

Timed Online Only Multi Parcel Real Estate Auction

145+/- Acres of Land in
Section 27, 28 & 34 of
Wanamingo Township,
Goodhue Co. MN.

PROPERTY ADDRESS:
45399 90th Ave Way • Wanamingo, MN

MATT MARING

AUCTION

CO.

Bidding Opens: Wednesday, July 13, 2022 at 8:00 a.m.

**BIDDING
CLOSES**

Wednesday, July 20, 2022 10:00 a.m.

FOR BIDDING AND DETAILS GO TO **WWW.MARINGAUCTION.COM**
Bidders Must Get Pre-Registered and Accepted Prior to Auction Closing Time



PARCEL 1

"True Serenity" is How the Seller Describes This Rare and Hard to Find
91.21 Acre Building Site in Wanamingo TWP, Goodhue Co. MN

- *** Located at 45399 90 Ave. Way Wanamingo, MN 55983-3711 (Located between Kenyon and Wanamingo MN Along Hwy. 60)
- *** 91.21± Acres of Zoned Ag-Land
- *** 46'x80' Shed/Shop Built in 2019 with Concrete Floor, 2 Overhead Doors, Tubing for In-Floor Heat
- *** 24'x24' Out Building, Heated and Insulated
- *** 2020 Private Mound Septic System, (2) 1,000 Gal. Tanks, Drain Field and Mound
- *** Good Cased Well
- *** 27.5 Acres Enrolled in CRP at a Rate of \$139.19 Per Acre or \$3,828 Per Year, Expires 09/30/2023
- *** Abundance of Wildlife: White Tail Deer, Turkey, Pheasant, Excellent Hunting
- *** Many Fruit Trees & Berry Bushes
- *** Build Your Dream Home On This Parcel In One Of The Many Excellent Spots (Only One Home Can Be Built on This Parcel)
- *** A Must-See Property! Words Can't Explain the Beauty
- *** To Be Sold By Gross Dollar

PARCEL 2

54.38 Acres of Excellent Crop Land in Part of Section 34

- *** 50.0 +/- Tillable Crop Acres With Drain Tile and Conservation Terrace in Place
- *** Field Entrance from 90 Ave. Way
- *** No Lease in Place for Year of 2023, New Buyer Can Lease or Operate Land in 2023
- *** Parcel Lays Very Nice
- *** CRI: 81.4 Good Soils
- *** To Be Sold By the Acre (54.38 x \$ Bid)
- *** Buyer Obtains Possession After 2022 Land Tenant Has Removed All Crops or 12/31/2022, Which Ever Comes First

~Seller To Pay All Real Estate Taxes Due in the Year of 2022~

Bidders: You Must First Register Online With Correct Information and Prequalifying Documentation and Then The Auction Company Will Accept You to Bid

**Contact Us Today For An Informational Packet
For More Photos and Bids: www.maringauction.com**

OPEN HOUSE SHOWINGS:

Wednesday, July 6 • 6:00 p.m. - 7:30 p.m.
Saturday, July 9 • 10:00 a.m. - 12:00 Noon
Wednesday, July 13 • 6:00 p.m. - 7:30 p.m.

No Drive In Inspection Without Being Accompanied by Maring Auction Company, No Exceptions ~ Video and Motion Camera Is In Place

Terms: \$50,000 down per parcel the day of auction which is non refundable if buyer fails to close. The balance is due and payable in full to the seller on or before August 31, 2022, at which time the buyer shall receive a clear and marketable title. All parcels are selling as-is condition, with no warranties or guarantees expressed or implied by the seller or any of their agents. The seller shall pay all real estate taxes due and payable in the year of 2022. Bidders and buyers must have their financing in order prior to auction date.

Lane C. Barsness • Owner/Seller

MATT MARING

AUCTION

CO.

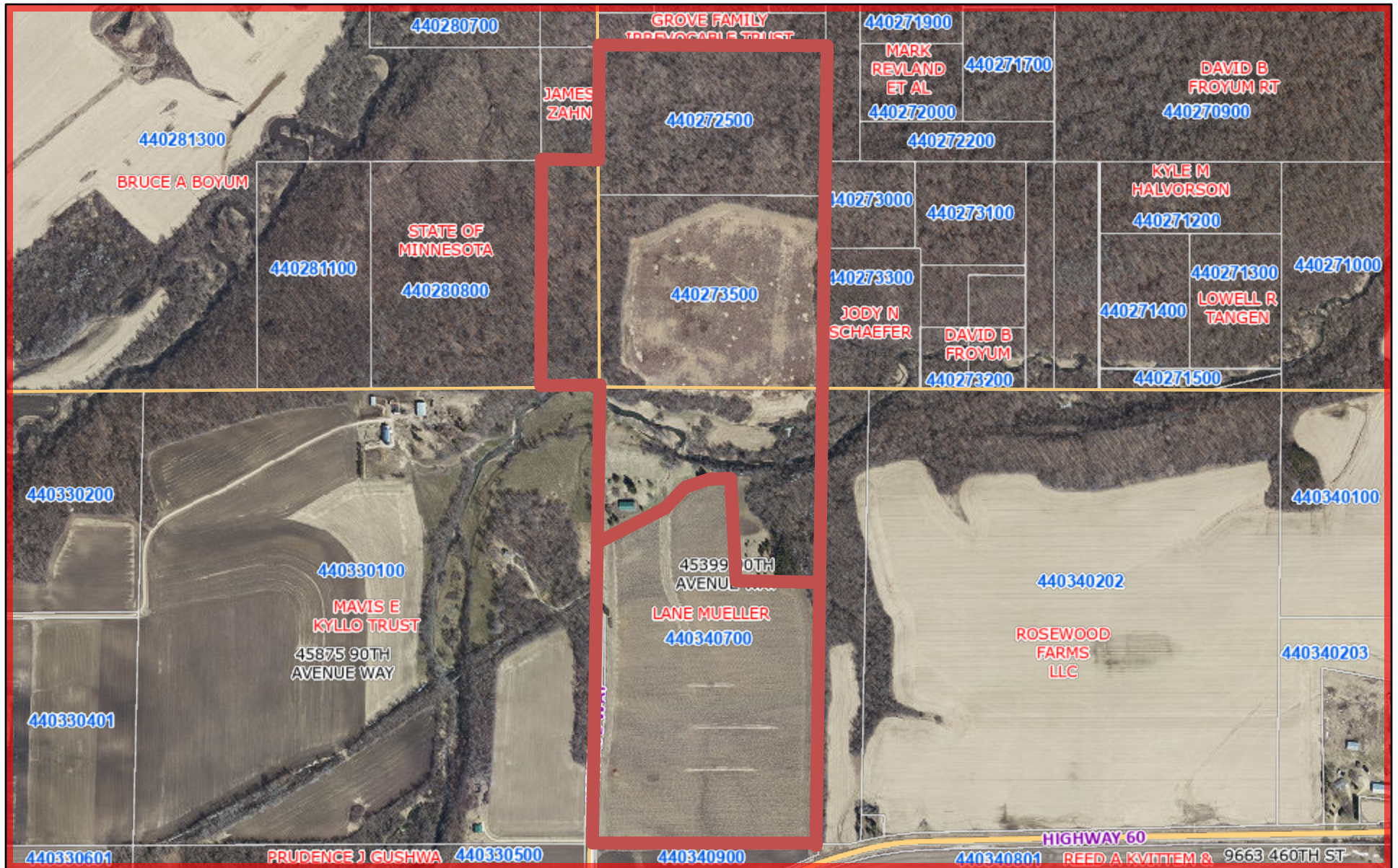
We Sell the Earth & Everything On It.
Design and Print provided by greghepola@yahoo.com



