

LIVE & ONLINE FARMLAND AUCTION

191+/- ACRES OF PRIME AG CROP LAND IN
SECTION 24, WHEELING TOWNSHIP, RICE COUNTY,
MN, 95 CPI, SOME DRAIN TILE IN PLACE

AUCTION LOCATION:
930 Red Wing Ave., Kenyon, MN 55946
(Maring Auction Building)

MATT MARING

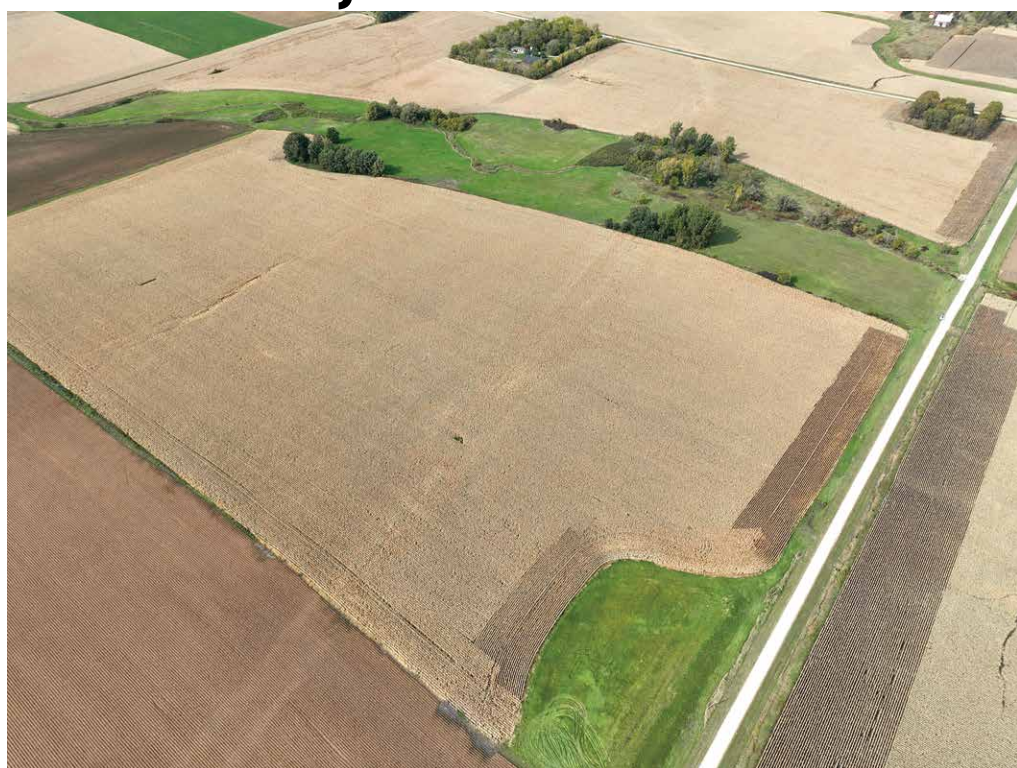


Thursday, November 17, 2022 10:30 a.m.

GREAT SOILS - 95.5CPI - RURAL NERSTRAND, MN
COMPLETE DETAILS AND BIDDING AT WWW.MARINGAUCTION.COM

Directions To Farm: From Nerstrand, MN go east on MN State Highway 246 for one mile to Goodhue Ave., Take Goodhue Ave. south for 1.1 mile, west side of road. *Watch for Signs!*

191.7+/- ACRES OF PRIME CROP LAND IN SECT. 24, WHEELING TOWNSHIP, RICE COUNTY, MN



- *** PID#: 12.24.1.75.001, Taxes For 2022, \$7,586.00
- *** Address: 129XX Goodhue Ave., Nerstrand, MN
- *** Area: 191.7 Deeded Acres
- *** Tillable Acres: 150.77 Acres
- *** Crop Productivity Index: 95.5 Average
- *** Drain Tile In Place: Approx 31,860 Feet Of 4", 5", 6", 8" Drain Tile With Maps
- *** New Buyer Can Operate For 2023 Growing Season
- *** To Be Sold 191.7 x Dollar Amount Bid
- *** Special Note: The Wolf Family Has Requested The Rice Co. Soils And Waters USDA To Conduct A Wetlands Determination On This Parcel Which Is Possible There Will Be More Tillable Acres Than The 150.77 Acres At Present Time. By Auction Date This Determination Will Be Conducted.

CONTACT US FOR INFORMATIONAL PACKET
800-801-4502

Terms: \$50,000 Down the day of the auction, which is non-refundable if the buyer fails to close and pay the sellers in full. The balance is due and payable on or before December 21, 2022 at which time the buyer(s) shall receive a clear and marketable title and possession. All real estate taxes for 2022 shall be paid for by the sellers. All real estate is selling in as-is condition with any and all faults. There are no warranties or guarantees expressed or implied by the sellers or any of their agents. There are no contingencies whatsoever. All bidders and buyer must have their finances in order prior to auction date. No buyer's premium. Broker: Maring Auction & Realty Inc., Lic# 40241191

SELLERS: HEIRS TO THE E.P. & Marie Wolf Family Farm



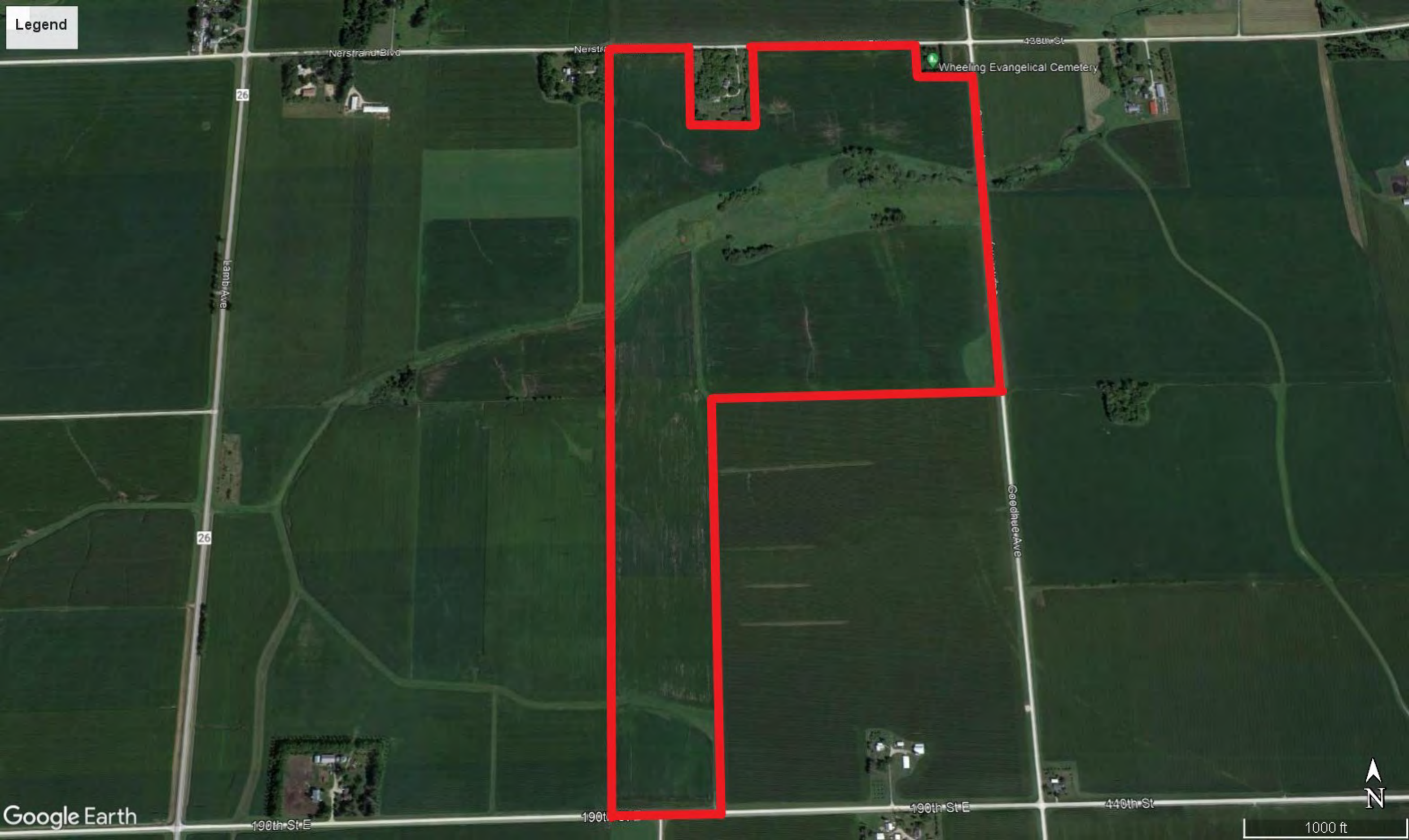
We Sell the Earth & Everything On It.
Design and Print provided by greghepola@yahoo.com

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

26

Lamb Ave

Nerstrand Blvd

Nerstrand Blvd

438th St

Wheeling Evangelical Cemetery

26

Goodhue Ave

190th St E

190th St E

190th St E

440th St

Google Earth



1000 ft



United States Department of Agriculture

CERTIFIED MAILING

Natural Resources
Conservation Service

October 31, 2022

Minnesota
Waseca Field Office

Paul Wolf
1720 Eastridge CT
Northfield, MN 55057

105 22nd Ave NE
Waseca, MN 56093

RE: Certified wetland determination in response to AD-1026 request

527-835-4800
www.mn.nrcs.usda.gov

Dear Mr. Wolf,

The Natural Resources Conservation Service (NRCS) recently received your request for evaluation of proposed wetland activity on the *Farm Service Agency (FSA) with a Highly Erodible Land Conservation (HELC) and Wetland Conservation (WC) Certification (form AD1026)* for Tract 2723, Section 24, Wheeler Township, Rice County, Minnesota. The NRCS is issuing a Preliminary Technical Determination (PTD) in response to your request.

The regulations for the Wetland Conservation (WC) provisions of the Food Security Act of 1985, as amended, are found at Title 7 Code of Federal Regulations (7 CFR) §12. This determination was conducted in accordance with the current federal wetland delineation procedures as found in the most current versions of the National Food Security Act Manual (NFSAM), the 1987 United States Army Corps of Engineers (USACE) Wetland Delineation Manual, Technical Report Y-87-1, the USACE Regional Supplements, and/or State Offsite Methods/Mapping Conventions.

This PTD was conducted by NRCS Wetland Compliance staff on October 31, 2022. The attached CPA-026 and map depict the wetland determination for the areas where the requested wetland determination took place. The determination was made as indicated on the CPA-026 and map for the following reasons:

Presence of Hydrophytic Vegetation:

Under normal circumstances these sites do support a prevalence of plants that grow in water or in a substrate that is at least periodically deficient in oxygen during the growing season as a result of excessive water content. The soil survey report for this site states that in an unmanaged condition, native vegetation is dominated by hydrophytic plant species verified using the National Wetland Plant List. These sites are therefore determined to have a prevalence of hydric vegetation.

Presence of Hydric Soils:

The soils on the site are Epsom (761) and Maxfield (M510A). These soils are listed on the Waseca County hydric soils list. In an un-drained condition, this soil is saturated, flooded, or ponded long enough during a growing season to develop an anaerobic condition that supports the growth and regeneration of hydrophytic vegetation. These sites are therefore determined to have a predominance of hydric soils (NFSAM 514.8 Attachment A, 5-54).

Presence of Wetland Hydrology:

The field is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support a prevalence of hydrophytic vegetation typically adapted for life in saturated soil conditions. Review of aerial imagery indicates that the areas exhibit wetness signatures during many normal precipitation years.

Further, the fields indicated are a **Wetland (W) or Farmed Wetland Pastures (FWP)** because they do not qualify for any other exemptions provided by the wetland conservation provisions.

