



265th St

265th St

260th St

260th St

175

77

77

St

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RIGHT-WAY
AUCTION SERVICE
Agricultural • Commercial • Industrial

Real Estate Auction Terms & Conditions – 40284 County Road 175, Belgrade, MN

THIS MULTI-PARCEL AUCTION IS SUBJECT TO SELLER CONFIRMATION

Bidder Registration: Although there is no obligation to bid, all prospective buyers MUST register to bid at <https://wesellfarmsmn.com/>. For assistance in registering or placing bids call Pro Realty Inc. at (320) 274-1341

Earnest Money: \$10,000.00 non-refundable earnest money for winning bidder. Cash, personal and company checks or certified funds will be accepted. Buyer agrees to deliver earnest money and enter into a purchase agreement within 24 hours. Balance in full due at closing. Buyers to have financing arrangements made prior to bidding on the auction with no contingencies (including financing, appraisal, inspection or any other) of any kind accepted in the purchase agreement.

Closing: Within 45 days after the auction at a title company to be determined. Quick Close Possible.

Buyer's Premium: A 4% buyer's premium will be added over and above high bid. Winning bid plus buyer's premium equals the contract price. Example: Total bid price: \$100,000 plus 4% buyer's premium equals a purchase price of \$104,000.00.

Failure to Close by the Buyer: If for any reason you are unable to complete the transaction, your down payment money will be forfeited.

Title: This property will be sold free and clear from any and all liens and encumbrances, but subject to any zoning, environmental, or other municipal, federal and state laws, easements, rights of way or other matters of record. Buyer to accept property in "as-is" condition with no contingencies.

Seller and Auctioneers' Disclaimer: All announcements and updates made by the auctioneer on the website, shall take precedence over any previously written material or oral statements made. Conduct of the auction, increments of the bidding and decisions as to the high bidder will be at the direction and sole discretion of the auctioneer. The information contained in this brochure is subject to the inspection and verification by all parties relying on it; no guarantee, expressed or implied, is given of the information contained in the brochure. No liability for its accuracy, error or omissions is assumed by the owners or the agents. Property sells in "as is" condition. Buyer will sign an as-is addendum.

Agency Disclosure: Pro Realty Inc. will be a dual agent in this real estate transaction unless buyer has an agent registered prior to bidding per registration requirements.

BY REGISTERING FOR THIS AUCTION, YOU ARE AGREEING TO THESE TERMS.

Auctioneer #: 86-120

Register and bid by visiting www.BidRightWay.com

Farm 360 Property View

40284 County Road 175, Belgrade, MN 56312

Listing

Property Full Display, Farm, MLS #: **5296554**

40284 County Road 175 , Belgrade, MN 56312-9534

This is an Auction property.

Auctioneer License #: **86-120** Auction Type: **Reserve** Buyer's Premium?: **Yes** Auction Date:

Reserve Auction: The high bid is reduced in effect to an offer, not a sale. A minimum bid is not published, and the seller reserves the right to accept or reject any bid within 72 hours of the conclusion of the auction.

Status: **Active**

List Price: **Auction**

Original List Price: **Auction**



Map Page: **999** Map Coord: **A1**

Directions:

Take Hwy 71 to East on County Road 175, property on left.

TAX INFORMATION

Property ID: **15084960000** Short Format
 Tax Year: **2019**
 Tax Amt: **\$2,874**
 Assess Bal: **\$**
 Tax w/assess: **\$2,874**
 Assess Pend: **No**
 Homestead: **Yes**

Total Bed/Bath: **4/ 2** Garage: **2** Year Built: **1978**

Style: **(SF) Single Family**
 Stories: **1 Story**
 Const Status: **Previously Owned**
 Foundation Size: **1,500**
 AbvGrdFinSqFt: **1,500**
 BelGrdFinSqFt: **1,200**
 Total Fin SqFt: **2,700**
 Acres: **108**
 Lot Size: **1730x2900x1440x2620**
 Yearly/Seasonal: **Yearly**
 List Date: **09/21/2019** Received By MLS: **09/21/2019** Days On Market: **307** PDOM: **101** CDOM: **307**

General Property Information

Legal Description: **34 -124 -034 70.00 A. W2SW4 LESS E 660' OF S 660'**
 County: **Stearns**
 Postal City: **Belgrade**
 School District: **2364 - Belgrade-Brooten-Elrosa, 320-346-2278**
 Section/Township/Range: **34/124/34**
 Rental License Y/N: **No**
 Manufactured Home?: **No**
 Complex/Dev/Sub: **No**
 Lot Description: **Irregular Lot**
 Road Frontage: **County, US Highway**
 Zoning: **Agriculture**

Accessibility: **None**

Remarks

Agent Remarks: **Buyer and buyers agent to verify all measurements and info. Buyers agent must complete and return the broker realtor auction participation agreement (in supplements) by Aug. 24th. There is an 4% Buyers Premium on this auction. High bid subject to sellers approval. For terms & conditions and online bidding go to <https://right-wayauctionservice.com/> Online Auction ends 8/27/20 at 6:20 p.m.**

Public Remarks: **ONLINE AUCTION - Fully-furnished Cattle Feedlot with Home and Acreage in Belgrade, MN | Open House: Saturday, August 22, from 1-3 p.m. | Auction Ends: Thursday, August 27, at 6 p.m. | This auction gives you the option to bid two ways. • Option 1 is the building site on 30 acres, 12 tillable acres, ends at 6 p.m. • Option 2 is the building site with the full 108 acres, 90 tillable acres, ends at 6:20 p.m. | 40284 County Road 175 features a 4 bed, 2 bath walkout rambler home with 2,700 finished sq. ft., a spacious layout, large deck and 2 car attached garage. Property is also a fully-furnished 699 head custom cattle feedlot with 2,000 yards of concrete poured, 290x60 building, 40x80 building, 34x104 barn with 40x160 pole building addition, 250x80 feed pad. Access to property from County Road 175 and Highway 71. Section 34, Township 124, Range 034**

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air
Living Rm						Fuel:	Propane
Dining Rm			Bathrooms			Air Cond:	Central
Family Rm			Total:	2	3/4: 0	Water:	Well
Kitchen			Full:	2	1/2: 0	Sewer:	Private
Bedroom 1						Garage:	2
Bedroom 2						Oth Prkg:	

Bedroom 3
Bedroom 4

Pool: **None**

Finished Sq Ft	Total Sq Ft
Abv Grd: 1,500	Abv Grd: 1,500
Blw Grd: 1,200	Main Flr:
	Blw Grd: 1,500
Total: 2,700	Total: 3,000

