

LIVE & ONLINE REAL ESTATE AUCTION

195 Acres of Prime Class A Cropland All in Part of Sections 8, 16 & 17 of Carlston TWP. Freeborn Co., Rural Alden, MN 56009

This Great Farmland Has Been in the Mathiason Family Since 1887 and Now as A Farmer or Investor You the Buyer Will Have the Opportunity to Purchase Some Great Farmland.



Tuesday, November 22, 2022 10:00 a.m.

Auction Location: 174 Water St, The Community Center in Alden, MN 56009
COMPLETE DETAILS AND BIDDING AT WWW.MARINGAUCTION.COM

Directions to Farm from Alden, MN: Take West Washington Ave/St. or County Road 109 North West of Alden 2.5 Miles to 630th Ave, North on 630th Ave for Approx. Three Miles. Watch for Signs.

90.5 CPI • Drain Tile in Place Selling in Three Separate Parcels

—PARCEL 1—

115 Acres of Prime Class A Cropland Section 17 Carlston Twp. Freeborn Co., MN

- *** Address: 630th Ave Alden, MN 56009
- *** PID # 15.017.00.50 (Building Site Not Included)
- *** Area: 115+/- Acres of Bare Cropland
- *** 114+/- Tillable Acres
- *** Crop Productivity Index: 91.4 Over 60% of the Farm Carries 93.7 CPI
- *** Drain Tile in Place, Unknown Exact Feet of Drain Tile
- *** Taxes for 2022 with Building Site is \$8,869. Building Site Has Been Surveyed Out of This Parcel and Will Not Be Included in Auction
- *** To Be Sold 115 Times Dollar Amount Bid

—PARCEL 2—

40 Acres of Prime Class A Cropland Section 16 Carlston Twp. Freeborn Co., MN

- *** Address: 630th Ave Alden, MN 56009
- *** PID # 15.016.0030 NW 1/4 of NW 1/4
- *** Taxes for 2022 \$2,017 Zone Ag. NHSTD
- *** Deeded Acres: 40 Acres
- *** Tillable Acres: 39.43 Acres
- *** Crop Productivity Index: 84.9
- *** Lays Nice: 4 Corners
- *** To Be Sold 40 Times Dollar Amount Bid

—PARCEL 3—

40 Acres of Prime Class A Cropland Section 8 Carlston Twp, Freeborn Co. MN

- *** Address: 630th Ave Alden, MN 56009
- *** PID # 15.008.0060 SE 1/4 of SE 1/4 Section 08
- *** Deeded Acres: 40 Acres
- *** Tillable Acres: 38.32 Acres
- *** Taxes for 2022: \$2,390
- *** Crop Productivity Index: 93.7
- *** Lays Excellent: 4 Corners
- *** To Be Sold 40 Times Dollar Amount Bid

Terms: \$30,000 down per parcel the day of auction which is nonrefundable if buyer fails to close on said parcel. The balance is due and payable in full to the sellers on or before December 27, 2022, at which time the buyers shall receive a clear and marketable title. All real estate is selling as-is where is condition with no warranties or guarantees expressed or implied by the sellers or any of their agents. No contingencies whatsoever. The new buyers can operate these real estate parcels for the 2023 growing season. Sellers retains at cash rents receipts for 2022 growing season. All bidders and buyers must have their finances in order prior to auction date. No buyers fee on this real estate auction.
Broker: Maring Auction & Realty Inc., Lic# 40241191



