

# 154.71 Acres of Class A Prime Crop Land in Merton TWP. Steele Co. MN

After the Passing of Lloyd "Pat" Kern the Trust Shall Sell Their Excellent Farmland

MATT MARING

## AUCTION LOCATION:

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



## Wednesday, August 17, 2022 10:00 a.m.

### LIVE AND ONLINE REAL ESTATE AUCTION

Go to [www.maringauction.com](http://www.maringauction.com) for More Details, Drone Video and Bidding

### SELLING IN TWO SEPARATE PARCELS PARCEL 1



80.00 Acres, Part of the S1/2 of NE /4 Section 10  
Merton TWP. Steele Co. MN, Rural West Concord,  
MN, Prime Class A Bare Crop Land

- \*\*\* Address: xxxx 71st Street,  
West Concord, MN 55985
- \*\*\* 80.00 Acres
- \*\*\* 77.71 Tillable Acres
- \*\*\* Crop Productivity Index 93.4 Average With  
45% of Farm at 98.1 CPI
- \*\*\* Some Drain Tile in Place with Maps,
- \*\*\* PID #10-010-1200
- \*\*\* Taxes for 2022 \$1,950.00
- \*\*\* 4 Cornered, Lays Perfect
- \*\*\* To be Sold by the Acre

Directions To Farm: From West Concord, West  
On Co. Road 24, To NE 74th Ave, North 1 Mile

### PARCEL 2

74.71 Acres Part of W1/2 of NE1/4 of Section 11  
Merton TWP. Steele Co. MN, Rural West Concord,  
MN, Prime Class A Bare Crop Land

- \*\*\* Address: xxxx NE 74th Ave.,  
West Concord, MN 55985
- \*\*\* Area: 74.71 Acres (Just Surveyed)
- \*\*\* Tillable Acres 74 +/-
- \*\*\* Crop Productivity Index: 92.7 Average  
with Over 20% at 99 CPI
- \*\*\* Some Drain Tile in Place With Maps
- \*\*\* 6 Corned Lays Good
- \*\*\* To Be Sold by the Acre

Directions to Farm: From West Concord, West  
on Co. Rd 24, to NE 74th Ave, North 1 Mile

**Call for Information Packet or  
Go To [www.maringauction.com](http://www.maringauction.com)**



Terms: \$40,000 per parcel the day of auction which is nonrefundable if buyer fails to close and pay seller in full. The balance is due and payable in full to sellers on or before September 22, 2022 at which time buyer shall receive a clear and marketable title. Possession of said parcels shall be when 2022 land tenant has removed all crops grown on said parcels. Seller to pay all taxes for the year of 2022 that are due. Buyer pays in the year of 2023 and thereafter. All real estate sells as-is condition with no warranties or guarantees expressed or implied by sellers or any of their agents. All bidders and buyers must have their finances in order prior to auction day. No buyers fee on this auction. Broker: maring auction & realty inc., Lic# 40241191

# LLOYD "PAT" KERN

## Lloyd D. Kern Trust Aug. 04-2020; Seller

MATT MARING



*We Sell the Earth & Everything On It.*

Design and Print provided by greghepola@yahoo.com

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

MATT MARING AUCTION CO., INC.

P.O. Box 37, Kenyon, MN 55946 • 800-801-4502

Matt Maring, Lic. #25-28 • 507-951-8354

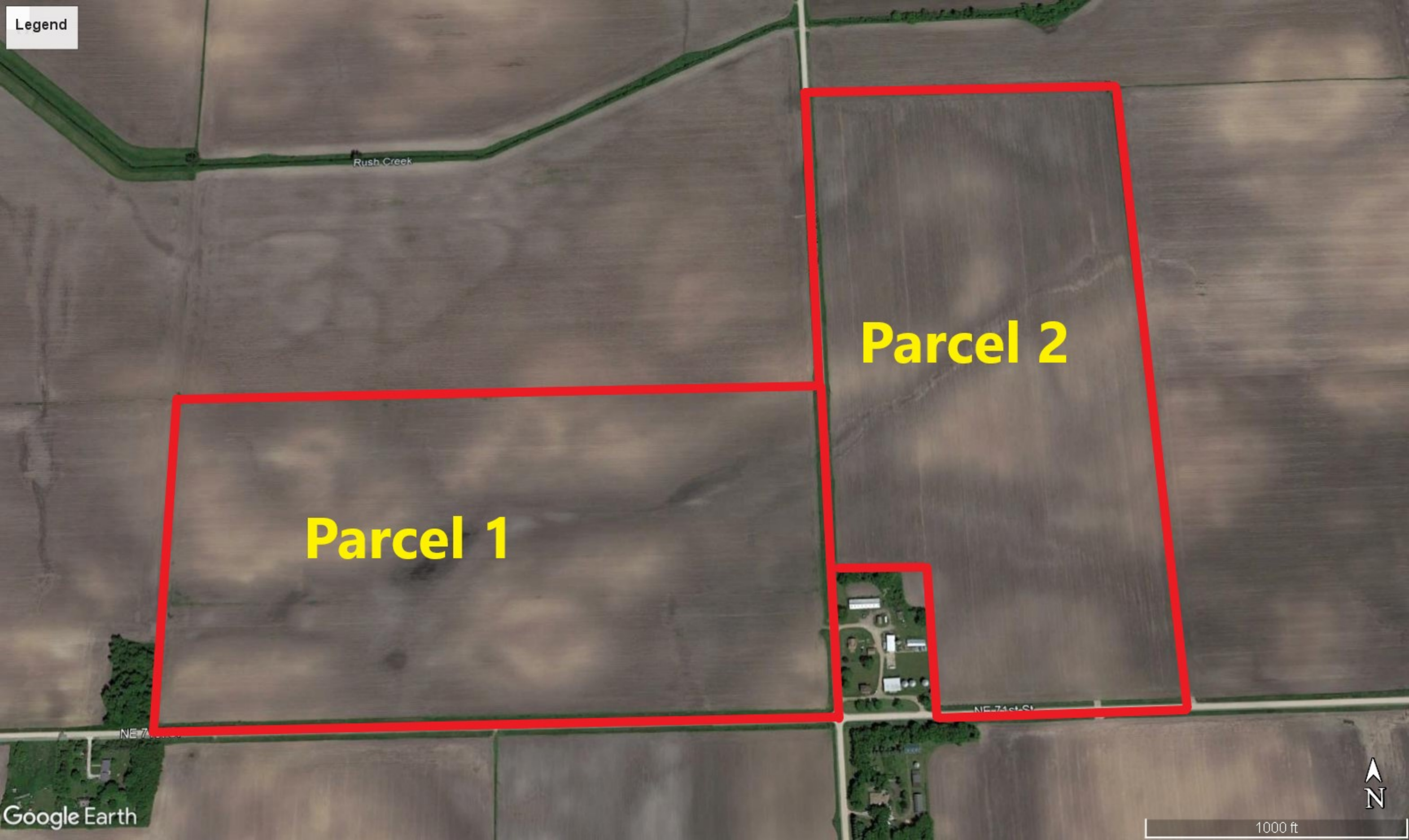
Kevin Maring, Lic. #25-70 • 507-271-6280

