

VIRTUAL LIVE ONLINE ONLY REAL ESTATE AUCTION

135+/- Acres in Concord Township,
Dodge County, MN. Prime Class A
Crop Land, Large Hog Finishing Bar,
2 Country Building Sites
LENDER OWNED
Attention Farmers & Investors!



Thursday, January 19, 2023 10:00 a.m.

COMPLETE DETAILS AND BIDDING AT WWW.MARINGAUCTION.COM

—PARCEL 1—

~ 74+/- Acres of Prime Class A Crop Land, Section 10,
Concord Township, Dodge County, MN ~

- *** PID# R10.010.0601, Taxes For 2022 \$2,312.00
- *** Part of the N1/2 of SE 1/4 Sec. 10 Concord TWP, Dodge Co. MN
- *** Address: 536XX 200th Ave., West Concord, MN 55985
- *** Area: 74+/- Acres Bare Land (to Be Surveyed Prior to Closing)
- *** 72.41 Tillable Acres
- *** Crop Productivity Index: 97.5 Weighted Average
- *** Lays Very Nice with Drain Tile in Place
- *** to Be Sold 74 x Dollar Amount Bid
- *** Seller Will Allow 1031 Exchange Language

—PARCEL 3—

~8+/- Acres with Hog Finishing Barn in Section 11,
Concord Township, Dodge County, MN ~

- *** PID# R10.011.0500, Taxes For 2022 \$1,654.00
- *** Address: 20062 540th Street, West Concord, MN 55985
- *** 398' x 42' Curtained Hog Finishing Barn, Slated Manure Pit, (2) Loadout Chutes, (2) Hog Slat Bulk Feed Bins, 400 AMP Electrical Service, 2 Driveways, Air Systems Ventilation System, Manure Pit Is Approx. 3/4 Full
- *** Hot Barn Built in 2002
- *** Manure Pit Is 8' Deep
- *** to Be Sold By the Gross Dollar



—PARCEL 4—

~ 31.79 Acres of Prime Class A Crop Land, Section 11,
Concord Township, Dodge County, MN ~

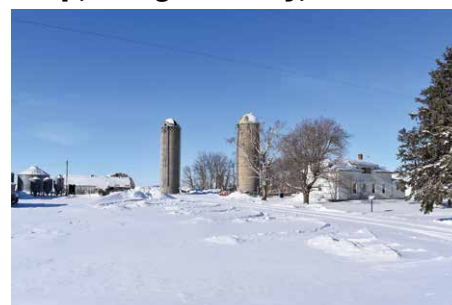
- *** PID# R10.011.0500, Taxes For 2022 \$1,654.00
- *** Part of the SW 1/4 of SW 1/4 Sec. 11, Concord TWP, Dodge Co. MN
- *** Address: 2006X 540th Street, West Concord, MN 55985
- *** Area: 31.79+/- Acres Bare Land
- *** 30+/- Tillable Acres
- *** Crop Productivity Index: 95.3 Weighted Average
- *** Lays Very Nice with Drain Tile in Place
- *** to Be Sold 31.79 x Dollar Amount Bid
- *** Seller with Allow 1031 Exchange Language

Terms: \$30,000.00 Earnest Money For Parcel 1, 3 & 4 And \$15,000.00 Earnest Money For Parcel 2 & 5 Down the Day of the Auction; Which Is Non-Refundable If Buyer Fails to Close On Said Property. the Balance Is Due And Payable to the Sellers On April 5th, 2023 At Which Time the Buyer(s) Shall Receive A Clear And Marketable Title And Possession. All Real Estate Taxes Due And Payable in the Year of 2023 Shall Be Paid By the Buyer(s). 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 Bidders And Buyers Must Conduct Their Own Due Diligence. All Bidders And Buyers Must Have Their Finances in Order Prior to Auction Date. For Registering Bidders Must Supply Auction Co. with A Pre-Approval Letter From A Lending Institution. the Previous Owner of All Parcels Has By Minnesota Law A 65 Day From Date of Auction; First Right of Refusal. If the Previous Owner Exercises Their, First Right of Refusal, All High Bidders of the Auction Shall Receive All Earnest Monies Paid. No Buyers Premium. Broker: Maring Auction & Realty Inc., Lic# 40241191

—PARCEL 2—

~ 6+/- Acre Country Building Site, 1 1/2 Story Home, Sheds,
Grain Bins in Concord Township, Dodge County, MN ~

