

TWO PARCEL AUCTION IN POPE COUNTY

AUCTION

ONLINE ONLY

BIDDING OPENS THURSDAY, OCTOBER 30, 2025 AT 8:00 AM

BIDDING CLOSURES **Thursday, November 6, 2025 • 2:00 PM**

Online Only Auction in Gilchrist Twp, Pope Co

Two Parcel Auction - 148.11 Total Surveyed Acres





Parcel 2
47.55 Surveyed Acres
12.37± Tillable Acres
Building Site

Parcel 1
100.56 Surveyed Acres
97.96± Tillable Acres



Go to FladeboeLand.com for more details and to view the drone video & aerial photos

PARCEL 1:

100.56 Surveyed Acres, 97.96±/- Tillable Acres, CPI=72.7, located in NW¼ of the NE¼ of Section 15, AND the SW¼ of the SE¼, pt of the NW¼ of the SE¼, and pt of the NE¼ of the SE¼, Section 10, Twp 123, Range 37. (Parcel C of Survey)

PARCEL 2:

47.55 Surveyed Acres; 12.37±/- Tillable Acres, CPI=80.7, Building Site W/ Home, Outbuildings & Recreational Land; located in pt of GL 1, pt of the SW¼ of the NE¼, pt of the NW¼ of the SE¼ & pt of the NE¼ of the SE¼, Section 10, Twp 123, Range 37. (Parcel B of Survey)

Go to FladeboeLand.com to view survey for exact legal descriptions.

OPEN HOUSE:

Saturday, September 27 from Noon - 2:00 PM;

Saturday, October 11 from 1:00 - 3:00 PM;

Wednesday, October 29 from 3:00 - 5:00 PM

BUILDING SITE LOCATION:

18379 County Road 8, Glenwood, MN 56334; Just south of Terrace, take MN 104S east one mile to 182nd Ave, turn right and drive two miles to County Road 8, turn right and drive 0.2 miles to the building site.

TILLABLE LAND LOCATION:

From the building site, take Co Rd 8 west 0.3 miles to 190th Ave, turn left and drive 0.7 miles to 303rd St, turn left on 303rd St. and drive 0.3 miles to SW corner of field.

Message from the Christianson Family: Omer and Pearl Christianson made this farm their home beginning in 1959. Omer was a dairy and crop farmer and Pearl a teacher in country schools. Here they raised three children, building not just a livelihood, but a welcoming home that became a gathering place for family and friends. The farm reflects their values and love for their life here, carrying with it decades of laughter, get-togethers, and milestones. Deeply proud of this land, the Christianson family cherishes every moment and memory made here.

Auctioneer's Notes: Discover a truly remarkable property with something for everyone. Parcel 1 boasts nearly 100 tillable acres with exceptional farmability and natural surface drainage—an ideal addition for anyone seeking productive farmland to add to their operation or investment portfolio. Parcel 2 is a one-of-a-kind building site that invites you to imagine life surrounded by natural beauty. Features include a livable home, tillable land, and majestic, mature woods on high ground, complete with a charming trail system that winds throughout. Whether walking the property, exploring the trails, or simply taking in the views, it's a place where nature and opportunity meet. Experience the beauty yourself—watch the drone video on our website or join us at an open house to experience this exceptional property in person. For questions, call, text, or email Glen Fladeboe at 651-208-3262 or Glen@FladeboeLand.com.

Omer & Pearl Christianson Estate & Family

FLADEBOE LAND

Kristine Fladeboe Duinack

- Broker - 320-212-9379

Kristine@FladeboeLand.com

Glen Fladeboe 651-208-3262

Glen@FladeboeLand.com

Dale Fladeboe 320-894-9392



Auction Terms: The successful bidder(s) will pay down \$50,000 for Parcel 1 (tillable parcel), and/or \$30,000 for Parcel 2 (building site parcel) as earnest money on auction day in the form of a cashier's check. The non-refundable check should be made out to Fladeboe Land Trust Account. The successful bidder(s) will enter into a non-contingent, AS-IS purchase agreement on auction day. Buyer's premium will apply. Final price will be calculated by the number of deeded acres as per the survey. Closing will be executed on or before December 18th, 2025, with attorney Brad Schmidt at JMSK&Z Law Office in Willmar, MN. Announcements made auction day take precedence over printed material. For info packet call Glen at 651-208-3262 or email him at Glen@FladeboeLand.com

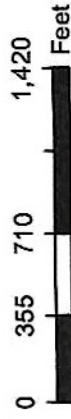
www.FladeboeLand.com

Sellers, auctioneers and brokerage are not responsible for accidents.

