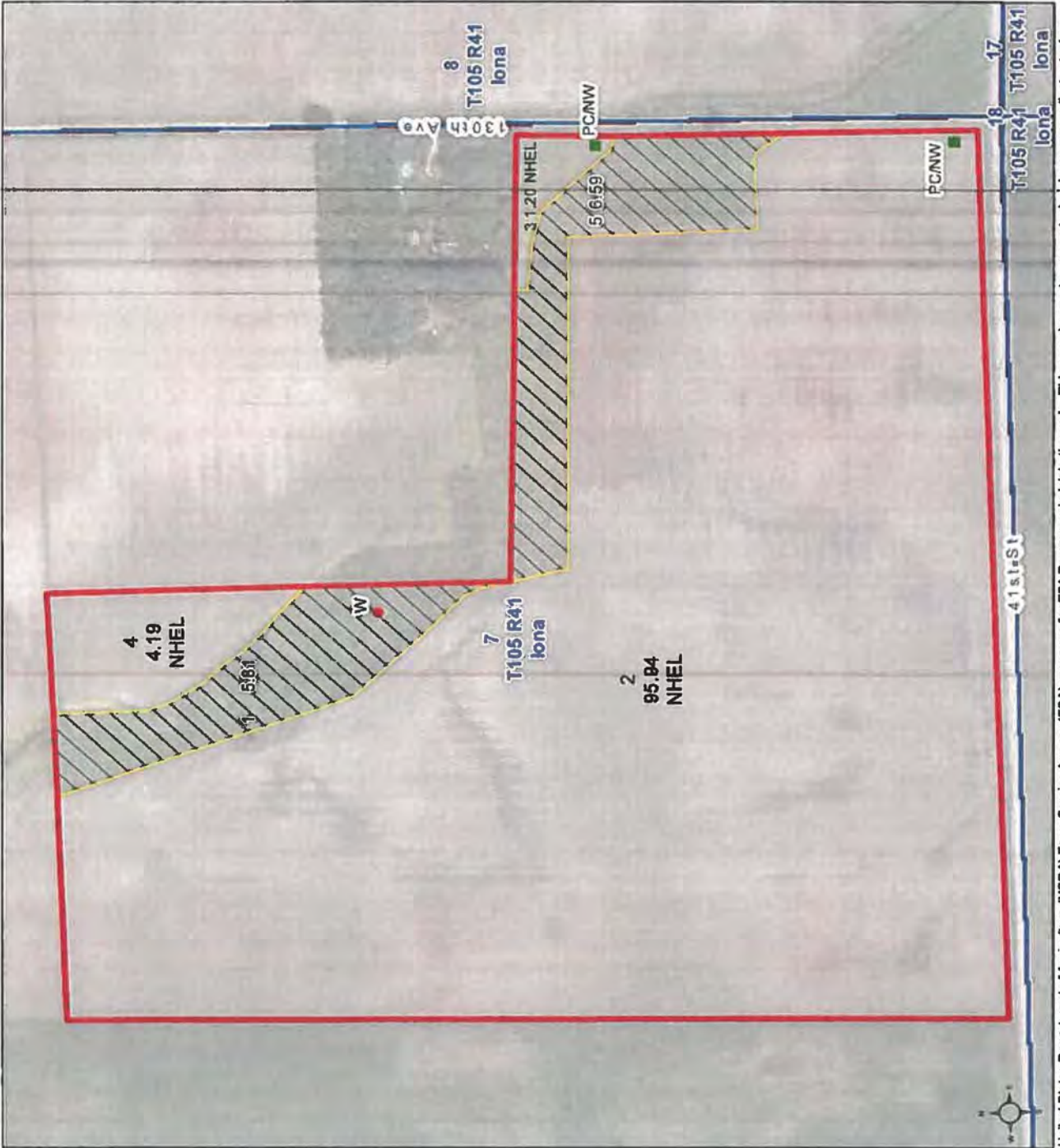
Restricted Use

Limited Restrictions

Exempt from Conservation

Compliance Provisions

Tract Cropland Total: 101.33 acres







## Murray County, Minnesota

# Farm 9249 Tract 14553

2020 Program Year

Map Created April 13, 2020



Unless otherwise noted:

