



LIVE & ONLINE REAL ESTATE **AUCTION**

Friday, February 23, 2024 • 10:00 a.m.

The Gartner siblings have decided to sell their family farm, after the passing of their father & mother (Joe & Rachel Gartner) at public auction.

For Complete Details And Online Bidding go to www.hmauction.com

Auction Location: 930 Red Wing Ave., Kenyon, MN 55946 (Maring Auction Building)

560 ACRES

**Claremont Township, Dodge County
MN, in Sections 2, 3, 10, 12 and 13.**

**Class A Crop Land, Pattern Drain
Tile, High Crop Productivity Index**



Gartner Family Farms, Sellers



HAMILTON-MARING



WWW.HMGROUP.COM



Parcel 1 • 153.93 Acres of Prime Class A Crop Land With 148.42 Tillable Acres, Located in NW 1/4 Of Section 2 Claremont Township, Dodge County, MN

- PID# 09.002.0400, Zoned Ag, Taxes for 2023 \$8,120.00
- 143XX 585th Street, Claremont, MN 55924
- 153.93 Acres of bare land, just surveyed
- 148.42 Acres of tillable crop land
- Pattern Drain Tile in place with 4", 5" & 6" drain tile, Approx 50,000+ feet
- Crop Productivity Index, 85.4 weighted average. Max-field & Marquise Silt Loam soil types
- Very productive farm that lays excellent, long rows with excellent soils. Is contiguous with Parcel 2
- Will be sold by the acre, 153.93 x Dollar Amount Bid





DODGE COUNTY
Finance
721 Main St N, Dept 45
Mantorville, MN 55955-2204
507-635-6239
www.co.dodge.mn.us

Parcel 1 & 6

657

Taxpayer: R 09.002.0400

DANIEL D GARTNER ETAL

8430 HUNTERS CREEK DR
HOUSTON TX 77024

13746

Sect-02 Twp-107 Range-018
160.00 ACRES - NW1/4

160.00 AC

PROPERTY ADDRESS:

14344 585TH ST

CLAREMONT

MN

2023 Property Tax Statement

VALUES AND CLASSIFICATION

| Step | Taxes Payable Year Classification | 2022 | 2023 |
|------|--|-----------------------|-----------------------|
| | | AG NHSTD RES ON AG | AG NHSTD RES ON AG |
| 1 | Estimated Market Value | 1,271,800 | 1,316,800 |
| | Improvements Excluded | | |
| | Homestead Exclusion | | |
| | Taxable Market Value | 1,271,800 | 1,316,800 |
| | New Improvements Expired Exclusions | | |

Sent in March 2022

Step

2

PROPOSED TAX

Proposed Tax 7,558.00

Sent in November 2022

Step

3

PROPERTY TAX STATEMENT

| | |
|-------------------------|----------|
| First-half Taxes | 3,756.00 |
| Second-half Taxes | 3,756.00 |
| Total Taxes due in 2023 | 7,512.00 |

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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:

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. ☐
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR

Property Tax and Credits

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

5. Property taxes after credits

Property Tax by Jurisdiction

6. County

7. City or Town CLAREMONT TOWNSHIP
8. State General Tax 2125

9. School District A. Voter Approved Levies
B. Other Local Levies

10. Special Taxing Districts

11. Non-school voter approved referenda levies
12. Total property tax before special assessments

Special Assessments on Your Property

13. Special assessments Principal: 28.00 Interest:
2023 RECYCL 28.00

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2022

2023

8,753.79 8,120.95

603.79 636.95

8,150.00 7,484.00

5,876.47 5,494.92

934.65 879.09

358.81 267.65

980.07 842.34

8,150.00 7,484.00

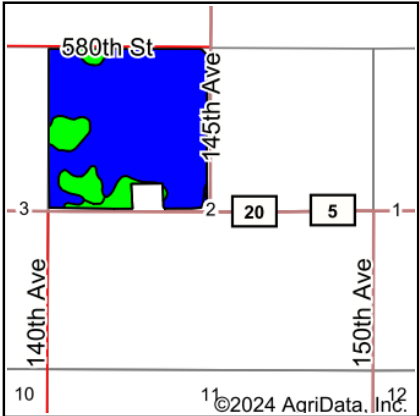
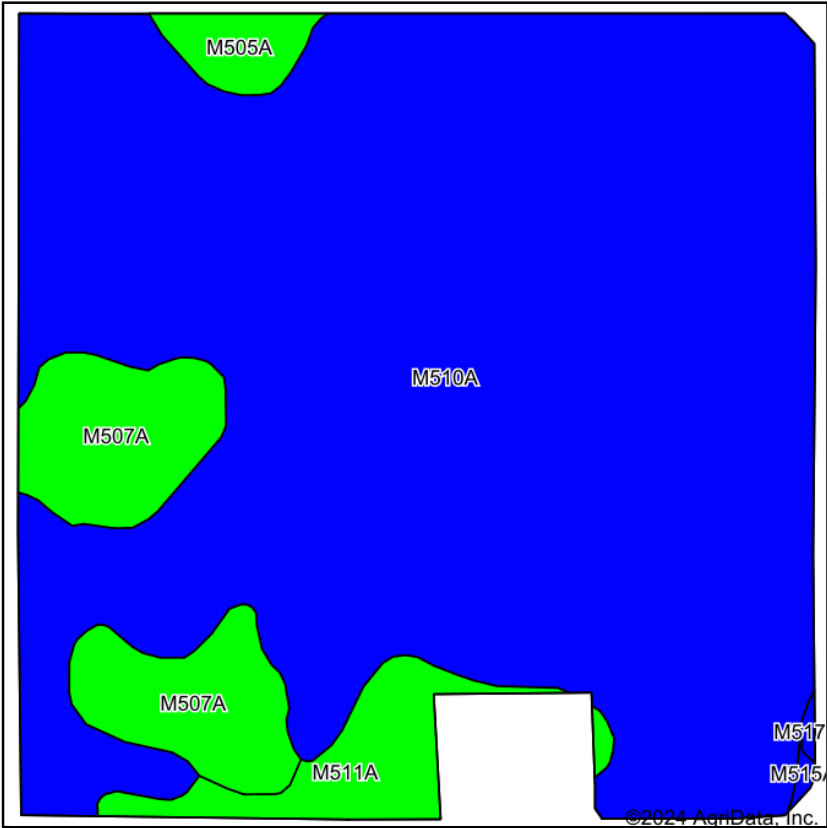
28.00 28.00

8,178.00 7,512.00

Parcel 1 • 153.93 Acres of Prime Class A Crop Land With 148.42 Tillable Acres, Located in NW 1/4 Of Section 2 Claremont Township, Dodge County, MN

Soils Map

Parcel 1



State: Minnesota
County: Dodge
Location: 2-107N-18W
Township: Claremont
Acres: 148.42
Date: 1/5/2024



Soils data provided by USDA and NRCS.

| Area Symbol: MN039, Soil Area Version: 20 | | | | | | | |
|---|--|--------|------------------|-----------|------------------|--------------------|-------------------|
| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index | *n NCCPI Soybeans |
| M510A | Maxfield silt loam, 0 to 2 percent slopes | 126.65 | 85.3% | | IIw | 83 | 67 |
| M507A | Marquis silt loam, 1 to 3 percent slopes | 13.24 | 8.9% | | Ile | 100 | 80 |
| M511A | Readlyn silt loam, 1 to 3 percent slopes | 5.86 | 3.9% | | Iw | 100 | 68 |
| M505A | Klinger silt loam, 1 to 4 percent slopes | 2.31 | 1.6% | | Iw | 98 | 82 |
| M515A | Tripoli clay loam, 0 to 2 percent slopes | 0.19 | 0.1% | | IIw | 87 | 63 |
| M517A | Clyde silty clay loam, 0 to 3 percent slopes | 0.17 | 0.1% | | IIw | 86 | 85 |
| Weighted Average | | | | | 1.94 | 85.4 | *n 68.4 |

*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.

Aerial Map Parcel 1



©2024 AgriData, Inc.