Family Room Char: **Lower Level, Family Room**
Fireplaces: **0** Fireplace Characteristics:
Basement: **Full, Walkout, Finished (Livable)**
Exterior: **Vinyl**
Roof: **Asphalt Shingles**
Amenities-Unit: **Deck, Kitchen Window, Kitchen Center Island**
Parking Char: **Attached Garage, Driveway - Gravel, Other**

Farm Details

Farm Type: Beef, Livestock, Crop, Other	Tillable Acres: 90	Agric Water:
Soil Type: Clay	Pasture Acres:	
Crop Type: Corn, Hay/Alfalfa, Beans, Grain	Wooded Acres: 5	Forest Reserve Acres: 0.000
CRP Acres: 0.000	WRP Acres: 0.000	RIM Acres: 0.000
Total Program Acres: 0.000	Prog Exp Date:	Program Income: \$0
Leased Acres: 0.000	Leased Exp Date:	
Lowland Acres: 0.000	Waste Acres: 0.000	Irrigation System:
Wetland Status: No		
Topography: Level		
Out Buildings: Pole Building, Loafing Shed, Barn		

Financial

Cooperating Broker Compensation

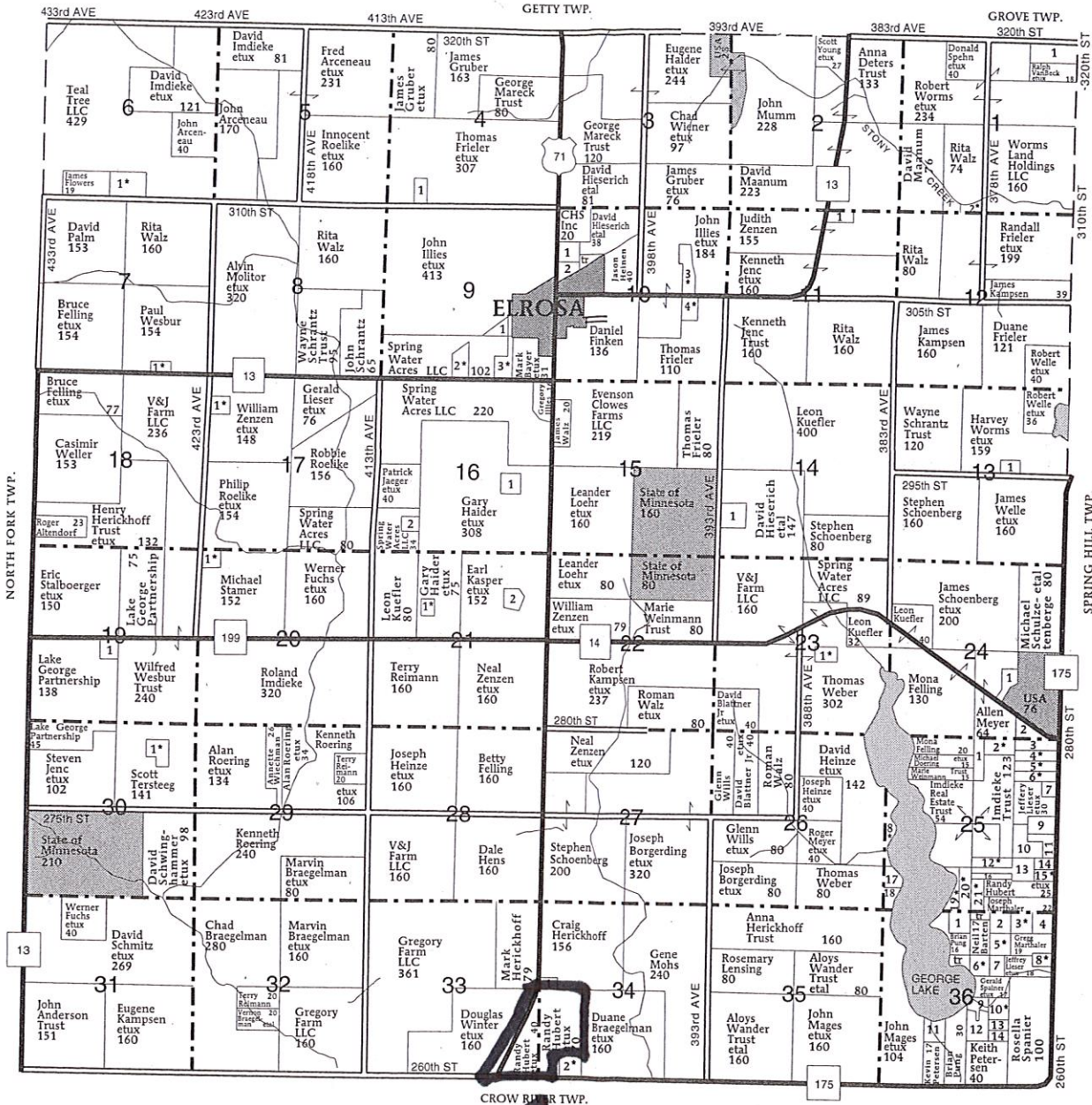
Buyer Broker Comp: 2 %	Sub-Agent Comp: 0 %	Facilitator Comp: 0 %
Variable Rate: N	List Type: Exclusive Right	

Financial Remarks: **Cash, Conventional financing**
In Foreclosure?: **No**
Lender Owned?: **No**
Potential Short Sale?: **No**
Owner is an Agent?: **No**

Contact Information

Listing Agent: Curt Weiers 320-274-1341	Appointments: 320-274-1341
Listing Office: Pro Realty, Inc.	Office Phone: 320-274-1341

MLS #: **5296554** Address: **40284 County Road 175 , Belgrade, MN 56312**



LAKE GEORGE TOWNSHIP

SECTION 1

- 1. Worms Land Holdings LLC 20

SECTION 4

- 2. Peterson, Gene 6

SECTION 6

- 1. Olmscheid, Douglas 10

SECTION 7

- 1. Arceneau, Dean 15

SECTION 9

- 1. Bayer, Mark 5

SECTION 10

- 1. KLS Inc 8
- 2. Zenzen, Harold 7
- 3. Jackson, Wayne 12
- 4. Kampsen, Thomas 10

