

WINONA COUNTY - ST. CHARLES, MN
CENTURY FARMSTEAD REAL ESTATE AUCTION

SELLING IN MULTIPLE PARCELS

174 acres with 127 acres of prime crop land, 42 acre buildable wooded/pasture land, 5 acre building site with stately 5+ bedroom home

AUCTION LOCATION:
St. Charles Moose Lodge
116 West 11th Street, St. Charles, MN 55972

MATT MARING AUCTION CO.

Saturday, November 20, 2021 10:00 a.m.

LIVE ONSITE AUCTION WITH ONLINE BIDDING • WWW.MARINGAUCTION.COM

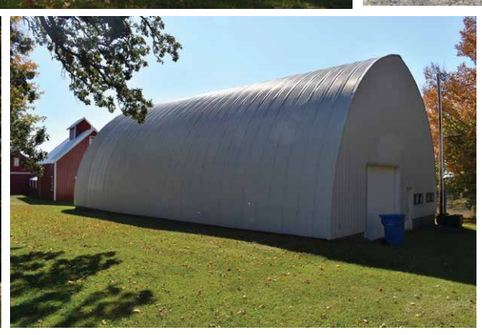
All parcels to be Surveyed prior to Auction Date • Directions to Farm from St. Charles: (29823 Sinclair Road, St. Charles, MN): Go south of State Highway 74 to Keller Drive, east on Keller Drive for 0.8 miles to Sinclair Road, north on Sinclair Road for 0.6.

Open House Dates: Sunday, October 31 from 12:00 Noon to 2:00 p.m.; Sunday, November 7 from 12:00 Noon to 2:00 p.m.; Saturday, November 13 from 9:00 a.m. to 11:00 a.m.













PARCEL 1

5.3+/- Acre Building Site with Stately Two Story 5+ Bedroom Home, Original Trim, Good Out Buildings, This Home is a Masterpiece! Located in Saratoga Township, Winona County, MN

*** Address: 29823 Sinclair Road, St. Charles, MN 55972
*** PID#: 140000570 (For Complete 174 Acre)
*** Located In Section 8 Saratoga Township, Winona County, MN
*** Area: 5.3+/- Acres, to be Surveyed Prior to Auction Date
*** 1903 Country Home Trimmed In Original Oak Pocket Doors, 6 & 5 Panel Oak Doors, Oak Floors, Main Floor Bathroom & Bedroom, Brick Fireplace, Sun Porch On 1st & 2nd Levels, Newer Roof, Siding & Soffits, Many Newer Windows, New Forced Air Gas Furnace & Water Heater, 100 AMP Electrical, Water Softener, Detached Oversized One Car Garage
*** Good Well, Non-Conforming Septic System
*** Quonset Set 40'x60' With Newer Siding & Good Doors
*** Older 2 Story Bar With New Siding
*** Other Good Outbuildings With Newer Siding
*** Great Wind Break To The North & West
*** This Building Site Is Setting On Higher Elevation And You Can See Approx 8 Miles To The Southwest
*** A Must See Property, The House Is Very Clean With All The Beauty Of Old School Craftsmanship With Oak Woodwork, Trim & Floors

PARCEL 2

42.2+/- Acres of Bare Pasture Land with Building Site in Saratoga Township, Winona Co. MN

*** Address: 29XXX Sinclair Road, St. Charles, MN
*** Area: 42.2+/- Acres to be Surveyed Prior to Auction Date
*** Pasture and Woodland with Great Elevation, Buildable for Your Dream Home, Excellent Addition to Parcel 1
*** To Be Sold by the Acre

PARCEL 3

28.2+/- Acres of Very Good Ag Crop Land, Saratoga Township, Winona County, MN

*** Address: 29XXX Sinclair Road, St. Charles, MN
*** Area: 28.2+/- Acres to be Surveyed Prior to Auction Date
*** Southeast of Building Site on East Side of Sinclair Road
*** CPI 84.7 Average, Half of Farm is Port Byron Soil with 99 CPI
*** 27.34 Tillable Acres
*** To Be Sold by the Acre

PARCEL 4

98.9+/- Acres of Very Good Ag Crop Land, Saratoga Township, Winona County, MN

*** Address: 29XXX Sinclair Road, St. Charles, MN
*** Area: 98.9+/- Acres to be Surveyed Prior to Auction Date
*** Located North & West of Building Site
*** 84.62 Tillable Acres
*** CPI 86.7 Average, Mr. Carroll Silt Loam & Port Byron Soils, Over 70% of Farm Has 93 CPI
*** To Be Sold by the Acre

THIS FARM HAS THE TYPE OF GREAT SOILS WHICH WILL GROW EXCELLENT CROPS YEAR AFTER YEAR!

