

LAND AUCTION

AUCTION OPENS: Thurs., February 2nd @ 10AM

AUCTION CLOSES: Tues., February 14th @ 10AM | ONLINE ONLY

**LOCATION – SECTION 18 SWENODA TOWNSHIP
SWIFT COUNTY MINNESOTA**

SECT-18 TWP-120 RANG-40 NW 1/4



**140+/-
ACRES**

Fragodt Auction Co.

• & REAL ESTATE •

www.FragodtAuctions.com

AUCTION TERMS & CONDITIONS

There is a 4% Buyer's Premium

The 4% fee outlined previously shall be in addition to the final bid price to equal the full purchase price.

Property to be sold by the Deeded Acre (price X 140.48)

Auctioneer is representing the seller

Real Estate is being sold "As Is, Where Is" with no Contingency Seller and Auctioneer give no warranties or guarantees; expressed or implied

Financing is not a contingency for this Auction

2023 Real Estate taxes will be **Paid By The Buyer**

Buyer will Receive 2023 CRP Payment

Buyer should rely on their own information and judgement

Property will be sold subject to owner confirmation

Successful bidder will be required to pay 10% down (non-refundable) and sign a purchase agreement immediately following the auction. The Balance will be due at closing, approx. 30 days after auction or when paperwork is prepared

A Real Estate Attorney will be handling all earnest money

Closing will take place at: Swenson Nelson & Stulz PLLC

Buyer and seller are responsible for their own closing costs

All announcements made on auction day take precedence over any advertised material

A clean and marketable title will be available day of closing

All information provided in all forms about the subject property were obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not present the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of all information.

RONALD A. VADNAIS
SWIFT COUNTY TREASURER
P.O. BOX 207
BENSON, MN 56215
320-843-3544
www.swiftcounty.com

2022

PROPERTY TAX
STATEMENT

SWENODA

PRCL# 18-0096-000

RCPT# 1644

TC	6.019	5.718
Values and Classification		
Taxes Payable Year		
	2021	2022
Step 1	Estimated Market Value:	601.900 571.800
	Homestead Exclusion:	
	Taxable Market Value:	601.900 571.800
	New Improve/Expired Excls:	
	Property Class:	AGRI NON-HSTD AGRI NON-HSTD
	Sent in March 2021	
Step 2	Proposed Tax	
	* Does Not Include Special Assessments	4,088.00
	Sent in November 2021	
Step 3	Property Tax Statement	
	First half Taxes:	2,107.00
	Second half Taxes:	2,107.00
	Total Taxes Due in 2022	4,214.00

Property ID Number: 18-0096-000
Property Description: SECT-18 TWP-120 RANG-40
NW1/4

KYLE COLE ETAL
LE EVONNE FRAGODT
825 NEVADA AVENUE
BENSON MN 56215

1226-T
ACRES 140.48

\$\$\$
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 refund00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE		<input type="checkbox"/>		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund00	
Property Tax and Credits	3. Property taxes before credits		4,710.78	4,704.90
	4. A. Agricultural and rural land tax credits00	.00
	B. Other credits to reduce your property tax		543.48	614.46
	5. Property taxes after credits		4,167.30	4,090.44
Property Tax by Jurisdiction	6. County		2,808.06	2,807.55
	7. City or Town		535.51	533.72
	8. State General Tax00	.00
	9. School District: 777	A. Voter approved levies	398.50	371.96
		B. Other local levies	326.64	263.02
	10. Special Taxing Districts:	A. REGION 6W	19.86	19.33
		B. RURAL DEV AUTH	78.73	94.86
		C.		
		D.		
	11. Non-school voter approved referenda levies			
	12. Total property tax before special assessments		4,167.30	4,090.44
Special Assessments on Your Property	13. A. 99651 COUNTY DITCH #14		370.70	123.56
	B.			
	PRIN 123.56 C.			
	INT D.			
	TOT 123.56 E.			
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		4,538.00	4,214.00

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

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

PRCL# 18-0096-000
AGRI NON-HSTD

RCPT# 1644

PRCL# 18-0096-000
AGRI NON-HSTD

RCPT# 1644

AMOUNT DUE	AMOUNT DUE	TOTAL TAX	4,214.00
NOVEMBER 15, 2022	2ND HALF TAX 2,107.00	1ST HALF TAX	2,107.00
	PENALTY	PENALTY	
NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.	TOTAL	TOTAL	

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☐ CASH ☐ CHECK ☐ COUNTER ☐ MAIL ☐ OTHER
List address corrections and changes on the back.