Adam Engen, MN Lic. #25-93 • 507-213-0647

Broker: Maring Auction & Realty Inc., Lic# 40241191







Legend

Rush Creek

Parcel 2

Parcel 1

NE 74th St

NE 7th St

Google Earth

1000 ft







United States  
Department of  
Agriculture

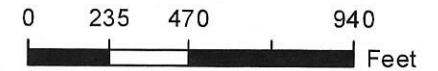
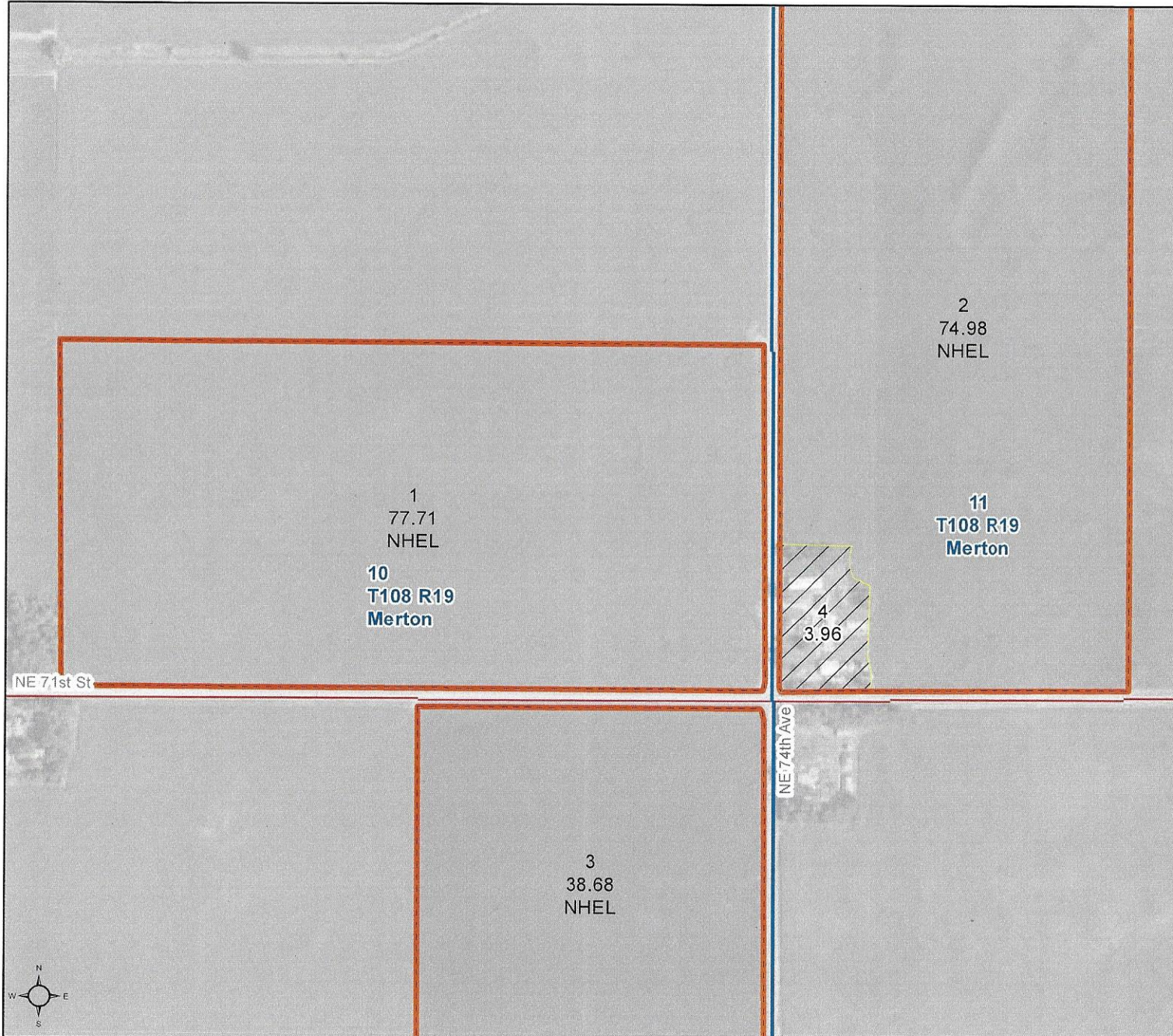
## Steele County, Minnesota

**Farm 885**

**Tract 1440**

**2022 Program Year**

Map Created May 23, 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
- Tract Boundary

### Wetland Determination Identifiers

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

Tract Cropland Total: 191.37 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

Steele

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

## Abbreviated 156 Farm Record

FARM: 885

Prepared: 7/11/22 12:41 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

KERN, JEROME D

## Farm Identifier

## Farms Associated with Operator:

4217, 5930

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
195.33	191.37	191.37	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	191.37	0.0	0.0	0.0				

## ARC/PLC

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	103.16	173	0.00
SOYBEANS	86.44	47	0.00
Total Base Acres:	189.6		

Tract Number: 1440 Description W2NW4,S11;S2NE4,NE4SE4 S10 MERTON

FSA Physical Location : Steele, MN

ANSI Physical Location: Steele, MN

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
195.33	191.37	191.37	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	191.37	0.0	0.0	0.0		

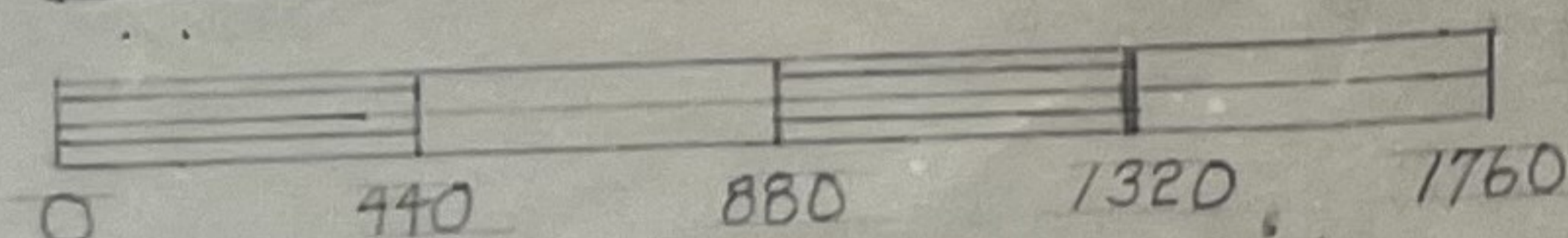
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	103.16	173	0.00
SOYBEANS	86.44	47	0.00
Total Base Acres:	189.6		