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



ArcGIS WebMap



June 15, 2022

Public Land Survey

Municipal Boundary

Goodhue County Roads

CEM; ; OCTY; OCRLN; CTRLN

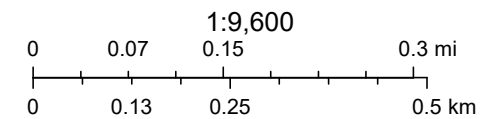
SHWY

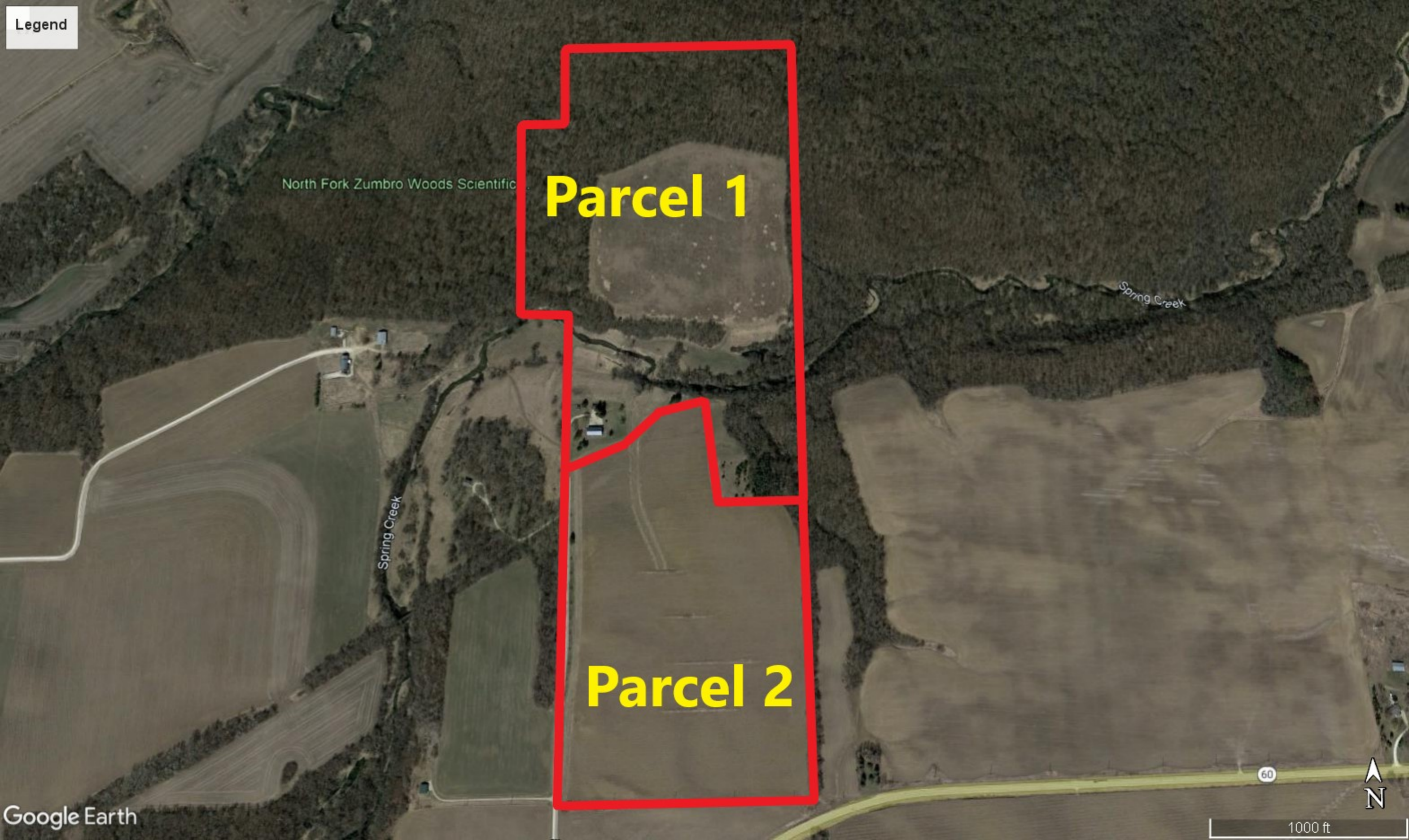
Full Address

PIN

Full Name

Parcels





Legend

North Fork Zumbro Woods Scientific

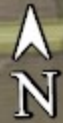
Parcel 1

Spring Creek

Spring Creek

Parcel 2

60



1000 ft

Google Earth



United States
Department of
Agriculture

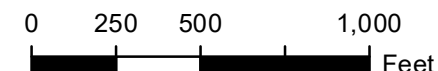
Goodhue County, Minnesota

Farm 8698

Tract 797

2022 Program Year

Map Created May 02, 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

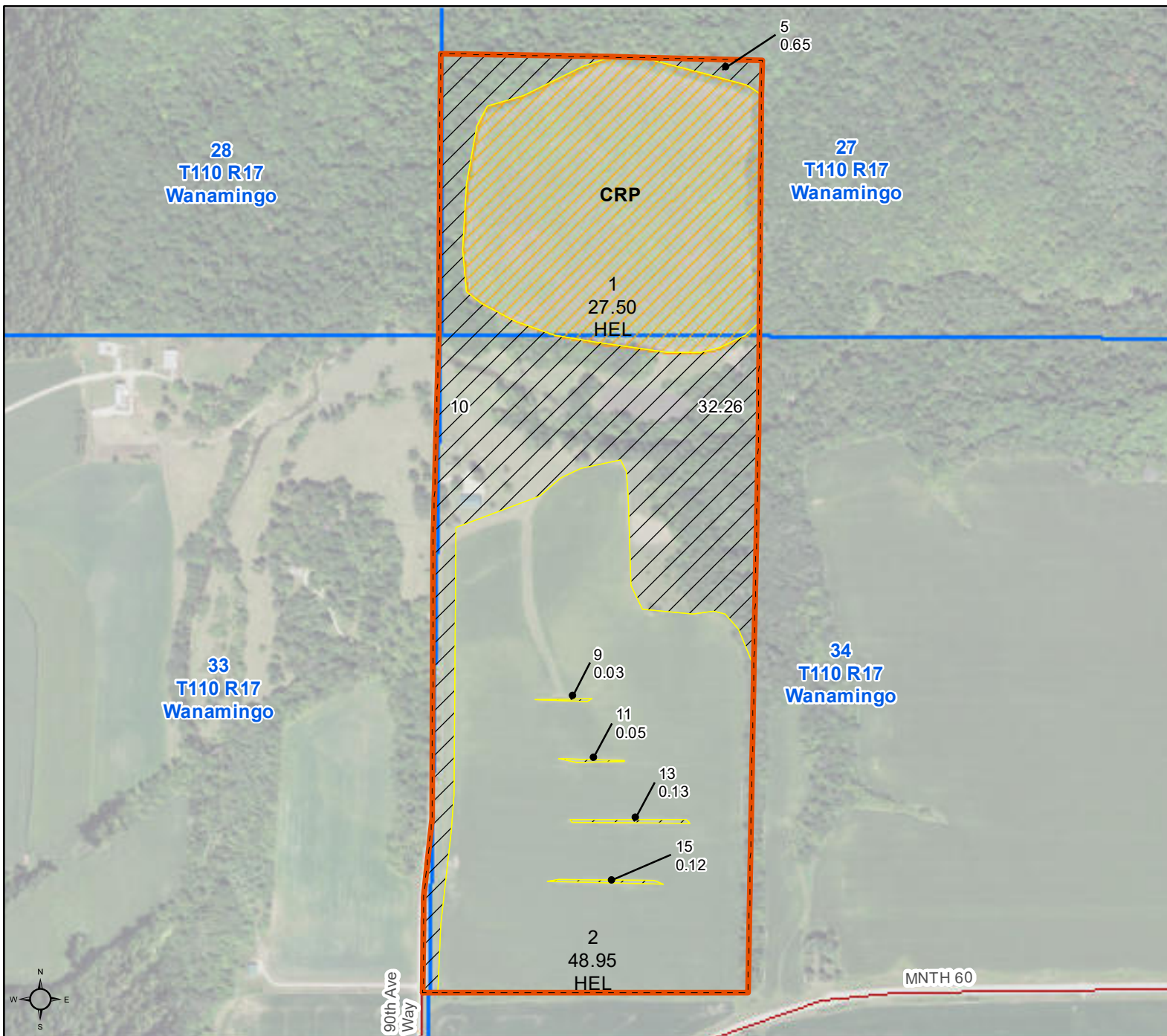
Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 76.45 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.

Minnesota

Goodhue

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 8698

Prepared: 6/1/22 2:06 PM

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

DONKERS, CHRISTOPHER TODD

Farm Identifier

Recon Number

2018 - 86

Farms Associated with Operator:

None

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): 10011G

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
109.69	76.45	76.45	0.0	0.0	0.0	27.5	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	48.95	0.0	0.0	0.0				

ARC/PLC

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction	HIP
CORN	48.95	161	0.00	0
Total Base Acres:	48.95			

Tract Number: 797

Description SEC27,34,WANAMINGO;

FSA Physical Location : Goodhue, MN

ANSI Physical Location: Goodhue, MN

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Wetland determinations not complete

