

241 Acres +/- of Bare Farmland in Prescott Twp, Faribault Co., MN

FARMLAND AUCTION

Thursday, February 10, 2022 @ 10:00 AM

SALE LOCATION: Auction will be held at Average Jo's Bar & Grill at 115 E 6th Street, Blue Earth, MN. *Blizzard Date 2-14-22 Watch website for updates!

PROPERTY LOCATION: 160 Acre Parcel-From Blue Earth, MN I-90 Exit go 2 1/2 miles North on Hwy-169 to 140th Street then 1 1/2 miles East

PROPERTY LOCATION: 81 Acre Parcel-From Blue Earth, MN I-90 Exit go 2 1/2 miles North on Hwy-169 to 140th Street then 1 1/2 miles East, then 2 miles North on 390th Avenue

PROPERTY LEGAL DESCRIPTIONS: 160 Deeded Acres located in the E 1/2 of the NE 1/4 & E 1/2 of the SE 1/4 in Section 29, Township 103 North, Range 27 West, Faribault County, Minnesota; 81 Deeded Acres located in the S 1/2 of the SE 1/4 Section 17, Township 103 North, Range 27 West, Faribault County, Minnesota.

Owner: The Murphy Company, LLC



AUCTIONEERS & SALES STAFF

DUSTYN HARTUNG 507-236-7629

LEAH HARTUNG 507-236-8786

KEVIN, ALLEN, RYAN & CHRIS KAHLER

DOUG WEDEL, DAN PIKE & SCOTT CHRISTOPHER

FRUNDT, LUNDQUIST & GUSTAFSON, LTD.-RYAN GUSTAFSON &
DANIEL LUNDQUIST, LEGAL COUNSEL & CLOSING ATTORNEY

105 S State Street, Fairmont, MN 56031-507-238-4318

www.auctioneeralley.com

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AUCTION SALE TERMS:

The Murphy Company Farms will be offered for sale in multiple parcels and in combination on our multi parcel board bidding system. Please review farm booklet for specific details. All bidders must register for a bidding number prior to bidding. The successful buyer at the conclusion of the auction will enter into a purchase agreement & make a 20% earnest money down payment the day of the auction. The unpaid balance shall be due and payable in full on or before March 24, 2022 when clear title will be furnished. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. There will be a 2% buyers premium added onto the final sales price at the conclusion of the auction. The property is being sold AS IS-WHERE IS. Property is being sold subject to any and all zoning, environmental, state, federal laws or any easements including road, drainage, utility, or other easements or agreements of record. The property is being sold subject to a 2022 crop lease which new buyer will assume. Buyer will pay all of the 2022 real estate taxes and thereafter. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the buyer's. Any appraisal or loan fees are buyer's obligation. It is the interested bidder's obligation to inspect the property prior to their purchase of it. For those that can't attend sale day and would like to bid by phone please make arrangements with sales staff 24 hours ahead of the auction. Any statements made at the auction may take precedence over any printed information. This sale is subject to the sellers approval. Auctioneer Alley, Land Services Unlimited+ & Sales Staff represent the sellers in this transaction.

AUCTIONEERS NOTE:

Auctioneer Alley and Land Services Unlimited are pleased to present the Murphy Family Farms as this is a great opportunity to buy some excellent farmland in Faribault County! These farms are highly productive with excellent soil types and would make a nice addition to your investment portfolio whether you are a farmer or an investor! These farms are located only 5 1/2 miles NE of Blue Earth, MN just off of Hwy-169. This information provided by the sellers & their agents is believed to be correct, but is not guaranteed. Any lines on maps are for informational purposes only and are not guaranteed to be actual boundary lines of the property. The buyers shall make themselves familiar with the property and verify all information & data for themselves. This auction is open to the public and we look forward to seeing you there! Respectfully, Dustyn Hartung and Sales Staff.

Owner: The Murphy Company, LLC



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MURPHY FARM LLC PROPERTY INFORMATION

SALE METHOD: These parcels of bare farmland will be offered for sale on our Multi Parcel Board Bidding system as follows:

Parcel 1- 80 x the bid- E ½ of the NE ¼ 29-103-27
Parcel 2- 80 x the bid- E ½ of the SE ¼ 29-103-27
Parcel 3- 160 x the bid- The combination of Parcel 1 & 2
Parcel 4- 81 x the bid- S ½ of the SE ¼ 17-103-27

LEGAL DESCRIPTIONS: 240 +/- Deeded Acres located in the E ½ of the NE ¼, E ½ of the SE ¼ Section 29 and the S ½ of the SE ¼ Section 17, Prescott Twp, Faribault County, MN T103N, R27W

TAX PARCEL IDS #: 150290500 & 150170400

BUILDINGS: None

REAL ESTATE TAXES PARCELS 1 & 2 IN 2021: 2021 (NON-HSTD) Ag Taxes = \$6,462.00

FSA INFO PARCEL 1&2:

Total Acres	= 160.00 +/- acres
FSA Tillable Acres	= 148.80 +/- acres
Corn Base Acres	= 73.40 +/- acres
Corn PLC Yield	= 173.00 +/- bushels
Soybean Base Acres	= 73.06 +/- acres
Soybean PLC Yield	= 47.00 +/- bushels
Total Base Acres	= 146.46 +/- acres

PREDOMINANT SOILS: Madelia Silty Clay Loam, Truman Silt Loam, Kingston Silty Clay Loam

CPI PARCEL 1 & 2: Crop Productivity Index = 96.9 *Excellent
* See Soils Map

TOPOGRAPHY P 1 & 2: Level to Gently Rolling
*See Topography Map

DRAINAGE PARCEL 1&2: This farm is part of CD 17. Parcel 1 has a 7" county tile which comes into the NE corner and outlets to the East into the wetland complex. Parcel 2 has a 10" county tile which runs thru it and outlets to the SW into the open ditch.
*See Tile Maps

NRCS CLASSIFICATIONS ON PARCEL 1 & 2: NHSL (Non-Highly Erodible)

AUCTIONS – REAL ESTATE - APPRAISALS



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WETLAND STATUS P 1 & 2: No determination has been completed

REAL ESTATE TAXES P 4: 2021 (NON-HSTD) Ag Taxes = \$2,646.00

FSA INFO PARCEL 4:	Total Acres	=	81.00 +/- acres
	FSA Tillable Acres	=	78.70 +/- acres
	Corn Base Acres	=	38.87 +/- acres
	Corn PLC Yield	=	160.00 +/- bushels
	Soybean Base Acres	=	38.87 +/- acres
	Soybean PLC Yield	=	43.00 +/- bushels
	Total Base Acres	=	77.74 +/- acres

PREDOMINANT SOILS P 4: Canisteo Glencoe, Grogan Silt Loam, Fostoria Loam

CPI PARCEL 4: Crop Productivity Index = 89.3 *Good
* See Soils Map

TOPOGRAPHY PARCEL 4: Level to Gently Rolling
*See Topography Map

DRAINAGE PARCEL 4: This farm is part of JD 10F which has an 8" County tile on the South edge of the farm which outlets E to NE.
*See Tile Maps

NRCS CLASSIFICATIONS ON PARCEL 4: NHEL (Non-Highly Erodible)

WETLAND STATUS P 4: No determination has been completed

LEASE STATUS P 1-4: These farms are under lease for the 2022 crop year. The new buyer will assume the 2022 crop lease upon a successful closing. New buyer will have possession of the farm upon closing, but subject to the rights of the current tenant.

If there are any questions prior to the sale please call and
thank you for looking!