- *** Address: 53663 200th Ave., West Concord, MN 55985
- *** PID R10.010.0601, Taxes For 2022 \$2,312.00
- *** Older 1 1/2 Story Home w/ Attached 2 Car Garage, House Needs Some Work
- *** Several Sheds & Outbuildings, Grain Bins
- *** Good Well
- *** Septic System Selling in Non-Conforming Condition, New Buyer Shall Be Responsible For All Septic System Upgrades to Bring System to Conforming Status
- *** to Be Sold By the Gross Dollar



**THIS IS A VIRTUAL LIVE ONLINE ONLY AUCTION,
BID AT WWW.MARINGAUCTION.COM • BIDDERS BE
PREPARED TO PURCHASE CLASS A CROP LAND**



—PARCEL 5—

~ 15 Acre Country Building Site with Rambler Style Home in
Concord Township, Dodge Co. MN ~

- *** Address: 19490 540th Street, West Concord, MN 55985
- *** PID# R10.015.0900, Taxes For 2022 \$2,362.00
- *** 1981 Rambler Style House w/Oversized 2 Car Attached Garage, 3 Bedroom, 2 Bath, 1,526 Square Feet Finished Living Area, Deck, Cased Well
- *** Nice Machine Shed And Livestock Shed
- *** Non-Conforming Septic System, New Buyer Shall Be Responsible For Bring Septic System Up to Conforming Status with Dodge County
- *** to Be Sold By the Gross Dollar Amount Bid

LENDER OWNED REAL ESTATE

BIDDERS BE PREPARED TO PURCHASE CLASS A CROP LAND • THIS IS A VIRTUAL LIVE ONLINE ONLY AUCTION, BID AT WWW.MARINGAUCTION.COM