Farm 5531 Tract 4640

2025 Program Year

Map Created April 21, 2025



Unless otherwise noted:

Shares are 100% operator

Crops are non-irrigated

Corn = yellow for grain

Soybeans = common soybeans for grain

Wheat = HRS, HRW = Grain

Sunflower = Oil, Non-Oil = Grain

Oats and Barley = Spring for grain

Rye = for grain

Peas = process

Alfalfa, Mixed Forage AGM, GMA, IGS = for forage

Beans = Dry Edible

NAG = for GZ

Candla = Spring for seed

Common Land Unit

Non-Cropland

Cropland

Tract Boundary

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation

Compliance Provisions

Tract Cropland Total: 120.10 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 2023 NAIP Imagery.

MINNESOTA

POPE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5531

Prepared : 8/22/25 3:31 PM CST

Crop Year : 2025

Operator Name : DAVIDSON FARMS LLC

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
170.83	120.10	120.10	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	120.10	0.00		0.00	0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	55.20	0.00	150	0
Soybeans	64.00	0.00	37	0
TOTAL	119.20	0.00		

NOTES

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Tract Number : 4640

Description : W2SE4,SW4NE4 SEC 10&NW4NE4 SEC 15 GILCHRIST 123-37

FSA Physical Location : MINNESOTA/POPE

ANSI Physical Location : MINNESOTA/POPE

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : JUDITH BLADE, KEVIN CHRISTIANSON, CYNTHIA GROTHEM

Other Producers : BRYAN HOLTKAMP

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
170.83	120.10	120.10	0.00	0.00	0.00	0.00	0.0

MINNESOTA
POPE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5531
Prepared : 8/22/25 3:31 PM CST
Crop Year : 2025

Tract 4640 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	120.10	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	55.20	0.00	150
Soybeans	64.00	0.00	37
TOTAL	119.20	0.00	

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, 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 [How to File a Program Discrimination Complaint](#) 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) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

HIGHLY ERODIBLE LAND AND WETLAND
CONSERVATION DETERMINATION

4. Name of USDA Agency or Person Requesting Determination

5. Farm No. and Tract No.

SECTION I - HIGHLY ERODIBLE LAND

6. Is soil survey now available for making a highly erodible land determination?	Yes	No	Field No.(s)	Total Acres
7. Are there highly erodible soil map units on this farm?				
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.			3	1.5
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.				

10. This Highly Erodible Land determination was completed in the: Office ☐ Field ☐

NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields. For further information, contact the local office of the Soil Conservation Service.

SECTION II - WETLAND

11. Are there hydric soils on this farm?	Yes	No	Field No.(s)	Total Wetland Acres
List field numbers and acres, where appropriate, for the following EXEMPTED WETLANDS:				
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.				
13. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to FSA unless the area reverts to wetland as a result of abandonment. You should inform SCS of any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for 5 years or more.				
14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.				
15. Minimal Effect Wetlands (MW) - These wetlands are to be farmed according to the minimal effect agreement signed at the time the minimal effect determination was made.				

NON-EXEMPTED WETLANDS:

16. Converted Wetlands (CW) - In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits. If you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.				
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17. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.

18. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 16 for information on CW.

19. This wetland determination was completed in the: Office ☒ Field ☐20. This determination was: Delivered ☐ Mailed ☒ To the Person on Date: _____