SECTION 11

- 1. Rowe, Scott 5

SECTION 13

- 1. Gaasterland, Edward 5

SECTION 14

- 1. Hieserich, David 13

SECTION 16

- 1. Felling, Gary 12
- 2. Goodenbour, Bryce 6

SECTION 19

- 1. Boogaard, Ronald 10

SECTION 20

- 1. Roelike, Philip 8

SECTION 21

- 1. Stanger, Stanley
- 2. Knight, Cary 8

SECTION 23

- 1. Weber, John 8

SECTION 24

- 1. Imdieke, Adam 9

SECTION 25

- 2. Imdieke Trust 9

SECTION 25

- 1. Meyer, Allen 10

SECTION 10

- 4. Schoenberg, Brian 10

SECTION 10

- 5. Lieser, Jeffrey 10

SECTION 10

- 6. Neubauer, Harvey 10

SECTION 10

- 7. Leclair, Perry 5

SECTION 10

- 8. Schoenberg, Douglas 5

SECTION 10

- 9. Lieser Trust 10

SECTION 10

- 10. Imdieke Real Estate Trust 15

SECTION 17

- 17. Weber, Thomas 6

SECTION 18

- 18. Herickhoff Trust, Anna 6

SECTION 19

- 19. Hemmesch, Leo 13

SECTION 20

- 20. Bertram, Ronald 13

SECTION 21

- 21. Heinze, David 10

SECTION 30

- 1. Walz, Steven 12

SECTION 34

- 1. Herickhoff, Kurt 5
- 2. Dokken, Scott 10

SECTION 5