Boundary Center: 44° 6' 21.94, -92° 57' 38.27

0ft 439ft 878ft



1/5/2024



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

2-107N-18W
Dodge County
Minnesota

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

Parcel 2 • 40.25 Acres of Prime Class A Crop Land With 39.64 Tillable Acres, Located In SE 1/4 of NE 1/4 of Section 3 Claremont Township, Dodge County, MN

- PID# 09.003.0100, Zoned Ag, Taxes for 2023 \$1,900.43
- 14XXX 585th Street, Claremont, MN 55924
- 40.25 Acres of bare land, just surveyed
- 39.64 Acres of tillable crop land
- Pattern Drain Tile in place with 4", 5" & 6" drain tile, Approx 21,000+ feet
- Crop Productivity Index, 85.2 weighted average.
Maxfield & Readlyn Silt Loam soil types
- Very productive farm that lays excellent with excellent soils. This Parcel is contiguous with Parcel 1
- Will be sold by the acre, 40.25 x Dollar Amount bid





DODGE COUNTY
Finance
721 Main St N, Dept 45
Mantorville, MN 55955-2204
507-635-6239
www.co.dodge.mn.us

Parcel 2

659

Taxpayer: R 09.003.0100

DANIEL D GARTNER ETAL

8430 HUNTERS CREEK DR
HOUSTON TX 77024

13746

Sect-03 Twp-107 Range-018
40.00 ACRES - SE1/4 NE1/4

40.00 AC

PROPERTY ADDRESS:

2023 Property Tax Statement

VALUES AND CLASSIFICATION

| Step | Taxes Payable Year Classification | 2022 | 2023 |
|------|--|----------|----------|
| | | AG NHSTD | AG NHSTD |
| 1 | Estimated Market Value | 304,600 | 314,200 |
| | Improvements Excluded | | |
| | Homestead Exclusion | | |
| | Taxable Market Value | 304,600 | 314,200 |
| | New Improvements Expired Exclusions | | |

Sent in March 2022

Step

2

PROPOSED TAX

Proposed Tax 1,760.00

Sent in November 2022

Step

3

PROPERTY TAX STATEMENT

| | |
|-------------------------|----------|
| First-half Taxes | 871.00 |
| Second-half Taxes | 871.00 |
| Total Taxes due in 2023 | 1,742.00 |

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Property Tax and Credits

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

5. Property taxes after credits

Property Tax by Jurisdiction

6. County

7. City or Town CLAREMONT TOWNSHIP
8. State General Tax 2125

9. School District A. Voter Approved Levies
B. Other Local Levies

10. Special Taxing Districts

11. Non-school voter approved referenda levies
12. Total property tax before special assessments

Special Assessments on Your Property

13. Special assessments Principal: Interest:

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2022

2023

2,059.05 1,903.43

153.05 161.43

1,906.00 1,742.00

1,407.48 1,310.72

223.85 209.76

60.71 41.27

213.96 180.25

1,906.00 1,742.00

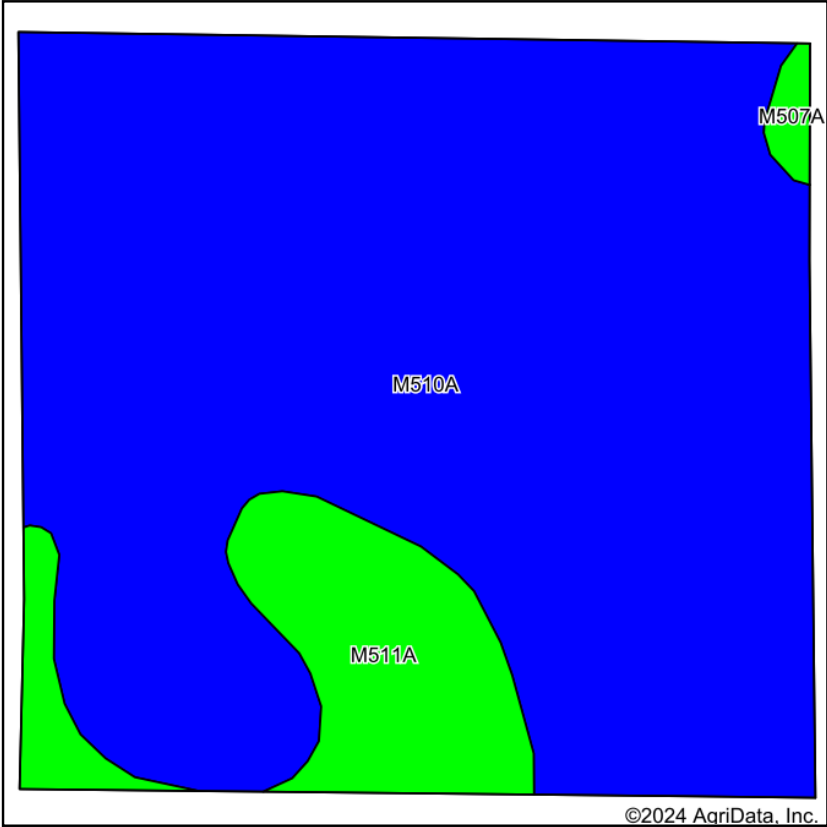
1,906.00 1,742.00



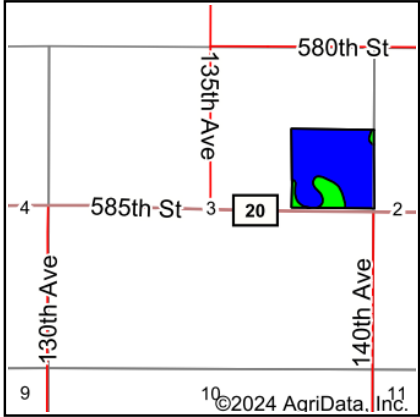
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|--|--|
| <p>Legend:</p> <div><div>440</div><div></div><div></div></div> | 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Parcel 2 • 40.25 Acres of Prime Class A Crop Land
With 39.64 Tillable Acres, Located In SE 1/4 of NE 1/4
of Section 3 Claremont Township, Dodge County, MN

Soils Map



Parcel 2



State: **Minnesota**
County: **Dodge**
Location: **3-107N-18W**
Township: **Claremont**
Acres: **39.64**
Date: **1/5/2024**



Maps Provided By:



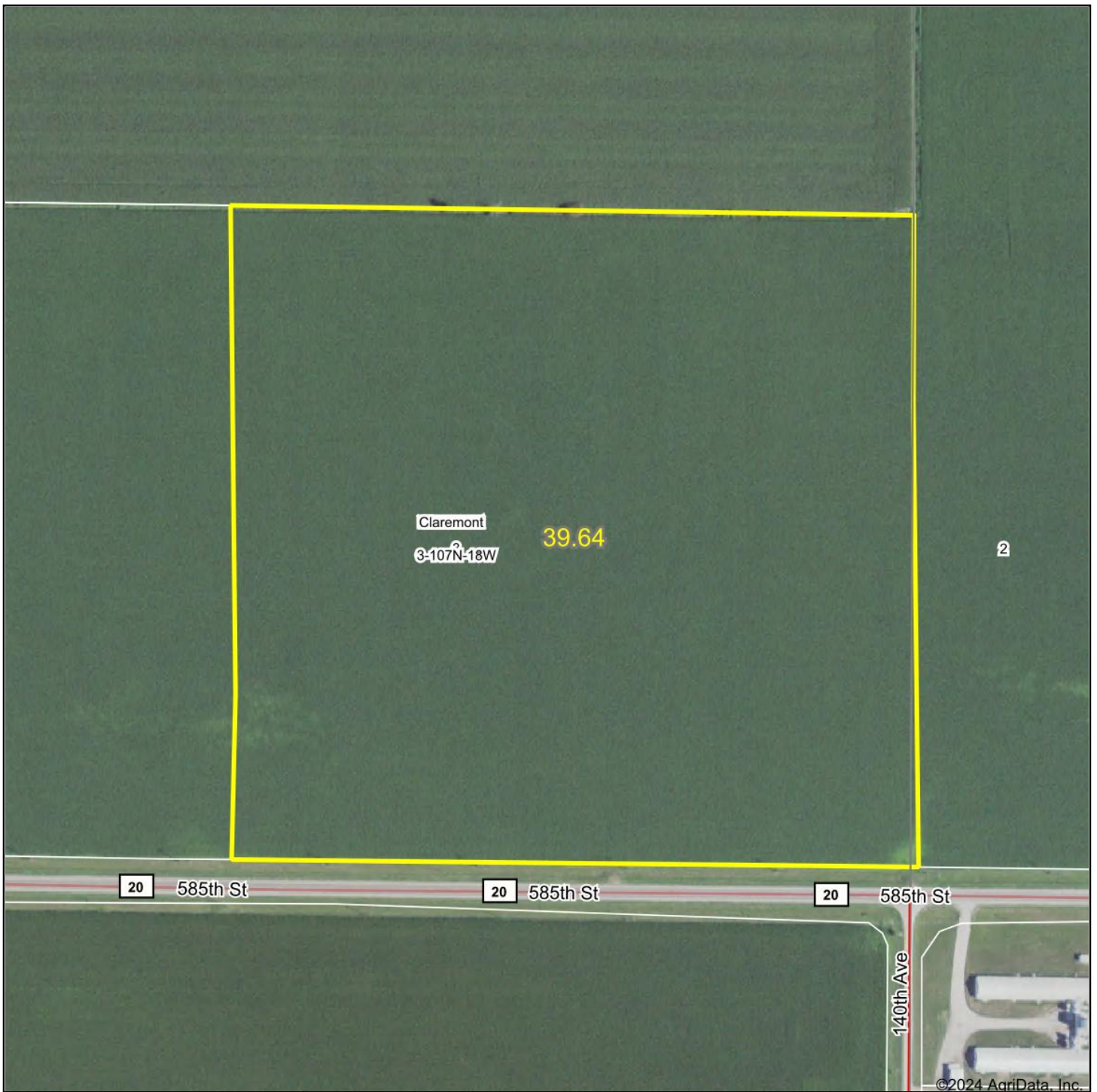
Soils data provided by USDA and NRCS.