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List address corrections and changes on the back.

Minnesota

Swift

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 1214

Prepared: 10/4/22 11:59 AM

Crop Year: 2022

Page: 1 of 2

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

Operator Name

FRAGODT FAMILY JV

Farm Identifier

Farms Associated with Operator:

None

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): 1625B, 1625A

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
138.0	135.18	135.18	0.0	0.0	0.0	133.43	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	1.75	0.0	0.0	0.0				

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	1.2	35	0.00
CORN	0.5	94	0.00
Total Base Acres:	1.7		

Tract Number: 2076 Description TW18 S18 NW4

FSA Physical Location : Swift, MN

ANSI Physical Location: Swift, MN

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

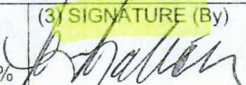

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
138.0	135.18	135.18	0.0	0.0	0.0	133.43	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	1.75	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	1.2	35	0.00
CORN	0.5	94	0.00
Total Base Acres:	1.7		

Owners: KALISCH, KECIA L
COLE, KYLEKNUTESON, KALLEM
NELSON, KENDRA

NO
SOS
Needed

CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 27 151		2. SIGN-UP NUMBER 57	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 12247		4. ACRES FOR ENROLLMENT 133.43	
				6. TRACT NUMBER 2076		7. CONTRACT PERIOD FROM: (MM-DD-YYYY) 10/1/2022 TO: (MM-DD-YYYY) 9/30/2032	
5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) SWIFT COUNTY FARM SERVICE AGENCY 1430 UTAH AVE BENSON, MN 56215-3715				8. SIGNUP TYPE: Continuous			
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (320) 842-7201 x2							
<p>THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; and, CRP-2, CRP-2C, CRP-2G, or CRP-2C30, as applicable.</p>							
9A. Rental Rate Per Acre		\$ 192.88		10. Identification of CRP Land (See Page 2 for additional space)			
9B. Annual Contract Payment		\$ 25,736.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres
9C. First Year Payment		\$		2076	0006	CP23A	133.43
(Item 9C is applicable only when the first year payment is prorated.)							
11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)							
A(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) KECIA L KALISCH 26555 W TIMBERHILL RD ZIMMERMAN, MN 55398-9390		(2) SHARE 25.00 %	(3) SIGNATURE (By) 	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY) 8/11/22	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) KAILLE KNUSTSON 4435 317TH AVE NE CAMBRIDGE, MN 56008-5767		(2) SHARE 25.00 %	(3) SIGNATURE (By) see attached	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
C(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code) KENRA NELSON #25 NEVALA AVE BENSON, MN 56215-1438		(2) SHARE 25.00 %	(3) SIGNATURE (By) see attached	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
12. CCC USE ONLY		A. SIGNATURE OF CCC REPRESENTATIVE 					B. DATE (MM-DD-YYYY) 09-15-2022

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq.), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.**

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) email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

