



DAN PIKE, AG LAND BROKER / AUCTIONEER

**JUST LISTED - FOR PRIVATE SALE**

93+ CPI RATING

*OWNER*  
**DAWN R. DETERMAN**

**39.03+/- ACRES PRIME FARMLAND**

**DELTON TOWNSHIP COTTONWOOD COUNTY, MN.**

PROPERTY OFFERED  
FOR SALE BY  
DAN PIKE  
AG LAND BROKER



1362 Springfield Parkway  
Jackson, MN 56143  
507-847-3468  
[www.danpikeauction.com](http://www.danpikeauction.com)

To make an offer call Dan Pike  
@ 507-847-3468 or 507-841-0965  
or For more information go to our  
Web Site - [www.danpikeauction.com](http://www.danpikeauction.com)

**PROPERTY OFFERED BY**

***Land & Farm Services Unlimited, LLC &***

***Dan Pike Auction Company, LLC***

***Dan Pike - Broker***

Ag Land Broker - Auctioneer - Agricultural Appraiser

410 Springfield Parkway Jackson, Minnesota 56143 507-847-3468

**Email: [dan@danpikeauction.com](mailto:dan@danpikeauction.com) &**

**Web Site: [www.danpikeauction.com](http://www.danpikeauction.com) or [www.landfarmservices.com](http://www.landfarmservices.com)**

***Serving Real Estate & Auction clients since 1975.***

All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.

Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicated are also not guaranteed.

Land & Farm Services Unlimited, LLC. and Dan Pike Auction Company, LLC, their brokers, agents and representatives represent the sellers in this transaction.



# JUST LISTED - FOR PRIVATE SALE

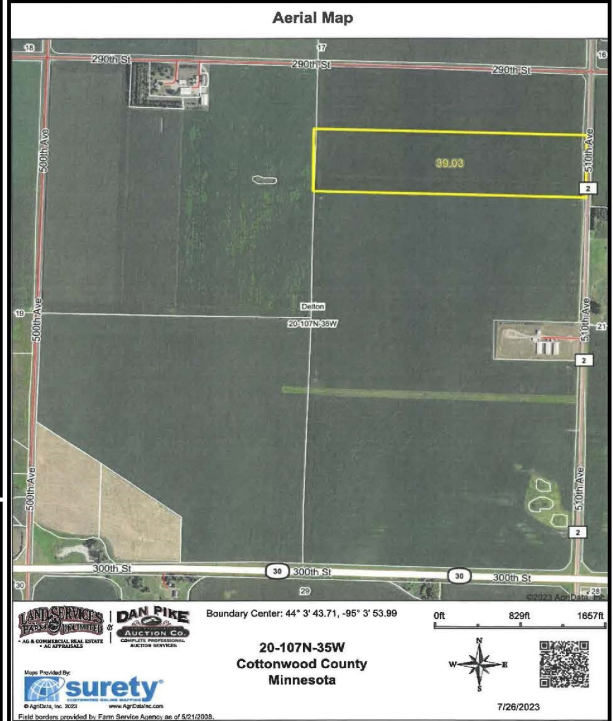
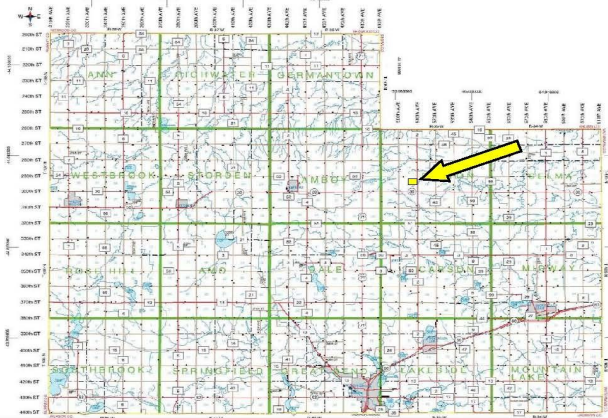
93+ CPI RATING

OWNER  
DAWN R. DETERMAN

## 39.03+/- ACRES PRIME FARMLAND

## DELTON TOWNSHIP COTTONWOOD COUNTY, MN.

Cottonwood County, Minnesota



### PROPERTY LEGAL DESCRIPTION

The South Half of the North Half of the Northeast Quarter (S1/2 N1/2 NE1/4) 20-107-35 Cottonwood County, MN. Cottonwood County Parcel #06.020.0301. Containing 39.03 acres more or less.

### PROPERTY LOCATION

From the junction of Highways #71 & #30 east of Jeffers, Minnesota, 3 miles east on #30 to Co. Road #2 then 3/4 miles north on the west side of the road.

### METHOD OF SALE

Property will be offered as one parcel of 39.03+/- acres by private treaty sale basis. Call for Price & Terms. Property is be offered subject to a cropland lease for 2024 that will be assigned to the buyer.

### PROPERTY INFORMATION

Deeded Acres: 39.03+/- Cropland Acres: 37.77+/-  
Crop Productivity Index Rating: 93.3 Estimated

**SOIL TYPES:** Webster Clay Loam, Nicollet Clay Loam, Glencoe Clay Loam, Clarion Loam & Canisteo Clay Loam

### FSA INFORMATION

Corn Base: 25.08+/- Acres PLC Yield: 154 bu.

Soybean Base: 12.47+/- Acres PLC Yield: 48 bu.

For more complete details and information, please visit our web page [www.danpikeauction.com](http://www.danpikeauction.com) or Call Dan at 507-847-3468.