Owners: KERN, LLOYD D

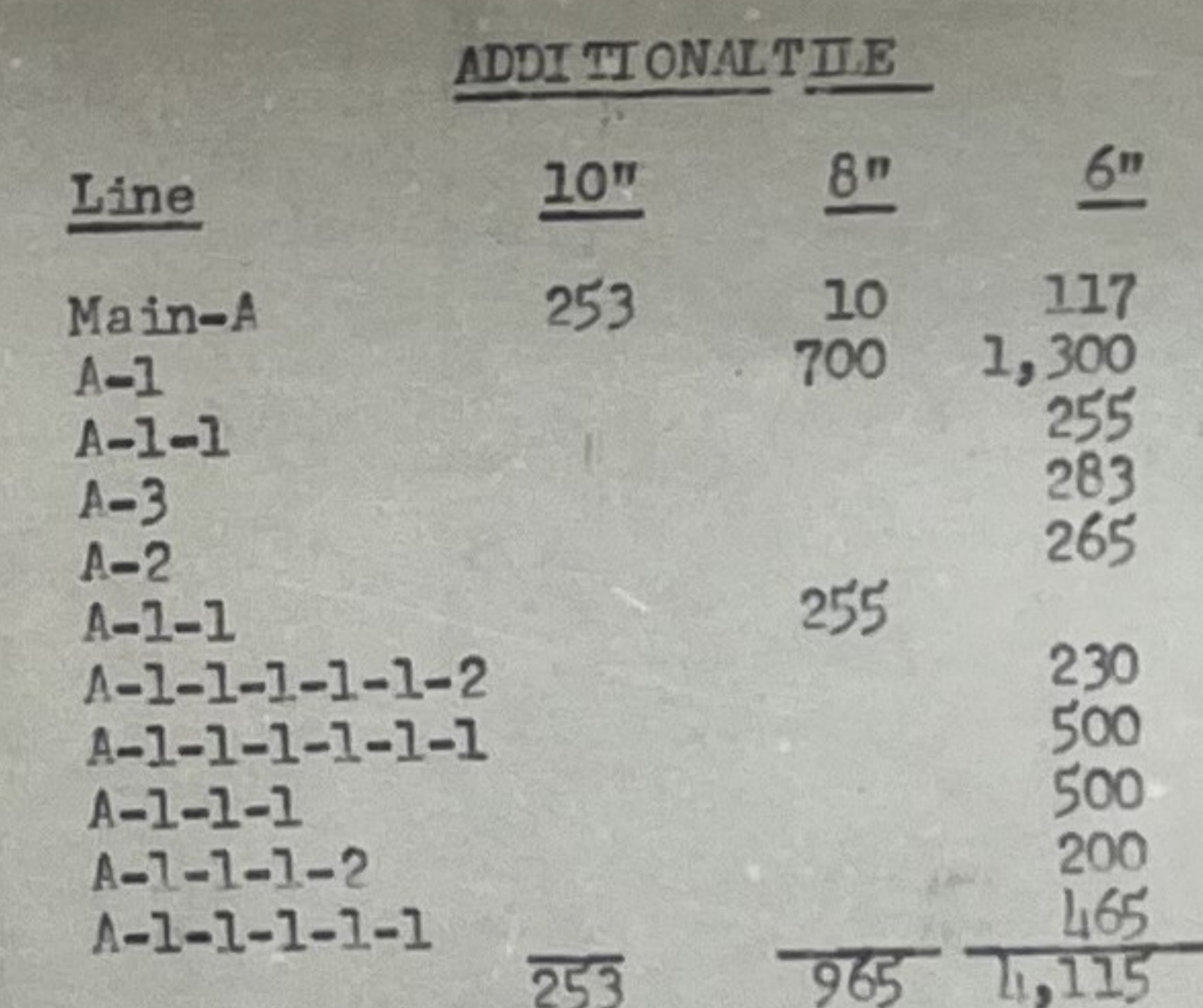




Total 200 900 10920  
This additional tile was installed during Fall 1955 by Hage Bros., tilers of Owatonna, Minn.

[illegible]

Revised - 3-15-56



MAIN-B	1435
B-1	345
B-1-1	450
B-2	700
B-2-1	345
B-3	100
A-1-4	780
L-3	500
L-3-4	500

EXtra tile lines	6"
A-8	550'
A-10	500
A-10-4	400
A-10 5	100
A-4	600
A-5	700
A-1-1-2-1	450
L-3-5	600

TILE LOCATION MAP  
NICK KERN

U. S. DEPARTMENT OF AGRICULTURE  
SOIL CONSERVATION SERVICE

H. H. BENNETT, CHIEF

REFERENCE: SURVEY INDEX- STEELE COUNTY  
MN-SCD-28

CARTOGRAPHIC APPROVAL:

TECHNICAL APPROVAL

COMPILED:

TRACED:	
---------	--

**CHECKED:**

DATE \_\_\_\_\_

DRAWING NO.

E  
WELKE

E  
LUEK

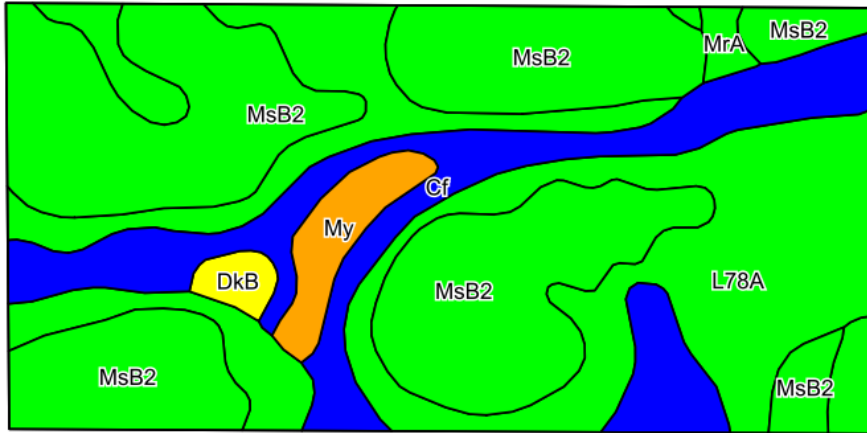
AMW

10-15-

O-4141

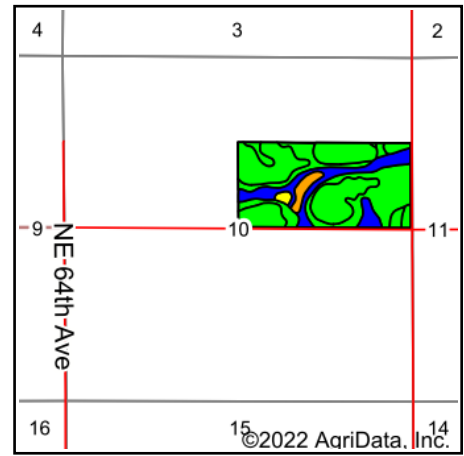


# Soils Map



©2022 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Steele**  
 Location: **10-108N-19W**  
 Township: **Merton**  
 Acres: **77.71**  
 Date: **7/22/2022**