| Area Symbol: MN039, Soil Area Version: 20 | | | | | | | |
|---|---|-------|------------------|-----------|------------------|--------------------|-------------------|
| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index | *n NCCPI Soybeans |
| M510A | Maxfield silt loam, 0 to 2 percent slopes | 34.48 | 87.0% | | Ilw | 83 | 67 |
| M511A | Readlyn silt loam, 1 to 3 percent slopes | 4.85 | 12.2% | | lw | 100 | 68 |
| M507A | Marquis silt loam, 1 to 3 percent slopes | 0.31 | 0.8% | | Ile | 100 | 80 |
| Weighted Average | | | | | 1.88 | 85.2 | *n 67.2 |

*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.

Aerial Map

Parcel 2



Maps Provided By:

surety[®]

CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2023 www.AgriDataInc.com

Boundary Center: 44° 6' 15.67, -92° 58' 5.11

3-107N-18W
Dodge County
Minnesota

0ft 306ft 611ft



1/5/2024

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

Parcel 3 • 160+/- Acres of Prime Class A Crop Land With 148.42 Tillable Acres, Located In SE 1/4 Of Section 3 Claremont Township, Dodge County, MN

- PID# 09.003.0400, Zoned Ag, Taxes for 2023 \$7,117.60
- 14XXX 585th Street, Claremont, MN 55924
- 160+/- Acres of bare land
- 152+/- Acres of tillable crop land
- Pattern Drain Tile in place with 4", 5" & 6" drain tile, Approx 30,000+ feet
- Crop Productivity Index, 94.1 weighted average. Marquise & Readlyn Silt Loam and Tripoli Clay Loam soil types
- Very productive farm that lays excellent, long rows with excellent soils. Is contiguous with Parcel 4
- Will be sold by the acre, 160 x Dollar Amount bid





DODGE COUNTY
Finance
721 Main St N, Dept 45
Mantorville, MN 55955-2204
507-635-6239
www.co.dodge.mn.us

Parcel 3

662

Taxpayer: R 09.003.0400

KELLY PETERSON ETAL
304 SOUTHBROOK CIRCLE
MANKATO MN 56001
30692

Sect-03 Twp-107 Range-018 160.00 AC
160.00 ACRES - SE1/4

PROPERTY ADDRESS:

2023 Property Tax Statement

VALUES AND CLASSIFICATION

| Step | Taxes Payable Year Classification | 2022 | 2023 |
|------|--|-----------|-----------|
| | | AG NHSTD | AG NHSTD |
| 1 | Estimated Market Value | 1,138,900 | 1,174,800 |
| | Improvements Excluded | | |
| | Homestead Exclusion | | |
| | Taxable Market Value | 1,138,900 | 1,174,800 |
| | New Improvements Expired Exclusions | | |

Sent in March 2022

| Step | PROPOSED TAX | |
|------|------------------------------|----------|
| | Proposed Tax | 6,582.00 |
| 2 | <i>Sent in November 2022</i> | |

| Step | PROPERTY TAX STATEMENT | |
|------|-------------------------|----------|
| | First-half Taxes | 3,257.00 |
| 3 | Second-half Taxes | 3,257.00 |
| | Total Taxes due in 2023 | 6,514.00 |

\$\$\$
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:

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. ☐
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR

Property Tax and Credits

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

5. Property taxes after credits

Property Tax by Jurisdiction

6. County

7. City or Town CLAREMONT TOWNSHIP
8. State General Tax 2125

9. School District A. Voter Approved Levies
B. Other Local Levies

10. Special Taxing Districts

11. Non-school voter approved referenda levies
12. Total property tax before special assessments

Special Assessments on Your Property

13. Special assessments Principal: Interest:

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2022 2023

7,698.29 7,117.60
572.29 603.60

7,126.00 6,514.00

5,262.07 4,901.45

836.98 784.30

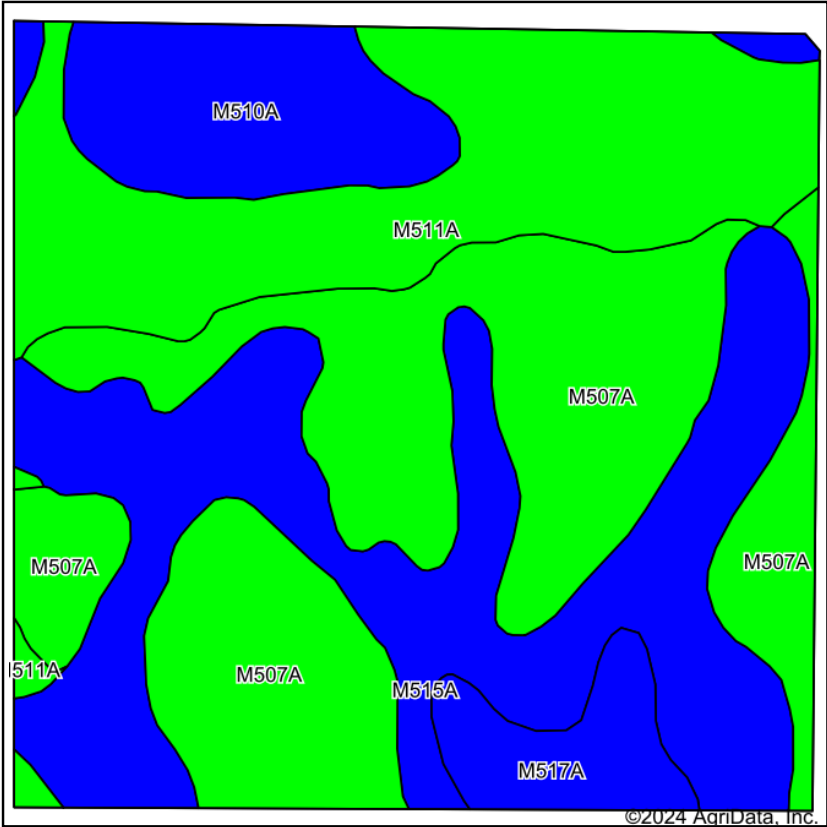
226.96 154.34
799.99 673.91

7,126.00 6,514.00

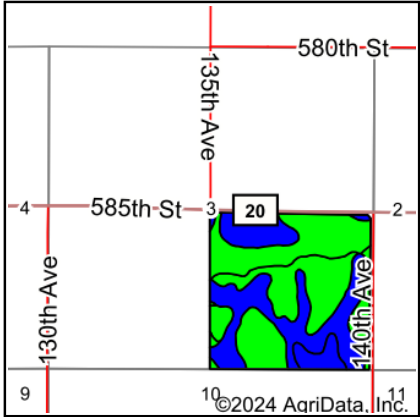
7,126.00 6,514.00

Parcel 3 • 160+/- Acres of Prime Class A Crop Land
With 148.42 Tillable Acres, Located In SE 1/4 Of
Section 3 Claremont Township, Dodge County, MN

Soils Map



Parcel 3



State: **Minnesota**
County: **Dodge**
Location: **3-107N-18W**
Township: **Claremont**
Acres: **151.99**
Date: **1/5/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN039, Soil Area Version: 20

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index | *n NCCPI Soybeans |
|------------------|--|-------|------------------|-----------|------------------|--------------------|-------------------|
| M507A | Marquis silt loam, 1 to 3 percent slopes | 53.73 | 35.4% | | Ile | 100 | 80 |
| M515A | Tripoli clay loam, 0 to 2 percent slopes | 42.38 | 27.9% | | IIw | 87 | 63 |
| M511A | Readlyn silt loam, 1 to 3 percent slopes | 34.41 | 22.6% | | Iw | 100 | 68 |
| M510A | Maxfield silt loam, 0 to 2 percent slopes | 14.87 | 9.8% | | IIw | 83 | 67 |
| M517A | Clyde silty clay loam, 0 to 3 percent slopes | 6.60 | 4.3% | | IIw | 86 | 85 |
| Weighted Average | | | | | 1.77 | 94.1 | *n 71.5 |

*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.