This PTD meets the regulatory definition for an adverse decision. You may appeal this determination in accordance with the laws and federal regulations set forth at 7 CFR §614, the NRCS Appeals Procedures, 7 CFR §780, the Food Security Act Appeals Procedures, and 7 CFR §11, the National Appeals Division (NAD) Rules of Procedure, by acting on one of the two following options:

- You may request that the designated conservationist reconsider this determination by filing a written request no later than 30 calendar days after you receive this notice in accordance with the NRCS's appeal procedures found at 7 C.F.R. 614.7(b). If you request reconsideration, you have the right to be present during the field visit for an informal review with the decision maker. During the review you, and/or your representative may provide additional information and discuss the facts relating to the preliminary technical determination. If you choose to seek reconsideration, you may later appeal the determination to the FSA County Committee or the National Appeals Division (NAD). To request reconsideration, write to the designated conservationist, Jeremy Kite at the following address and explain why you believe this determination is erroneous.

NRCS
c/o Jeremy Kite
105 22nd Ave NE
Waseca, MN 56093

- Mediation in accordance with 7 CFR 614.7(a)(2) is available as part of NRCS's informal appeal process. Mediation may enable NRCS to narrow the issues and resolve the matter by mutual agreement. You may have to pay all or part of the cost of mediation. If you request mediation, the running of the timeframe in which you may file an appeal stops. When mediation closes, the clock restarts and you will have the balance of the days remaining in that period to file an appeal. To request mediation, you must submit your written request no later than 30 calendar days after you receive this notice. To request mediation, write to the Minnesota State mediation program at the following address and provide a copy of your request for mediation to NRCS.

Mary Nell Preisler
Farm Credit Mediation Program
1526 170th Avenue
Bejou, MN 56516
Phone: 218-935-5785

You may waive your rights to preliminary review and reconsideration or mediation in accordance with 7 C.F.R. Part 614.7(d) if you want an immediately-final wetland technical determination in order to address the on-site needs (i.e. restoration, mitigation). Provide notification of your intent to exercise your right to waive rights to preliminary review and reconsideration or mediation, in writing, to the NRCS State Conservationist at:

Troy Daniell
State Conservationist
USDA NRCS
375 Jackson Street, Suite 600
St. Paul, MN 55101-1854

If you do not select any of your preliminary appeal rights, this PTD will become a Final Technical Determination (FTD) 30 days after your receipt of the PTD in accordance with the wetland compliance provisions and the appeal regulations.

Once final, you may appeal the FTD by acting on one of the two following options:

- You may appeal the determination to the FSA County Committee (COC) by filing a written request in accordance with the FSA appeal procedures found at 7 C.F.R. § 780. If you appeal to the COC, you have the right to an informal hearing which you or your representative may attend either personally or by telephone. To appeal, write to the County Committee at the following address and explain why you believe this determination is erroneous.

Rice County Committee
1810 30th Street NW, Suite 1
Faribault, MN 55021-1843

- Alternatively, you may appeal the determination to the National Appeals Division (NAD) by filing a written request in accordance with the NAD appeal procedures found at 7 C.F.R. § 11. If you appeal to NAD, you have the right to a hearing that you or your representative may attend. Once a hearing with NAD begins, you waive any rights to reconsideration, an appeal to FSA, and mediation. To appeal, you must write to NAD at the following address, explain why you believe this determination is erroneous, and provide a copy to FSA. You must personally sign your written appeal to NAD and include a copy of this letter.

NAD Eastern Regional Office
P.O. Box 68806
Indianapolis, Indiana 46268

If you are the owner of this tract and have a tenant, I urge you to discuss this letter and accompanying NRCS-CPA-026 with your tenant. Likewise, if you are the tenant of this tract, I urge you to discuss this letter with your landlord.

This certified wetland determination/delineation has been conducted for the purpose of implementing the wetland conservation provisions of the Food Security Act of 1985. This determination/delineation may not be valid for identifying the extent of the Corps of Engineers' (COE's) Clean Water Act jurisdiction for this site. If you intend to conduct any activity that constitutes a discharge of dredged or fill material into wetlands or other waters,

you should request a jurisdictional determination from the local office of the COE prior to starting the work. Other federal, state or local permits or restrictions may apply to activities impacting wetlands. Contact the US Fish and Wildlife Service for information concerning conservation easements. Contact the Local Governmental Unit (LGU) for State Wetland Conservation Act permits and Minnesota Department of Natural Resources for protected water permits prior to initiating wetland activities by completing the "Minnesota Joint Project Notification Form" available from the LGU.

The 2014 Farm Bill connected producer eligibility for Federal crop insurance premium subsidy to compliance with the wetland conservation provisions. Eligibility for most USDA programs is lost for any wetland conversions that have occurred after December 23, 1985. However, only wetland conversions that occur after February 7, 2014, result in ineligibility for Federal crop insurance premium subsidy.

If you have questions concerning this notification, please contact Jeremy Kite at 507 835 4800.

Sincerely,

Jeremy Kite, Wetland Conservationist
USDA-NRCS

Enclosures

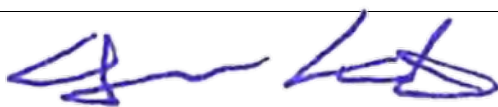
CC: FSA County Executive Director, Recording County
NRCS County District Conservationist, Servicing County
Landowner (if not the Participant)

CERTIFIED WETLAND DETERMINATION

1. Name:	Paul Wolf	2. Location County:	Rice
3. Address:	1720 Eastridge Ct Northfield, MN 55057	4. Admin County:	Rice
5. Request Form:	AD-1026	6. Farm Number:	5094
7. Request Date:	9/22/2022	8. Tract Number:	2723

This certified wetland determination identifies areas subject to the wetland conservation provisions of the 1985 Food Security Act, as amended. See the attached Definitions of Wetland Labels and Uses for additional information and currently authorized activities under the Act.

Field(s)	Label	Occurrence Year (CW+YEAR)	Acreage
3	PC/NW		101.50
4	FWP		1.30
5	PC/NW		60.60
6	W		5.90
7	NW		24.80

9. Remarks:	
I certify that the above determinations are sufficient for the purpose of making a determination of eligibility for program benefits and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.	
10. Signature Designated Conservationist	Date
 Jeremy Kite	Monday, October 31, 2022

CERTIFIED WETLAND DETERMINATION

Non- Discrimination Statement

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 <https://www.usda.gov/oascr/how-to-file-a-program-discrimination-complaint> 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.

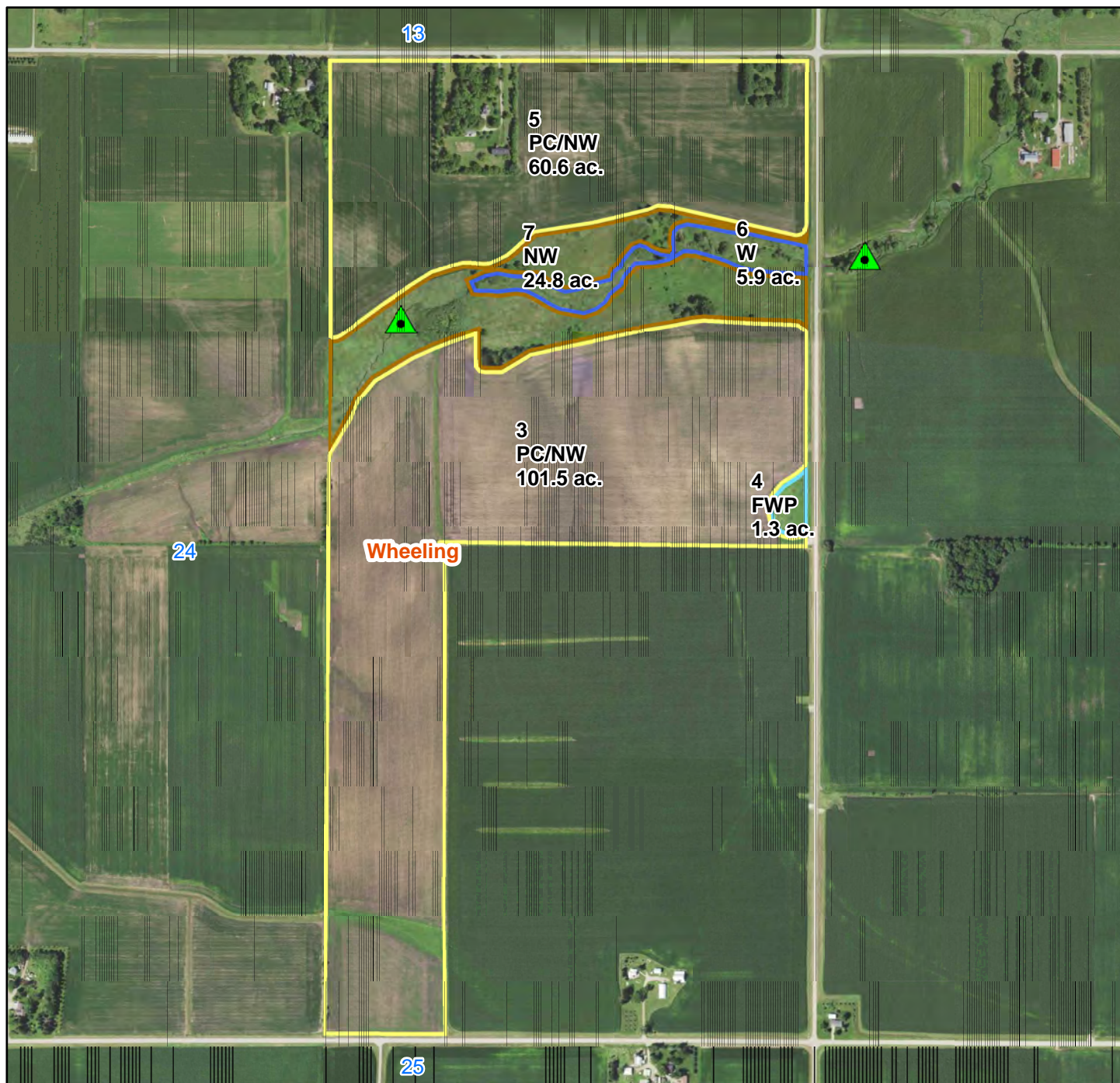


Certified Wetland Determination

Customer: Paul Wolf

Tract: 2723

10/31/2022



PC/NW

W

FWP

NW



Potential Jurisdictional Waters

T110 R 19 S24 Wheeling

Rice County

1:9,600 1 inch = 800 feet

800 400 0 800 Feet

2019 Imagery



This certified wetland determination/delineation has been conducted for the purpose of implementing the wetland conservation provisions of the Food Security Act of 1985. This determination/delineation may not be valid for identifying the extent of the Corps of Engineers' (COE's) Clean Water Act jurisdiction for this site. Other federal, state or local permits or restrictions may apply to activities impacting wetlands. Contact the US Fish and Wildlife Service for information concerning conservation easements. Contact the Local Governmental Unit (LGU) for State Wetland Conservation Act permits and Minnesota Department of Natural Resources for protected water permits prior to initiating wetland activities by completing the "Minnesota Joint Project Notification Form" available from the LGU.



Process for putting land into production.

USDA – makes determinations for federal farm programs and eligibility.

1. This is complete and all of the farm is cleared for the program with the exception of fields 4 and 6 as specified on USDA Tract 2723 determination.
2. Fields 4 and 6 can be farmed (tilled) but not altered in any way. (trees, drainage, etc)
3. Now that the wetland has been identified by USDA we need to find out about buffer zone and water way designations with their restrictions.

MN DNR Restrictions and Buffers This information has been confirmed by in person meeting and phone.

