TIMED ONLINE ONLY REAL ESTATE AUCTION

169.58 Acres in Section 26, Aurora Township, Steele Co. MN – 160.6 Tillable Acres, 90 CPI, Drain Tile in Place

MATT MARING AUCTION CO.

Bidding Starts: Thursday, January 20, 2022 at 8:00 a.m.

BIDDING CLOSES Tuesday, February 1, 2022 1:00 p.m.

Directions to Farm from Owatonna, MN: Go south on MN State Hwy 218, to SE 98th Street, go east on SE 98th Street to Austin Road, go north on Austin Road to SE 93rd Street, farm is on south side of 93rd Street and runs along SE 74th Ave., Watch for signs, just northeast of Bixby, MN.

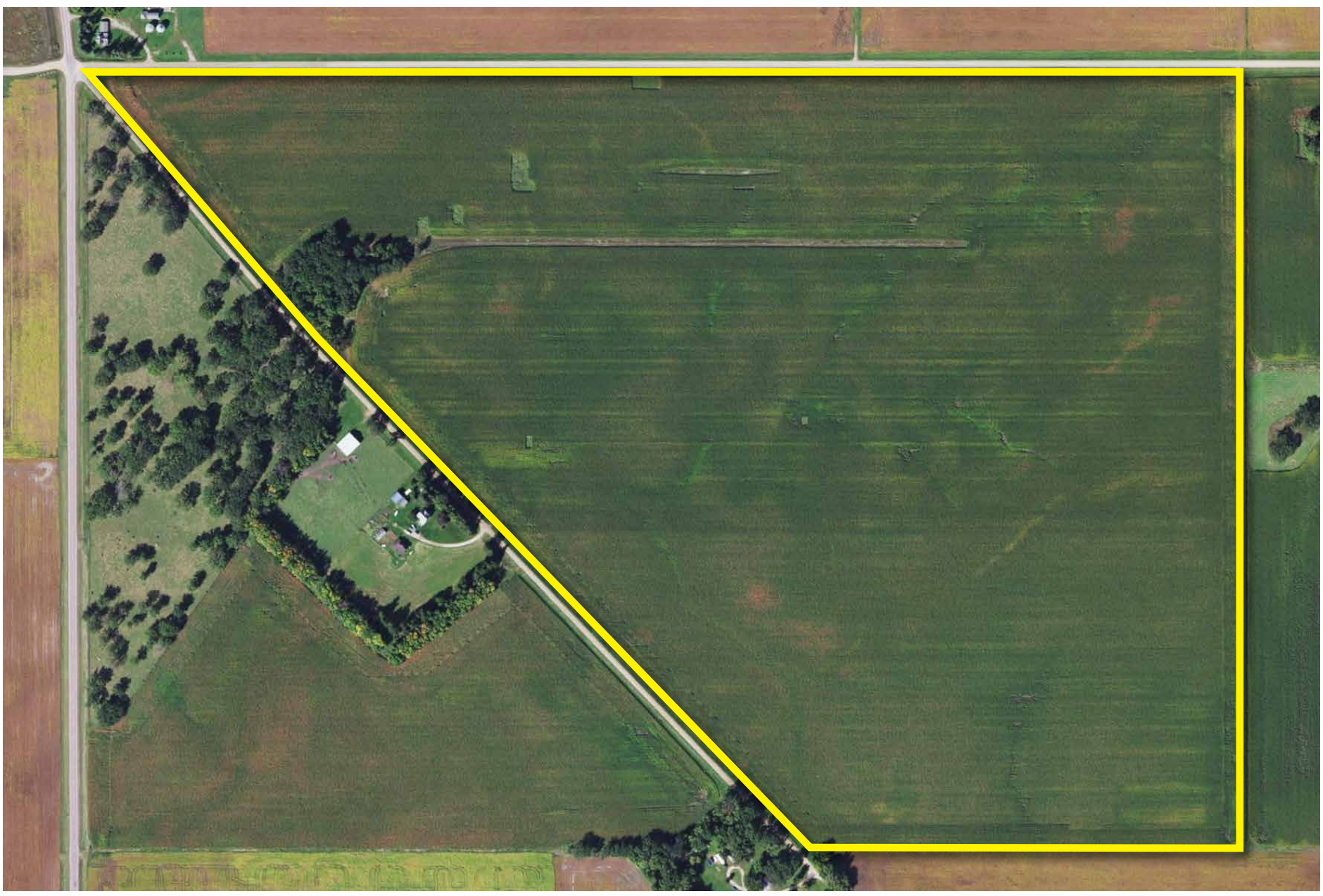
FOR BIDDING AND INFORMATIONAL PACKET GO TO WWW.MARINGAUCTION.COM

169.58 Acres of Bare Crop Land, Steele Co. MN, Selling As One Parcel



CLASS A CROP LAND – CENTURY FARM

*** PID: 04-026-3000, Taxes For 2022, $8,746.00
*** Address: 95XX 75th Ave SE, Blooming Prairie, MN, Located In Section 26, Aurora Township, Steele County, MN
*** Total Acres: 169.58 Acres, Surveyed Nov. 2018
*** Tillable Acres: 160.9 Acres
*** Crop Productivity Index: 90 CPI Average, Over 95 Acres at 94 CPI
*** Drain Tile In Place, Approximately 55,706 Feet of 4, 5, 6, 8, 10 & 12 Inch Drain Tile, Installed By Hodgeman
*** Farm To Be Sold 169.59 Acres Time The Amount Bid
*** No Lease in Place, Buyer Can Operate in 2022 Growing Year



Terms: $50,000 Down the day of the auction, which is non-refundable if buyer(s) fail to close. The balance is due and payable in full to the sellers on or before March 15, 2022, at which time the buyer(s) shall receive possession and a clear marketable title. All real estate taxes due in the year of 2022 shall be pro-rated to the date of closing. All real estate is selling in as-is condition with no warranties or guarantees expressed or implied by the seller or any of their agents. All bidders and buyers must have their finances in order prior to registering. No buyer's fee.