Code	Soil Description	Acres	Percent of Field	PI Legend	Non-Irr Class 'c	Productivity Index	*n NCCPI Corn	*n NCCPI Soybeans	
L83A	Webster clay loam, 0 to 2 percent slopes	19.30	49.4%	■	llw	93	78	82	
L85A	Nicollet clay loam, 1 to 3 percent slopes	7.44	19.1%	■	llw	99	81	81	
L84A	Glencoe clay loam, 0 to 1 percent slopes	8.21	15.9%	■	lllw	86	76	76	
L79B	Clarion loam, 2 to 6 percent slopes	4.39	11.2%	■	llc	95	78	83	
L78A	Canisteo clay loam, 0 to 2 percent slopes	1.69	4.3%	■	llw	93	71	81	
Weighted Average						1.97	93.3	*n 78	*n 80.9

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

## PROPERTY OFFERED FOR SALE BY



1362 Springfield Parkway Jackson, MN 56143  
507-847-3468

[www.danpikeauction.com](http://www.danpikeauction.com)

Listing Broker  
**Dan Pike**  
Auctioneer /  
Real Estate Broker  
CAI & GPPA  
Jackson, MN.  
507-847-3468 (O)  
or 507-841-0965 (C)

### For Additional Property Information

Go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure under the Determan Farmland or call Dan Pike at 507-847-3468.



# ***PRIME SOUTHERN MINNESOTA FARMLAND***

## ***PROPERTY LEGAL DESCRIPTION***

**The South Half of the North Half of the Northeast Quarter  
(S1/2 N1/2 NE1/4) 20-107-35 Cottonwood County, MN.  
Cottonwood County Parcel #06.020.0301.  
Containing 39.03 acres more or less.**

## ***PROPERTY LOCATION***

**From the junction of Highways #71 & #30 east of Jeffers,  
Minnesota, 3 miles east on #30 to Co. Road #2 then 3/4 miles  
north on the west side of the road.**

## ***METHOD OF SALE***

**Property will be offered as one parcel of 39.03+/- acres  
by private treaty sale basis. Call for Price & Terms.  
*Property is be offered subject to a cropland lease  
for 2024 that will be assigned to the buyer.***

## ***PROPERTY INFORMATION***

**Deeded Acres: 39.03+/- Cropland Acres: 37.77+/-**

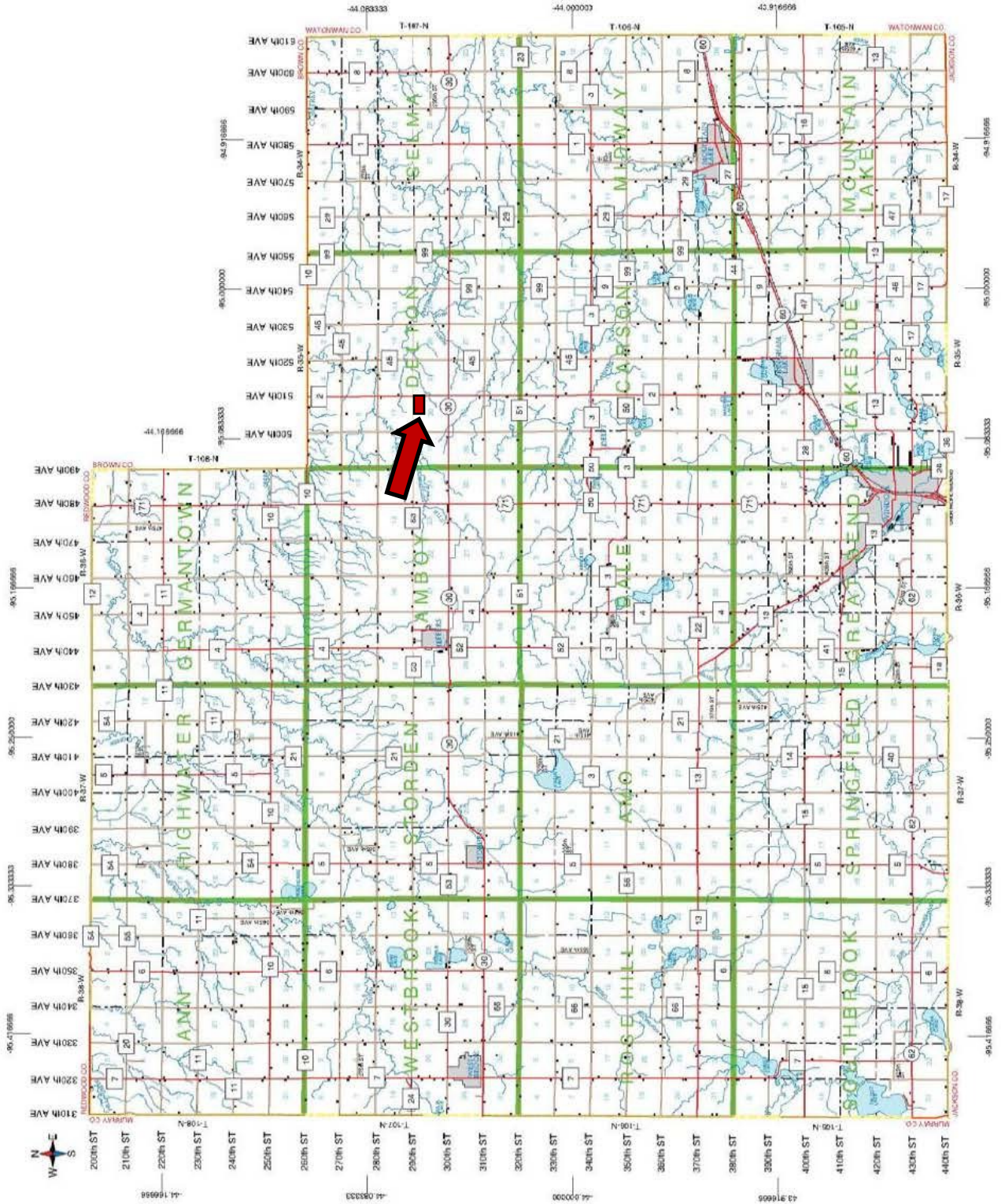
**Crop Productivity Index Rating: 93.3 Estimated**

**SOIL TYPES: *Webster Clay Loam, Nicollet Clay Loam, Glencoe  
Clay Loam, Clarion Loam & Canisteo Clay Loam***

***For more complete details and information, please  
visit our web page [www.danpikeauction.com](http://www.danpikeauction.com)***



# Cottonwood County, Minnesota



All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.  
Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicated are also not guaranteed.  
Land & Farm Services Unlimited, LLC. and Dan Pike Auction Company, LLC, their brokers, agents and representatives represent the sellers in this transaction.