1. MN buffer laws covering DNR public waterways and ditches Rice Co.
 - a. No restrictions / No buffers
 - b. Contact FSA Rice County (Courtney 507-332-5408) for confirmation or further information
2. MN buffer laws covering DNR intermittent streams and public waterways
 - a. No restrictions / No buffers
 - b. Contact DNR Todd Piepho (507-421-1991) for confirmation or further information
3. MN Wetland Conservation Act restrictions and buffers
 - a. No restrictions / No buffers
 - b. Contact FSA Rice County (Jarrett Spitzack 507-332-5408) for confirmation or further information
4. MN Flood plain Restrictions and Buffers
 - a. Not designated as a flood plain area therefore
 - b. No restrictions / No buffers

Summary

Of the 191.7 taxable acreage

1. Wetland 5.9 acres – Non tillable because of stream
2. FWP designation – 1.3 acres Tillable but can not be altered (No tiling, tree removal) no buffer zone.

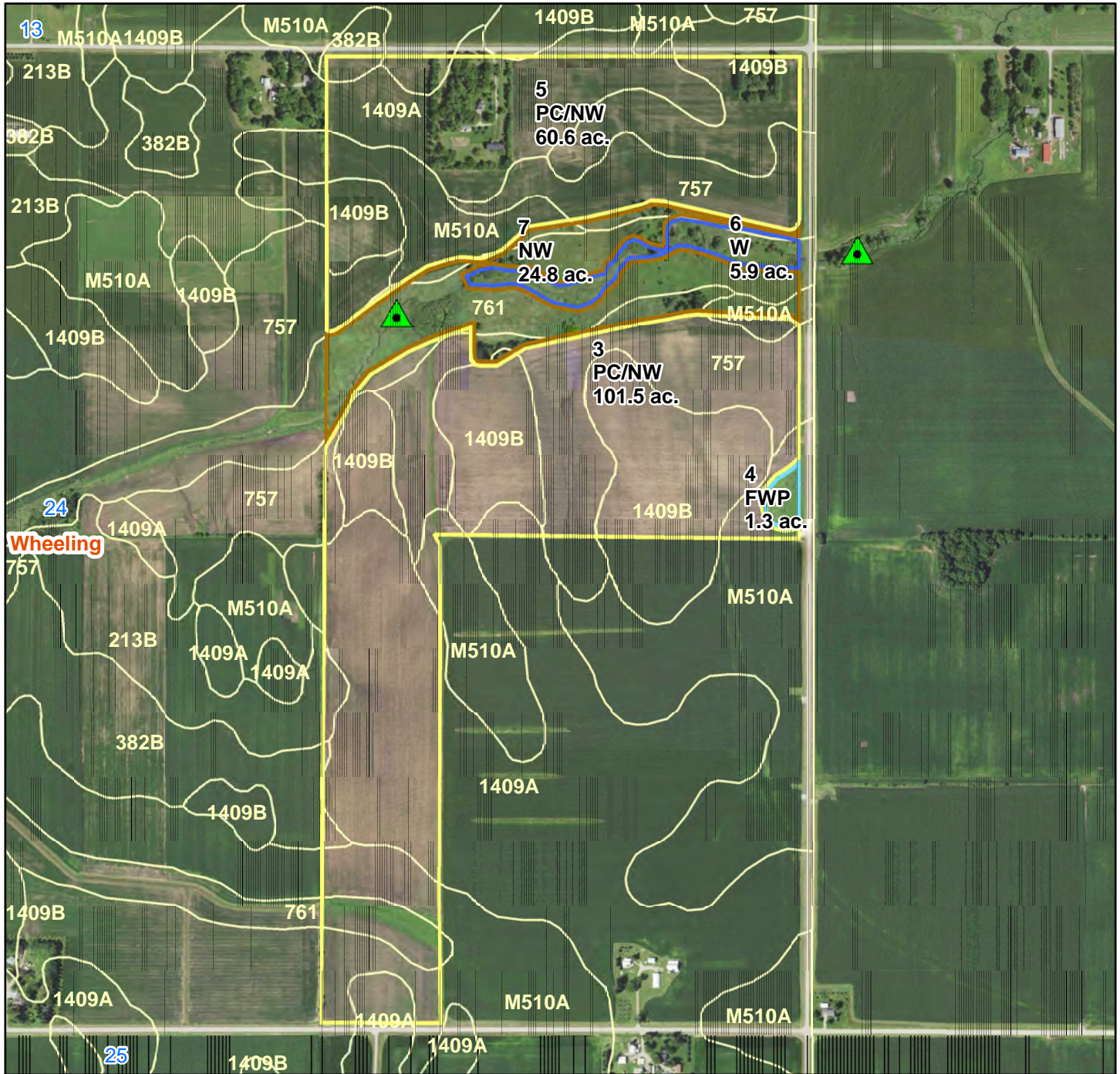
Because of roads fence lines and ditches last year 151 acres (this did not include the green area in the long 40, or the FWP 1.3 acres, field 4) were rented as tillable acreage. If the redesignation of the old pasture land and long 40 is considered estimate 20 additional acres are tillable for next season. With tree removal in the pasture area and additional 4-5 tillable acres would be obtained making an actual tillable / rentable acreage of 174+/- for next season and estimate 180+/- acres with tree removal in the old pasture areas.



Soils Map

Customer: Paul Wolf
Tract: 2723

10/31/2022



PC/NW

W

FWP

NW

Soils

Potential Jurisdictional Waters

T110 R 19 S24 Wheeling
Rice County

1:9,600 1 inch = 800 feet

800 400 0 800 Feet

2019 Imagery



This certified wetland determination/delineation has been conducted for the purpose of implementing the wetland conservation provisions of the Food Security Act of 1985. This determination/delineation may not be valid for identifying the extent of the Corps of Engineers' (COE's) Clean Water Act jurisdiction for this site. Other federal, state or local permits or restrictions may apply to activities impacting wetlands. Contact the US Fish and Wildlife Service for information concerning conservation easements. Contact the Local Governmental Unit (LGU) for State Wetland Conservation Act permits and Minnesota Department of Natural Resources for protected water permits prior to initiating wetland activities by completing the "Minnesota Joint Project Notification Form" available from the LGU.



MAINTAINING ELIGIBILITY FOR USDA PROGRAM BENEFITS

You recently submitted an AD1026 to Farm Service Agency (FSA) indicating your intent to add, modify or improve existing drainage, or conduct other activities which may affect wetland areas. In order to remain eligible for USDA program benefits, program participants must not, after December 23, 1985, drain, dredge, fill, level, or otherwise manipulate (including the removal of woody vegetation or any activity that results in impairing or reducing the flow and circulation of water) wetlands with the intent or to have the effect of making production of an agricultural commodity possible where such production was not previously possible.

To assist you in avoiding the conversion of wetlands and loss of eligibility for USDA program benefits, NRCS is providing the enclosed copy of your Certified Wetland Determination. As a courtesy, NRCS in Minnesota has also provided a tool through which you may acquire a project-specific lateral effect distance, also known as a "setback distance", for the installation of perforated tile and/or construction of ditches to assist you in maintaining eligibility. Non-perforated tile that does not impact the hydrology of wetland areas does not require the use of a lateral effect distance.

You may acquire the lateral effect distance(s) for your project by going to www.mn.nrcs.usda.gov and selecting; Topics > Technical Resources > Engineering > Lateral Effect Distances. You may determine the soil type on the area in question by using the Web Soil Survey at www.websoilsurvey.nrcs.usda.gov.

If you require assistance producing a soils map or utilizing the Lateral Effect Distance website, please contact your local NRCS Field Office.

To ensure continued eligibility, **apply the lateral effect distance and avoid conducting land clearing, land leveling, or fill activities on lands identified on the enclosed Certified Wetland Determination (CWD) with one of the labels, below. You should also apply the lateral effect distance to, and avoid conducting land clearing, leveling or fill activities on or near, potential wetland areas on adjacent lands.**

- Wetland (W)
- Farmed Wetland Pasture (FWP)
- Mitigation Wetland (MWM)
- Minimal Effect Exemption (MW)
- Farmed Wetland (FW)
- Manipulated Wetland (WX)
- Converted Wetland (CW)
- Converted Wetland Technical Error (CWTE)

There are **no restrictions** to impacts on lands identified on your Certified Wetland Determination as:

- Prior Converted Cropland (PC)
- Artificial Wetland (AW)
- Mitigation Exemption (MIW)
- Non-wetland (NW)
- Commenced Conversion Wetland (CC)
- Corps Permit Exemption (CPD)

For areas identified as **Third Party Exemption (TP)** and **Converted Wetland Technical Error (CWTE)**, please contact your local NRCS office for site-specific guidance. Local field staff will provide the contact information for the Wetland Conservationist who serves your region, and will transmit your file to them for review.

This information is provided solely for the purpose of implementing the wetland conservation provisions of the Food Security Act of 1985. This determination/delineation may not be valid for identifying the extent of the Corps of Engineers' (COE's) Clean Water Act jurisdiction for this site. If you intend to conduct any activity that constitutes a discharge of dredged or fill material into wetlands or other waters, you should request a jurisdictional determination from the local office of the COE prior to starting the work. Other federal, state or local permits or restrictions may apply to activities impacting wetlands. Contact the US Fish and Wildlife Service for information concerning conservation easements. Contact the Local Governmental Unit (LGU) for State Wetland Conservation Act permits and Minnesota Department of Natural Resources for protected water permits prior to initiating wetland activities by completing the "Minnesota Joint Project Notification Form" available from the LGU.

Minnesota
Natural
Resources
Conservation
Service



www.mn.nrcs.usda.gov

MN.-2021 • April

Definitions of Wetland Labels and Uses

Label/Name	Criteria for Determination	Authorized Uses	Authorized Maintenance
AW (Artificial Wetland)	An area that was formerly a non-wetland area under natural conditions but now exhibits wetland characteristics because of the influence of human activities. These areas are exempt.	No restrictions.	No restrictions.
CW (Converted Wetland)	A wetland converted between December 23, 1985, and November 28, 1990.	Planting of agricultural commodities or additional manipulation will cause ineligibility.	Maintenance allowed to scope and effect of original manipulation.
CWYear (Converted Wetland)	A wetland converted after November 28, 1990. "Year" indicates the year the wetland was converted, and ineligibility begins.	USDA program participant and their affiliated persons are ineligible for benefits (regardless of whether ag commodity planting occurred) until the wetland is restored or mitigated. Planting of agricultural commodities is also prohibited.	Not applicable
CWTE (Converted Wetland Technical Error)	An area converted after December 23, 1985, where the conversion or production of an agricultural commodity was a consequence of an incorrect NRCS determination.	May be used for production of agricultural commodities or forage provided no manipulation is done beyond what existed on the date of the CWTE determination.	May be maintained to the extent that existed on date of the CWTE determination.
FW (Farmed Wetland)	A wetland that was manipulated and planted before December 23, 1985, but meets inundation or saturation criteria and exhibits wetland characteristics in its best drained condition.	Area may be farmed and maintained as existed before December 23, 1985.	May be maintained to the extent that existed before December 23, 1985.
FWP (Farmed Wetland Pasture and Hayland)	Manipulated and used for pasture or hay before December 23, 1985, but meets saturation criteria and exhibits wetland characteristics in its best drained condition.	Area may be utilized for forage or farmed and maintained as existed before December 23, 1985.	May be maintained to the extent that existed before December 23, 1985.
MIW (Mitigation Exemption)	A converted wetland, farmed wetland or farmed wetland pasture of which the acreage, functions, and values lost have been compensated for through an NRCS approved mitigation plan.	As stipulated in the mitigation plan/agreement.	As stipulated in the mitigation plan/agreement.
MWM (Mitigation Site)	The site of wetland restoration, enhancement, or creation serving as mitigation for a converted wetland receiving a mitigation exemption.	As stipulated in the mitigation plan/agreement.	As stipulated in the mitigation plan/agreement.
NW (Nonwetland)	An area that does not contain a wetland.	No restrictions.	No restrictions
PC (Prior Converted Cropland)	A wetland converted to cropland before December 23, 1985, and as of December 23, 1985, was capable of being cropped.	No restrictions.	No restrictions
W (Wetland)	An area that meets the criteria for hydric soils, hydrophytic vegetation, and wetland hydrology. Site typically has not been manipulated by altering hydrology and/or removing woody vegetation, including stumps.	May be farmed under natural conditions without drainage or removal of woody vegetation.	Typically, wetlands (W) are not manipulated. See NRCS for information if W is used to convey drainage.
WX (Wetlands that have been manipulated)	A wetland manipulated after December 23, 1985, but the manipulation was not for the purpose of making production possible and agricultural commodity crop production was not made possible.	Would cause ineligibility if production was later made possible.	No restrictions as long as production not made possible including on an adjacent wetland.