Terms: $25,000 down per parcel the day of auction, which is nonrefundable if buyer(s) fails to close and pay seller in full. The balance is due and payable in full on or before December 21, 2021, at which time the buyer(s) shall receive possession and a clear marketable title. All real estate taxes to be paid by the seller for the year of 2021. All real estate is selling in as-is condition with no warrantees or guarantees expressed of implied. All bidders/buyers must have their finances in order prior to auction date.

LARRY C. CAMPBELL ESTATE

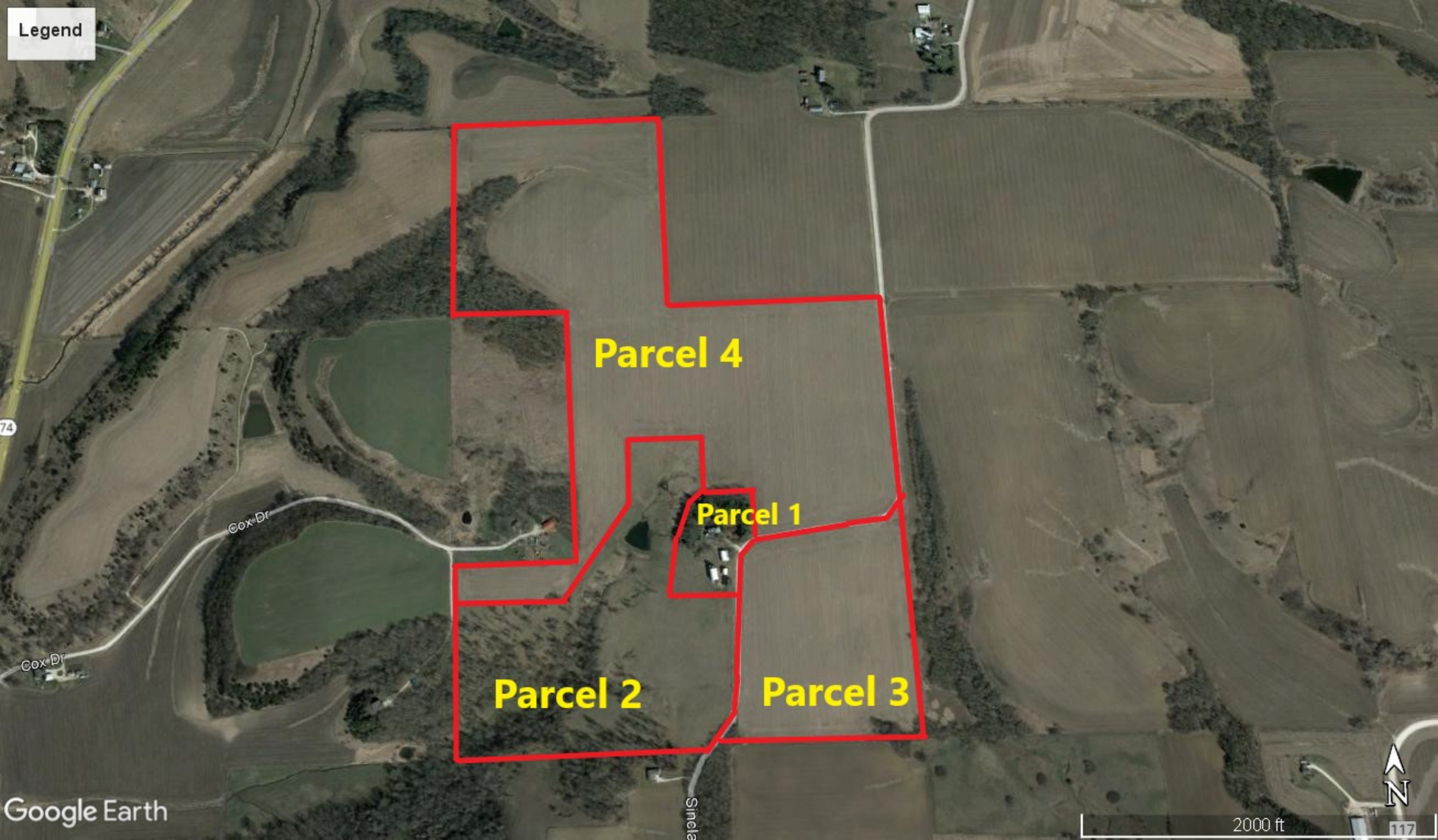
JOYCE EVANS • PERSONAL REPRESENTATIVE

MATT MARING AUCTION CO.
We Sell the Earth & Everything On It.