THE FINNE/KRUCKEBERG FAMILY FARM

MATT MARING AUCTION CO.

We Sell the Earth & Everything On It.

Design and Print provided by greghepola@yahoo.com

With Questions About the Farm or Bidding Call 800-801-4502

MATT MARING AUCTION CO., INC.
P.O. Box 37, Kenyon, MN 55946 • 800-801-4502
Matt Maring, Lic. #25-28 • 507-951-8354
Kevin Maring, Lic. #25-70 • 507-271-6280
Adam Engen, MN Lic. #25-93 • 507-213-0647
Broker: Maring Auction & Realty Inc., Lic# 40241191

We Sell The Earth & Everything On It.

Legend

SE 96th St

57

Google Earth

N

1000 ft



Disclaimer: Steele County, MN makes no representations or warranties, express or implied, with respect to the use or reuse of the data provided herewith, regardless of the format or the means of transmission. THE DATA IS PROVIDED "AS IS" WTH NO GUARANTEE OR REPRESENTATION ABOUT THE ACCURACY, CURRENCY,SUITABILITY, PERFORMANCE, MERCHANTABILITY, RELIABILITY, OR FITNESS OF THE DATA FOR ANY PARTICULAR PURPOSE. Steele County, MN, shall not be liable for any direct, indirect, special, incidental, compensatory or consequential damages or third party claims resulting in the use of this data, even if Steele County, MN, has been advised of the possibility of such potential loss or damage. This data may not be used in states that do not allow the exclusion or limitation of incidental or consequential damages.

0 0.04 0.08 0.16 mi

Tax Parcel Viewer

January 11, 2022

MINNESOTA
STEELE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5217
Prepared : 1/11/22 4:09 PM
Crop Year : 2022

Operator Name :
Farms Associated with Operator :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
235.61	194.74	194.74	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	**Other Conservation**	**Effective DCP Cropland**	**Double Cropped**		**MPL**	**Acre Election**	**EWP**	**DCP Ag.Rel. Activity**	**Broken From Native Sod**
0.00	0.00	194.74	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	27.56	0.00	170	
Soybeans	23.14	0.00	41	
TOTAL	**50.70**	**0.00**		

NOTES

Tract Number :

Description :
FSA Physical Location : MINNESOTA/STEELE
ANSI Physical Location : MINNESOTA/STEELE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners :
Other Producers :
Recon ID : 27-147-2019-27

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
72.43	33.79	33.79	0.00	0.00	0.00	0.00	0.00
State Conservation	**Other Conservation**	**Effective DCP Cropland**	**Double Cropped**	**MPL**	**EWP**	**DCP Ag. Rel Activity**	**Broken From Native Sod**
0.00	0.00	33.79	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

Abbreviated 156 Farm Record

Tract 6294 Continued ...

Corn	4.78	0.00	170
Soybeans	4.02	0.00	41
TOTAL	**8.80**	**0.00**	

NOTES

Tract Number : 6295

Description :
FSA Physical Location : MINNESOTA/STEELE
ANSI Physical Location : MINNESOTA/STEELE
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : KERRY FINNE, CHRISTOPHER J FINNE
Other Producers : None
Recon ID : 27-147-2019-27

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
163.18	160.95	160.95	0.00	0.00	0.00	0.00	0.00
State Conservation	**Other Conservation**	**Effective DCP Cropland**	**Double Cropped**	**MPL**	**EWP**	**DCP Ag. Rel Activity**	**Broken From Native Sod**
0.00	0.00	160.95	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	22.78	0.00	170
Soybeans	19.12	0.00	41
TOTAL	**41.90**	**0.00**	

