

Premiere 231.21 Acre Lyon County MN Farmland Auction

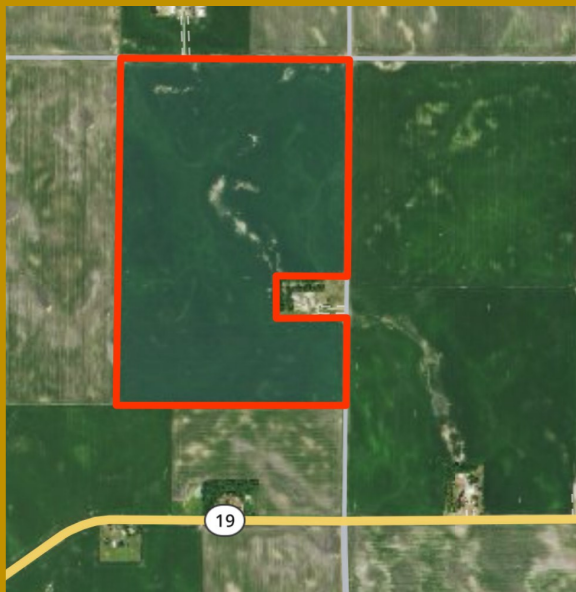
Date: Thursday June 20th; 10:00AM

Owner: John & Agnes Coudron Estate

Property Description: 231.21 deeded acres located in Section 31 of Stanley Township, Lyon County MN. 228.14 tillable acres with a CPI rating of 93.

Location: On-site, the intersection of 290th St. & 300th Ave. 3 miles east of Marshall, MN & 1 mi north.

Auctioneers Note: Deutz Auctions will be selling 231.21 acres of high quality, productive farmland in 1 tract with a CPI rating of 93. The land is in close proximity to several grain outlets and has extensive tiling throughout. This will be a live auction held on-site at the north side of the farm (290th St). No buyer's premium charged; all are welcome. Establish credit with auctioneers prior to sale day. Contact auctioneer Tim Deutz at 507-530-4146 or visit our website at www.deutzauctions.com for more information.



Terms: 15% down payment due sale day, balance due at closing August 7, 2024. Land is rented for the 2024 growing season and possession will take place after crops are removed. Tillage will be the responsibility of the new buyer. All 2024 taxes will be paid by sellers. 2024 land rents will be paid to sellers. Land will be sold as is. Announcements on sale day are final.

Mark Coudron: Estate Personal Representative

Closing Attorney: Paul Goode, Marshall, MN.

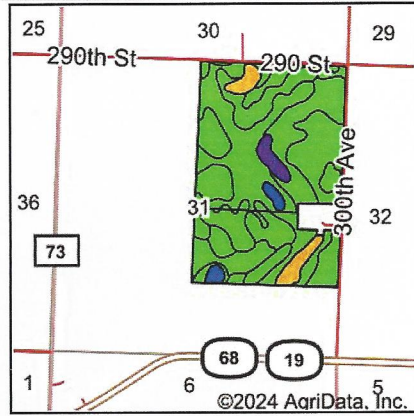
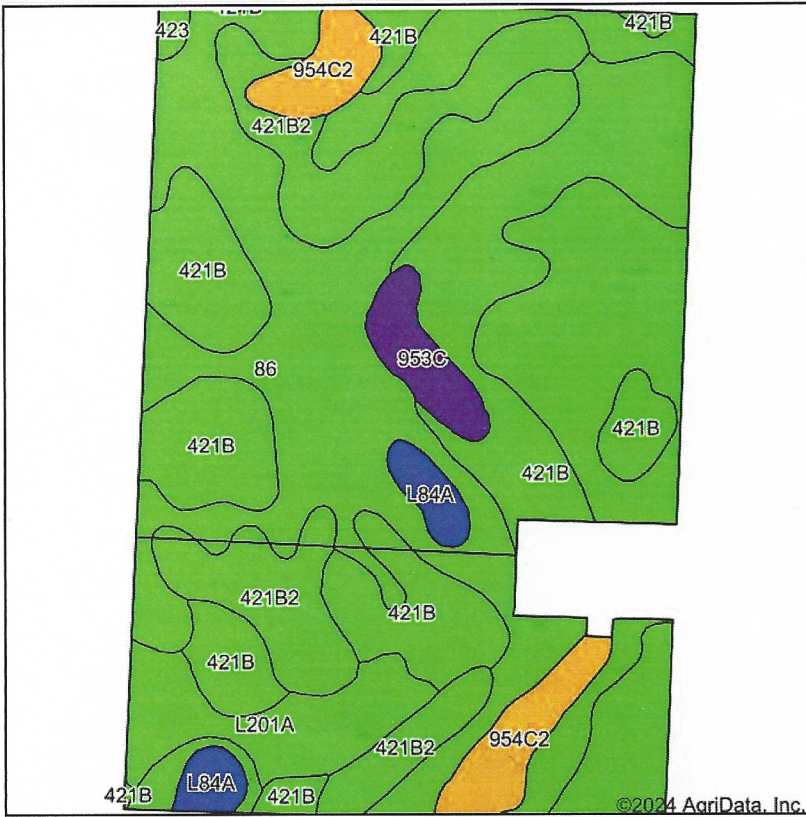
DEUTZAUCTIONS.COM for more information & upcoming auctions!