United States
Department of
Agriculture

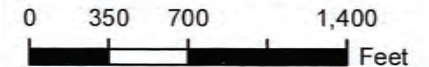
Rice County, Minnesota

Farm 5094

Tract 2723

2022 Program Year

Map Created April 21, 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

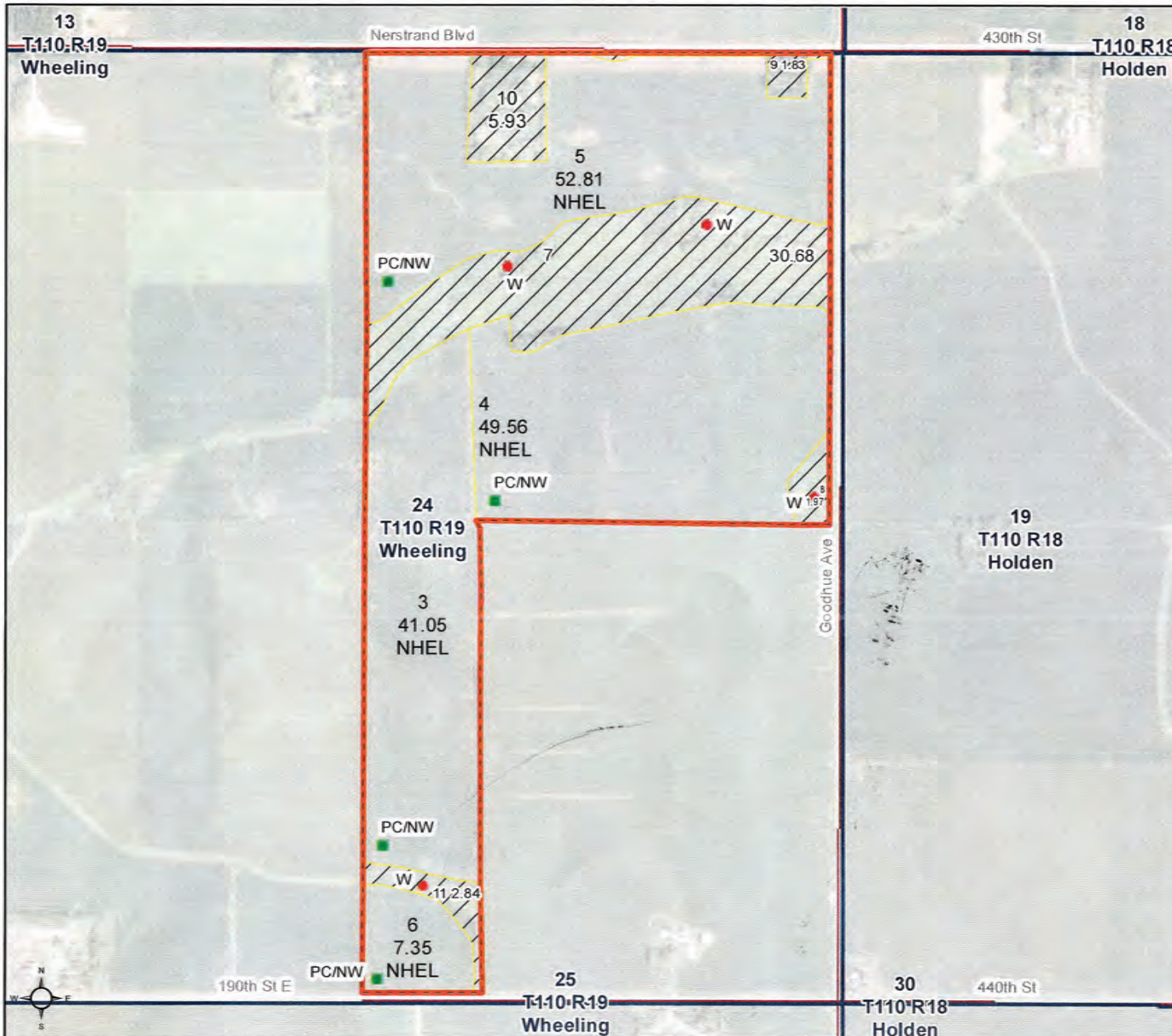
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 150.77 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

Rice

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 5094

Prepared: 9/21/22 1:54 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.

Tract Number: 2723

Description SEC 24 WHEELING TWSP

FSA Physical Location : Rice, MN

ANSI Physical Location: Rice, MN

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
194.02	150.77	150.77	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	150.77	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	3.1	40	0.00
CORN	92.4	151	0.00

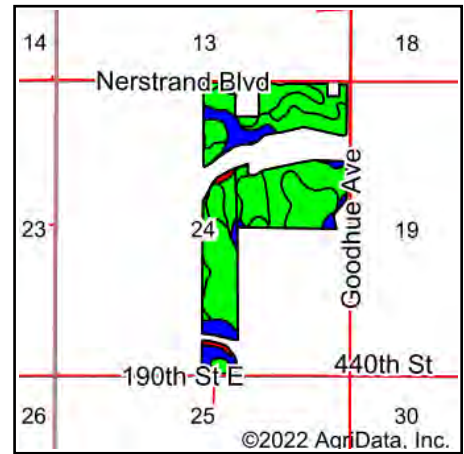
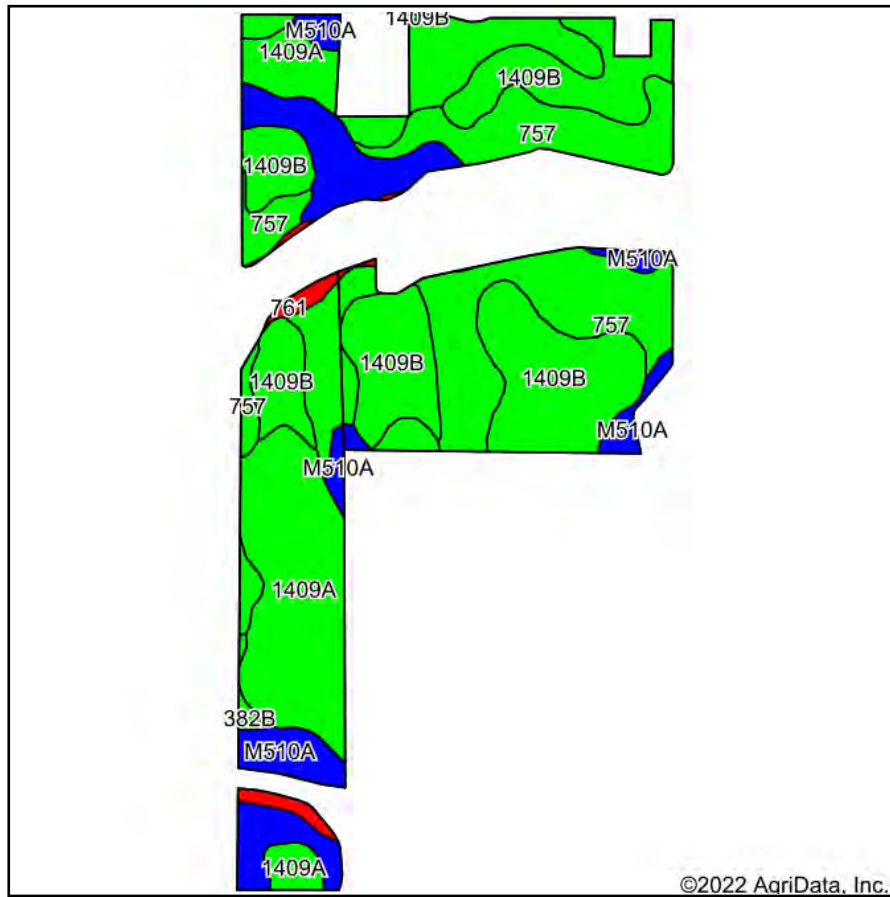
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	33.4	44	0.00
Total Base Acres:	128.9		

Owners: WOLF, PAUL M
ENGEL, LOIS R

VORK, FAYE M

Other Producers: None

Soils Map



State: **Minnesota**
 County: **Rice**
 Location: **24-110N-19W**
 Township: **Wheeling**
 Acres: **149.9**
 Date: **9/29/2022**

Maps Provided By:

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



Area Symbol: MN131, Soil Area Version: 16

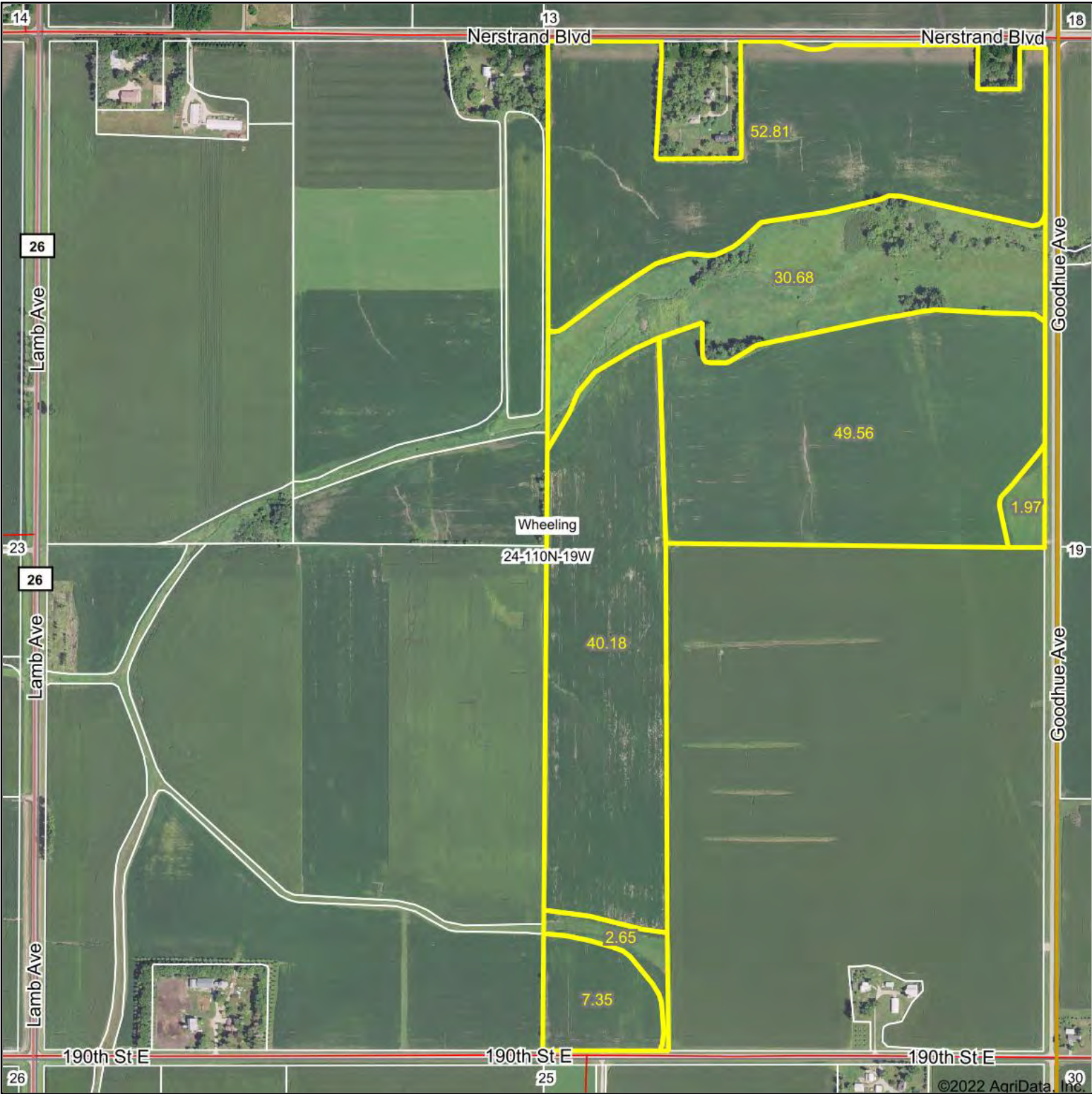
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Brome grass alfalfa hay Tons	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Soybeans
1409B	Marquis silt loam, 2 to 6 percent slopes	43.64	29.1%		Ile	99	5.2		200	86	59	78
757	Nerwoods loam, 2 to 6 percent slopes	40.00	26.7%		Ile	99		4.5	196	75	59	81
1409A	Marquis silt loam, 1 to 3 percent slopes	39.96	26.7%		Ile	100	5.5		202	89	60	77
M510A	Maxfield silt loam, 0 to 2 percent slopes	21.20	14.1%		Ilw	83						65
761	Epsom silty clay loam, 0 to 2 percent slopes, frequently flooded	2.60	1.7%		VIw	20						2
382B	Blooming silt loam, 2 to 6 percent slopes	1.45	1.0%		Ile	91		6	180	90	55	81
213B	Klinger silty clay loam, 1 to 4 percent slopes	1.05	0.7%		Iw	98						82
Weighted Average					2.06	95.5	3	1.3	166.1	69.6	49.4	*n 75.4