- 5. Waldorf, Norbert 10

SECTION 7

- 6. Pung, Brian 7

SECTION 7

- 7. Pung, Daniel 8

SECTION 8

- 8. Spainer, Gerald 5

SECTION 9

- 9. Petersen, Keith 6

SECTION 10

- 10. Pung, Brian 10

SECTION 11

- 11. Athmann, Marvin 6

SECTION 12

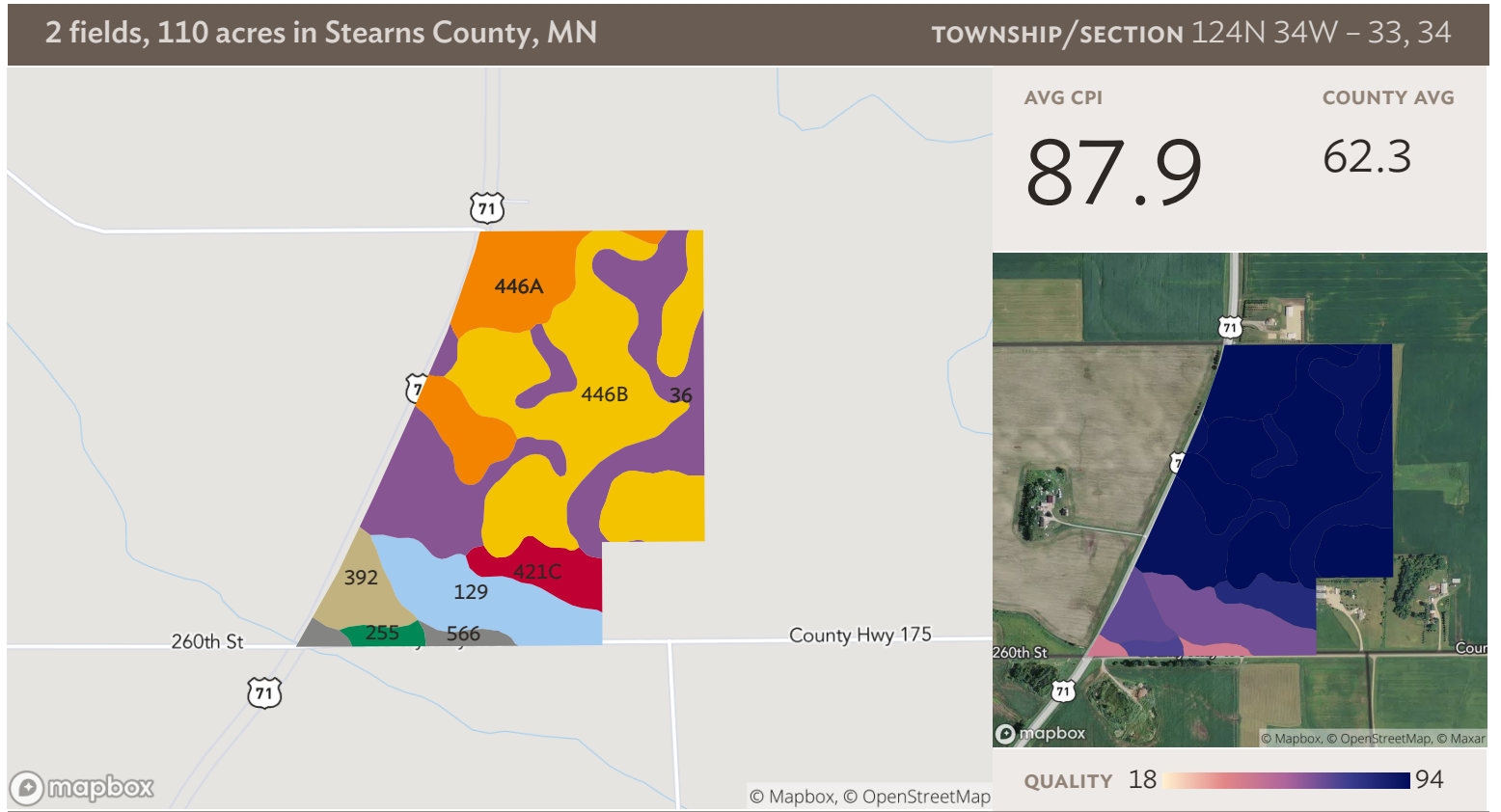
- 12. Petersen, Kevin 12

SECTION 13

- 13. Pung, Brian 5

SECTION 14

- 14. Bertram, David 5

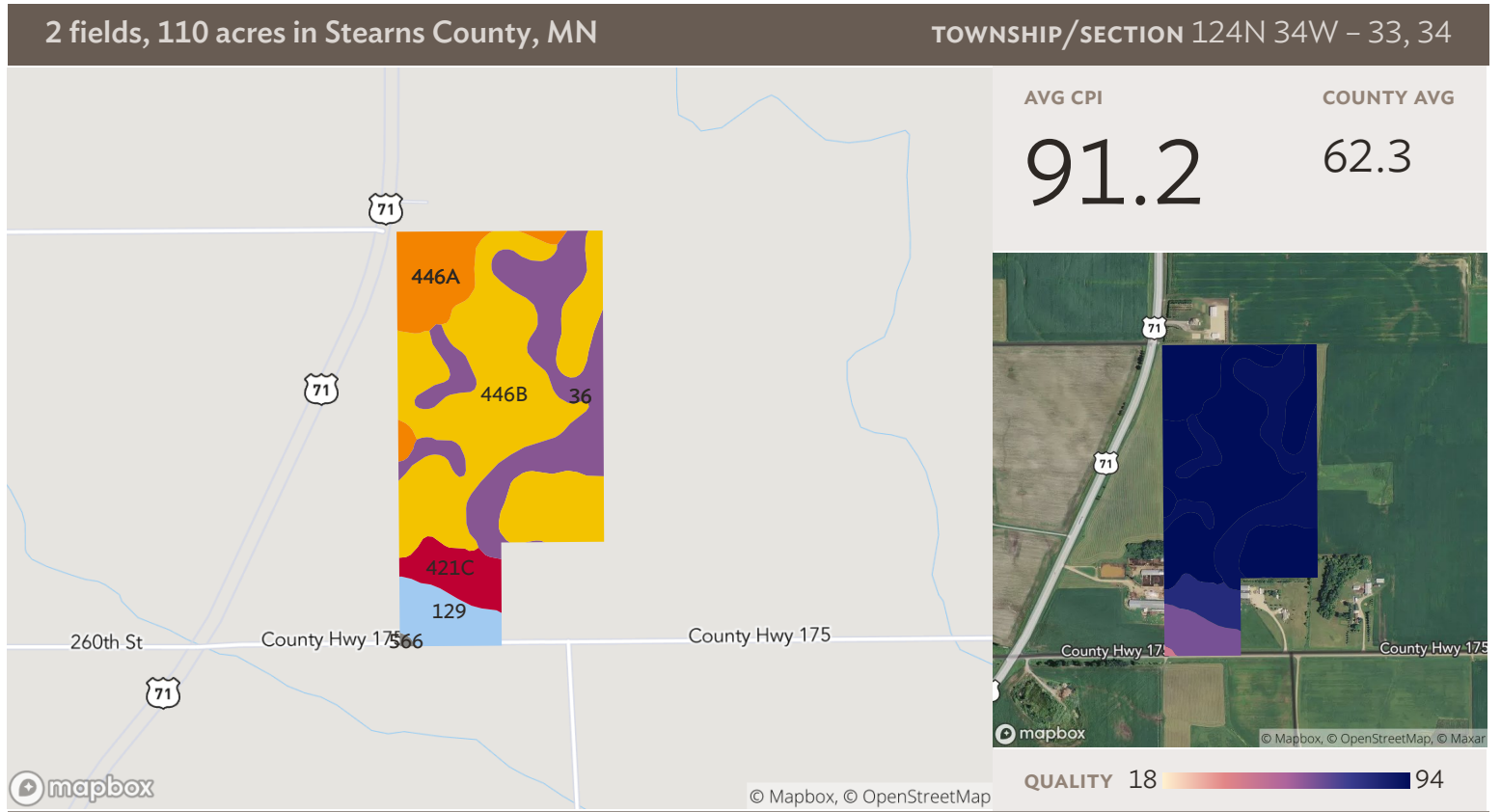


All fields

Source: NRCS Soil Survey

110 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	CPI
446B	Hokans-Svea complex, 1 to 4 percent slopes	40.25	36.6%	2	94.0
36	Lakepark-Parnell, occasionally ponded, complex, 0 to 2 percent slopes	28.45	25.9%	2	92.0
446A	Normania loam, 1 to 3 percent slopes	15.18	13.8%	1	99.0
129	Cylinder loam	12.22	11.1%	2	65.0
421C	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	5.11	4.7%	3	82.0
392	Biscay loam	5.04	4.6%	2	69.0
566	Regal loam	2.21	2.0%	3	44.0
255	Marysland loam, 0 to 2 percent slopes	1.52	1.4%	2	72.0
109.97					87.9