RECEIVED

AUG 15 2022

SWIFT COUNTY FSA Date Printed: 08/04/2022

Farm 1214

Tract 2076

2023 Program Year

Map Created October 05, 2022



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

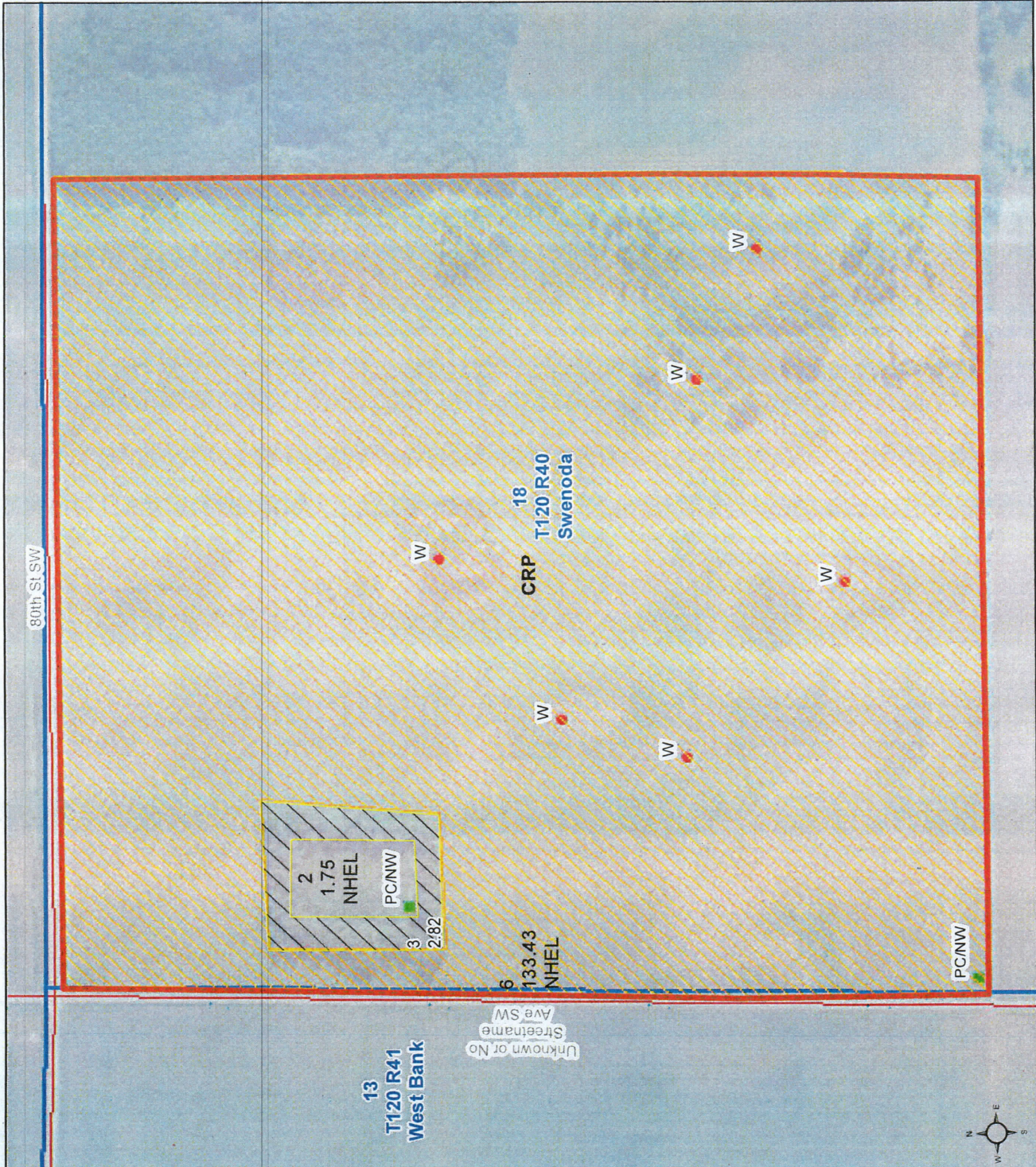
Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Roads