*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

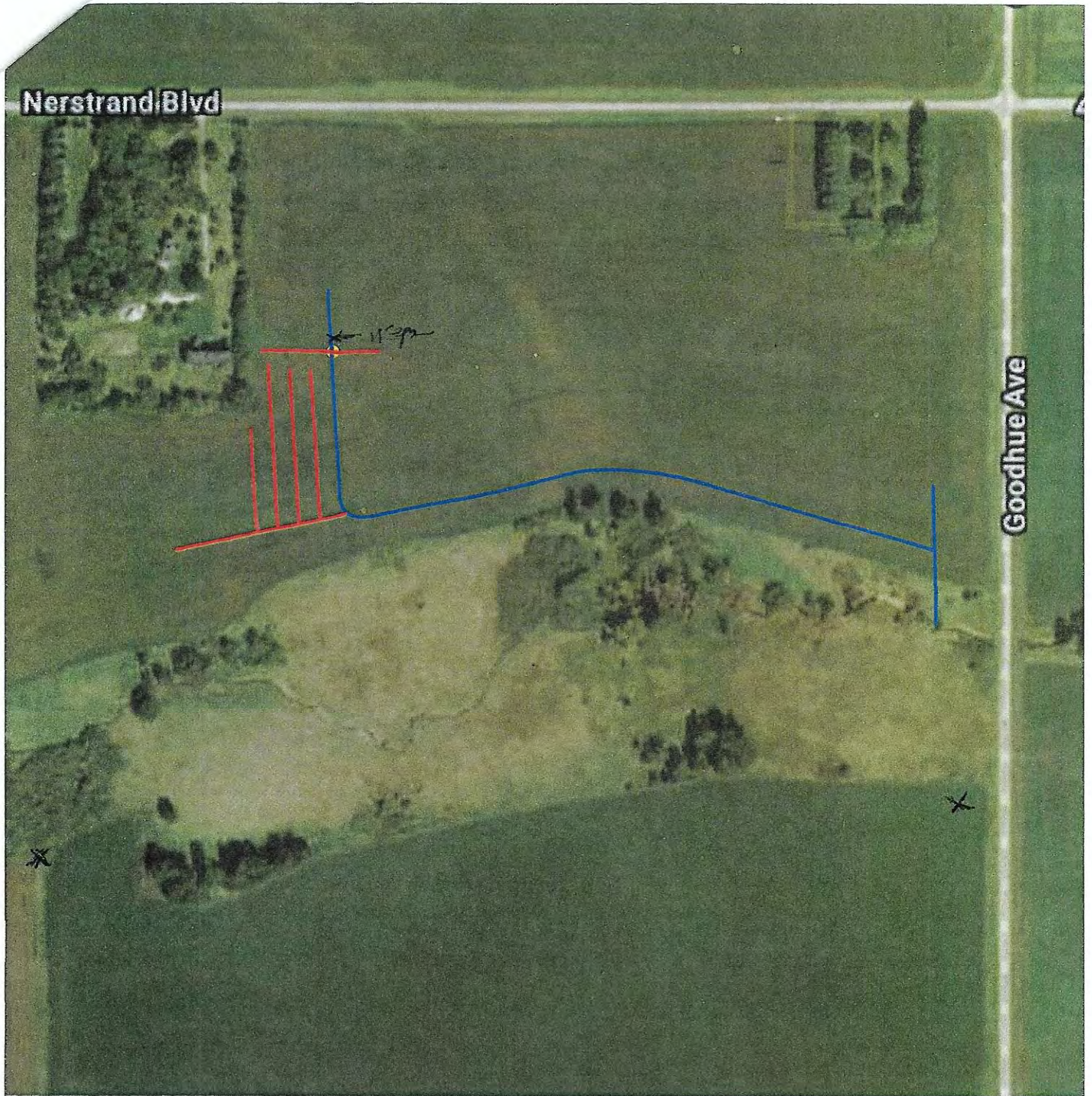


Map Center: 44° 19' 12.24, -93° 3' 2.19



24-110N-19W
Rice County
Minnesota



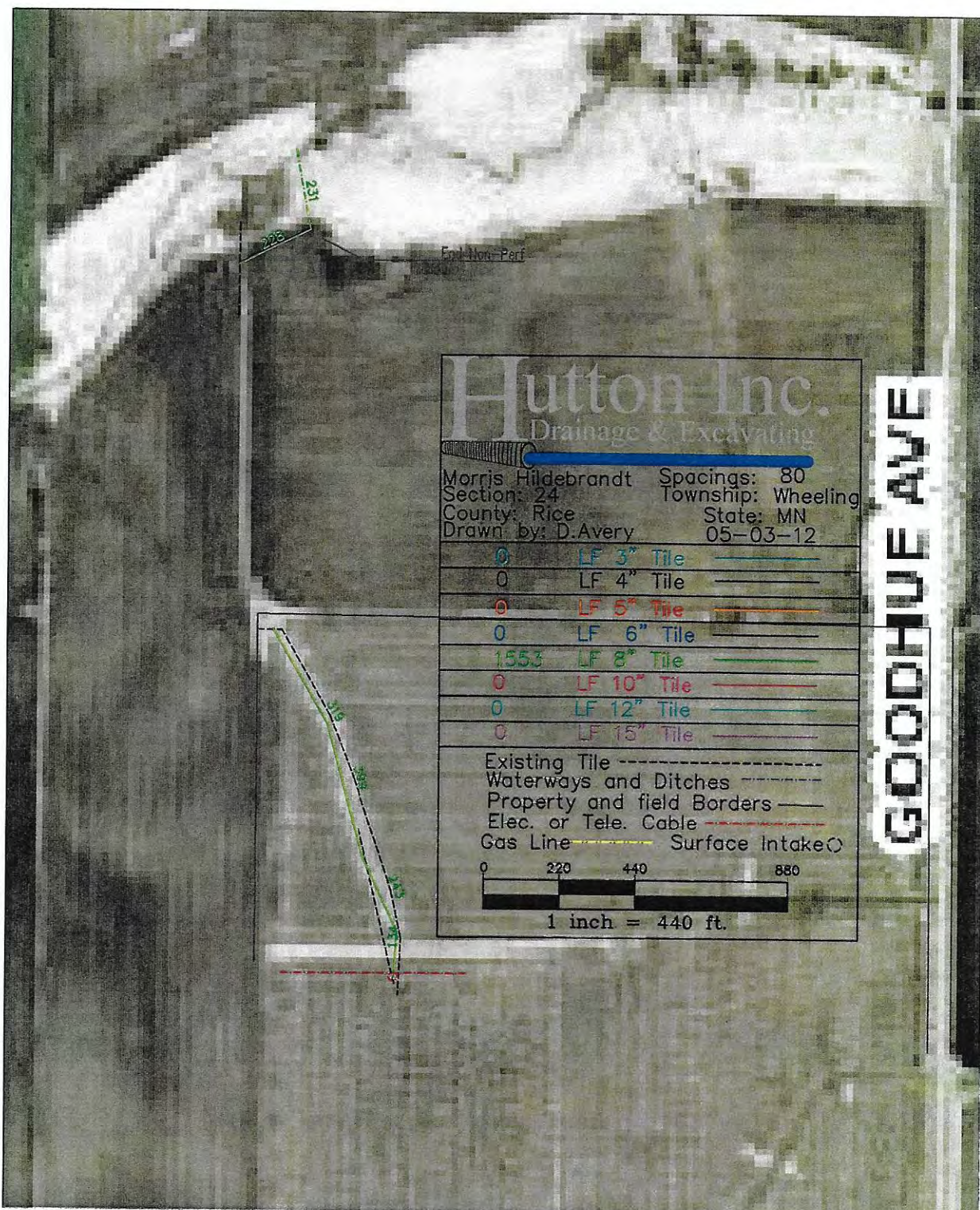


Wolf Farm
 Nerstrand Blvd
 45' spacing
 5/19

4 in 1884.07 ft
 6 in 2070.25 ft

793480
 191280
 \$984760





Hutton Inc.
Drainage & Excavating

Morris Hildebrandt Spacings: 80
Section: 24 Township: Wheeling
County: Rice State: MN
Drawn by: D. Avery 05-03-12

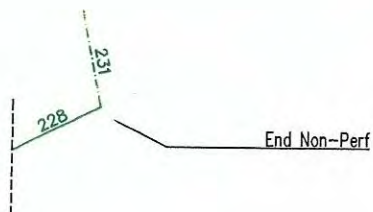
0	LF 3" Tile	_____
0	LF 4" Tile	_____
0	LF 5" Tile	_____
0	LF 6" Tile	_____
1553	LF 8" Tile	_____
0	LF 10" Tile	_____
0	LF 12" Tile	_____
0	LF 15" Tile	_____

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

0 220 440 880

1 inch = 440 ft.

GOODHUE AVE

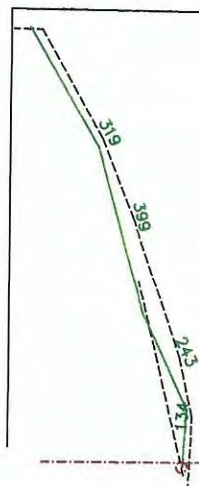


Hutton Inc.