NOTES

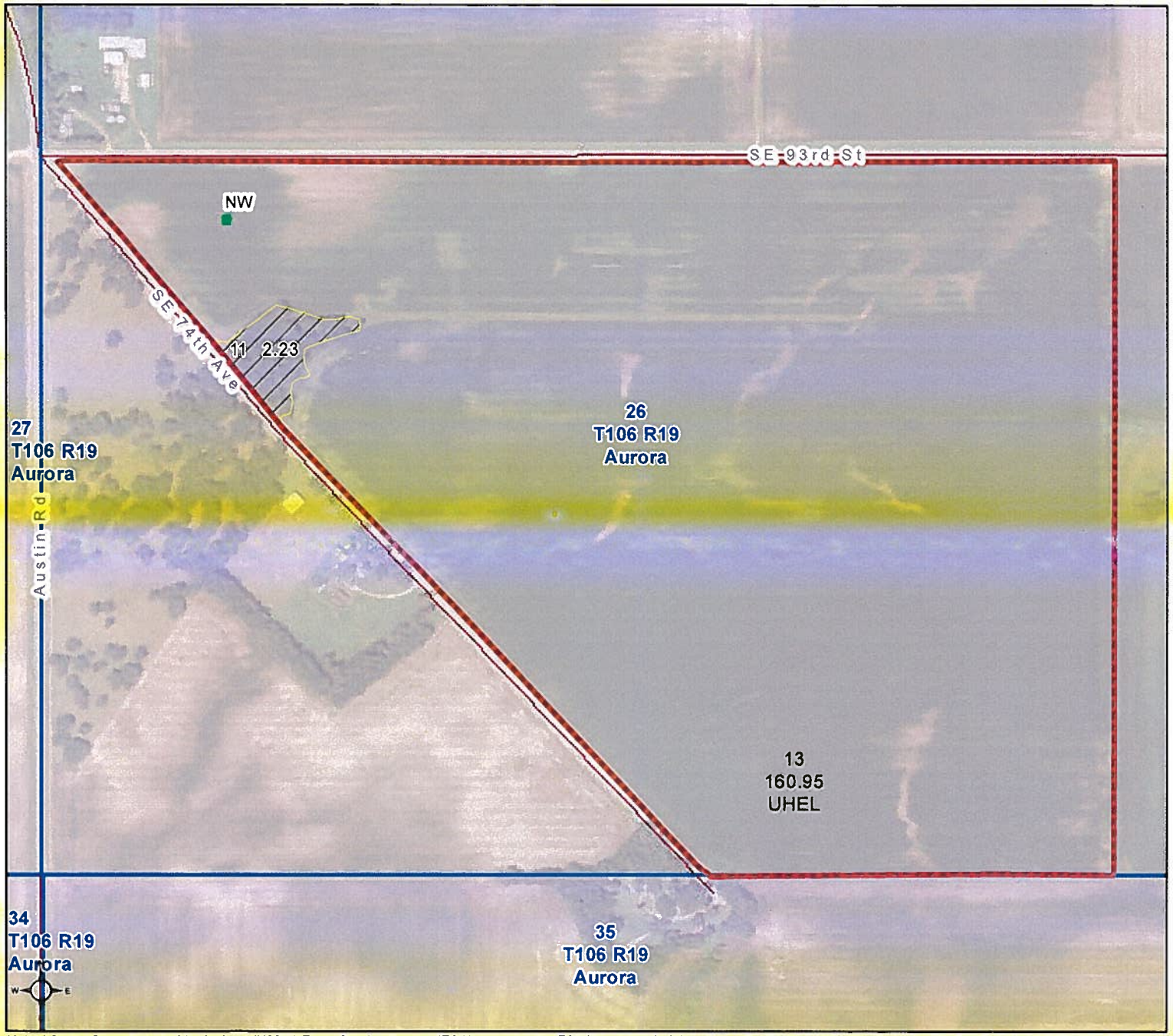
In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national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

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

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

USDA United States Department of Agriculture

Steele County, Minnesota



Farm 5217
Tract 6295

2022 Program Year

Map Created December 13, 2021

0 230 460 920 Feet

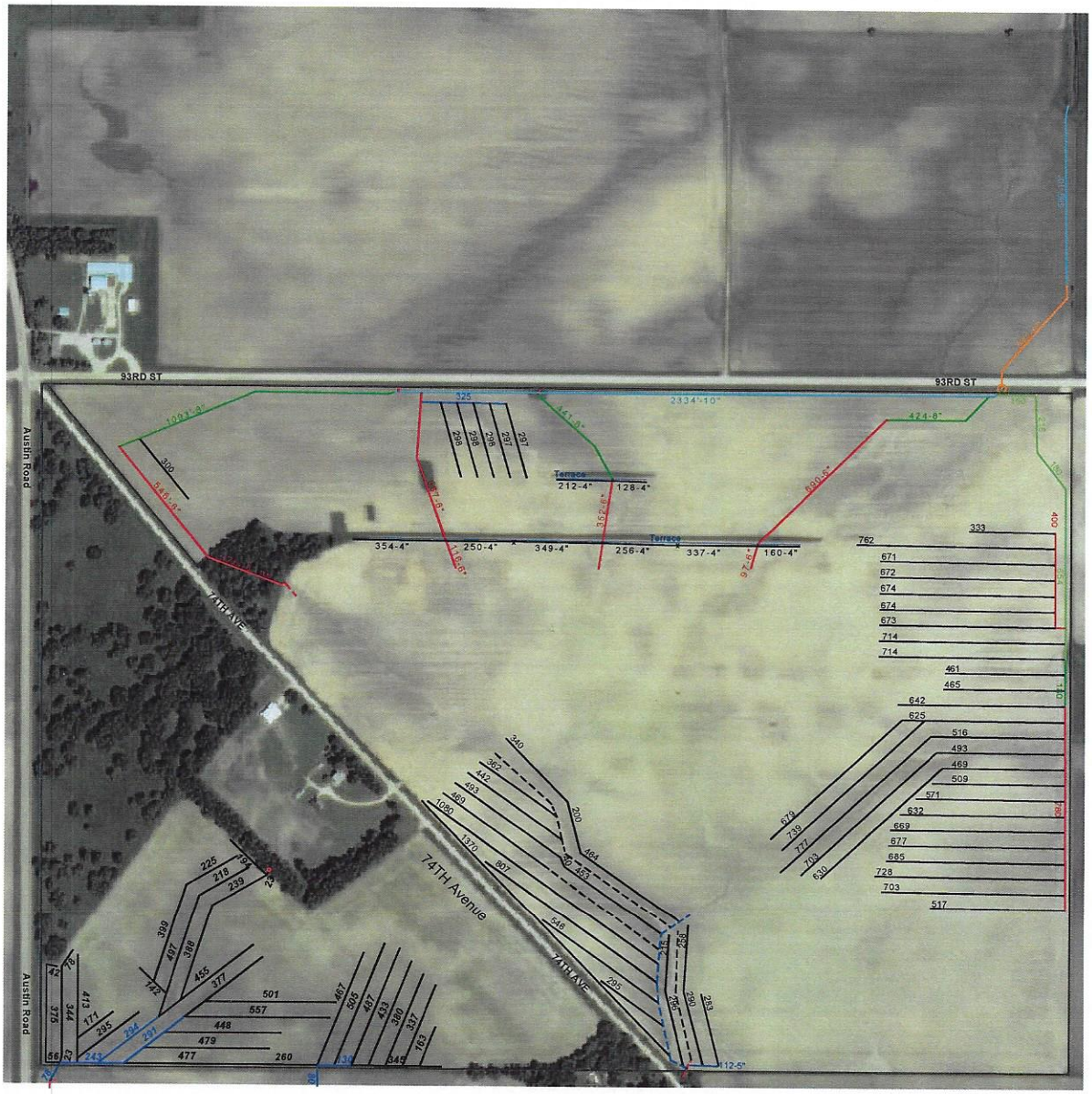
Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = process
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage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