Parcel 1



Parcel 2



Parcel 3

Mathiason Family Farms

BRETT & HEIDI MATHIASON, 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

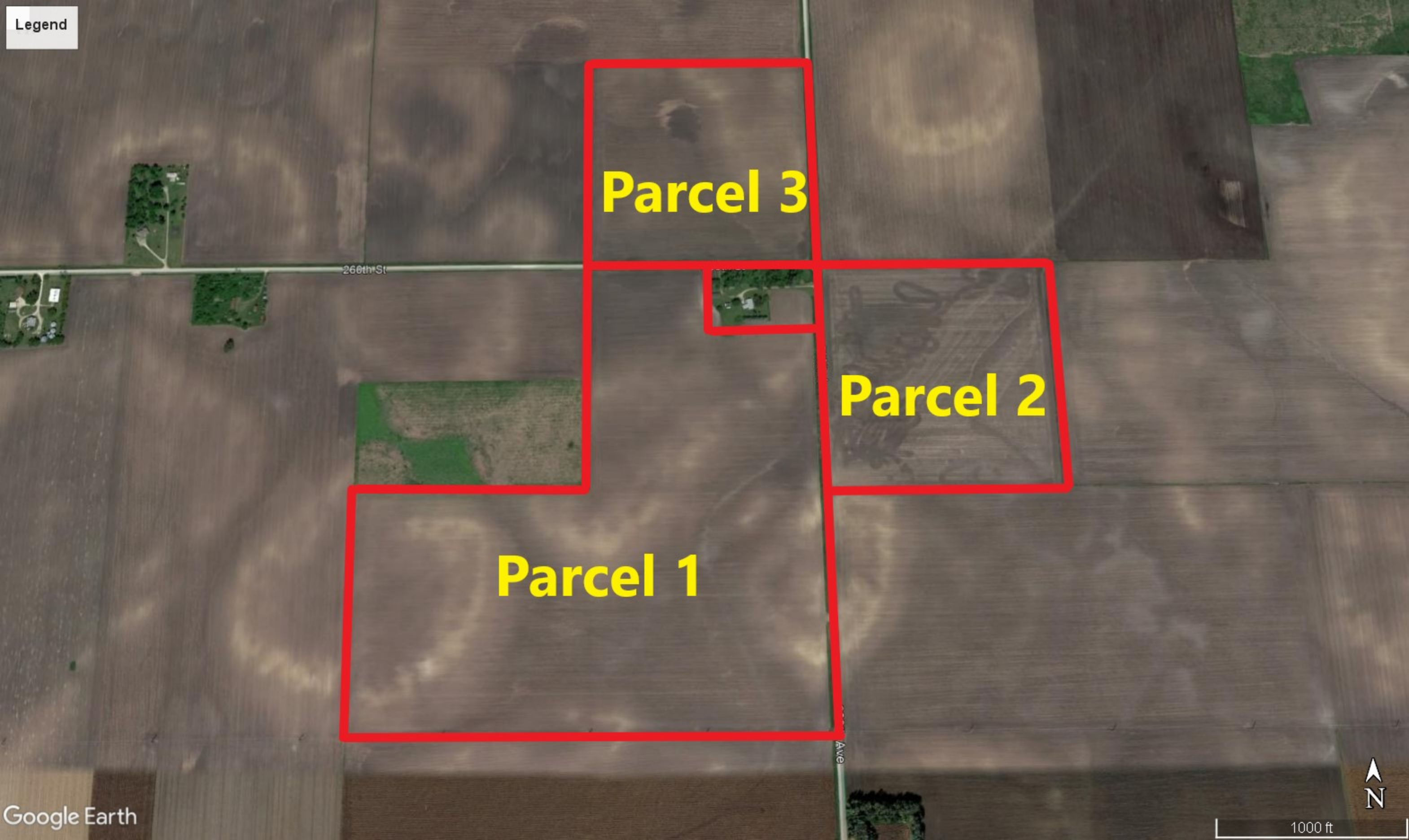
Matt Maring, Lic. #25-28 • 507-951-8354

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

Parcel 3

Parcel 2

Parcel 1

260th St

Ave





United States
Department of
Agriculture

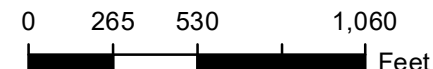
Freeborn County, Minnesota

Farm 361

Tract 883

2022 Program Year

Map Created May 03, 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

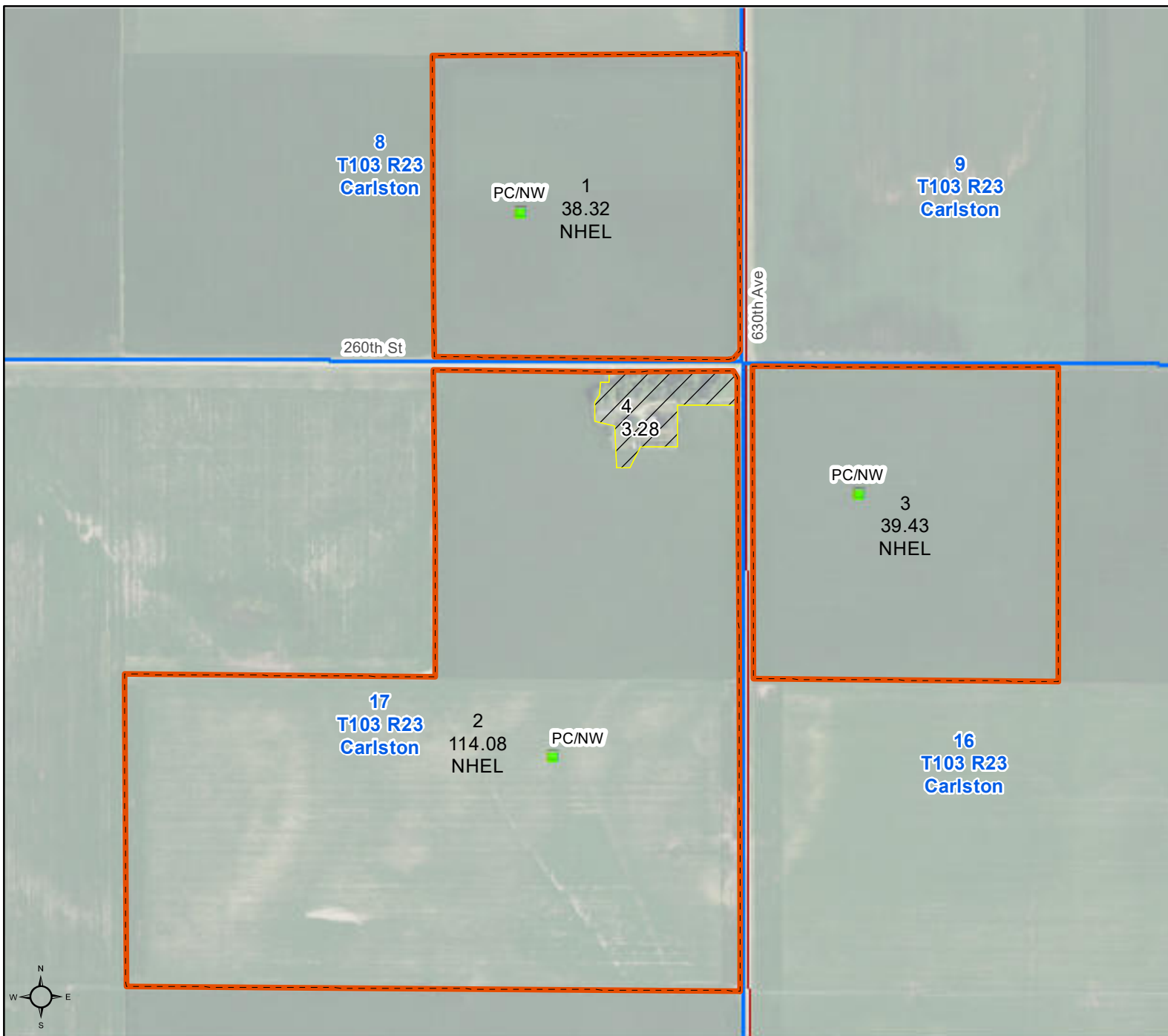
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 191.83 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
FREEBORN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 361

Prepared : 10/12/22 11:17 AM CST

Crop Year : 2023

Operator Name : MATHIASON JV - GLEN, ROBERT
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
195.11	191.83	191.83	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	191.83	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	113.62	0.00	178	0
Soybeans	77.08	0.00	46	0
TOTAL	190.70	0.00		

NOTES

Tract Number : 883

Description : SE4SE4 S8 NE4NE4 S2NE4 S17 NW4NW4 S16/T5
FSA Physical Location : MINNESOTA/FREEBORN
ANSI Physical Location : MINNESOTA/FREEBORN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : BRETT A MATHIASON
Other Producers : GLEN ALLEN MATHIASON, ROBERT LONNIE MATHIASON
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
195.11	191.83	191.83	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	191.83	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	113.62	0.00	178

MINNESOTA
FREEBORN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 361
Prepared : 10/12/22 11:17 AM CST
Crop Year : 2023

Abbreviated 156 Farm Record

Tract 883 Continued ...

Soybeans	77.08	0.00	46
TOTAL	190.70	0.00	

NOTES

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.

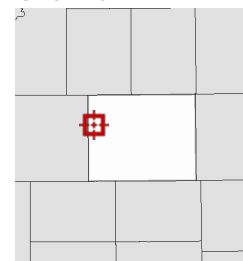
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay 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) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

Parcel 1



Overview



Legend

- Parcels
- County Limits
- Lot Lines-Albert Le
- Townships
- Address Numbers

Parcel ID	150170050	Alternate ID	n/a	Owner Address	MATHIASON,BRETT A
Sec/Twp/Rng	17-103-023	Class	101 - (NON-HSTD) AGRICULTURAL		1920 MURRAY AVE
Property Address	25975 630TH AVE	Acreage	120		SLAYTON, MN 56172
	ALDEN				