Shares are 100% operator

Crops are non-irrigated

Corn = yellow for grain

Soybeans = common soybeans for grain

Wheat = HRS, HRW = Grain

Sunflower = Oil, Non-Oil = Grain

Oats and Barley = Spring for grain

Rye = for grain

Peas = process

Alfalfa, Mixed Forage AGM, GMA, IGS = for forage

Beans = Dry Edible

NAG = for GZ

Canola = Spring for seed

### Common Land Unit

/// Non-Cropland

Cropland

Tract Boundary

Minnesota\_Transparency\_Polygon\_02142019

### Wetland Determination Identifiers

● Restricted Use

▲ Limited Restrictions

■ Exempt from Conservation

■ Compliance Provisions

Tract Cropland Total: 28.31 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 2019 NAIP Imagery.

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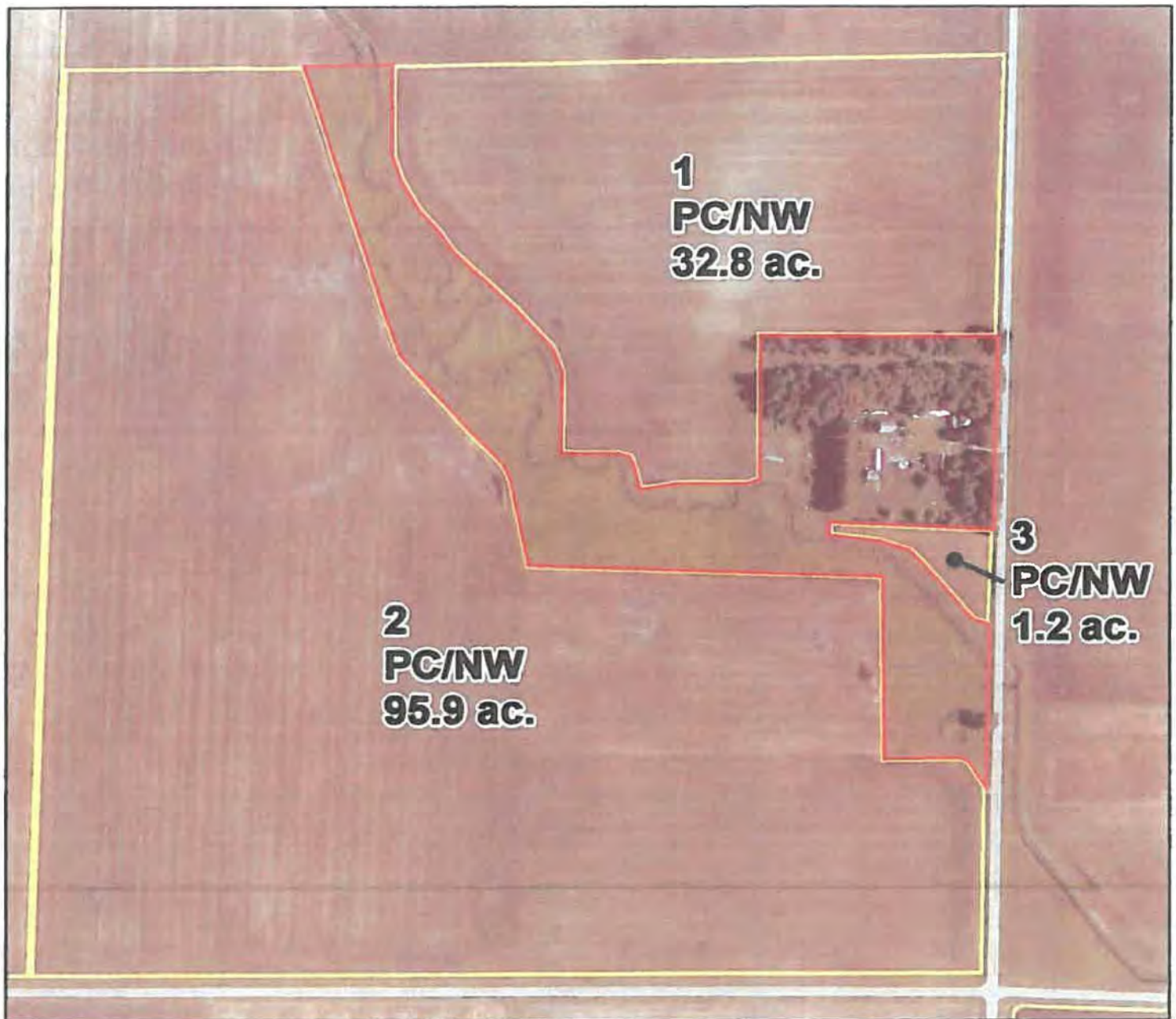
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Tract: 2693, #1853  
7-105-41 Iona  
Date: 2/15/12