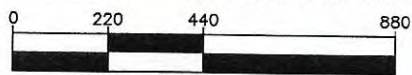
Drainage & Excavating

Morris Hildebrandt Spacings: 80
 Section: 24 Township: Wheeling
 County: Rice State: MN
 Drawn by: D.Avery 05-03-12

0	LF 3" Tile	_____
0	LF 4" Tile	_____
0	LF 5" Tile	_____
0	LF 6" Tile	_____
1553	LF 8" Tile	_____
0	LF 10" Tile	_____
0	LF 12" Tile	_____
0	LF 15" Tile	_____

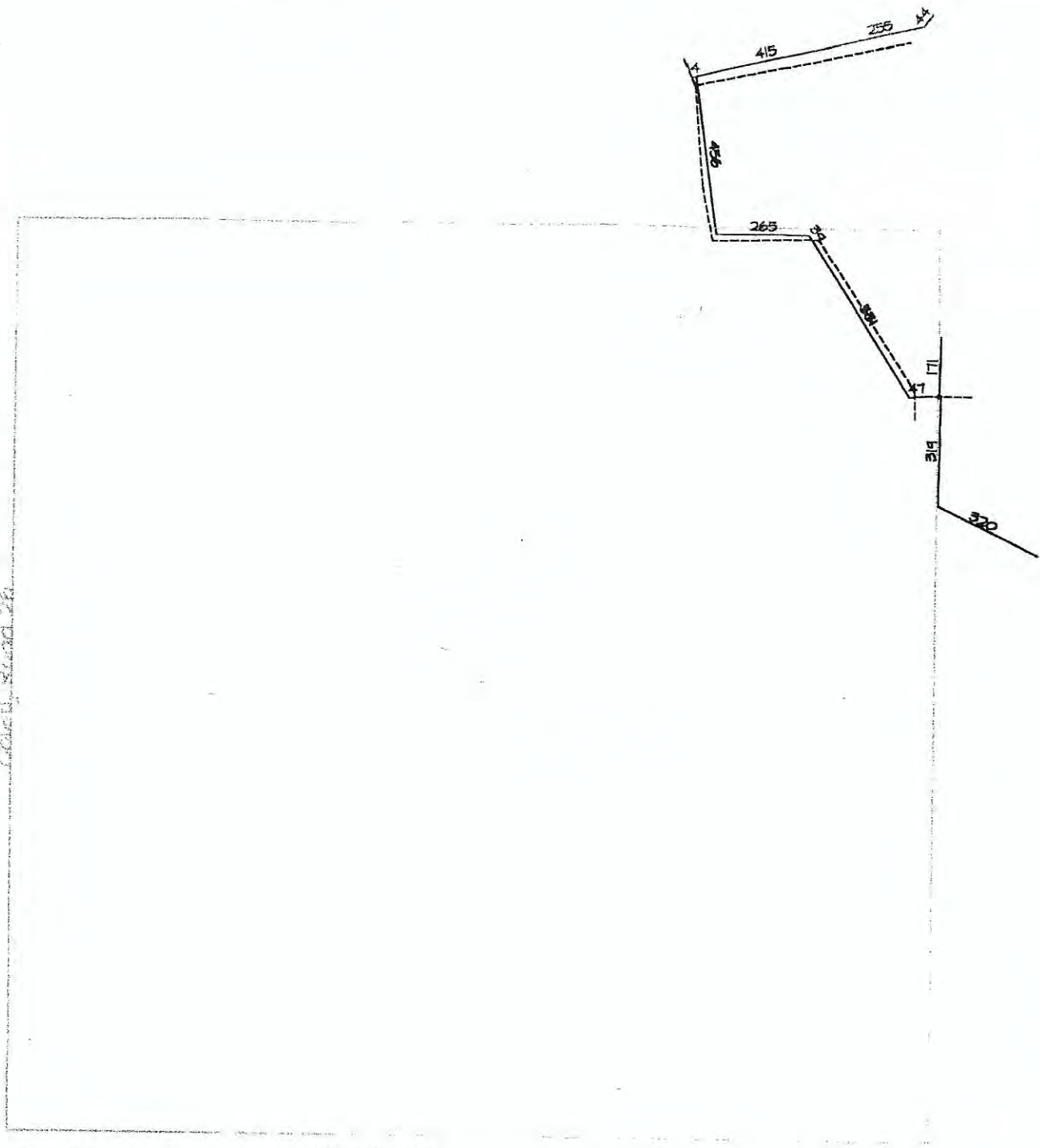


Existing Tile -----
 Waterways and Ditches -----
 Property and field Borders -----
 Elec. or Tele. Cable -----
 Gas Line ----- Surface Intake O



1 inch = 440 ft.

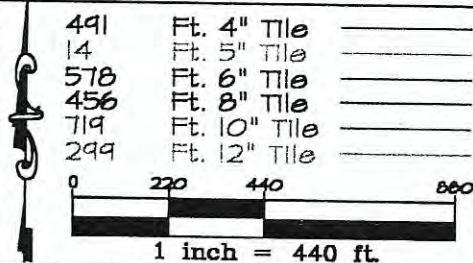
North



Dean Schwake

Section: 24 Township: Wheeling
County: Rice State: MN

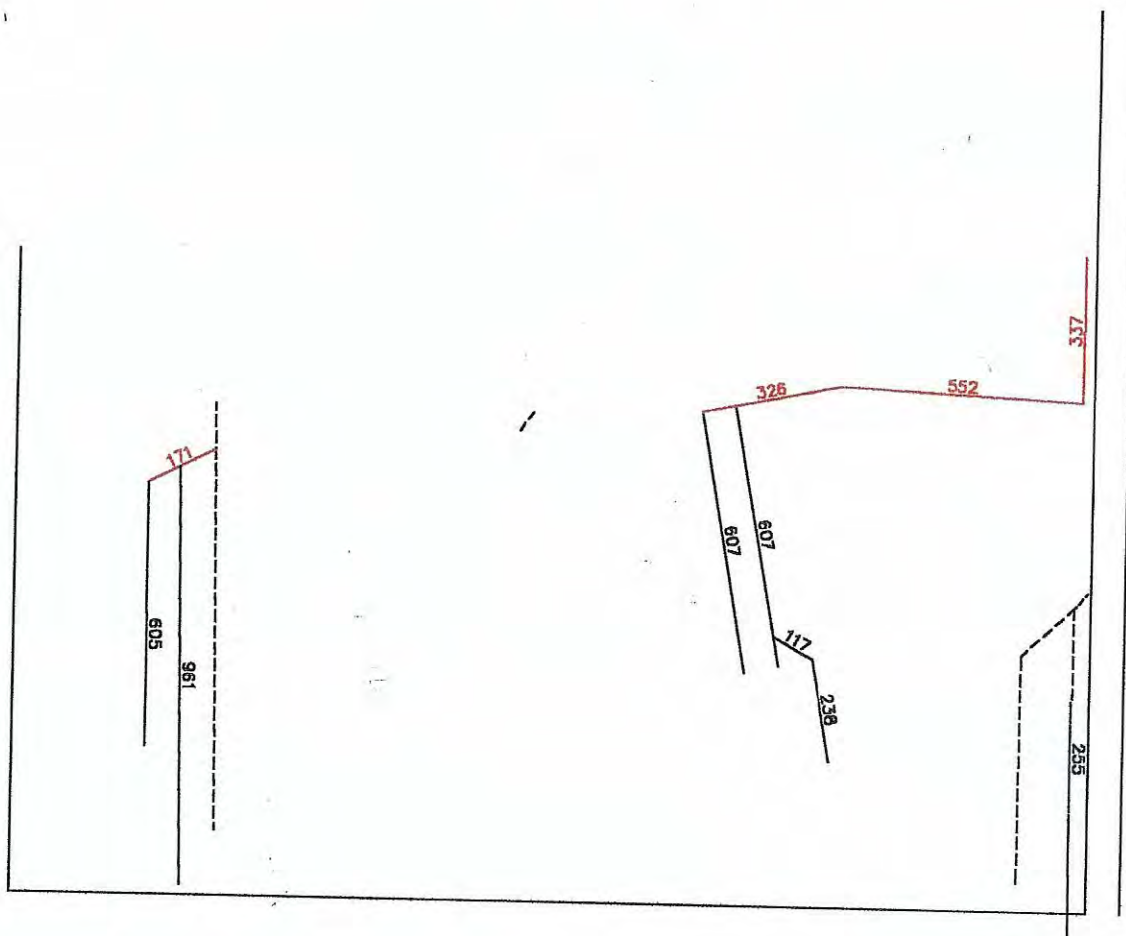
Drawn by: Vickie St John
Spacings: 80 Ft.
May 1997



Ellingson
DRAINAGE

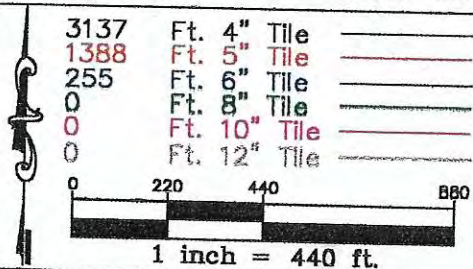
Existing Tile -----
Waterways and Ditches -----
Property and field Borders -----
Elec. or Tele. Cable -----
Gas Line ----- Trees
Wetland Surface Intake

South



Opal Wolf
 Section: 24 Township: Wheeling
 County: Rice State: MN

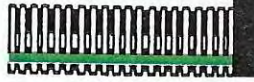
Drawn by: Vickie St John
 Spacings: 80 Ft.
 June 1996



EllingsOn
 DRAINAGE

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

HODGMAN

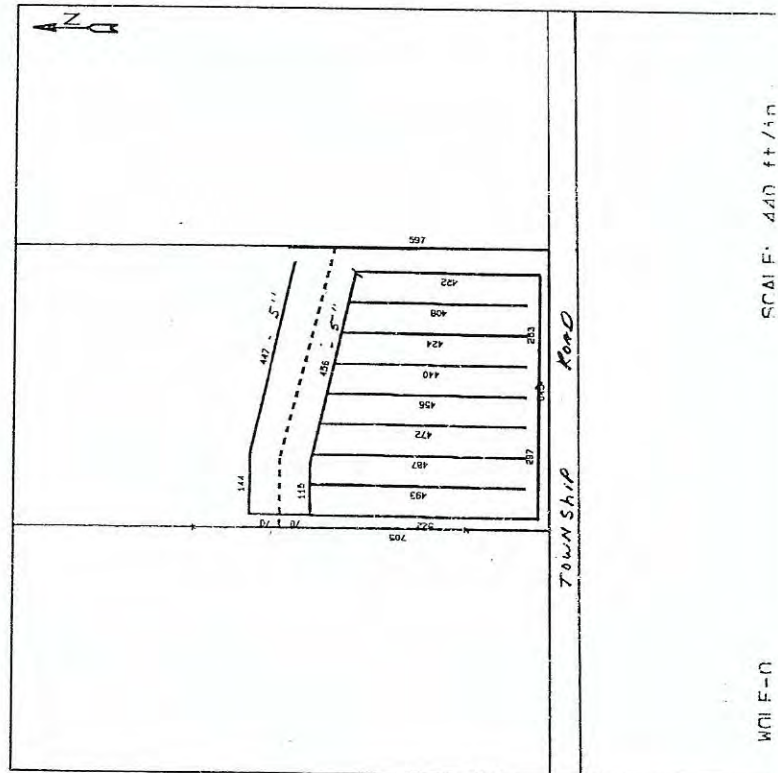


DRAINAGE
COMPANY, INC.

Rt. 1 Box 44A
Claremont, MN 55924

Office: (507) 528-2225
FAX: (507) 528-2210

OWNER Opal Wolfe Estate
TOWNSHIP Winking Sec 24
COUNTY Rice
STATE Mn.
DATE 5-94 SIGNED David P. Holman