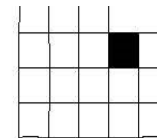


T-107-N

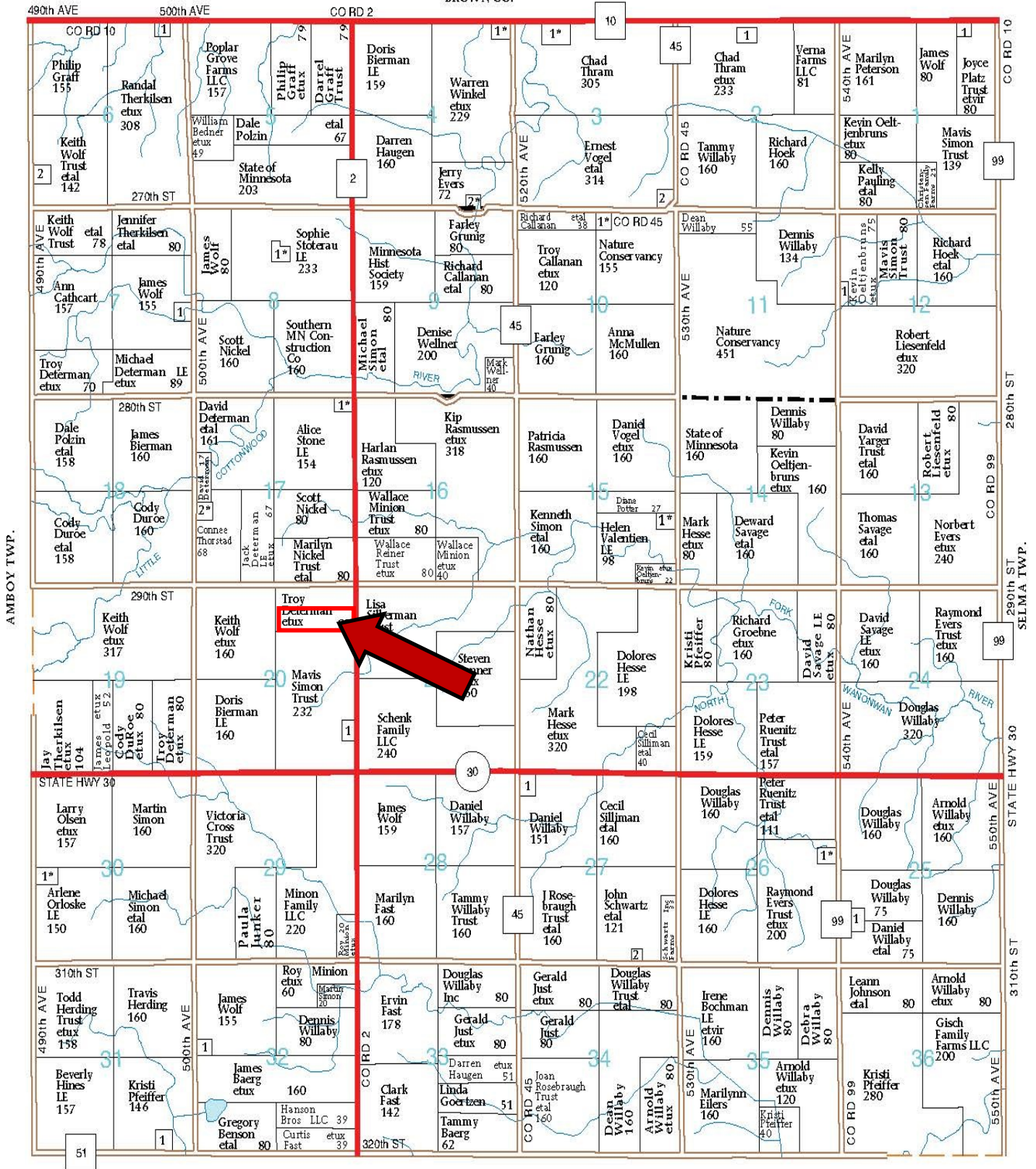
# DELTON PLAT

(Landowners)

R-35-W



BROWN CO.