Certified Wetland  
Determination

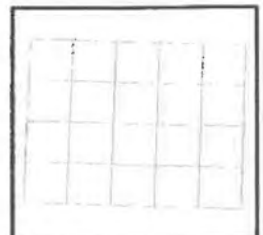
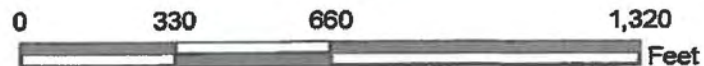
Agency: NRCS  
Field Office: Murray  
District: Murray SWCD



Missing Label	CME	MWM
PC/NW	CPD	NW
W	CW	NWNAD
FW	CWTE	PC
FWP	MIW	TP
AW	MW	VX
	Townships	
	Sections	



1:4,789



Maps are for graphical purposes only. They do not represent a legal survey. While every effort has been made to ensure that these data are accurate and reliable within the limits of the current state of the art, NRCS cannot assume liability for any damages caused by any errors or omissions in the data, nor as a result of the failure of the data to function on a particular system. NRCS makes no warranty, expressed or implied, nor does the fact of distribution constitute such a warranty.

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Minnesota

Murray

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

## Abbreviated 156 Farm Record

FARM: 9249

Prepared: 12/10/20 10:12 AM

Crop Year: 2021

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  
LANNERS, DEAN

Farm Identifier  
IONA-7

Recon Number  
2018 - 139

Farms Associated with Operator:

2594, 4167, 5315, 5469, 6276, 6483, 7694, 8256, 9075

ARC/PLC G/IF Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
145.19	129.64	129.64	0.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	129.64	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	72.64	176	0.00
SOYBEANS	52.29	46	0.00
Total Base Acres:	124.93		

Tract Number: 14553 Description IONA-7;NESE4- MINUS BDLG SITE

FSA Physical Location : Murray, MN

ANSI Physical Location: Murray, MN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Recon Number

Wetland Status: Tract does not contain a wetland

2018 - 133

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
31.46	28.31	28.31	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	28.31	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	15.86	176	0.00
SOYBEANS	11.42	46	0.00
Total Base Acres:	27.28		

Owners: THOMPSON, GAIL R

GEIKEN WESTERBERG, SHARON

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Minnesota

Murray

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

## Abbreviated 156 Farm Record

FARM: 9249

Prepared: 12/10/20 10:12 AM

Crop Year: 2021

Page: 2 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.

Other Producers: None

Tract Number: 14554 Description IONA-7; NW4SE4; S2SE4

FSA Physical Location: Murray, MN

ANSI Physical Location: Murray, MN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Recon Number

Wetland Status: Tract contains a wetland or farmed wetland

2018 - 133

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
113.73	101.33	101.33	0.0	0.0	0.0	0.0	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod
0.0	0.0	101.33	0.0	0.0	0.0

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	56.78	176	0.00
SOYBEANS	40.87	46	0.00
<b>Total Base Acres:</b>	<b>97.65</b>		

Owners: THOMPSON, GAIL R  
GEIKEN WESTERBERG, SHARON

BRECH, JANICE

Other Producers: None

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Default Timeout is: 120  
As of : 12/8/2020

Parcel Number: 10-007-0040  
Payable Year: 2020

[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 #4789**  
BRECH/JANICE/ET AL (3)  
32 N FORMAN RD  
CURRIE MN 56123-1077