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

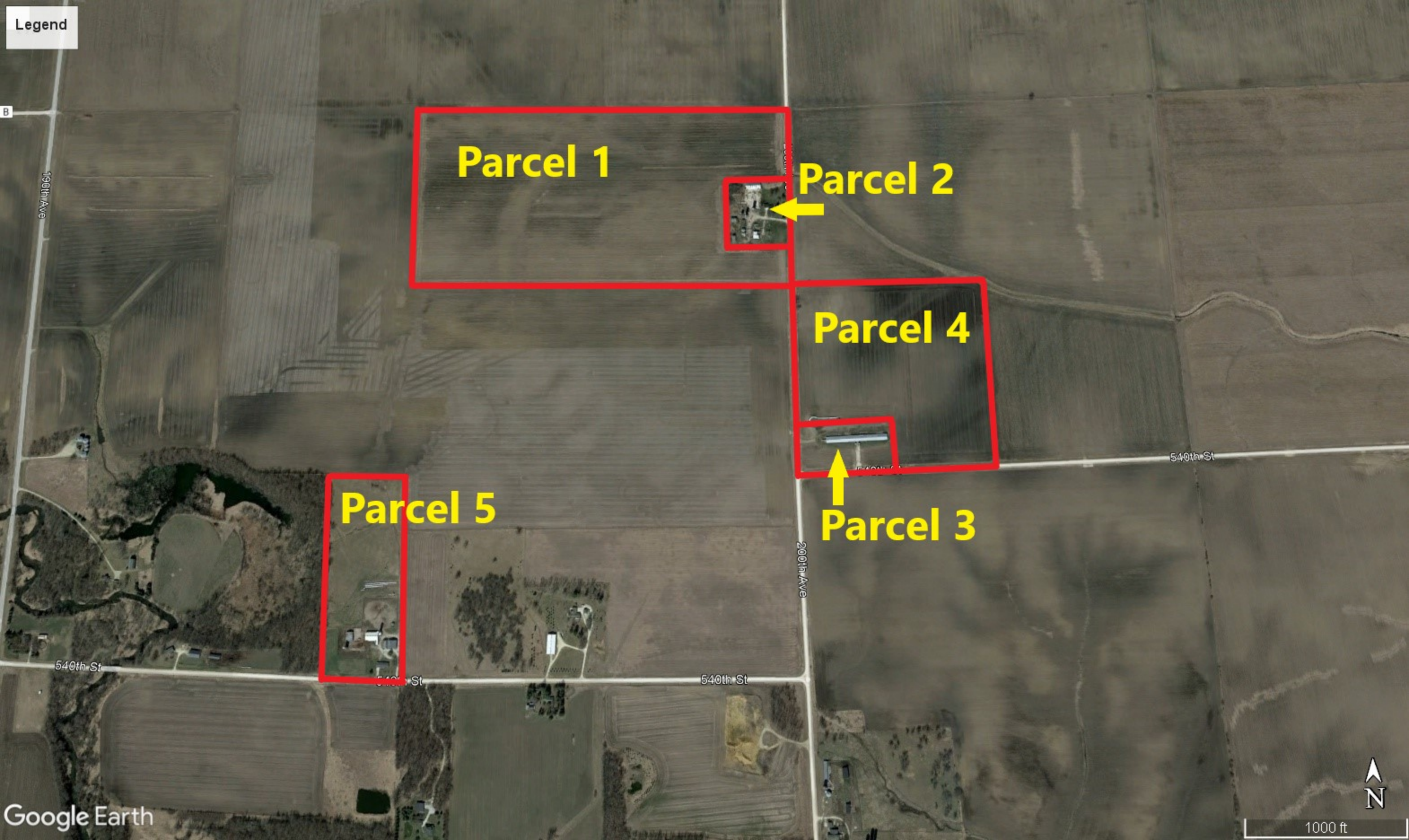
Matt Maring, Lic. #25-28 • 507-951-8354

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 1

Parcel 2

Parcel 4

Parcel 5

Parcel 3



United States
Department of
Agriculture

Dodge County, Minnesota

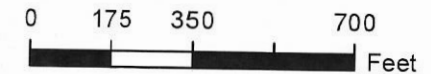
Parcel 1

Farm 7021

Tract 2936

2023 Program Year

Map Created November 02, 2022



Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 73.45 acres

10
T108 R17
Concord
NW

11
T108 R17
Concord

1
73.45
NHEL



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.



United States
Department of
Agriculture

Dodge County, Minnesota

Parcel 4

Farm 7021

Tract 1041

2023 Program Year

Map Created November 02, 2022



Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = process
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 35.94 acres



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MINNESOTA

DODGE

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7021

Prepared : 12/28/22 9:23 AM CST

Crop Year : 2023

Operator Name : JAMES WAYNE BUCK
 CRP Contract Number(s) : None
 Recon ID : 27-039-2017-34
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
130.91	119.33	119.33	0.00	0.00	0.00	0.00	0.00	Active	3
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	119.33	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	78.77	0.00	171	
Soybeans	29.60	0.00	45	
TOTAL	108.37	0.00		

NOTES

Tract Number : 1041

Description : SW4SW4 Sec. 11 Concord

FSA Physical Location : MINNESOTA/DODGE

ANSI Physical Location : MINNESOTA/DODGE

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : JAMES WAYNE BUCK

Other Producers : None

Recon ID : None

Parcel 4

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
38.09	35.94	35.94	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	35.94	0.00	0.00	0.00	0.00	0.00

Tract 1041 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	35.94	0.00	171
TOTAL	35.94	0.00	

NOTES

Tract Number : 2936

Description : N2SE4 Sec. 10 Concord

FSA Physical Location : MINNESOTA/DODGE

ANSI Physical Location : MINNESOTA/DODGE

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 : JAMES WAYNE BUCK

Other Producers : None

Recon ID : None

Parcel 1

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
77.93	73.45	73.45	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	73.45	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	42.83	0.00	171
Soybeans	29.60	0.00	45
TOTAL	72.43	0.00	

NOTES

Tract Number : 4723

Description : NE4NW4 Sec. 15 Concord

FSA Physical Location : MINNESOTA/DODGE

ANSI Physical Location : MINNESOTA/DODGE

BIA Unit Range Number :

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

Wetland Status : Wetland determinations not complete

WL Violations : None

Owners : JAMES WAYNE BUCK



United States
Department of
Agriculture

Dodge County, Minnesota

Parcel 5

Farm 7021

Tract 4723

2023 Program Year

Map Created November 02, 2022



Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = process
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 9.94 acres



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MINNESOTA

DODGE

Form: FSA-156EZ

Parcel 5

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 7021

Prepared : 12/28/22 9:23 AM CST

Crop Year : 2023

Tract 4723 Continued ...

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
14.89	9.94	9.94	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	9.94	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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NOTES

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ArcGIS WebMap Parcel 1 & 2



December 29, 2022

Roads

— TWP

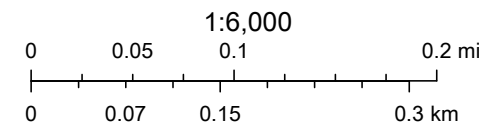
Unrecorded Splits

PIN

Name



Parcels



Aerial Map Parcel 1

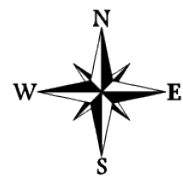


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Map Center: 44° 10' 21.09, -92° 50' 38.61

0ft 441ft 881ft

10-108N-17W
Dodge County
Minnesota



12/30/2022

Maps Provided By:



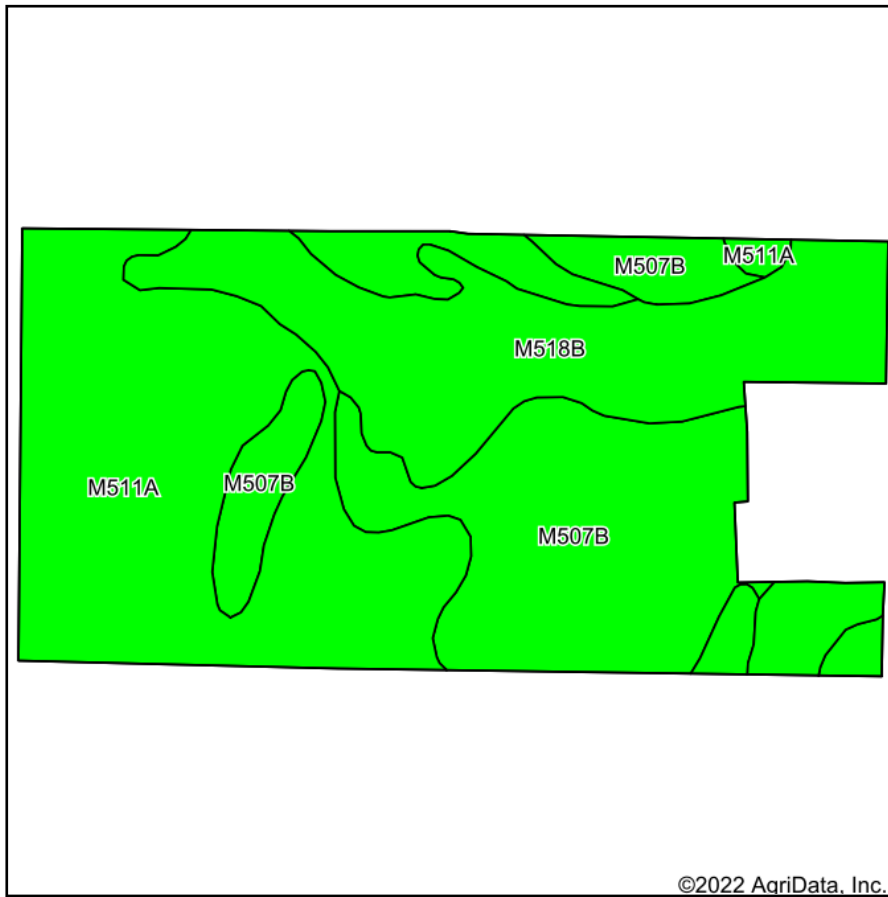
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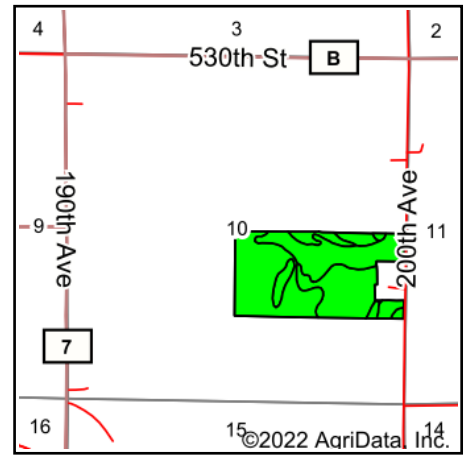
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map

Parcel 1



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Dodge**
 Location: **10-108N-17W**
 Township: **Concord**
 Acres: **72.41**
 Date: **12/30/2022**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN039, Soil Area Version: 19							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
M511A	Readlyn silt loam, 1 to 3 percent slopes	30.98	42.8%		Iw	100	65
M507B	Marquis silt loam, 2 to 6 percent slopes	21.16	29.2%		Ile	99	78
M518B	Clyde-Floyd complex, 1 to 4 percent slopes	20.27	28.0%		Ilw	92	87
Weighted Average					1.57	97.5	*n 75

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Parcel 1 & 2

 Assessor Hub provided by
Vanguard Appraisals, Inc.


Parcel Number: 10.010.0601
Deed Holder: JAMES W BUCK
Property Address: 53663 200TH AVE
 WEST CONCORD, MN 55985-0000
[GIS PARCEL MAPS](#) [GIS ENHANCED PARCEL VIEWER](#)
Mailing Address: 53663 200TH AVE
 WEST CONCORD, MN 55985 USA
PDF Name: 10 AG
Class: AG DWELLING
Map Area: CONCORD TWP
Tax District: CONCORD/SD 2125/205
Zoning: CONTACT LOCAL ZONING OFFICE
Subdivision: [NONE]
Sec-Twp-Rng: 10-108-017
Lot-Block: -
Legal Description: 80.00 ACRES - N1/2 SE1/4
Property Report: [PROPERTY REPORT \(PDF FILE\)](#)