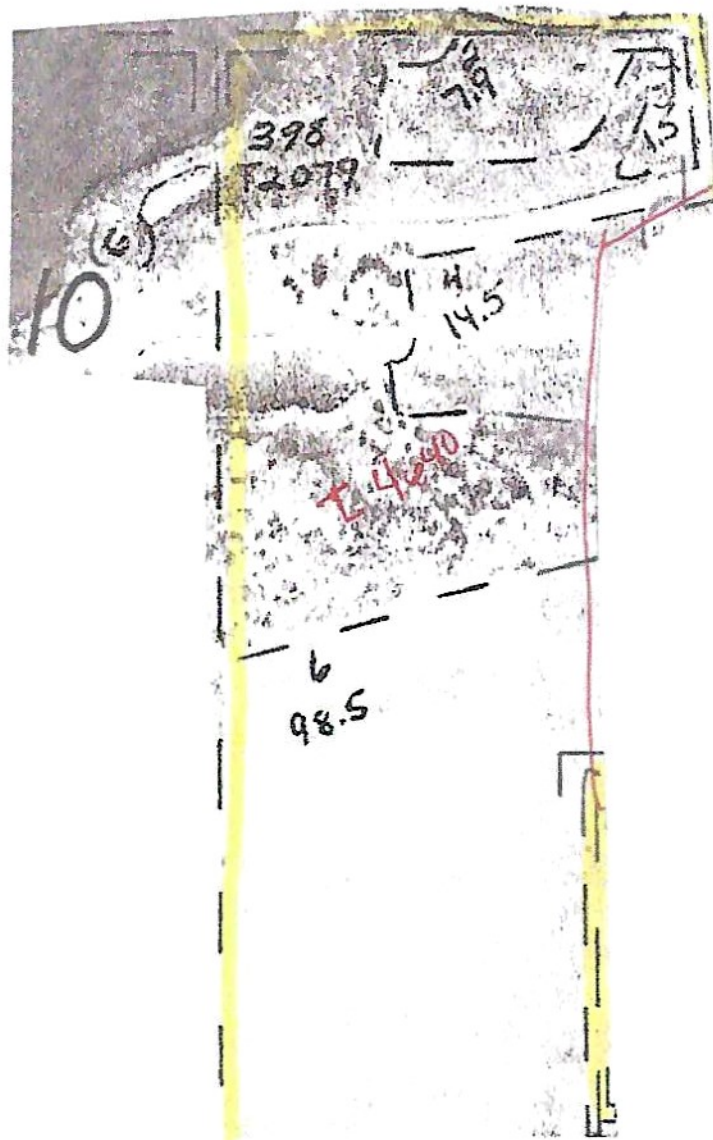
NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below. The reconsideration is a prerequisite for any further appeal. The request for the reconsideration must be in writing and must state your reasons for the request. The request must be mailed or delivered within 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of the producer's copy of this form for more information on appeals procedure.

NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.

21. Remarks

22. Signature of SCS District Conservationist

23. Date



POPE CO. NOT TO SCALE

K12

398

T2077

Plotted

on J12

6

98.5

(6)

