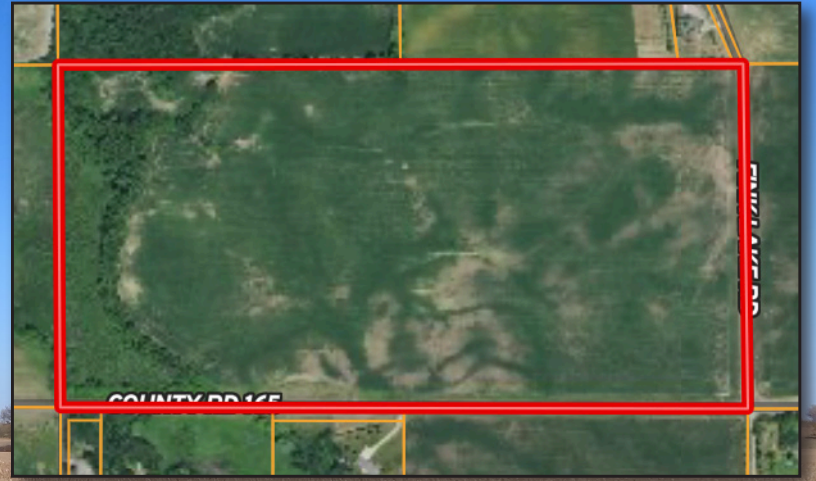


80 ACRES LAND | LUXEMBURG, MN

**PRO
REALTY
INC.**



REAL ESTATE
AUCTION
• ONLINE ONLY •



www.BidRightWay.com

xxx County Road 165, Luxenburg, MN 55389

80 acres, 69 tillable acres of productive crop land. Located West of Marty with road frontage on two sides. One building entitlement. Renters available for investors, or build your own country dream home or hobby farm. Stearns County PID#: 18.09807.0000.

**AUCTION ENDS:
Thur., Nov. 11,
at 6:00PM**

**REGISTER & BID ONLINE AT
www.BidRightWay.com**

**PRO
REALTY
INC.**

320-274-1341

CURT WEIERS, *Broker/Owner/Auctioneer*
Cell: 763-267-2312 | Email: cweiers@yahoo.com

CARRIE NEWHOUSE, *Auctioneer*
Cell: 612-701-7965 | Email: newhousejc@comcast.net

140 W Elm St., Box 157, Annandale, MN 55302

Please see Auction site for full Terms & Conditions. Sale subject to seller's approval. 5% Buyer's Premium. Auctioneer # 86-120.

1 field, 79 acres in Stearns County, MN
TOWNSHIP/SECTION 122N 30W - 1, 2, 12
AVG ACREVALUE