Wetland Determination Identifiers

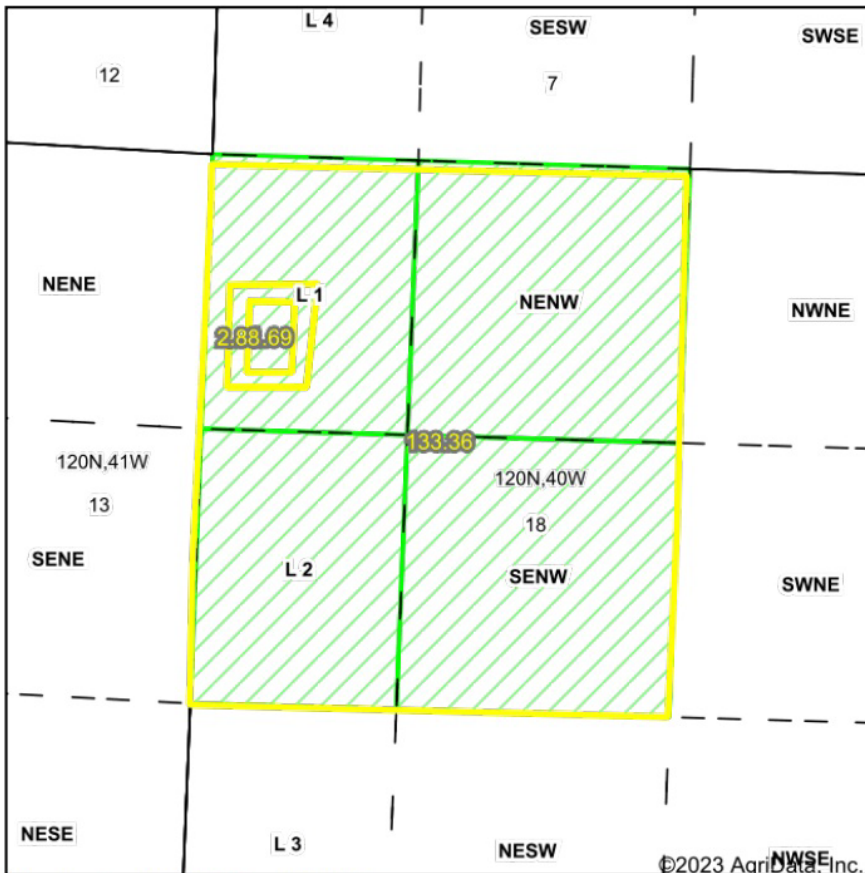
- Restricted Use
- Limited
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 135.18 acres



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.

PLSS LEGAL DESCRIPTION



Acres: 137.93
 Date: 1/2/2023
 Township: Swenoda
 County: Swift
 State: Minnesota

Maps Provided By



PLSS Source: Bureau of Land Management (BLM)

PLSS Note: BLM contains Government Lots and Quarters. Availability and accuracy will vary by location

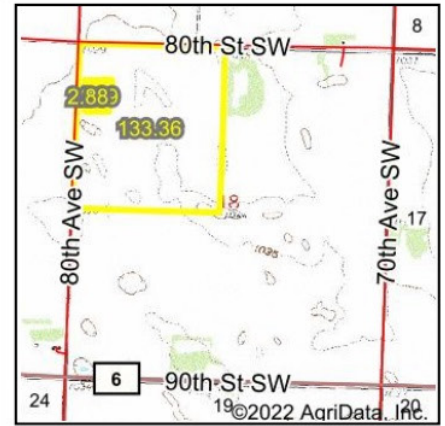
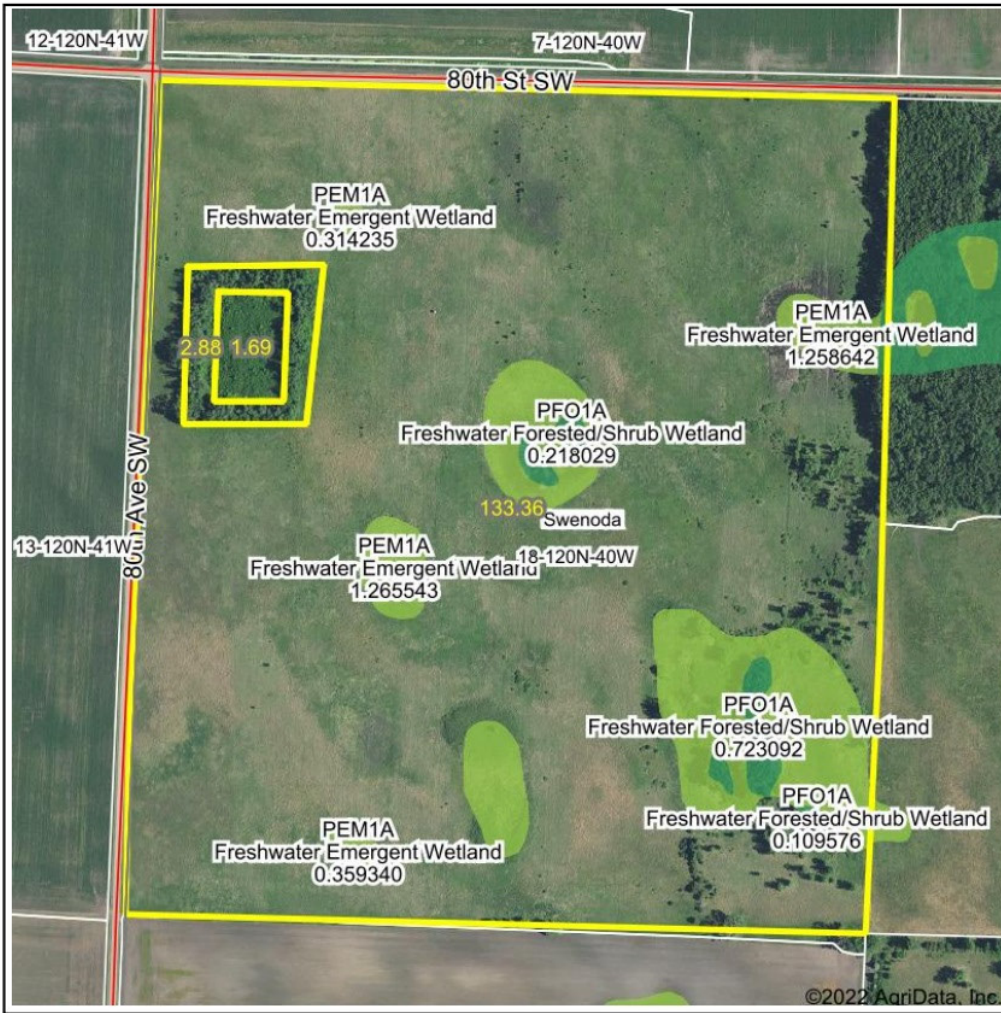
Short Legal:

L1; L2; E2NW 18-120N-40W

Long Legal:

LOTS 1 AND 2; E1/2 NW1/4 OF SECTION 18, TOWNSHIP 120 NORTH, 40 WEST, SWIFT COUNTY, MINNESOTA

WETLANDS MAP



State: **Minnesota**
 Location: **18-120N-40W**
 County: **Swift**
 Township: **Swenoda**
 Date: **12/22/2022**

Maps Provided By



0ft 647ft 1293ft

Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	14.55
PFO1A	Freshwater Forested/Shrub Wetland	1.58
Total Acres		16.13

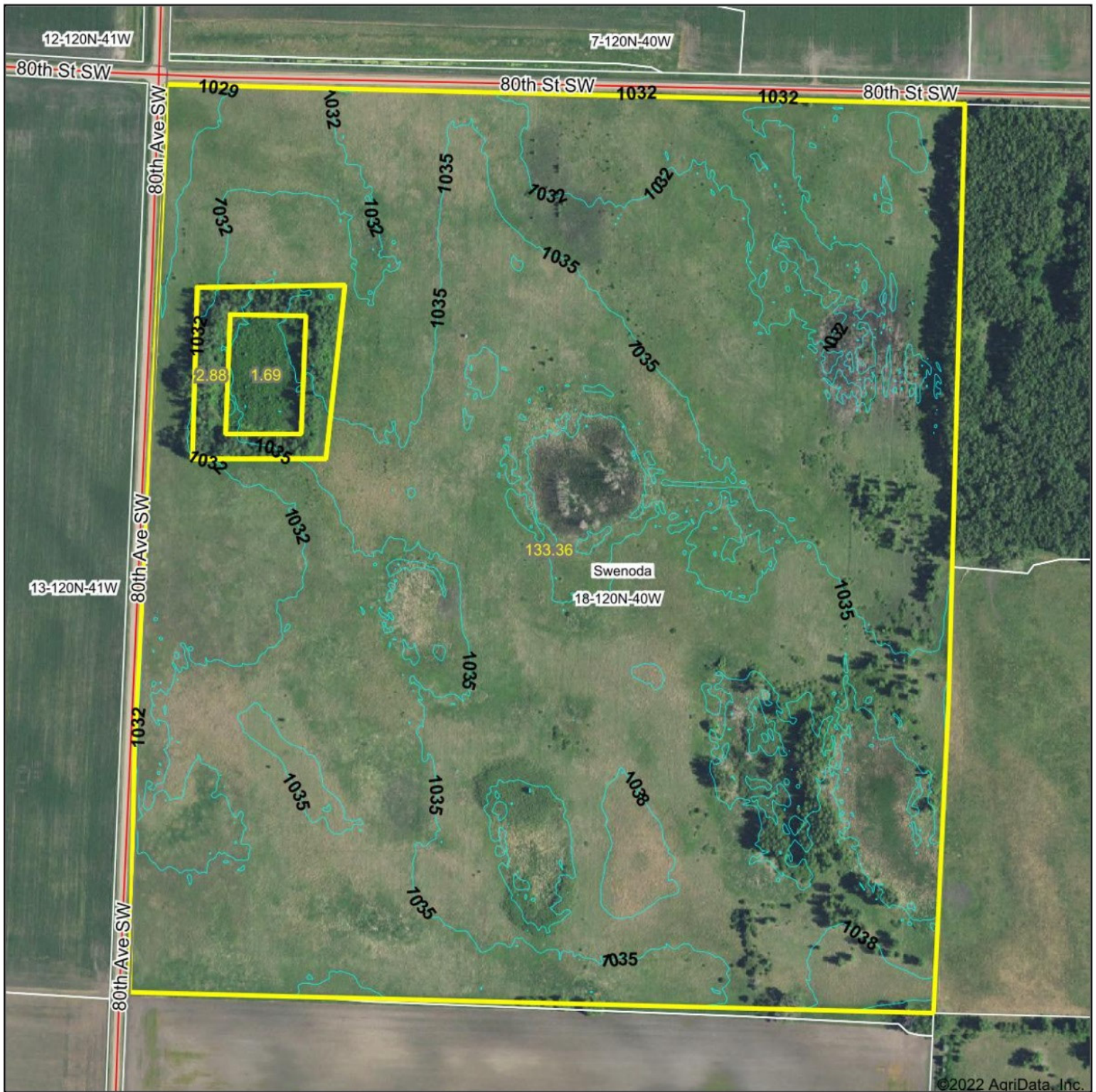
Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