15

Certificate of Survey

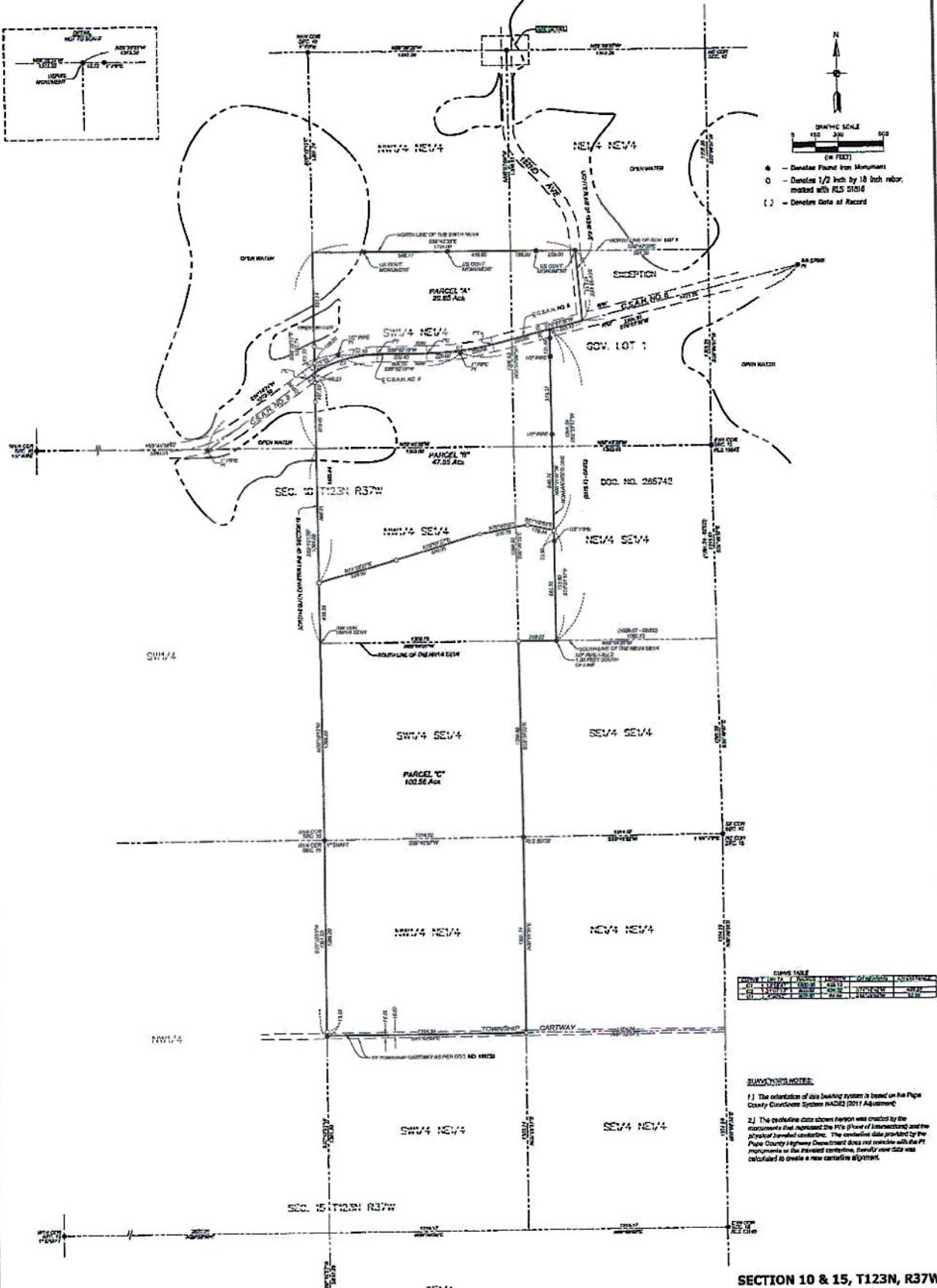
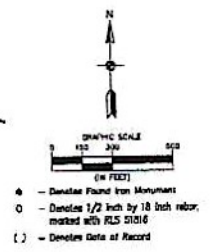
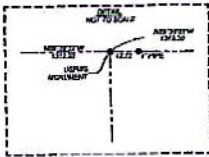


Figure Table

Figure	Description	Area	Volume	Distance
1	Parcel 1A	20.80 Acs	1.00	1.00
2	Parcel 1B	47.33 Acs	1.00	1.00
3	Parcel 1C	100.56 Acs	1.00	1.00

SURVEYING NOTES

1) The orientation of this bearing system is based on the Pipe County Coordinate System NAD83 (2011 Adjustment).

2) The pipeline data shown herein was created by the measurements that indicated the PTA (Point of Intersection) and the physical borehole location. The tentative data provided by the Pipe County Highway Department does not coincide with the PTA measurements or the physical borehole. Therefore, the data was calculated to create a new cartway alignment.

SECTION 10 & 15, T123N, R37W



RADACH
Land Surveying LLC
4300 10th Street NW, Annapolis, MD 21403
(410) 875-8888 • radach@radachlandsurveying.com

Location: SEC. 10 & 15, T123N, R37W
Issue Date: 11/29/2023
Job No.: 1000

Survey Prepared For:
Christianson Family

I hereby certify that this survey, map 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 Maryland.

Name: Joseph T. Radach
Date: 11/29/2023 License # 21516

Prepared by: _____

Recommended Land Description for Parcel "C" (100.56 Acres)

The Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$), of Section 15, the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 10, all being within Township 123 North, Range 37 West, Pope County, Minnesota.

AND

That part of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$), and that part of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 10, Township 123 North, Range 37 West, Pope County, Minnesota, described as follows:

Commencing at the south quarter corner of said Section 10;

thence North 00 degrees 19 minutes 13 seconds West assumed bearing along the north-south quarter line of said Section 10, a distance of 1304.60 feet to the southwest corner of said Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$), said point being the point of beginning of the land to be described;

thence continuing North 00 degrees 19 minutes 13 seconds West along said north-south quarter line of Section 10, a distance of 406.39 feet;

thence North 74 degrees 39 minutes 27 seconds East 528.90 feet;

thence North 73 degrees 01 minutes 27 seconds East 580.05 feet;

thence North 79 degrees 45 minutes 09 seconds East 320.78 feet;

thence South 77 degrees 08 minutes 52 seconds East, 178.34 feet to a monumented line of the land as described in Document No. 265742;

thence South 00 degrees 21 minutes 57 seconds East along said monumented line, 733.80 feet to the south line of aforesaid Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$);

thence North 89 degrees 58 minutes 26 seconds West along said south line of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) and along the south line of said Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$), a distance of 1556.77 feet to the point of beginning.