\$5,404

COUNTY AVG

\$5,061

AVG CPI

80.1

COUNTY AVG


62.3

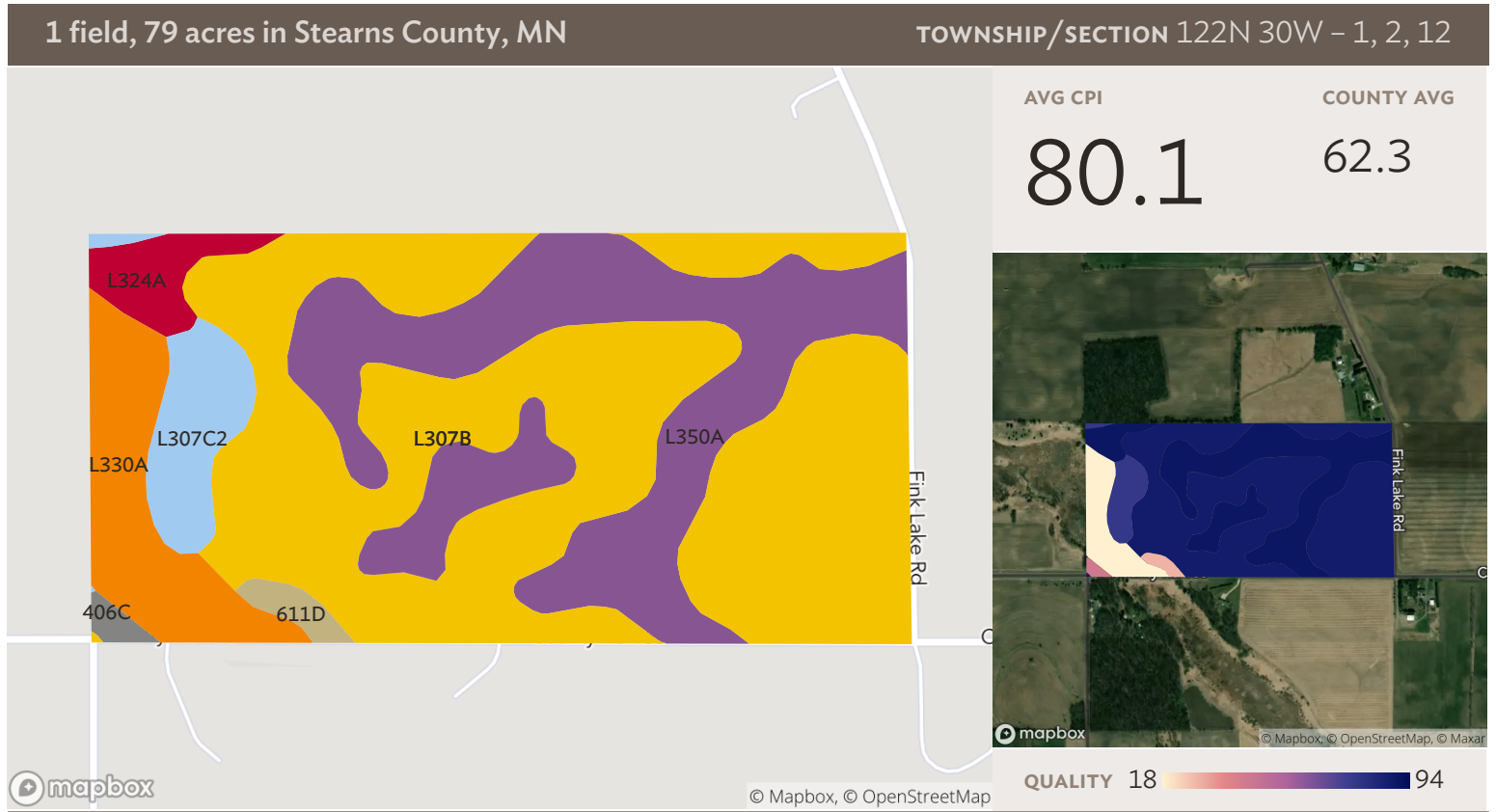

ECONOMIC ATTRIBUTES

Stearns County is a high tax county.
This land is in a high livestock demand area.

PHYSICAL ATTRIBUTES

Annual Precipitation: 28.62 inches
Annual GDD: 2461

FIELD	ACRES	SLOPE	2019 CROPS	AVG CPI	AVG ACREVALUE (\$/AC)
	79.36	2.70%	77% Soybeans, 11% Non-Cropland, 5% Corn, 4% Forest, 3% Other	80.1	\$5,404