Aerial Map

Parcel 3



©2024 AgriData, Inc.

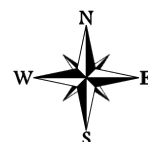
Boundary Center: 44° 5' 55.97, -92° 58' 14.66

0ft 491ft 981ft



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

3-107N-18W
Dodge County
Minnesota



1/5/2024

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

Parcel 4 • 76.59+/- Acres of Prime Class A Crop Land With 71 Tillable Acres, Located In E1/2 Of NE 1/4 Of Section 10 Claremont Township, Dodge County, MN

- PID# 09.010.0201, Zoned Ag, Taxes for 2023 \$3,470.24
- 13XXX 595th Street, Claremont, MN 55924
- 76.59 +/- Acres of bare land
- 71 +/- Acres of tillable crop land
- Drain Tile in place with 4" & 8" drain tile, Approx 10,000+ feet
- Crop Productivity Index, 87.8 weighted average. Clyde Silty Clay Loam, Marquis Silt Loam & Tripoli Clay Loam soil types
- Very productive farm that lays excellent, long rows with excellent soils. Is contiguous with Parcel 3
- Will be sold by the acre, 76.59 x Dollar Amount bid





DODGE COUNTY
Finance
721 Main St N, Dept 45
Mantorville, MN 55955-2204
507-635-6239
www.co.dodge.mn.us

Parcel 4

13976

Taxpayer: R 09.010.0201

KELLY PETERSON ETAL
304 SOUTHBROOK CIRCLE
MANKATO MN 56001
30692

Sect-10 Twp-107 Range-018
E1/2 NE1/4
ALL THAT PART OF THE NE1/4

76.59 AC
EXCEPT THE FOLLOWING
DESCRIBED AS FOLLOWS:

PROPERTY ADDRESS:

2023 Property Tax Statement

VALUES AND CLASSIFICATION

| Step | Taxes Payable Year Classification | 2022 | 2023 |
|------|--|----------|----------|
| | | AG NHSTD | AG NHSTD |
| 1 | Estimated Market Value | 555,100 | 572,700 |
| | Improvements Excluded | | |
| | Homestead Exclusion | | |
| | Taxable Market Value | 555,100 | 572,700 |
| | New Improvements Expired Exclusions | | |

Sent in March 2022

| Step | PROPOSED TAX | |
|------|--------------|----------|
| | Proposed Tax | 3,208.00 |

Sent in November 2022

| Step | PROPERTY TAX STATEMENT | |
|------|-------------------------|----------|
| | First-half Taxes | 1,588.00 |
| 3 | Second-half Taxes | 1,588.00 |
| | Total Taxes due in 2023 | 3,176.00 |

\$\$\$
REFUNDS?

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

| Taxes Payable Year: | | 2022 | 2023 |
|--|--|----------|----------|
| 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. <input type="checkbox"/> | | | |
| 2. Use this amount for the special property tax refund on schedule 1 of Form M1PR | | | |
| Property Tax and Credits | | | |
| 3. Property taxes before credits | | 3,752.93 | 3,470.24 |
| 4. A. Agricultural and rural land credits | | 278.93 | 294.24 |
| B. Other credits to reduce your property tax | | | |
| 5. Property taxes after credits | | 3,474.00 | 3,176.00 |
| Property Tax by Jurisdiction | | | |
| 6. County | | 2,565.52 | 2,389.90 |
| 7. City or Town CLAREMONT TOWNSHIP | | 407.94 | 382.33 |
| 8. State General Tax 2125 | | | |
| 9. School District | | 110.62 | 75.25 |
| A. Voter Approved Levies | | 389.92 | 328.52 |
| B. Other Local Levies | | | |
| 10. Special Taxing Districts | | | |
| 11. Non-school voter approved referenda levies | | | |
| 12. Total property tax before special assessments | | 3,474.00 | 3,176.00 |
| Special Assessments on Your Property | | | |
| 13. Special assessments Principal: Interest: | | | |
| 14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS | | 3,474.00 | 3,176.00 |



Legend:

440

Tile Line

Existing Tile Line

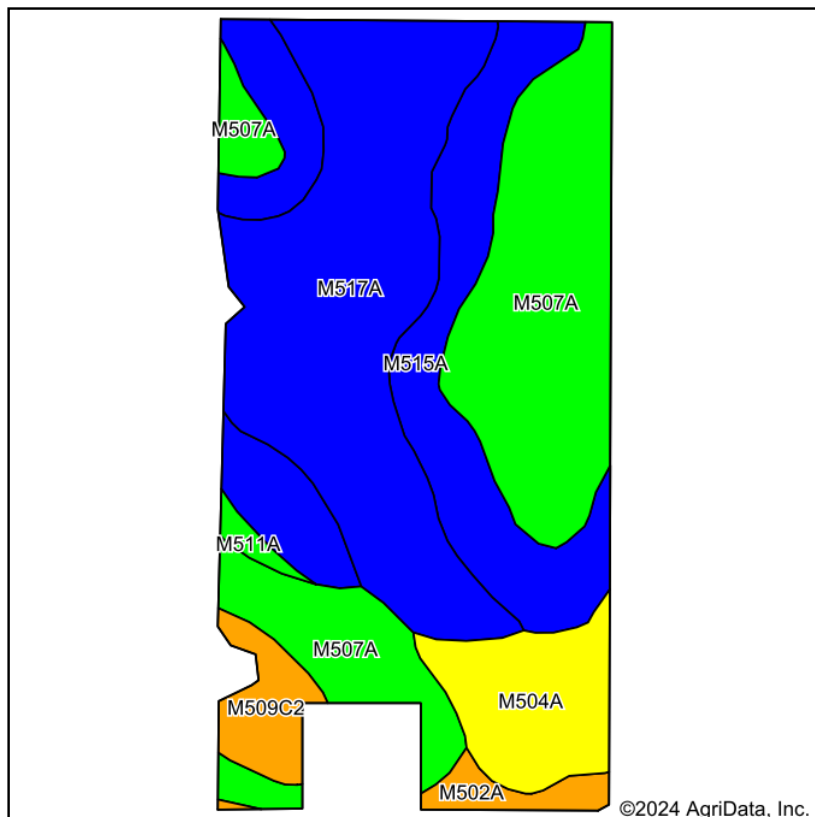
HODGMAN
DRAINAGE COMPANY INC.
PO Box 205
Claremont, MN 55924
Office: 507-528-2225
Fax: 507-218-2240
www.hodgmandrainage.com

| Materials | Estimate | Installed |
|-----------|----------|-----------|
| 4" Tile | | 25,919 LF |
| 5" Tile | | 1,044 LF |
| 6" Tile | | 1,283 LF |
| 8" Tile | | 768 LF |
| 10" Tile | | |
| 12" Tile | | |
| 15" Tile | | |

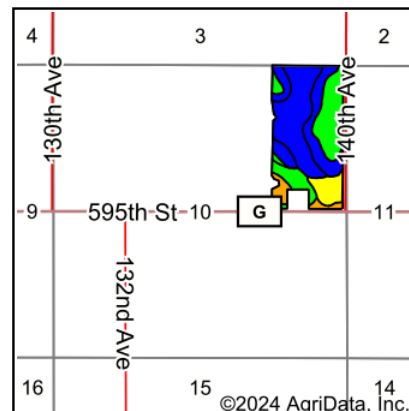
| | |
|-----------|----------------------------|
| Owner: | Gartner Farms |
| Township: | Claremont - Section 3 & 10 |
| County: | Dodge |
| State: | MN |
| Spacing: | 60' |
| Date: | March '04 |
| Filename: | CT03&10 |