The tract contains 100.56 acres more or less subject to an existing public road easement over the southerly 16.5 feet thereof (Township Cartway), further subject to other easements, reservations or restrictions of record, if any.

Recommended Land Description for Parcel "B" (47.55 Acres)

That part of Government Lot 1, that part of the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$), that part of the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$), and that part of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 10, Township 123 North, Range 37 West, Pope County, Minnesota, described as follows:

Commencing at the south quarter corner of said Section 10;

thence North 00 degrees 19 minutes 13 seconds West assumed bearing along the north-south quarter line of said Section 10, a distance of 1710.99 feet to the point of beginning of the land to be described;

thence North 74 degrees 39 minutes 27 seconds East 528.90 feet;

thence North 73 degrees 01 minutes 27 seconds East 580.05 feet;

thence North 79 degrees 45 minutes 09 seconds East 320.78 feet;

thence South 77 degrees 08 minutes 52 seconds East, 178.34 feet to a monumented line of the land as described in Document No. 265742;

thence North 00 degrees 21 minutes 57 seconds West along said monumented line, 1344.64 feet to a point on the centerline of County State Aid Highway No. 8;

thence South 75 degrees 53 minutes 38 seconds West along said centerline of County State Aid Highway No. 8, a distance of 389.08 feet;

thence southwesterly along said centerline of County State Aid Highway No. 8 and along a tangential curve concave to the northwest, radius 1800.00 feet, central angle 13 degrees 58 minutes 41 seconds, 439.13 feet;

thence South 89 degrees 52 minutes 19 seconds West along said centerline of County State Aid Highway No. 8 and along tangent 328.40 feet;

thence southwesterly along said centerline of County State Aid Highway No. 8 and along a tangential curve concave to the southeast, radius 800.00 feet, central angle 31 degrees 07 minutes 13 seconds, 434.52 feet to aforesaid north-south quarter line of Section 10;

thence South 00 degrees 19 minutes 13 seconds East along said north-south quarter line of Section 10, a distance of 1405.44 feet to the point of beginning.

The tract contains 47.55 acres more or less subject to an existing public road easement over the northerly 50 feet thereof (County State Aid Highway No. 8), further subject to other easements, reservations or restrictions of record, if any.



STEPHANIE RUST
POPE COUNTY AUDITOR - TREASURER
130 E. MINNESOTA AVE.
GLENWOOD, MN 56334-4525
320-634-7706
WWW.POPECOUNTYMN.GOV

2025

PROPERTY TAX
STATEMENT

GILCHRIST

PRCL# 19-0110-600

RCPT# 8070

TC

N/A

4.459

Property ID Number: 19-0110-600
Property Description: SECT-15 TWP-123 RANG-37
NW1/4NE1/4 & SECT-10 TWP-123 RANG-37
SW1/4SE1/4; PT NW1/4SE1/4 & PT

JUDITH BLADE ETAL

21584-T

ACRES 105.46

		Values and Classification	
Taxes Payable Year		2024	2025
Step 1	Estimated Market Value:	N/A	445,900
	Homestead Exclusion:		
	Taxable Market Value:	N/A	445,900
	New Improve/Expired Excls:	N/A	
	Property Class:		AGRI NON-HSTD
Sent in March 2024			
Step 2	Proposed Tax		
	* Does Not Include Special Assessments		
Sent in November 2024			
Step 3	Property Tax Statement		
	First half Taxes:		1,184.00
	Second half Taxes:		1,184.00
	Total Taxes Due in 2025		2,368.00

\$\$\$
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.