AUCTIONS – REAL ESTATE - APPRAISALS



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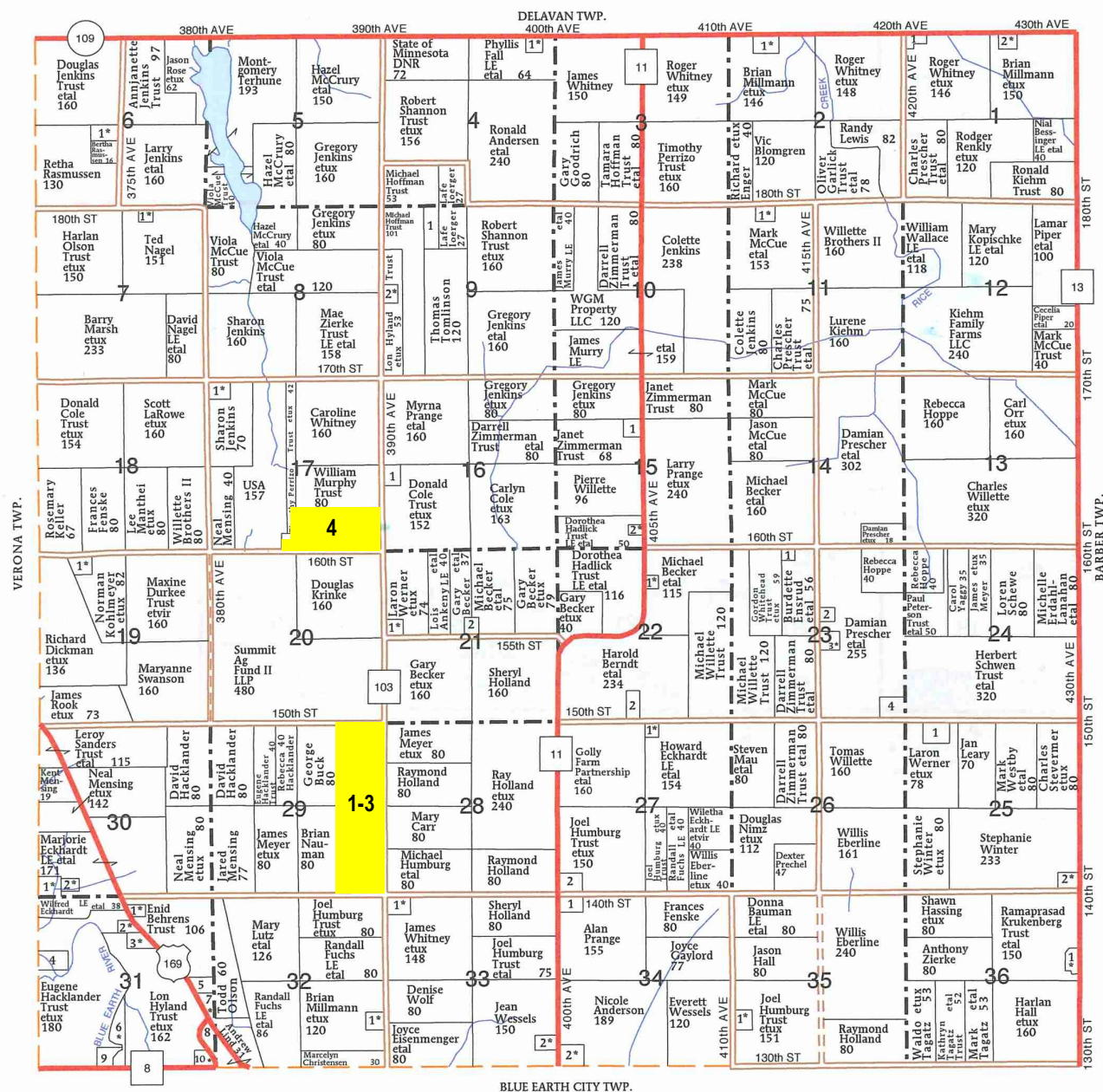
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FARMLAND AUCTION

T-103-N

PRESCOTT PLAT

R-27-W



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PARCEL #1- 80 DEEDED ACRES



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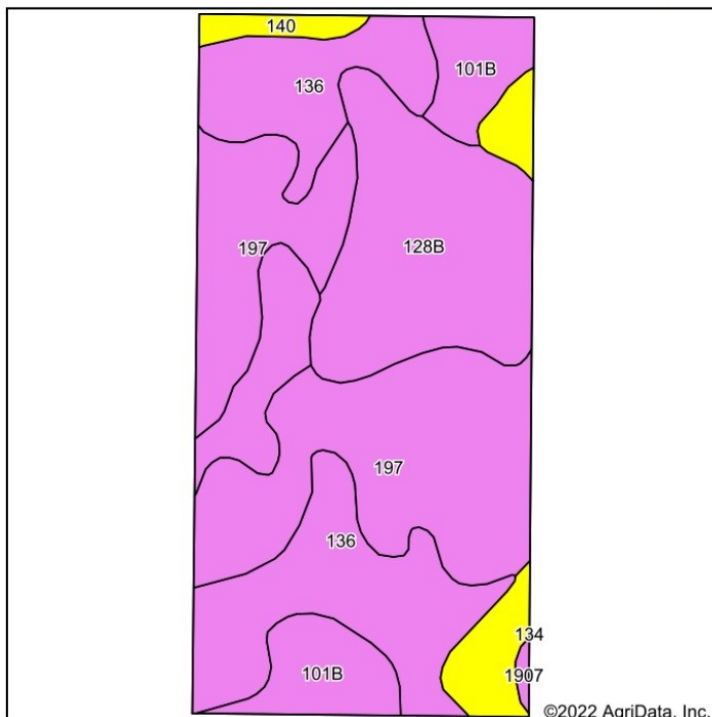
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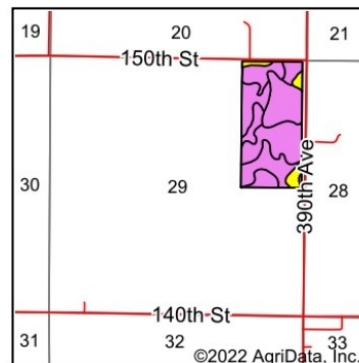
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PARCEL #1 SOIL MAP

Soils Map



Soils data provided by USDA and NRCS.



State: Minnesota
County: Faribault
Location: 29-103N-27W
Township: Prescott
Acres: 74.4
Date: 1/11/2022



Maps Provided By



Area Symbol: MN043, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
197	Kingston silty clay loam, 1 to 3 percent slopes	25.18	33.8%		100
136	Madelia silty clay loam, 0 to 2 percent slopes	22.22	29.9%		94
128B	Grogan silt loam, 1 to 6 percent slopes	14.95	20.1%		96
101B	Truman silt loam, 2 to 6 percent slopes	6.93	9.3%		99
140	Spicer silty clay loam, 0 to 2 percent slopes	4.89	6.6%		91
1907	Lakefield silt loam	0.23	0.3%		100
Weighted Average					96.7