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



Area Symbol: MN147, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Brome grass alfalfa AUM	Brome grass alfalfa hay Tons	Corn Bu	Grass legume hay Tons	Oats Bu	Soybeans Bu	*n NCCPI Soybeans
MsB2	Moland silt loam, 2 to 8 percent slopes, eroded	34.22	44.0%		Ile	98	7.7	5.9	198		87	59	75
L78A	Canisteo clay loam, 0 to 2 percent slopes	25.84	33.3%		IIw	93							81
Cf	Canisteo clay loam, depressional, 0 to 1 percent slopes	12.81	16.5%		IIIw	86							75
My	Klossner muck, 0 to 1 percent slopes	2.39	3.1%		IIIw	77							83
MsA	Moland silt loam, 0 to 2 percent slopes	0.99	1.3%		I	100	7.9	6.1	202	4.5	90	60	84
DkB	Dakota loam, 2 to 6 percent slopes	0.86	1.1%		Ile	69	7	5.4	139		81	41	55
MrA	Merton silt loam, 0 to 2 percent slopes	0.60	0.8%		I	99	7.9	6.1	200		92	59	84
Weighted Average					2.18	93.4	3.6	2.8	92.8	0.1	41.1	27.7	*n 77.2

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

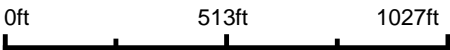
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



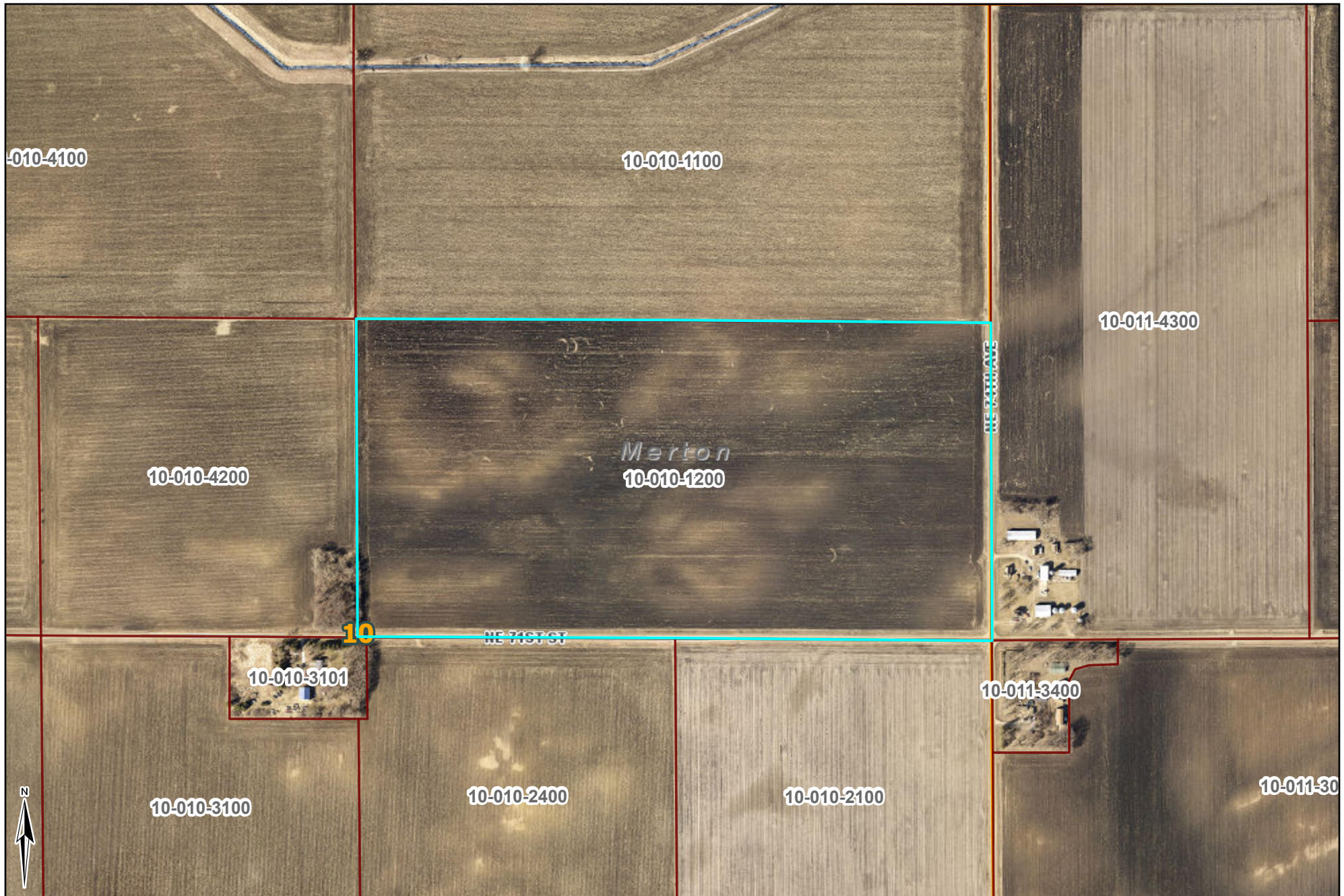
Map Center: 44° 10' 36.34, -93° 5' 27.92



10-108N-19W  
Steele County  
Minnesota







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

0 0.04 0.08 0.16  
mi

## Tax Parcel Viewer

July 20, 2022







# Parcel Report

Parcel Number: 10-010-1200

## General Information

Township/City:	MERTON TOWNSHIP
Taxpayer Name:	KERN/LLOYD D
Taxpayer Address:	TRUST 7422 NE 71ST ST WEST CONCORD MN 55985
Property Address:	
Township:	108
Range:	19
Section:	10
Plat:	
Tax Description:	S1/2 OF NE1/4
Acres:	80
School District:	763 - MEDFORD