Taxes Payable Year: 2024 2025

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



.00

Property Tax and Credits	3. Property taxes before credits	N/A	
	4. A. Agricultural and rural land credits	N/A	2,698.33
	B. Other credits to reduce your property tax	N/A	.00
	5. Property taxes after credits	N/A	330.33
		N/A	2,368.00
Property Tax by Jurisdiction	6. County	N/A	
	7. City or Town	N/A	1,377.70
	8. State general tax	N/A	506.23
	9. School District 2364	N/A	.00
	A. Voter approved levies	N/A	141.56
	B. Other local levies	N/A	212.88
	10. Special taxing districts	N/A	72.73
	A. POPE COUNTY HRA	N/A	56.90
	B. GLACIAL RIDGE HOSP		
	C.		
	D.		
	11. Non-school voter approved referenda levies	N/A	
	12. Total property tax before special assessments	N/A	2,368.00
Special Assessments on Your Property	13. A.		
	B.		
	C.		
	D.		
	E.		
PRIN			
INT			
TOT	.00		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		N/A	2,368.00

2nd Half 2025

DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: POPE COUNTY AUDITOR-TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE.

PRCL# 19-0110-600
AGRI NON-HSTD

RCPT# 8070

AMOUNT DUE

NOVEMBER 17, 2025

2ND HALF TAX

1,184.00

PENALTY

TOTAL

NO RECEIPT SENT UNLESS REQUESTED.
YOUR CANCELLED CHECK IS YOUR RECEIPT.

JUDITH BLADE ETAL

21584-T

1st Half 2025

DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
MAKE CHECKS PAYABLE TO: POPE COUNTY AUDITOR-TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE.

PRCL# 19-0110-600
AGRI NON-HSTD

RCPT# 8070

AMOUNT DUE

MAY 15, 2025

TOTAL TAX

2,368.00

1ST HALF TAX

1,184.00

PENALTY

TOTAL

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

JUDITH BLADE ETAL

21584-T

LIST ADDRESS CORRECTION ON BACK OF TAX STUB.

☐ CHECK ☐ CASH

MAIL TO: POPE CO AUDITOR-TREASURER
130 E. MINNESOTA AVE.
GLENWOOD, MN 56334-4525

LIST ADDRESS CORRECTION ON BACK OF TAX STUB.

☐ CHECK ☐ CASH

MAIL TO: POPE CO AUDITOR-TREASURER
130 E. MINNESOTA AVE.
GLENWOOD, MN 56334-4525

19-0110-600





STEPHANIE RUST
POPE COUNTY AUDITOR - TREASURER
130 E. MINNESOTA AVE.
GLENWOOD, MN 56334-4525
320-634-7708
WWW.POPECOUNTYMN.GOV

2025

PROPERTY TAX
STATEMENT

GILCHRIST

PRCL# 19-0110-601

RCPT# 8071

TC

N/A

2.87

Values and Classification
Taxes Payable Year 2024 2025

Step

1

Estimated Market Value: N/A 287.30

Homestead Exclusion:

Taxable Market Value: N/A 287.30

New Improve/Expired Excls: N/A

Property Class: RES NON-HSTD

AGRI NON-HSTD

Sent in March 2024

Step

2

Proposed Tax

* Does Not Include Special Assessments

Sent in November 2024

Step

3

Property Tax Statement

First half Taxes: 1.095.00

Second half Taxes: 1.095.00

Total Taxes Due in 2025 2,190.00

\$\$\$

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.

Taxes Payable Year 2024 2025

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund

File by August 15th. IF BOX IS CHECKED YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE

2. Use these amounts on Form M1PR to see if you are eligible for a special refund

Property Tax and Credits	3. Property taxes before credits	N/A	
	4. A. Agricultural and rural land credits	N/A	2,160.01
	B. Other credits to reduce your property tax	N/A	.00
	5. Property taxes after credits	N/A	100.01
Property Tax by Jurisdiction	6. County	N/A	2,060.00
	7. City or Town	N/A	888.95
	8. State general tax	N/A	326.18
	9. School District 2364	N/A	.00
	A. Voter approved levies	N/A	415.11
	B. Other local levies	N/A	346.24
	10. Special taxing districts	N/A	46.86
	A. POPE COUNTY HRA	N/A	36.66
	B. GLACIAL RIDGE HOSP		
	C.		
	D.		
	11. Non-school voter approved referenda levies	N/A	
	12. Total property tax before special assessments	N/A	2,060.00
Special Assessments on Your Property	13. A 45039 2025 SOLID WASTE		130.00
	B.		
PRIN	130.00 C.		
INT	D.		
TOT	130.00 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		N/A	2,190.00

2nd Half 2025

DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT

MAKE CHECKS PAYABLE TO: POPE COUNTY AUDITOR-TREASURER

IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE.