Pin 10.010.0601 Photo

1 / 9



Current Value Information

Land Value	Dwelling Value	Improvement Value	Total Value
\$648,400	\$99,500	\$23,100	\$771,000

Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2022	\$648,400	\$99,500	\$23,100	\$771,000
2021	\$623,500	\$52,400	\$20,400	\$696,300

[More Years...](#)

Agricultural Land Information

Description	Acres
A_SITE-BN - Site-Below Normal	1.000
A_SITE-EX - Ag Site Excess	3.000
FY - Tillable	17.900
KAA - Tillable	24.430
SKA - Tillable	31.890
ROADS - ROADS	1.780

Residential Building Information

Occupancy	Style	Year Built	Total Living Area
Single-Family / Owner Occupied	1 1/2 Story Frame	1930	1,920

Parcel 1 & 2

Agricultural Building Information

Building Type	Building Count	Year Built
▼ Bin - Steel Grain Storage	1	1983
▼ Bin - Steel Grain Storage	1	1983
▼ Barn - Feed and Livestock	1	1978
▼ Steel Utility Building	1	1940
▼ Shed	1	1930
▼ Shed	1	1974
▼ Silo - Concrete	1	1982

Yard Extra Information

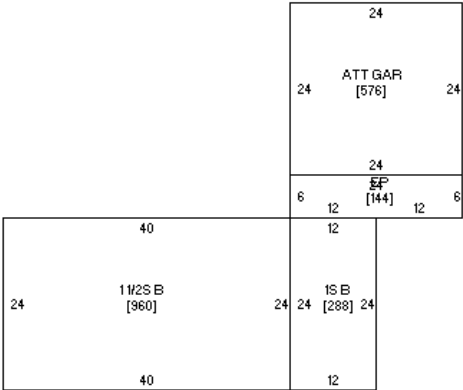
Description	Item Count	Year Built
▼ Driveway	1	2006

Sale Information

Sale Date	Amount	Non-Useable Transaction Code	Recording
▼ 12/08/2010	\$0	060 - NON-QUALIFIED DEED TRANSACTION	
▼ 03/28/2002	\$0	002 - RELATIVE SALE-RELATED BUSINESS	

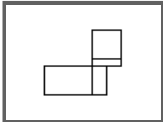
Parcel 1 & 2

Sketch



Sketch of Pin 10.010.0601

1 / 1



GIS Map Information



DODGE COUNTY
Finance
721 Main St N, Dept 45
Mantorville, MN 55955-2204
507-635-6239
www.co.dodge.mn.us

Parcel 1 & 2

9075

Taxpayer: R 10.010.0601

JAMES W BUCK

53663 200TH AVE
WEST CONCORD MN 55985

22404

Sect-10 Twp-108 Range-017
80.00 ACRES - N1/2 SE1/4

80.00 AC

PROPERTY ADDRESS:

53663 200TH AVE

WEST CONCORD

MN

2022 Property Tax Statement

VALUES AND CLASSIFICATION

Step

1

Taxes Payable Year Classification	2021 AG HMSTD	2022 AG HMSTD
Estimated Market Value	689,700	696,300
Improvements Excluded		
Homestead Exclusion	27,600	27,100
Taxable Market Value	662,100	669,200
New Improvements		
Expired Exclusions		

Sent in March 2021

Step

2

PROPOSED TAX

Proposed Tax	2,286.00
--------------	----------

Sent in November 2021

Step

3

PROPERTY TAX STATEMENT

First-half Taxes	1,156.00
Second-half Taxes	1,156.00
Total Taxes due in 2022	2,312.00

\$\$\$

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:

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. ☐
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR

Property Tax and Credits

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

5. Property taxes after credits

Property Tax by Jurisdiction

6. County

7. City or Town CONCORD TOWNSHIP
8. State General Tax 2125

9. School District A. Voter Approved Levies
B. Other Local Levies

10. Special Taxing Districts

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

Special Assessments on Your Property

13. Special assessments Principal: 28.00 Interest:
2022 RECYCL 28.00

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2021

2022

854.00

814.00

2,887.78

2,920.72

631.78

636.72

2,256.00

2,284.00

1,406.46

1,422.93

326.46

324.14

217.17

201.27

305.91

335.66

2,256.00

2,284.00

28.00

28.00

2,284.00

2,312.00

ArcGIS WebMap Parcel 3 & 4



December 29, 2022

Roads

— TWP

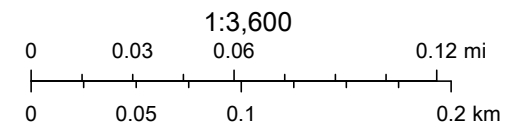
Unrecorded Splits

PIN

Name



Parcels

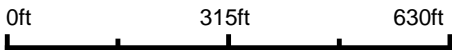


Aerial Map Parcel 4



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Map Center: 44° 10' 7.85, -92° 50' 10.88