Licensed Auctioneers: Tim, Chuck, Troy, & Jordan - LIC# 42-21-008
Phone: 507-530-1141 *All phone numbers listed on our website



Soils Map



State: **Minnesota**
 County: **Lyon**
 Location: **31-112N-40W**
 Township: **Stanley**
 Acres: **229.04**
 Date: **3/18/2024**

Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgridataInc.com

Soils data provided by USDA and NRCS.

Area Symbol: MN083, Soil Area Version: 20												
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	
86	Canisteo clay loam, 0 to 2 percent slopes	98.68	43.1%		llw		0	93	81	71	65	81
421B	Amiret loam, 2 to 6 percent slopes	67.81	29.6%		lle		0	98	83	73	69	83
421B2	Amiret-Swanlake loams, 2 to 6 percent slopes	29.22	12.8%		lle		0	92	81	71	66	81
L201A	Normania loam, 1 to 3 percent slopes	12.09	5.3%		le		0	99	83	76	71	83
954C2	Storden-Ves complex, 6 to 10 percent slopes, moderately eroded	10.76	4.7%		llle		0	77	72	67	61	72
953C	Arvilla-Storden-Ves complex, 6 to 15 percent slopes	4.99	2.2%		llle	1000		56	55	54	48	49
L84A	Glencoe clay loam, 0 to 1 percent slopes	4.55	2.0%		lllw		0	86	77	76	69	76
423	Seaforth loam, 1 to 3 percent slopes	0.94	0.4%		lls		0	95	84	69	65	84
Weighted Average					2.04		21.8	93	*n 80.6	*n 71.4	*n 66.1	*n 80.5

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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
MAG = for GZ
Canola = Spring for seed