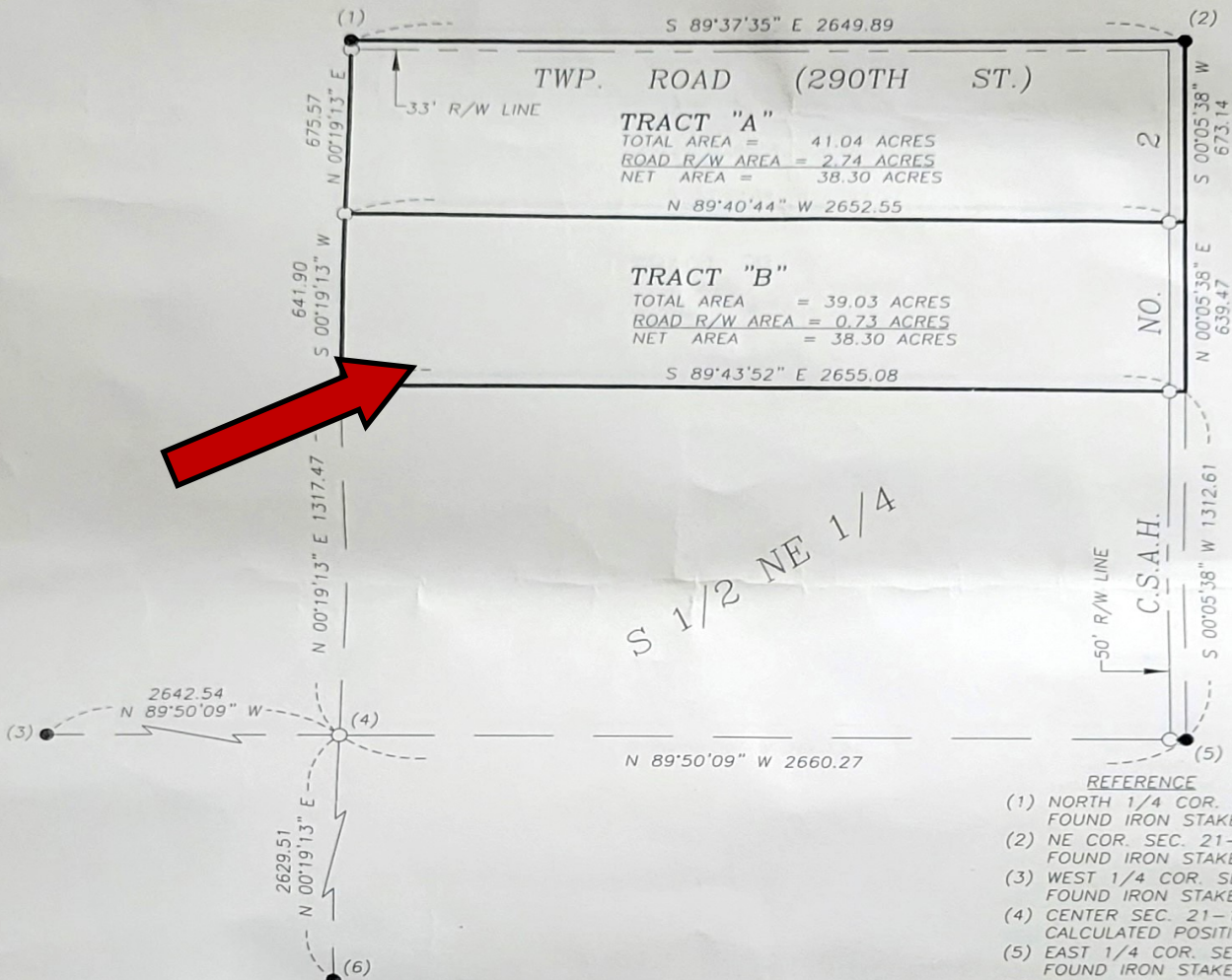
All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.

Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicated are also not guaranteed.

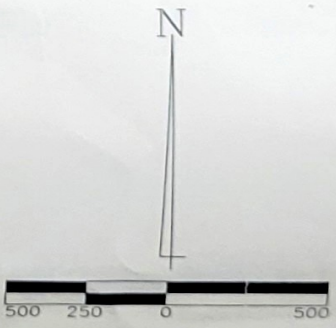
Land & Farm Services Unlimited, LLC. and Dan Pike Auction Company, LLC, their brokers, agents and representatives represent the sellers in this transaction.



**PARTS OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 107 NORTH, RANGE 35 WEST IN DELTON TOWNSHIP, COTTONWOOD COUNTY, MINNESOTA.**



- REFERENCE**
- (1) NORTH 1/4 COR. SEC. 21-107-35 FOUND IRON STAKE
  - (2) NE COR. SEC. 21-107-35 FOUND IRON STAKE
  - (3) WEST 1/4 COR. SEC. 21-107-35 FOUND IRON STAKE
  - (4) CENTER SEC. 21-107-35 CALCULATED POSITION
  - (5) EAST 1/4 COR. SEC. 21-107-35 FOUND IRON STAKE
  - (6) SOUTH 1/4 COR. SEC. 21-107-35 FOUND IRON STAKE



• = MONUMENTS FOUND  
 ○ = MONUMENTS SET  
 5/8" IRON STAKE W/CAP NO. 43803

PARTS OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 107 NORTH, RANGE 35 WEST IN DELTON TOWNSHIP, COTTONWOOD COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON MONUMENT AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH 00 DEGREES 05 MINUTES 38 SECONDS WEST, BEARING BASED ON COTTONWOOD COUNTY COORDINATE SYSTEM, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND ALONG THE CENTERLINE OF COUNTY STATE AID HIGHWAY NUMBER 2, AS EXISTS, A DISTANCE OF 673.14 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 44 SECONDS WEST A DISTANCE OF 2652.55 FEET; TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 19 MINUTES 13 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 675.57 FEET, TO AN EXISTING IRON MONUMENT AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 37 MINUTES 35 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER AND ALONG THE CENTERLINE OF THE TOWNSHIP ROAD, AS EXISTS, A DISTANCE OF 2649.89 FEET, TO THE POINT OF BEGINNING.

THE TRACT CONTAINS 41.04 ACRES AND IS SUBJECT TO EXISTING COUNTY HIGHWAY EASEMENT, EXISTING TOWNSHIP ROAD EASEMENT AND OTHER EASEMENTS OF RECORD, IF ANY.

PARTS OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 107 NORTH, RANGE 35 WEST IN DELTON TOWNSHIP, COTTONWOOD COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON MONUMENT AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH 00 DEGREES 05 MINUTES 38 SECONDS WEST, BEARING BASED ON COTTONWOOD COUNTY COORDINATE SYSTEM, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND ALONG THE CENTERLINE OF COUNTY STATE AID HIGHWAY NUMBER 2, AS EXISTS, A DISTANCE OF 673.14 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 40 MINUTES 44 SECONDS WEST A DISTANCE OF 2652.55 FEET, TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 19 MINUTES 13 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 641.90 FEET, TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 43 MINUTES 52 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER, A DISTANCE OF 2655.08 FEET, TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 05 MINUTES 38 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER AND ALONG THE CENTERLINE OF COUNTY STATE AID HIGHWAY NUMBER 2, AS EXISTS, A DISTANCE OF 639.47 FEET, TO THE POINT OF BEGINNING.