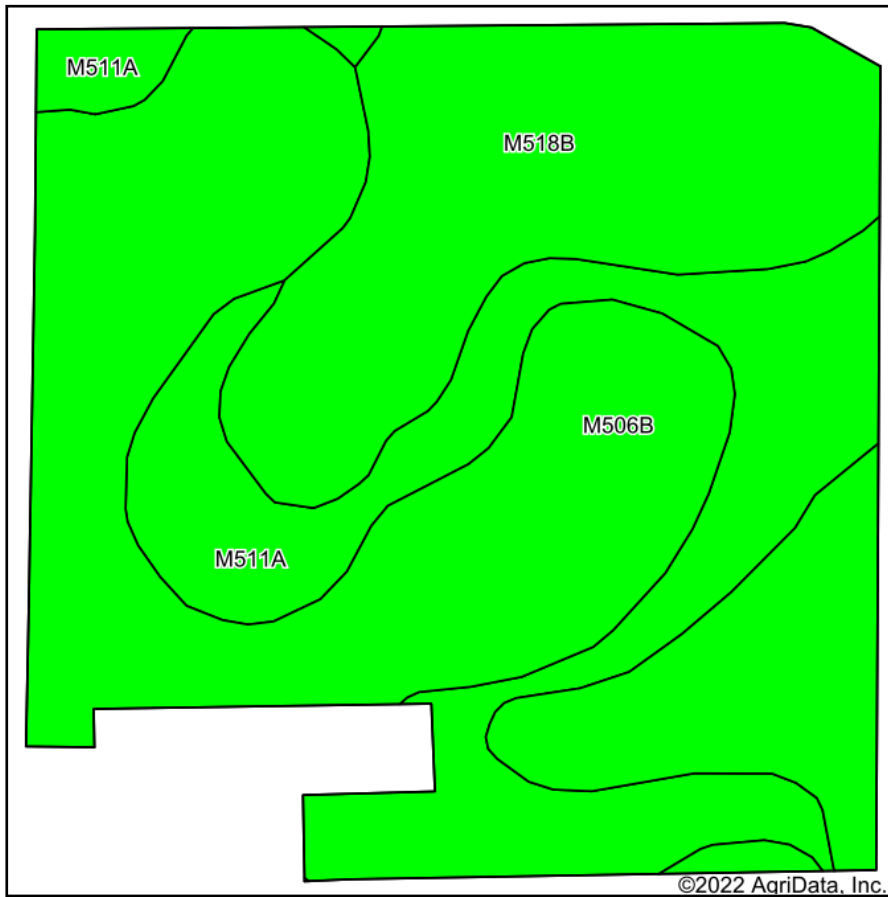
11-108N-17W
Dodge County
Minnesota



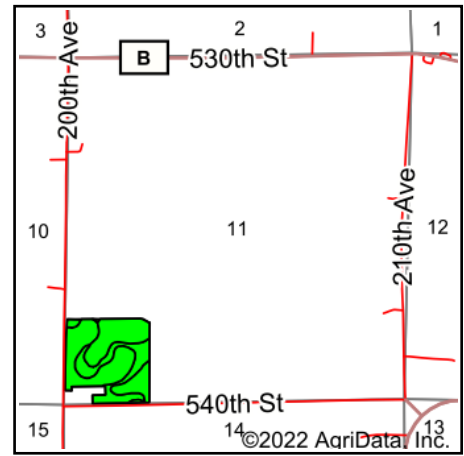
12/30/2022

Soils Map

Parcel 4



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Dodge**
 Location: **11-108N-17W**
 Township: **Concord**
 Acres: **35.14**
 Date: **12/30/2022**

Maps Provided By:

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



Area Symbol: MN039, Soil Area Version: 19							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
M506B	Kasson silt loam, 2 to 6 percent slopes	12.93	36.8%		Ile	95	62
M518B	Clyde-Floyd complex, 1 to 4 percent slopes	12.63	35.9%		IIw	92	87
M511A	Readlyn silt loam, 1 to 3 percent slopes	9.58	27.3%		Iw	100	65
Weighted Average					1.73	95.3	*n 71.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Parcel 3 & 4

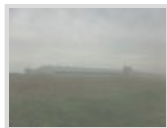
 Assessor Hub provided by
Vanguard Appraisals, Inc


