

150+/- ACRES OF GOOD CROP LAND IN KALMAR TOWNSHIP, OLMSTED COUNTY, MN

The Overends will sell their Very Good Cropland in Two Separate Parcels at Public Auction.

AUCTION LOCATION:

Kasson American Legion  
212 West Main Street, Kasson, MN



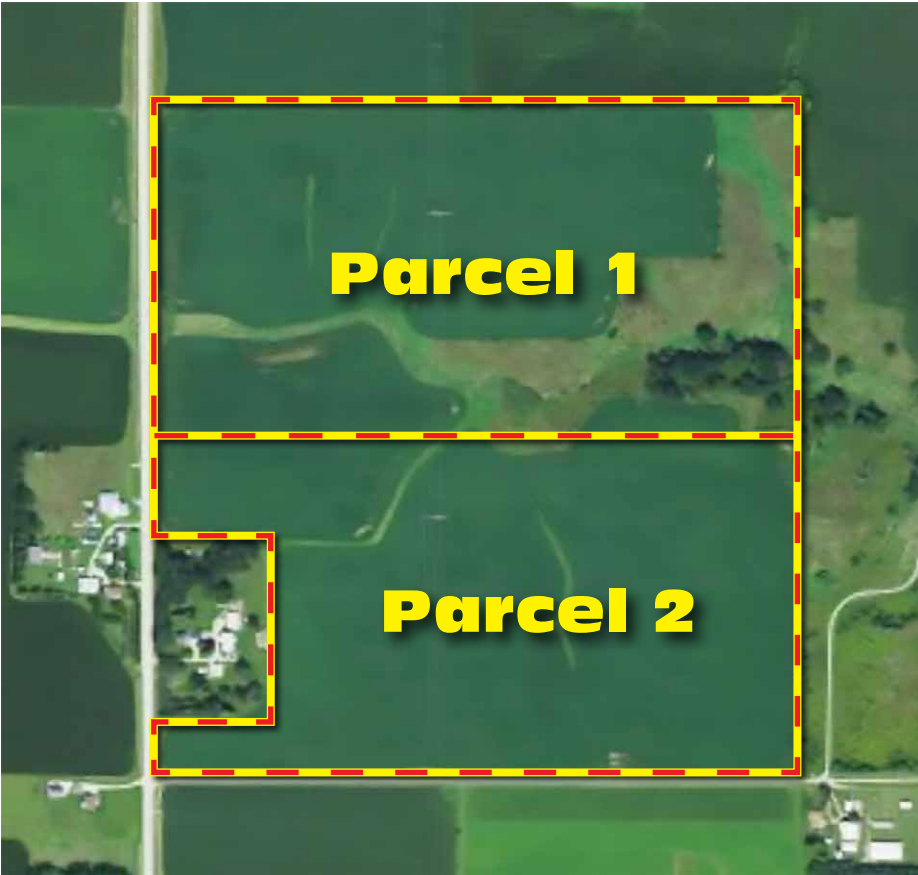
Friday, October 14, 2022 10:00 a.m. Sharp

LIVE AND ONLINE REAL ESTATE AUCTION

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

Good Rural Mantorville, MN Farm Land  
by Olmsted/Dodge County Line – 121 Tillable Acres

Directions to Farm: From Mantorville, MN go north on Highway 57 to County Road 16, east on County Road 16 to County Road 5, north on County Road 5, Watch For Real Estate Signs, east side of road.



PARCEL 1

79 Deeded Acres of Bare Crop Land,  
N1/2 of NW1/4 Section 6, Kalmar Township,  
Olmsted County, MN

- \*\*\* Area: 79 Deeded Acres
- \*\*\* PID# 750621054830, Zoned Ag 2A
- \*\*\* Real Estate Taxes For 2022: \$1,714.00
- \*\*\* Tillable Acres: Approx. 52+/- Acres
- \*\*\* Crop Productivity Index: 85 CPI Average
- \*\*\* Very Good Soils
- \*\*\* To Be Sold 79 x Money Bid
- \*\*\* Seller Will Allow 1031 Buyer Language Into The Purchase Agreement

PARCEL 2

72+/- Acres of Bare Crop Land,  
S1/2 of NW1/4 Section 6, Kalmar Township,  
Olmsted County, MN

- \*\*\* Area: 72+/-Acres
- \*\*\* PID# 750623054381, Zoned Ag 2A
- \*\*\* Real Estate Taxes For 2022 To Be Determined After Property Split Of Building Site
- \*\*\* Tillable Acres: Approx. 65+/- Acres
- \*\*\* Crop Productivity Index: 91.4 CPI Average
- \*\*\* Very Good Soils
- \*\*\* To Be Sold 72 x Money Bid
- \*\*\* Seller Will Allow 1031 Buyer Language Into The Purchase Agreement

