

Lots & Land 360 Property View

xxx County Road 75, Saint Joseph, MN 56374

Listing

Property Full Display, Lots & Land, MLS #: **5650924**

xxx County Road 75, Saint Joseph, MN 56374

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: **230** Map Coord: **A1**

Directions:

South of County Road 75 between St. Joe and Waite Park.

Front Dimensions: **1340**
Left Dimensions: **1995**
Right Dimensions: **1995**
Rear Dimensions: **1340**
Acres: **60**
Min Lot Size:

TAX INFORMATION

Property ID: **31208080000** **Short Format**
Property ID # 2: **31208140000**
Multiple PIDs: **Yes**
Tax Year: **2020**
Tax Amt: **\$1,670**
Assess Bal: **\$**
Tax w/assess: **\$1,670**
Assess Pend: **Unknown**
Homestead: **No**
Plat Recorded: **N**

List Date: **09/03/2020**

Received By MLS: **09/03/2020**

Days On Market: **PDOM:**

General Property Information

Legal Description: **13 -124 -029 40.00 A. NW4NW4**
County: **Stearns**
Postal City: **Saint Joseph**
School District: **742 - St. Cloud, 320-253-9333**
Section/Township/Range: **13/124/29**
Rental License Y/N: **No**
Restrictions/Covts: **None**
Land Inclusions: **For Sale Sign**
Improvements: **Paved Streets**
Zoning: **Business/Commercial, Industrial**
Road Frontage: **County, Paved Streets**
Lot Description: **Tree Coverage - Medium**
Available Utilities: **Electric, Telephone**
On Site Utilities: **None**
Development Status: **Raw Land**
Farm Type: **Tillable Acres:** **Topography: Level, Low Land**
Soil Type: **Pasture Acres:**
Crop Type: **Wooded Acres:** **Agric Water:**

Builder Information

Builder Name: **Builder License #:** **Builder's Association Membership(s):**
Community Name:
Builder Restriction: **Open**

Remarks

Agent Remarks: **Buyer and Agent to verify all measurements. Buyers agent must complete and return the broker realtor auction participation agreement (in supplements) by Sept. 25th. There is an 5% Buyers Premium on this auction. For terms & conditions and online bidding go to <https://right-wayauctionservice.com/> Online Auction Ends: Thursday, Oct. 1, at 6:15 p.m. | 2 PID#s: 31.20808.0000 & 31.20814.0000**

Public Remarks: **Online Auction Ends: Thursday, Oct. 1, at 6:15 p.m. | 60 acres located on County Road 75 between St. Joe and Waite Park. This property has steady long-term income from billboard contract. Great hunting close to town with wooded acreage and wetlands. Great investment! Potential opportunity for commercial business with great visibility.**

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**

Sellers Terms:

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: **ShowingTime**

Co-List Agent: **Carolyn A. Newhouse, 320-274-1341**

Listing Office: **Pro Realty, Inc.**

Office Phone: **320-274-1341**

MLS#: **5650924** Address: **xxx County Road 75, Saint Joseph, MN 56374**

Real Estate Auction Terms & Conditions

This auction is a RESERVE auction. Once the reserve is met, bids are binding. Should the reserve not be met, the seller may elect to accept or work with any of the bids or bidders.

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: \$5,000.00 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 60 days after the auction at a title company to be determined. Quick Close Possible.

Buyer's Premium: A 5% 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 5% buyer's premium equals a purchase price of \$105,000.00.

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



FRANKLIN OUTDOOR ADVERTISING LEASE AGREEMENT

THIS AGREEMENT (hereinafter called "Lease") made this _____ day of _____, 20____ by and between Robert J Sis (Address) 6601 County Road 47 (City) Saint Augusta (State) Minnesota (Zip Code) 56301 (Area Code) 320-2532-3344 owner of the Hereinafter described real estate (hereinafter called "Lessor") and Franklin Outdoor Advertising Co. (hereinafter called "Lessee"):

WITNESSETH

1.) Lessor hereby leases unto Lessee and Lessee hereby leases from Lessor for use and possession of a site(s) for the purpose of

erecting and maintaining sign structure(s) on Lessor's property, located on (Street/Highway) County Road 75 in the township of St. Joseph in the county of Stearns, in the State of Minnesota with a legal description of: The south half of the southwest quarter on the southwest quarter of section 12, Township 124 N, Range 29 W, for a period of ten (10) years beginning on the date on which the first rental payment is due as hereinafter described. In consideration of the foregoing and the mutual promises contained herein, payment shall be at a rental of **Two Thousand Nine Hundred dollars per structure (\$2,900.00 per structure)** per year payable monthly, quarterly, or annually in advance at Lessee's option, beginning on May 1st, 2016.