Parcel Number: 10.011.0500
Deed Holder: JAMES W BUCK
Property Address: 20062 540TH ST
 WEST CONCORD, MN 55985-0000
[GIS PARCEL MAPS](#) [GIS ENHANCED PARCEL VIEWER](#)
Mailing Address: 53663 200TH AVE
 WEST CONCORD, MN 55985 USA
PDF Name: 10 AG
Class: AG SITE
Map Area: CONCORD TWP
Tax District: CONCORD/SD 2125/205
Zoning: CONTACT LOCAL ZONING OFFICE
Subdivision: [NONE]
Sec-Twp-Rng: 11-108-017
Lot-Block: -
Legal Description: 40.00 ACRES - SW1/4 SW1/4
Property Report: [PROPERTY REPORT \(PDF FILE\)](#)



Pin 10.011.0500 Photo

1 / 3



Current Value Information

Land Value	Dwelling Value	Improvement Value	Total Value
\$348,100	\$0	\$219,700	\$567,800

Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2022	\$348,100	\$0	\$219,700	\$567,800
2021	\$332,400	\$0	\$203,200	\$535,600

[▼ More Years...](#)

Agricultural Land Information

Description	Acres
A_SITE-P - Site-Poor	1.000
A_SITE-EX - Ag Site Excess	0.650
FY - Tillable	9.080
KAA - Tillable	27.270
ROADS - ROADS	2.000

Parcel 3 & 4

Agricultural Building Information

Building Type	Building Count	Year Built
▼ Confinement - Custom-Built	1	2002
▼ Concrete Pit - 8 Ft Depth	1	2002

Yard Extra Information

Description	Item Count	Year Built
▼ Driveway	1	2006

Sale Information

Sale Date	Amount	Non-Useable Transaction Code	Recording
▼ 04/19/2011	\$0	060 - NON-QUALIFIED DEED TRANSACTION	

GIS Map Information





DODGE COUNTY
Finance
721 Main St N, Dept 45
Mantorville, MN 55955-2204
507-635-6239
www.co.dodge.mn.us

Parcel 3 & 4

1112

Taxpayer: R 10.011.0500

JAMES W BUCK

53663 200TH AVE
WEST CONCORD MN 55985

22404

Sect-11 Twp-108 Range-017
40.00 ACRES - SW1/4 SW1/4

40.00 AC

PROPERTY ADDRESS:
20062 540TH ST

WEST CONCORD

MN

2022 Property Tax Statement

VALUES AND CLASSIFICATION

Step
1

Taxes Payable Year Classification	2021 AG HMSTD EXEMPT	2022 AG HMSTD EXEMPT
Estimated Market Value	496,000	503,100
Improvements Excluded		
Homestead Exclusion		
Taxable Market Value	496,000	503,100
New Improvements		
Expired Exclusions		

Sent in March 2021

Step
2

PROPOSED TAX

Proposed Tax	1,656.00
--------------	----------

Sent in November 2021

Step
3

PROPERTY TAX STATEMENT

First-half Taxes	827.00
Second-half Taxes	827.00
Total Taxes due in 2022	1,654.00

**\$\$\$
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:

- Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. ☐
- Use this amount for the special property tax refund on schedule 1 of Form M1PR

Property Tax and Credits

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

5. Property taxes after credits

Property Tax by Jurisdiction

- County

- City or Town CONCORD TOWNSHIP
- State General Tax 2125

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

- Special Taxing Districts

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

Special Assessments on Your Property

- Special assessments Principal: Interest:

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2021

2022

1,764.75 1,780.42

120.75 126.42

1,644.00 1,654.00

1,152.19 1,162.39

267.94 264.73

65.87 50.14

158.00 176.74

1,644.00 1,654.00

1,644.00 1,654.00

ArcGIS WebMap Parcel 5



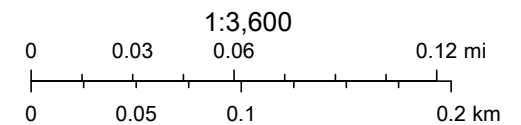
December 29, 2022

Roads

PIN

Name Parcels

— TWP





Parcel 5

 Assessor Hub provided by
Vanguard Appraisals, Inc.