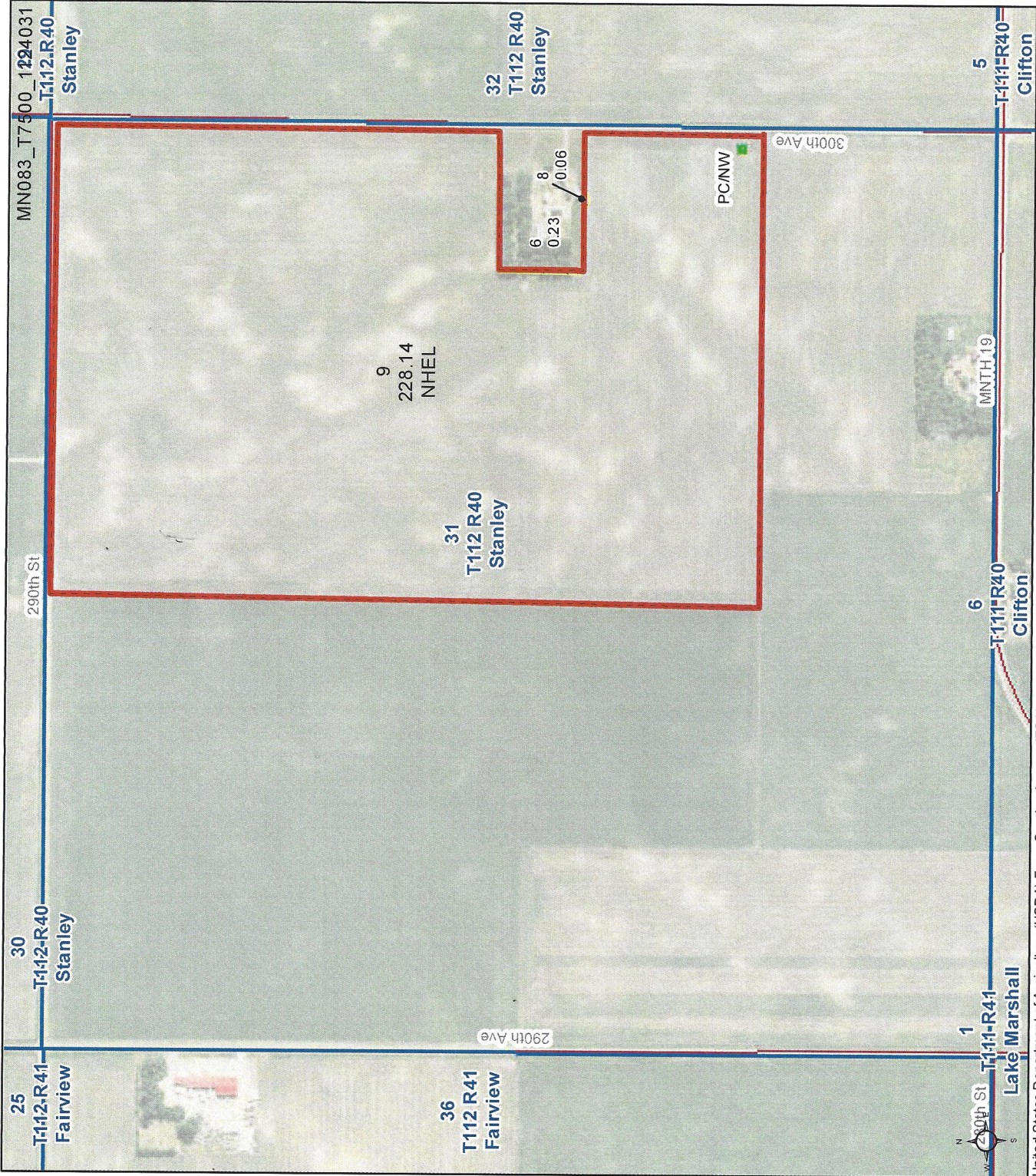
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 228.14 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

LYON

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

FARM : 7057

Prepared : 3/15/24 11:14 AM CST

Crop Year : 2024

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
228.43	228.14	228.14	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	228.14	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	139.94	0.00	159	
Soybeans	87.76	0.00	43	
TOTAL	227.70	0.00		

NOTES

Empty box for notes.

Tract Number : 7500

Description : NSE NE 31 STANLEY
FSA Physical Location : MINNESOTA/LYON
ANSI Physical Location : MINNESOTA/LYON
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 : AGNES J COUDRON, JOHN COUDRON FAMILY TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
228.43	228.14	228.14	0.00	0.00	0.00	0.00	0.0

MINNESOTA
 LYON
 Form: FSA-156EZ



FARM : 7057
 Prepared : 3/15/24 11:14 AM CST
 Crop Year : 2024

Abbreviated 156 Farm Record

Tract 7500 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	228.14	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	139.94	0.00	159
Soybeans	87.76	0.00	43
TOTAL	227.70	0.00	