Source: NRCS Soil Survey

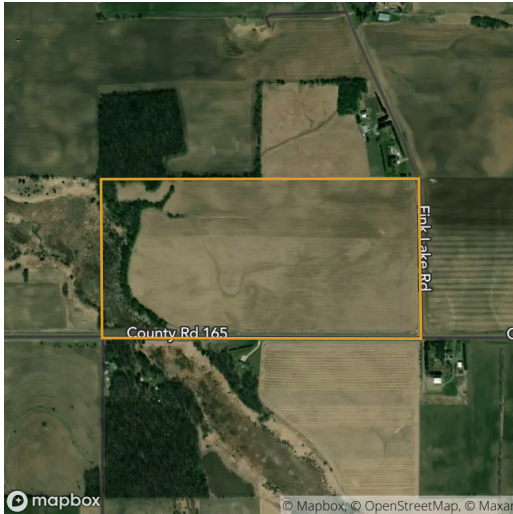
All fields

79 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	CPI
■ L307B	Koronis loam, 2 to 6 percent slopes	43.14	54.4%	2	88.0
■ L350A	Marcellon loam, 0 to 3 percent slopes	21.92	27.6%	1	90.0
■ L330A	Muskego, Blue Earth and Houghton soils, lundlake catena, 0 to 1 percent slopes, ponded	6.78	8.5%	8	5.0
■ L307C2	Koronis loam, 6 to 12 percent slopes, moderately eroded	4.02	5.1%	3	77.0
■ L324A	Forestcity, overwash-Forestcity complex, 1 to 4 percent slopes	2.25	2.8%	2	90.0
■ 611D	Hawick loamy sand, 12 to 40 percent slopes	0.81	1.0%	7	29.0
■ 406C	Dorset sandy loam, 6 to 12 percent slopes	0.43	0.5%	4	44.0
79.36					80.1