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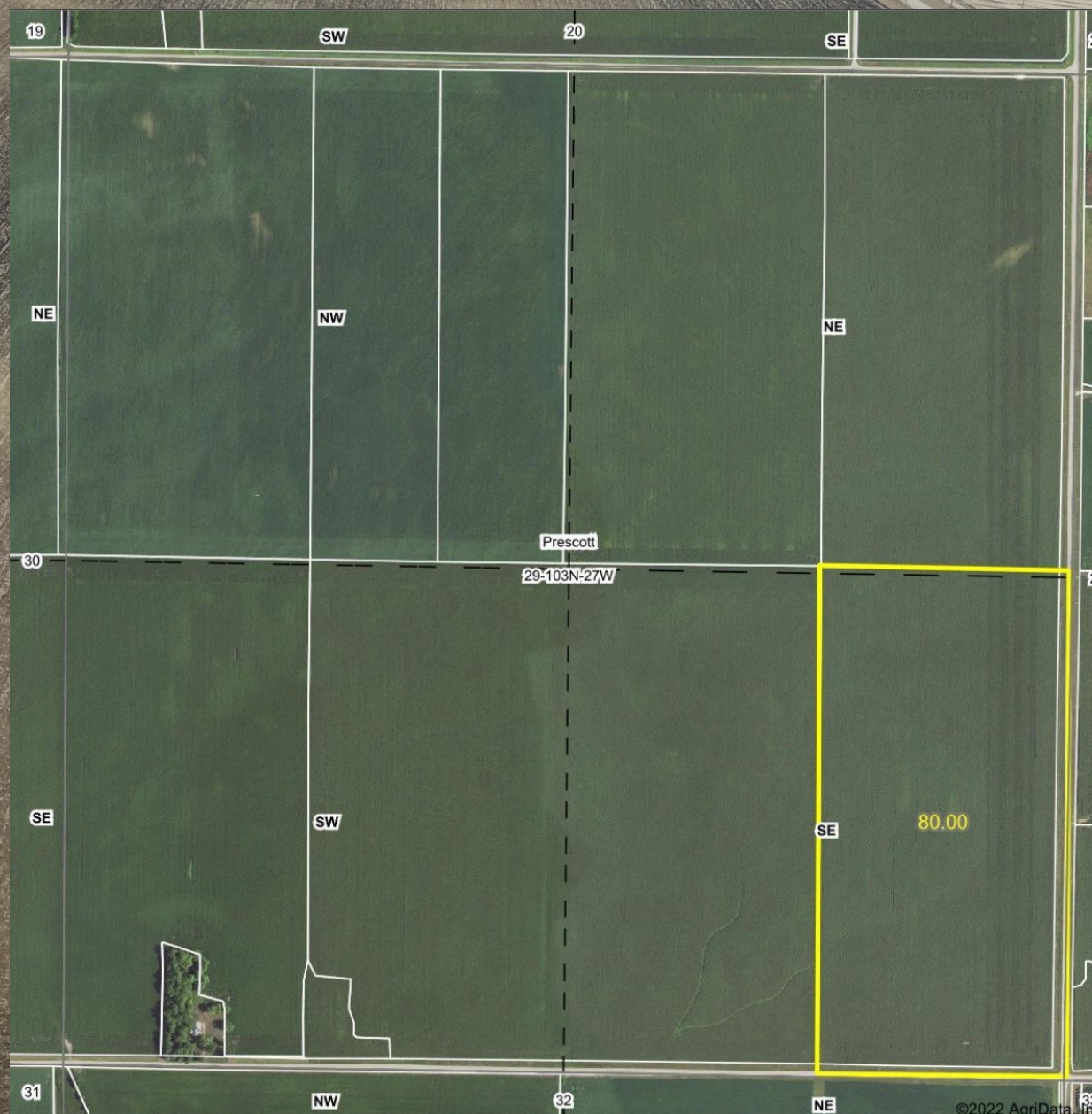
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241 Acres +/- of Bare Farmland in Prescott Twp, Faribault Co., MN

FARMLAND AUCTION

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PARCEL #2- 80 DEEDED ACRES



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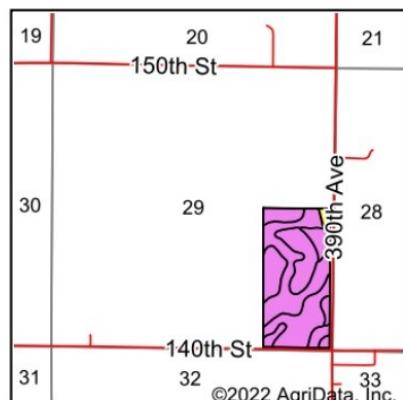
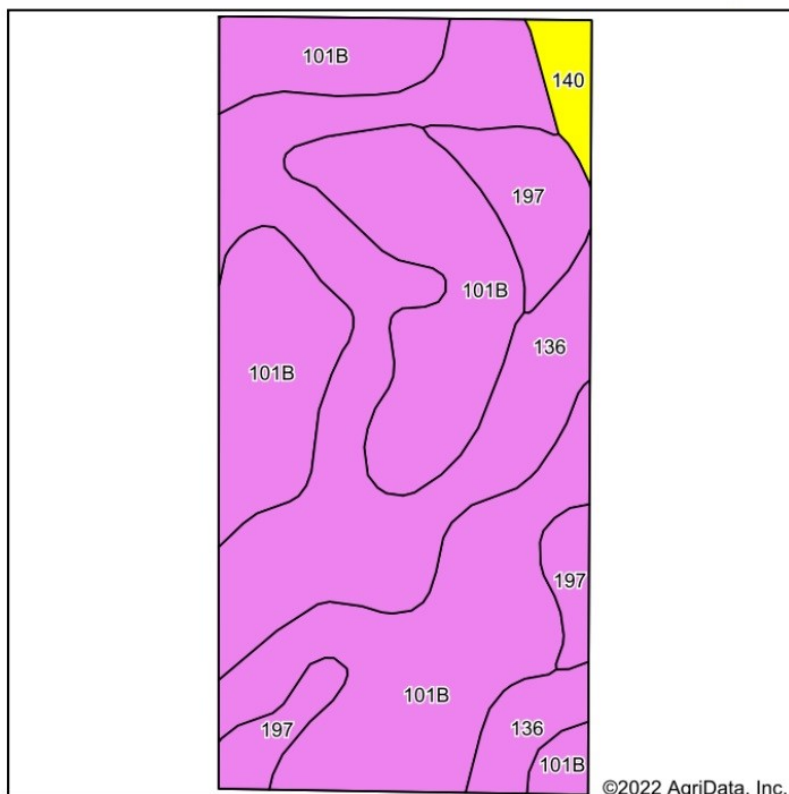
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FARMLAND AUCTION

Thursday, February 10, 2022 @ 10:00 AM

PARCEL #2 SOIL MAP

Soils Map



State: **Minnesota**
County: **Faribault**
Location: **29-103N-27W**
Township: **Prescott**
Acres: **74.4**
Date: **1/11/2022**



Soils data provided by USDA and NRCS.

Area Symbol: MN043, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
101B	Truman silt loam, 2 to 6 percent slopes	39.44	53.0%		99
136	Madelia silty clay loam, 0 to 2 percent slopes	26.07	35.0%		94
197	Kingston silty clay loam, 1 to 3 percent slopes	7.26	9.8%		100
140	Spicer silty clay loam, 0 to 2 percent slopes	1.63	2.2%		91
Weighted Average					97.2