NOTES

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In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

MARK BUYSSE
 LYON COUNTY ASSESSOR
 607 WEST MAIN ST
 MARSHALL, MN. 56258
 507-537-6731

VALUATION NOTICE

2024

2023 Values for Taxes Payable in

Property ID Number: 18-031001-0

Property tax notices are delivered on the following schedule:

Valuation and Classification Notice

Step 1	Classification: AGRI NON-HSTD Estimated Market Value: 2,740,200 Homestead Exclusion: Taxable Market Value: 2,740,200
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Step 2	Proposed Taxes Notice 2024 Proposed Tax: <i>Coming November 2023</i>
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Step 3	Property Tax Statement 1st Half Taxes: 2nd Half Taxes: <i>Coming March 2024</i> Total Taxes Due in 2024:
---------------	--

The time to appeal or question your **CLASSIFICATION** or **VALUATION** is **NOW!**

It will be too late when proposed taxes are sent.

Your Property's Classification(s) and Values

Taxes Payable in 2023 Assessment Year 2022	Taxes Payable in 2024 Assessment Year 2023
--	--

The assessor has determined your property's classification(s) to be:
 AGRI NON-HSTD AGRI NON-HSTD

If this box is checked, your classification has changed from last year's assessment.

The assessor has estimated your property's market value to be:
Estimated Market Value (EMV) **1,890,300** **2,740,200**

Several factors can reduce the amount that is subject to tax:

- Green Acres Value Deferral
- Rural Preserve Value Deferral
- Open Space Deferral -Wetland/Native Prairie Deferral
- Platted Vacant Land Deferral
- Exclusion for Veterans With Disabilities
- Mold Damage Exclusion
- Homestead Market Value Exclusion

Taxable Market Value (TMV) **1,890,300** **2,740,200**

The following values (if any) are reflected in your estimated and taxable market values:

New Improvement Value

The classification(s) of your property affect the rate at which your value is taxed.

How to Respond

If you believe your valuation and property class are correct, it is not necessary to contact your assessor or attend any listed meetings.

If you have concerns about the information on this notice, please contact your **assessor**. If your questions or concerns are not resolved, more formal appeal options are available.

Please read the back of this notice for important information about the formal appeal process.

The following meetings are available to discuss or appeal your value and classification:

Local Board of Appeal and Equalization/Open Book
 TUESDAY APRIL 18, 2023
 9:00 AM - STANLEY TOWN HALL
 MUST ATTEND LOCAL BAE BEFORE
 ATTENDING COUNTY BAE

County Board of Appeal and Equalization Meeting
 JUNE 20, 2023 6:30 PM
 LYON COUNTY GOVERNMENT CENTER
 COMMISSIONERS ROOM
 - APPOINTMENTS ARE REQUIRED

VISIT OUR WEBSITE AT WWW.LYONCO.ORG
APPEALING AT THE LOCAL LEVEL IS A PREREQUISITE BEFORE
APPEALING AT THE COUNTY LEVEL

MARK BUYSSE
 LYON COUNTY ASSESSOR
 607 WEST MAIN ST
 MARSHALL, MN. 56258
 507-537-6731

VALUATION NOTICE	2024
2023 Values for Taxes Payable in	

Property ID Number: 18-031001-2

Property tax notices are delivered on the following schedule:

Property Description:

SECT-31 TWP-112 RANG-40
 1.00 ACRES PT E2

ACRES 1.00

Step 1	Valuation and Classification Notice	
	Classification:	AGRI NON-HSTD
	Estimated Market Value:	13,300
	Homestead Exclusion:	
	Taxable Market Value:	13,300

TAXPAYER(S):

7609

AGNES JOYCE COUDRON
 403 BRUCE ST S
 MARSHALL, MN 56258

Step 2	Proposed Taxes Notice	
	2024 Proposed Tax:	<i>Coming November 2023</i>
Step 3	Property Tax Statement	
	1st Half Taxes:	
	2nd Half Taxes:	<i>Coming March 2024</i>
	Total Taxes Due in 2024:	

The time to appeal or question your
 CLASSIFICATION or VALUATION is NOW!