District CARLSTON TWP 2134

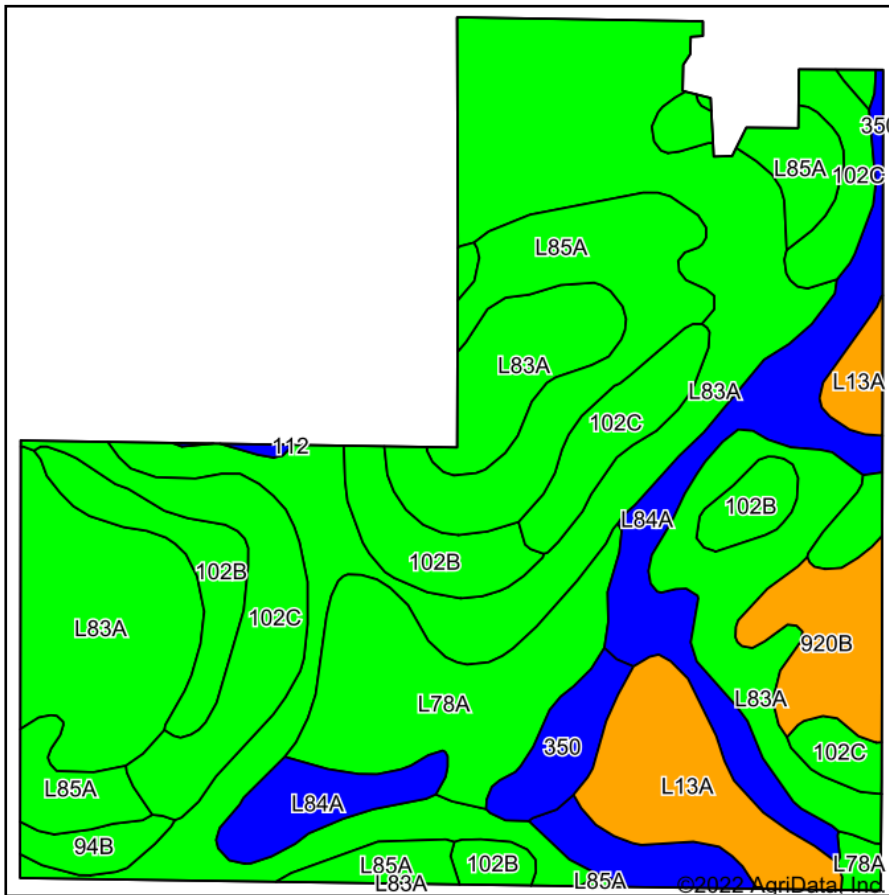
Brief Tax Description Sect-17 Twp-103 Range-023 120.00 AC E 1/2 NE 1/4 & SW 1/4 NE 1/4 17 103 23 120.00
(Note: Not to be used on legal documents)

Date created: 10/20/2022
Last Data Uploaded: 10/20/2022 4:56:36 AM

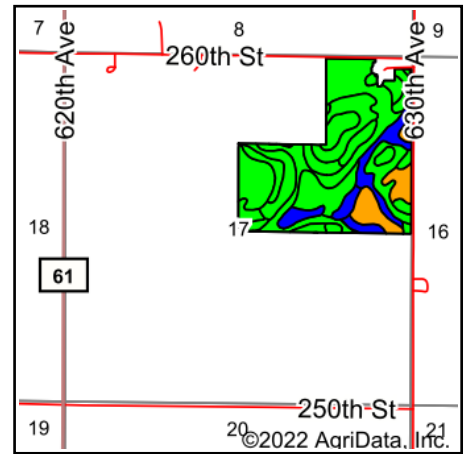
Developed by Schneider
GEOSPATIAL

Soils Map

Parcel 1



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Freeborn**
 Location: **17-103N-23W**
 Township: **Carlston**
 Acres: **114.08**
 Date: **10/20/2022**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN047, Soil Area Version: 17

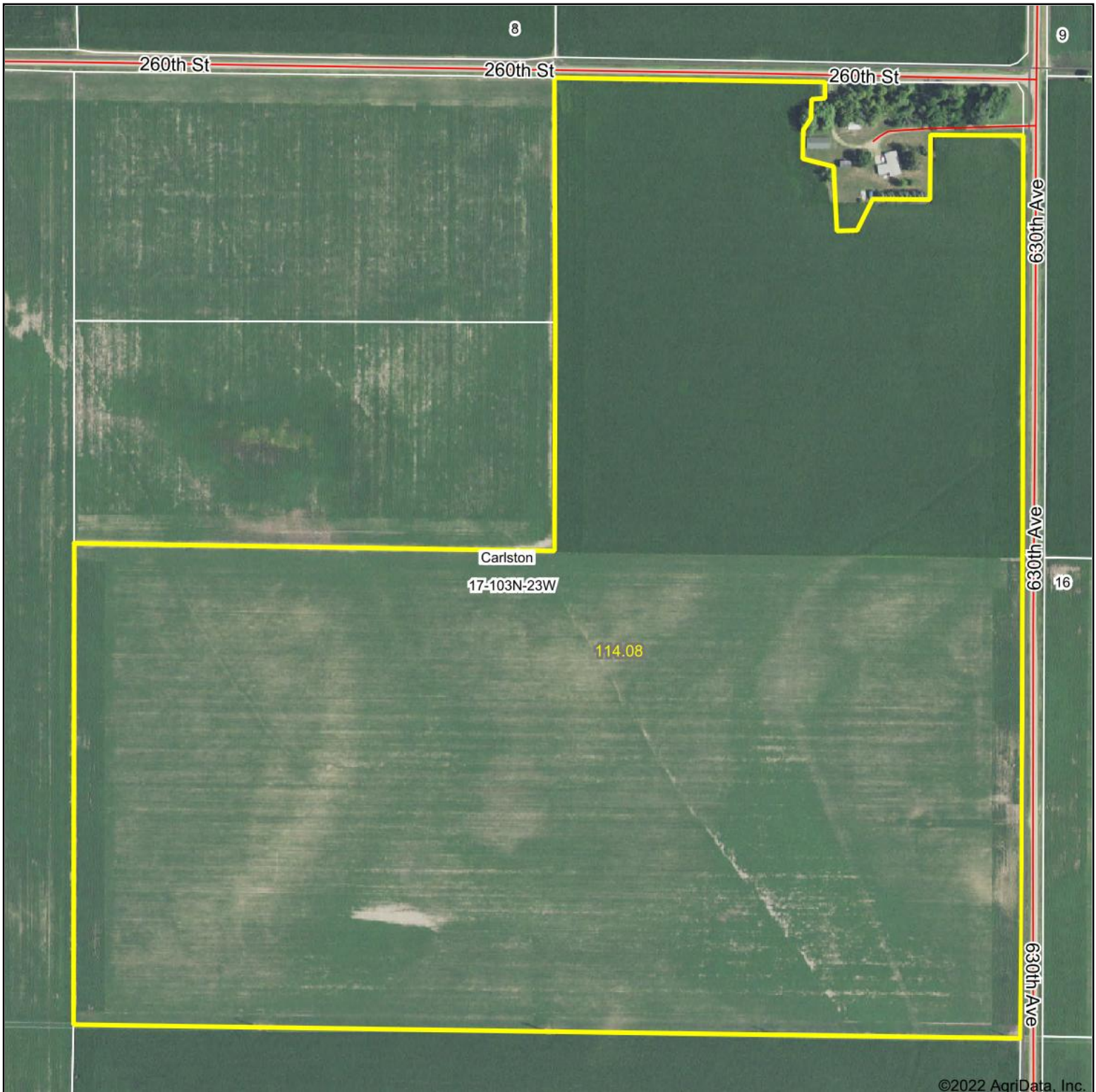
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Brome grass alfalfa hay Tons	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Soybeans
L83A	Webster clay loam, 0 to 2 percent slopes	44.50	39.0%		IIw	93					82
L85A	Nicollet clay loam, 1 to 3 percent slopes	13.53	11.9%		Iw	99					82
102C	Clarion loam, 6 to 10 percent slopes	12.58	11.0%		IIIe	92					81
L84A	Glencoe clay loam, 0 to 1 percent slopes	11.92	10.4%		IIIw	86					76
L78A	Canisteo clay loam, 0 to 2 percent slopes	9.23	8.1%		IIw	93					81
102B	Clarion loam, 2 to 6 percent slopes	8.00	7.0%		Ile	95					84
L13A	Klossner muck, 0 to 1 percent slopes	6.79	6.0%		IIIw	77					83
920B	Clarion-Estherville complex, 2 to 6 percent slopes	3.83	3.4%		Ile	76					65
350	Canisteo clay loam, depressional, 0 to 1 percent slopes	2.38	2.1%		IIIw	86					75
94B	Terril loam, 2 to 6 percent slopes	1.19	1.0%		Ile	99					84
386	Wacousta mucky silt loam	0.13	0.1%		IIIw	86	3.7	185	69	52	77
Weighted Average					2.18	91.4	*	0.2	0.1	0.1	*n 80.7