## 2022 Tax Information/2021 Assessment

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

Estimated Total Value:	\$485,700.00	Tax Capacity Value:	\$2,429.00
Taxable Market Value:	\$485,700.00	Tax Capacity Rate:	86.94100
		Market Tax Rate:	0.21244

County Tax:	\$1,397.85	Other Voter Levies:	\$0.00
State Tax:	\$0.00	Special Tax District A:	\$0.00
Twp/City Tax:	\$132.02	Special Tax District B:	\$0.00
School Voter Levies:	\$177.27	Special Tax District C:	\$0.00
School Other Levies:	\$123.18	Special Tax District D:	\$0.00

Other Credits:	\$281.66	Homestead/AG Credit Aide:	
Abatements:	\$0.00	This Old House:	

Net Tax (Specials Not Included):	\$1,950.00
Total Special Assessments:	\$119.68
Current Year Balance Due:	\$1,094.68



## 2021 Tax Information/2020 Assessment

Estimated Market Value:	\$474,000.00	Tax Capacity Value:	\$2,370.00
Taxable Market Value:	\$474,000.00	Tax Capacity Rate:	88.49700
		Market Tax Rate:	0.22111
Other Credits:	\$262.12	Homestead/AG Credit Aide:	
Abatements:	\$0.00	This Old House:	
Net Tax (Specials Not Included):	\$1,954.00		
Total Special Assessments:	\$119.68		

## 2020 Tax Information/2019 Assessment

Estimated Market Value:	\$474,000.00	Tax Capacity Value:	\$2,370.00
Taxable Market Value:	\$474,000.00	Tax Capacity Rate:	92.44700
		Market Tax Rate:	0.22368
Other Credits:	\$249.05	Homestead/AG Credit Aide:	
Abatements:	\$0.00	This Old House:	
Net Tax (Specials Not Included):	\$2,062.00		
Total Special Assessments:	\$119.68		

## 2019 Tax Information/2018 Assessment

Estimated Market Value:	\$474,000.00	Tax Capacity Value:	\$2,370.00
Taxable Market Value:	\$474,000.00	Tax Capacity Rate:	94.26100
		Market Tax Rate:	0.21342
Other Credits:	\$208.69	Homestead/AG Credit Aide:	
Abatements:	\$0.00	This Old House:	
Net Tax (Specials Not Included):	\$2,066.00		
Total Special Assessments:	\$39.90		

## 2018 Tax Information/2017 Assessment

Estimated Market Value:	\$485,700.00	Tax Capacity Value:	\$2,429.00
Taxable Market Value:	\$485,700.00	Tax Capacity Rate:	95.06800
		Market Tax Rate:	0.20981
Other Credits:	\$221.65	Homestead/AG Credit Aide:	
Abatements:	\$0.00	This Old House:	
Net Tax (Specials Not Included):	\$2,128.00		
Total Special Assessments:	\$39.90		



Property ID Number: 10-010-1200  
Property Description: SECT-10 TWP-108 RANG-19  
S1/2 OF NE1/4

NICK KERN & CD 37214-O  
LLOYD D KERN 37213-T  
TRUST  
7422 NE 71ST ST ACRES 80.00  
WEST CONCORD MN 55985

Values and Classification		
Taxes Payable Year		2021 2022
Step 1	Estimated Market Value:	474.000 485.700
	Homestead Exclusion:	
	Taxable Market Value:	474.000 485.700
	New Improve/Expired Excls:	
Step 2	Property Class:	AGRI HSTD AGRI HSTD
	Sent in March 2021	
	Proposed Tax	
Step 3	* Does Not Include Special Assessments	
	Sent in November 2021	
	Property Tax Statement	
	First half Taxes:	975.00
Second half Taxes:		975.00
Total Taxes Due in 2022		1,950.00

\$\$\$  
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.

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund .....			.00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE		<input type="checkbox"/>	
2. Use these amounts on Form M1PR to see if you are eligible for a special refund .....			.00
Property Tax and Credits	3. Property taxes before credits .....	2,096.44	2,111.98
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax .....	262.12	281.66
	5. Property taxes after credits .....	1,834.32	1,830.32
Property Tax by Jurisdiction	6. County .....	1,391.03	1,397.85
	7. City or Town .....	133.05	132.02
	8. State General Tax .....	.00	.00
	9. School District: 763 A. Voter approved levies .....	202.66	177.27
	B. Other local levies .....	107.58	123.18
	10. Special Taxing Districts: A. ....		
	B. ....		
	C. ....		
	D. ....		
	11. Non-school voter approved referenda levies .....		
Special Assessments on Your Property	12. Total property tax before special assessments .....	1,834.32	1,830.32
	13. A. 71020 CD 2 .....	119.68	119.68
	B. ....		
	C. ....		
	D. ....		
PRIN 119.68	E. ....		
INT			
TOT 119.68			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....		1,954.00	1,950.00

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

PRCL# 10-010-1200 RCPT# 8332  
AGRI HSTD

PRCL# 10-010-1200 RCPT# 8332  
AGRI HSTD

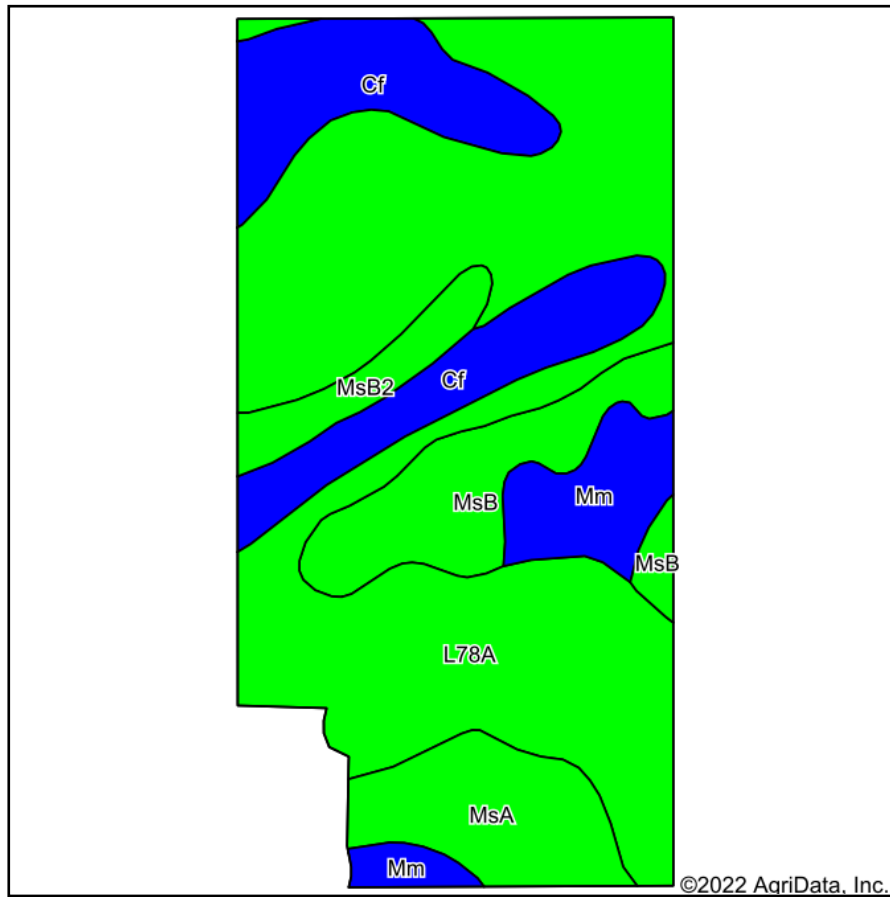
AMOUNT DUE	AMOUNT DUE	TOTAL TAX	1,950.00
NOVEMBER 15, 2022	2ND HALF TAX 975.00	1ST HALF TAX	975.00
	PENALTY	PENALTY	
PLEASE INCLUDE YOUR PHONE # ON CHECK. YOUR CANCELLED CHECK IS YOUR RECEIPT.	TOTAL	TOTAL	