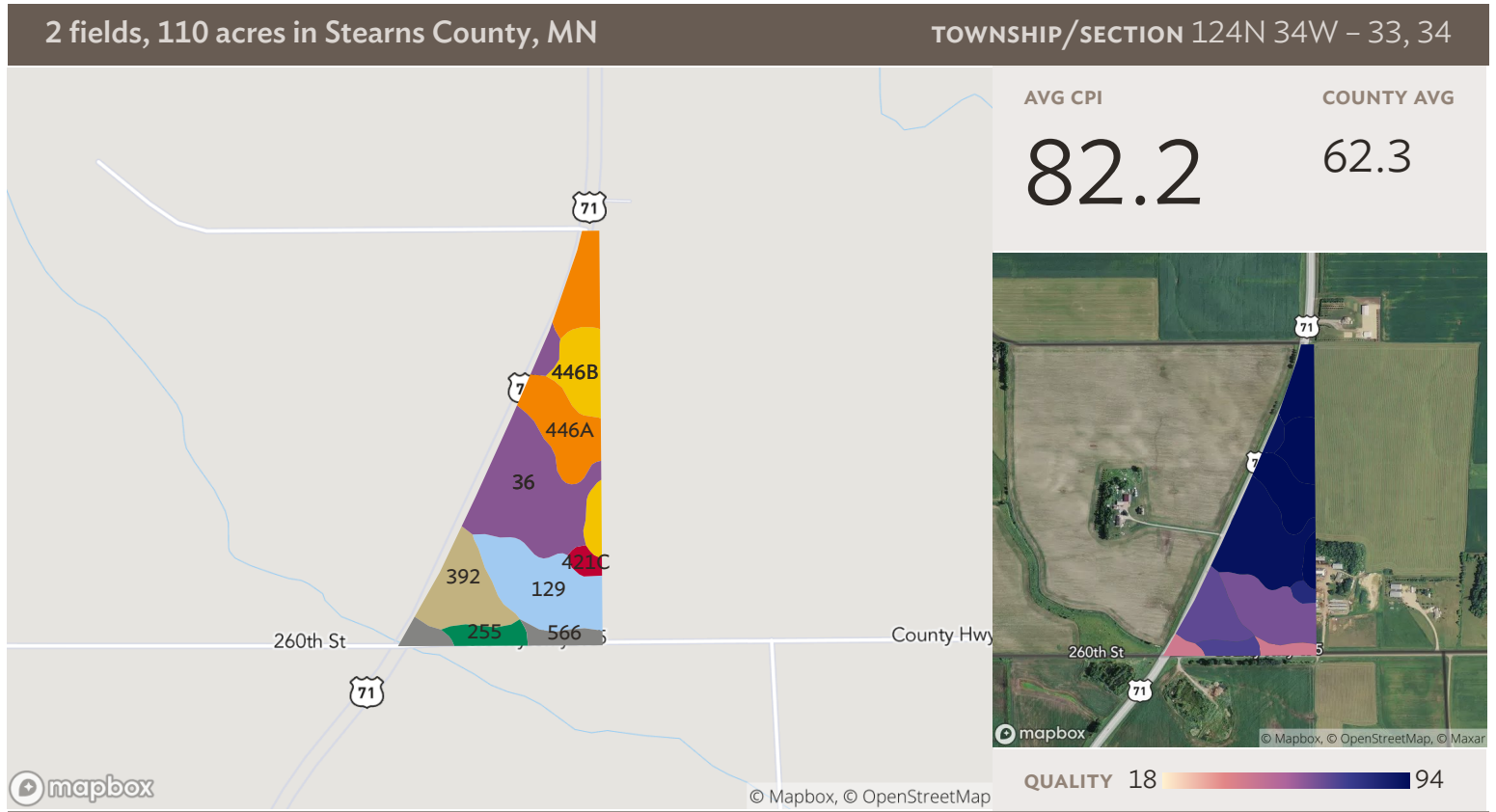


Field 1

Source: NRCS Soil Survey

70 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	CPI
■ 446B	Hokans-Svea complex, 1 to 4 percent slopes	36.06	51.4%	2	94.0
■ 36	Lakepark-Parnell, occasionally ponded, complex, 0 to 2 percent slopes	17.30	24.7%	2	92.0
■ 446A	Normania loam, 1 to 3 percent slopes	7.50	10.7%	1	99.0
■ 129	Cylinder loam	4.80	6.8%	2	65.0
■ 421C	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	4.39	6.3%	3	82.0
■ 566	Regal loam	0.14	0.2%	3	44.0
70.18					91.2



Field 2

Source: NRCS Soil Survey

40 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	CPI
36	Lakepark-Parnell, occasionally ponded, complex, 0 to 2 percent slopes	11.14	28.0%	2	92.0
446A	Normania loam, 1 to 3 percent slopes	7.68	19.3%	1	99.0
129	Cylinder loam	7.42	18.7%	2	65.0
392	Biscay loam	5.04	12.7%	2	69.0
446B	Hokans-Svea complex, 1 to 4 percent slopes	4.19	10.5%	2	94.0
566	Regal loam	2.07	5.2%	3	44.0
255	Marysland loam, 0 to 2 percent slopes	1.52	3.8%	2	72.0
421C	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	0.73	1.8%	3	82.0
39.79					82.2



RANDY R. SCHREIFELS
 Stearns County Auditor-Treasurer
 Administration Center Rm. 136 PO Box 728
 St. Cloud, MN 56302-0728
 Phone #: 320-656-3870
 Website: www.co.stearns.mn.us

Pin Number: 15.08492.0000

Parties of Interest: HUBERT RANDY & LORI T

051539

RANDY & LORI T HUBERT
 40284 COUNTY ROAD 175
 BELGRADE MN 56312-9534



Property Tax Statement 2020

VALUES AND CLASSIFICATION <i>Sent in March 2019</i>			
Step	Taxes Payable Year:	2019	2020
1	Estimated Market Value:	\$227,500	\$226,200
	Homestead Exclusion:		
	Taxable Market Value:	\$203,300	\$202,100
	New Improvements/Expired Exclusions:		
	Property Classification:	Ag Hstd Exempt GREEN ACRES	Ag Hstd Exempt GREEN ACRES
PROPOSED TAX <i>Sent in November 2019</i>			
2	Proposed Tax:		\$652.00
PROPERTY TAX STATEMENT			
3	First-half Taxes May 15, 2020:		\$368.00
	Second-half Taxes November 16, 2020:		\$368.00
	Total Taxes Due in 2020:		\$736.00

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.

2020 Property Tax Statement

Pin Number:
15.08492.0000

Property Address:

Property Description:
 (Not to be used for Legal Purposes)
 40.00 A. E2SE4 SE OF STATE
 HIGHWAY 71 Section 33 Township 124
 Range 034

Special Assessment Breakdown

Special Assessment Total **\$0.00**

Taxes Payable Year:		2019	2020
1. Use this amount on form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	\$0.00
Tax and Credits	3. Your property taxes before credits	\$686.50	\$837.58
	4. Credits that reduce your property taxes		
	A. Agricultural market value credits	\$16.50	\$101.58
	B. Other Credits	\$0.00	\$0.00
	5. Property taxes after credits	\$670.00	\$736.00
Property Tax by Jurisdiction	6. County STEARNS COUNTY	\$522.92	\$510.33
	7. City/Township LAKE GEORGE TWP	\$60.30	\$59.22
	8. State General Tax	\$0.00	\$0.00
	9. School District ISD 2364 BELBROELROS		
	A. Voter approved levies	\$12.73	\$91.51
	B. Other local levies	\$48.44	\$50.38
	10. Special Taxing Districts		
	HRA	\$3.56	\$3.42
	Watershed	\$21.04	\$20.49
	Regional Rail Authority	\$1.01	\$0.65
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
12. Total Property tax before special assessments	\$670.00	\$736.00	
13. Special Assessments on Your Property See Left for Breakdown of Special Assessments			
Special Assessment Totals		\$0.00	\$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$670.00	\$736.00
		Tax Amount Paid	\$0.00



Detach this stub and return with your second half payment.
2nd Half Payment Stub - Payable 2020
 To avoid penalty, pay on or before November 16, 2020



Total Property Tax for 2020 \$736.00
2nd Half Tax Amount \$368.00
 Penalty _____
2nd Half Total Amount Due _____

PIN: 15.08492.0000
BILL NUMBER: 3002673
TAXPAYER: RANDY & LORI T HUBERT
 40284 COUNTY ROAD 175
 BELGRADE MN 56312-9534

Paid By _____

MAKE CHECKS PAYABLE TO:
 Randy R. Schreifels
 Stearns County Auditor-Treasurer
 PO Box 728
 St Cloud, MN 56302-0728



Your canceled check is your receipt.



Detach this stub and return with your first half payment.
1st Half Payment Stub - Payable 2020
 To avoid penalty, pay on or before May 15, 2020
 If your tax is \$100.00 or less pay the entire tax by May 15, 2020



Total Property Tax for 2020 \$736.00
1st Half Tax Amount \$368.00
 Penalty _____
1st Half Total Amount Due _____

PIN: 15.08492.0000
BILL NUMBER: 3002673
TAXPAYER: RANDY & LORI T HUBERT
 40284 COUNTY ROAD 175
 BELGRADE MN 56312-9534

Paid By _____

MAKE CHECKS PAYABLE TO:
 Randy R. Schreifels
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 PO Box 728
 St Cloud, MN 56302-0728



Your canceled check is your receipt.