*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 Parcel 1



©2022 AgriData, Inc.

Map Center: 43° 43' 39.4, -93° 36' 47.79

0ft 427ft 855ft

17-103N-23W
Freeborn County
Minnesota



10/20/2022

Maps Provided By:



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www.AgriDataInc.com

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



Parcel 1

Summary

Parcel ID 150170050
Property Address 25975 630TH AVE
 ALDEN
 17-103-023
Sec/Twp/Rng 17-103-023
Brief Sect-17 Twp-103 Range-023 120.00 AC E 1/2 NE 1/4 & SW 1/4 NE 1/4 17 103 23
Tax Description 120.00
 (Note: Not to be used on legal documents)
Deeded Acres 120.00
Class 101 - (NON-HSTD) AGRICULTURAL; 101 - (NON-HSTD) AGRICULTURAL
District (1501) CARLSTON TWP 2134
School District 2134
Creation Date 04/13/1989



Owner

Primary Taxpayer
[Brett A Mathiason](#)
 1920 Murray Ave
 Slayton, MN 56172

Valuation

	2022 Assessment	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment
+ Estimated Building Value	\$161,800	\$121,900	\$123,700	\$122,100	\$122,100
+ Estimated Land Value	\$922,000	\$771,200	\$751,900	\$780,500	\$780,500
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$1,083,800	\$893,100	\$875,600	\$902,600	\$902,600

Taxations

	2022 Payable	2021 Payable	2020 Payable	2019 Payable	2018 Payable
Estimated Market Value	\$893,100	\$875,600	\$902,600	\$902,600	\$905,300
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	(\$24,200)	(\$24,200)	(\$25,900)
= Taxable Market Value	\$893,100	\$875,600	\$878,400	\$878,400	\$879,400
Net Taxes Due	\$8,260.44	\$8,325.30	\$4,448.84	\$4,318.62	\$4,123.36
+ Special Assessments	\$449.56	\$448.70	\$247.16	\$637.38	\$430.64
= Total Taxes Due	\$8,710.00	\$8,774.00	\$4,696.00	\$4,956.00	\$4,554.00

Tax Payments

2022		
Full Amount	4,355.00	<button>Pay Property Tax</button>
Partial Installment	<input type="text"/>	<button>Pay Property Tax</button>

Taxes Unpaid

	2022 Payable
Unpaid Tax	\$4,130.22
+ Unpaid Spec Asmt	\$224.78
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$4,355.00

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
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PAT MARTINSON
FREEBORN COUNTY AUDITOR/TREASURER
411 BROADWAY AVE. S., P.O. BOX 1147
ALBERT LEA, MN 56007-1147
PHONE: 507-377-5121
www.co.freeborn.mn.us

Parcel 1

Bill: 7033

Property ID#: R 15.017.0050

Taxpayer: 60810

BRETT A MATHIASON
1920 MURRAY AVE
SLAYTON MN 56172-2010



05002213

Desc: Sect-17 Twp-103 Range-023 120.00 AC E 1/2 NE 1/4 & SW 1/4 NE 1/4
17 103 23 120.00

Property 25975 630TH AVE
Address: ALDEN MN 56009

2022 Property Tax Statement			
Step 1	VALUES AND CLASSIFICATION		
	Taxes Payable Year:		
		2021	2022
	Estimated Market Value:	875,600	893,100
	Homestead Exclusion:		
	Taxable Market Value:	875,600	893,100
	New Improvements:		
Property Classification:	AG NHSTD	AG NHSTD	
Sent in March 2021			
Step 2	PROPOSED TAX		
	8,370.00		
Sent in November 2021			
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due:		4,355.00
	Second half taxes due:		4,355.00
	Total Taxes Due in 2022:		8,710.00

\$\$\$

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:		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"/>	
2.	Use these amounts on Form M1PR to see if you are eligible for a special refund.		
Property Tax and Credits			
3.	Property taxes before credits	8,913.03	8,869.74
4.	Credits that reduce property taxes:		
	A. Agricultural Market Value Credits	587.73	609.30
	B. Other Credits		
5.	Property taxes after credits	8,325.30	8,260.44
Property Tax by Jurisdiction			
6.	County FREEBORN COUNTY	5,683.95	5,734.16
7.	City or Town CARLSTON TOWNSHIP	958.78	949.73
8.	State General Tax		
9.	School District 2134		
	A. Voter Approval Levies	1,084.36	1,007.94
	B. Other Local Levies	598.21	568.61
10.	Special Taxing Districts		
11.	Non-school voter approved referenda levies		
12.	Total property tax before special assessments	8,325.30	8,260.44
Special Assessments on Your Property			
13.	Special assessments		
	Int: Principal: 449.56		
	J 14 F&F 1Y 403.12	448.70	449.56
	RECYCLE22 46.44		
14.	YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	8,774.00	8,710.00

FIRST HALF DUE
SECOND HALF DUE

MAY 15
NOVEMBER 15

4,355.00
4,355.00

PAYABLE 2022 2nd HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: NOVEMBER 15

Property ID#: R 15.017.0050
ID# 60810
TAX BILL #: 7033

BRETT A MATHIASON
1920 MURRAY AVE
SLAYTON MN 56172-2010

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

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



05002213

SECOND 1/2 TAX AMOUNT DUE: 4,355.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Freeborn County Auditor-Treasurer
411 S. Broadway, PO Box 1147
Albert Lea, MN 56007-1147



YOUR CANCELLED CHECK IS YOUR RECEIPT.