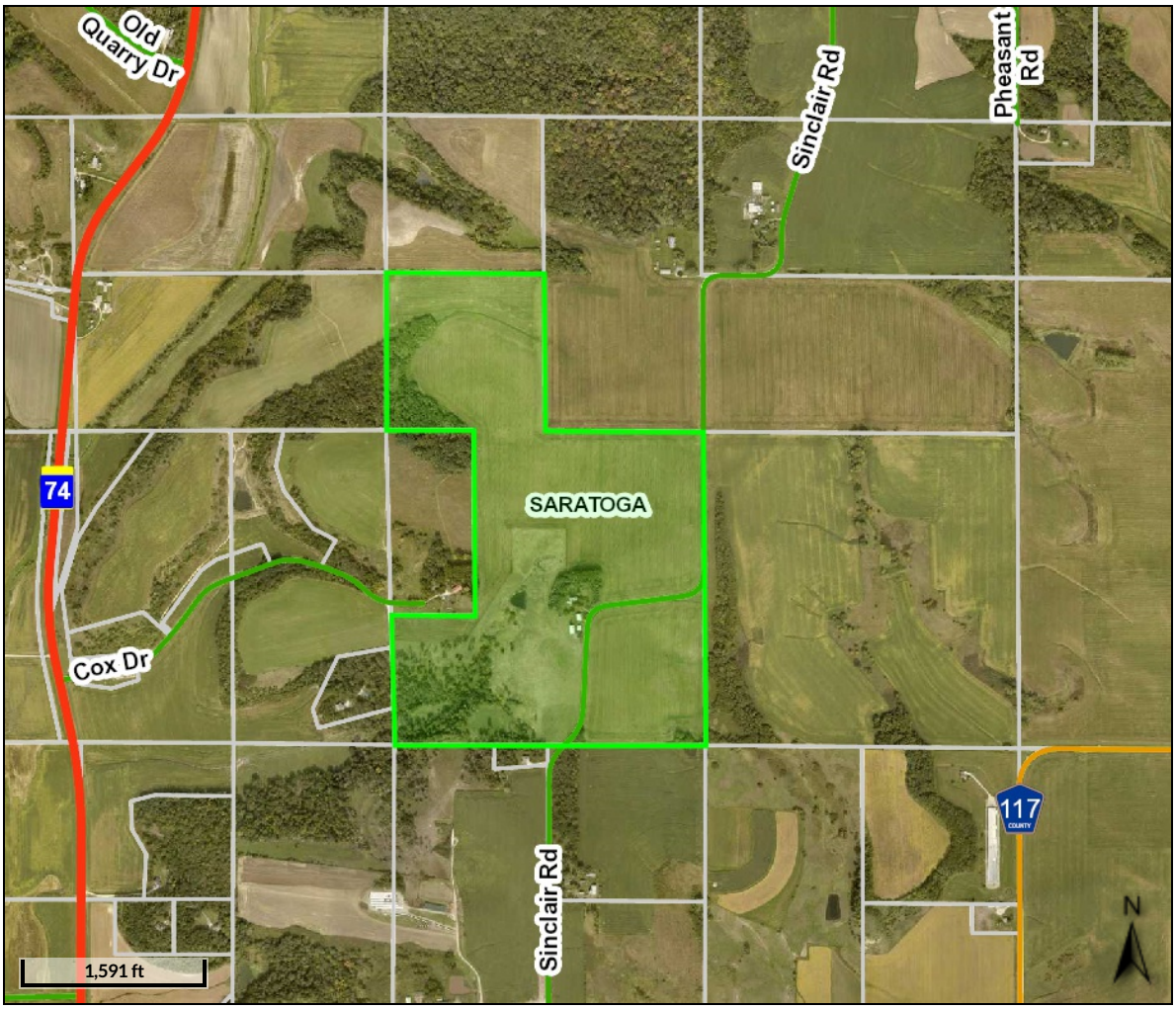
Design and Print provided by greghepola@yahoo.com

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
Parcel 4
Parcel 1
Parcel 2
Parcel 3
Cox Dr
Cox Dr
74
Google Earth
N
2000 ft
117

Beacon™ Winona County, MN



Overview



Legend

Roads
- Other
- Interstate
- US/State Highway
- City Streets
- County Road
- Township Road
- Private Drive

Municipalities

Winona Boundary

Parcel

Parcel ID	140000570	**Alternate ID**	n/a	**Owner Address**	CAMPBELL,LARRY C
Sec/Twp/Rng	08-105-010	**Class**	101 - AGRICULTURAL		29823 SINCLAIR RD
Property Address	29823 SINCLAIR RD ST CHARLES	**Acreage**	174		ST CHARLES, MN 55972

District SARATOGA TWP

Brief Tax Description Sect-08 Twp-105 Range-010 174.00 AC 174 AC SW 1/4 NW1/4 & 134 AC IN SW1/4
(Note: Not to be used on legal documents)

Note: This map is created from data contained in Winona County GIS and is for reference purposes only. While significant effort has been invested to depict boundary extents as accurately as possible per existing records, this map should not be considered a replacement for professional land survey.