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FARMLAND AUCTION

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PARCEL #3- 160 DEEDED ACRES



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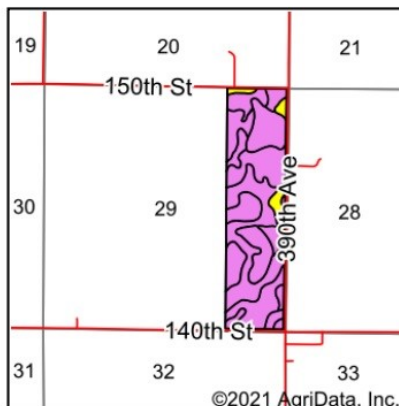
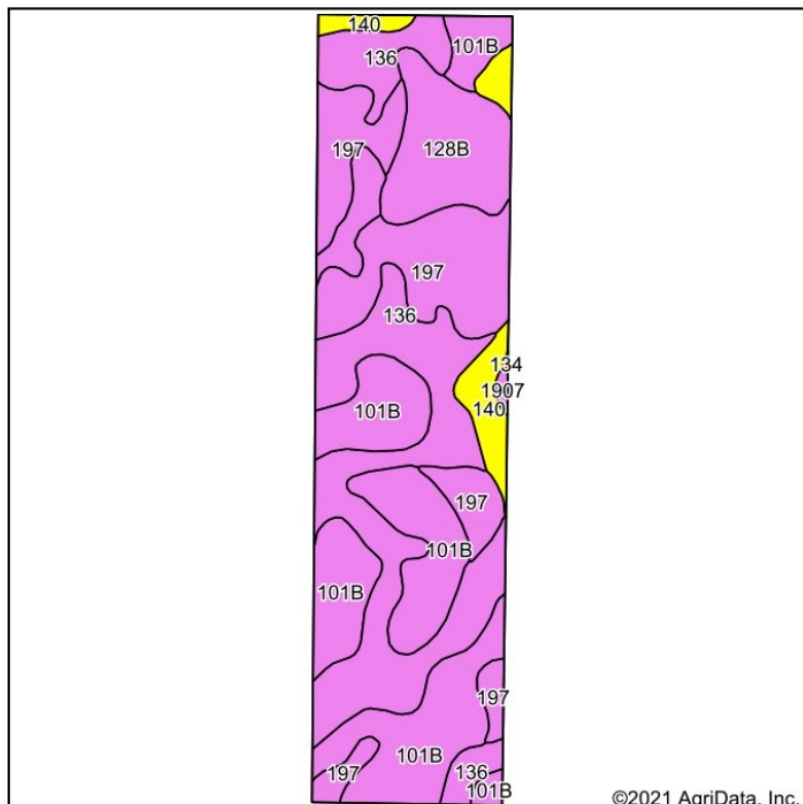
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PARCEL #3 SOIL MAP

Soils Map



State: **Minnesota**
 County: **Faribault**
 Location: **29-103N-27W**
 Township: **Prescott**
 Acres: **152**
 Date: **12/13/2021**



Area Symbol: MN043, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
136	Madelia silty clay loam, 0 to 2 percent slopes	48.50	31.9%		94
101B	Truman silt loam, 2 to 6 percent slopes	46.80	30.8%		99
197	Kingston silty clay loam, 1 to 3 percent slopes	33.05	21.7%		100
128B	Grogan silt loam, 1 to 6 percent slopes	15.43	10.2%		96
140	Spicer silty clay loam, 0 to 2 percent slopes	7.74	5.1%		91
1907	Lakefield silt loam	0.41	0.3%		100
134	Okoboji silty clay loam, 0 to 1 percent slopes	0.07	0.0%		86
Weighted Average					96.9



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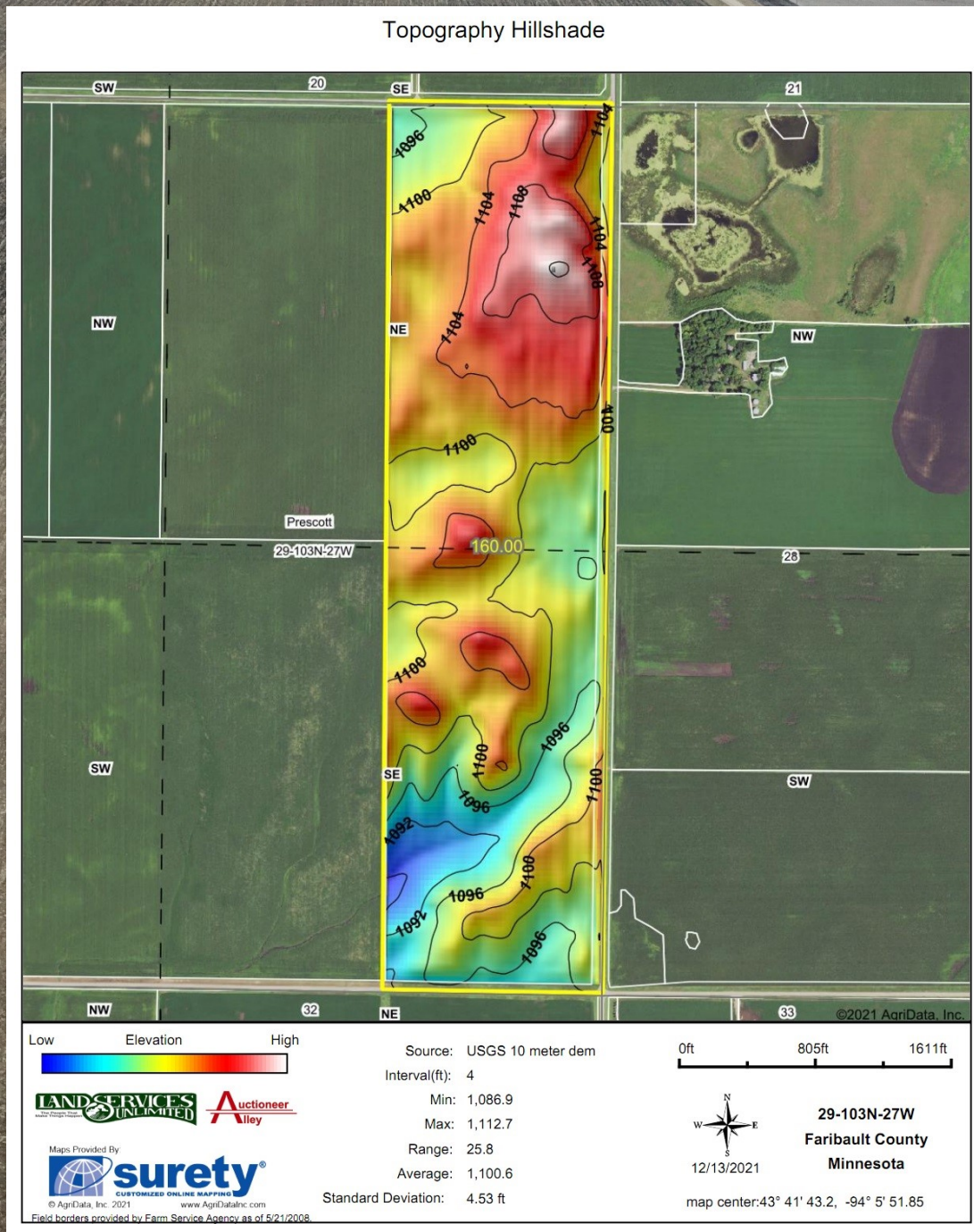
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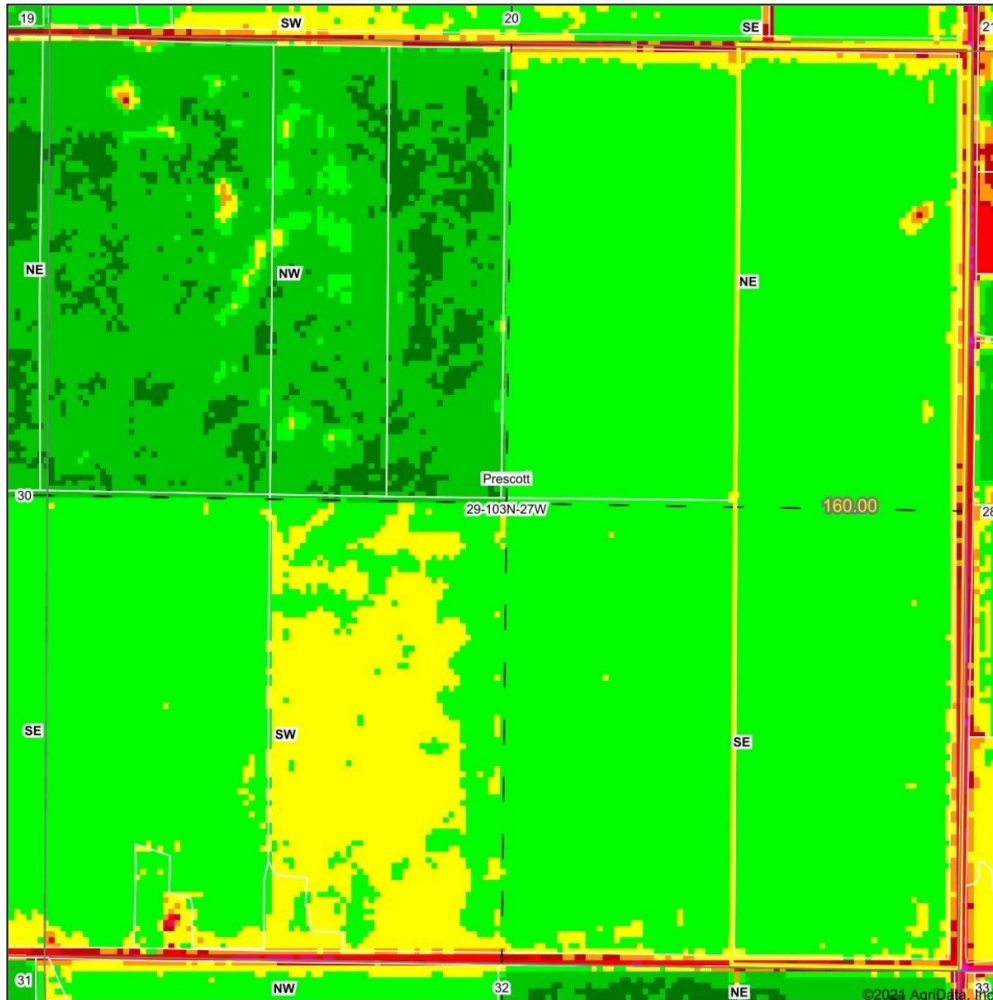
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2021 NDVI MAP