Terms: \$30,000 down the day of auction per parcel, which is non-refundable if buyer(s) fails to close and pay sellers in full. The balance is due and payable in full to the sellers on or before November 23, 2022. All real estate is selling in as-is condition with no warranties or guarantees expressed or implied by the sellers or any of their agents. All real estate sells with no contingencies whatsoever. All real estate taxes due in the year of 2022 shall be paid by the seller. All bidders and buyers must have their finances in order prior to auction date. There is a 3% buyers premium that applies to this Real Estate Auction. This 3% will be added above the final bid price to equal full purchase contract price. Broker: Maring Auction & Realty Inc., Lic# 40241191

Merrill “Pat” & Linda Overend, Sellers

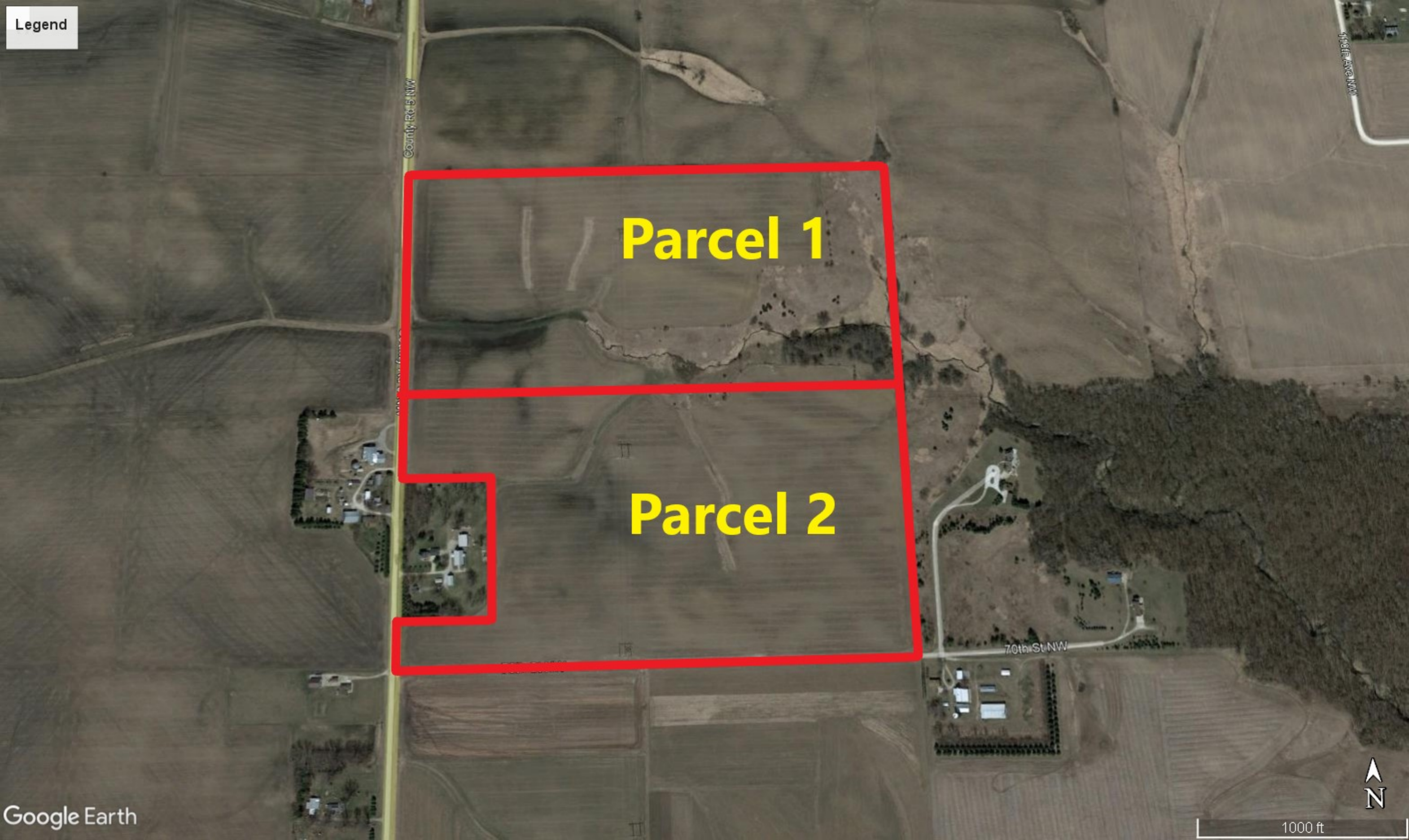


We Sell the Earth & Everything On It.  
Design and Print provided by greghepola@yahoo.com