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
109.69	76.45	76.45	0.0	0.0	0.0	27.5	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	48.95	0.0	0.0	0.0		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
CORN	48.95	161	0.00				
Total Base Acres:	48.95						

Owners: MUELLER, LANE

Other Producers: None

CRP-1 (07-06-20)		U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation		1. ST. & CO. CODE & ADMIN. LOCATION 27 049		2. SIGN-UP NUMBER 36	
CONSERVATION RESERVE PROGRAM CONTRACT				3. CONTRACT NUMBER 10011G		4. ACRES FOR ENROLLMENT 27.50	
				5A. COUNTY FSA OFFICE ADDRESS (Include Zip Code) GOODHUE COUNTY FARM SERVICE AGENCY P.O. BOX 336 GOODHUE, MN55027-0000		6. TRACT NUMBER 797	
5B. COUNTY FSA OFFICE PHONE NUMBER (Include Area Code): (651) 923-5300 x2				8. SIGNUP TYPE: SAFE - Minnesota Back Forty Pheasant			
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.							
9A. Rental Rate Per Acre \$ 139.19		10. Identification of CRP Land (See Page 2 for additional space)					
9B. Annual Contract Payment \$ 3,828.00		A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share	
9C. First Year Payment \$		797	0001	CP38E-25	27.50	\$ 0.00	
(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) LANE MUELLER 14441 187TH AVE NW ELK RIVER, MN55330-7673		(2) SHARE 100.00 %	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE INDIVIDUAL SIGNING IN THE REPRESENTATIVE CAPACITY		(5) DATE (MM-DD-YYYY)	
B(1) PARTICIPANT'S NAME AND ADDRESS (Include Zip Code)		(2) SHARE %	(3) SIGNATURE (By)	(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)		(2) SHARE %	(3) SIGNATURE (By)	(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)	