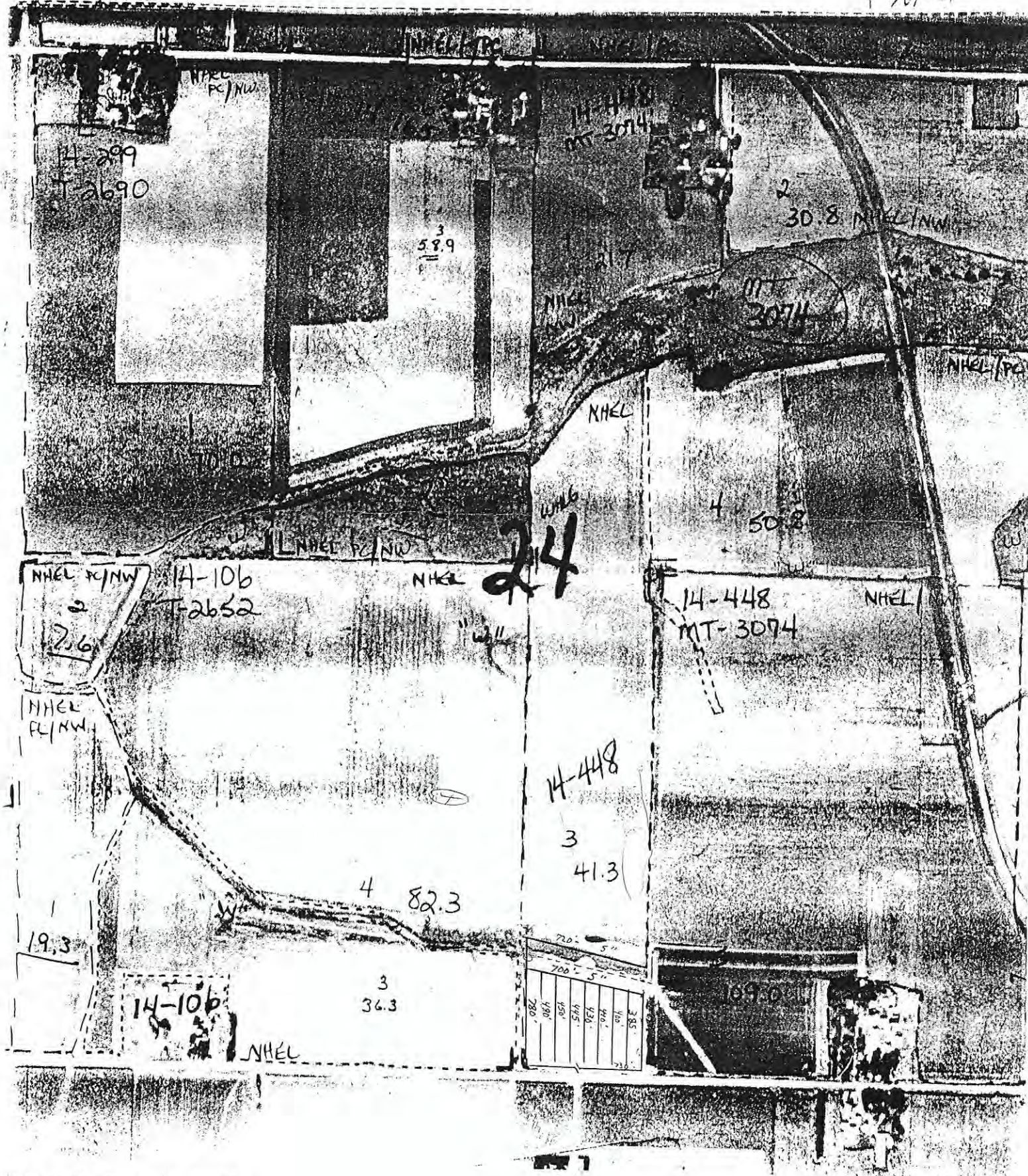
Rice



CLAREMONT, MN 55924

INITIAL EFFECT WETLAND (EXEMPT)
WM, MWR = SPECIAL COND. (SEE SC
ON-CROPLAND | PHOTO NO.
TLAND |

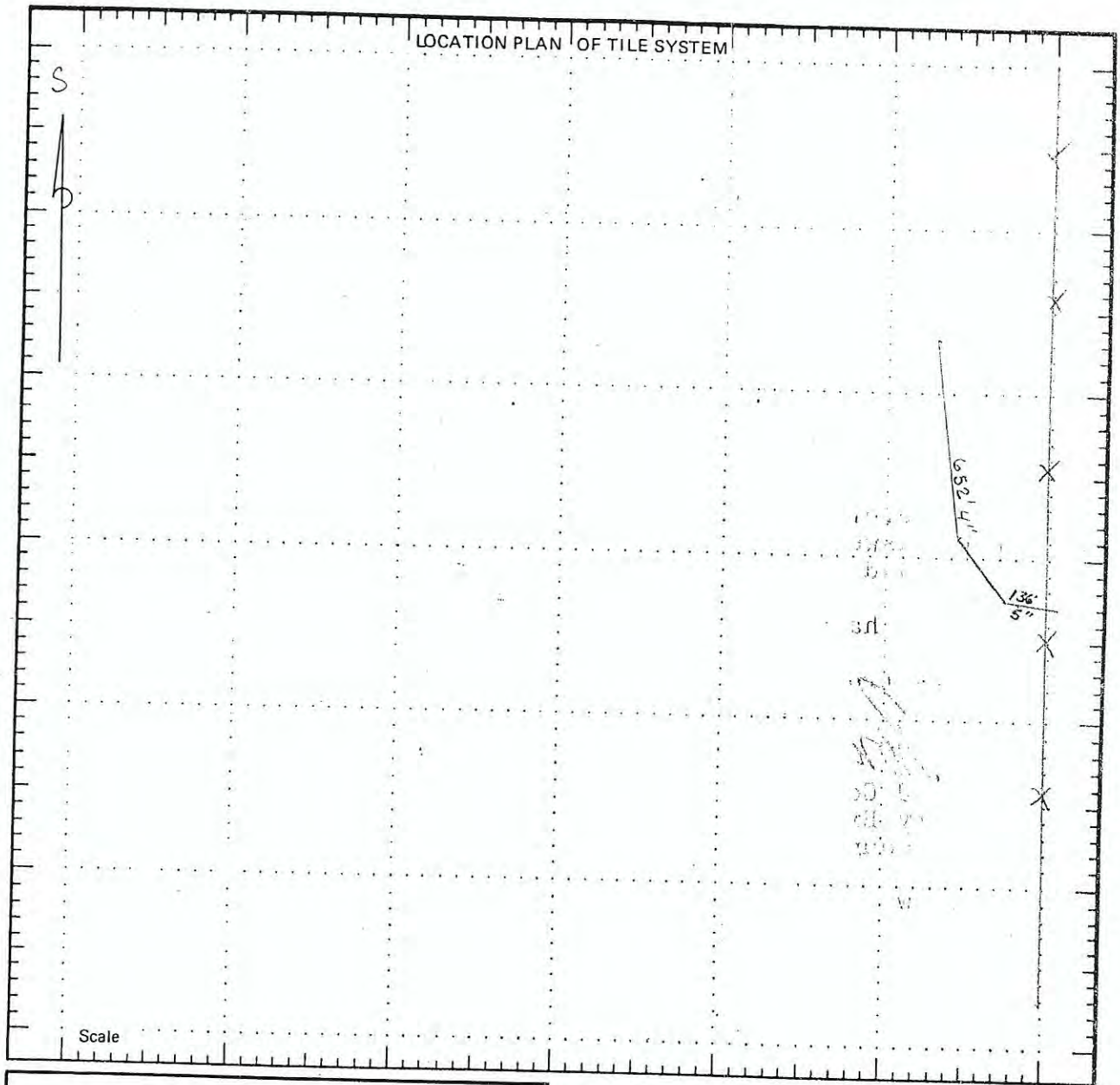
11.8



* IF SCHWARTZ TILF WILL ACCEPT.

ELLINGSON DRAINAGE, INC.

Rt. 2 Box 7
West Concord, MN 55985
Office 507-527-2128



TILE DRAINAGE PLAN

MATERIALS ESTIMATE

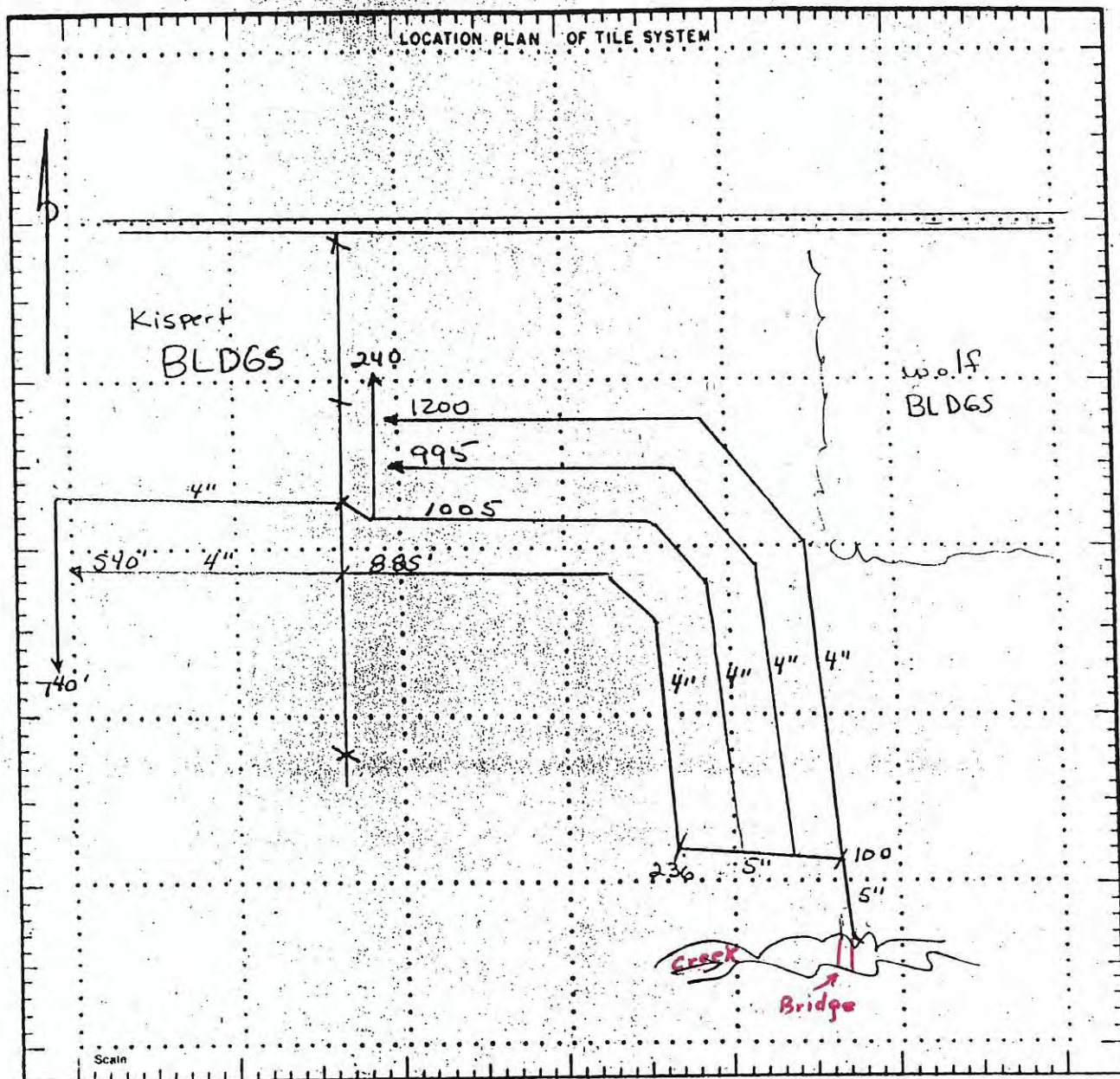
136' 5"
652' 4"

— LEGEND —

- Permanent Fence — — — — —
- Proposed Tile Line — — — — —
- Existing Tile Line — — — — —
- Existing Shallow Ditch — — — — —
- Existing Deep Ditch — — — — —

OWNER — Opel Wolf — — — — —
TOWNSHIP — Wheeling — — — — —
SECTION — 24 — — — — — TOWN Verstrand — — — — —
COUNTY — Rice — — — — — STATE — MN — — — — —
DATE — Aug, 1988 — — — — — SIGNED — — — — —

HODGMAN DRAINAGE



MATERIALS ESTIMATE

1 - 6" x 16' outlet pipe
 1 - 6" Rodent Guard
 336' 5" tile
 4325' 4" tile
 1 - 5x5 tee
 2 - 5x4 tees
 3 - 4" end plugs

— LEGEND —

Permanent Fence — — — — —
 Proposed Tile Line — — — — —
 Existing Tile Line — — — — —
 Existing Shallow Ditch — — — — —
 Existing Deep Ditch — — — — —

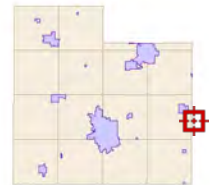
OWNER Opal Wolf estate
 TOWNSHIP Sec 24 Wheeling
 COUNTY Rice

STATE Mn.