☐ CHECK

☐ CASH

DETACH HERE AND RETURN THIS STUB
WITH YOUR SECOND HALF PAYMENT.
DO NOT STAPLE



PAYABLE 2022 1st HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: MAY 15

Property ID#: R 15.017.0050
ID# 60810
TAX BILL #: 7033

BRETT A MATHIASON
1920 MURRAY AVE
SLAYTON MN 56172-2010

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

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

FULL TAX AMOUNT: 8,710.00

FIRST 1/2 TAX AMOUNT DUE: 4,355.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Freeborn County Auditor-Treasurer
411 S. Broadway, PO Box 1147
Albert Lea, MN 56007-1147



TAXES OF \$100 OR LESS MUST BE PAID IN FULL.

☐ CHECK

☐ CASH

DETACH HERE AND RETURN THIS STUB
WITH YOUR FIRST HALF PAYMENT.
DO NOT STAPLE





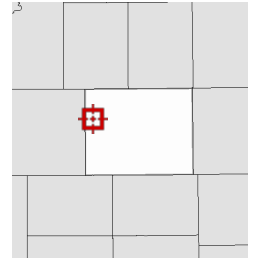
Beacon™

Freeborn County, MN

Parcel 2



Overview



Legend

- Parcels
- County Limits
- Lot Lines-Albert Le
- Townships
- Address Numbers

Parcel ID 150160030 **Alternate ID** n/a
Sec/Twp/Rng 16-103-023 **Class** 101 - (NON-HSTD) AGRICULTURAL
Property Address **Acreage** 40
District CARLSTON TWP 2134
Brief Tax Description Sect-16 Twp-103 Range-023 40.00 AC NW 1/4 NW 1/4 16 103 23 40.00
(Note: Not to be used on legal documents)

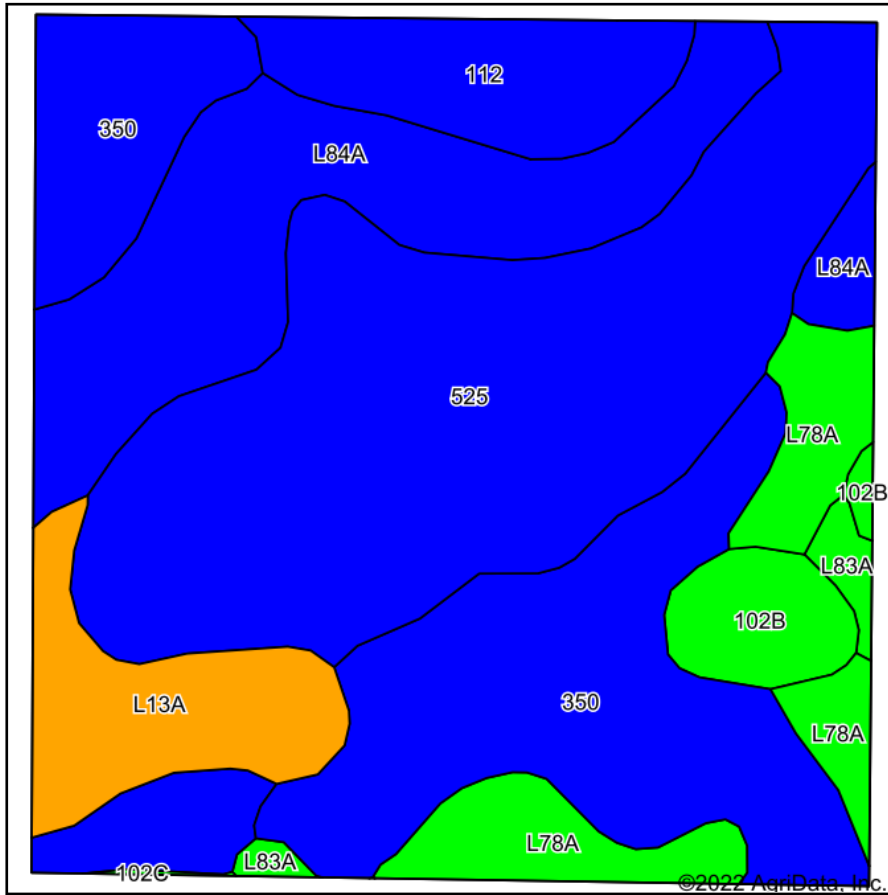
Owner Address MATHIASON,BRETT A
1920 MURRAY AVE
SLAYTON, MN 56172

Date created: 10/20/2022
Last Data Uploaded: 10/20/2022 4:56:36 AM

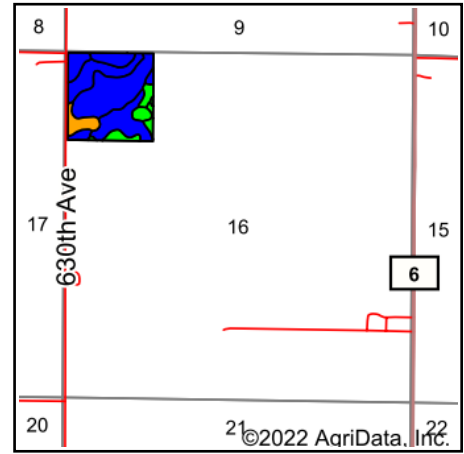
Developed by Schneider
GEOSPATIAL

Soils Map

Parcel 2



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Freeborn**
 Location: **16-103N-23W**
 Township: **Carlston**
 Acres: **39.43**
 Date: **10/20/2022**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN047, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
525	Muskego soils, 0 to 1 percent slopes	13.02	33.0%		IIIw	81	53
350	Canisteo clay loam, depressional, 0 to 1 percent slopes	9.17	23.3%		IIIw	86	75
L84A	Glencoe clay loam, 0 to 1 percent slopes	7.54	19.1%		IIIw	86	76
L78A	Canisteo clay loam, 0 to 2 percent slopes	2.92	7.4%		IIw	93	81
L13A	Klossner muck, 0 to 1 percent slopes	2.63	6.7%		IIIw	77	83
112	Harps clay loam, 0 to 2 percent slopes	2.48	6.3%		IIw	90	82
102B	Clarion loam, 2 to 6 percent slopes	1.27	3.2%		Ile	95	84
L83A	Webster clay loam, 0 to 2 percent slopes	0.40	1.0%		IIw	93	82
Weighted Average					2.82	84.9	*n 69.7

*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 Parcel 2



©2022 AgriData, Inc.