\$\$\$ REFUNDS

You may qualify for one or both refunds from the State of Minnesota based on your 2020 Property Taxes.

If you owned and occupied this property as your homestead on January 2, 2020, you *may* qualify for one or both of the following homestead credit refunds:

- Property Tax Refund** - If your taxes exceed certain income-based thresholds, and your total household income is less than \$115,020.
- Special Property Tax Refund** - If you also owned and occupied this property as your homestead on January 2, 2019 and **both** of the following are true:
 - The net property tax on your homestead increased by more than 12 percent from 2019 to 2020.
 - The increase was at least \$100, not due to improvements on the property.

For Form M1PR and instructions:



www.revenue.state.mn.us



(651) 296-3781



Minnesota Tax Forms
Mail Station 1421
St. Paul, MN 55146-1421

Make sure to provide your Property ID Number on your M1PR to ensure prompt processing.

Penalty for Late Payment of Property Tax

If you pay your first half or second half property tax after the due dates, a penalty will be added to your tax. The later you pay, the greater the penalty you must pay. The table below shows the penalty amounts added to your tax if your property taxes are not paid before the date shown.

Property Type:	2020										2021
	May 16	June 1	July 1	Aug 1	Sep 1	Oct 1	Oct 16	Nov 1	Nov 17	Dec 1	Jan 2
Homesteads and Cabins											
1st half	2%	4%	5%	6%	7%	8%	8%	8%	-	8%	10%
2nd half	-	-	-	-	-	-	2%	4%	-	5%	7%
Both Unpaid	-	-	-	-	-	-	5%	6%	-	6.5%	8.5%
Agricultural Homesteads											
1st half	2%	4%	5%	6%	7%	8%	8%	8%	8%	8%	10%
2nd half	-	-	-	-	-	-	-	-	2%	4%	6%
Both Unpaid	-	-	-	-	-	-	-	-	5%	6%	8%
Nonhomesteads											
1st half	4%	8%	9%	10%	11%	12%	12%	12%	-	12%	14%
2nd half	-	-	-	-	-	-	4%	8%	-	9%	11%
Both Unpaid	-	-	-	-	-	-	8%	10%	-	10.5%	12.5%
Agricultural Nonhomesteads											
1st half	4%	8%	9%	10%	11%	12%	12%	12%	12%	12%	14%
2nd half	-	-	-	-	-	-	-	-	4%	8%	10%
Both Unpaid	-	-	-	-	-	-	-	-	8%	10%	12%
Personal Property	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
Manufactured Homes											
1st half	-	-	-	-	8%	8%	8%	8%	8%	8%	8%
2nd half	-	-	-	-	-	-	-	-	8%	8%	8%

Personal Property Located on Leased Government-owned Land: Taxes may be paid in two installments due at the same time as real property taxes. These taxes are subject to the same penalty schedule and penalty rates as real property taxes. All other personal property taxes are due in full on or before May 15, 2020.

Note to manufactured homeowners: The title to your manufactured home cannot be transferred unless all current year and delinquent personal property taxes are paid at the time of transfer.

SENIOR CITIZEN PROPERTY TAX DEFERRAL

The Senior Citizen Deferral Program provides a low-interest loan to senior citizens having difficulty paying property taxes. This is not a tax forgiveness program, however, this program:

- Limits the maximum amount of property tax paid to 3% of total household income, and
- Ensures the amount of tax paid remains the same as long as you participate in this program.

To be eligible, you must file an application by **November 1, 2020**, as well as:

- Be at least 65 years old,
- Have a household income of \$60,000 or less, and
- Have lived in your home for at least 15 years.

To receive a fact sheet and application for this program, or to file an on-line application, go to www.revenue.state.mn.us and type "deferral" into the search box. You may also call the Senior Deferral Administrator at (651) 556-4803 to have the information mailed to you.

ADDRESS CORRECTION

DO NOT STAPLE YOUR CHECK TO THE PAY STUB.
THIS RECEIPT IS VOID IF CHECK IS NOT HONORED.

NEW ADDRESS

STREET ADDRESS _____

CITY _____

STATE _____ ZIP CODE _____

THIS STUB MUST ACCOMPANY SECOND HALF PAYMENT

ADDRESS CORRECTION

DO NOT STAPLE YOUR CHECK TO THE PAY STUB.
THIS RECEIPT IS VOID IF CHECK IS NOT HONORED.

NEW ADDRESS

STREET ADDRESS _____

CITY _____

STATE _____ ZIP CODE _____

THIS STUB MUST ACCOMPANY FIRST HALF PAYMENT



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Parties of Interest: HUBERT RANDY & LORI T

051539

RANDY & LORI T HUBERT
 40284 COUNTY ROAD 175
 BELGRADE MN 56312-9534



Property Tax Statement 2020

VALUES AND CLASSIFICATION *Sent in March 2019*

Step 1 Taxes Payable Year:	2019	2020
Estimated Market Value:	\$504,400	\$506,100
Homestead Exclusion:	\$25,300	\$25,100
Taxable Market Value:	\$478,900	\$480,700
New Improvements/Expired Exclusions:		
Property Classification:	Ag Hstd GREEN ACRES	Ag Hstd GREEN ACRES

Step 2 PROPOSED TAX *Sent in November 2019*

Proposed Tax:	\$1,682.00
---------------	------------

Step 3 PROPERTY TAX STATEMENT

First-half Taxes May 15, 2020:	\$1,069.00
Second-half Taxes November 16, 2020:	\$1,069.00
Total Taxes Due in 2020:	\$2,138.00

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.