Common Land Unit
- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 160.95 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.



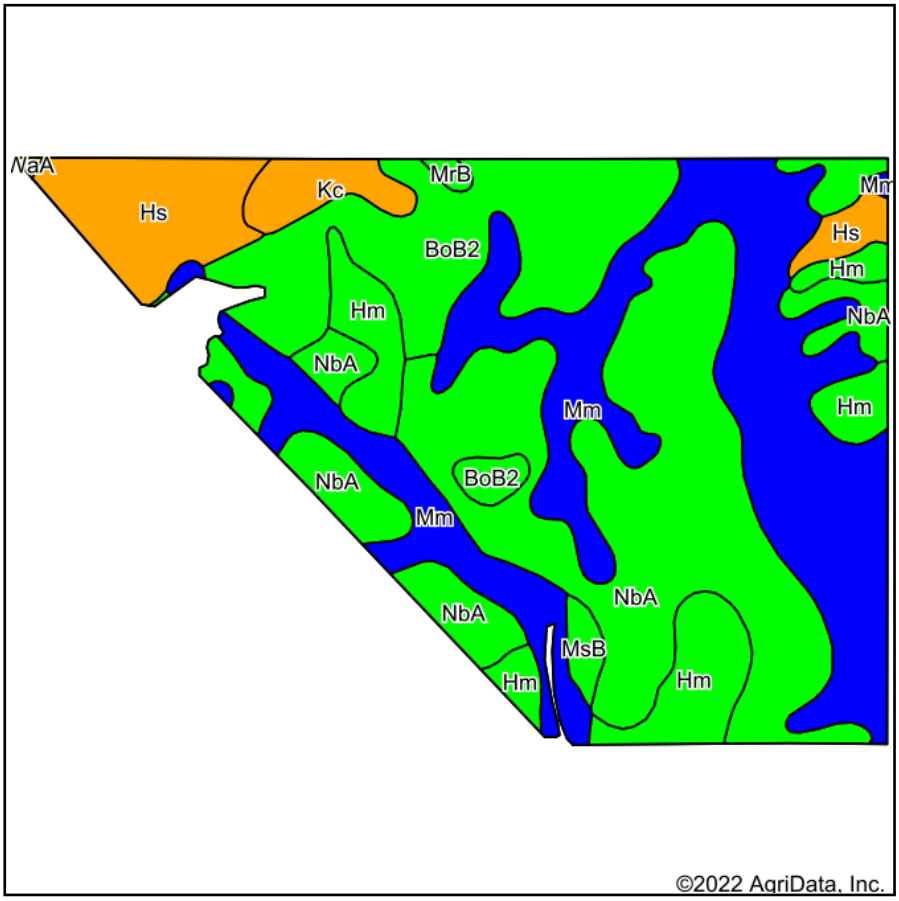
Legend:
Proposed Tile Line
Existing Tile Line
Grassed Waterway
Existing Deep Ditch
Property Line

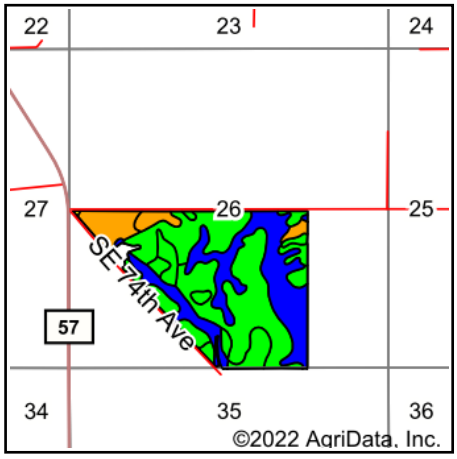
DRAINAGE COMPANY INC.
HODGMAN
60731 120th Ave
Claremont, MN 55924
Office: 507-528-2225
Fax: 507-528-2210
www.hodgmandrainage.com

Materials	Previously Installed	Installed
4" Tile	43,249 LF	1,488 LF
5" Tile	1,460 LF	325 LF
6" Tile	4,134 LF	
8" Tile	3,348 LF	
10" Tile	3,023 LF	
12" Tile	492 LF	
15" Tile		

Owner: Cheryl Kruckeberg	
Township: Aurora - Section 26	
County: Steele	State: MN
Spacing: 60'	Date: March '10
Filename: AA26SW	

Soils Map





State: **Minnesota**
County: **Steele**
Location: **26-106N-19W**
Township: **Aurora**
Acres: **160.6**
Date: **1/12/2022**