Map Center: 43° 43' 45.78, -93° 36' 20.54



16-103N-23W
Freeborn County
Minnesota



10/20/2022



Beacon™ Freeborn County, MN

Parcel 2

Summary

Parcel ID 150160030
Property Address
Sec/Twp/Rng 16-103-023
Brief Tax Description Sect-16 Twp-103 Range-023 40.00 AC NW 1/4 NW 1/4 16 103 23 40.00
(Note: Not to be used on legal documents)
Deeded Acres 40.00
Class 101 - (NON-HSTD) AGRICULTURAL
District (1501) CARLSTON TWP 2134
School District 2134
Creation Date 04/13/1989

Owner

Primary Taxpayer
[Brett A Mathiason](#)
 1920 Murray Ave
 Slayton, MN 56172

Valuation

	2022 Assessment	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$259,700	\$216,500	\$210,700	\$222,200	\$222,200
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$259,700	\$216,500	\$210,700	\$222,200	\$222,200

Taxations

	2022 Payable	2021 Payable	2020 Payable	2019 Payable	2018 Payable
Estimated Market Value	\$216,500	\$210,700	\$222,200	\$222,200	\$228,000
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$216,500	\$210,700	\$222,200	\$222,200	\$228,000
Net Taxes Due	\$1,838.73	\$1,842.73	\$965.36	\$952.08	\$958.73
+ Special Assessments	\$197.27	\$197.27	\$98.64	\$295.92	\$197.27
= Total Taxes Due	\$2,036.00	\$2,040.00	\$1,064.00	\$1,248.00	\$1,156.00

Tax Payments

2022		
Full Amount	1,018.00	Pay Property Tax
Partial Installment	<input type="text"/>	Pay Property Tax

Taxes Unpaid

	2022 Payable
Unpaid Tax	\$919.36
+ Unpaid Spec Asmt	\$98.64
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$1,018.00

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
634613	5/14/2022	2022	\$0.00	\$0.00	\$0.00	(\$1,018.00)
616477	11/22/2021	2021	\$0.00	\$0.00	\$0.00	(\$1,020.00)
600219	5/15/2021	2021	\$0.00	\$0.00	\$0.00	(\$1,020.00)
578264	10/22/2020	2020	\$0.00	\$0.00	\$0.00	(\$532.00)
566062	5/22/2020	2020	\$0.00	\$0.00	\$0.00	(\$532.00)
550764	11/18/2019	2019	\$0.00	\$0.00	\$12.48	(\$636.48)
530147	5/14/2019	2019	\$0.00	\$0.00	\$0.00	(\$624.00)



PAT MARTINSON
FREEBORN COUNTY AUDITOR/TREASURER
411 BROADWAY AVE. S., P.O. BOX 1147
ALBERT LEA, MN 56007-1147
PHONE: 507-377-5121
www.co.freeborn.mn.us

Parcel 2

Bill: 7024

Property ID#: R 15.016.0030

Taxpayer: 60810

BRETT A MATHIASON
1920 MURRAY AVE
SLAYTON MN 56172-2010



05002213

Desc: Sect-16 Twp-103 Range-023 40.00 AC NW 1/4 NW 1/4 16 103 23 40.00

Property Address:

2022 Property Tax Statement

	VALUES AND CLASSIFICATION		
	Taxes Payable Year:	2021	2022
Step 1	Estimated Market Value:	210,700	216,500
	Homestead Exclusion:		
	Taxable Market Value:	210,700	216,500
	New Improvements:		
	Property Classification:	AG NHSTD	AG NHSTD
	Sent in March 2021		
Step 2	PROPOSED TAX		
	1,864.00		
	Sent in November 2021		
Step 3	PROPERTY TAX STATEMENT		
	First half taxes due:		1,018.00
	Second half taxes due:		1,018.00
	Total Taxes Due in 2022:		2,036.00

\$\$\$

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:		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.			
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.			
Property Tax and Credits			
3. Property taxes before credits		2,014.89	2,017.33
4. Credits that reduce property taxes:			
A. Agricultural Market Value Credits		172.16	178.60
B. Other Credits			
5. Property taxes after credits		1,842.73	1,838.73
Property Tax by Jurisdiction			
6. County FREEBORN COUNTY		1,366.63	1,390.34
7. City or Town CARLSTON TOWNSHIP		230.72	230.23
8. State General Tax			
9. School District 2134			
A. Voter Approval Levies		140.86	119.07
B. Other Local Levies		104.52	99.09
10. Special Taxing Districts			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		1,842.73	1,838.73
Special Assessments on Your Property			
13. Special assessments			
J 14 F&F 1Y	Int: 197.27	197.27	197.27
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		2,040.00	2,036.00

FIRST HALF DUE
SECOND HALF DUE

MAY 15
NOVEMBER 15

1,018.00
1,018.00

PAYABLE 2022 2nd HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: NOVEMBER 15

Property ID#: R 15.016.0030
ID# 60810
TAX BILL #: 7024

BRETT A MATHIASON
1920 MURRAY AVE
SLAYTON MN 56172-2010

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

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



05002213

DETACH HERE AND RETURN THIS STUB
WITH YOUR SECOND HALF PAYMENT.
DO NOT STAPLE

SECOND 1/2 TAX AMOUNT DUE: 1,018.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Freeborn County Auditor-Treasurer
411 S. Broadway, PO Box 1147
Albert Lea, MN 56007-1147



YOUR CANCELLED CHECK IS YOUR RECEIPT.

☐ CHECK

☐ CASH



PAYABLE 2022 1st HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: MAY 15

Property ID#: R 15.016.0030
ID# 60810
TAX BILL #: 7024

BRETT A MATHIASON
1920 MURRAY AVE
SLAYTON MN 56172-2010

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

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

FULL TAX AMOUNT: 2,036.00

FIRST 1/2 TAX AMOUNT DUE: 1,018.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Freeborn County Auditor-Treasurer
411 S. Broadway, PO Box 1147
Albert Lea, MN 56007-1147



TAXES OF \$100 OR LESS MUST BE PAID IN FULL.