2020 Property Tax Statement

Pin Number:
15.08496.0000

Property Address:
40284 COUNTY ROAD 175
BELGRADE MN 56312

Property Description:
(Not to be used for Legal Purposes)
70.00 A. W2SW4 LESS E 660' OF S 660'
Section 34 Township 124 Range 034

Special Assessment Breakdown

2020 SOLID WASTE FEE	\$8.00
Special Assessment Total	\$8.00

Taxes Payable Year:		2019	2020
1. Use this amount on form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/>			\$1,272.13
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$950.37	
Tax and Credits	3. Your property taxes before credits	\$2,204.13	\$2,806.28
	4. Credits that reduce your property taxes		
	A. Agricultural market value credits	\$520.13	\$676.28
	B. Other Credits	\$0.00	\$0.00
	5. Property taxes after credits	\$1,684.00	\$2,130.00
Property Tax by Jurisdiction	6. County STEARNS COUNTY	\$1,134.76	\$1,189.31
	7. City/Township LAKE GEORGE TWP	\$130.81	\$138.29
	8. State General Tax	\$0.00	\$0.00
	9. School District ISD 2364 BELBROELROS		
	A. Voter approved levies	\$115.83	\$431.01
	B. Other local levies	\$247.08	\$314.05
	10. Special Taxing Districts		
	HRA	\$7.71	\$7.99
	Watershed	\$45.63	\$47.85
	Regional Rail Authority	\$2.18	\$1.50
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
12. Total Property tax before special assessments	\$1,684.00	\$2,130.00	
13. Special Assessments on Your Property			
See Left for Breakdown of Special Assessments			
Special Assessment Totals			
	Principal	\$8.00	\$8.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$1,692.00	\$2,138.00
		Tax Amount Paid	\$0.00



Detach this stub and return with your second half payment.
2nd Half Payment Stub - Payable 2020
 To avoid penalty, pay on or before November 16, 2020



Total Property Tax for 2020	\$2,138.00
2nd Half Tax Amount	\$1,069.00
Penalty	_____
2nd Half Total Amount Due	_____

PIN: 15.08496.0000

BILL NUMBER: 3002866

Paid By _____

TAXPAYER: RANDY & LORI T HUBERT
 40284 COUNTY ROAD 175
 BELGRADE MN 56312-9534

MAKE CHECKS PAYABLE TO:
 Randy R. Schreifels
 Stearns County Auditor-Treasurer
 PO Box 728
 St Cloud, MN 56302-0728



Your canceled check is your receipt.



Detach this stub and return with your first half payment.
1st Half Payment Stub - Payable 2020
 To avoid penalty, pay on or before May 15, 2020
 If your tax is \$100.00 or less pay the entire tax by May 15, 2020



Total Property Tax for 2020	\$2,138.00
1st Half Tax Amount	\$1,069.00
Penalty	_____
1st Half Total Amount Due	_____

PIN: 15.08496.0000

BILL NUMBER: 3002866

Paid By _____

TAXPAYER: RANDY & LORI T HUBERT
 40284 COUNTY ROAD 175
 BELGRADE MN 56312-9534

MAKE CHECKS PAYABLE TO:
 Randy R. Schreifels
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 PO Box 728
 St Cloud, MN 56302-0728



Your canceled check is your receipt.

\$\$\$ REFUNDS

You may qualify for one or both refunds from the State of Minnesota based on your 2020 Property Taxes.

If you owned and occupied this property as your homestead on January 2, 2020, you *may* qualify for one or both of the following homestead credit refunds:

- Property Tax Refund** - If your taxes exceed certain income-based thresholds, and your total household income is less than \$115,020.
- Special Property Tax Refund** - If you also owned and occupied this property as your homestead on January 2, 2019 and **both** of the following are true:
 - The net property tax on your homestead increased by more than 12 percent from 2019 to 2020.
 - The increase was at least \$100, not due to improvements on the property.

For Form M1PR and instructions:



www.revenue.state.mn.us



(651) 296-3781



Minnesota Tax Forms
Mail Station 1421
St. Paul, MN 55146-1421

Make sure to provide your Property ID Number on your M1PR to ensure prompt processing.

Penalty for Late Payment of Property Tax

If you pay your first half or second half property tax after the due dates, a penalty will be added to your tax. The later you pay, the greater the penalty you must pay. The table below shows the penalty amounts added to your tax if your property taxes are not paid before the date shown.

Property Type:	2020										2021
	May 16	June 1	July 1	Aug 1	Sep 1	Oct 1	Oct 16	Nov 1	Nov 17	Dec 1	Jan 2
Homesteads and Cabins											
1st half	2%	4%	5%	6%	7%	8%	8%	8%	-	8%	10%
2nd half	-	-	-	-	-	-	2%	4%	-	5%	7%
Both Unpaid	-	-	-	-	-	-	5%	6%	-	6.5%	8.5%
Agricultural Homesteads											
1st half	2%	4%	5%	6%	7%	8%	8%	8%	8%	8%	10%
2nd half	-	-	-	-	-	-	-	-	2%	4%	6%
Both Unpaid	-	-	-	-	-	-	-	-	5%	6%	8%
Nonhomesteads											
1st half	4%	8%	9%	10%	11%	12%	12%	12%	-	12%	14%
2nd half	-	-	-	-	-	-	4%	8%	-	9%	11%
Both Unpaid	-	-	-	-	-	-	8%	10%	-	10.5%	12.5%
Agricultural Nonhomesteads											
1st half	4%	8%	9%	10%	11%	12%	12%	12%	12%	12%	14%
2nd half	-	-	-	-	-	-	-	-	4%	8%	10%
Both Unpaid	-	-	-	-	-	-	-	-	8%	10%	12%
Personal Property	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%	8%
Manufactured Homes											
1st half	-	-	-	-	8%	8%	8%	8%	8%	8%	8%
2nd half	-	-	-	-	-	-	-	-	8%	8%	8%

Personal Property Located on Leased Government-owned Land: Taxes may be paid in two installments due at the same time as real property taxes. These taxes are subject to the same penalty schedule and penalty rates as real property taxes. All other personal property taxes are due in full on or before May 15, 2020.

Note to manufactured homeowners: The title to your manufactured home cannot be transferred unless all current year and delinquent personal property taxes are paid at the time of transfer.

SENIOR CITIZEN PROPERTY TAX DEFERRAL

The Senior Citizen Deferral Program provides a low-interest loan to senior citizens having difficulty paying property taxes. This is not a tax forgiveness program, however, this program:

- Limits the maximum amount of property tax paid to 3% of total household income, and
- Ensures the amount of tax paid remains the same as long as you participate in this program.

To be eligible, you must file an application by **November 1, 2020**, as well as:

- Be at least 65 years old,
- Have a household income of \$60,000 or less, and
- Have lived in your home for at least 15 years.

To receive a fact sheet and application for this program, or to file an on-line application, go to www.revenue.state.mn.us and type "deferral" into the search box. You may also call the Senior Deferral Administrator at (651) 556-4803 to have the information mailed to you.

ADDRESS CORRECTION

DO NOT STAPLE YOUR CHECK TO THE PAY STUB.
THIS RECEIPT IS VOID IF CHECK IS NOT HONORED.