Date created: 10/20/2021
Last Data Uploaded: 10/20/2021 3:02:31 AM

Developed by Schneider GEOSPATIAL

Beacon™ Winona County, MN

Owners Report

Primary Taxpayer
LARRY C CAMPBELL
29823 SINCLAIR RD
ST CHARLES, MN 55972

Summary

Parcel ID	140000570
Property Address	29823 SINCLAIR RD ST CHARLES
Sec/Twp/Rng	08-105-010
Brief Tax Description	Sect-08 Twp-105 Range-010 174.00 AC 174 AC SW 1/4 NW1/4 & 134 AC IN SW1/4 (Note: Not to be used on legal documents)
Deeded Acres	174.00 This parcel has Green Acres.
Class	101 - (NON-HSTD) AGRICULTURAL
District	(1403) SARATOGA TWP
School District	0858
Creation Date	07/21/1989

Valuation

		2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment
+	Estimated Building Value	$180,800	$159,600	$155,800	$154,000	$158,800
+	Estimated Land Value	$1,023,200	$1,015,800	$1,070,800	$977,800	$975,800
+	Estimated Machinery Value	$0	$0	$0	$0	$0
=	Estimated Market Value	**$1,204,000**	**$1,175,400**	**$1,226,600**	**$1,131,800**	**$1,134,600**

Taxation

		2021 Payable	2020 Payable	2019 Payable	2018 Payable	2017 Payable
	Estimated Market Value	$1,175,400	$1,226,600	$1,131,800	$1,134,600	$1,127,300
-	Excluded Value	$0	$0	$0	$0	$0
-	Homestead Exclusion	$0	$0	$0	$0	($20,300)
=	Taxable Market Value	**$980,900**	**$1,018,600**	**$959,600**	**$962,400**	**$1,084,800**
	Net Taxes Due	$3,178.00	$3,552.00	$3,204.00	$3,026.00	$4,568.00
+	Special Assessments	$28.00	$28.00	$28.00	$28.00	$28.00
=	Total Taxes Due	**$3,206.00**	**$3,580.00**	**$3,232.00**	**$3,054.00**	**$4,596.00**

Tax Statements

2018 (PDF)
2019 (PDF)
2020 (PDF)
2021 (PDF)

Unpaid Taxes

No taxes are due at this time.

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
554171	4/16/2021	2021	$0.00	$0.00	$0.00	($3,206.00)
535715	6/17/2020	2020	$0.00	$0.00	$0.00	($3,580.00)
496426	5/7/2019	2019	$0.00	$0.00	$0.00	($3,232.00)
463446	5/2/2018	2018	$0.00	$0.00	$0.00	($3,054.00)
435858	5/11/2017	2017	$0.00	$0.00	$0.00	($4,596.00)
405496	5/11/2016	2016	$0.00	$0.00	$0.00	($4,614.00)

No data available for the following modules: Condominiums.

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GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 10/20/2021, 2:02:31 AM

Version 2.3.153

Winona County
Sandra J. Suchla, Auditor-Treasurer
202 W. Third Street
Winona, MN 55987-3193
507-457-8830
www.co.winona.mn.us

2021 Property Tax Statement

Step 1 — VALUES AND CLASSIFICATION

Taxes Payable:	2020	2021
Estimated Market Value:	$ 1,226,600.00	$ 1,175,400.00
Homestead Exclusion:		
Taxable Market Value:	$ 1,018,600.00	$ 980,900.00
New Improvements:		
Expired Exclusions:		
Property Classification:	AG HMSTD	AG HMSTD

PARCEL HAS DEFERRED GREEN ACRES

Legal Description:
Sect-08 Twp-105 Range-010174 AC SW 1/4 NW1/4 & 134 ACIN SW1/4

Sent in March 2020

Step 2 — PROPOSED TAX

Proposed Tax: **$ 3,156.00**

Sent in November 2020

Step 3 — PROPERTY TAX STATEMENT

First-Half Taxes:	**$ 1,603.00**
Second-Half Taxes:	**$ 1,603.00**
Total Taxes in 2021:	**$ 3,206.00**

PROPERTY ID#: R 14.000.0570

Taxpayer: 119171

LARRY C CAMPBELL
29823 SINCLAIR RD
ST CHARLES MN 55972

Property Address:
~~Tax Desc:~~
29823 SINCLAIR RD
ST CHARLES
MN, 55972

$$$
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. File by August 15. **If this box is checked, you owe delinquent taxes and are not eligible.** ☐		$ 484.00
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR	$ 464.00	
Property Tax and Credits	$ 4,569.89	$ 4,206.27
3. Property taxes before credits	$ 1,017.89	$ 1,028.27
4. A. Agricultural and rural land credits		
B. Other credits to reduce your property tax		
5. **Property taxes after credits**	**$ 3,552.00**	**$ 3,178.00**
Property Tax by Jurisdiction		
6. County	$ 1,903.21	$ 1,778.16
7. City or Town SARATOGA TOWNSHIP	$ 693.77	$ 775.00
8. State General Tax		
9. School District 858 — A. Voter Approved Levies	$ 454.15	$ 357.43
B. Other Local Levies	$ 484.71	$ 252.31
10. Special Taxing Districts SE HRA	$ 16.16	$ 15.10
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	$ 3,552.00	$ 3,178.00
Special Assessments on Your Property		
13. Special assessments SOLIDWASTE 102021-0 $ 28.00		
Interest:		
Principal: $ 28.00		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	**$ 3,580.00**	**$ 3,206.00**

PAYABLE 2021 2nd HALF PAYMENT STUB

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

TO AVOID PENALTY PAY ON OR BEFORE: November 15, 2021

☐ If your address has changed please check this box and show the change on the back of this stub.