2.) Lessor hereby consents to and grants to Lessee the right to establish or provide electrical power to said site(s) and to place incidental equipment, including but not limited to necessary structures, devices, power poles, and connections thereon; the right to sublet site(s) or sign structure(s) or to assign this Lease; and the right to relocate said sign(s) to a lawful site(s) satisfactory to Lessee on Lessor's property if the erection or maintenance of any sign(s) on the site(s) described herein is/are proscribed by federal, state, or local statute, ordinance or regulation.

3.) It is agreed that structures, equipment, materials and fixtures placed upon the site(s), shall be and remain the property and trade fixtures of Lessee, and Lessee is hereby granted a reasonable time to remove the same prior to or after the termination of this Agreement. Should removal be required, all visible traces of the structure will be removed and property returned to grade level. It is further agreed that Lessee shall be entitled to an apportionment on the basis of the value of its leasehold interest of any awards of compensation received in connection with any legal action or proceeding or compromise settlement made pursuant to any governmental agency requirement for the removal of said sign structure(s).

4.) It is the understanding of the parties, hereto, that visibility of the sign structure(s) to the traveling public is of the essence and forms a significant element of the consideration underlying this Agreement. Lessor, therefore, consents and grants to Lessee the right to reasonably locate its sign structure(s) on said site(s) in a location(s) that will result in the optimum visibility to the traveling public, and further agrees to refrain from causing or permitting said structure(s) to be or to become obscured from the highway. In this regard, Lessee and its authorized agents are hereby granted the right of ingress and egress to and from said site(s) over property owned or controlled by Lessor for all purposes reasonably necessary to the erection, maintenance changing or removal of said sign structure(s) including but not limited to the trimming, cutting or removing of brush, trees, shrub or any vegetation or the removal of obstructions of any kind which obscure the visibility of said structure(s) from the highway.

5.) Lessor shall not cause or permit any advertising sign structure(s) or other advertising matter other than Lessee's to be erected or placed on any property owned or controlled by Lessor within the radius of 1000 feet of Lessee's sign structure(s).

6.) If at any time the highway view of Lessee's structure(s) is obstructed, or obscured, or the advertising value of the structure(s) is impaired or diminished, or the installation or use of such site(s) is precluded or materially limited for advertising purposes by law, or where Lessee is unable to secure any required permits or licenses from any appropriate governmental authority, or if there occurs a diversion of traffic from, or a change in the direction of traffic on highways leading past Lessee's structure(s); Lessee shall have the right to either relocate on Lessor's property, adjust the rent proportionately to the diminished value or terminate this Lease upon fifteen (15) days notice in writing to Lessor, and Lessor agrees, in the event of such termination, refund any rental payment previously paid for the unexpired term of this Lease. It is acknowledged by the parties hereto that the payments required hereunder are predicated on monthly rates, and in the event the provisions of this paragraph become operative, all payments required hereunder shall be prorated based upon a thirty (30) day month.

7.) In the event of any potential change in ownership of the property herein demised, Lessor agrees to notify Lessee of such a potential change at least thirty (30) days prior to any closing consummating said change in ownership and to include the name and address of any and all prospective purchaser(s). Lessor further agrees to give and deliver to any and all such prospective purchaser(s) formal, written notice of the existence of this Lease at least thirty (30) days prior to such a closing and agrees to grant to Lessee an unconditional right of first refusal to purchase said property, said right to be exercised by Lessee no later than thirty (30) days after receipt of written notice of said potential change.