**General**  
**MP #10-007-0040 Re/Mh: REAL ESTATE**  
**Twp/City School**  
10 2169  
Twp/City 10 - IONA TWP  
School Dist 2169 - MURRAY COUNTY CENTRAL SD

Description	Sect	Twp	Range	Lot	Block
	7	105	41	0	0

SE1/4 SE1/4 & W1/2 SE1/4

**Property Address**

**Escrow**  
0  
**Deeded Acres: 120.00**

Default Timeout is: 120  
As of : 12/8/2020

Parcel Number: 10-007-0040  
Payable Year: 2020

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

<b>General</b>		
<b>Receipt #</b>	2417	<b>Name</b> BRECH/JANICE/ET AL (3)
<b>Class #1</b>	101 AGRICULTURE	
<b>Homestead</b>	0 NON HOMESTEAD	<b>MP#</b> 10-007-0040
<b>Cho-HS</b>	99	

<b>Class #2</b>	<b>Homestead</b>
<b>Class #3</b>	<b>Homestead</b>

<b>Market/Tax</b>					
<b>Estimated Market</b>	851300	<b>Rate (41.62500)</b>	0.27510	<b>Gross Tax</b>	3,544.44
<b>Taxable Market</b>	851300	<b>County</b>	2,406.16	<b>Std/HACA/Cr</b>	103.94
<b>New Improvements</b>	0	<b>Twp/City</b>	476.56	<b>Spec Asmt</b>	3.50
		<b>State</b>	0.00	<b>Net Tx Due</b>	3,444.00
<b>TC Total</b>	8513	<b>Sch Voter</b>	103.94		
<b>TC Hstd</b>	0	<b>Sch Other</b>	441.07	<b>Tax AB/Adds</b>	0.00
<b>TC Non Hstd</b>	8513	<b>County Wide</b>	12.77	<b>S.A. AB/Adds</b>	0.00
<b>TC H G Hstd</b>	0	<b>Tax Incr</b>	0	<b>Adjusted Net</b>	3,444.00
<b>TC QTA</b>	0	<b>Watershed</b>	0.00		
		*****		<b>Total Receipts</b>	3,444.00
<b>TC State</b>	0	*****		<b>Remaining Due</b>	0.00
<b>Hstd Credit</b>	0.00	<b>RS</b>	0		
<b>Ag Credit</b>	0.00				
<b>Other Credit</b>	0.00	<b>City</b>	0.00	<b>MAY 15</b>	1,722.00
		<b>Sch Ref-Info</b>	0.00	<b>NOVEMBER 16</b>	1,722.00
		<b>Extra C.W.</b>	0.00		
<b>QTA Tax Amt</b>	0.00	<b>Non Sch Ref</b>	0		

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

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HEIDI E. WINTER  
MURRAY COUNTY AUDITOR - TREASURER  
P.O. BOX 57  
SLAYTON, MN 56172  
507-836-1156  
www.murraycountymn.com

2020  
PROPERTY TAX  
STATEMENT

IONA TWP

PRCL# 10-007-0040 RCPT# 2417  
TC 8.513 8.513

Property ID Number: 10-007-0040  
Property Description: SECT-07 TWP-105 RANG-41  
SE1/4 SE1/4 & W1/2 SE1/4

JANICE BRECH ET AL (3)  
32 N FORMAN RD  
CURRIE MN 56123-1077

4789-T  
ACRES 120.00

Values and Classification		2019	2020
Taxes Payable Year		2019	2020
Step 1	Estimated Market Value:	851,300	851,300
1	Homestead Exclusion:		
	Taxable Market Value:	851,300	851,300
	New Improve/Expired Excls:		
	Property Class:	AGRI NON-HSTD	AGRI NON-HSTD
Sent in March 2019			
Step 2	Proposed Tax		
2	* Does Not Include Special Assessments		3,422.00
	Sent in November 2019		
Step 3	Property Tax Statement		
3	First half Taxes:	1,722.00	
	Second half Taxes:	1,722.00	
	Total Taxes Due in 2020		3,444.00