LLOYD D KERN 37213-T  
TRUST  
7422 NE 71ST ST  
WEST CONCORD MN 55985

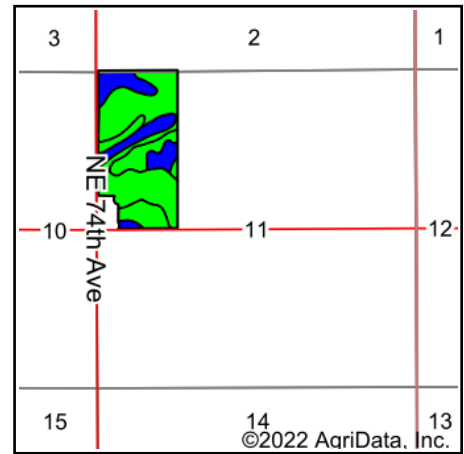
LLOYD D KERN 37213-T  
TRUST  
7422 NE 71ST ST  
WEST CONCORD MN 55985



# Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Steele**  
 Location: **11-108N-19W**  
 Township: **Merton**  
 Acres: **74.98**  
 Date: **7/22/2022**

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



Area Symbol: MN147, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Grass legume hay Tons	Oats Bu	Soybeans Bu	*n NCCPI Soybeans
L78A	Canisteo clay loam, 0 to 2 percent slopes	41.12	54.8%		IIw	93							81
Cf	Canisteo clay loam, depressional, 0 to 1 percent slopes	12.67	16.9%		IIIw	86							75
MsB	Moland silt loam, 2 to 6 percent slopes	7.30	9.7%		Ile	98	7.9	6.1	198		89	59	83
MsA	Moland silt loam, 0 to 2 percent slopes	6.21	8.3%		I	100	7.9	6.1	202	4.5	90	60	84
Mm	Maxcreek silty clay loam	4.92	6.6%		IIw	88	6.1	4.7	178		77	53	70
MsB2	Moland silt loam, 2 to 8 percent slopes, eroded	2.76	3.7%		Ile	98	7.7	5.9	198		87	59	75
Weighted Average					2.09	92.7	2.1	1.6	55	0.4	24.4	16.4	*n 79.5

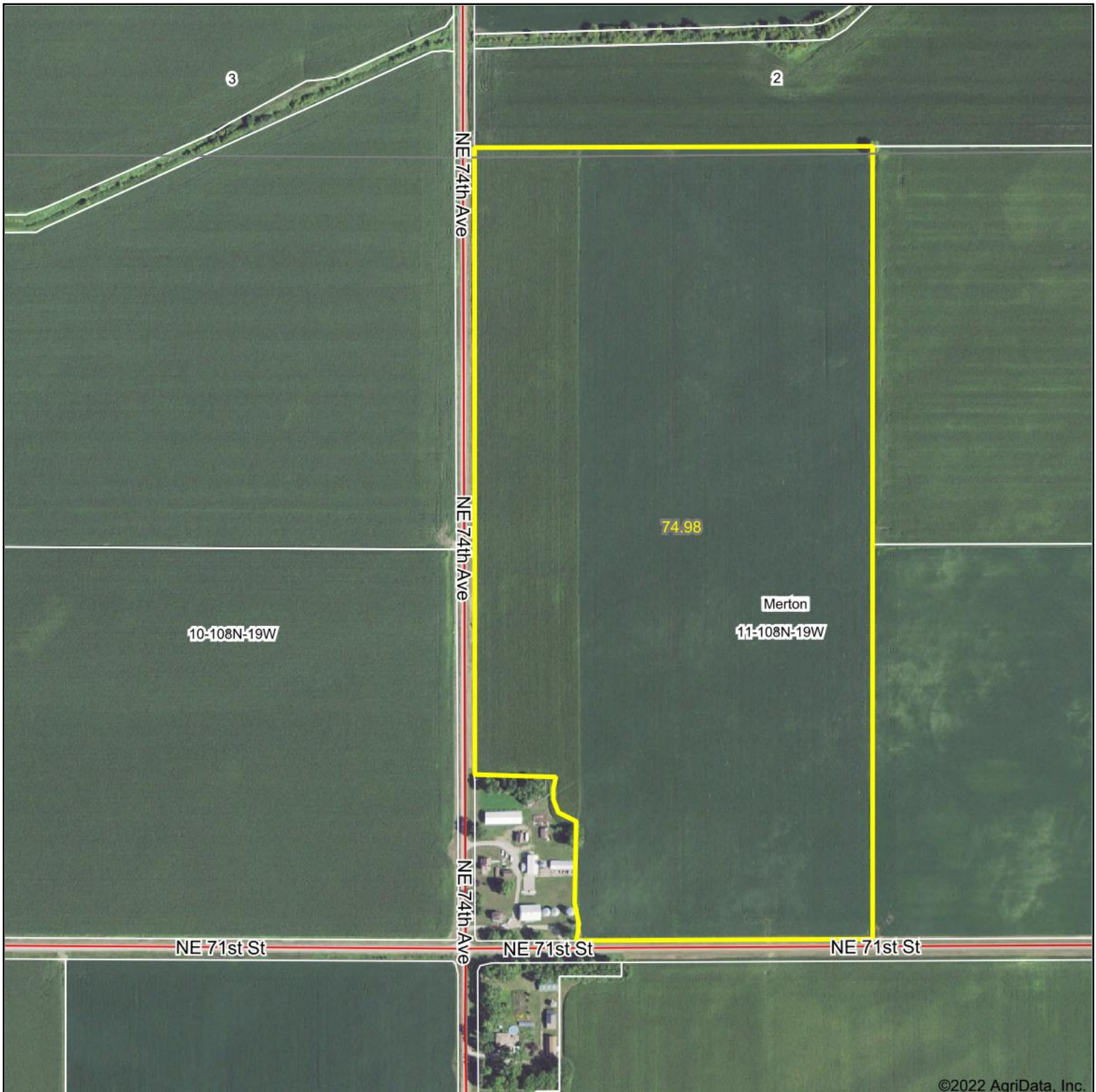
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



# Aerial Map



©2022 AgriData, Inc.