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

TOPOGRAPHY CONTOURS



Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 1,027.4

Max: 1,043.6

Range: 16.2

Average: 1,034.1

Standard Deviation: 2.03 ft

0ft 445ft 889ft



12/22/2022

18-120N-40W
Swift County
Minnesota

Map Center: 45° 12' 28.63, -95° 43' 45.16

Maps Provided By:

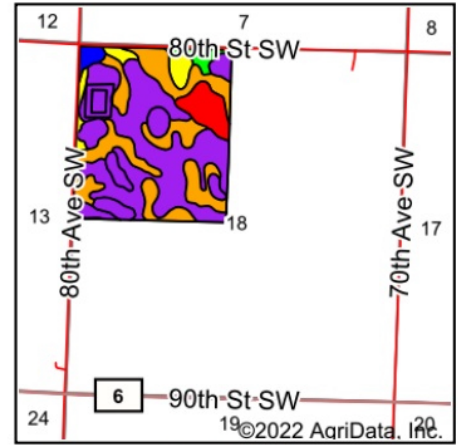
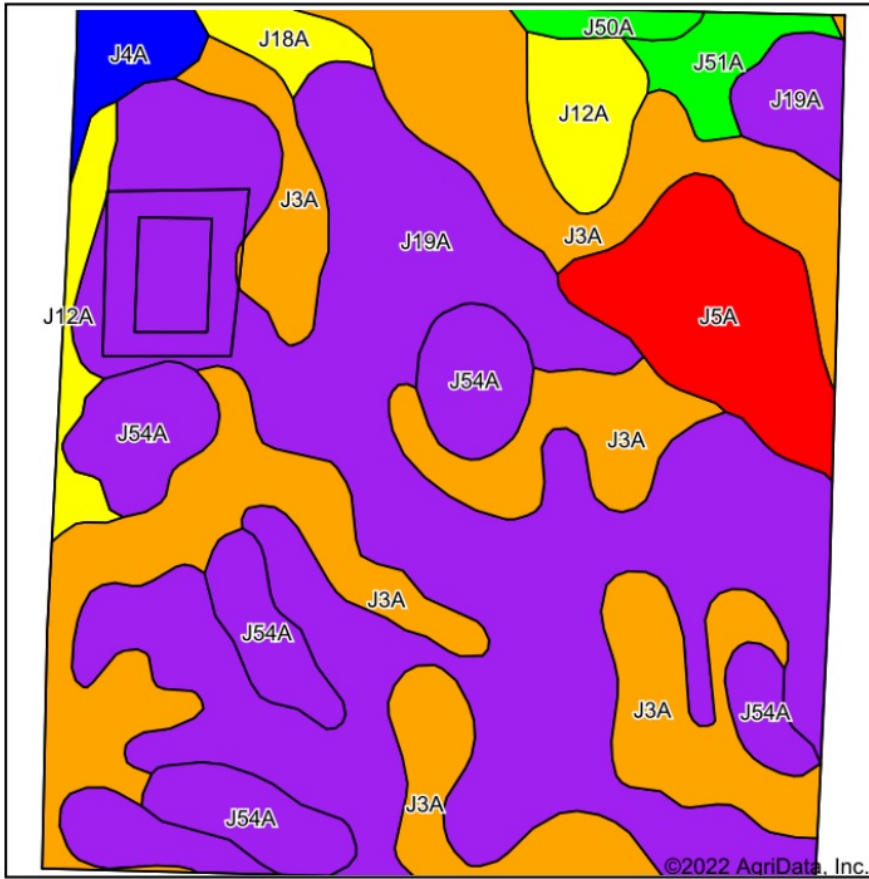