8.) Unless specifically stated otherwise herein, Lessor represents and warrants that they are either the owner or the authorized agent of the owner of the property herein demised, and that they have full authority to enter into this Lease. Lessor covenants and warrants that if Lessee shall pay the rental as herein provided and shall keep and perform the other covenants herein stated, Lessee shall and may peaceably and quietly have, hold, and enjoy the use of the premises herein demised for the term of the Lease.

9.) Lessee shall have the right to renew this Lease for one (1) additional ten (10) year term, with a 5% increase per term, under the same terms and conditions as appear herein. Such right to be exercised and binding on the parties unless Lessor inquires, in writing, to Lessee no less than sixty (60) days prior to the end of the original term of any renewal term thereof as to Lessee's intent and Lessee confirms to Lessor in writing within thirty (30) days of its receipt of Lessor's inquiry that it, in fact, does intend to terminate said Lease. During any renewal term of this Lease, Lessee reserves the right to terminate upon thirty (30) days written notice to Lessor. In the case of any such termination by Lessee during any renewal term of this Lease, Lessor agrees to refund any prepaid amounts on a pro/rata basis.

10.) Neither Lessor nor Lessee shall be bound by any agreement or presentation expressed or implied not contained herein. This Lease shall be deemed to have been accepted and its terms enforceable only upon the acceptance hereof by an Executive officer or General Manager of Lessee in the space provided. Following such acceptance, it shall inure to the benefit of and be binding upon the parties hereto and to their respective tenants, heirs, successors, personal representatives, executors, administrators, and assigns.

11.) Lessee shall pay Lessor Twenty-five (25) dollars in hand upon the signing of this lease.

12.) Within ten (10) days after written request by either party, the parties shall execute a memorandum of this lease (and of any subsequent amendment thereof) in recordable form acceptable to Lessee, which memorandum may thereafter be filed in the appropriate real estate records by either party at such party's expense.

Robert J. Sis
Lessor

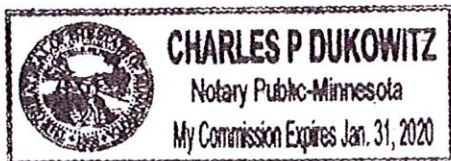
Robert J. Sis
Lessor

Owner Single
Title/Marital Status

Title/Marital Status

STATE OF MINNESOTA)
COUNTY OF STEARN)SS.

The foregoing instrument was acknowledged before me this 23rd day of AUGUST 2016
by Robert J Sis