Map Center: 44° 10' 43.27, -93° 5' 6.69

0ft 513ft 1027ft

**11-108N-19W**  
**Steele County**  
**Minnesota**



Maps Provided By:



© AgriData, Inc. 2021

www.AgriDataInc.com

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





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

0 0.04 0.08 0.16  
mi

## Tax Parcel Viewer

July 22, 2022







# Parcel Report

Parcel Number: 10-011-4300

## General Information

Township/City:	MERTON TOWNSHIP
Taxpayer Name:	KERN/LLOYD D
Taxpayer Address:	TRUST 7422 NE 71ST ST WEST CONCORD MN 55985
Property Address:	7422 NE 71ST ST 55985
Township:	108
Range:	19
Section:	11
Plat:	
Tax Description:	W1/2 OF NW1/4
Acres:	80
School District:	763 - MEDFORD

## 2022 Tax Information/2021 Assessment

Class Code 1:	AGRICULTURE
Class Code 2:	RESIDENTIAL TRIPLEX
Class Code 3:	
Homestead:	FULL HOMESTEAD

Estimated Total Value:	\$786,500.00	Tax Capacity Value:	\$4,853.00
Taxable Market Value:	\$737,409.00	Tax Capacity Rate:	86.94100
		Market Tax Rate:	0.21244

County Tax:	\$2,439.72	Other Voter Levies:	\$0.00
State Tax:	\$0.00	Special Tax District A:	\$0.00
Twp/City Tax:	\$230.36	Special Tax District B:	\$0.00
School Voter Levies:	\$531.02	Special Tax District C:	\$0.00
School Other Levies:	\$835.94	Special Tax District D:	\$0.00

Other Credits:	\$782.44	Homestead/AG Credit Aide:	
Abatements:	\$0.00	This Old House:	

Net Tax (Specials Not Included):	\$4,176.00
Total Special Assessments:	\$138.96
Current Year Balance Due:	\$2,226.96



## 2021 Tax Information/2020 Assessment

Estimated Market Value:	\$757,400.00	Tax Capacity Value:	\$4,602.00
Taxable Market Value:	\$706,707.00	Tax Capacity Rate:	88.49700
		Market Tax Rate:	0.22111
Other Credits:	\$762.73	Homestead/AG Credit Aide:	
Abatements:	\$0.00	This Old House:	
Net Tax (Specials Not Included):	\$4,034.00		
Total Special Assessments:	\$138.96		

## 2020 Tax Information/2019 Assessment

Estimated Market Value:	\$727,700.00	Tax Capacity Value:	\$4,308.00
Taxable Market Value:	\$674,793.00	Tax Capacity Rate:	92.44700
		Market Tax Rate:	0.22368
Other Credits:	\$746.40	Homestead/AG Credit Aide:	
Abatements:	\$0.00	This Old House:	
Net Tax (Specials Not Included):	\$3,912.00		
Total Special Assessments:	\$138.96		