NEW ADDRESS

STREET ADDRESS _____

CITY _____

STATE _____ ZIP CODE _____

THIS STUB MUST ACCOMPANY SECOND HALF PAYMENT

ADDRESS CORRECTION

DO NOT STAPLE YOUR CHECK TO THE PAY STUB.
THIS RECEIPT IS VOID IF CHECK IS NOT HONORED.

NEW ADDRESS

STREET ADDRESS _____

CITY _____

STATE _____ ZIP CODE _____

THIS STUB MUST ACCOMPANY FIRST HALF PAYMENT



2. **MINNESOTA LAW REQUIRES** that early in any relationship, real estate brokers or salespersons discuss with
3. consumers what type of agency representation or relationship they desire.⁽¹⁾ The available options are listed below. This
4. is **not** a contract. **This is an agency disclosure form only. If you desire representation you must enter into a**
5. **written contract, according to state law** (a listing contract or a buyer/tenant representation contract). Until such time
6. as you choose to enter into a written contract for representation, you will be treated as a customer and will not receive
7. any representation from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see
8. paragraph IV on page two (2)), unless the broker or salesperson is representing another party, as described below.

9. **ACKNOWLEDGMENT: I/We acknowledge that I/we have been presented with the below-described options.**
10. **I/We understand that until I/we have signed a representation contract, I/we am/are not represented by the**
11. **broker/salesperson. I/We understand that written consent is required for a dual agency relationship.**

12. **THIS IS A DISCLOSURE ONLY, NOT A CONTRACT FOR REPRESENTATION.**

13. _____
(Signature) (Date) (Signature) (Date)

14. I. **Seller's/Landlord's Broker:** A broker who lists a property, or a salesperson who is licensed to the listing broker,
15. represents the Seller/Landlord and acts on behalf of the Seller/Landlord. A Seller's/Landlord's broker owes to
16. the Seller/Landlord the fiduciary duties described on page two (2).⁽²⁾ The broker must also disclose to the Buyer
17. material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and
18. significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to
19. rental/lease transactions.) If a broker or salesperson working with a Buyer/Tenant as a customer is representing the
20. Seller/Landlord, he or she must act in the Seller's/Landlord's best interest and must tell the Seller/Landlord any
21. information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph
22. IV on page two (2)). In that case, the Buyer/Tenant will not be represented and will not receive advice and counsel
23. from the broker or salesperson.

24. II. **Buyer's/Tenant's Broker:** A Buyer/Tenant may enter into an agreement for the broker or salesperson to represent
25. and act on behalf of the Buyer/Tenant. The broker may represent the Buyer/Tenant only, and not the Seller/Landlord,
26. even if he or she is being paid in whole or in part by the Seller/Landlord. A Buyer's/Tenant's broker owes to the
27. Buyer/Tenant the fiduciary duties described on page two (2).⁽²⁾ The broker must disclose to the Buyer material facts
28. as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect
29. the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)
30. If a broker or salesperson working with a Seller/Landlord as a customer is representing the Buyer/Tenant, he or
31. she must act in the Buyer's/Tenant's best interest and must tell the Buyer/Tenant any information disclosed to him
32. or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In
33. that case, the Seller/Landlord will not be represented and will not receive advice and counsel from the broker or
34. salesperson.

35. III. **Dual Agency - Broker Representing both Seller/Landlord and Buyer/Tenant:** Dual agency occurs when one
36. broker or salesperson represents both parties to a transaction, or when two salespersons licensed to the same
37. broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and
38. means that the broker and salesperson owe the same duties to the Seller/Landlord and the Buyer/Tenant. This
39. role limits the level of representation the broker and salesperson can provide, and prohibits them from acting
40. exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing
41. a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose
42. specific information about him or her. Other information will be shared. Dual agents may not advocate for one party
43. to the detriment of the other.⁽³⁾

44. Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary
45. duties described below.⁽²⁾ Dual agents must disclose to Buyers material facts as defined in MN Statute 82.68, Subd.
46. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the
47. property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)

AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

48. Page 2

49. IV. **Facilitator:** A broker or salesperson who performs services for a Buyer/Tenant, a Seller/Landlord or both but
50. does not represent either in a fiduciary capacity as a Buyer's/Tenant's Broker, Seller's/Landlord's Broker or Dual
51. Agent. **THE FACILITATOR BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY**
52. **DUTIES LISTED BELOW, EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A**
53. **WRITTEN FACILITATOR SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of
54. confidentiality to the party but owes no other duty to the party except those duties required by law or contained in
55. a written facilitator services agreement, if any. In the event a facilitator broker or salesperson working with a Buyer/
56. Tenant shows a property listed by the facilitator broker or salesperson, then the facilitator broker or salesperson
57. must act as a Seller's/Landlord's Broker (see paragraph I on page one (1)). In the event a facilitator broker or
58. salesperson, working with a Seller/Landlord, accepts a showing of the property by a Buyer/Tenant being represented
59. by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Buyer's/Tenant's
60. Broker (see paragraph II on page one (1)).

61. (1) This disclosure is required by law in any transaction involving property occupied or intended to be occupied by
62. one to four families as their residence.

63. (2) The fiduciary duties mentioned above are listed below and have the following meanings:

64. Loyalty - broker/salesperson will act only in client(s)' best interest.

65. Obedience - broker/salesperson will carry out all client(s)' lawful instructions.

66. Disclosure - broker/salesperson will disclose to client(s) all material facts of which broker/salesperson has knowledge
67. which might reasonably affect the client(s)' use and enjoyment of the property.

68. Confidentiality - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific
69. information (such as disclosure of material facts to Buyers).

70. Reasonable Care - broker/salesperson will use reasonable care in performing duties as an agent.

71. Accounting - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.

72. (3) If Seller(s)/Landlord(s) elect(s) not to agree to a dual agency relationship, Seller(s)/Landlord(s) may give up the
73. opportunity to sell/lease the property to Buyer(s)/Tenant(s) represented by the broker/salesperson. If Buyer(s)/
74. Tenant(s) elect(s) not to agree to a dual agency relationship, Buyer(s)/Tenant(s) may give up the opportunity to
75. purchase/lease properties listed by the broker.

76. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION: Information regarding the predatory offender**
77. **registry and persons registered with the predatory offender registry under MN Statute 243.166 may be**
78. **obtained by contacting the local law enforcement offices in the community where the property is located,**
79. **or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections Web site at**
80. **www.corr.state.mn.us.**

MN:AGCYDISC-2 (8/19)