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

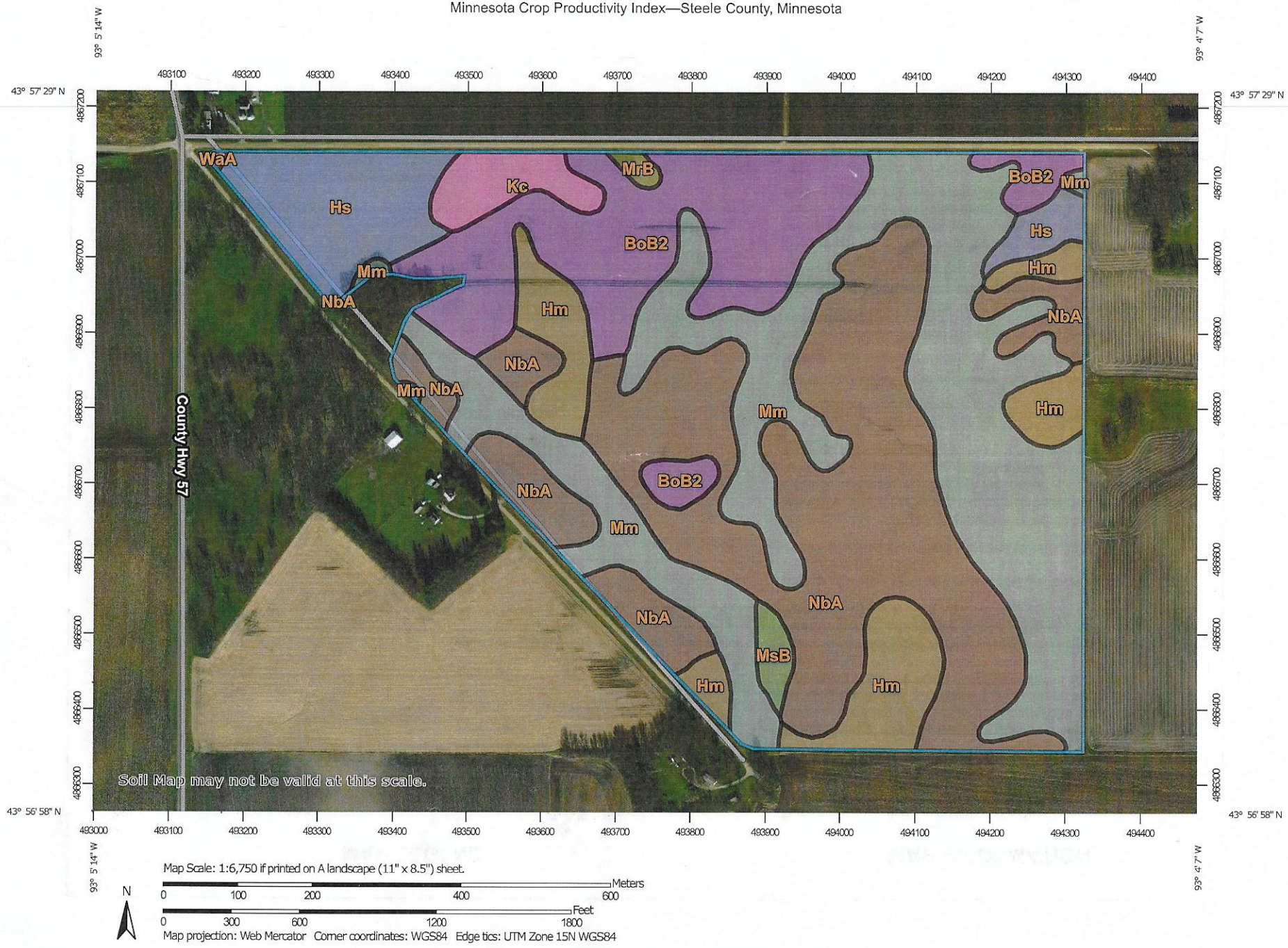
N W E S

Soils data provided by USDA and NRCS.

Area Symbol: MN147, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Soybeans
NbA	Newry silt loam, 0 to 3 percent slopes	54.20	33.7%		I	95	8	6.2	192	92	57	85
Mm	Maxcreek silty clay loam	49.54	30.8%		IIw	88	6.1	4.7	178	77	53	70
BoB2	Blooming silt loam, 2 to 6 percent slopes, eroded	25.52	15.9%		IIe	91	7.8	6	184	88	55	68
Hm	Havana silt loam	14.20	8.8%		IIw	94	6.1	4.7	190	78	56	90
Hs	Hayfield silt loam	11.56	7.2%		IIs	72	6.6	5.1	145	80	43	53
Kc	Kato silty clay loam	3.68	2.3%		IIw	75	5.8	4.4	152	75	45	70
MsB	Moland silt loam, 2 to 6 percent slopes	1.30	0.8%		IIe	98	7.9	6.1	198	89	59	83
MrB	Merton silt loam, 2 to 4 percent slopes	0.46	0.3%		IIe	97	7.9	6.1	196	93	58	84
WaA	Wadena loam, 0 to 2 percent slopes	0.14	0.1%		IIs	66						54
			Weighted Average		**1.66**	**90**	**7.1**	**5.4**	**181.8**	**84.1**	**54**	***n 75.4**

*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.