Property ID#: R 14.000.0570

Bill #: 5746

Classification AG HMSTD

Taxpayer: 119171

LARRY C CAMPBELL
29823 SINCLAIR RD
ST CHARLES MN 55972

SECOND 1/2 TAX AMOUNT DUE:	$ 1,603.00

PENALTY: **TOTAL:**

MAKE CHECKS PAYABLE TO:

Winona County Auditor-Treasurer
202 W. Third Street
Winona, MN 55987-3193

No receipt sent. Your cancelled check is proof of payment. Do not send postdated checks.
$25 fee for returned payments.

DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT.

PAYABLE 2021 1st HALF PAYMENT STUB

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

TO AVOID PENALTY PAY ON OR BEFORE: May 17, 2021

☐ If your address has changed please check this box and show the change on the back of this stub.

Property ID#: R 14.000.0570

Bill #: 5746

Classification: AG HMSTD

Taxpayer: 119171

LARRY C CAMPBELL
29823 SINCLAIR RD
ST CHARLES MN 55972

FULL TAX AMOUNT:	$ 3,206.00
FIRST 1/2 TAX AMOUNT DUE:	$ 1,603.00

PENALTY: **TOTAL:**

MAKE CHECKS PAYABLE TO:

Winona County Auditor-Treasurer
202 W. Third Street
Winona, MN 55987-3193

No receipt sent. Your cancelled check is proof of payment. Do not send postdated checks.
$25 fee for returned payments.

DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT.

SE MINNESOTA WATER ANALYSIS LABORATORY
2100 CAMPUS DR SE
ROCHESTER, MN 55904-4722
PHONE: (507) 328-7495
FAX: (507) 328-7485
EMAIL: waterlab@co.olmsted.mn.us

DAVE EVANS
29823 SINCLAIR RD
SAINT CHARLES, MN 55972

Report Date: 9/30/2021
Lab Number: 31832
Received Date: 9/29/2021
Received Time: 9:28
Sampled Date: 9/28/2021
Sampled Time: 15:45
Sampler: DAVE EVANS
Sampler Title:

Unique Number:
Temp(C)@ receipt: 6.2

Sample Name: DAVE EVANS

Sample Location: 29823 SINCLAIR RD SAINT CHARLES MN 55972

Reason For Test: FINANCING / SALE

Comments: RECEIVED ON ICE. **This sample meets EPA primary drinking water standards for all of the analytes tested.

Analyte	Result	Method	(LRL*)	Analyzed	Analyst
Chloride	**13.8 mg/L**	EPA 300.0	(0.5 mg/L)	09/29/21 12:46	oc10030
Fluoride	**< 0.2 mg/L**	EPA 300.0	(0.2 mg/L)	09/29/21 12:46	oc10030
Nitrate	**6.5 mg/L**	EPA 300.0	(0.25 mg/L)	09/29/21 12:46	oc10030
Nitrite	**Not Detected**	EPA 300.0	(0.1 mg/L)	09/29/21 12:46	oc10030
Sulfate	**18.9 mg/L**	EPA 300.0	(0.5 mg/L)	09/29/21 12:46	oc10030
E. coli	**Absent**	SM 9223 B	(1 colony / 100 ml)	09/30/21 9:50	Colleen Fried
Total Coliform	**Absent**	SM 9223 B	(1 colony / 100 ml)	09/30/21 9:50	Colleen Fried