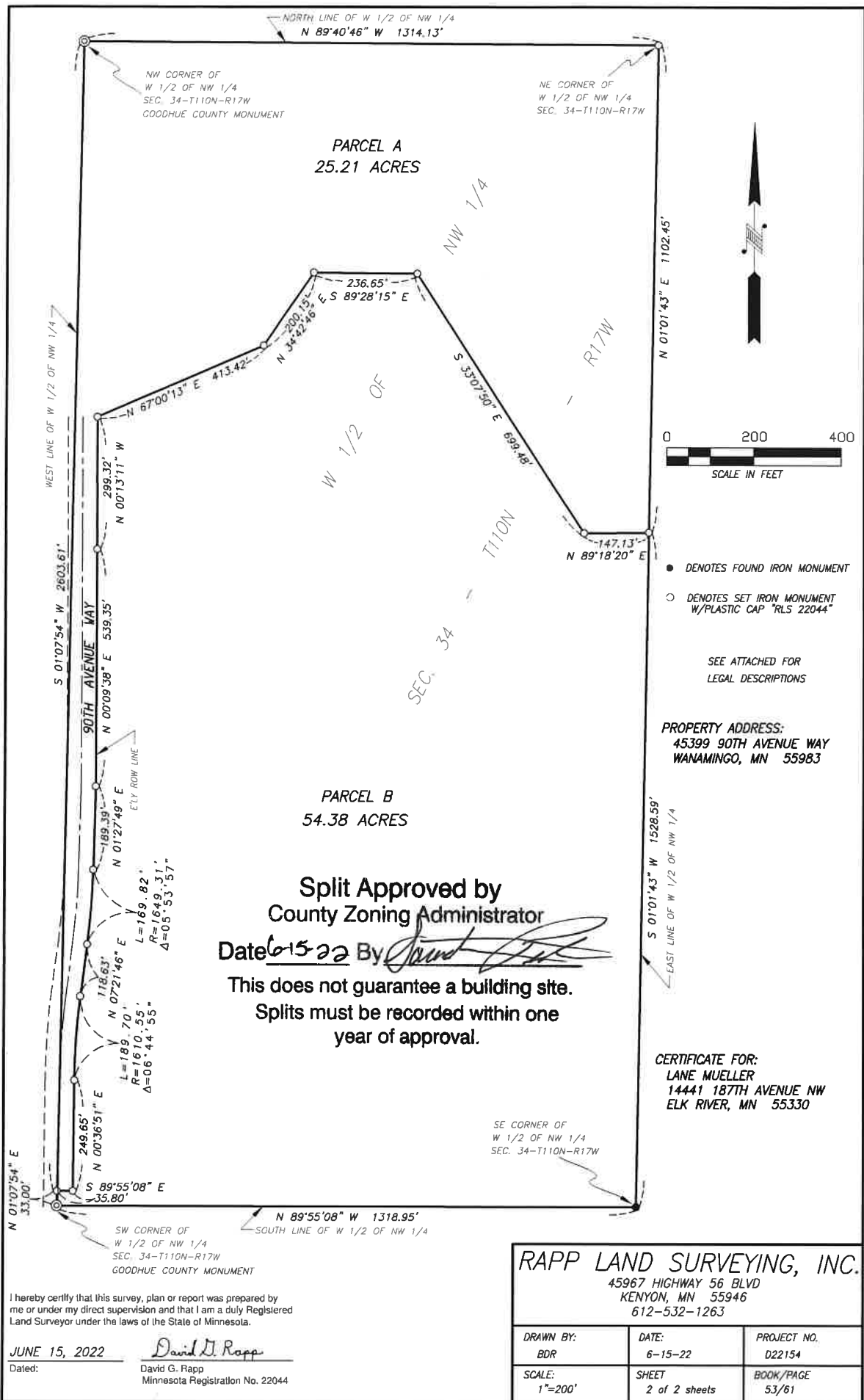
NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), 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.

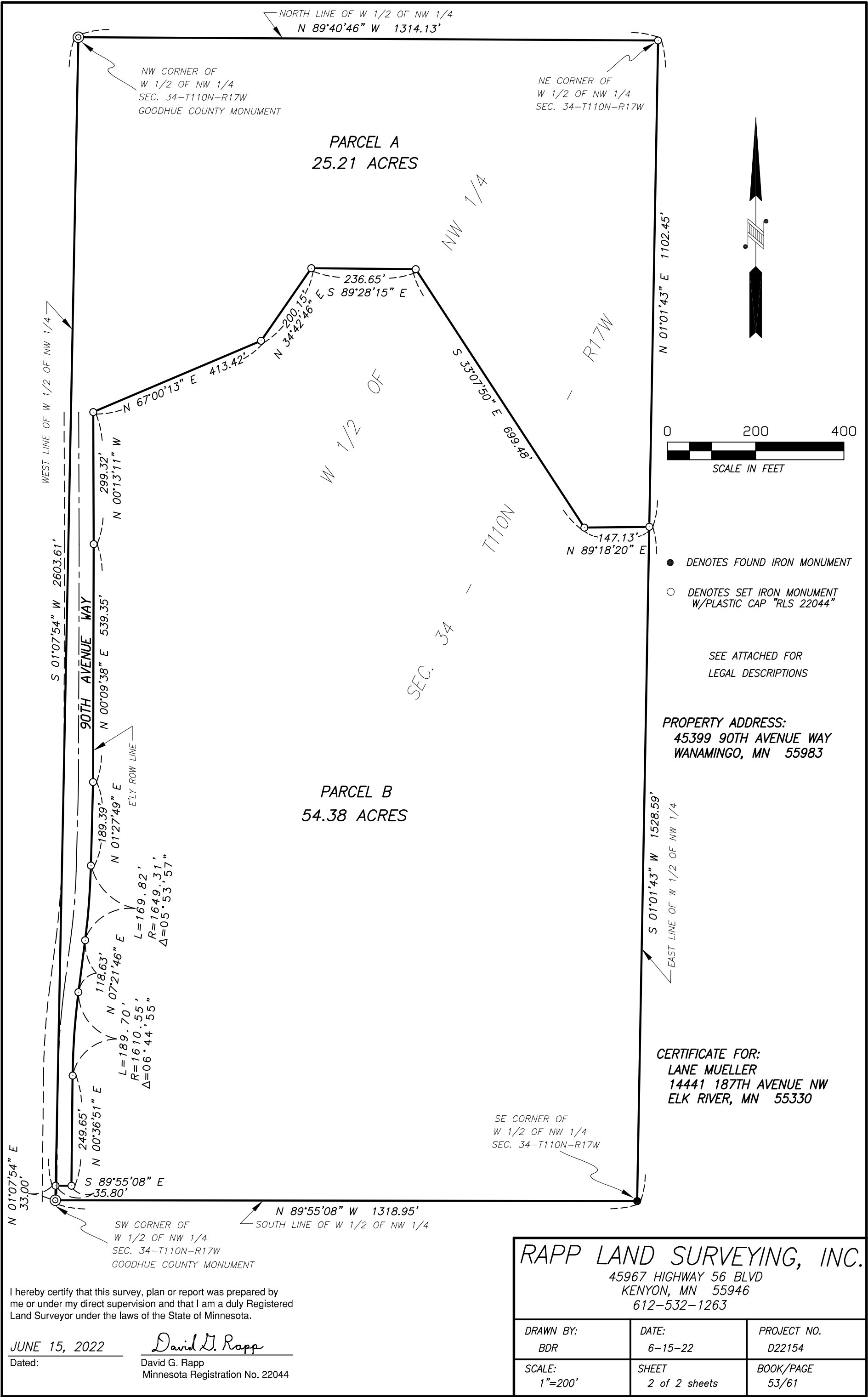
Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 16 U.S.C. 3846(b)(1). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. **RETURN THIS COMPLETED FORM TO YOUR COUNTY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