Parcel 4 • 76.59+/- Acres of Prime Class A Crop Land With 71 Tillable Acres, Located In E1/2 Of NE 1/4 Of Section 10 Claremont Township, Dodge County, MN

Soils Map



Parcel 4



State: **Minnesota**
 County: **Dodge**
 Location: **10-107N-18W**
 Township: **Claremont**
 Acres: **71.99**
 Date: **1/5/2024**



Area Symbol: MN039, Soil Area Version: 20

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index | *n NCCPI Soybeans |
|------------------|---|-------|------------------|-----------|------------------|--------------------|-------------------|
| M517A | Clyde silty clay loam, 0 to 3 percent slopes | 23.13 | 32.1% | | IIw | 86 | 85 |
| M507A | Marquis silt loam, 1 to 3 percent slopes | 21.85 | 30.4% | | IIe | 100 | 80 |
| M515A | Tripoli clay loam, 0 to 2 percent slopes | 16.47 | 22.9% | | IIw | 87 | 63 |
| M504A | Marshan clay loam, 0 to 2 percent slopes, rarely flooded | 5.93 | 8.2% | | IIw | 62 | 60 |
| M509C2 | Mantorville loam, 6 to 12 percent slopes, moderately eroded | 2.59 | 3.6% | | IIIe | 71 | 38 |
| M502A | Warsaw loam, 0 to 3 percent slopes | 1.49 | 2.1% | | IIIs | 79 | 48 |
| M511A | Readlyn silt loam, 1 to 3 percent slopes | 0.53 | 0.7% | | Iw | 100 | 68 |
| Weighted Average | | | | | 2.03 | 87.9 | *n 73.8 |

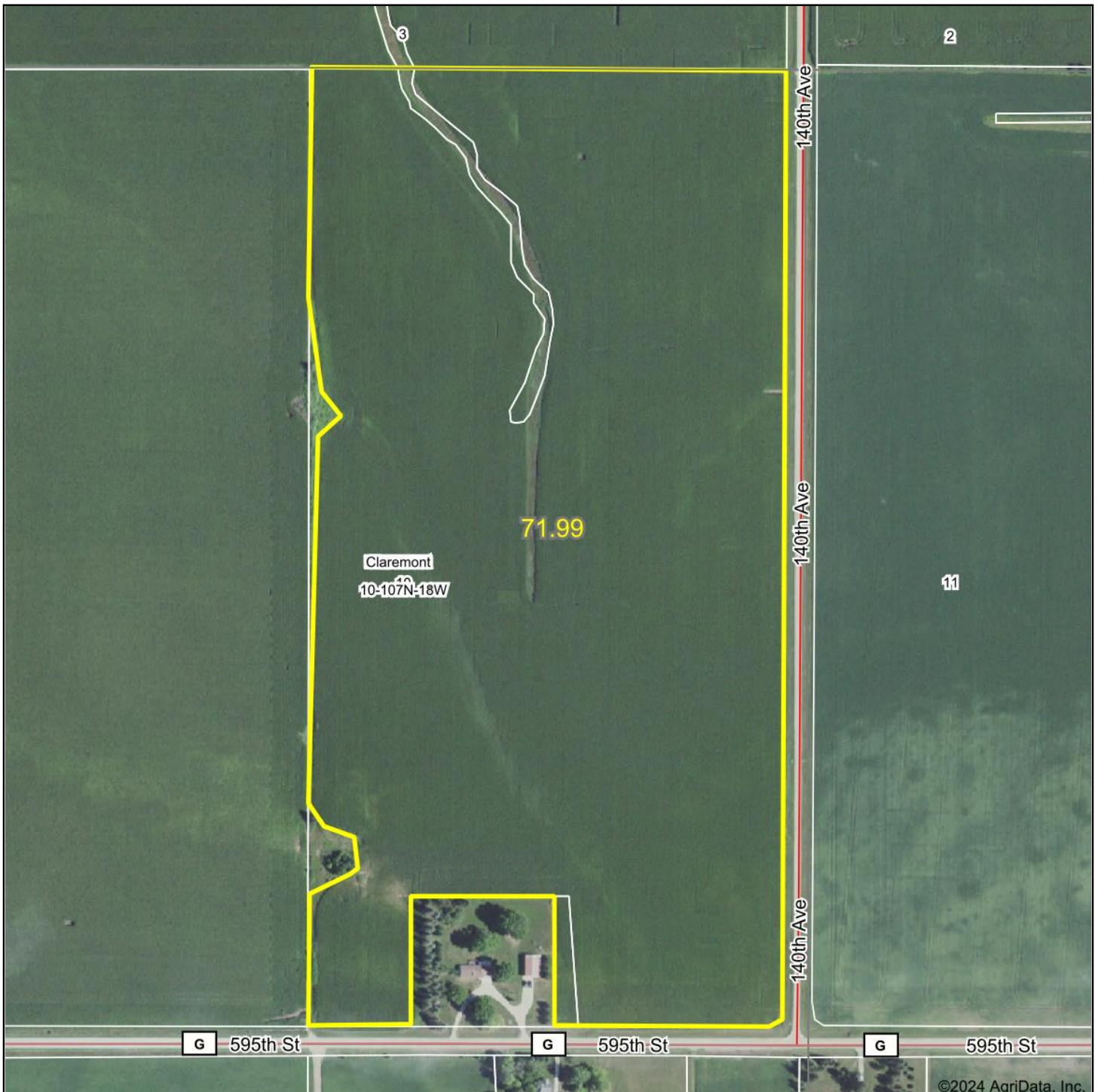
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map

Parcel 4



Boundary Center: 44° 5' 30.53, -92° 58' 5.78

0ft 420ft 840ft



Maps Provided By:



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10-107N-18W
Dodge County
Minnesota



1/5/2024

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

**Parcel 5 • 115.85 Acres of Prime Class A Crop Land
With 92.9 Tillable Acres, Located In E 1/2 of SW 1/4
of Section 12 and NE 1/4 of NW 1/4 Section 13 of
Claremont Township, Dodge County, MN**

- PID# 09.012.0600 & 09.013.0300, Zoned Ag, Taxes for 2023 \$4,497.04
- 15XXX 595th Street, Claremont, MN 55924
- 115.85 Acres of bare land, just surveyed
- 92.9 +/- Acres of tillable crop land
- 4" & 8" Drain Tile in Place, Approx 42,000+ feet
- Crop Productivity Index, 87.8 weighted average. Warsaw Loam, Marquis Silt Loam & Kenyon Silt Loam soil types
- Good crop land with long rows, good hunting & recreational land on the south side of parcel with many acres of MN State land adjacent to this parcel
- Will be sold by the acre, 115.85 x Dollar Amount bid





DODGE COUNTY
Finance
721 Main St N, Dept 45
Mantorville, MN 55955-2204
507-635-6239
www.co.dodge.mn.us

Parcel 5 & 7

741

Taxpayer: R 09.012.0600

KELLY PETERSON ETAL
304 SOUTHBROOK CIRCLE
MANKATO MN 56001
30692

Sect-12 Twp-107 Range-018 80.00 ACRES - E1/2 SW1/4

PROPERTY ADDRESS:

2023 Property Tax Statement

VALUES AND CLASSIFICATION

| Step | Taxes Payable Year Classification | 2022 | 2023 |
|-----------------------|--------------------------------------|----------|----------|
| | | AG NHSTD | AG NHSTD |
| 1 | Estimated Market Value | 548,200 | 566,300 |
| | Improvements Excluded | | |
| | Homestead Exclusion | | |
| | Taxable Market Value | 548,200 | 566,300 |
| | New Improvements | | |
| | Expired Exclusions | | |
| Sent in March 2022 | | | |
| 2 | Proposed Tax | 3,174.00 | |
| Sent in November 2022 | | | |
| 3 | First-half Taxes | 1,570.00 | |
| | Second-half Taxes | 1,570.00 | |
| | Total Taxes due in 2023 | 3,140.00 | |

\$\$\$
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:

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. ☐
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR

Property Tax and Credits

3. Property taxes before credits
4. A. Agricultural and rural land credits
- B. Other credits to reduce your property tax
5. Property taxes after credits

Property Tax by Jurisdiction

6. County
7. City or Town
8. State General Tax
9. School District
10. Special Taxing Districts

11. Non-school voter approved referenda levies
12. Total property tax before special assessments

Special Assessments on Your Property

13. Special assessments

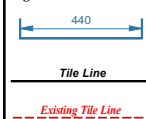
Principal: Interest:

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

| 2022 | 2023 |
|----------|----------|
| 3,707.46 | 3,430.95 |
| 275.46 | 290.95 |
| 3,432.00 | 3,140.00 |
| 2,534.80 | 2,362.68 |
| 402.88 | 378.06 |
| 109.26 | 74.39 |
| 385.06 | 324.87 |
| 3,432.00 | 3,140.00 |
| 3,432.00 | 3,140.00 |

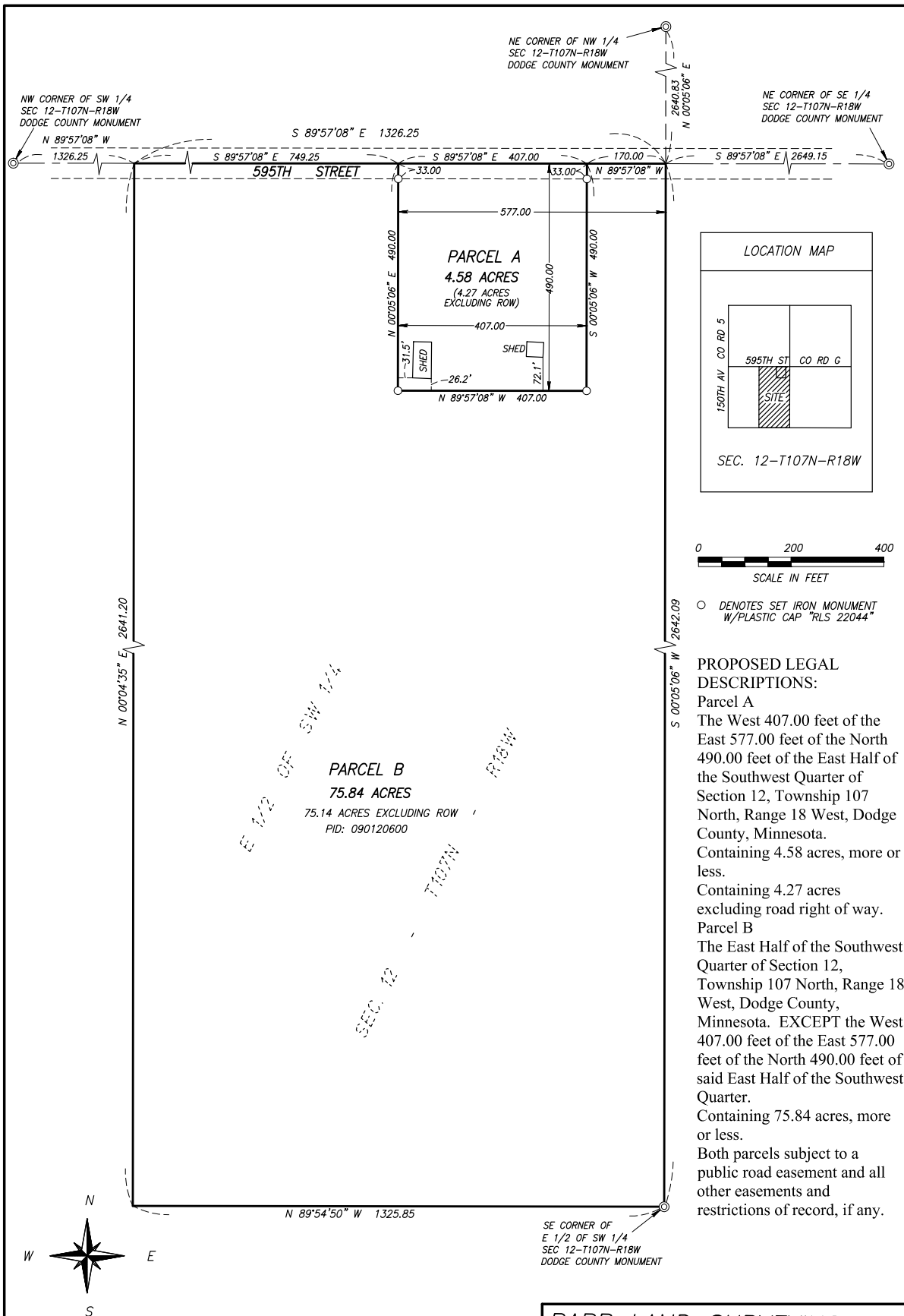


Legend:



HODGMAN
DRAINAGE COMPANY INC.
PO Box 205
Claremont, MN 55924
Office: 507-528-2225
Fax: 507-218-2240
www.hodgmandrainage.com

| Materials | Estimate | Installed | Owner: Gartner Farms |
|-----------|----------|-----------|-------------------------------|
| 4" Tile | | 43,139 LF | Township: Claremont - Sec. 12 |
| 5" Tile | | 2,518 LF | County: Dodge |
| 6" Tile | | 1,048 LF | State: MN |
| 8" Tile | | 385 LF | Date: Dec. '11 |
| 10" Tile | | 507 LF | Spacings: 60' |
| 12" Tile | | | Filename: CT12SW |
| 15" Tile | | | |



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JANUARY 16, 2024
Dated: David G. Rapp
David G. Rapp
Minnesota Registration No. 22044

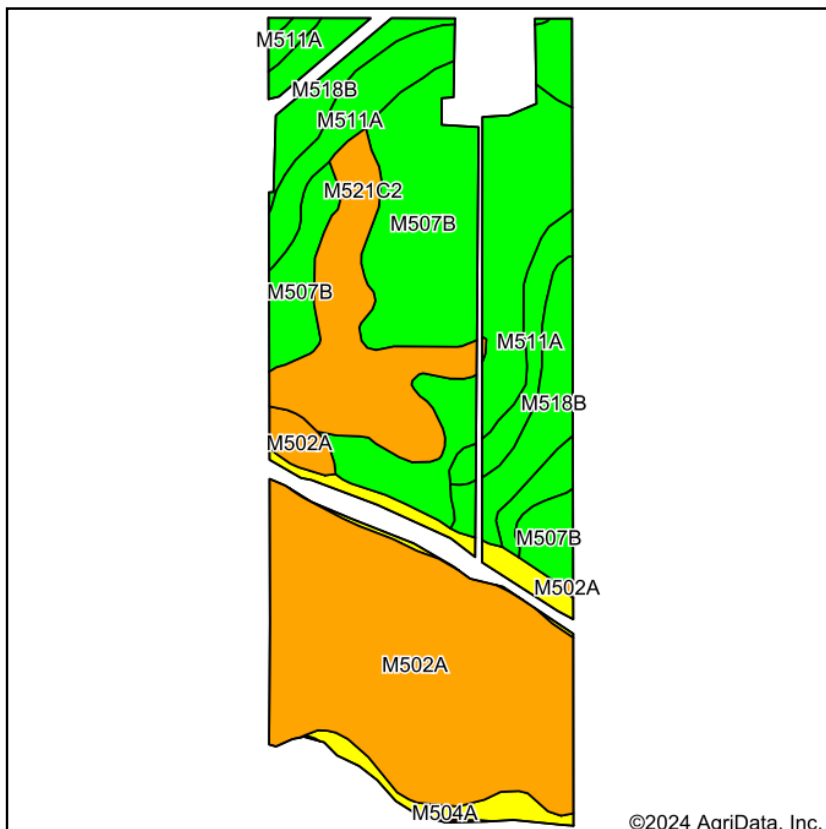
CERTIFICATE FOR:
GARTNER ESTATE

RAPP LAND SURVEYING, INC.
45967 HIGHWAY 56 BLVD
KENYON, MN 55946
612-532-1263

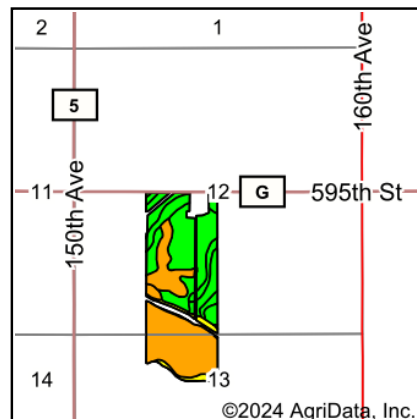
| | | |
|-------------------|-----------------------|--------------------------|
| DRAWN BY: DGR | DATE: 1-16-24 | PROJECT NO. D23336_12 |
| SCALE: 1"=200' | SHEET 1 of 1 sheet | BOOK/PAGE 59/40 |