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

County Rd 5 NW

County Rd 5 NW

**Parcel 1**

**Parcel 2**

70th St NW

Google Earth



1000 ft





United States  
Department of  
Agriculture

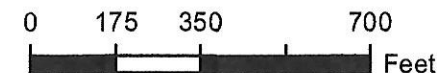
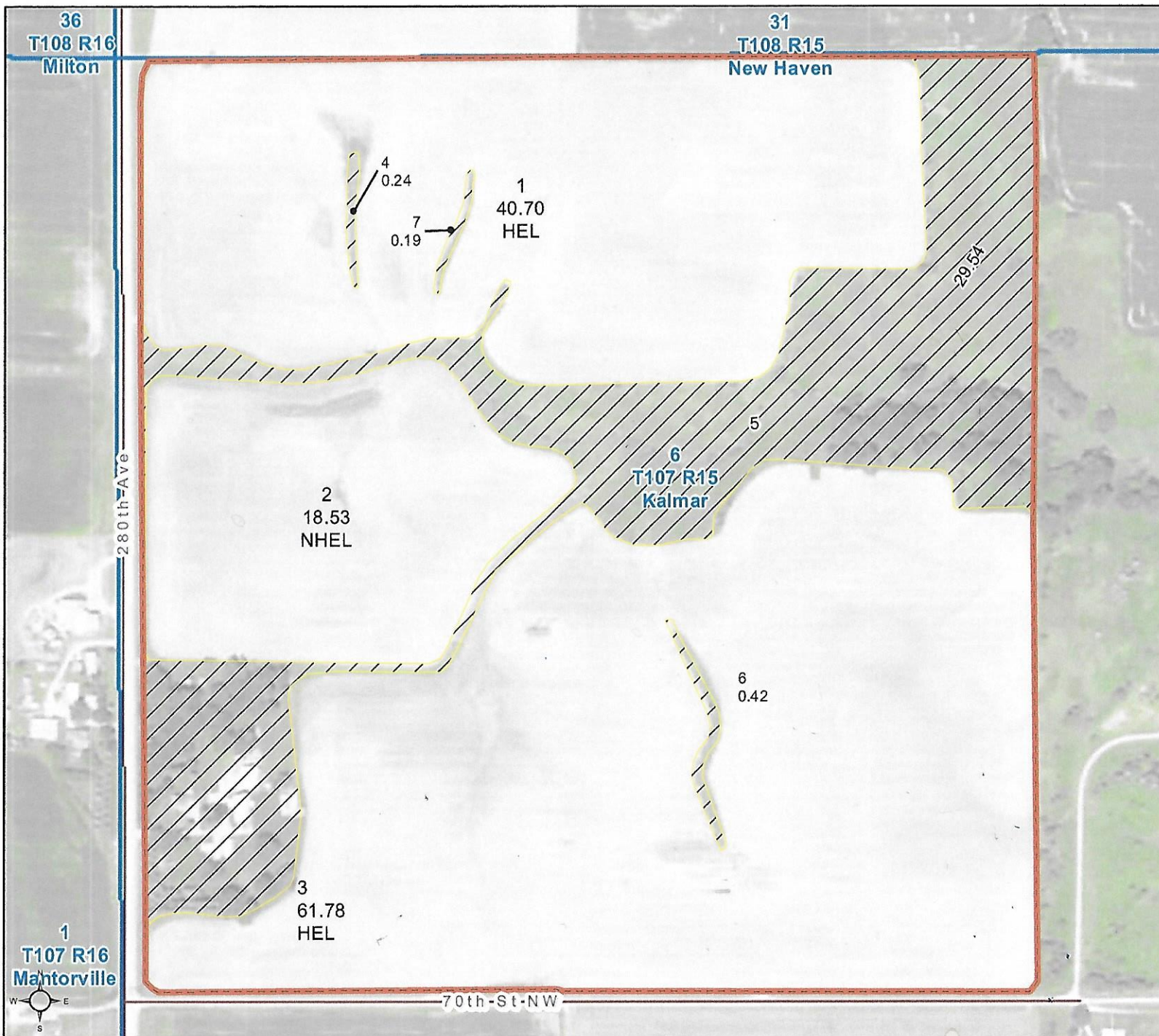
Dodge County, Minnesota

Farm 4842

Tract 2922

2021 Program Year

Map Created March 29, 2021



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: 121.01 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 2019 NAIP imagery.

Minnesota

Dodge

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

## Abbreviated 156 Farm Record

FARM: 4842

Prepared: 8/29/22 11:39 AM

Crop Year: 2021

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

BUCKWALTER FARMS, A GENERAL PARTNERSHIP

## Farm Identifier

Kalmar 6

## Farms Associated with Operator:

587, 4570, 4838, 4841, 5214, 6907

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
151.4	121.01	121.01	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	121.01	0.0	0.0	0.0				

## ARC/PLC

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	76.6	191	0.00
SOYBEANS	42.0	45	0.00
Total Base Acres:	118.6		