It will be too late when proposed taxes are sent.

Your Property's Classification(s) and Values

Taxes Payable in 2023
 Assessment Year 2022

Taxes Payable in 2024
 Assessment Year 2023

The assessor has determined your property's classification(s) to be:

AGRI NON-HSTD

AGRI NON-HSTD

If this box is checked, your classification has changed from last year's assessment.

The assessor has estimated your property's market value to be:

Estimated Market Value (EMV)	9,100	13,300
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Several factors can reduce the amount that is subject to tax:

- Green Acres Value Deferral
- Rural Preserve Value Deferral
- Open Space Deferral -Wetland/Native Prairie Deferral
- Platted Vacant Land Deferral
- Exclusion for Veterans With Disabilities
- Mold Damage Exclusion
- Homestead Market Value Exclusion

Taxable Market Value (TMV)	9,100	13,300
-----------------------------------	--------------	---------------

The following values (if any) are reflected in your estimated and taxable market values:

New Improvement Value

The classification(s) of your property affect the rate at which your value is taxed.

How to Respond

If you believe your valuation and property class are correct, it is not necessary to contact your assessor or attend any listed meetings.

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VISIT OUR WEBSITE AT WWW.LYONCO.ORG
 APPEALING AT THE LOCAL LEVEL IS A PREREQUISITE BEFORE
 APPEALING AT THE COUNTY LEVEL

STANLEY TWP

Property ID Number: 18-031001-0
Property Description: SECT-31 TWP-112 RANG-40
 230.21 ACRES NE4 & N2 SE4 EX 8.79
 ACRES IN E2 EX 1 ACRE IN E2

JOHN J COUDRON FAMILY TRUST &
 AGNES J COUDRON
 403 BRUCE ST S
 MARSHALL MN 56258

9141-T
 ACRES 230.21

		Values and Classification	
		Taxes Payable Year	2022 2023
Step 1	Estimated Market Value:	1,608,600	1,890,300
	Homestead Exclusion:		
	Taxable Market Value:	1,608,600	1,890,300
New Improve/Expired Excls:			
Property Class:		AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2022			
Step 2	Proposed Tax		
	* Does Not Include Special Assessments		9,156.00
Sent in November 2022			
Step 3	Property Tax Statement		
	First half Taxes:		4,740.00
	Second half Taxes:		4,740.00
	Total Taxes Due in 2023		9,480.00

\$\$\$ 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.

- Use this amount on Form M1PR to see if you are eligible for a homestead credit refund
 File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**
- Use these amounts on Form M1PR to see if you are eligible for a special refund00

		Taxes Payable Year:	2022	2023
Property Tax and Credits	3. Property taxes before credits		11,652.11	12,148.93
	4. A. Agricultural and rural land tax credits00	.00
	B. Other credits to reduce your property tax		2,823.27	2,955.49
	5. Property taxes after credits		8,828.84	9,193.44
Property Tax by Jurisdiction	6. County		5,676.80	6,022.94
	7. City or Town		504.85	558.38
	8. State General Tax00	.00
	9. School District: 413 A. Voter approved levies		1,023.86	707.38
	B. Other local levies		1,600.82	1,879.81
	10. Special Taxing Districts: A. SW REGIONAL DEVELOPMENT		22.51	24.93
	B.			
	C.			
	D.			
	11. Non-school voter approved referenda levies			
	12. Total property tax before special assessments		8,828.84	9,193.44
Special Assessments on Your Property	13. A. 9460 JD 18 L&R		79.60	286.56
	B. 7660 CD 43		321.56	
	C.			
	D.			
	E.			
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		9,230.00	9,480.00

2nd Half Pay Stub 2023 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
 MAKE CHECKS PAYABLE TO: LYON COUNTY
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half Pay Stub 2023 DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
 MAKE CHECKS PAYABLE TO: LYON COUNTY
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 18-031001-0 RCPT# 6303
 AGRI NON-HSTD

PRCL# 18-031001-0 RCPT# 6303
 AGRI NON-HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2023	2ND HALF TAX	4,740.00	9,480.00
	PENALTY		4,740.00
	TOTAL		
		TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.	