Parcel 5 • 115.85 Acres of Prime Class A Crop Land With 92.9 Tillable Acres, Located In E 1/2 of SW 1/4 of Section 12 and NE 1/4 of NW 1/4 Section 13 of Claremont Township, Dodge County, MN

Soils Map



Parcel 5



State: **Minnesota**
 County: **Dodge**
 Location: **12-107N-18W**
 Township: **Claremont**
 Acres: **92.9**
 Date: **1/5/2024**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN039, Soil Area Version: 20

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index | *n NCCPI Soybeans |
|------------------|--|-------|------------------|-----------|------------------|--------------------|-------------------|
| M502A | Warsaw loam, 0 to 3 percent slopes | 30.63 | 33.0% | | Ils | 79 | 48 |
| M507B | Marquis silt loam, 2 to 6 percent slopes | 28.57 | 30.8% | | Ile | 99 | 79 |
| M521C2 | Kenyon silt loam, 6 to 12 percent slopes, moderately eroded | 10.72 | 11.5% | | IIle | 79 | 63 |
| M511A | Readlyn silt loam, 1 to 3 percent slopes | 10.30 | 11.1% | | Iw | 100 | 68 |
| M518B | Clyde-Floyd complex, 1 to 4 percent slopes | 8.24 | 8.9% | | IIw | 92 | 87 |
| M504A | Marshan clay loam, 0 to 2 percent slopes, rarely flooded | 4.26 | 4.6% | | IIw | 62 | 60 |
| M507A | Marquis silt loam, 1 to 3 percent slopes | 0.12 | 0.1% | | Ile | 100 | 80 |
| 1027A | Coland, frequently flooded-Spillville, occasionally flooded complex, 0 to 2 percent slopes | 0.06 | 0.1% | | Vw | 31 | 60 |
| Weighted Average | | | | | 2.01 | 87.8 | *n 65.5 |

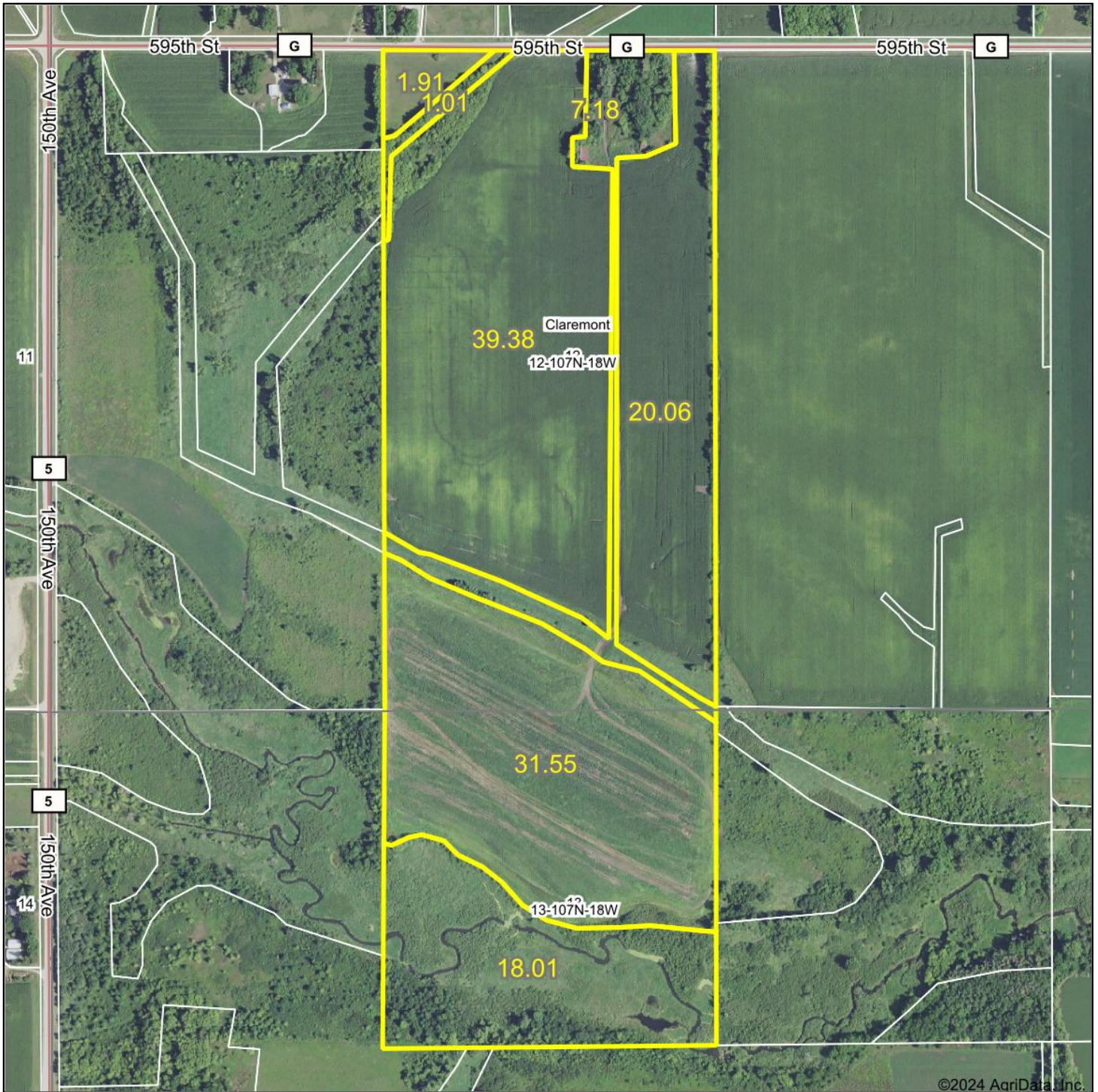
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map

Parcel 5



Boundary Center: 44° 4' 57.21, -92° 56' 16.59

0ft 616ft 1232ft



Maps Provided By:



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12-107N-18W
Dodge County
Minnesota