Tract Number: 2922 Description Sec. 6 Kalmar

FSA Physical Location : Olmsted, MN

ANSI Physical Location: Olmsted, 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
151.4	121.01	121.01	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	121.01	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	76.6	191	0.00
SOYBEANS	42.0	45	0.00
Total Base Acres:	118.6		

Owners: OVEREND, MERRILL

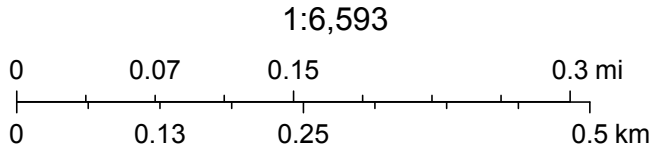
OVEREND, LINDA



750621054830



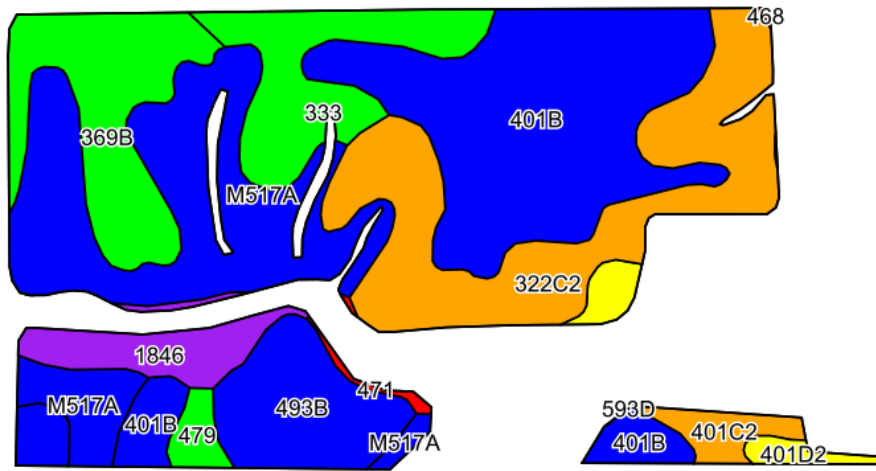
September 14, 2022



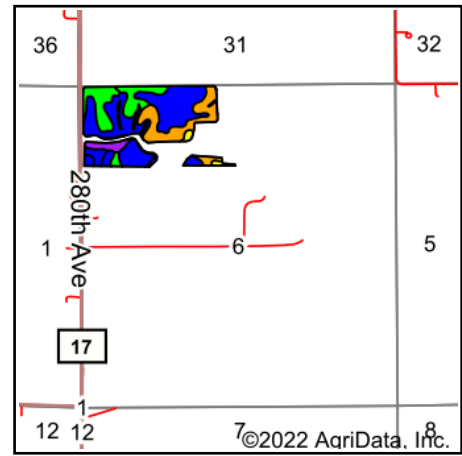
Olmsted County, MN GIS Division and Olmsted County, MN Property Records and Licensing., Olmsted County GIS, Olmsted County, MN GIS Division



## Soils Map



©2022 AqriData, Inc.



State: **Minnesota**  
County: **Olmsted**  
Location: **6-107N-15W**  
Township: **Kalmar**  
Acres: **52.54**  
Date: **8/30/2022**

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN109, Soil Area Version: 16

[illegible]