\$\$\$  
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 ..... 3,436.01

4. A. Agricultural and rural land tax credits ..... .00

B. Other credits to reduce your property tax ..... 79.51

5. Property taxes after credits ..... 3,356.50

Property Tax by Jurisdiction 6. County ..... 2,314.59

7. City or Town ..... 485.67

8. State General Tax ..... .00

9. School District: 2169 A. Voter approved levies ..... 119.26

B. Other local levies ..... 424.47

10. Special Taxing Districts: A. SWRDC ..... 12.51

B. ....

C. ....

D. ....

11. Non-school voter approved referenda levies ..... 3,356.50

12. Total property tax before special assessments ..... 3,440.50

Special Assessments on Your Property 13. A. 70020 911 RURAL SIGN ASMT ..... 3.50

B. ....

PRIN 3.50 C. ....

INT D. ....

TOT 3.50 E. ....

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS ..... 3,360.00

2nd Half 2020 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT

Pay Stub 2020 MAKE CHECKS PAYABLE TO: MURRAY COUNTY AUDITOR - TREASURER

IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 10-007-0040 RCPT# 2417

AGRI NON-HSTD

AMOUNT DUE

THIS RECEIPT NOT VALID UNTIL

YOUR CHECK HAS CLEARED THE BANK.

NO RECEIPT SENT UNLESS REQUESTED.

YOUR CANCELLED CHECK IS YOUR RECEIPT.

NOVEMBER 16, 2020

JANICE BRECH ET AL (3)

32 N FORMAN RD

CURRIE MN 56123-1077

4789-T

2ND HALF TAX 1,722.00

PENALTY

TOTAL

AMOUNT DUE

THIS RECEIPT NOT VALID UNTIL

YOUR CHECK HAS CLEARED THE BANK.

TAXES OF \$100.00 OR LESS

MUST BE PAID IN FULL.

MAY 15, 2020

JANICE BRECH ET AL (3)

32 N FORMAN RD

CURRIE MN 56123-1077

4789-T

1st Half 2020 DETACH AND RETURN THIS STUB WITH YOUR FULL/1ST HALF PAYMENT

Pay Stub 2020 MAKE CHECKS PAYABLE TO: MURRAY COUNTY AUDITOR - TREASURER

IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 10-007-0040 RCPT# 2417

AGRI NON-HSTD

AMOUNT DUE

THIS RECEIPT NOT VALID UNTIL

YOUR CHECK HAS CLEARED THE BANK.

TAXES OF \$100.00 OR LESS

MUST BE PAID IN FULL.

MAY 15, 2020

JANICE BRECH ET AL (3)

32 N FORMAN RD

CURRIE MN 56123-1077

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Pay Stub 2020 MAKE CHECKS PAYABLE TO: MURRAY COUNTY AUDITOR - TREASURER

Default Timeout is: 59  
As of : 12/8/2020

Parcel Number: 10-007-0030  
Payable Year: 2020

[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 #585**  
THOMPSON/GAIL/ET AL (2)  
W5484 SUMAC RD  
PLYMOUTH WI 53073

**General**

**MP #10-007-0030 Re/Mh: REAL ESTATE**  
**Twp/City School**  
10 2169  
Twp/City 10 - IONA TWP  
School Dist 2169 - MURRAY COUNTY CENTRAL SD