[Signature]
Notary Public

Accepted by _____

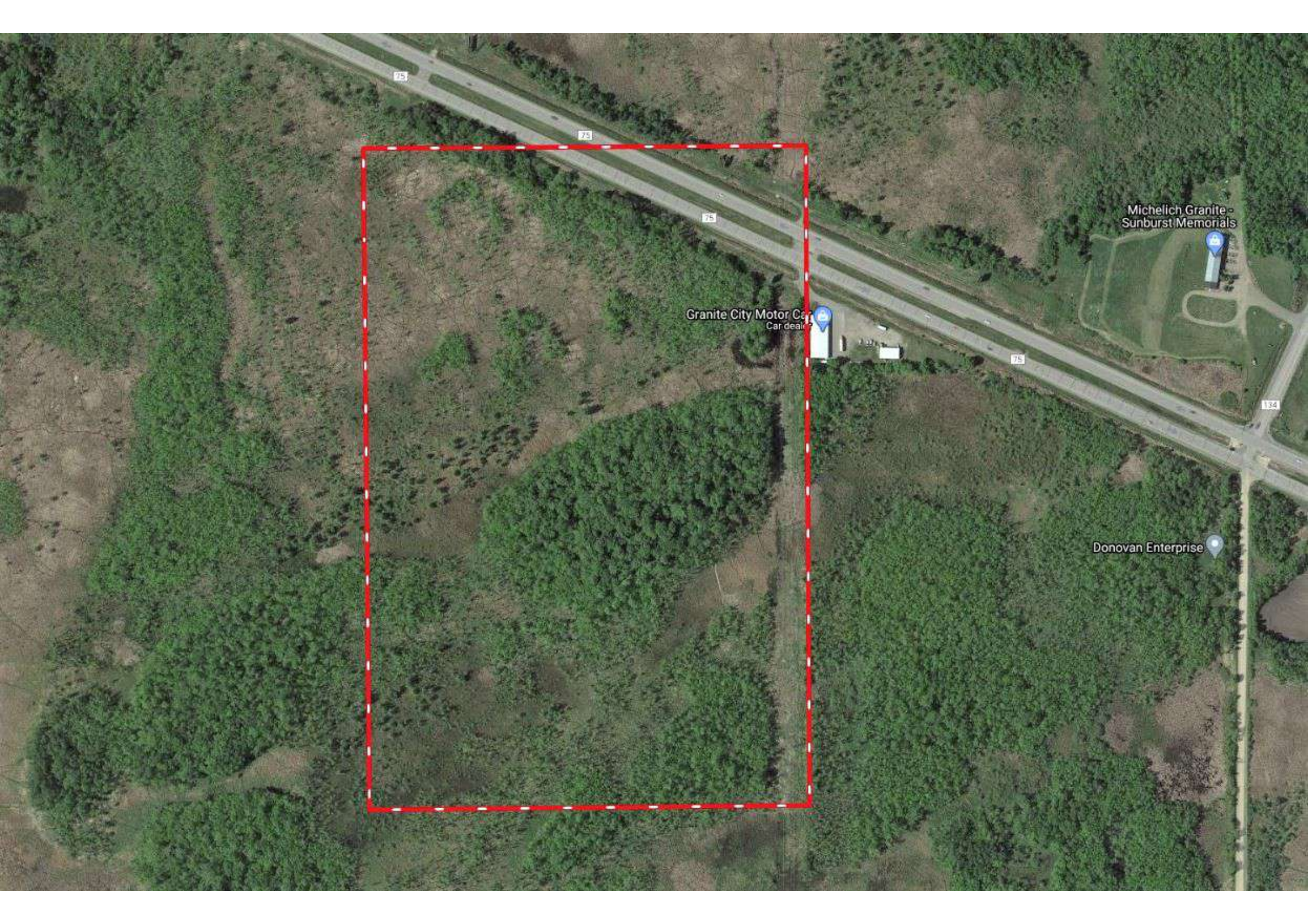
Lessee _____

STATE OF MINNESOTA)
COUNTY OF _____)SS.

The foregoing instrument was acknowledged before me this _____ day of _____
by _____