Aerial Map



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

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FSA INFORMATION FOR PARCEL'S 1, 2 & 3

Tract Number: 6981

Description E2NE4:E2SE4(29)PRE

FSA Physical Location : Faribault, MN

ANSI Physical Location: Faribault, MN

BIA Range Unit Number:

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

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
148.8	148.8	148.8	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	148.8	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	73.4	173	0.00
SOYBEANS	73.08	47	0.00
Total Base Acres:	146.48		

Owners: MURPHY COMPANY, LLC



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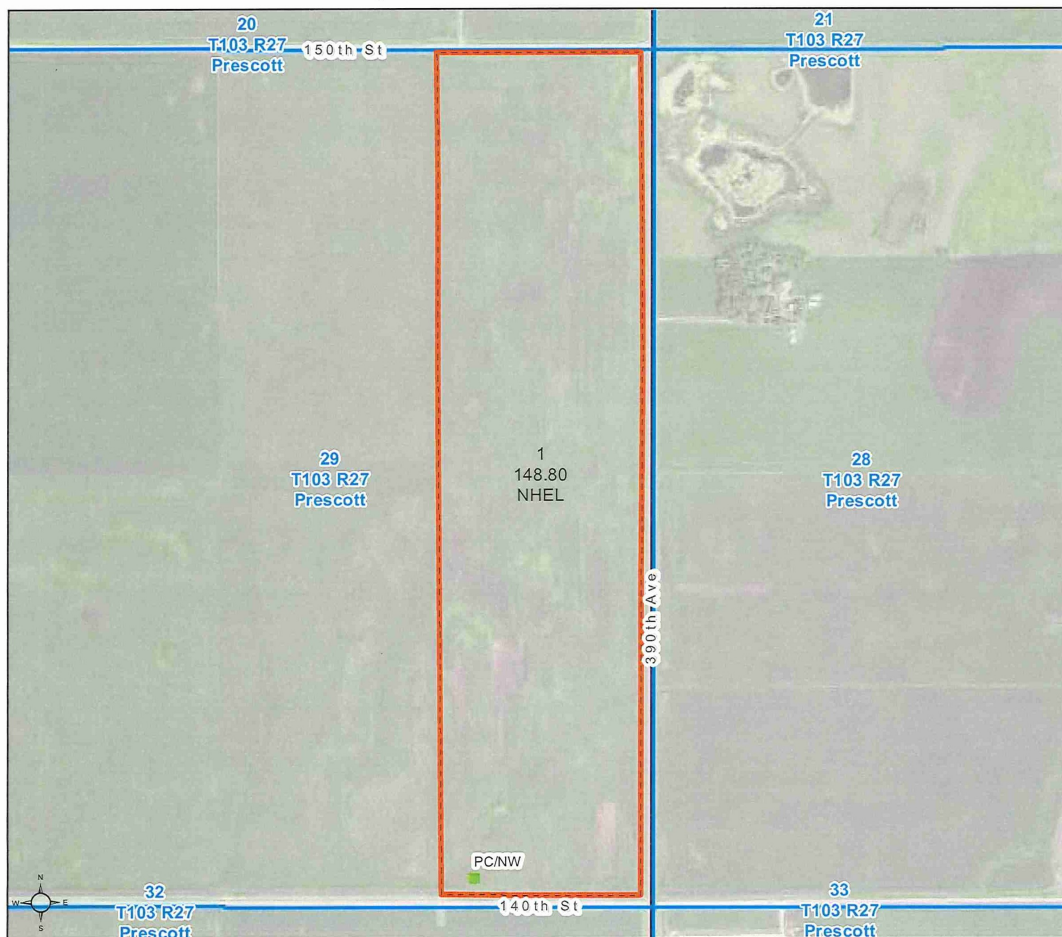
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United States
Department of
Agriculture

Faribault County, Minnesota

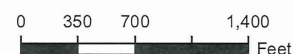


Farm 10485

Tract 6981

2021 Program Year

Map Created May 03, 2021



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

Common Land Unit

Cropland
Tract Boundary

Wetland Determination Identifiers

● Restricted Use
▼ Limited Restrictions
■ Exempt from Conservation Compliance Provisions

Tract Cropland Total: 148.80 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.