93° 5' 14" W
93° 4' 7" W
43° 57' 29" N
43° 56' 58" N
493100
493200
493300
493400
493500
493600
493700
493800
493900
494000
494100
494200
494300
494400
4867200
4867100
4867000
4866900
4866800
4866700
4866600
4866500
4866400
4866300
WaA
Hs
Kc
MrB
BoB2
Mm
Hs
Hm
NbA
Mm
NbA
Hm
NbA
Mm NbA
Mm
Hm
BoB2
NbA
Mm
NbA
NbA
MsB
Hm
Hm
County Hwy 57
Soil Map may not be valid at this scale.
Map Scale: 1:6,750 if printed on A landscape (11" x 8.5") sheet.
N
Meters
0 100 200 400 600
Feet
0 300 600 1200 1800
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

66
72
75
88
91
94
95
97
98
Not rated or not available

Soil Rating Lines

66
72
75
88
91
94
95
97
98
Not rated or not available

Soil Rating Points

66
72
75
88
91
94
95
97
98
Not rated or not available

Water Features

Streams and Canals

Transportation

Rails
Interstate Highways
US Routes
Major Roads
Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Steele County, Minnesota
Survey Area Data: Version 16, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 1, 2013—Feb 17, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Parcel Report

Parcel Number: 04-026-3000

General Information

Township/City:	AURORA TOWNSHIP
Taxpayer Name:	FINNE/KERRY & CHRISTOPHER J
Taxpayer Address:	31890 COUNTY 7 BLVD WELCH MN 55089
Property Address:	
Township:	106
Range:	19
Section:	26
Plat:	
Tax Description:	ALL THAT PART OF SW1/4 & W1/2 SE1/4 DESC AS: BEG AT NW COR OF SW1/4 TH E2652.57' TO NE COR OF SW1/4 TH E1327.50' S2647.27' W1323.57' W218.10' NWLY2507.02' NWLY1092.79' TO POB
Acres:	169.58
School District:	756 - BLOOMING PRAIRIE

2021 Tax Information/2020 Assessment

Class Code 1:	AGRICULTURE
Class Code 2:	
Class Code 3:	
Homestead:	NON HOMESTEAD

Estimated Total Value:	$1,075,200.00	Tax Capacity Value:	$10,752.00
Taxable Market Value:	$1,075,200.00	Tax Capacity Rate:	89.42600
		Market Tax Rate:	0.18530

County Tax:	$6,314.31	Other Voter Levies:	$0.00
State Tax:	$0.00	Special Tax District A:	$0.00
Twp/City Tax:	$904.78	Special Tax District B:	$0.00
School Voter Levies:	$651.24	Special Tax District C:	$0.00
School Other Levies:	$885.85	Special Tax District D:	$0.00
Other Credits:	$858.24	Homestead/AG Credit Aide:	
Abatements:	$0.00	This Old House:	
Net Tax (Specials Not Included):	$8,904.00		
Total Special Assessments:	$147.82		
Current Year Balance Due:	$147.82		

2020 Tax Information/2019 Assessment

Estimated Market Value:	$1,075,200.00	Tax Capacity Value:	$10,752.00
Taxable Market Value:	$1,075,200.00	Tax Capacity Rate:	88.94200
		Market Tax Rate:	0.17168
Other Credits:	$687.54	Homestead/AG Credit Aide:	
Abatements:	$0.00	This Old House:	
Net Tax (Specials Not Included):	$9,024.00		
Total Special Assessments:	$147.82		

2019 Tax Information/2018 Assessment

Estimated Market Value:	$1,077,400.00	Tax Capacity Value:	$10,774.00
Taxable Market Value:	$1,077,400.00	Tax Capacity Rate:	92.31100
		Market Tax Rate:	0.20023
Other Credits:	$676.44	Homestead/AG Credit Aide:	
Abatements:	$0.00	This Old House:	
Net Tax (Specials Not Included):	$9,418.00		
Total Special Assessments:	$149.42		

2018 Tax Information/2017 Assessment

Estimated Market Value:	$1,403,100.00	Tax Capacity Value:	$7,016.00
Taxable Market Value:	$1,403,100.00	Tax Capacity Rate:	93.25100
		Market Tax Rate:	0.17322
Other Credits:	$447.31	Homestead/AG Credit Aide:	
Abatements:	$0.00	This Old House:	
Net Tax (Specials Not Included):	$6,246.00		
Total Special Assessments:	$151.42		

2017 Tax Information/2016 Assessment

Estimated Market Value:	$1,515,700.00	Tax Capacity Value:	$7,579.00
Taxable Market Value:	$1,515,700.00	Tax Capacity Rate:	93.19400
		Market Tax Rate:	0.15367
Other Credits:	$0.00	Homestead/AG Credit Aide:	
Abatements:	$0.00	This Old House:	
Net Tax (Specials Not Included):	$7,314.00		
Total Special Assessments:	$249.96		

CATHERINE PIEPHO
STEELE COUNTY TREASURER
BOX 890 • OWATONNA, MN 55060
507-444-7420
www.co.steele.mn.us

2021 PROPERTY TAX STATEMENT

AURORA TOWNSHIP

PRCL# 04-026-3000 RCPT# 4570

TC 10.752 10.752

Property ID Number: 04-026-3000
Property Description: SECT-26 TWP-106 RANG-19
ALL THAT PART OF SW1/4 & W1/2 SE1/4
DESC AS: BEG AT NW COR OF SW1/4 TH

KERRY & CHRISTOPHER J FINNE 85117-T
31890 COUNTY 7 BLVD
WELCH MN 55089 ACRES 169.58

Step 1 — Values and Classification

Taxes Payable Year	2020	2021
Estimated Market Value:	1,075,200	1,075,200
Homestead Exclusion:		
Taxable Market Value:	1,075,200	1,075,200
New Improve/Expired Excls:		
Property Class:	AGRI NON-HSTD	AGRI NON-HSTD