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www.AgriDataInc.com

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

SOIL MAP



State: **Minnesota**
 County: **Swift**
 Location: **18-120N-40W**
 Township: **Swenoda**
 Acres: **137.93**
 Date: **12/22/2022**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



Area Symbol: MN151, Soil Area Version: 21

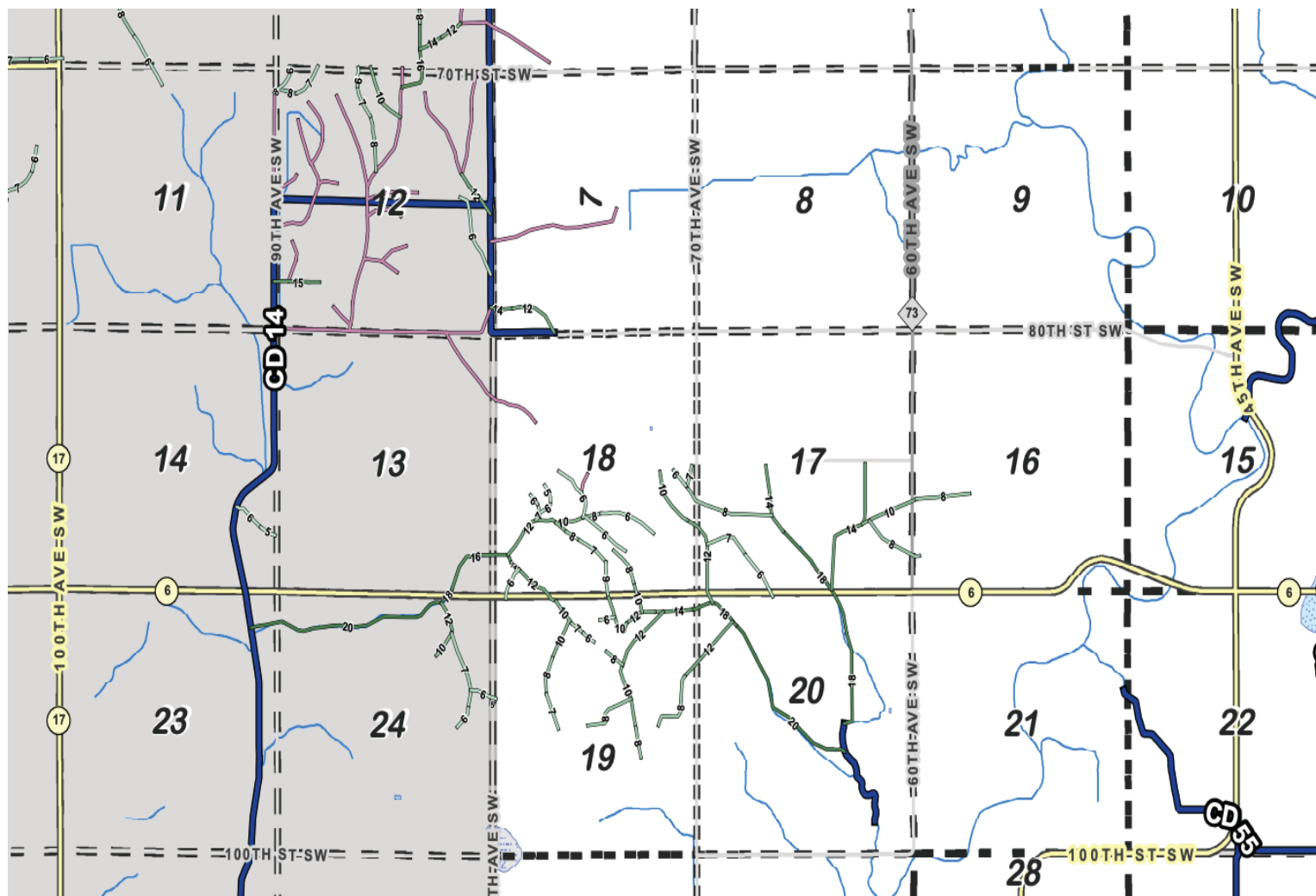
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
J19A	Hecla loamy fine sand, 1 to 3 percent slopes	62.25	45.1%		IVs	0	51	46	45	32	33
J3A	Arveson sandy loam, 0 to 2 percent slopes	40.65	29.5%		IIw	0	74	51	51	34	50
J54A	Marysland loam, occasionally ponded, 0 to 1 percent slopes	12.88	9.3%		IIIw	5218	55	38	37	26	32
J5A	Fossum sandy loam, 0 to 2 percent slopes	8.84	6.4%		IIIw	0	47	43	43	29	34
J12A	Marysland loam, 0 to 2 percent slopes	5.62	4.1%		IIw	6122	65	51	50	32	48
J4A	Rockwell loam, 0 to 2 percent slopes	2.48	1.8%		IIw	0	87	64	54	40	64
J51A	Bearden-Quam, depressional, complex, 0 to 2 percent slopes	2.38	1.7%		IIIs	0	91	74	61	46	74
J18A	Malachy sandy loam, 1 to 3 percent slopes	1.82	1.3%		IIIs	0	66	48	48	34	41
J50A	Balaton-Tara complex, 1 to 3 percent slopes	1.01	0.7%		IIIs	0	96	74	60	47	74
Weighted Average					3.06	736.7	60.3	*n 47.8	*n 46.7	*n 32.4	*n 40.3