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Summary

Parcel ID 150290500
Property Address
Sec/Twp/Rng 29-103-027
Brief Tax Description Sect-29 Twp-103 Range-027 160.00 AC E 1/2 OF NE 1/4 & E 1/2 OF SE 1/4
(Note: Not to be used on legal documents)
Deeded Acres 160.00
Class 101 - (NON-HSTD) AGRICULTURAL
District (1501) 1501 PRESCOTT TWP
School District 2860
Creation Date 06/27/1989

Owner

Primary Taxpayer
[The Murphy Company LLC](#)
C/O Daniel F Murphy
1250 Seale Drive
Alpharetta, GA 30022

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER	91.9	0	0	0	148.800	AC
2	ROAD	0	0	0	0	11.200	AC
Total						160.000	

Valuation

	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$1,230,700	\$1,230,700	\$1,230,700	\$1,230,700	\$1,299,200
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$1,230,700	\$1,230,700	\$1,230,700	\$1,230,700	\$1,299,200

Taxation

	2021 Payable	2020 Payable	2019 Payable	2018 Payable	2017 Payable
Estimated Market Value	\$1,230,700	\$1,230,700	\$1,230,700	\$1,230,700	\$1,299,200
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$1,230,700	\$1,230,700	\$1,230,700	\$1,230,700	\$1,299,200
Net Taxes Due	\$6,462.00	\$6,543.23	\$6,724.00		
+ Special Assessments	\$0.00	\$104.77	\$0.00		
= Total Taxes Due	\$6,462.00	\$6,648.00	\$6,724.00		



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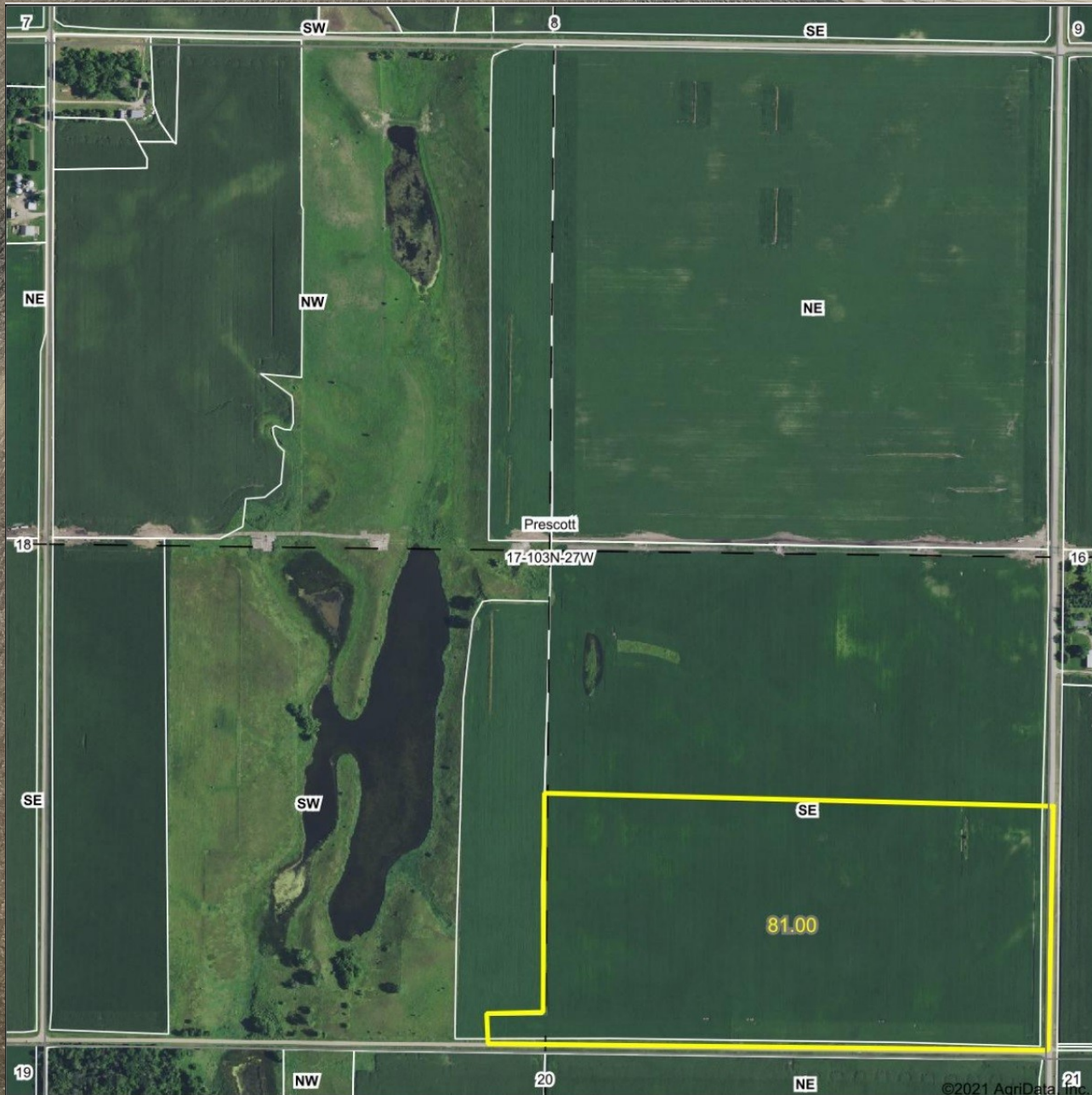
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PARCEL #4- 81 DEEDED ACRES



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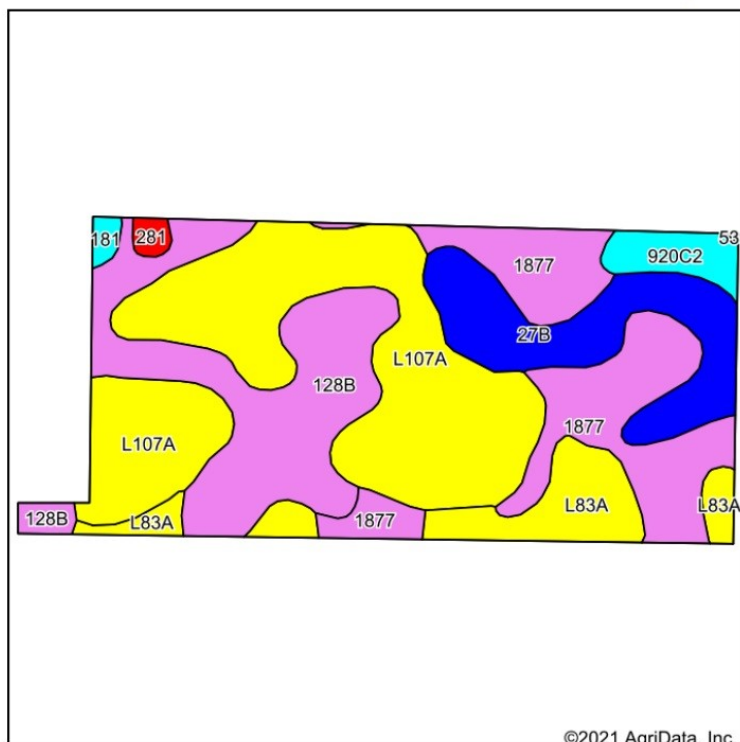
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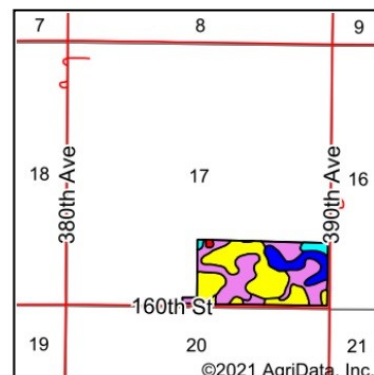
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PARCEL #4 SOIL MAP

Soils Map



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State: Minnesota
County: Faribault
Location: 17-103N-27W
Township: Prescott
Acres: 77.29
Date: 12/13/2021



Maps Provided By



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Soils data provided by USDA and NRCS.