Sent in March 2020

Step 2 — Proposed Tax

* Does Not Include Special Assessments 8,776.00
Sent in November 2020

Step 3 — Property Tax Statement

First half Taxes:	4,452.00
Second half Taxes:	4,452.00
Total Taxes Due in 2021	8,904.00

$$$ 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: 2020	2021
	1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund		.00
	File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE ☐		
	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	9,563.72	9,614.42
	4. A. Agricultural and rural land tax credits	.00	.00
	B. Other credits to reduce your property tax	687.54	858.24
	5. **Property taxes after credits**	8,876.18	8,756.18
Property Tax by Jurisdiction	6. County	6,616.39	6,314.31
	7. City or Town	937.57	904.78
	8. State General Tax	.00	.00
	9. School District: 756 A. Voter approved levies	636.67	651.24
	B. Other local levies	685.55	885.85
	10. Special Taxing Districts: A.		
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	8,876.18	8,756.18
Special Assessments on Your Property	13. A. 70000 JD2 REDETERMINATION	2.00	2.00
	B. 70110 JD #11	145.82	145.82
PRIN 147.82	C.		
INT	D.		
TOT 147.82	E.		
	14. **YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS**	9,024.00	8,904.00

2 2nd Half Pay Stub 2021 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: STEELE COUNTY TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 04-026-3000 RCPT# 4570
AGRI NON-HSTD

AMOUNT DUE
NOVEMBER 15, 2021

2ND HALF TAX 4,452.00
PENALTY
TOTAL

PLEASE INCLUDE YOUR PHONE # ON CHECK.
YOUR CANCELLED CHECK IS YOUR RECEIPT.

KERRY & CHRISTOPHER J FINNE 85117-T
31890 COUNTY 7 BLVD
WELCH MN 55089

- PAY FROM THIS COPY ONLY IF AN ESCROW CO. IS NOT RESPONSIBLE TO PAY.
- IF OWNERSHIP OF THE PARCEL IS TRANSFERRED, BUYER OR SELLER IS RESPONSIBLE TO PAY THESE TAXES PER PURCHASE AGREEMENT.

1 1st Half Pay Stub 2021 DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
MAKE CHECKS PAYABLE TO: STEELE COUNTY TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 04-026-3000 RCPT# 4570
AGRI NON-HSTD

AMOUNT DUE
MAY 17, 2021

TOTAL TAX 8,904.00
1ST HALF TAX 4,452.00
PENALTY
TOTAL

KERRY & CHRISTOPHER J FINNE 85117-T
31890 COUNTY 7 BLVD
WELCH MN 55089

- PAY FROM THIS COPY ONLY IF AN ESCROW CO. IS NOT RESPONSIBLE TO PAY.
- IF OWNERSHIP OF THE PARCEL IS TRANSFERRED, BUYER OR SELLER IS RESPONSIBLE TO PAY THESE TAXES PER PURCHASE AGREEMENT.

$$$ REFUNDS

You may qualify for one or both refunds from the State of Minnesota based on your 2021 Property Taxes.

If you owned and occupied this property as your homestead on January 2, 2021, you ***may*** qualify for one or both of the following homestead credit refunds:

1. ***Property Tax Refund*** - If your taxes exceed certain income-based thresholds, and your total household income is less than $116,180.
2. ***Special Property Tax Refund*** - If you also owned and occupied this property as your homestead on January 2, 2020 and **both** of the following are true:
   - The net property tax on your homestead increased by more than 12% from 2020 to 2021.
   - The increase was at least $100, not due to improvements on the property.

For Form M1PR and instructions:



www.revenue.state.mn.us



(651) 296-3781



Minnesota Tax Forms
Mail Station 1421
St. Paul, MN 55146-1421

Make sure to provide your Property ID Number on your M1PR to ensure prompt processing.

Penalty For Late Payment Of Property Tax

If you pay your first half or second half property tax after the due dates, a penalty will be added to your tax. The later you pay, the greater the penalty you must pay. The table below shows the penalty amounts added to your tax if your property taxes are not paid before the date shown.

	2021										2022
Property Type:	May 18	June 1	July 1	Aug 1	Sep 1	Oct 1	Oct 16	Nov 1	Nov 16	Dec 1	Jan 2
Homesteads and Seasonal Rec. 1st half	2%	4%	5%	6%	7%	8%	8%	8%	-	8%	10%
2nd half	-	-	-	-	-	-	2%	4%	-	5%	7%
Both Unpaid	-	-	-	-	-	-	5%	6%	-	6.5%	8.5%
Agricultural Homesteads											
1st half	2%	4%	5%	6%	7%	8%	8%	8%	8%	8%	10%
2nd half	-	-	-	-	-	-	-	-	2%	4%	6%
Both Unpaid	-	-	-	-	-	-	-	-	5%	6%	8%
Nonhomesteads											
1st half	4%	8%	9%	10%	11%	12%	12%	12%	-	12%	14%
2nd half	-	-	-	-	-	-	4%	8%	-	9%	11%
Both Unpaid	-	-	-	-	-	-	8%	10%	-	10.5%	12.5%
Agricultural Nonhomesteads											
1st half	4%	8%	9%	10%	11%	12%	12%	12%	12%	12%	14%
2nd half	-	-	-	-	-	-	-	-	4%	8%	10%
Both Unpaid	-	-	-	-	-	-	-	-	8%	10%	12%
Personal Property	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
Manufactured Homes											
1st half	-	-	-	-	8%	8%	8%	8%	8%	8%	8%
2nd half	-	-	-	-	-	-	-	-	8%	8%	8%

Personal Property Located on Leased Government-owned Land: Taxes may be paid in two installments due at the same time as real property taxes. These taxes are subject to the same penalty schedule and penalty rates as real property taxes. All other personal property taxes are due in full on or before May 17, 2021.

Note to manufactured homeowners: The title to your manufactured home cannot be transferred unless all current year and delinquent personal property taxes are paid at the time of transfer.