THE TRACT CONTAINS 39.03 ACRES AND IS SUBJECT TO EXISTING COUNTY HIGHWAY EASEMENT AND OTHER EASEMENTS OF RECORD, IF ANY.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Signature Dennis Ray Esplan  
 Dennis Ray Esplan

Date 6-2-2020 Certificate # 43803

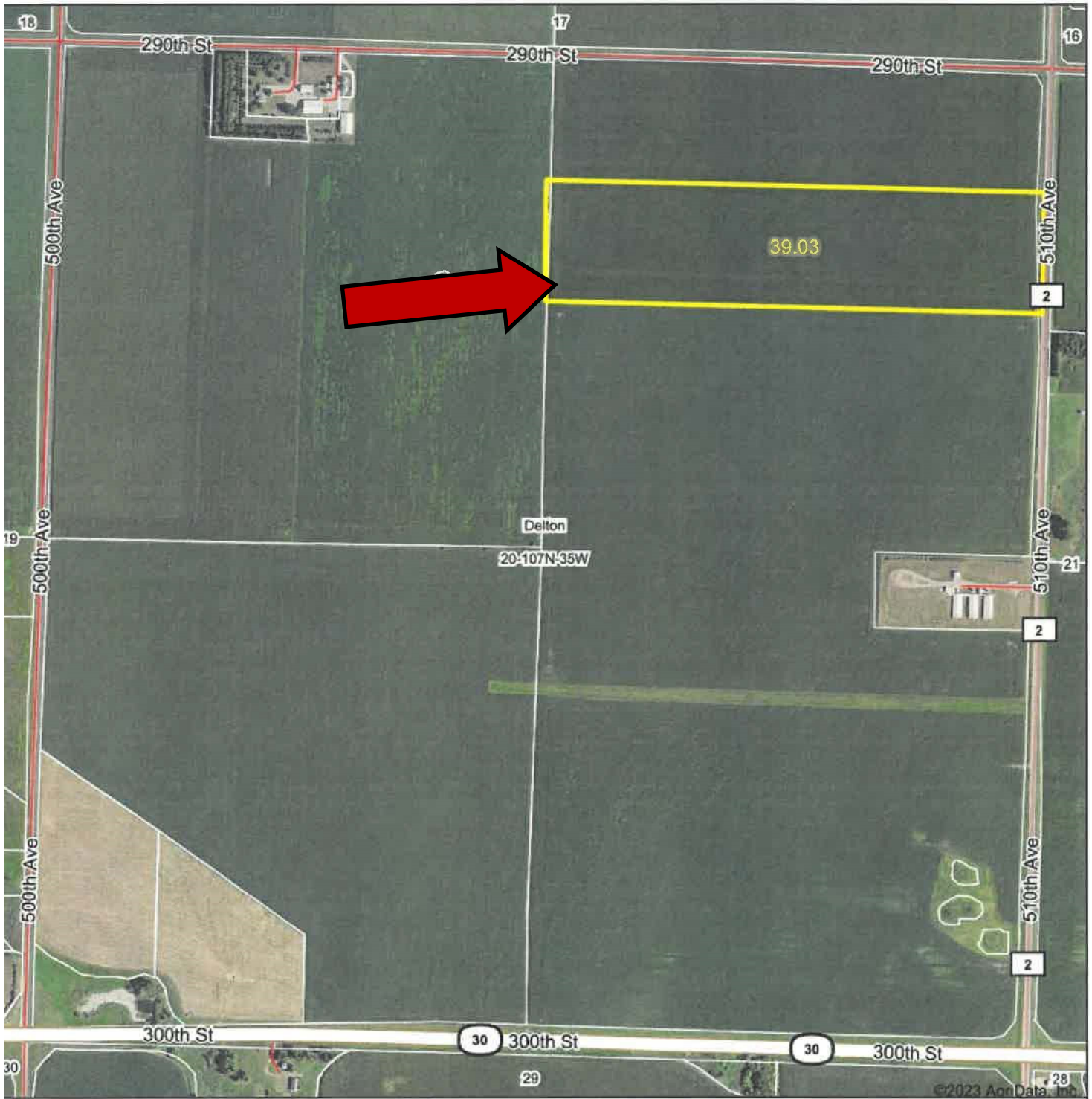


**ZIESKE LAND SURVEYING, INC.**  
 Perry L. Zieske P.L.S.  
 Dennis Ray Esplan P.L.S.  
 840 4th Avenue, Box 94  
 Windom, MN 56101  
 Phone: (507) 831-0100

SURVEY FOR: TROY & DAWN DETERMAN  
 PROJECT NUMBER: C 2017 S  
 DATE: JUNE 1, 2020



# Aerial Map



Boundary Center: 44° 3' 43.71, -95° 3' 53.99



**20-107N-35W**  
**Cottonwood County**  
**Minnesota**



© AgriData, Inc. 2023 www.AgriDataInc.com

7/26/2023

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

All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.

Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicated are also not guaranteed.

Land & Farm Services Unlimited, LLC. and Dan Pike Auction Company, LLC, their brokers, agents and representatives represent the sellers in this transaction.



# Topography Contours



©2023 AgriData, Inc



Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 1,453.1

Max: 1,486.1

Range: 33.0

Average: 1,470.3

Standard Deviation: 10.33 ft



3/17/2023

**17-107N-36W**  
**Cottonwood County**  
**Minnesota**

Map Center: 44° 4' 19.56, -95° 11' 25.36

Maps Provided By:



© AgriData, Inc. 2023 www.AgridataInc.com

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

All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.

Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicated are also not guaranteed.

Land & Farm Services Unlimited, LLC. and Dan Pike Auction Company, LLC, their brokers, agents and representatives represent the sellers in this transaction.