PROPOSED LEGAL DESCRIPTION OF PARCEL A:

That part of the West Half of the Northwest Quarter of Section 34, Township 110 North, Range 17 West, Goodhue County, Minnesota, described as follows: Commencing at the southwest corner of said West Half of the Northwest Quarter; thence North 01 degree 07 minutes 54 seconds East (assumed bearing), along the west line of said West Half of the Northwest Quarter, a distance of 33.00 feet to the point of beginning; thence South 89 degrees 55 minutes 08 seconds East 35.80 feet; thence North 00 degrees 36 minutes 51 seconds East 249.65 feet; thence northerly 189.70 feet along a tangential curve, concave easterly, with a radius of 1610.55 feet and a central angle of 06 degrees 44 minutes 55 seconds; thence North 07 degrees 21 minutes 46 seconds East, tangent to said curve, a distance of 118.63 feet; thence northerly 169.82 feet along a tangential curve, concave westerly, with a radius of 1649.31 feet and a central angle of 05 degrees 53 minutes 57 seconds; thence North 01 degree 27 minutes 49 seconds East, tangent to last described curve, a distance of 189.39 feet; thence North 00 degrees 09 minutes 38 seconds East 539.35 feet; thence North 00 degrees 13 minutes 11 seconds West 299.32 feet; thence North 67 degrees 00 minutes 13 seconds East 413.42 feet; thence North 34 degrees 42 minutes 46 seconds East 200.15 feet; thence South 89 degrees 28 minutes 15 seconds East 236.65 feet; thence South 33 degrees 07 minutes 50 seconds East 699.48 feet; thence North 89 degrees 18 minutes 20 seconds East 147.13 feet to the east line of said West Half of the Northwest Quarter; thence North 01 degree 01 minute 43 seconds East, along said east line, a distance of 1102.45 feet to the northeast corner of said West Half of the Northwest Quarter; thence North 89 degrees 40 minutes 46 seconds West, along the north line of said West Half of the Northwest Quarter, a distance of 1314.13 feet to the northwest corner of said West Half of the Northwest Quarter; thence South 01 degree 07 minutes 54 seconds West, along said west line of the West Half of the Northwest Quarter, a distance of 2603.61 feet to the point of beginning. Containing 25.21 acres, more or less.
Subject to a public road easement and all other easements and restrictions of record, if any.

PROPOSED LEGAL DESCRIPTION OF PARCEL B:

That part of the West Half of the Northwest Quarter of Section 34, Township 110 North, Range 17 West, Goodhue County, Minnesota, described as follows: Beginning at the southwest corner of said West Half of the Northwest Quarter; thence North 01 degree 07 minutes 54 seconds East (assumed bearing), along the west line of said West Half of the Northwest Quarter, a distance of 33.00 feet; thence South 89 degrees 55 minutes 08 seconds East 35.80 feet; thence North 00 degrees 36 minutes 51 seconds East 249.65 feet; thence northerly 189.70 feet along a tangential curve, concave easterly, with a radius of 1610.55 feet and a central angle of 06 degrees 44 minutes 55 seconds; thence North 07 degrees 21 minutes 46 seconds East, tangent to said curve, a distance of 118.63 feet; thence northerly 169.82 feet along a tangential curve, concave westerly, with a radius of 1649.31 feet and a central angle of 05 degrees 53 minutes 57 seconds; thence North 01 degree 27 minutes 49 seconds East, tangent to last described curve, a distance of 189.39 feet; thence North 00 degrees 09 minutes 38 seconds East 539.35 feet; thence North 00 degrees 13 minutes 11 seconds West 299.32 feet; thence North 67 degrees 00 minutes 13 seconds East 413.42 feet; thence North 34 degrees 42 minutes 46 seconds East 200.15 feet; thence South 89 degrees 28 minutes 15 seconds East 236.65 feet; thence South 33 degrees 07 minutes 50 seconds East 699.48 feet; thence North 89 degrees 18 minutes 20 seconds East 147.13 feet to the east line of said West Half of the Northwest Quarter; thence South 01 degree 01 minute 43 seconds West, along said east line, a distance of 1528.59 feet to the southeast corner of said West Half of the Northwest Quarter; thence North 89 degrees 55 minutes 08 seconds West, along the south line of said West Half of the Northwest Quarter, a distance of 1318.95 feet to the point of beginning. Containing 54.38 acres, more or less.
Subject to a public road easement and all other easements and restrictions of record, if any.

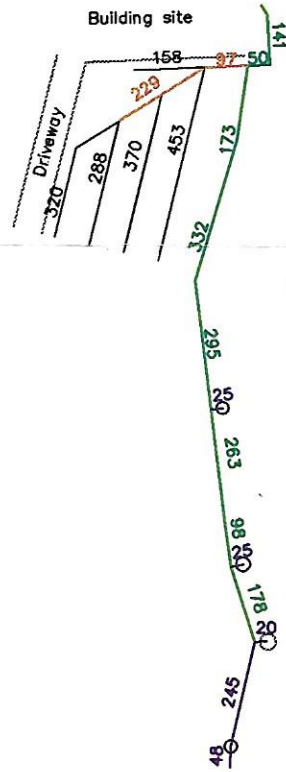
CERTIFICATE FOR:
LANE MUELLER
14441 187TH AVENUE NW
ELK RIVER, MN 55330

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.