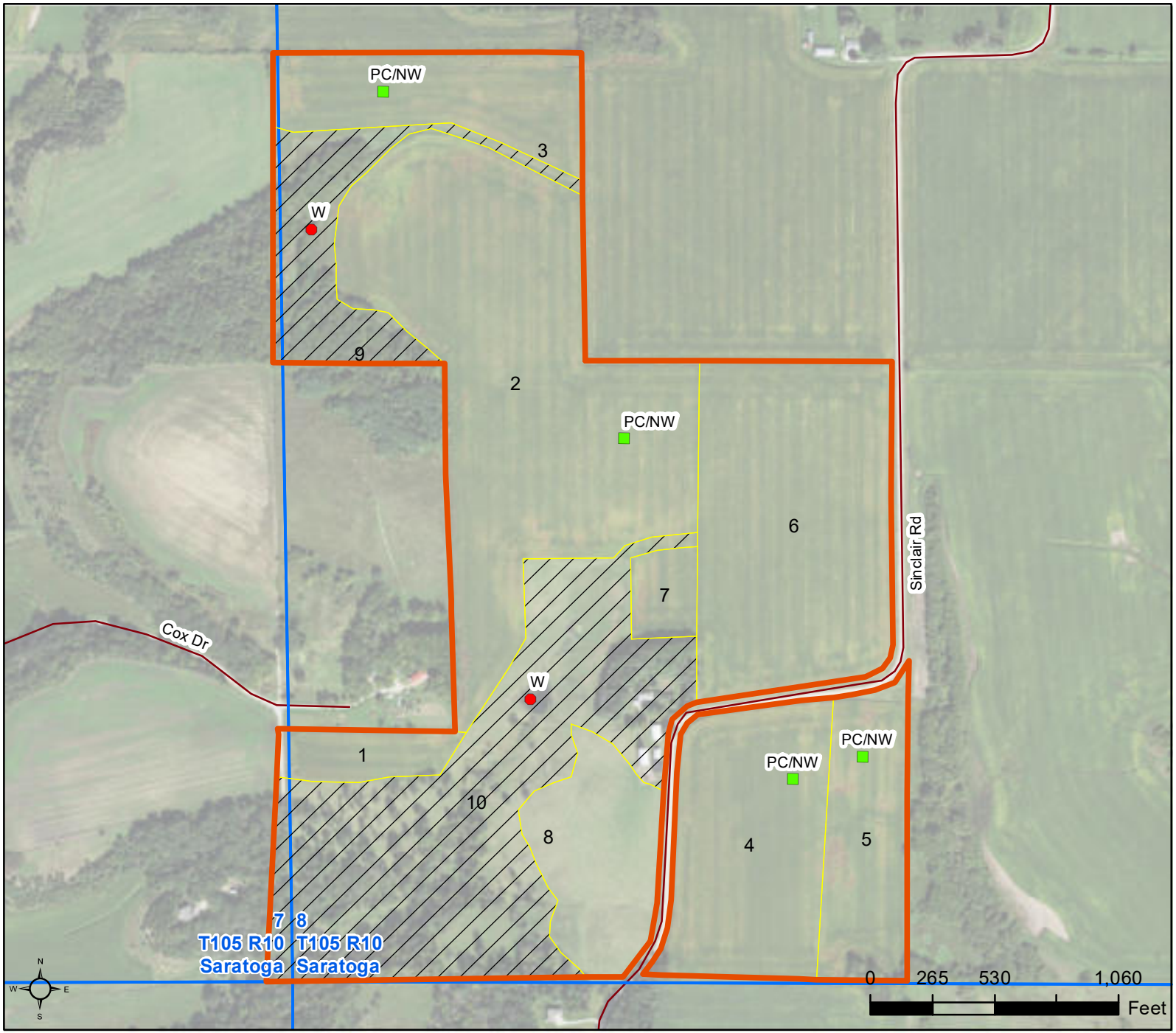
Digitally signed by Seth Cordry
Date: 2021.09.30 11:43:32 -05'00'

Lab Analyst or Lab Manager

Laboratory Certification: MN LAB # 027-109-399 EPA LAB CODE MN00096
SEMWAL is accredited by the Minnesota Department of Health
Environmental Laboratory Accreditation Program and conforms to current TNI standards.
** = See 'Meaning of Test Results' fact sheet for additional information.
(LRL*) = Laboratory Reporting Limit is the lowest value of the analyte that can be quantitatively determined.
~ = Sample received outside temperature range specified in Minnesota statutes.
EX = Sample received outside holding time specified in EPA 300.0

USDA United States Department of Agriculture

Winona County, Minnesota



Tract 452
Farm 1215

2021 Program Year

CLU	Acres	HEL	Crop
1	3.58	NHEL	
2	43.61	NHEL	
3	10.95	NHEL	
4	17.26	NHEL	
5	10.08	HEL	
6	26.52	NHEL	
7	2.41	NHEL	
8	10.1	HEL	
9	9.98	UHEL	NC
10	37.87	UHEL	NC

Page Cropland Total: 124.51 acres

Map Created May 10, 2021

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

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

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 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 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 NRCS. This map displays the 2019 NAIP imagery.

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
CAMPBELL, JOSHUA LEE

Farm Identifier
Saratoga 8

Farms Associated with Operator:
None

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
172.36	124.51	124.51	0.0	0.0	0.0	0.0	0.0	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod
0.0	0.0	124.51	0.0	0.0	0.0

ARC/PLC

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	97.7	161	0.00
SOYBEANS	16.6	53	0.00
Total Base Acres:	114.3		