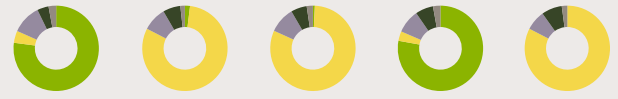
1 field, 79 acres in Stearns County, MN

TOWNSHIP/SECTION 122N 30W - 1, 2, 12



All fields

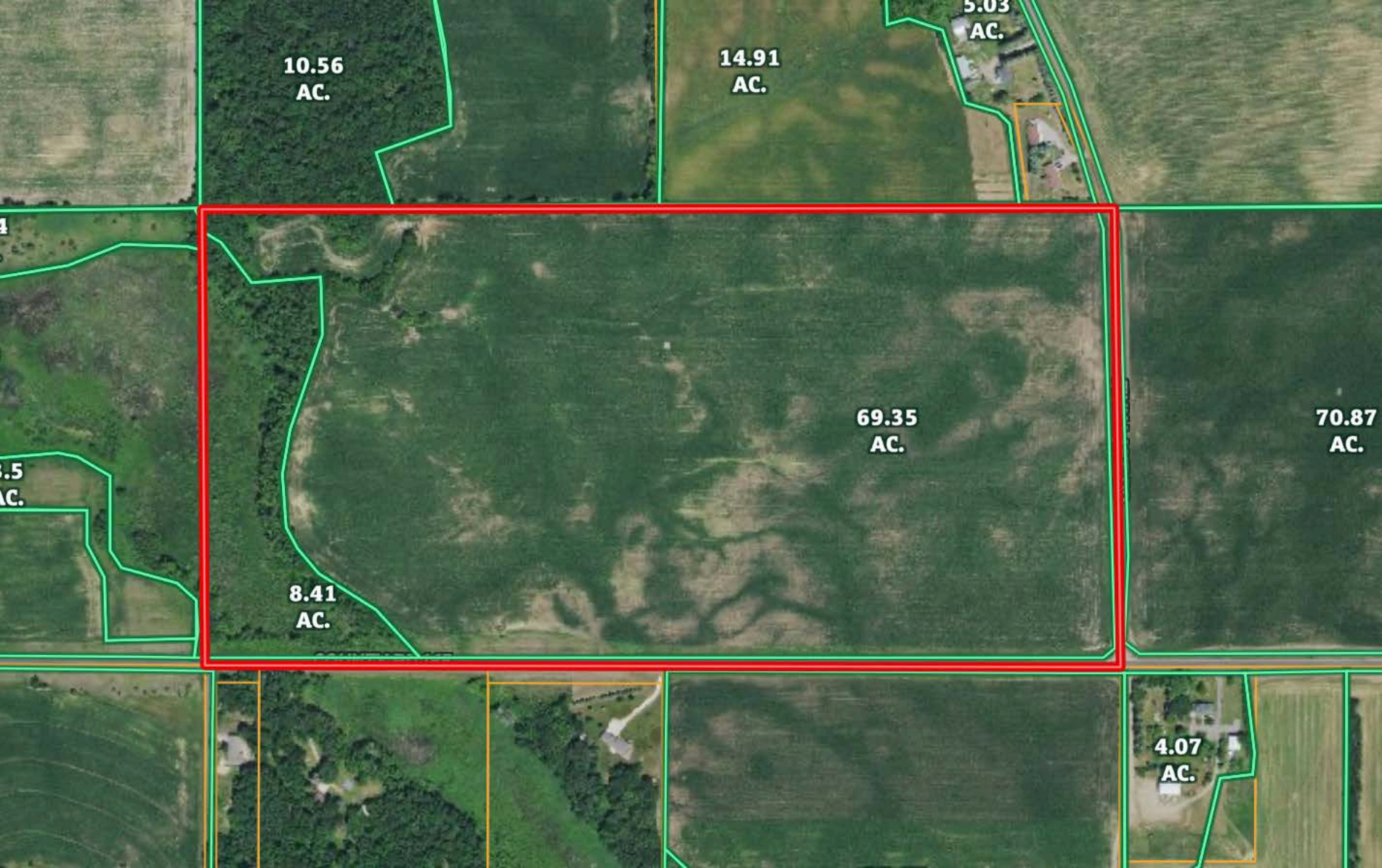
79 ac



2019 2018 2017 2016 2015

■ Soybeans	77.1%	1.9%	0.7%	77.8%	-
■ Corn	4.6%	80.7%	81.0%	3.6%	82.6%
■ Non-Cropland	11.1%	9.0%	9.9%	8.9%	7.5%
■ Forest	4.3%	6.6%	6.0%	6.8%	7.8%
■ Other	2.9%	1.7%	2.4%	2.8%	2.1%

Source: NASS Cropland Data Layer



10.56
AC.

14.91
AC.

5.03
AC.

69.35
AC.

70.87
AC.

8.41
AC.

4.07
AC.

Other Payment Options

If you are not paying your property taxes online, view the other options available:

Monthly or Quarterly Payment Plans

In Person

Escrow

U.S. Mail

Any payments made after the the due date are considered late and are subject to a penalty.

Other Links

For property value classification information

View Stearns County Interactive Map

Stearns County Property Management Portal

Property Tax Refund

Stearns County Parcel Information		
Parcel Number	Status	Last Update
18.09807.0000	Active	10/19/2021 12:55:00 AM
Current Owner: KONZ ANTHONY A & JACQUELINE A 18001 COUNTY ROAD 48 KIMBALL, MN 55353-9405		Property Address: 0
Taxing District		
Legal Description		
Section 01 Township 122 Range 030		

Tax Detail			
Operation	Gross Tax	Credit	Net Tax
ISD 0750 ROCORI	\$191.74	\$0.00	\$191.74
LUXEMBURG TWP	\$487.73	\$0.00	\$487.73
REGIONAL RAIL AUTHORITY	\$0.71	\$0.00	\$0.71
SAUK RIVER WD	\$17.61	\$0.00	\$17.61
STEARNS COUNTY	\$848.15	\$0.00	\$848.15
STEARNS COUNTY HRA	\$6.02	\$0.00	\$6.02
Sub Total	\$1,551.96	\$0.00	\$1,551.96
Bond	Gross Tax	Credit	Net Tax
LUXEMBURG TWP	\$112.59	\$0.00	\$112.59
STEARNS COUNTY	\$40.88	\$0.00	\$40.88
Sub Total	\$153.47	\$0.00	\$153.47
Debt	Gross Tax	Credit	Net Tax
ISD 0750 ROCORI	\$282.08	(\$135.51)	\$146.57
Sub Total	\$282.08	(\$135.51)	\$146.57
Total Tax	\$1,987.51	(\$135.51)	\$1,852.00

Tax Installment							
Period	Bill Number	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	3394582	5/17/2021	2021	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	3394582	11/15/2021	2021	\$926.00	\$0.00	\$0.00	\$926.00
Total Due:				\$926.00	\$0.00	\$0.00	\$926.00

Payment History					
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid	Paid By
2021	3394582	B21.36380	\$926.00	5/13/2021	KONZ ANTHONY A & JACQUELINE A