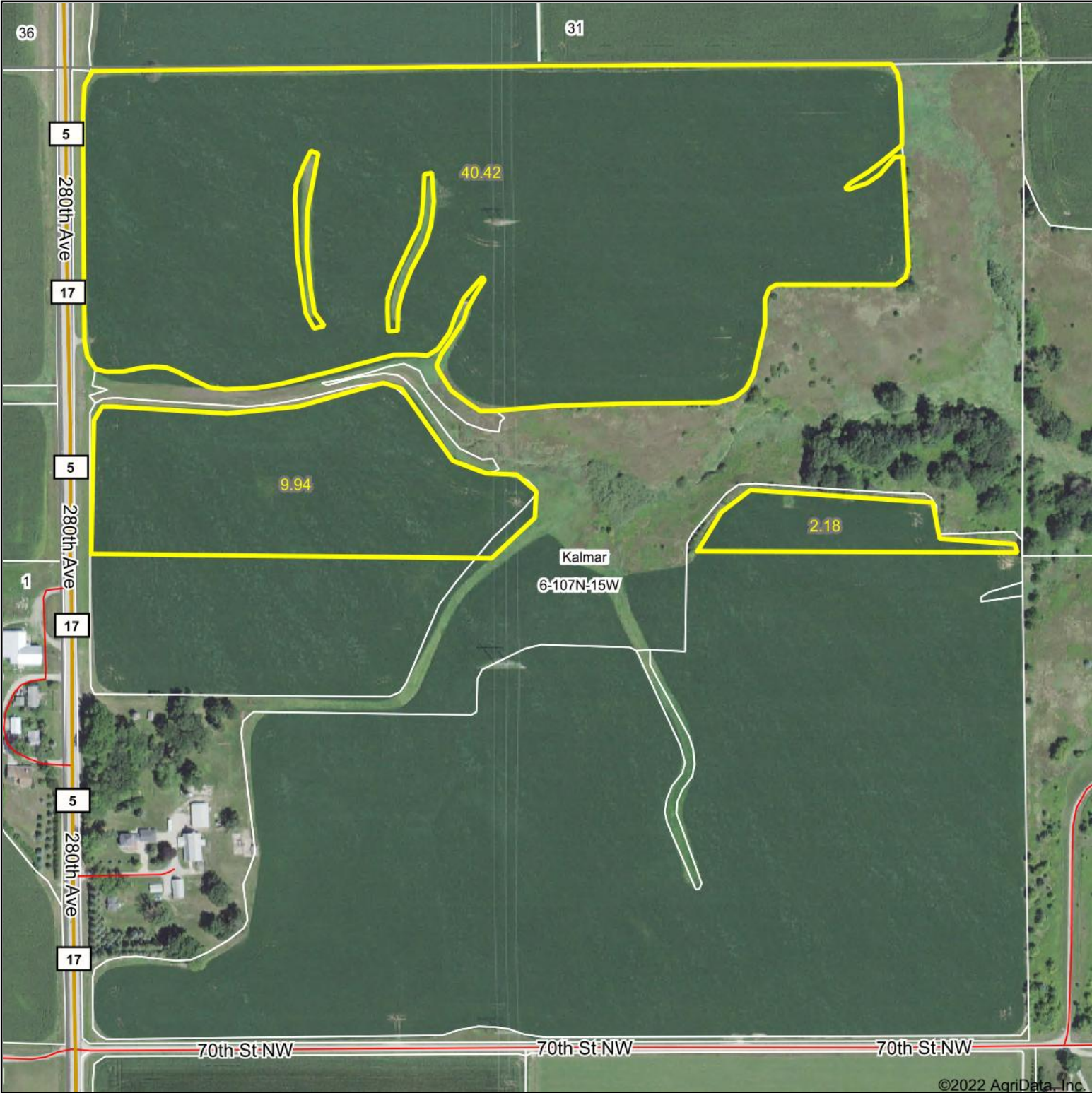
322D2	Timula silt loam, 12 to 20 percent slopes, moderately eroded	0.56	1.1%		IVe	64									
401D2	Mt. Carroll silt loam, 12 to 20 percent slopes, moderately eroded	0.44	0.8%		IVe	67									
471	Root silt loam	0.20	0.4%		Vw	20									
Weighted Average					2.21	85	0.9	1.5	2.7	0.6	92.6	3.8	0.7	42	

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

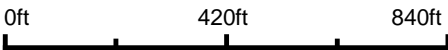
\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



Map Center: 44° 6' 17.15, -92° 40' 24.04



6-107N-15W  
Olmsted County  
Minnesota







OLMSTED COUNTY  
Property Records and Revenue  
151 4th Street S.E.  
P.O. Box 95  
Rochester, MN 55903-0095  
(507)328-7636  
www.olmstedcounty.gov

Tax Payer:

Property ID: RP 75.06.21.054830

OVEREND,MERRILL P  
OVEREND,LINDA  
7046 COUNTY RD 5 NW  
MANTORVILLE MN 55955

Property Description:

SECT-06 TWP-107 RANGE-015  
79.00 AC  
N1/2 NW1/4 SEC 6-107-15

TAX STATEMENT

2021 Values for Taxes Payable in

2022

Step 1	VALUES & CLASSIFICATIONS		
	Taxes Payable Year:		
	2021	2022	
	Estimated Market Value:	396,400	396,400
	Improvements Excluded:		
	Homestead Exclusion:	0	0
	Taxable Market Value:	396,400	396,400
	New Improvements/ Expired Exclusions:		
	Property Class:	AG HMSTD	AG HMSTD
Sent in March 2021			
Step 2	PROPOSED TAX		
	Proposed Tax:		1,626.00
Sent in November 2021			
Step 3	PROPERTY TAX STATEMENT		
	First half Taxes:		857.00
	Second half Taxes:		857.00
	Total Taxes Due in 2022 :		1,714.00

\$\$\$

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.