Notary Public

THIS INSTRUMENT WAS DRAFTED BY:
FRANKLIN OUTDOOR ADVERTISING
P.O. BOX 188
CLEARWATER, MN 55320



Granite City Motor Car
Car dealer

Michelich Granite -
Sunburst Memorials

Donovan Enterprise

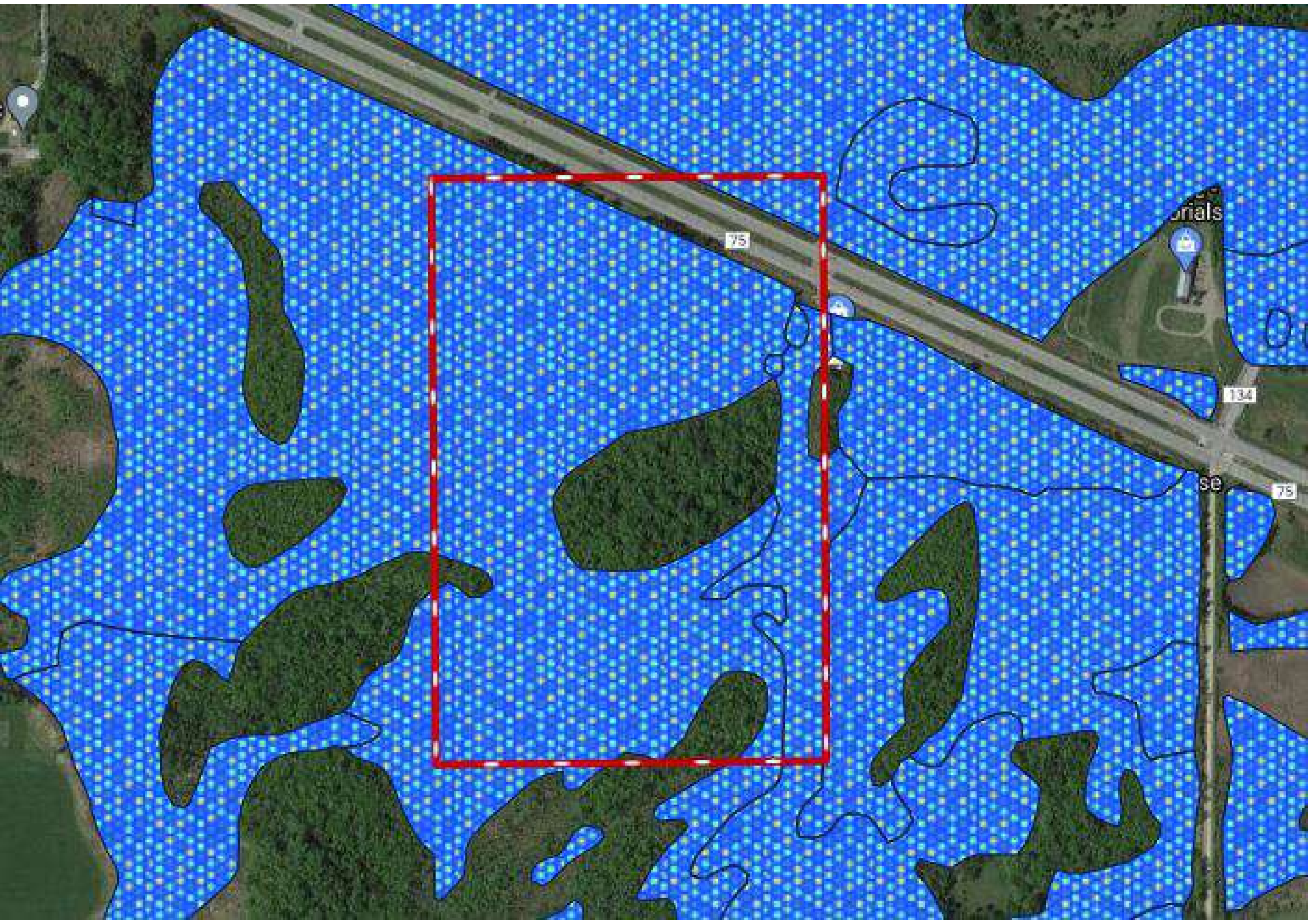
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RANDY R. SCHREIFELS
 Stearns County Auditor-Treasurer
 Administration Center Rm. 136 PO Box 728
 St. Cloud, MN 56302-0728
 Phone #: 320-656-3870
 Website: www.co.stearns.mn.us

Pin Number: 31.20808.0000
Parties of Interest: SIS ROBERT J

Property Tax Statement 2020

VALUES AND CLASSIFICATION *Sent in March 2019*

Step 1 Taxes Payable Year:	2019	2020
Estimated Market Value:	\$68,800	\$68,200
Homestead Exclusion:		
Taxable Market Value:	\$68,800	\$68,200
New Improvements/Expired Exclusions:		
Property Classification:	Comm/Ind NH Rur Vac Land	Comm/Ind NH Rur Vac Land

Step 2 PROPOSED TAX *Sent in November 2019*

Proposed Tax:	\$906.00
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Step 3 PROPERTY TAX STATEMENT

First-half Taxes May 15, 2020:	\$454.00
Second-half Taxes October 15, 2020:	\$454.00
Total Taxes Due in 2020:	\$908.00

ROBERT J SIS
 1621 COUNTY ROAD 137
 WAITE PARK MN 56387-2051

050822



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:
31.20808.0000

Property Address:

Property Description:
 (Not to be used for Legal Purposes)
 20.00 A. S2SW4SW4 Section 12
 Township 124 Range 029