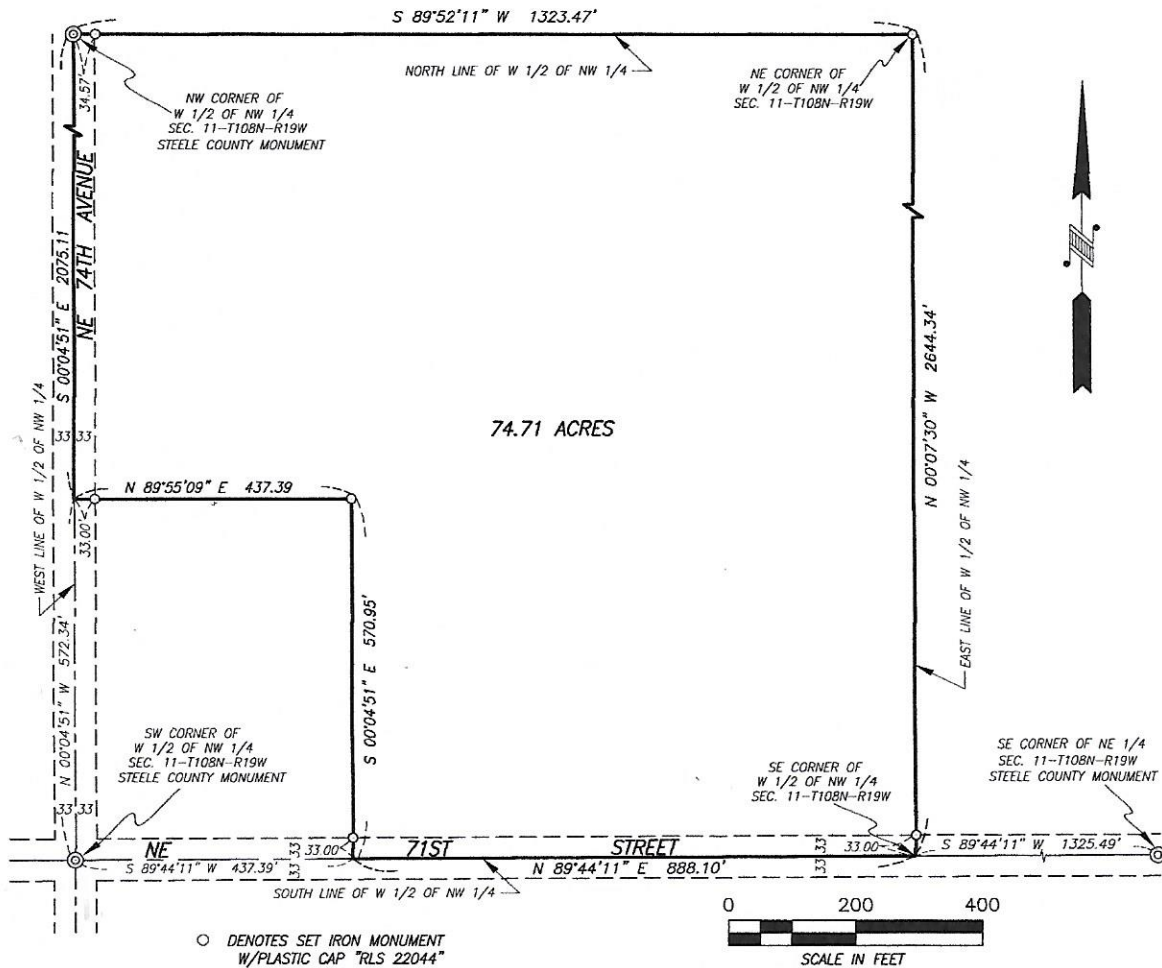
## 2019 Tax Information/2018 Assessment

Estimated Market Value:	\$717,700.00	Tax Capacity Value:	\$4,218.00
Taxable Market Value:	\$664,181.00	Tax Capacity Rate:	94.26100
		Market Tax Rate:	0.21342
Other Credits:	\$703.45	Homestead/AG Credit Aide:	
Abatements:	\$0.00	This Old House:	
Net Tax (Specials Not Included):	\$3,850.00		
Total Special Assessments:	\$81.00		

## 2018 Tax Information/2017 Assessment

Estimated Market Value:	\$727,900.00	Tax Capacity Value:	\$4,266.00
Taxable Market Value:	\$674,345.00	Tax Capacity Rate:	95.06800
		Market Tax Rate:	0.20981
Other Credits:	\$716.03	Homestead/AG Credit Aide:	
Abatements:	\$0.00	This Old House:	
Net Tax (Specials Not Included):	\$3,908.00		
Total Special Assessments:	\$81.00		





#### PROPOSED LEGAL DESCRIPTION:

That part of the West Half of the Northwest Quarter of Section 11, Township 108 North, Range 19 West, Steele County, Minnesota, described as follows: Commencing at the southwest corner of said West half of the Northwest Quarter; thence North 00 degrees 04 minutes 51 seconds West (assumed bearing), along the west line of said West half of the Northwest Quarter, a distance of 572.34 feet to the point of beginning; thence North 89 degrees 55 minutes 09 seconds East 437.39 feet; thence South 00 degrees 04 minutes 51 seconds East 570.95 feet to the south line of said West Half of the Northwest Quarter; thence North 89 degrees 44 minutes 11 seconds East, along said south line, a distance of 888.10 feet to the southeast corner of said West Half of the Northwest Quarter; thence North 00 degrees 07 minutes 30 seconds West, along the east line of said West Half of the Northwest Quarter, a distance of 2644.34 feet to the northeast corner of said West Half of the Northwest Quarter; thence South 89 degrees 52 minutes 11 seconds West, along the north line of said West half of the Northwest Quarter, a distance of 1323.47 feet to the northwest corner of said West Half of the Northwest Quarter; thence South 00 degrees 04 minutes 51 seconds East, along said west line of the West Half of the Northwest Quarter, a distance of 2075.11 feet to the point of beginning. Containing 74.71 acres, more or less. Subject to public road easements and all other easements and restrictions of record, if any.

#### CERTIFICATE FOR:

LLOYD KERN ESTATE  
C/O MARILYN KERN  
1082 WEST CIRCLE COURT  
MENDOTA HEIGHTS, MN 55118

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 7, 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:

6-7-22

PROJECT NO.

D2264R

SCALE:

1"=200'

SHEET

1 of 1 sheet

BOOK/PAGE

54/57



MERTON TOWNSHIP

Property ID Number: 10-011-4300  
Property Description: SECT-11 TWP-108 RANG-19  
W1/2 OF NW1/4

7422 71ST ST NE  
NICK KERN & CD 37214-O  
LLOYD D KERN 37213-T  
TRUST  
7422 NE 71ST ST ACRES 80.00  
WEST CONCORD MN 55985

Values and Classification		
Taxes Payable Year		
	2021	2022
Step 1	Estimated Market Value: 757.400 786.500	
	Homestead Exclusion: 50.693 49.091	
	Taxable Market Value: 706.707 737.409	
	New Improve/Expired Excls:	
	Property Class: AGRI HSTD AGRI HSTD	
	RES HSTD RES HSTD	
	Sent in March 2021 RELATIVE RELATIVE	
Step 2	Proposed Tax	
	* Does Not Include Special Assessments 4.130.00	
	Sent in November 2021	
Step 3	Property Tax Statement	
	First half Taxes: 2.088.00	
	Second half Taxes: 2.088.00	
	Total Taxes Due in 2022 4.176.00	

\$\$\$  
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.

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund .....				1,700.83
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 refund .....			1,623.43	
Property Tax and Credits	3. Property taxes before credits .....		4,657.77	4,819.48
	4. A. Agricultural and rural land tax credits .....		490.00	490.00
	B. Other credits to reduce your property tax .....		272.73	292.44
	5. Property taxes after credits .....		3,895.04	4,037.04
Property Tax by Jurisdiction	6. County .....		2,350.44	2,439.72
	7. City or Town .....		224.60	230.36
	8. State General Tax .....		.00	.00
	9. School District: 763	A. Voter approved levies .....	535.66	531.02
		B. Other local levies .....	784.34	835.94
	10. Special Taxing Districts:	A. ....		
		B. ....		
		C. ....		
		D. ....		
	11. Non-school voter approved referenda levies .....			
Special Assessments on Your Property	12. Total property tax before special assessments .....		3,895.04	4,037.04
	13. A. 71020 CD 2 .....		86.96	86.96
	B. 20022 2022 RECYCLING RE .....			52.00
	PRIN 138.96 C. 20021 2021 RECYCLING RE .....		52.00	
	INT D. ....			
TOT 138.96 E. ....				
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....			4,034.00	4,176.00

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

PRCL# 10-011-4300 RCPT# 8334  
AGRI HSTD

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

PRCL# 10-011-4300 RCPT# 8334  
AGRI HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX	4,176.00
NOVEMBER 15, 2022	2ND HALF TAX	2,088.00	1ST HALF TAX	2,088.00
	PENALTY		PENALTY	
PLEASE INCLUDE YOUR PHONE # ON CHECK. YOUR CANCELLED CHECK IS YOUR RECEIPT.	TOTAL		TOTAL	

LLOYD D KERN  
TRUST  
7422 NE 71ST ST  
WEST CONCORD MN 55985

37213-T

LLOYD D KERN  
TRUST  
7422 NE 71ST ST  
WEST CONCORD MN 55985

37213-T