Tax Detail for Your Property:

Taxes Payable Year:		2021	2022	Taxes Payable Year:		2021	2022
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		<input type="checkbox"/>	0.00	10. Special Taxing Districts			
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		0.00		A. Other special taxing districts		33.44	33.46
				B. Tax increment		0.00	0.00
				11. Non-school voter approved referenda levies		0.00	0.00
				12. Total property tax before special assessments		1,654.00	1,714.00
Property Tax and Credits				Special Assessments			
3. Property tax before credits		1,982.80	2,198.58	13. A.			
4. Credits that reduce your property tax:				B.			
A. Agricultural market value credits		328.80	484.58	C.			
B. Other Credits		0.00	0.00	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		1,654.00	1,714.00
5. Property tax after credits		1,654.00	1,714.00				
Property Tax by Jurisdiction							
6. Olmsted County		930.96	971.38				
7. City or Township		264.24	236.42				
KALMAR TOWNSHIP							
8. State General Tax		0.00	0.00				
9. School District 0531							
A. Voter Approved Levies		269.02	317.76				
B. Other Local Levies		156.34	154.98				

PAYABLE 2022 2nd HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE NOVEMBER 15, 2022

Property ID: RP 75.06.21.054830

Tax Payer:

OVEREND,MERRILL P  
OVEREND,LINDA  
7046 COUNTY RD 5 NW  
MANTORVILLE MN 55955

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT

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

☐

Total Property Tax: \$ 1,714.00  
Second half Due: \$ 857.00  
Second half Penalty Due: \$ 0.00  
Second half Payment Made: \$ 0.00  
Second half Due with Penalty: 857.00

MAKE CHECKS PAYABLE TO:

Olmsted County PRL  
P.O. Box 95  
Rochester, MN 55903-0095

Duplicate/Revised Statement 09/2022

20210017506210548300000000857000

No Receipt sent. Your cancelled check is proof of payment. Do not send postdated checks or cash. \$30 fee for returned payments.

DETACH HERE AND RETURN THIS STUB

PAYABLE 2022 1st HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE MAY 16, 2022

Property ID: RP 75.06.21.054830

Tax Payer:

OVEREND,MERRILL P  
OVEREND,LINDA  
7046 COUNTY RD 5 NW  
MANTORVILLE MN 55955

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT

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

☐

Total Property Tax: \$ 1,714.00  
First half Due: \$ 857.00  
First half Penalty Due: \$ 0.00  
First half Payment Made: \$ 857.00  
First half Due with Penalty: 0.00

MAKE CHECKS PAYABLE TO:

Olmsted County PRL  
P.O. Box 95  
Rochester, MN 55903-0095

Duplicate/Revised Statement 09/2022

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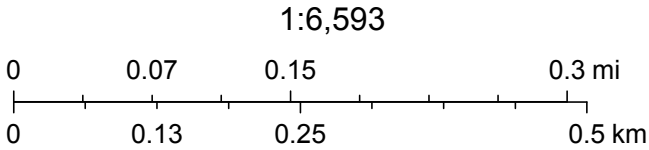
No Receipt sent. Your cancelled check is proof of payment. Do not send postdated checks or cash. \$30 fee for returned payments.

DETACH HERE AND RETURN THIS STUB





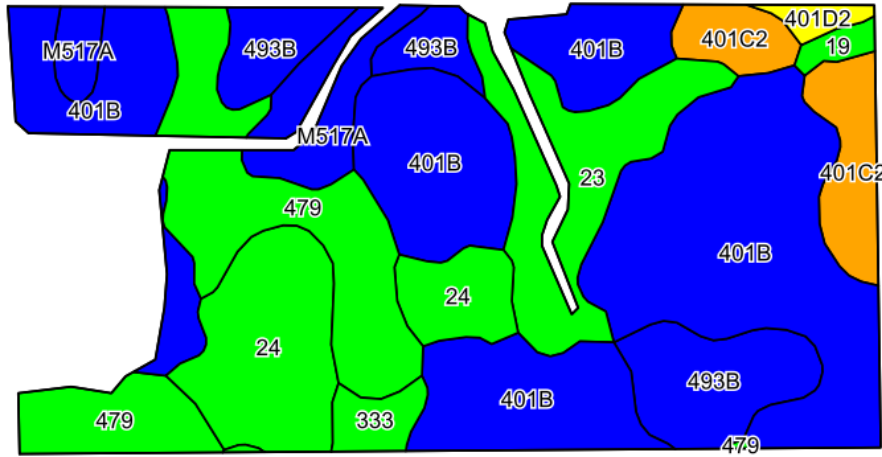
September 14, 2022



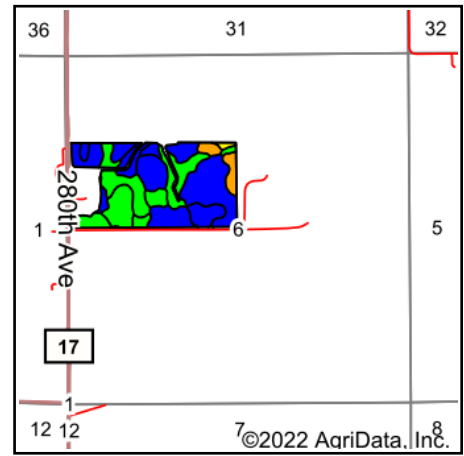
Olmsted County, MN GIS Division and Olmsted County, MN Property Records and Licensing., Olmsted County GIS, Olmsted County, MN GIS Division



# Soils Map



©2022 AgriData, Inc.