☐ CHECK

☐ CASH



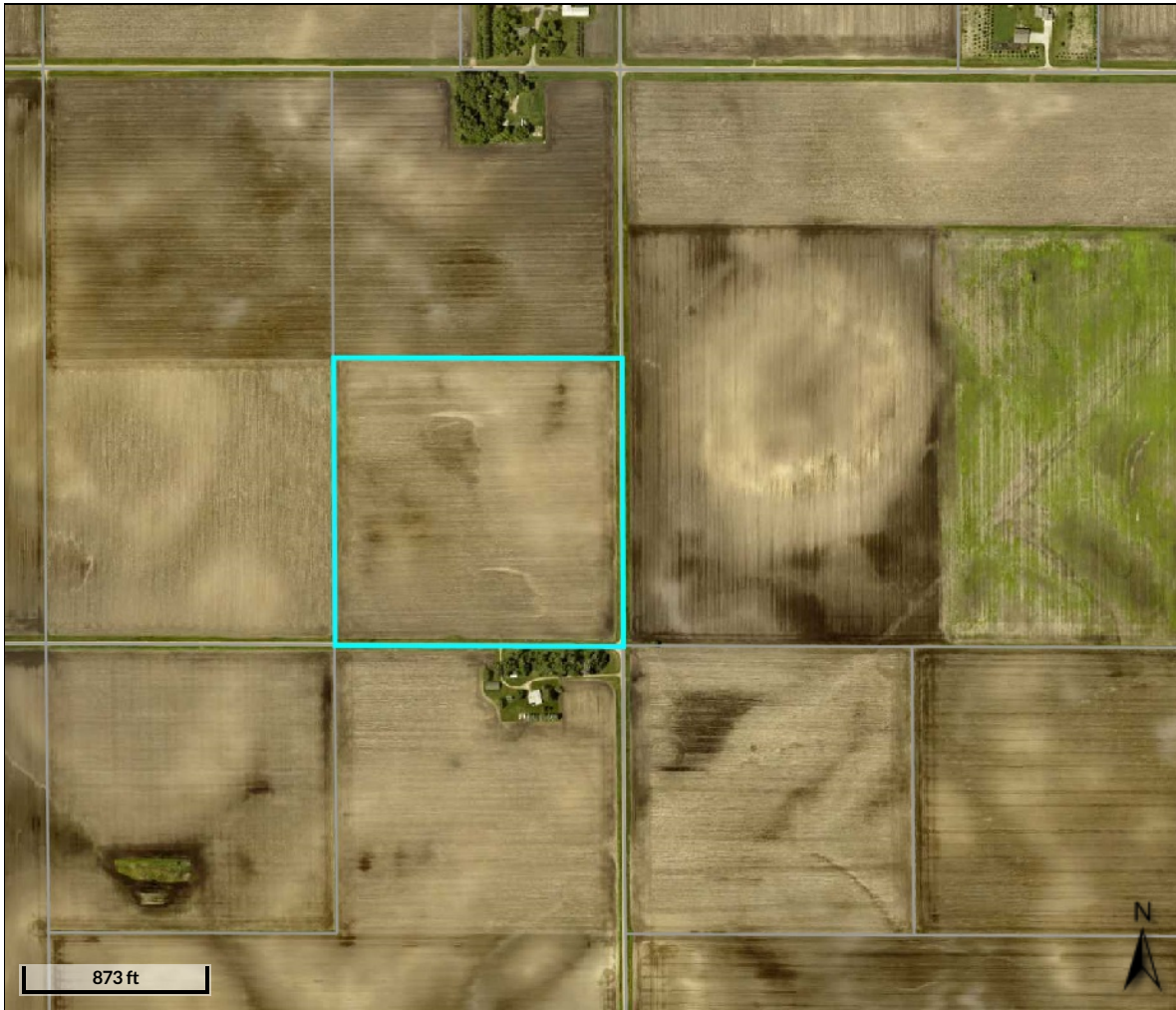
DETACH HERE AND RETURN THIS STUB
WITH YOUR FIRST HALF PAYMENT.
DO NOT STAPLE



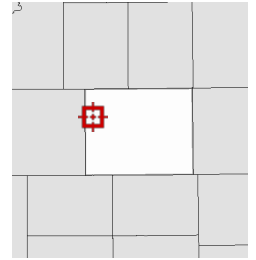
Beacon™

Freeborn County, MN

Parcel 3



Overview



Legend

- Parcels
- County Limits
- Lot Lines-Albert Le
- Townships
- Address Numbers

Parcel ID 150080060 **Alternate ID** n/a
Sec/Twp/Rng 08-103-023 **Class** 101 - (NON-HSTD) AGRICULTURAL
Property Address **Acreage** 40
District CARLSTON TWP 2134
Brief Tax Description Sect-08 Twp-103 Range-023 40.00 AC SE 1/4 SE 1/4 8 103 23 40.00
(Note: Not to be used on legal documents)

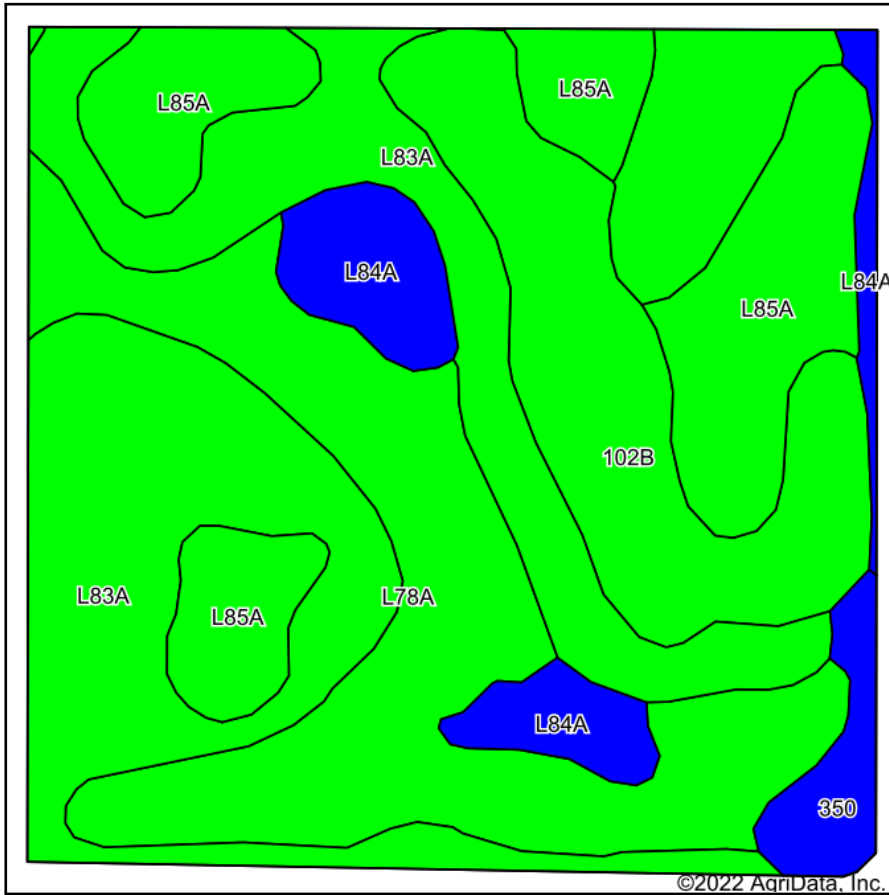
Owner Address MATHIASON,BRETT A
1920 MURRAY AVE
SLAYTON, MN 56172

Date created: 10/20/2022
Last Data Uploaded: 10/20/2022 4:56:36 AM

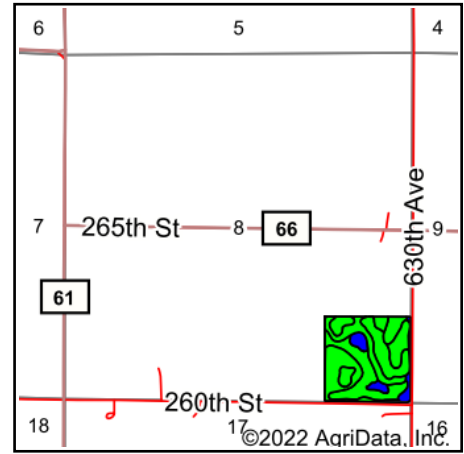
Developed by Schneider
GEOSPATIAL

Soils Map

Parcel 3



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Freeborn**
 Location: **8-103N-23W**
 Township: **Carlston**
 Acres: **38.32**
 Date: **10/20/2022**