**Description**

Sect	Twp	Range	Lot	Block
7	105	41	0	0

NE1/4 SE1/4 LESS 8.01 ACRES IN SE CORNER

**Property Address**

**Escrow**

0

Deeded Acres: 31.99

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

Default Timeout is: 120  
As of : 12/8/2020

Parcel Number: 10-007-0030  
Payable Year: 2020

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

**General**

**Receipt #** 2415  
**Class #1** 101 AGRICULTURE  
**Homestead** 0 NON HOMESTEAD  
**Cho-HS** 99

**Name** THOMPSON/GAIL/ET AL (2)

**MP#** 10-007-0030

**Class #2**

**Class #3**

**Homestead**

**Homestead**

Market/Tax		Rate (41.62500)		Gross Tax	
Estimated Market	127700		0.27510	532.09	
Taxable Market	127700	County	361.33	Std/HACA/Cr	15.59
New Improvements	0	Twp/City	71.49	Spec Asmt	3.50
		State	0.00	Net Tx Due	520.00
TC Total	1277	Sch Voter	15.59		
TC Hstd	0	Sch Other	66.17	Tax AB/Addds	0.00
TC Non Hstd	1277	County Wide	1.92	S.A. AB/Addds	0.00
TC H G Hstd	0	Tax Incr	0	Adjusted Net	520.00
TC QTA	0	Watershed	0.00		
		*****		Total Receipts	520.00
TC State	0	*****		Remaining Due	0.00
Hstd Credit	0.00	RS	0		
Ag Credit	0.00				
Other Credit	0.00	City	0.00	MAY 15	260.00
		Sch Ref-Info	0.00	NOVEMBER 16	260.00
		Extra C.W.	0.00		
QTA Tax Amt	0.00	Non Sch Ref	0		

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

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.



Property ID Number: 10-007-0030  
Property Description: SECT-07 TWP-105 RANG-41  
NE1/4 SE1/4 LESS 8.01 ACRES IN SE  
CORNER

GAIL THOMPSON ET AL (2)  
W5484 SUMAC RD  
PLYMOUTH WI 53073

585-T  
ACRES 31.99

Values and Classification		2019	2020
Taxes Payable Year			
Step 1	Estimated Market Value:	127,700	127,700
1	Homestead Exclusion:		
	Taxable Market Value:	127,700	127,700
	New Improve/Expired Excls:		
	Property Class:	AGRI NON-HSTD	AGRI NON-HSTD
Sent in March 2019			
Step 2	Proposed Tax		
* Does Not Include Special Assessments			514.00
Sent in November 2019			
Step 3	Property Tax Statement		
First half Taxes:		260.00	
Second half Taxes:		260.00	
Total Taxes Due in 2020			520.00

\$\$\$  
REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax.  
Read the back of this statement to find out how to apply.

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

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

**Property Tax and Credits**  
3. Property taxes before credits .....  
4. A. Agricultural and rural land tax credits .....  
B. Other credits to reduce your property tax .....

**Property Tax by Jurisdiction**  
5. Property taxes after credits .....  
6. County .....  
7. City or Town .....  
8. State General Tax .....  
9. School District: 2169 A. Voter approved levies .....  
B. Other local levies .....  
10. Special Taxing Districts: A. SWRDC .....  
B. ....  
C. ....  
D. ....

11. Non-school voter approved referendum levies .....  
12. Total property tax before special assessments .....  
**Special Assessments on Your Property**  
13. A. 70020 911 RURAL SIGN ASMT .....  
B. ....  
PRIN 3.50 C. ....  
INT D. ....  
TOT 3.50 E. ....

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....

Taxes Payable Year	2019	2020
		.00
	.00	
	514.43	532.09
	.00	.00
	11.93	15.59
	502.50	516.50
	346.21	361.33
	72.85	71.49
	.00	.00
	17.88	15.59
	63.68	66.17
	1.88	1.92
	502.50	516.50
		3.50
	506.00	520.00

2nd Half 2020 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT  
Pay Stub MAKE CHECKS PAYABLE TO: MURRAY COUNTY AUDITOR - TREASURER  
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 10-007-0030  
AGRI NON-HSTD

RCPT# 2415

1st Half 2020 DETACH AND RETURN THIS STUB WITH YOUR FULL 1ST HALF PAYMENT  
Pay Stub MAKE CHECKS PAYABLE TO: MURRAY COUNTY AUDITOR - TREASURER  
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PRCL# 10-007-0030  
AGRI NON-HSTD

RCPT# 2415

AMOUNT DUE THIS RECEIPT NOT VALID UNTIL YOUR CHECK HAS CLEARED THE BANK. NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT. NOVEMBER 16, 2020	2ND HALF TAX PENALTY TOTAL	260.00	AMOUNT DUE THIS RECEIPT NOT VALID UNTIL YOUR CHECK HAS CLEARED THE BANK. TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL. MAY 15, 2020	TOTAL TAX 1ST HALF TAX PENALTY TOTAL	520.00 260.00
GAIL THOMPSON ET AL (2) W5484 SUMAC RD PLYMOUTH WI 53073	585-T		GAIL THOMPSON ET AL (2) W5484 SUMAC RD PLYMOUTH WI 53073	585-T	