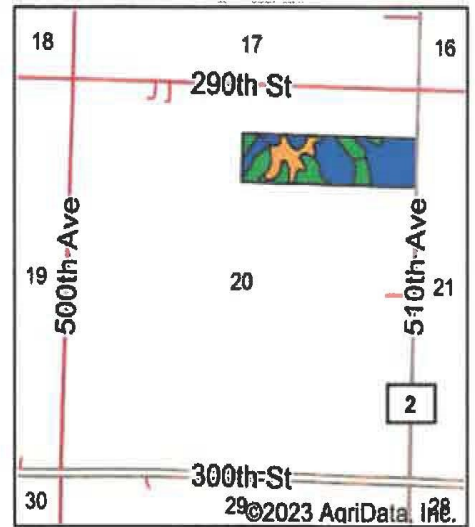


# Soils Map



©2023 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Cottonwood**  
 Location: **20-107N-35W**  
 Township: **Delton**  
 Acres: **39.03**  
 Date: **7/26/2023**



Maps Provided By:



Area Symbol: MN033, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Corn	*n NCCPI Soybeans
L83A	Webster clay loam, 0 to 2 percent slopes	19.30	49.4%		IIw	93	78	82
L85A	Nicollet clay loam, 1 to 3 percent slopes	7.44	19.1%		Iw	99	81	81
L84A	Glencoe clay loam, 0 to 1 percent slopes	6.21	15.9%		IIIw	86	76	76
L79B	Clarion loam, 2 to 6 percent slopes	4.39	11.2%		Ile	95	78	83
L78A	Canisteo clay loam, 0 to 2 percent slopes	1.69	4.3%		IIw	93	71	81
<b>Weighted Average</b>						<b>1.97</b>	<b>*n 78</b>	<b>*n 80.9</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.

Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicated are also not guaranteed.

Land & Farm Services Unlimited, LLC. and Dan Pike Auction Company, LLC, their brokers, agents and representatives represent the sellers in this transaction.





# Cottonwood County, Minnesota

## Farm 9452

## Tract 12877

### 2023 Program Year

Map Created April 04, 2023

## 1073520



- 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
  - Beans = Dry Edible
  - NAG = for GZ
  - Canola = Spring for seed
- Alfalfa, Mixed Forage AGM, GMA, IGS = for forage

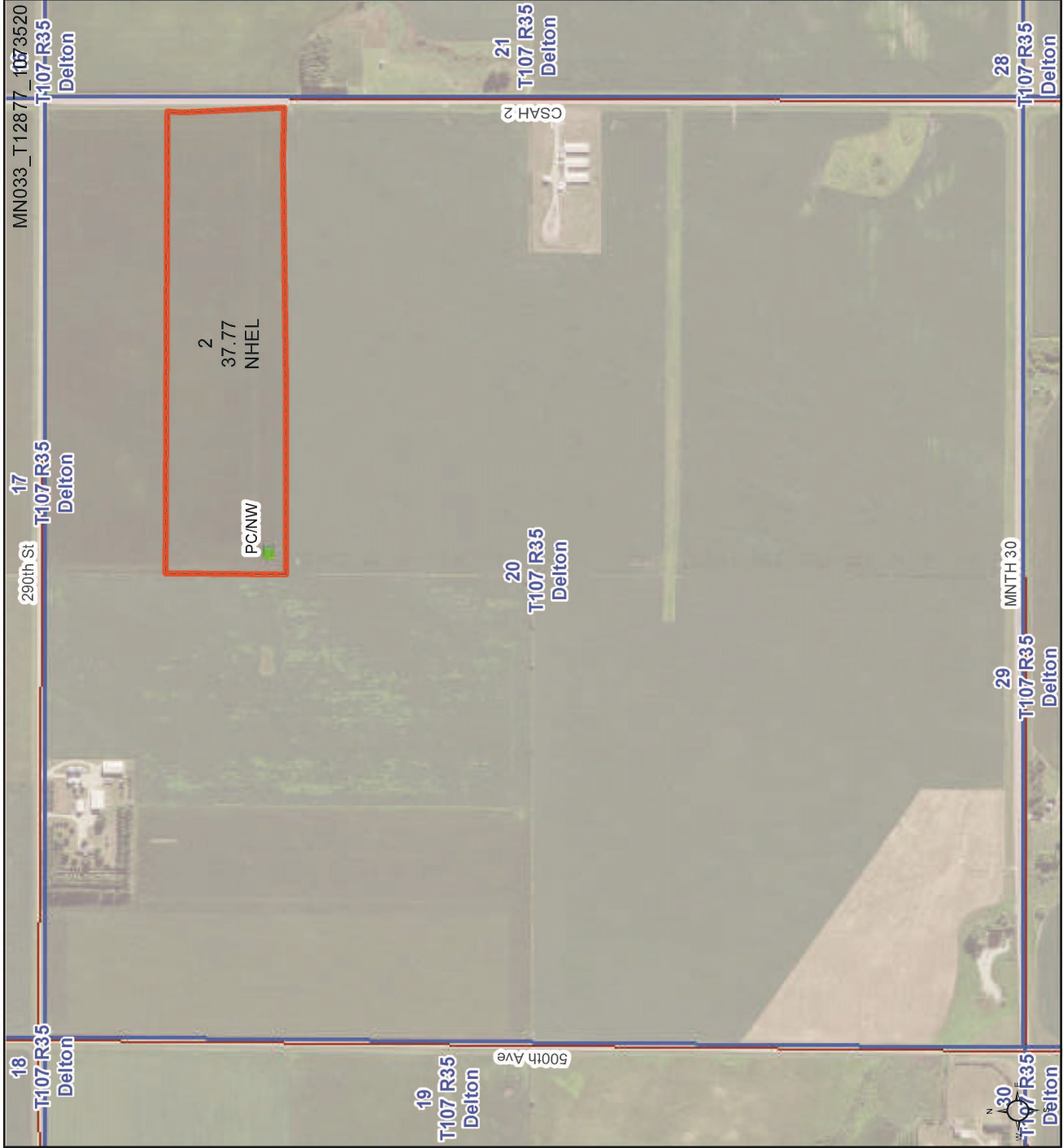
### Common Land Unit

- Cropland
- Tract Boundary

### Wetland Determination Identifiers

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

Tract Cropland Total: 37.77 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.

All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.

Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicated are also not guaranteed.

Land & Farm Services Unlimited, LLC. and Dan Pike Auction Company, LLC, their brokers, agents and representatives represent the sellers in this transaction.