Area Symbol: MN043, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	26.97	34.9%		91
128B	Grogan silt loam, 1 to 6 percent slopes	15.86	20.5%		96
1877	Fostoria loam	14.65	19.0%		100
27B	Dickinson fine sandy loam, 0 to 6 percent slopes	9.64	12.5%		60
L83A	Webster clay loam, 0 to 2 percent slopes	6.96	9.0%		93
920C2	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	2.25	2.9%		73
281	Darfur loam	0.51	0.7%		82
181	Litchfield fine sandy loam	0.45	0.6%		67
Weighted Average					89.3



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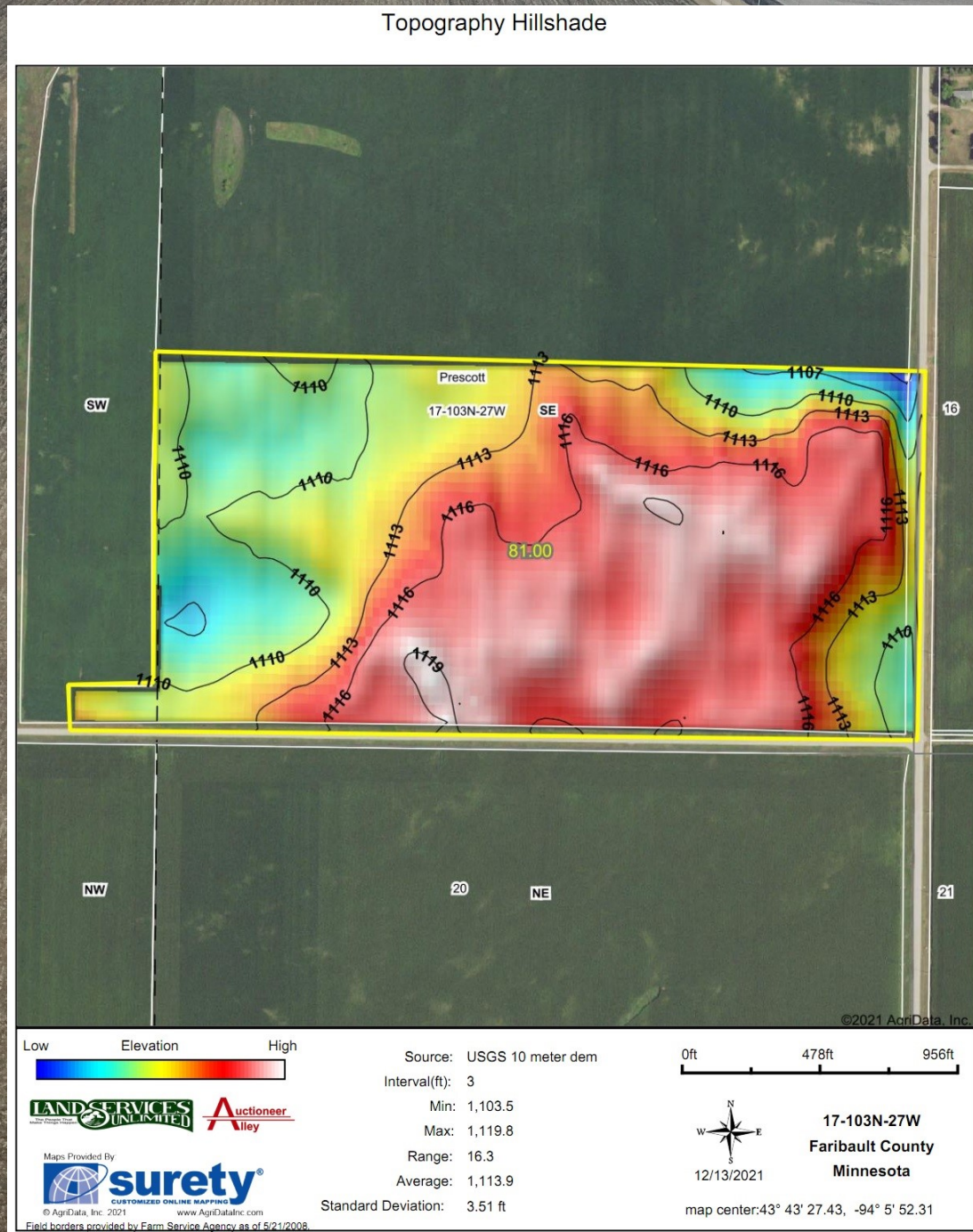
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241 Acres +/- of Bare Farmland in Prescott Twp, Faribault Co., MN

FARMLAND AUCTION

Thursday, February 10, 2022 @ 10:00 AM



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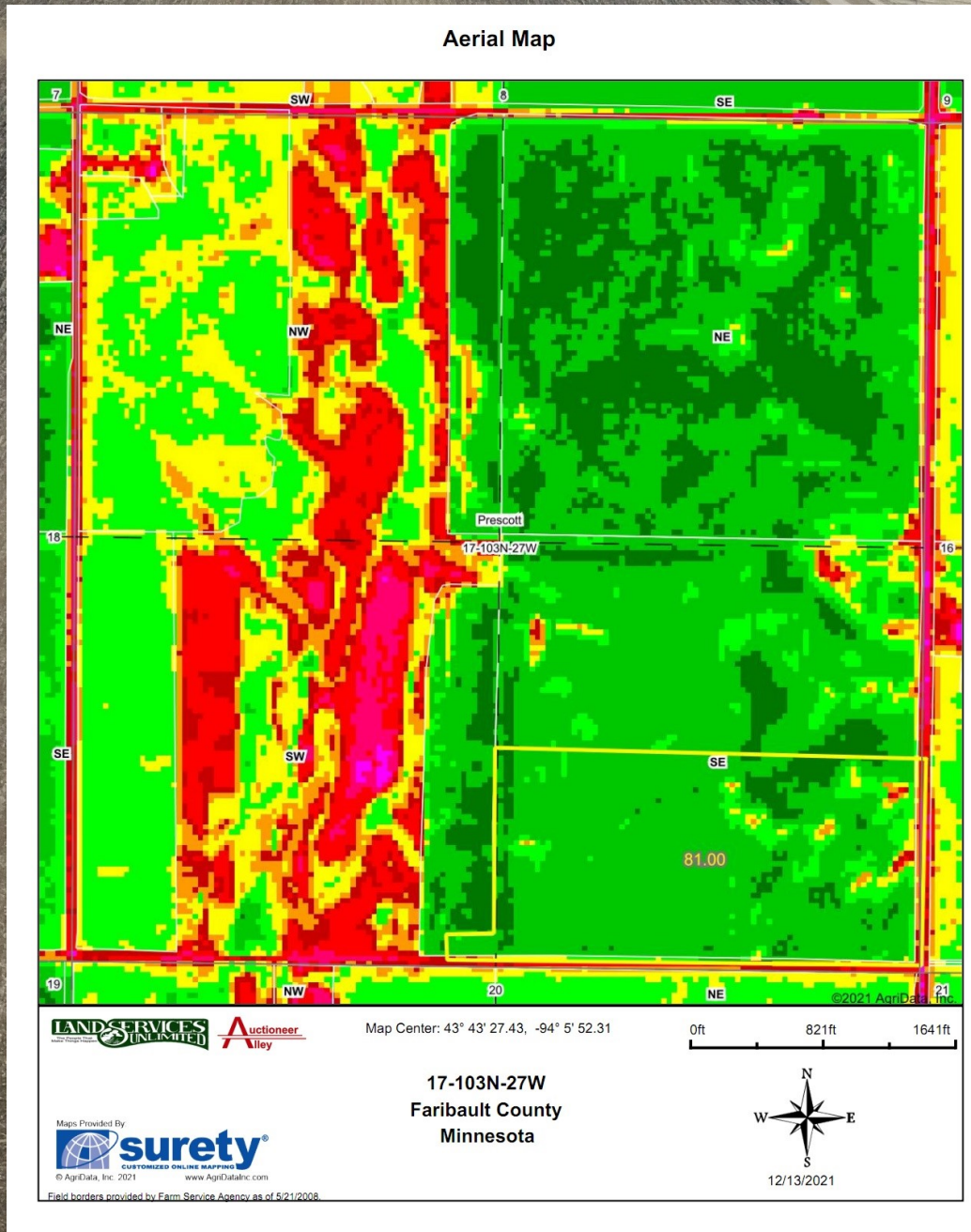
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2021 NDVI MAP