☐ Check  
☐ Cash

MURRAY  
COUNTY

LIST ADDRESS  
CORRECTION ON BACK

☐ Check  
☐ Cash

MURRAY  
COUNTY

LIST ADDRESS  
CORRECTION ON BACK





Land & Farm Services Unlimited, LLC  
& Dan Pike Auction Company, LLC  
410 Springfield Parkway  
Jackson, MN 56143  
507-847-3468 or 888-847-3486 (Toll Free)  
[www.danpikeauction.com](http://www.danpikeauction.com)

## Our Auction Services

PROFESSIONAL AUCTION SERVICES FOR THE FOLLOWING TYPES OF AUCTIONS INCLUDING:

- Farm Equipment
- Real Estate
- Inventory Reduction
- Business Liquidation
- Construction Equipment
- Trucks & Trucking Equipment
- Commercial Business & Equipment
- Other Types Of Auctions
- Private Purchase & Sale Of Assets



### What sets us apart?

- Experienced staff of auctioneers with over 100 years of combined auction experience.
- Experienced support & clerking staff using computerized clerking technology to settle out sales.
- Experienced auction management staff to handle all of the details that go into a successful auction.



### Dan Pike Auction Company Quality Auction Equipment

1. Office headquarters to handle all of the pre-sale details that go into a successful auction.
2. Fully enclosed and self contained modern mobile office clerking and support trailers.
3. Computerized clerking systems.
4. Sound systems that can handle any type of sound requirements for any auction.
5. Enclosed auction pickup toppers for handling the auctions in the most professional manner possible.
6. Sale racks and other auction equipment.
7. Computerized world wide internet web page access.



### What you need to consider to assure a successful auction:

1. By contacting Dan Pike Auction Company about your auction, you are taking the first step to a very successful sale. They can offer you one of the most professional auction services available in the upper Midwest. Dan and his staff are happy to show you, at no obligation, how they can market your personal or real property and how an auction can work for you.
2. The listing of your auction is one of the most important steps for having a successful auction. Dan Pike Auction Company is very careful to see that all of the pertinent information regarding your items or property is correctly listed, so it is properly advertised.
3. It has been proven time and again that a good well planned advertising program is a key factor in a successful auction. Dan Pike and the auction staff have the every day working experience to see that your advertising is done correctly and affectively. They will make use of newspaper, internet, radio, TV and specific direct mail mailing lists to make sure all the bases are covered for your sale. They do all of the work and you can rest assured they are doing it with your best interests at heart.
4. Whether your sale is large or small, one very important part of the auction is preparing the items to be sold. This will involve many different tasks, the Dan Pike Auction Company will be happy to assist you with this important phase.
5. Something any auctioneer or auction company will agree upon is that the main objective of any auction is to market your items for the highest price possible. Something you should consider in selecting an auction company is that you will never get a second chance to hold an auction of your property. Therefore, it is vital that you do it right, by choosing a company that has the proven track record for successful auctions. That company is the Dan Pike Auction Company.

## Our Real Estate Services

PROFESSIONAL REAL ESTATE SERVICES FOR THE FOLLOWING TYPES OF PROPERTIES & TRANSACTIONS INCLUDING:



- FARMLAND
- ACREAGES
- COMMERCIAL
- INDUSTRIAL
- RECREATIONAL
- 1031 EXCHANGES

We work consistently with out-of-state sellers and buyers. We offer the sale of our client's properties by Private Treaty (listing), Sealed Bid Auction, Public Auctions, Multi-parcel and other marketing systems. We offer market evaluations on all types of real property.

## Our Agricultural Appraisal Services

Land and Farm Services Unlimited, LLC and Dan Pike Auction Company, LLC has Certified General Real Property Appraisal services available. We have been active with appraising all types of Agricultural property since 1981.

We also do most types of Personal Property appraisals including farm equipment, construction equipment, fertilizer equipment, truck equipment, industrial equipment, business equipment and inventory.

We are licensed to service both Minnesota and Iowa. Our clients include Financial Institutions, Attorneys, Private Individuals & Groups, Governmental Agencies and Trustees.