DATE May 1986 SIGNED Steve Crull



Overview



Legend

-  Townships
-  Sections
-  Parcels
-  Roads
-  Road Numbers

Parcel ID	1224175001	Alternate ID	n/a	Owner Address	FAYE VORK
Sec/Twp/Rng	24/110/019	Class	2ANHGA-Agricultural Non-homestead - Non HGA		18150 KANE AVE
Property Address		Acreage	191.7		NERSTRAND MN 55053
District	WHEELING-SD656-HOSP				
Brief Tax Description	W2 W2 SE4 & NE4 EX N16R E23R THRF & EX COMG NW COR NE4 TH E ALG N LI NE4 607.21FT TO POB TH E ALG N LI 400FT TH S0D23' 15"W 641.55FT TH W420.08FT TH N02D10' 47"E 642FT TO POB				
	(Note: Not to be used on legal documents)				

The parcels are the base parcels in Rice County.

Disclaimer: The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed.

Date created: 9/29/2022

Last Data Uploaded: 9/29/2022 3:58:37 AM

Developed by  **Schneider**
GEOSPATIAL



Summary

Parcel ID 12.24.1.75.001
Property Address N/A
Sec/Twp/Rng 24/110/019
Brief W2 W2 SE4 & NE4 EX N16R E23R THRF & EX COMG NW COR NE4 TH E ALG N LI NE4 607.21FT TO POB TH E
Tax Description ALG N LI 400FT TH S0D23'15"W 641.55FT TH W420.08FT TH N02D10'47"E 642FT TO POB
 (Note: Not to be used on legal documents)
Area 191.70 Acres
Use Code 2ANHGA-Agricultural Non-homestead - Non HGA; 2B-Rural Vacant Land/Non-Productive - Non Homestead;
 2ANHGA-Agricultural Non-homestead - Non HGA
Tax Authority Group WHEELING-SD656-HOSP



Owners

Primary Owner	Alternate Taxpayer	Fee Owner
Faye M Vork Et Al 18150 Kane Ave Nerstrand MN 55053		

Land

Lot Area 191.70 Acres ; 8,350,452 SF

Agricultural Land

Description	Soil Type	Acres
Roads (NV)	ROADS	3.70
Tillable 95	95 CPI	150.80
Meadow(Use Pasture Adjustment)	MEADOW	32.90
Waste	WASTE	4.30
		Total Acres: 191.70

Sales

Date	Seller	Buyer	Recording	eCRV	Sale Condition - NUTC	Type	Multi Parcel	Amount
2/11/2022	VORK FAYE M ET AL	VORK FAYE M ET AL	748526	NONE	TRADE; GIFT; OR ESTATE	Deed		\$0.00
11/23/2020	VORK FAYE M ET AL	WOLF DEAN, SUZANNE KEIST & NANCY TURNER	733498	NONE	RELATIVE SALE-RELATED BUSINESS	Deed		\$0.00
1/21/2020	VORK FAYE M ET AL	KEVIN WILLE & LYNNE SCHERER	723893	NONE	RELATIVE SALE-RELATED BUSINESS	Deed		\$0.00
1/10/2020	RUTH L WILLE ESTATE	JOAN QUIGGLE, LARRY PETERSMEYER, PAUL PETERSMEYER & GARY PETERSMEYER	723892	NONE	PARTIAL-INTEREST SALE	Deed		\$0.00
11/5/2019	ENGER LOIS RENEE	LOIS RENEE ENGER WOLF ENTERPRISES LLC	721288	NONE	PARTIAL-INTEREST SALE	Deed		\$0.00
10/1/2019	ESTATE OF OPAL WOLF	VORK FAYE M & PAUL M WOLF & LOIS RENEE ENGER	720172	NONE	TRADE; GIFT; OR ESTATE	Deed		\$0.00
6/12/2019	WILLE KEVIN P & JACQUELYN J	WILLE KEVIN P & JACQUELYN J	725177	NONE	CONVENIENCE CONDUIT; CORRECTION DEED	Deed	Y	\$0.00

Valuation

	Payable 2023 Values	Payable 2022 Values	Payable 2021 Values	Payable 2020 Values	Payable 2019 Values
EMV Improvement	\$0	\$0	\$0	\$0	\$0
EMV Land	\$1,407,900	\$1,134,300	\$1,134,300	\$1,194,700	\$1,104,200
EMV Machine	\$0	\$0	\$0	\$0	\$0
EMV (Estimated Market Value) Total	\$1,407,900	\$1,134,300	\$1,134,300	\$1,194,700	\$1,104,200
Green Acres Value	\$0	\$0	\$0	\$0	\$0
Homestead Exclusion	\$0	\$0	\$0	\$0	\$0

Taxation

	2022 Payable	2021 Payable	2020 Payable	2019 Payable
Estimated Market Value	\$1,134,300	\$1,134,300	\$1,194,700	\$1,104,200
Taxable Market Value	\$1,134,300	\$1,134,300	\$1,194,700	\$1,104,200
Net Tax Amount	\$7,586.00	\$7,814.00	\$7,432.00	\$7,172.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$7,586.00	\$7,814.00	\$7,432.00	\$7,172.00
+ Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Interest	\$0.00	\$0.00	\$0.00	\$0.00
+ Fees	\$0.00	\$0.00	\$0.00	\$0.00
- Amount Paid	\$3,793.00	\$7,814.00	\$7,432.00	\$7,172.00
= Outstanding Balance	\$3,793.00	\$0.00	\$0.00	\$0.00

Tax Payment

2022

Full Amount

3,793.00

Pay full amount by:

Credit Card

E-Check

Partial Installment

(enter amount on next page)

Pay partial installment by:

Credit Card

E-Check

Taxes Paid

Please note that it may take up to three days from the date of payment for tax payments to be posted.

Tax Year	Receipt	Payment Date	Tax Amount	Special Assessment	Penalty	Interest	Fees	Total Payment
2022	U22.6756	5/11/2022	(\$3,793.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$3,793.00)
2021	U21.22533	11/10/2021	(\$3,907.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$3,907.00)
2021	U21.8001	5/12/2021	(\$3,907.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$3,907.00)
2020	U20.21787	11/12/2020	(\$3,716.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$3,716.00)
2020	U20.5796	5/7/2020	(\$3,716.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$3,716.00)
2019	U19.21736	11/8/2019	(\$3,586.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$3,586.00)
2019	U19.6449	5/9/2019	(\$3,586.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$3,586.00)
2018	U18.21672	11/13/2018	(\$3,727.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$3,727.00)
2018	U18.9135	5/14/2018	(\$3,727.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$3,727.00)
2017	U17.21092	11/9/2017	(\$4,291.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$4,291.00)
2017	U17.9593	5/15/2017	(\$4,291.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$4,291.00)
2016	U16.20806	11/4/2016	(\$4,176.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$4,176.00)
2016	U16.7082	5/12/2016	(\$4,176.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$4,176.00)

Unpaid Taxes

	2022 Payable
+ Net Tax Amount	\$7,586.00
+ Special Assessments	\$0.00
= Total Taxes Due	\$7,586.00
+ Penalty	\$0.00
+ Interest	\$0.00
+ Fees	\$0.00
- Amount Paid	\$3,793.00
= Outstanding Balance	\$3,793.00

Photos



TriMin LandShark



[Click here to search for Parcel in TriMin LandShark](#)

Tax Statements

[Click here to show a list of available documents](#)

Plats

[Click here to show a list of available documents](#)

No data available for the following modules: Condominiums, Mobile Home on Leased Land, Cell Towers, Cooperative, Divided Interest, Leased Land, Apartments, Billboards, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Sketches.

Information is believed reliable, but its accuracy cannot be guaranteed.

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[GDPR Privacy Notice](#)

[Last Data Upload: 9/29/2022, 2:58:37 AM](#)

Developed by



Version 2.3.223



RICE COUNTY
PROPERTY TAX & ELECTIONS
320 Third Street NW
Faribault, MN 55021
(507) 332-6104
www.co.rice.mn.us

Bill#: 1687268
Owner Name: VORK FAYE M ET AL

Property ID Number: 12.24.1.75.001

Taxpayer:
FAYE M VORK ET AL
18150 KANE AVE
NERSTRAND MN 55053-2829



01008997



2022 Property Tax Statement

VALUES AND CLASSIFICATION				
Step 1	Taxes Payable Year:		2021	2022
	Estimated Market Value:	1,134,300	1,134,300	
	Improvements Excluded:			
	Homestead Exclusion:	0	0	
	New Improvements/ Expired Exclusions:			
	Taxable Market Value:	1,134,300	1,134,300	
	Property Classification:	Ag Non-Hstd NH Rur Vac Land	Ag Non-Hstd NH Rur Vac Land	
Sent in March 2021				
Step 2	PROPOSED TAX			
Did not include special assessments or referenda approved by the voters at the November election sent in November 2021				\$7,574.00
PROPERTY TAX STATEMENT				
Step 3	First half taxes due:	5/16/2022	3,793.00	
	Second half taxes due:	11/15/2022	3,793.00	
	Total Taxes Due in 2022:		7,586.00	

\$\$\$
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.

Property Address:

Property Description:

Acres: 191.7
W2 W2 SE4 & NE4 EX N16R E23R THRF &
EX COMG NW COR NE4 TH E ALG N LI NE4
607.21FT TO POB TH E ALG N LI 400FT TH
S0D23'15"W 641.55FT TH W420.08FT TH
N02D10'47"E 642FT TO POB
Section 24 Township 110 Range 019

Tax Detail for Your Property:			
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
	2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		0.00
Tax and Credits	3. Property taxes before credits	8,234.16	8,012.01
	4. Credits that reduce property taxes		
	A. Agricultural and rural land credits	420.16	426.01
	B. Other Credits	0.00	0.00
	5. Property taxes after credits	7,814.00	7,586.00
Property Tax by Jurisdiction	6. County RICE COUNTY	4,673.13	4,605.57
	7. City or Town TOWN OF WHEELING	1,766.33	1,711.09
	8. State General Tax	0.00	0.00
	9. School District SD 0656 FARIBAULT		
	A. Other	1,033.10	983.42
	B. Voter Approved	311.25	256.86
	10. Special Taxing Districts		
	A. Rice County HRA	30.19	29.06
	B. Hospital	0.00	0.00
	C. City HRA	0.00	0.00
	D. EDA	0.00	0.00
	E. TIF	0.00	0.00
	11. Non-school voter approved referenda levies	0.00	0.00
	12. Total property tax before special assessments	7,814.00	7,586.00
13. Special assessments		Principal: 0.00Interest: 0.00	0.000.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$7,814.00	\$7,586.00
		Tax Amount Paid: \$0.00	

PAYABLE 2022 2nd HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: 11/15/2022

Property ID#: 12.24.1.75.001

SECOND 1/2 TAX AMOUNT DUE:

\$3,793.00

PENALTY:

Bill #: 1687268

Taxpayer: FAYE M VORK ET AL
18150 KANE AVE
NERSTRAND MN 55053-2829

MAKE CHECKS PAYABLE TO:

Rice County Property Taxes
320 3rd St NW
Faribault MN 55021-6141



Your cancelled check is proof of payment. Please write your Property ID # on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date.

No charge applies to E-check payments made online or by phone.

Automatic withdrawal plans are available in both quarterly and semi-annual installments.

PAYABLE 2022 1st HALF PAYMENT STUB

TO AVOID PENALTY PAY ON OR BEFORE: 5/16/2022

Property ID#: 12.24.1.75.001

FULL TAX AMOUNT:

\$7,586.00

FIRST 1/2 TAX AMOUNT DUE:

\$3,793.00

PENALTY:

Bill #: 1687268

Taxpayer: FAYE M VORK ET AL
18150 KANE AVE
NERSTRAND MN 55053-2829

MAKE CHECKS PAYABLE TO:

Rice County Property Taxes
320 3rd St NW
Faribault MN 55021-6141



Your cancelled check is proof of payment. Please write your Property ID # on your check. Postdated checks are not held. Only official U.S. Postmark determines payment mail date.

No charge applies to E-check payments made online or by phone.

Automatic withdrawal plans are available in both quarterly and semi-annual installments.

12241750010000 1 00000000379300 2

If your tax is \$100.00 or less, pay the entire tax by May 16, 2022 to avoid penalty.