JUNE 15, 2022
Dated:

David G. Rapp
David G. Rapp
Minnesota Registration No. 22044

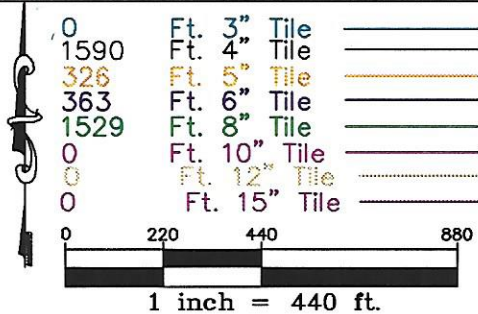
RAPP LAND SURVEYING, INC. 45967 HIGHWAY 56 BLVD KENYON, MN 55946 612-532-1263		
DRAWN BY: BDR	DATE: 6-15-22	PROJECT NO. D22154
SCALE: N/A	SHEET 1 of 2 sheets	BOOK/PAGE 53/61



wn34nw

Fred Barsness
 Section: 34 Township: Wanamingo
 County: Goodhue State: MN

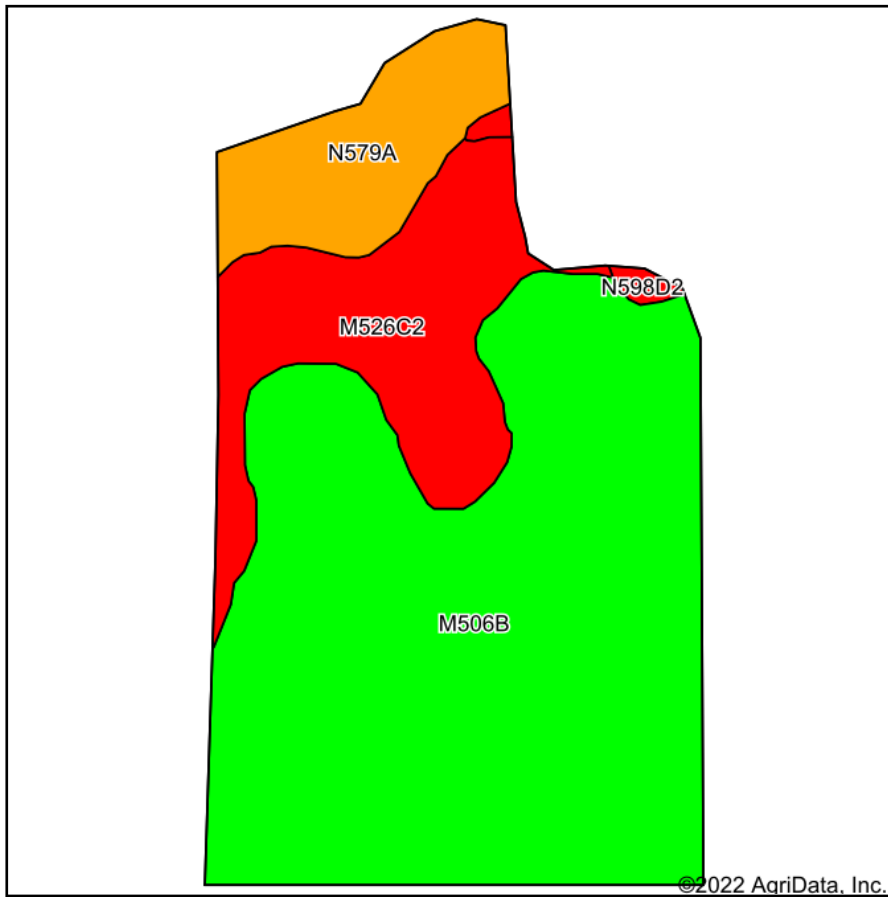
Drawn by: Donnie Avery
 Spacings: 80
 11-20-99



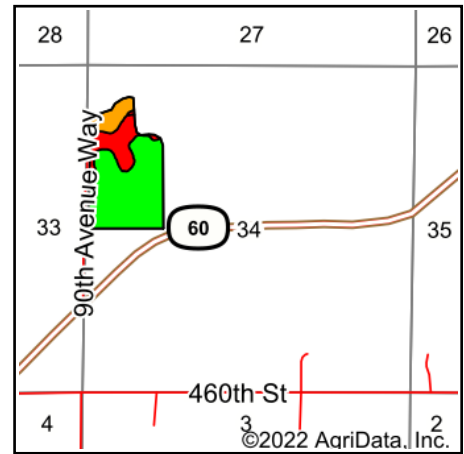
Ellings On
DRAINAGE

Existing Tile -----
 Waterways and Ditches -----
 Property and field Borders -----
 Elec. or Tele. Cable -----
 Gas Line ----- Trees
 Wetland Surface Intake

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Goodhue**
 Location: **34-110N-17W**
 Township: **Wanamingo**
 Acres: **48.32**
 Date: **6/13/2022**

Maps Provided By:

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



Area Symbol: MN049, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Soybeans Bu	*n NCCPI Soybeans
M506B	Kasson silt loam, 2 to 6 percent slopes	33.72	69.8%		Ile	95						63
M526C2	Winneshiek silt loam, 6 to 12 percent slopes, moderately eroded	9.00	18.6%		IIle	44	3.7	89		60	26	38
N579A	Dakota silt loam, 0 to 3 percent slopes	5.21	10.8%		IIs	79	4.6	163		76	47	57
N598D2	Winneshiek-Waucoma complex, 12 to 18 percent slopes, moderately eroded	0.39	0.8%		IVe	45	2.5	93	2.2	41	27	38
Weighted Average					2.20	83.4	1.2	34.9	*-	19.7	10.1	*n 57.5

*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.



Parcel Number: 44.034.0700
Property Address: 45399 90TH AVENUE WAY
 WANAMINGO, MN 55983-3711
[GIS PARCEL MAPS](#) [GIS ENHANCED PARCEL VIEWER](#)
PDF Name: 44 WANAMINGO TWP - AG
Class: AG LAND
Map Area: 44 WANAMINGO TWP-AG
Tax District: WANAMINGO TWP 2172
Zoning: NOT APPLICABLE
Subdivision: [NONE]
Sec-Twp-Rng: 34-110-017
Lot-Block: -
Brief Legal Description: DOC#684061 W1/2 OF NW1/4 SEC 34-110-17 ID# 44-0000-41501,
 -41900, -41901
 (NOT TO BE USED ON LEGAL DOCUMENTS)
Property Report: [PROPERTY REPORT \(PDF FILE\)](#)



Pin 44.034.0700 Photo

1 / 12



Current Value as of January 2021 - Taxes Payable 2022

Land Value	Dwelling Value	Improvement Value	Total Value
\$546,200	\$0	\$65,200	\$611,400

Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2022	\$546,200	\$0	\$65,200	\$611,400
2021	\$504,000	\$0	\$64,700	\$568,700

[More Years...](#)