YOUR CANCELED CHECK IS YOUR RECEIPT.

JOHN J COUDRON FAMILY TRUST &
 AGNES J COUDRON
 403 BRUCE ST S
 MARSHALL MN 56258

JOHN J COUDRON FAMILY TRUST &
 AGNES J COUDRON
 403 BRUCE ST S
 MARSHALL MN 56258

2023
PROPERTY TAX STATEMENT

STANLEY TWP

Property ID Number: 18-031001-2
Property Description: SECT-31 TWP-112 RANG-40
 1.00 ACRES PT E2

AGNES JOYCE COUDRON 7609-T
 403 BRUCE ST S
 MARSHALL MN 56258 ACRES 1.00

		Values and Classification	
		Taxes Payable Year	2022 2023
Step 1	Estimated Market Value:	7.800	9.100
	Homestead Exclusion:		
	Taxable Market Value:	7,800	9,100
New Improve/Expired Excls:			
Property Class:		AGRI NON-HSTD AGRI NON-HSTD	
Sent in March 2022			
Step 2	Proposed Tax		48.00
* Does Not Include Special Assessments			
Sent in November 2022			
Step 3	Property Tax Statement		
First half Taxes:			48.00
Second half Taxes:			.00
Total Taxes Due in 2023			48.00

\$\$\$ 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.

- Use this amount on Form M1PR to see if you are eligible for a homestead credit refund
 File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**
- Use these amounts on Form M1PR to see if you are eligible for a special refund

		Taxes Payable Year:	2022	2023
Property Tax and Credits	3. Property taxes before credits		56.23	59.20
	4. A. Agricultural and rural land tax credits00	.00
	B. Other credits to reduce your property tax		10.23	11.20
	5. Property taxes after credits		46.00	48.00
Property Tax by Jurisdiction	6. County		29.04	31.29
	7. City or Town		2.61	2.83
	8. State General Tax00	.00
	9. School District: 413 A. Voter approved levies		5.86	4.11
	B. Other local levies		8.37	9.64
	10. Special Taxing Districts: A. SW REGIONAL DEVELOPMENT12	.13
	B.			
	C.			
	D.			
	11. Non-school voter approved referenda levies			
	12. Total property tax before special assessments		46.00	48.00
Special Assessments on Your Property	13. A.			
	B.			
	C.			
	D.			
	E.			
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		46.00	48.00

2nd Half Pay Stub 2023 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
 MAKE CHECKS PAYABLE TO: LYON COUNTY
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half Pay Stub 2023 DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
 MAKE CHECKS PAYABLE TO: LYON COUNTY
 IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 18-031001-2 RCPT# 6305
 AGRI NON-HSTD