MINNESOTA  
COTTONWOOD  
Form: FSA-156EZ



FARM : 9452  
Prepared : 8/22/23 9:38 AM CST  
Crop Year : 2023

Abbreviated 156 Farm Record

**Tract Number** : 12877  
**Description** : S2N2NE4 20-107-35 DEL  
**FSA Physical Location** : MINNESOTA/COTTONWOOD  
**ANSI Physical Location** : MINNESOTA/COTTONWOOD  
**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** : DAWN R DETERMAN  
**Other Producers** : None  
**Recon ID** : 27-033-2022-459

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
37.77	37.77	37.77	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	37.77	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	25.08	0.00	154
Soybeans	12.47	0.00	48
<b>TOTAL</b>	<b>37.55</b>	<b>0.00</b>	

NOTES

*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](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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*

All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.

Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicated are also not guaranteed.

Land & Farm Services Unlimited, LLC. and Dan Pike Auction Company, LLC, their brokers, agents and representatives represent the sellers in this transaction.



MINNESOTA  
 COTTONWOOD  
 Form: FSA-156EZ



United States Department of Agriculture  
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6585  
 Prepared : 4/7/23 8:57 AM CST  
 Crop Year : 2023

Tract 9638 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	65.73	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	33.70	0.00	154
Soybeans	30.80	0.00	42
<b>TOTAL</b>	<b>64.50</b>	<b>0.00</b>	

NOTES

--

*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](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](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*

All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.

Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicated are also not guaranteed.

Land & Farm Services Unlimited, LLC. and Dan Pike Auction Company, LLC, their brokers, agents and representatives represent the sellers in this transaction.



# Cottonwood County, MN

## Summary

Parcel ID 060200301  
Property Address  
Sec/Twp/Rng 20-107-35  
Lot/Block N/A  
Plat  
Brief Tax Description S1/2 N1/2 NE1/4 39.03 AC  
(Note: Not to be used on legal documents)  
Deeded Acres 39.03  
CER 78.04  
Class AGRICULTURE  
Homestead NON HOMESTEAD  
Twp/City 6  
School District 2884

## Owner

Taxpayer  
Determan/Dawn Renee  
8602 County Road 4 SW  
Alexandria MN 56308-6012

## Land

Record #	Item	Description	Type	Units	Depth
1	008000	Public Road	2a	.73	
1	999700	Till + Road Acres	2a	39.03 acre	.00
1	999800	Neg Road Acres	2a	-.73 acre	

## 2023 Values for Pay 2024 Taxes

	Market	Taxable
Land	\$622,300	\$622,300
Building	\$0	\$0
Machine	\$0	\$0
Exemptions		
Total Value	\$622,300	\$622,300

## Valuation/Taxation

Year	Est Market Value	TC Value	TC Rate	Credits	Abatements	Special Asmts	Net Tax
2022 Payable 2023	\$389,000	3,890	56.58700	428.49	0.00	54.24	\$1,826
2021 Payable 2022	\$324,100	3,241	66.35400	365.39	0.00	293.52	\$2,078
2020 Payable 2021	\$341,200	1,706	46.23300	0.00	0.00	391.36	\$1,180

## Current Taxes

Gross Tax \$2,200.25  
Total Credit \$428.49  
Spec Asmt \$54.24  
Net Tax Due \$1,826.00  
  
Adjusted Tax \$0.00  
Adjusted S.A. \$0.00  
Adjusted Net Due \$1,826.00  
  
Total Receipts \$913.00  
Remain Due \$913.00

## Taxes Paid

Batch Date	Paid By	Validation #	Total Amount
5/10/2023	DETERMAN/TROY	75	\$885.88

No data available for the following modules: Buildings, Extra Features, Sales, Taxes Paid 2, Photos, Sketches.

Customer agrees not to reproduce, in any form, any licensed or copyrighted material without the proper authorization from Cottonwood County  
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 7/26/2023, 4:00:19 AM