Residential Building Information

Occupancy	Style	Year Built	Total Living Area
Detached Structures Only			

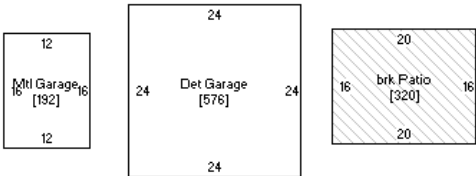
Sale Information

Sale Date	Amount	Non-Useable Transaction Code	Recording
03/02/2022	\$0	032 - UNKNOWN REASON	684061
09/03/2020	\$0	032 - UNKNOWN REASON	668945
07/26/2011	\$0	032 - UNKNOWN REASON	587423
09/15/2009	\$110,000	007a - a. PHYSICAL CHANGE (AFTER ASSESSMENT DATE; BEFORE SALE) NEW CONSTRUCTION	570139
10/26/2007	\$80,000	002 - RELATIVE SALE-RELATED BUSINESS	552939

Building Permit Information

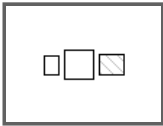
Date	Number	Tag Descr	Tag Date	Amount	Reason
08/20/2020	20-292	Completed	01/01/2021	15,000	Plumb/Elec
09/11/2019	19-290	Completed	01/01/2020	64,000	New Bldg

Sketch



Sketch of Pin 44.034.0700

1 / 1



GIS Map Information



**GOODHUE COUNTY
FINANCE & TAXPAYER SERVICES**

509 W. 5th Street
Red Wing, MN 55066
651-385-3040
www.co.goodhue.mn.us

Bill # 9792

Property ID R 44.034.0700

Tax Payer ID 43035

RICHARD A MUELLER
LANE C MUELLER
14441 187TH AVE NW
ELK RIVER MN 55330

Sect-34 Twp-110 Range-017 79.53 AC
DOC#668945 W1/2 OF NW1/4 SEC 34-110-17 ID# 44-0000-41501,
-41900, -41901

PROPERTY ADDRESS:
45399 90TH AVENUE WAY
WANAMINGO MN

2022 Property Tax Statement

VALUES AND CLASSIFICATION

Step
1

Taxes Payable Year Classification	2021	2022
	AG NHSTD	AG NHSTD
	RES ON AG	RES ON AG
	RVL NHSTD	RVL NHSTD
Estimated Market Value	528,300	568,700
Improvements Excluded		
Homestead Exclusion		
Taxable Market Value	528,300	568,700
New Improvements	28,300	27,800
Expired Exclusions		

Sent in March 2021

Step
2

PROPOSED TAX

Proposed Tax 4,214.00

Sent in November 2021

Step
3

PROPERTY TAX STATEMENT

First-half Taxes	2,146.00
Second-half Taxes	2,146.00
Total Taxes due in 2022	4,292.00

\$\$\$
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:

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- Use this amount for the special property tax refund on schedule 1 of Form M1PR

Property Tax and Credits

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

5. Property taxes after credits

Property Tax by Jurisdiction

- County
- City or Town WANAMINGO TWP
- State General Tax
- School District 2172
- Special Taxing Districts SEMMCHRA

A. Voter Approved Levies
B. Other Local Levies

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

Special Assessments on Your Property

- Special assessments Principal: Interest:

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2021 2022

4,297.71	4,761.31
395.71	469.31
3,902.00	4,292.00
2,367.96	2,651.29
682.95	727.27
362.43	224.27
447.57	643.87
41.09	45.30
3,902.00	4,292.00

3,902.00 4,292.00



Parcel Number: 44.027.3500
Property Address: 0

[GIS PARCEL MAPS](#) [GIS ENHANCED PARCEL VIEWER](#)

PDF Name: 44 WANAMINGO TWP - AG
Class: AG LAND
Map Area: 44 WANAMINGO TWP-AG
Tax District: WANAMINGO TWP 2172
Zoning: NOT APPLICABLE
Subdivision: [NONE]
Sec-Twp-Rng: 27-110-017
Lot-Block: -
Brief Legal Description: DOC#587423 SW1/4 OF SW1/4 SEC 27-110-17 EX N6AC ID# 44-0000-35200

(NOT TO BE USED ON LEGAL DOCUMENTS)

Property Report: [PROPERTY REPORT \(PDF FILE\)](#)



Pin 44.027.3500 Photo

1 / 1



Current Value as of January 2021 - Taxes Payable 2022

Land Value	Dwelling Value	Improvement Value	Total Value
\$129,200	\$0	\$0	\$129,200

Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2022	\$129,200	\$0	\$0	\$129,200
2021	\$108,800	\$0	\$0	\$108,800

▼ More Years...

Sale Information

Sale Date	Amount	Non-Useable Transaction Code	Recording
▼ 03/02/2022	\$0	032 - UNKNOWN REASON	684061
▼ 07/26/2011	\$0	032 - UNKNOWN REASON	587423

GIS Map Information



**GOODHUE COUNTY
FINANCE & TAXPAYER SERVICES**

509 W. 5th Street
Red Wing, MN 55066
651-385-3040
www.co.goodhue.mn.us

Bill # 9719

Property ID R 44.027.3500

Tax Payer ID 37649

LANE MUELLER

14441 187TH AVE NW
ELK RIVER MN 55330

Sect-27 Twp-110 Range-017 34.00 AC
DOC#587423 SW1/4 OF SW1/4 SEC 27-110-17 EX N6AC ID#
44-0000-35200

PROPERTY ADDRESS:

2022 Property Tax Statement

VALUES AND CLASSIFICATION

Step
1

Taxes Payable Year Classification	2021 AG NHSTD M FOREST	2022 AG NHSTD M FOREST
Estimated Market Value	108,800	108,800
Improvements Excluded		
Homestead Exclusion		
Taxable Market Value	108,800	108,800
New Improvements		
Expired Exclusions		

Sent in March 2021

Step
2

PROPOSED TAX

Proposed Tax	722.00
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Sent in November 2021

Step
3

PROPERTY TAX STATEMENT

First-half Taxes	359.00
Second-half Taxes	359.00
Total Taxes due in 2022	718.00

\$\$\$
REFUNDS?