Tract Number: 452 **Description** C-1 (8) SA

FSA Physical Location : Winona, MN **ANSI Physical Location:** Winona, MN

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

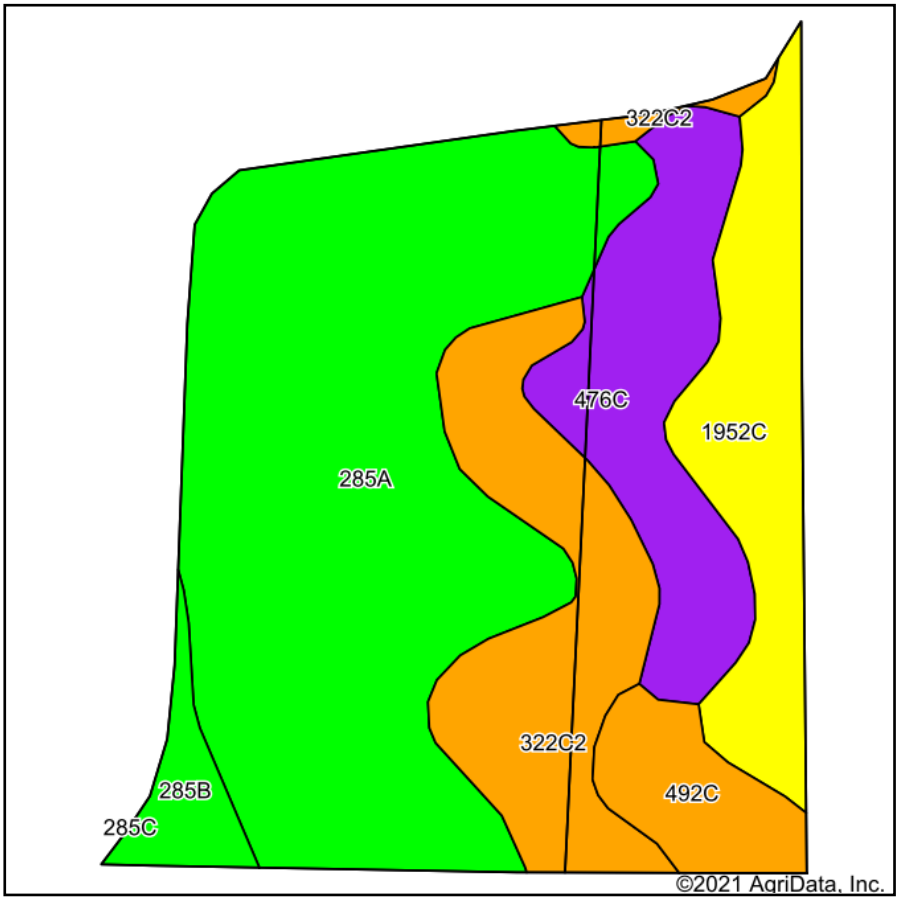
Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
172.36	124.51	124.51	0.0	0.0	0.0	0.0	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod
0.0	0.0	124.51	0.0	0.0	0.0

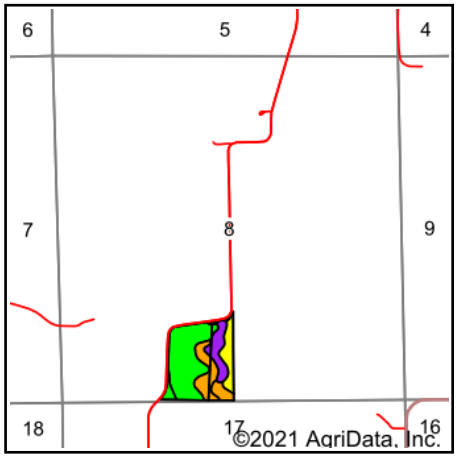
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	97.7	161	0.00
SOYBEANS	16.6	53	0.00
Total Base Acres:	114.3		

Owners: CAMPBELL, LARRY

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Winona**
Location: **8-105N-10W**
Township: **Saratoga**
Acres: **27.34**
Date: **10/20/2021**