State: **Minnesota**  
 County: **Olmsted**  
 Location: **6-107N-15W**  
 Township: **Kalmar**  
 Acres: **65.15**  
 Date: **8/30/2022**

Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN109, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Canarygrass hay Tons	Corn Bu	Corn silage Tons	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM
401B	Mt. Carroll silt loam, 2 to 6 percent slopes, moderately eroded	28.04	43.0%		Ile	90									
479	Floyd silt loam, 1 to 4 percent slopes	9.40	14.4%		Ilw	100									
24	Kasson silt loam, 1 to 4 percent slopes	7.13	10.9%		Ile	95									
493B	Oronoco loam, 2 to 6 percent slopes	6.14	9.4%		Ile	88			6.2		181			90	
23	Skyberg silt loam, 0 to 3 percent slopes	5.68	8.7%		Iw	95									
401C2	Mt. Carroll silt loam, 6 to 12 percent slopes, moderately eroded	3.61	5.5%		Ille	80									
M517A	Clyde silty clay loam, 0 to 3 percent slopes	3.17	4.9%		Ilw	86	4.4	7	4.2	3	193.5	18	3.3	76.5	



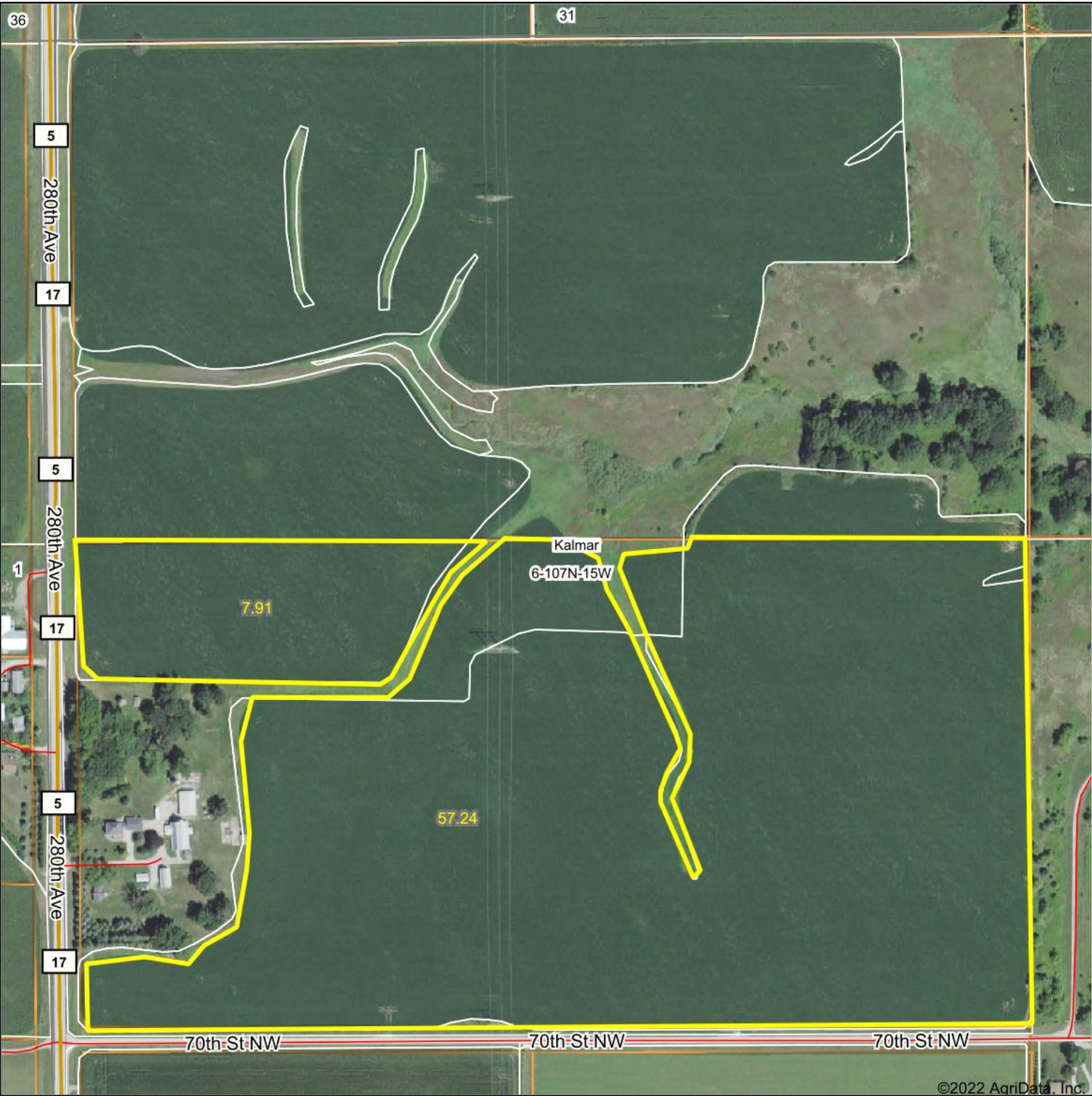
333	Vasa silt loam	1.02	1.6%		I	93			6.6		192			93	
401D2	Mt. Carroll silt loam, 12 to 20 percent slopes, moderately eroded	0.50	0.8%		IVe	67									
19	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	0.46	0.7%		IIw	92									
Weighted Average						1.97	91.4	0.2	0.3	0.9	0.1	29.5	0.9	0.2	13.7