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	\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Tax and Credits	3. Your property taxes before credits	\$956.41	\$928.60
	4. Credits that reduce your property taxes		
	A. Agricultural market value credits	\$17.65	\$20.60
	B. Other Credits	\$0.00	\$0.00
5. Property taxes after credits		\$938.76	\$908.00
Property Tax by Jurisdiction	6. County STEARNS COUNTY	\$453.51	\$439.42
	7. City/Township ST JOSEPH TWP	\$207.41	\$206.50
	8. State General Tax	\$0.00	\$0.00
	9. School District ISD 0742 ST CLOUD		
	A. Voter approved levies	\$81.58	\$72.56
	B. Other local levies	\$185.26	\$175.93
	10. Special Taxing Districts		
	HRA	\$3.09	\$2.96
	Watershed	\$7.03	\$10.07
	Regional Rail Authority	\$0.88	\$0.56
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
12. Total Property tax before special assessments		\$938.76	\$908.00
13. Special Assessments on Your Property			
See Left for Breakdown of Special Assessments			
Special Assessment Totals		\$3.24	\$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$942.00	\$908.00
		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 October 15, 2020



Total Property Tax for 2020 \$908.00
2nd Half Tax Amount \$454.00
 Penalty _____
2nd Half Total Amount Due _____

PIN: 31.20808.0000
BILL NUMBER: 3013278
TAXPAYER: ROBERT J SIS
 1621 COUNTY ROAD 137
 WAITE PARK MN 56387-2051

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 \$908.00
1st Half Tax Amount \$454.00
 Penalty _____
1st Half Total Amount Due _____

PIN: 31.20808.0000
BILL NUMBER: 3013278
TAXPAYER: ROBERT J SIS
 1621 COUNTY ROAD 137
 WAITE PARK MN 56387-2051

Paid By _____

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 St Cloud, MN 56302-0728



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\$\$\$ 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



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: 31.20814.0000
Parties of Interest: SIS ROBERT J

050822

ROBERT J SIS
 1621 COUNTY ROAD 137
 WAITE PARK MN 56387-2051



Property Tax Statement 2020

VALUES AND CLASSIFICATION <i>Sent in March 2019</i>			
Step	Taxes Payable Year:	2019	2020
1	Estimated Market Value:	\$80,000	\$80,000
	Homestead Exclusion:		
	Taxable Market Value:	\$80,000	\$80,000
	New Improvements/Expired Exclusions:		
	Property Classification:	NH Rur Vac Land	NH Rur Vac Land
Step 2 PROPOSED TAX <i>Sent in November 2019</i>			
2	Proposed Tax:		\$760.00
Step 3 PROPERTY TAX STATEMENT			
3	First-half Taxes May 15, 2020:		\$381.00
	Second-half Taxes October 15, 2020:		\$381.00
	Total Taxes Due in 2020:		\$762.00

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: 31.20814.0000

Property Address:

Property Description:
 (Not to be used for Legal Purposes)
 40.00 A. NW4NW4 Section 13 Township
 124 Range 029

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	\$0.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$0.00	
Tax and Credits	3. Your property taxes before credits	\$831.33	\$816.94
	4. Credits that reduce your property taxes		
	A. Agricultural market value credits	\$47.06	\$54.94
	B. Other Credits	\$0.00	\$0.00
	5. Property taxes after credits	\$784.27	\$762.00
Property Tax by Jurisdiction	6. County STEARNS COUNTY	\$410.43	\$404.00
	7. City/Township ST JOSEPH TWP	\$188.13	\$189.23
	8. State General Tax	\$0.00	\$0.00
	9. School District ISD 0742 ST CLOUD		
	A. Voter approved levies	\$51.38	\$40.14
	B. Other local levies	\$124.37	\$116.18
	10. Special Taxing Districts		
	HRA	\$2.80	\$2.71
	Watershed	\$6.37	\$9.23
	Regional Rail Authority	\$0.79	\$0.51
	11. Non-school voter approved referenda levies	\$0.00	\$0.00
12. Total Property tax before special assessments	\$784.27	\$762.00	
13. Special Assessments on Your Property See Left for Breakdown of Special Assessments			
Special Assessment Totals		\$3.73	\$0.00
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		\$788.00	\$762.00
		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 October 15, 2020



Total Property Tax for 2020 \$762.00
2nd Half Tax Amount \$381.00
 Penalty _____
2nd Half Total Amount Due _____