Contact Us

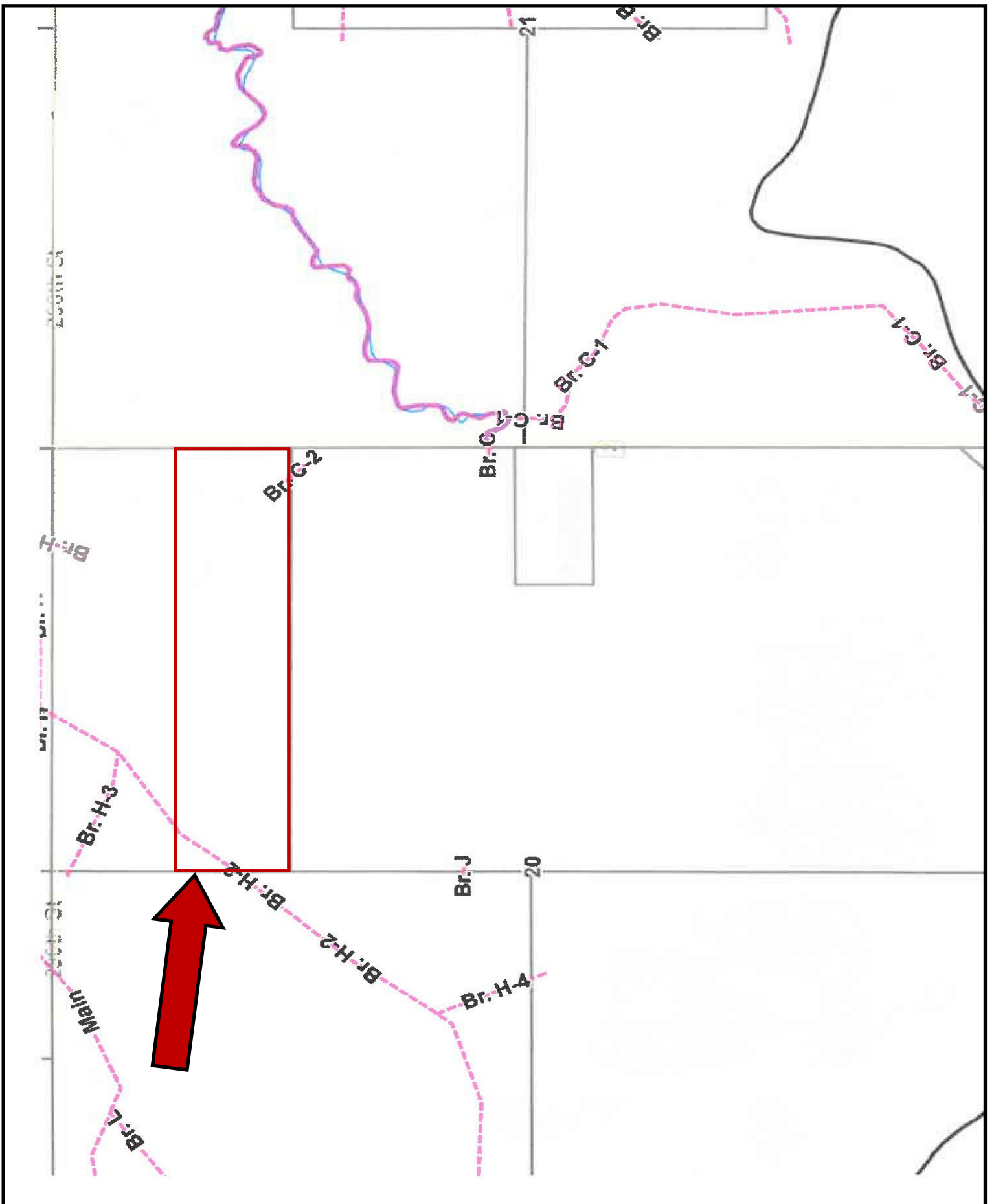
Developed by  
 Schneider  
GEOSPATIAL

All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.

Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicated are also not guaranteed.

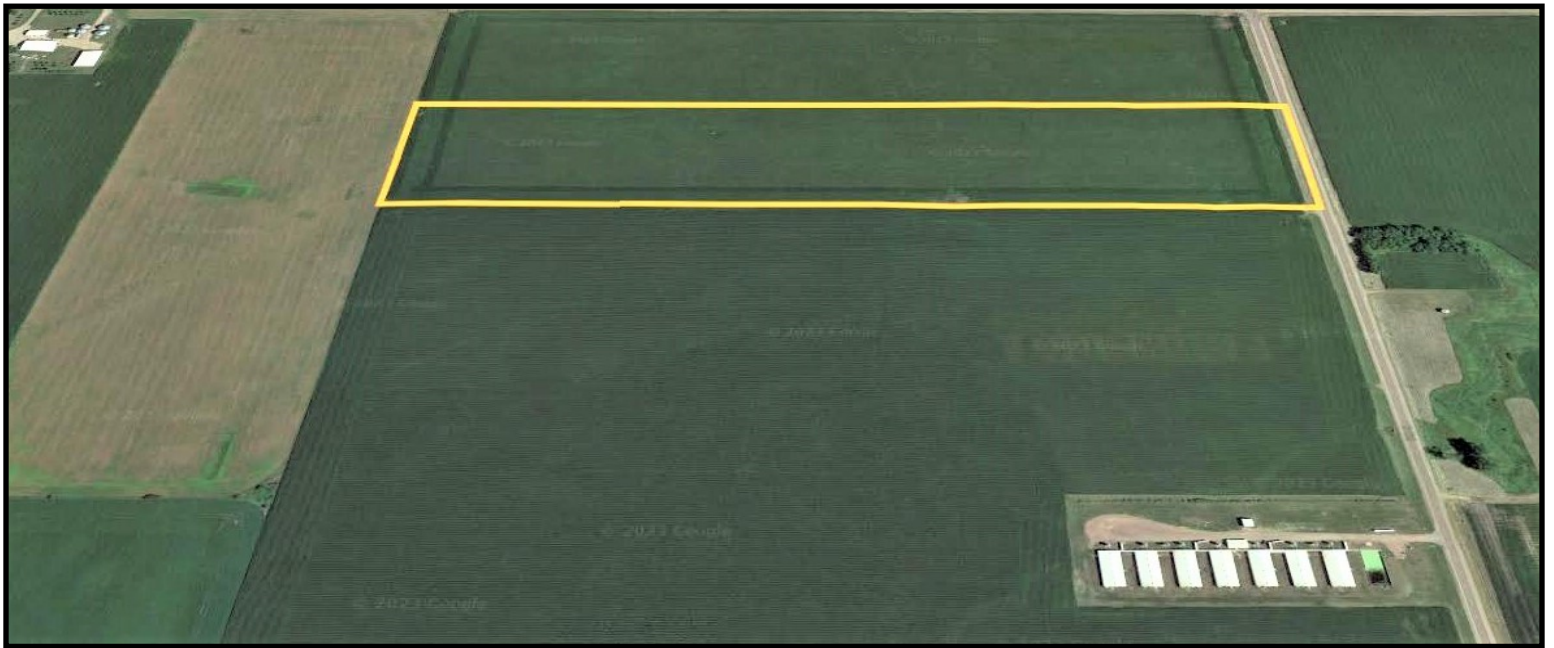
Land & Farm Services Unlimited, LLC. and Dan Pike Auction Company, LLC, their brokers, agents and representatives represent the sellers in this transaction.





All information is believed to be correct, but it is not guaranteed. Any interested parties are solely responsible for verification of all information and data provided.  
Maps and any lines on maps are also for informational purposes only and said maps and any boundaries indicated are also not guaranteed.  
Land & Farm Services Unlimited, LLC. and Dan Pike Auction Company, LLC, their brokers, agents and representatives represent the sellers in this transaction.





**If additional information becomes available we will add it to this information booklet. Please check back on our web site prior to the auction for any updates. If an update is made it will be noted on the front cover of this booklet with an update date in “RED”.**

**Thank you for your interest in the Determan farmland. Please make sure to contact us as this farm will not be on the market long.**