IMPORTANT ADDITIONAL NOTES:

- TAXPAYERS ARE RESPONSIBLE FOR PAYMENT OF TAX AND THIS IS NOT AFFECTED BY FAILURE TO PROVIDE A STATEMENT FOR A PARCEL.
- WE DO NOT MAIL SECOND HALF STATEMENTS.
- PAYMENT - WE ARE PROHIBITED FROM ACCEPTING POST-DATED CHECKS. PAYMENT MUST BE IN U.S. DOLLARS BY MONEY ORDER, OR DRAFT FROM A U.S. BANK OR BRANCH. DRAFT MUST HAVE BANK'S CODED TRANSIT NUMBER ALONG BOTTOM EDGE.
- POSTMARK DETERMINES MAIL PAYMENT DATE. Laws 1996, Chapter 471, Article3, Section 22, enacted as M.S. 276.017 PROVIDE THAT A UNITED STATES POSTAL SERVICE POSTMARK QUALIFIES AS PROOF OF TIMELY MAILING; HOWEVER POSTMARK OF A PRIVATE POSTAGE METER MACHINE DOES NOT QUALIFY AS PROOF OF TIMELY MAILING.

Senior Citizen Property Tax Deferral

The Senior Citizen Deferral Program provides a low-interest loan to senior citizens having difficulty paying property taxes. This is not a tax foregivness program, however, this program:

- Limits the maximum amount of property tax paid to 3% of total household income, and
- Ensures the amount of tax paid remains the same as long as you participate in this program.

To be eligible, you must file an application by **November 1, 2021**, as well as:

1. Be at least 65 years old,
2. Have a household income of $60,000 or less, and
3. Have lived in your home for at least 15 years.

To receive a fact sheet and application for this program, or to file an on-line application, go to www.revenue.state.mn.us and type keyword "deferral" into the search box, or call the Senior Deferral Administrator at (651) 556-4803 to have the information mailed to you.

ADDRESS CORRECTION

NEW ADDRESS:

NAME _____

STREET ADDRESS _____

CITY _____

STATE _____ ZIP CODE _____

THIS STUB MUST ACCOMPANY FIRST HALF PAYMENT

ADDRESS CORRECTION

NEW ADDRESS:

NAME _____

STREET ADDRESS _____

CITY _____

STATE _____ ZIP CODE _____

THIS STUB MUST ACCOMPANY SECOND HALF PAYMENT

STEELE COUNTY
ATTN: AUDITOR/TREASURER
STEELE CO ADMINISTRATOR
630 FLORENCE AVE
OWATONNA, MN 55060
(507) 444-7406

PROPOSED TAXES 2022

THIS IS NOT A BILL. DO NOT PAY.

Property ID: 04-026-3000 **Taxpayer # 85117**

02010545
KERRY & CHRISTOPHER J FINNE
31890 COUNTY 7 BLVD
WELCH MN 55089-4704

Legal Description:
SECT-26 TWP-106 RANG-19
ALL THAT PART OF SW1/4 & W1/2 SE1/4 DESC
AS: BEG AT NW COR OF SW1/4 TH E2652.57' TO
NE COR OF SW1/4 TH E1327.50' S2647.27'
W1323.57' W218.10' NWLY250 169.58 ACRES

Property Address:

Step 1 — VALUES AND CLASSIFICATION

Taxes Payable Year	2021	2022
Estimated Mkt Value:	$1,075,200	$1,091,400
Homestead Exclusion:		
Other Exclusion/Def:		
Taxable Mkt Value:	$1,075,200	$1,091,400
Property Class:	AGRI NON-HSTD	AGRI NON-HSTD

Step 2 — **PROPOSED TAX**

Property Taxes before credits:	**9,637.17**
School building bond credit:	**891.17**
Agricultural market value credit:	**.00**
Other credits:	**.00**
Property Taxes after credits:	**$8,746.00**

Step 3 — **PROPERTY TAX STATEMENT**
Will be mailed to you in Spring of 2022

Proposed Property Taxes and Meetings by Jurisdiction for Your Property

Contact Information	Meeting Information	Actual 2021	Proposed 2022
STEELE COUNTY STEELE COUNTY ADMINISTRATOR 630 FLORENCE AVE 444-7406 OWATONNA MN 55060	6:00 PM DEC 14, 2021 COUNTY BOARDROOM OWATONNA, MN 55060	$6,314.31	$6,487.50
AURORA TOWNSHIP PHILLIP HILDEBRANDT, CHAIRMAN 6751 SE 68TH ST CLAREMONT, MN 55924	BUDGET SET AT YOUR TOWN MEETING IN MARCH 2021	$904.78	$865.48
STATE GENERAL TAX		$.00	$.00
BLOOMING PRAIRIE 756 SCHOOL SUPERINTENDENT 202 4TH AVE NW BL PRAIRIE (507) 583-4426	6:00 PM DEC 20, 2021 HS MEDIA CENTER BL PRAIRIE, MN 55917		
VOTER APPROVED LEVIES OTHER LOCAL LEVIES If the Referendum for your School District was approved at the November election, the School District tax may be higher than the amount shown above.		$651.24 $885.85	$554.42 $838.60
SPECIAL TAXING DISTRICTS		$.00	$.00
TAX INCREMENT		$.00	$.00
TOTAL **Excluding Special Assessments**	Percent Change .1- %	$8,756.18	$8,746.00

The time to provide feedback on PROPOSED LEVIES is NOW

010545

IMPORTANT INFORMATION IS PRINTED ON THE BACK OF THIS FORM.
It is too late to appeal your value without going to Tax Court