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Taxes Payable Year:

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- Use this amount for the special property tax refund on schedule 1 of Form M1PR

Property Tax and Credits

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

5. Property taxes after credits

Property Tax by Jurisdiction

- County

- City or Town WANAMINGO TWP

- State General Tax

- School District 2172 A. Voter Approved Levies
B. Other Local Levies

- Special Taxing Districts SEMMCHRA

- Non-school voter approved referenda levies

- Total property tax before special assessments

Special Assessments on Your Property

- Special assessments Principal: Interest:

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2021 2022

799.44 813.16

87.44 95.16

712.00 718.00

453.21 471.24

130.70 129.18

54.26 17.95

65.96 91.58

7.87 8.05

712.00 718.00

712.00 718.00



Parcel Number: 44.027.2500
Property Address: 0

[GIS PARCEL MAPS](#) [GIS ENHANCED PARCEL VIEWER](#)

PDF Name: 44 WANAMINGO TWP - AG
Class: AG LAND
Map Area: 44 WANAMINGO TWP-AG
Tax District: WANAMINGO TWP 2172
Zoning: NOT APPLICABLE
Subdivision: [NONE]
Sec-Twp-Rng: 27-110-017
Lot-Block: -
Brief Legal Description: DOC#587423 S1/2 OF NW1/4 OF SW1/4 SEC 27-110-17 & N6AC OF SW1/4 OF SW1/4 ID#

(NOT TO BE USED ON LEGAL DOCUMENTS)

Property Report: [PROPERTY REPORT \(PDF FILE\)](#)



Pin 44.027.2500 Photo

1 / 1



Current Value as of January 2021 - Taxes Payable 2022

Land Value	Dwelling Value	Improvement Value	Total Value
\$98,800	\$0	\$0	\$98,800

Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2022	\$98,800	\$0	\$0	\$98,800
2021	\$83,200	\$0	\$0	\$83,200
▼ More Years...				

Sale Information

Sale Date	Amount	Non-Useable Transaction Code	Recording
▼ 03/02/2022	\$0	032 - UNKNOWN REASON	684061
▼ 07/26/2011	\$0	032 - UNKNOWN REASON	587423

GIS Map Information



**GOODHUE COUNTY
FINANCE & TAXPAYER SERVICES**

509 W. 5th Street
Red Wing, MN 55066
651-385-3040
www.co.goodhue.mn.us

Bill # 9709

Property ID R 44.027.2500

Tax Payer ID 37649

LANE MUELLER

14441 187TH AVE NW
ELK RIVER MN 55330

Sect-27 Twp-110 Range-017
DOC#587423 S1/2 OF NW1/4 OF
SW1/4 OF SW1/4 ID#

26.00 AC
SW1/4 SEC 27-110-17 & N6AC OF
44-0000-34200

PROPERTY ADDRESS:

2022 Property Tax Statement

VALUES AND CLASSIFICATION

Step
1

Taxes Payable Year Classification	2021 M FOREST	2022 M FOREST
Estimated Market Value	83,200	83,200
Improvements Excluded		
Homestead Exclusion		
Taxable Market Value	83,200	83,200
New Improvements		
Expired Exclusions		

Sent in March 2021

Step
2

PROPOSED TAX

Proposed Tax	392.00
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Sent in November 2021

Step
3

PROPERTY TAX STATEMENT

First-half Taxes	195.00
Second-half Taxes	195.00
Total Taxes due in 2022	390.00

\$\$\$
REFUNDS?

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refunds to reduce your property tax.
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- Use this amount for the special property tax refund on schedule 1 of Form M1PR

Property Tax and Credits

- Property taxes before credits
- 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 WANAMINGO TWP

8. State General Tax

9. School District 2172

A. Voter Approved Levies
B. Other Local Levies

10. Special Taxing Districts SEMMCHRA

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

2021 2022

433.40 441.59

47.40 51.59

386.00 390.00

245.72 256.25

70.85 70.02

29.42 9.73

35.75 49.64

4.26 4.36

386.00 390.00

386.00 390.00



Parcel Number: 44.028.1200

Property Address: 0

[GIS PARCEL MAPS](#) [GIS ENHANCED PARCEL VIEWER](#)

PDF Name: 44 WANAMINGO TWP - AG

Class: AG LAND

Map Area: 44 WANAMINGO TWP-AG

Tax District: WANAMINGO TWP 2172

Zoning: NOT APPLICABLE

Subdivision: [NONE]

Sec-Twp-Rng: 28-110-017

Lot-Block: -

Brief Legal Description: DOC#S684061 E10AC OF SE1/4 OF SE1/4 SEC 28-110-17

(NOT TO BE USED ON LEGAL DOCUMENTS)

Property Report: [PROPERTY REPORT \(PDF FILE\)](#)

Pin 44.028.1200 Photo

1 / 1



Current Value as of January 2021 - Taxes Payable 2022

Land Value	Dwelling Value	Improvement Value	Total Value
\$38,000	\$0	\$0	\$38,000

Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2022	\$38,000	\$0	\$0	\$38,000
2021	\$32,000	\$0	\$0	\$32,000

[▼ More Years...](#)

Sale Information

Sale Date	Amount	Non-Useable Transaction Code	Recording
▼ 03/02/2022	\$0	032 - UNKNOWN REASON	684061
▼ 12/04/2015	\$5,000	009a - a. ESTATE SALE	627962
▼ 12/04/2015	\$5,000	009a - a. ESTATE SALE	627954
▼ 12/04/2015	\$5,000	009a - a. ESTATE SALE	627958
▼ 12/04/2015	\$5,000	009a - a. ESTATE SALE	627953



**GOODHUE COUNTY
FINANCE & TAXPAYER SERVICES**

509 W. 5th Street
Red Wing, MN 55066
651-385-3040
www.co.goodhue.mn.us

Bill # 9732

Property ID R 44.028.1200

Tax Payer ID 43035

RICHARD A MUELLER
LANE C MUELLER
14441 187TH AVE NW
ELK RIVER MN 55330

Sect-28 Twp-110 Range-017 10.00 AC
DOC#S627953,4,8,62 E10AC OF SE1/4 OF SE1/4 SEC 28-110-17

PROPERTY ADDRESS:

2022 Property Tax Statement

VALUES AND CLASSIFICATION

Step
1

Taxes Payable Year Classification	2021 M FOREST	2022 M FOREST
Estimated Market Value	32,000	32,000
Improvements Excluded		
Homestead Exclusion		
Taxable Market Value	32,000	32,000
New Improvements		
Expired Exclusions		

Sent in March 2021

Step
2

PROPOSED TAX

Proposed Tax	150.00
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Sent in November 2021

Step
3

PROPERTY TAX STATEMENT

First-half Taxes	75.00
Second-half Taxes	75.00
Total Taxes due in 2022	150.00

\$\$\$
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Property Tax by Jurisdiction

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- City or Town WANAMINGO TWP

- State General Tax

- School District 2172 A. Voter Approved Levies
B. Other Local Levies

- Special Taxing Districts SEMMCHRA

- Non-school voter approved referenda levies

- Total property tax before special assessments

Special Assessments on Your Property

- Special assessments Principal: Interest:

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2021 2022

166.22 169.83

18.22 19.83

148.00 150.00

94.06 98.57

27.24 26.92

11.31 3.75

13.75 19.08

1.64 1.68

148.00 150.00

148.00 150.00