Maps Provided By:
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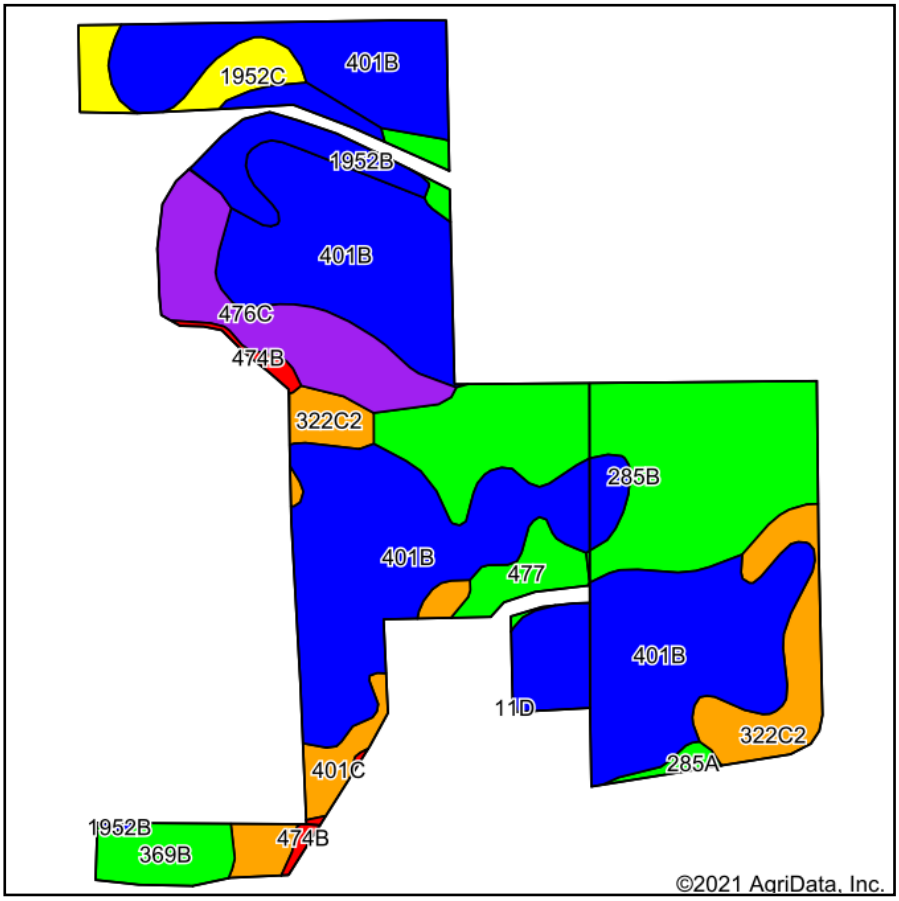
N W E S

Area Symbol: MN169, Soil Area Version: 15

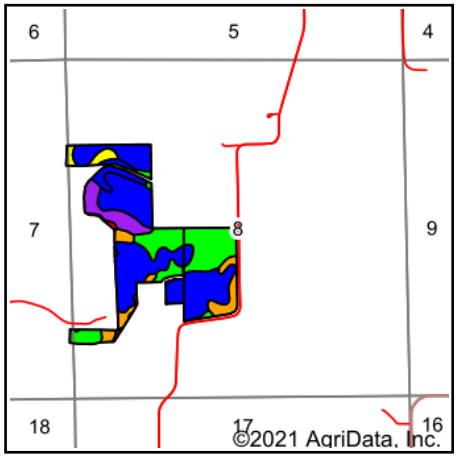
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay Tons	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Soybeans
285A	Port Byron silt loam, 0 to 2 percent slopes	13.43	49.1%		Iw	99					90
322C2	Timula silt loam, 6 to 12 percent slopes, moderately eroded	4.41	16.1%		IIIe	78					65
476C	Frankville silt loam, 6 to 12 percent slopes	3.72	13.6%		IIIe	55	4.4	118	68	33	51
1952C	Keltner silt loam, 6 to 12 percent slopes	3.47	12.7%		IIIe	70	5.7	151	87	42	74
492C	Nasset silt loam, 6 to 12 percent slopes	1.46	5.3%		IIIe	77	4.9	166	72	46	64
285B	Port Byron silt loam, 2 to 6 percent slopes	0.85	3.1%		IIe	98					89
			Weighted Average		**1.99**	**84.7**	**1.6**	**44.1**	**24.1**	**12.3**	***n 77.2**

*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.

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Winona**
Location: **8-105N-10W**
Township: **Saratoga**
Acres: **87.03**
Date: **10/20/2021**

Maps Provided By:
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N W E S

Area Symbol: MN169, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay Tons	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Soybeans
401B	Mt. Carroll silt loam, 2 to 6 percent slopes, moderately eroded	44.18	50.8%		IIe	90					74
285B	Port Byron silt loam, 2 to 6 percent slopes	17.03	19.6%		IIe	98					89
476C	Frankville silt loam, 6 to 12 percent slopes	6.43	7.4%		IIIe	55	4.4	118	68	33	51
322C2	Timula silt loam, 6 to 12 percent slopes, moderately eroded	5.35	6.1%		IIIe	78					65
1952B	Keltner silt loam, 3 to 6 percent slopes	3.58	4.1%		IIe	85	6.5	183	97	51	75
401C	Mt. Carroll silt loam, 6 to 12 percent slopes, moderately eroded	2.64	3.0%		IIIe	80					71
1952C	Keltner silt loam, 6 to 12 percent slopes	2.48	2.8%		IIIe	70	5.7	151	87	42	74
369B	Waubeek silt loam, 2 to 6 percent slopes	2.39	2.7%		IIe	91	6.5	196	96	55	84
477	Littleton silt loam	1.86	2.1%		I	100	5.9	215	91	60	91
474B	Haverhill mucky silty clay loam, 1 to 8 percent slopes	0.65	0.7%		Vw	5					20
285A	Port Byron silt loam, 0 to 2 percent slopes	0.44	0.5%		Iw	99					90
			Weighted Average		**2.19**	**86.8**	**1.1**	**30.5**	**16.1**	**8.5**	***n 74.9**

*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.