PIN: 31.20814.0000
BILL NUMBER: 3013551
TAXPAYER: ROBERT J SIS
 1621 COUNTY ROAD 137
 WAITE PARK MN 56387-2051

Paid By _____

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Total Property Tax for 2020 \$762.00
1st Half Tax Amount \$381.00
 Penalty _____
1st Half Total Amount Due _____

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 St Cloud, MN 56302-0728



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\$\$\$ 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

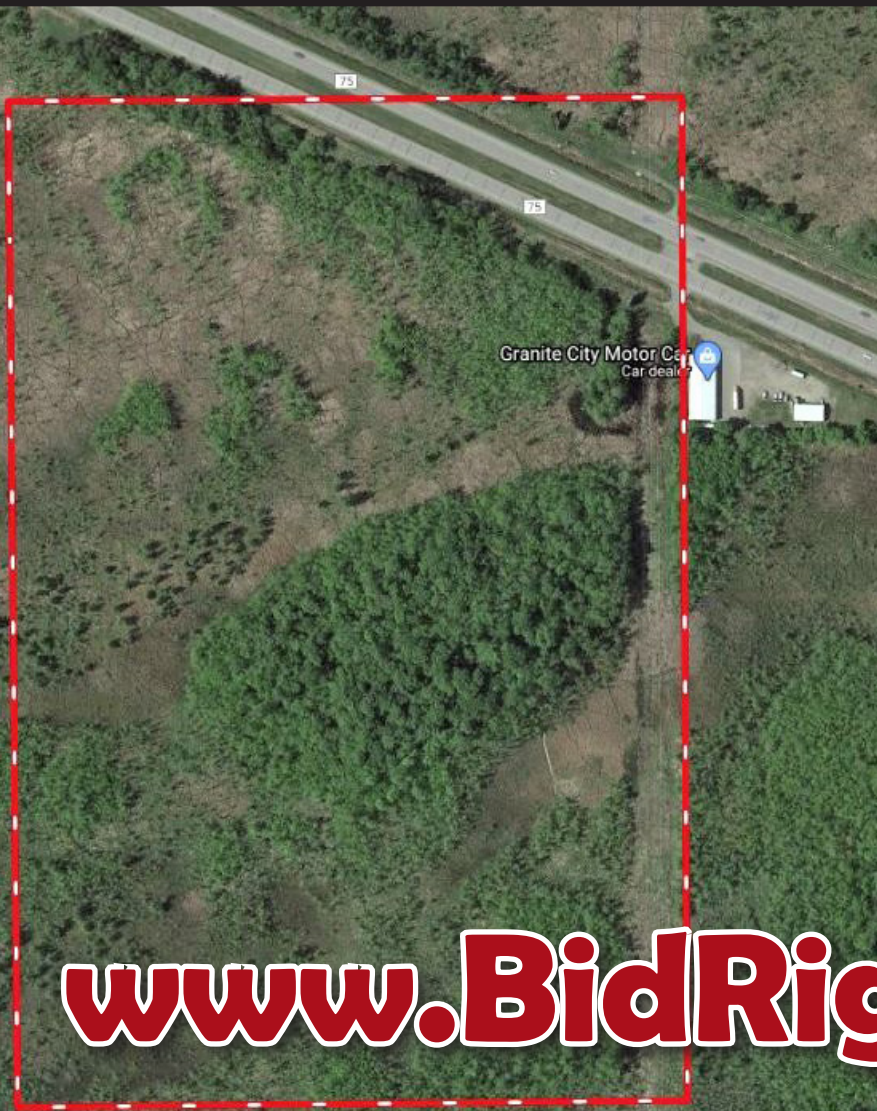
60 ACRES OF LAND IN ST. JOSEPH, MN

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xxx County Road 75, St. Joseph, MN 56387

60 acres located on County Road 75 between St. Joe and Waite Park. This property has steady long-term income from billboard contract. Great hunting close to town with wooded acreage and wetlands. Great investment! Potential opportunity for commercial business with great visibility.

2020 Taxes: \$1,670 | PID#s: 31.20808.0000 & 31.20814.0000

**AUCTION ENDS:
Thursday,
Oct. 1, at 6:15PM**

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