\*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° 6' 16.64, -92° 40' 23.87



**6-107N-15W**  
**Olmsted County**  
**Minnesota**







OLMSTED COUNTY  
Property Records and Revenue  
151 4th Street S.E.  
P.O. Box 95  
Rochester, MN 55903-0095  
(507)328-7636  
www.olmstedcounty.gov

Tax Payer:

Property ID: RP 75.06.23.054831

OVEREND,MERRILL P  
OVEREND,LINDA  
7046 COUNTY RD 5 NW  
MANTORVILLE MN 55955

Property Description:

7046 COUNTY RD 5 NW  
SECT-06 TWP-107 RANGE-015  
78.60 AC  
S1/2 NW1/4 SEC 6-107-15

TAX STATEMENT

2021 Values for Taxes Payable in

2022

VALUES & CLASSIFICATIONS			
Step	Taxes Payable Year:		
	2021	2022	
Step 1	Estimated Market Value:	877,400	894,700
	Improvements Excluded:		
	Homestead Exclusion:	13,408	12,175
	Taxable Market Value:	842,200	860,700
	New Improvements/ Expired Exclusions:		
	Property Class:	AG HMSTD RES NON HSTD	AG HMSTD RES NON HSTD
	Sent in March 2021		
Step 2	PROPOSED TAX		
	Proposed Tax:		5,912.00
Step 3	Sent in November 2021		
	PROPERTY TAX STATEMENT		
	First half Taxes:		3,215.00
	Second half Taxes:		3,215.00
	Total Taxes Due in 2022 :		6,430.00

\$\$\$

REFUNDS?

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refunds to reduce your property tax.  
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find out how to apply.

Tax Detail for Your Property:

Taxes Payable Year:		2021	2022	Taxes Payable Year:		2021	2022
1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.		<input type="checkbox"/>	3,430.00	10. Special Taxing Districts			
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		2,970.00		A. Other special taxing districts		93.90	98.02
				B. Tax increment		0.00	0.00
				11. Non-school voter approved referenda levies		0.00	0.00
				12. Total property tax before special assessments		5,730.00	6,430.00
Property Tax and Credits				Special Assessments			
3. Property tax before credits		6,645.34	7,546.88	13. A.			
4. Credits that reduce your property tax:				B.			
A. Agricultural market value credits		915.34	1,116.88	C.			
B. Other Credits		0.00	0.00	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		5,730.00	6,430.00
5. Property tax after credits		5,730.00	6,430.00				
Property Tax by Jurisdiction							
6. Olmsted County		2,613.06	2,845.56				
7. City or Township KALMAR TOWNSHIP		741.80	692.56				
8. State General Tax		0.00	0.00				
9. School District 0531							
A. Voter Approved Levies		1,252.90	1,710.54				
B. Other Local Levies		1,028.34	1,083.32				

PAYABLE 2022 2nd HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE NOVEMBER 15, 2022

Property ID: RP 75.06.23.054831

Tax Payer:

OVEREND,MERRILL P  
OVEREND,LINDA  
7046 COUNTY RD 5 NW  
MANTORVILLE MN 55955

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT

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and show the change on the back of this stub



Total Property Tax: \$ 6,430.00  
Second half Due: \$ 3,215.00  
Second half Penalty Due: \$ 0.00  
Second half Payment Made: \$ 0.00  
Second half Due with Penalty: 3,215.00

MAKE CHECKS PAYABLE TO:

Olmsted County PRL  
P.O. Box 95  
Rochester, MN 55903-0095

DETACH HERE AND RETURN  
THIS STUB

Duplicate/Revised Statement 09/2022

2021001750623054831000003215005

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send postdated checks or cash. \$30 fee for returned payments.

PAYABLE 2022 1st HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE MAY 16, 2022

Property ID: RP 75.06.23.054831

Tax Payer:

OVEREND,MERRILL P  
OVEREND,LINDA  
7046 COUNTY RD 5 NW  
MANTORVILLE MN 55955

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Total Property Tax: \$ 6,430.00  
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MAKE CHECKS PAYABLE TO:

Olmsted County PRL  
P.O. Box 95  
Rochester, MN 55903-0095

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