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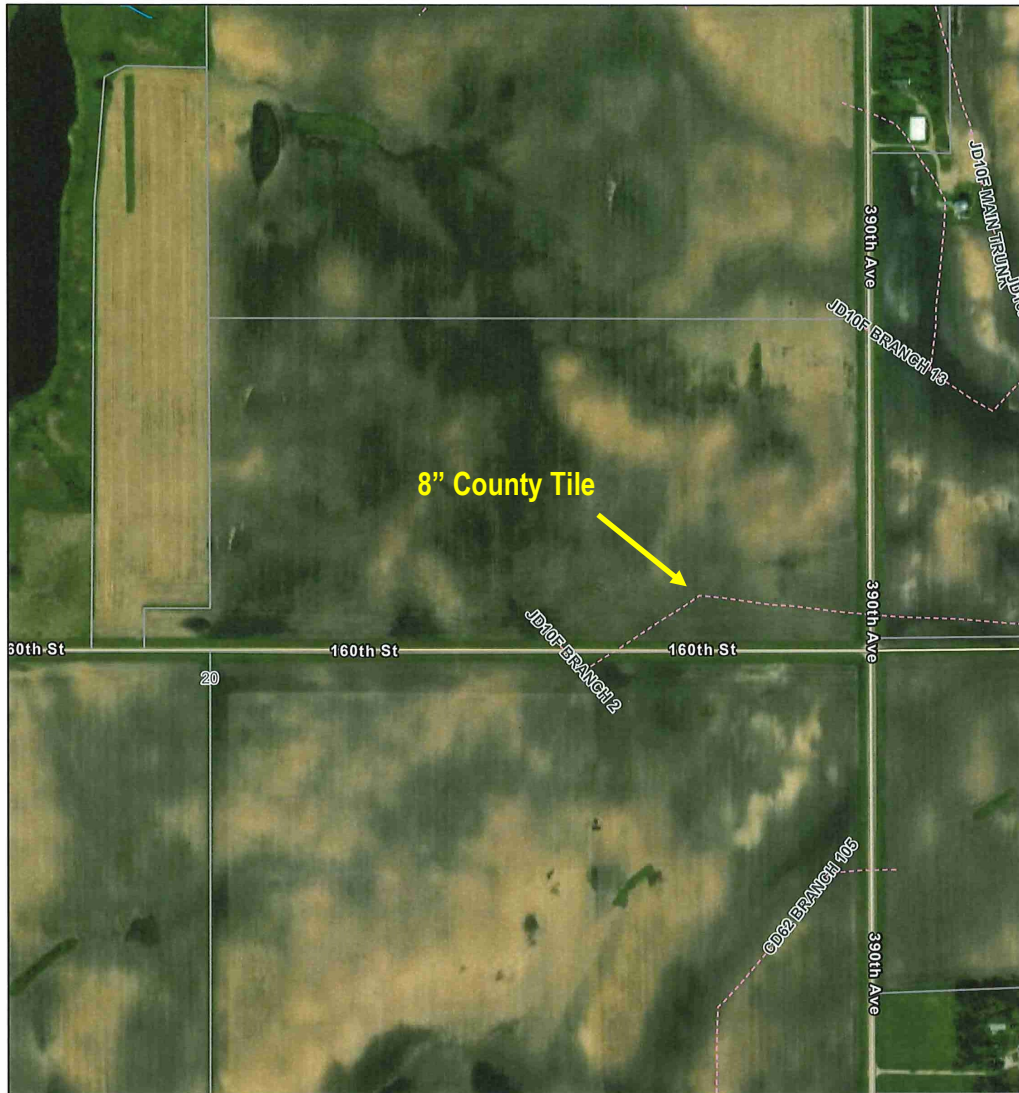
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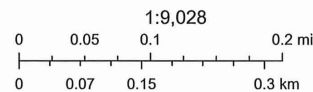
Thursday, February 10, 2022 @ 10:00 AM

County Drainage Viewer



1/11/2022, 11:55:32 AM

- | | | | | | |
|--|-----------------|--|---------------------|--|-------|
| | County Boundary | | Drainage Centerline | | Other |
| | Township | | River or Stream | | |
| | Section | | Drainage Centerline | | |
| | Tax Parcels | | County Tile | | |



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Thursday, February 10, 2022 @ 10:00 AM

FSA INFORMATION FOR PARCEL 4

FARM: 8482

Minnesota

U.S. Department of Agriculture

Prepared: 1/10/22 2:22 PM

Faribault

Farm Service Agency

Crop Year: 2022

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 2 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.

Other Producers: None

Tract Number: 11558 Description S2S4(17)PRE

FSA Physical Location: Faribault, MN

ANSI Physical Location: Faribault, MN

BIA Range Unit Number:

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

Recon Number

Wetland Status: Tract does not contain a wetland

2012 - 138

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
78.7	78.7	78.7	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	78.7	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	38.87	160	0.00
SOYBEANS	38.87	43	0.00
Total Base Acres:	77.74		

Owners: MURPHY COMPANY, LLC

Other Producers: None



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FARMLAND AUCTION

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United States
Department of
Agriculture

Faribault County, Minnesota

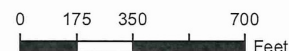


Farm 8482

Tract 11556

2021 Program Year

Map Created May 03, 2021



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

Common Land Unit

Yellow box = Cropland
Orange box = Tract Boundary

Wetland Determination Identifiers

- Red circle = Restricted Use
- Yellow triangle = Limited Restrictions
- Green square = Exempt from Conservation Compliance Provisions

Tract Cropland Total: 78.70 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.



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FARMLAND AUCTION

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Beacon™ Faribault County, MN

Summary

Parcel ID 150170400
Property Address 17-103-027
Sec/Twp/Rng 17-103-027
Brief Tax Description Sect-17 Twp-103 Range-027 81.00 AC S 1/2 OF SE 1/4 & TR COM SE COR E 1/2 OF SW 1/4 TH N10R W16R S10R E16R TO BEG
(Note: Not to be used on legal documents)
Deeded Acres 81.00
Class 101 - (NON-HSTD) AGRICULTURAL
District (1501) 1501 PRESCOTT TWP
School District 2860
Creation Date 06/27/1989

Owner

Primary Taxpayer
[The Murphy Company LLC](#)
C/O Daniel F Murphy
1250 Seale Drive
Alpharetta, GA 30022

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER	71.8	0	0	0	78.000	AC
2	ROAD	0	0	0	0	3.000	AC
Total						81.000	

Valuation

	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$504,000	\$504,000	\$504,000	\$504,000	\$532,000
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Estimated Market Value	\$504,000	\$504,000	\$504,000	\$504,000	\$532,000

Taxation

	2021 Payable	2020 Payable	2019 Payable	2018 Payable	2017 Payable
Estimated Market Value	\$504,000	\$504,000	\$504,000	\$504,000	\$532,000
- Excluded Value	\$0	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0	\$0
= Taxable Market Value	\$504,000	\$504,000	\$504,000	\$504,000	\$532,000
Net Taxes Due	\$2,646.00	\$2,679.35	\$2,753.79		
+ Special Assessments	\$0.00	\$160.65	\$318.21		
= Total Taxes Due	\$2,646.00	\$2,840.00	\$3,072.00		



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