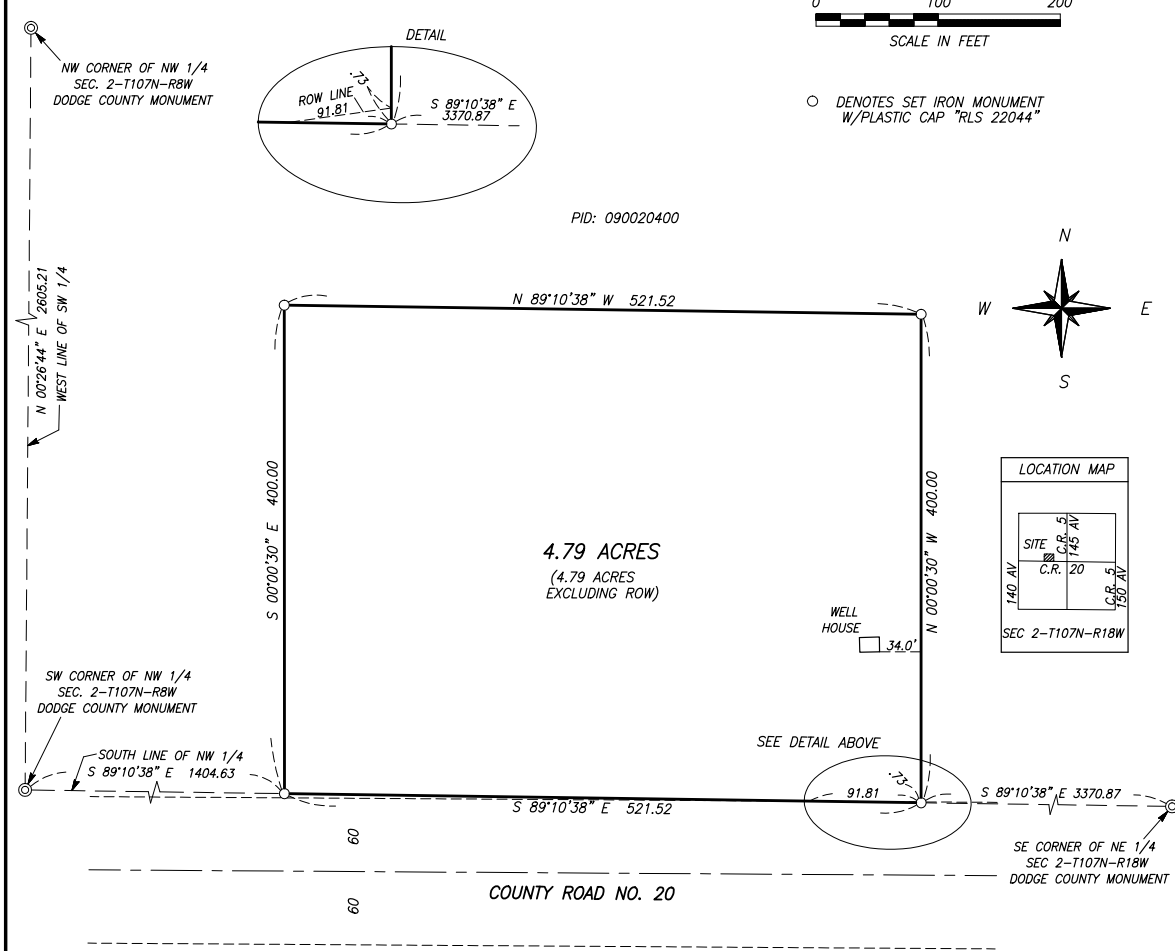
1/5/2024

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

Parcel 6 • 4.79 Acre Building Site In Section 2 Claremont Township, Dodge County, MN, Along Co. RD 20

- **PID# 09.002.0400, Taxes To Be Determined After Split Is Recorded**
- **Area: 4.79 Acres, Just Surveyed**
- **Address: 14344 585th Street (Co. Rd. 20) Claremont, MN 55924**
- **Uninhabitable older house, other old out buildings, untested old well, non-conforming septic system, new buyer will be responsible for replacing or removing outdated well or septic system.**
- **Great location to build a dream home on hard surfaced road**
- **Will be sold by the gross dollar**





PROPOSED LEGAL DESCRIPTION:

That part of the Northwest Quarter of Section 2, Township 107 North, Range 18 West, Dodge County, Minnesota, described as follows: Commencing at the southwest corner of said Northwest Quarter; thence South 89 degrees 10 minutes 38 seconds East (assumed bearing) along the south line of said Northwest Quarter 1404.63 feet to the point of beginning of the land to be described; thence continuing South 89 degrees 10 minutes 38 seconds East, along said south line, 521.52 feet; thence North 00 degrees 00 minutes 30 seconds West 400.00 feet; thence North 89 degrees 10 minutes 38 seconds West 521.52 feet; thence South 00 degrees 00 minutes 30 seconds East 400.00 feet to the point of beginning.

Containing 4.79 acres, more or less.

Containing 4.79 acres, excluding road right of way.

Subject to a public road easement and all other easements and restrictions of record, if any.

CERTIFICATE FOR:
GARTNER ESTATE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JANUARY 10, 2024

Dated:

David G. Rapp
Minnesota Registration No. 22044

RAPP LAND SURVEYING, INC.

45967 HIGHWAY 56 BLVD
KENYON, MN 55946
612-532-1263

| | | |
|-------------------|-----------------------|-------------------------|
| DRAWN BY: DGR | DATE: 1-10-24 | PROJECT NO. D23336_2 |
| SCALE: 1"=100' | SHEET 1 of 1 sheet | BOOK/PAGE 59/40 |

Parcel 7 • 4.58 Acre Building Site In Sect. 12 Claremont Township, Dodge County, MN, Along 595th Street

- **PID# 09.012.0600, Taxes To Be Determined After Split Is Recorded**
- **Area: 4.58 Acres, Just Surveyed**
- **Address: 15XXX 595th Street (Co. Rd. G) Claremont, MN 55924**
- **Build a new homestead on this parcel**
- **Mature trees, old out buildings, untested old well, new buyer will be responsible for replacing or removing outdated well or septic system.**
- **Will be sold by the gross dollar**



Special Note: All bidders and buyers are encouraged to inspect all property which you might be interested in purchasing at auction. If suitable to drive on with a 4WD/ATV vehicle or walk across, you have permission to do so but not to damage or harm the property in anyway. Watch for signage to know which parcels you are inspecting.

Terms Of Real Estate Auction: For Parcels 1, 2, 3, 4, & 5 \$30,000.00 down the day of the auction, for parcels 6 & 7 \$10,000.00 down the day of the auction, as nonrefundable earnest money. The balance is due and payable in full to the sellers on or before April 10th, 2024; at which time the buyer(s) will receive a clear and marketable title and possession. All real estate is being sold in AS-IS condition with no warranties or guarantees expressed or implied by the sellers or any of their agents. Real estate sells with no contingencies whatsoever. Sellers will not remove any residue or debris from any parcels and will become the responsibility of the new buyer. All real estate taxes due and payable in the year of 2024 shall be prorated to the date of closing. All bidders and buyers must have their financing in order prior to the auction date. No buyers premium. Online bidders must register before the auction date to obtain a bidding number. Broker: Maring Auction Co. LLC Lic# 40868838

The information set forth is believed to be accurate. However, the seller(s) of the properties and Hamilton-Maring Auction Group or Maring Auction Co. LLC make no warranties or guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and seller(s) will not be held responsible for advertising discrepancies or inaccuracies. **ALL ANNOUNCEMENTS ON AUCTION DAY OR UPDATED AUCTION DAY TERMS ONLINE TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.** Maring Auction Co. LLC is the agent for the sellers. Auctions are with reserves, minimum bids, or subject to seller acceptance or rejections unless otherwise advertised as "Absolute Auction selling without Reserve." Information provided by the seller(s) and or obtained by Hamilton-Maring Auction Group or Maring Auction Co. LLC is deemed reliable and correct however all property is sold as is, where is and all buyer(s) or seller(s) agree to hold harmless Hamilton-Maring Auction Group or Maring Auction Co. LLC and our employees for any errors or omissions regarding anything being sold. Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth.

AGENCY DISCLOSURE: Maring Auction Co. LLC is representing the seller in this transaction.

LEASES: There are no current leases on said property and is open for 2024 and beyond.

POSSESSION: Possession will be at closing unless otherwise agreed to in writing and agreeable by buyer(s) and seller(s).

MINERAL RIGHTS: All mineral rights, if any, held by seller will be transferred upon closing. However, the Seller(s) does not warrant the amount or adequacy of the mineral rights.

WELL/SEPTIC INFORMATION: The buyer(s) is responsible for complying with any county requirements for transfer on the well or septic. Well and septic is being sold "as is, where is." The buyer shall be responsible for this expense prior to or at closing in order to successfully close if there is a county requirement to comply with.

ENVIRONMENTAL DISCLAIMER: The seller(s), auctioneer(s), and broker do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state, or local law. Buyer(s) is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any wells.

ONLINE BIDDING: You acknowledge that the internet or data connection may be unreliable and subject to network error. Hamilton-Maring Auction Group or Maring Auction Co., LLC will not guarantee that bids placed online will be transmitted to or received by auctioneer in a timely fashion. You agree to hold Hamilton-Maring Auction Group or Maring Auction Co., LLC and its employees harmless for any interruptions in online bidding. At the sole discretion of the company or auctioneer the auction may be suspended, postponed, or cancelled if the internet service is unstable or interrupts any live or online auction. The auctioneer has the sole discretion to add, delete or change some of our online auctions or services and the terms or conditions governing our online auctions at any time without notice.

PROPERTY SOLD WITHOUT WARRANTY: All dimensions & descriptions are approximations only based upon the best information available & are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the seller, broker or auctioneer, their employees, or agents The property will be sold AS IS & without any warranties or representations, express or implied.

Gartner Family Farms, Sellers



Broker: Maring Auction Co. LLC, Lic# 40868838



MARING AUCTION CO., LLC
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



HAMILTON AUCTION CO.
130 State Hwy 16, Dexter, MN 55926 • 507-584-0133
Andrew Hamilton Lic# 50-128 • 507-438-6693
Bill Hilton • 507-279-9600