*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.

TILE MAP



Fragodt Auction Co.

• & REAL ESTATE •

Family Owned Full Service Auction Company Specializing in Land and Farm Equipment Sales

320-734-4408

Randy.....320-808-8731

Jacob.....320-760-3652

Nathan.....320-297-0578



ONLINE AUCTION BIDDING

The sale prices of these parcels will be determined by competitive bidding that will take place on

www.FragodtAuctions.com.

The bidding will not close and the property will not be sold until everyone has had the opportunity to make their best bid. The bidding will not close until there have been no bids received in a period of four (4) minutes. This means the auction will have a "soft close." Any bid placed within the last four (4) minutes of the auction will reset the countdown of the auction to four (4) minutes. Once no bids have been received for four (4) minutes, and the timer counts down to zero, the auction will be over.

To register, go to: www.FragodtAuctions.com. Find the Login/Register button at the top of the page. Click that button. If you have already signed up for our auctions, you simply put in your Username or Email, along with your password and you are able to bid on our auctions. If you have not previously signed up for our auctions you click the Red Button that says "Register." That button will have you verify your email address, ask you a few questions about your name and address, and for our auctions that we charge Credit Cards at the conclusion, it will ask you your card information. When that information gets entered you are registered and able to bid on our auctions.

***NO RESERVE* 140 +/- ACRES IN SECTION 18** Lot Number: 1

SWENODA TOWNSHIP IN SWIFT COUNTY

Completed

Start Time: 11/11/2021 6:00:00 PM End Time: 11/22/2021 12:00:00 PM

Bid Count: 0

Watching: 0

Starting Bid: \$0.04/Acre

Bid Increment: \$50.00

Current Bid: \$7,124.00/Acre x 140.32 Acres = \$996,639.68

140.32 Acres

Bidding complete

Contact Info:

Location:

Details Auction Info Terms Item Location Documents Contacts Removal Times

Print Page