PRCL# 18-031001-2 RCPT# 6305
 AGRI NON-HSTD

NOVEMBER 15, 2023	TOTAL DUE		TOTAL TAX	48.00
	2ND HALF TAX	.00	1ST HALF TAX	48.00
	PENALTY		PENALTY	
	TOTAL		TOTAL	

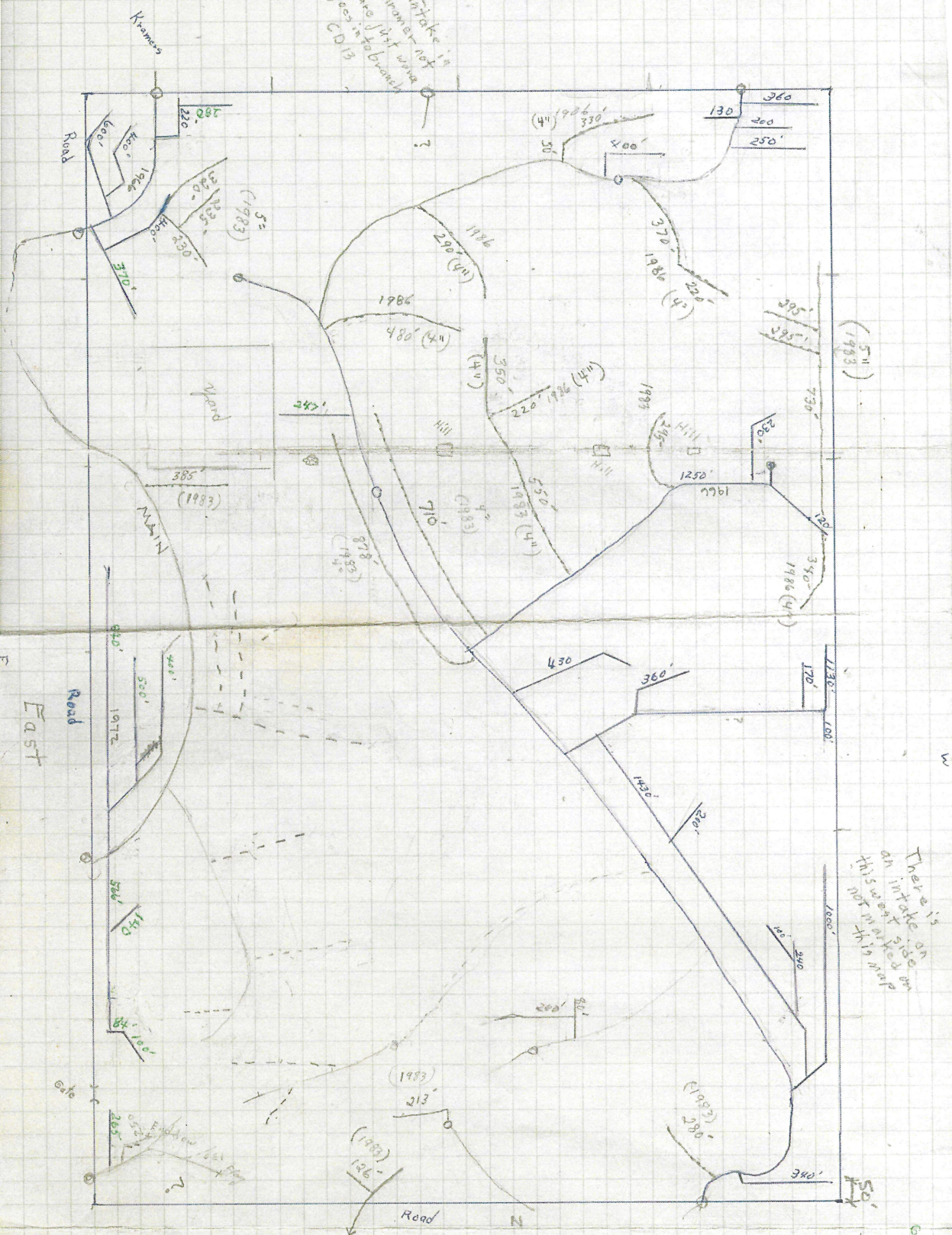
YOUR CANCELED CHECK IS YOUR RECEIPT.

TAXES OF \$100.00 OR LESS
 MUST BE PAID IN FULL.

AGNES JOYCE COUDRON 7609-T
 403 BRUCE ST S
 MARSHALL MN 56258

AGNES JOYCE COUDRON 7609-T
 403 BRUCE ST S
 MARSHALL MN 56258

Intake's hammer not
 same just water
 goes into brown
 C.D. 13



There's an intake on
 an intake side on
 this west side of
 Main Rd. please
 note.

Green M. 1972

o Intakes

CONSOLIDATED THE MAP
JOHN AND ASHES COURSE
ESTATE

1. TO BEST OF SELLER'S KNOWLEDGE
2. --- MEANS AT ONE POINT "PROPOSED" NOT SURE TO WHAT EXTENT INSTALLED.

Not To Scale