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



Area Symbol: MN047, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
L83A	Webster clay loam, 0 to 2 percent slopes	13.81	36.0%		IIw	93	82
L78A	Canisteo clay loam, 0 to 2 percent slopes	8.84	23.1%		IIw	93	81
L85A	Nicollet clay loam, 1 to 3 percent slopes	6.51	17.0%		Iw	99	82
102B	Clarion loam, 2 to 6 percent slopes	5.65	14.7%		Ile	95	84
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.54	6.6%		IIIw	86	76
350	Canisteo clay loam, depressional, 0 to 1 percent slopes	0.97	2.5%		IIIw	86	75
Weighted Average					1.92	93.7	*n 81.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map Parcel 3



Map Center: 43° 43' 59.33, -93° 36' 39.18



8-103N-23W
Freeborn County
Minnesota



10/20/2022



Beacon™ Freeborn County, MN

Parcel 3

Summary

Parcel ID 150080060
Property Address
Sec/Twp/Rng 08-103-023
Brief Tax Description Sect-08 Twp-103 Range-023 40.00 AC SE 1/4 SE 1/4 8 103 23 40.00
(Note: Not to be used on legal documents)
Deeded Acres 40.00
Class 101 - (NON-HSTD) AGRICULTURAL
District (1501) CARLSTON TWP 2134
School District 2134
Creation Date 04/13/1989

Owner

Primary Taxpayer
[Brett A Mathiason](#)
 1920 Murray Ave
 Slayton, MN 56172

Valuation

	2022 Assessment	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$307,800	\$256,500	\$249,700	\$263,300	\$263,300
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$307,800	\$256,500	\$249,700	\$263,300	\$263,300

Taxations

	2022 Payable	2021 Payable	2020 Payable	2019 Payable	2018 Payable
Estimated Market Value	\$256,500	\$249,700	\$263,300	\$263,300	\$270,200
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$256,500	\$249,700	\$263,300	\$263,300	\$270,200
Net Taxes Due	\$2,178.43	\$2,184.43	\$1,145.21	\$1,127.64	\$1,136.43
+ Special Assessments	\$145.57	\$145.57	\$72.79	\$218.36	\$145.57
= Total Taxes Due	\$2,324.00	\$2,330.00	\$1,218.00	\$1,346.00	\$1,282.00

Tax Payments

2022		
Full Amount	1,162.00	Pay Property Tax
Partial Installment	<input type="text"/>	Pay Property Tax

Taxes Unpaid

	2022 Payable
Unpaid Tax	\$1,089.21
+ Unpaid Spec Asmt	\$72.79
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$0.00
+ Unpaid Interest	\$0.00
= Unpaid Total	\$1,162.00

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
634612	5/14/2022	2022	\$0.00	\$0.00	\$0.00	(\$1,162.00)
616476	11/22/2021	2021	\$0.00	\$0.00	\$0.00	(\$1,165.00)
600220	5/15/2021	2021	\$0.00	\$0.00	\$0.00	(\$1,165.00)
584477	1/8/2021	2020	\$0.00	\$0.00	\$12.18	(\$621.18)
566061	5/22/2020	2020	\$0.00	\$0.00	\$0.00	(\$609.00)
550763	11/18/2019	2019	\$0.00	\$0.00	\$13.46	(\$686.46)
530148	5/14/2019	2019	\$0.00	\$0.00	\$0.00	(\$673.00)



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411 BROADWAY AVE. S., P.O. BOX 1147
ALBERT LEA, MN 56007-1147
PHONE: 507-377-5121
www.co.freeborn.mn.us

Bill: 6967

Parcel 3

Property ID#: R 15.008.0060

Taxpayer: 60810

2213 2 AB 0.461
BRETT A MATHIASON
1920 MURRAY AVE
SLAYTON MN 56172-2010



05002213
T12 P1



Desc: Sect-08 Twp-103 Range-023 40.00 AC SE 1/4 SE 1/4 8 103 23 40.00

Property Address:

2022 Property Tax Statement			
Step 1	VALUES AND CLASSIFICATION		
	Taxes Payable Year:		
	2021		2022
	Estimated Market Value:		249,700 256,500
Step 2	Homestead Exclusion:		
	Taxable Market Value:		249,700 256,500
	New Improvements:		
	Property Classification:		AG NHSTD AG NHSTD
Step 3	Sent in March 2021		
	PROPOSED TAX		
	2,210.00		
Step 3	Sent in November 2021		
	PROPERTY TAX STATEMENT		
	First half taxes due:		1,162.00
	Second half taxes due:		1,162.00
Step 3	Total Taxes Due in 2022:		2,324.00

\$\$\$

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:		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.			
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.			
Property Tax and Credits			
3. Property taxes before credits		2,388.45	2,390.03
4. Credits that reduce property taxes:			
A. Agricultural Market Value Credits		204.02	211.60
B. Other Credits			
5. Property taxes after credits		2,184.43	2,178.43
Property Tax by Jurisdiction			
6. County FREEBORN COUNTY		1,620.20	1,647.21
7. City or Town CARLSTON TOWNSHIP		273.42	272.76
8. State General Tax			
9. School District 2134			
A. Voter Approval Levies		166.93	141.06
B. Other Local Levies		123.88	117.40
10. Special Taxing Districts			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		2,184.43	2,178.43
Special Assessments on Your Property			
13. Special assessments			
J 14 F&F 1Y		145.57	145.57
Principal: 145.57			
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		2,330.00	2,324.00

FIRST HALF DUE
SECOND HALF DUE

MAY 15
NOVEMBER 15

1,162.00
1,162.00

PAYABLE 2022 2nd HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: NOVEMBER 15

Property ID#: R 15.008.0060
ID# 60810
TAX BILL #: 6967

BRETT A MATHIASON
1920 MURRAY AVE
SLAYTON MN 56172-2010

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

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



05002213

DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT. DO NOT STAPLE

SECOND 1/2 TAX AMOUNT DUE: 1,162.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Freeborn County Auditor-Treasurer
411 S. Broadway, PO Box 1147
Albert Lea, MN 56007-1147



YOUR CANCELLED CHECK IS YOUR RECEIPT.

☐ CHECK

☐ CASH



PAYABLE 2022 1st HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: MAY 15

Property ID#: R 15.008.0060
ID# 60810
TAX BILL #: 6967

BRETT A MATHIASON
1920 MURRAY AVE
SLAYTON MN 56172-2010

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION.

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

FULL TAX AMOUNT: 2,324.00

FIRST 1/2 TAX AMOUNT DUE: 1,162.00

PENALTY:

TOTAL:

MAKE CHECKS PAYABLE & MAIL TO:

Freeborn County Auditor-Treasurer
411 S. Broadway, PO Box 1147
Albert Lea, MN 56007-1147



TAXES OF \$100 OR LESS MUST BE PAID IN FULL.

☐ CHECK

☐ CASH



DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT. DO NOT STAPLE