Parcel Number: 10.015.0900
Deed Holder: JAMES W BUCK
Property Address: 19490 540TH ST
 WEST CONCORD, MN 55985-0000
[GIS PARCEL MAPS](#) [GIS ENHANCED PARCEL VIEWER](#)
Mailing Address: 53663 200TH AVE
 WEST CONCORD, MN 55985 USA
PDF Name: 10 AG
Class: AG DWELLING
Map Area: CONCORD TWP
Tax District: CONCORD/SD 2125/205
Zoning: CONTACT LOCAL ZONING OFFICE
Subdivision: [NONE]
Sec-Twp-Rng: 15-108-017
Lot-Block: -
Legal Description: 15.00 ACRES - COMM NECOR NW1/4TH W30RDS TO A PT, TH S80RDS TO CENTER
 OF T-107, TH E30RDS,
Property Report: [PROPERTY REPORT \(PDF FILE\)](#)



Pin 10.015.0900 Photo

1 / 7



Current Value Information

Land Value	Dwelling Value	Improvement Value	Total Value
\$107,800	\$217,900	\$25,700	\$351,400

Prior Year Value Information

Year	Land Value	Dwelling Value	Improvement Value	Total Value
2022	\$107,800	\$217,900	\$25,700	\$351,400
2021	\$95,100	\$170,100	\$23,000	\$288,200

[More Years...](#)

Land Information

Lot Type	Square Feet	Acres
Site and Excess	43,560	1.000

Agricultural Land Information

Description	Acres
A_PASTURE - PASTURE	13.500
ROADS - ROADS	0.500

Residential Building Information

Occupancy	Style	Year Built	Total Living Area
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Agricultural Building Information

Building Type	Building Count	Year Built
▼ Steel Utility Building	1	1950
▼ Shed	1	1968
▼ Shed	1	1993
▼ Shed	1	1968
▼ Shed	1	1980
▼ Silo - Concrete	1	1968
▼ Silo - Concrete	1	1977

Yard Extra Information

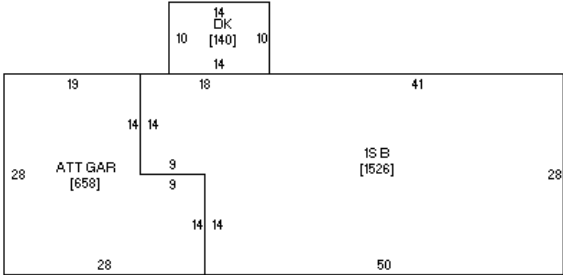
Description	Item Count	Year Built
▼ Driveway	1	2006

Sale Information

Sale Date	Amount	Non-Useable Transaction Code	Recording
▼ 04/19/2011	\$0	060 - NON-QUALIFIED DEED TRANSACTION	
▼ 12/08/2010	\$0	060 - NON-QUALIFIED DEED TRANSACTION	

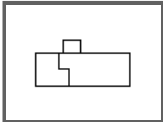
Sketch

Parcel 5



Sketch of Pin 10.015.0900

1 / 1



GIS Map Information



DODGE COUNTY
Finance
721 Main St N, Dept 45
Mantorville, MN 55955-2204
507-635-6239
www.co.dodge.mn.us

Parcel 5

1143

Taxpayer: R 10.015.0900

JAMES W BUCK

53663 200TH AVE
WEST CONCORD MN 55985

22404

Sect-15 Twp-108 Range-017 15.00 AC
15.00 ACRES - COMM NECOR NW1/4 TH W30RDS TO A PT, TH S80RDS
TO CENTER OF T-107, TH E30RDS, TH N80RDS, TO POB

PROPERTY ADDRESS:
19490 540TH ST WEST CONCORD MN

2022 Property Tax Statement

VALUES AND CLASSIFICATION			
Step 1	Taxes Payable Year Classification	2021 AG HMSTD RES ON AG	2022 AG HMSTD RES ON AG
	Estimated Market Value	276,800	288,200
	Improvements Excluded		
	Homestead Exclusion		
	Taxable Market Value	276,800	288,200
Step 2	New Improvements		
	Expired Exclusions		
	<i>Sent in March 2021</i>		
Step 3	PROPOSED TAX		
	Proposed Tax	2,334.00	
	<i>Sent in November 2021</i>		
Step 3	PROPERTY TAX STATEMENT		
	First-half Taxes	1,181.00	
	Second-half Taxes	1,181.00	
	Total Taxes due in 2022	2,362.00	

\$\$\$
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 homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>		
2. Use this amount for the special property tax refund on schedule 1 of Form M1PR			
Property Tax and Credits			
3. Property taxes before credits		2,265.96	2,348.61
4. A. Agricultural and rural land credits		13.96	14.61
B. Other credits to reduce your property tax			
5. Property taxes after credits		2,252.00	2,334.00
Property Tax by Jurisdiction			
6. County		1,152.72	1,197.94
7. City or Town	CONCORD TOWNSHIP	268.05	272.73
8. State General Tax	2125		
9. School District		409.51	396.98
	A. Voter Approved Levies	421.72	466.35
	B. Other Local Levies		
10. Special Taxing Districts			
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments		2,252.00	2,334.00
Special Assessments on Your Property			
13. Special assessments	Principal: 28.00 Interest:	28.00	28.00
2022 RECYCL	28.00		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		2,280.00	2,362.00