PRCL# 19-0110-601

RCPT# 8071

RES NON-HSTD

AMOUNT DUE

NOVEMBER 17, 2025

2ND HALF TAX

1,095.00

PENALTY

TOTAL

NO RECEIPT SENT UNLESS REQUESTED.
YOUR CANCELLED CHECK IS YOUR RECEIPT.

JUDITH RI ADE ETAL

21584-T

1st Half 2025

DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT

MAKE CHECKS PAYABLE TO: POPE COUNTY AUDITOR-TREASURER

IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE.

PRCL# 19-0110-601

RCPT# 8071

RES NON-HSTD

AMOUNT DUE

MAY 15, 2025

TOTAL TAX

2,190.00

1ST HALF TAX

1,095.00

PENALTY

TOTAL

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

JUDITH BLADE ETAL

21584-T

LIST ADDRESS CORRECTION ON BACK OF TAX STUB.

CHECK CASH

MAIL TO: POPE CO AUDITOR-TREASURER
130 E. MINNESOTA AVE.
GLENWOOD, MN 56334-4525

LIST ADDRESS CORRECTION ON BACK OF TAX STUB.

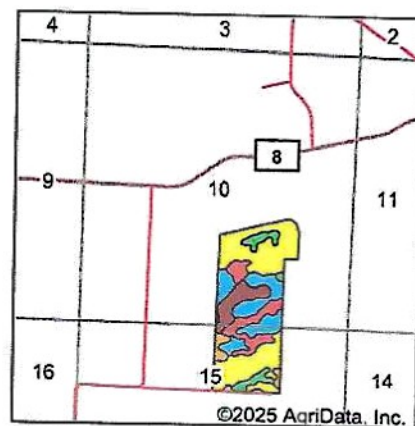
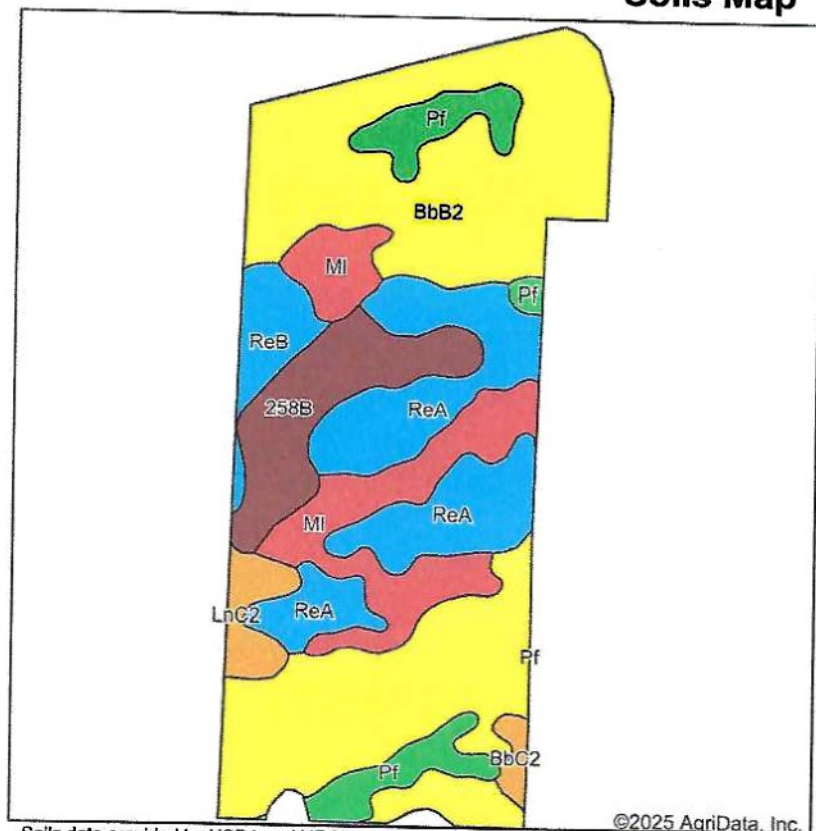
CHECK CASH

MAIL TO: POPE CO AUDITOR-TREASURER
130 E. MINNESOTA AVE.
GLENWOOD, MN 56334-4525

19-0110-601



Soils Map



State: **Minnesota**
 County: **Pope**
 Location: **10-123N-37W**
 Township: **Gilchrist**
 Acres: **97.83**
 Date: **8/21/2025**



FLADEBOE LAND

Maps Provided By:



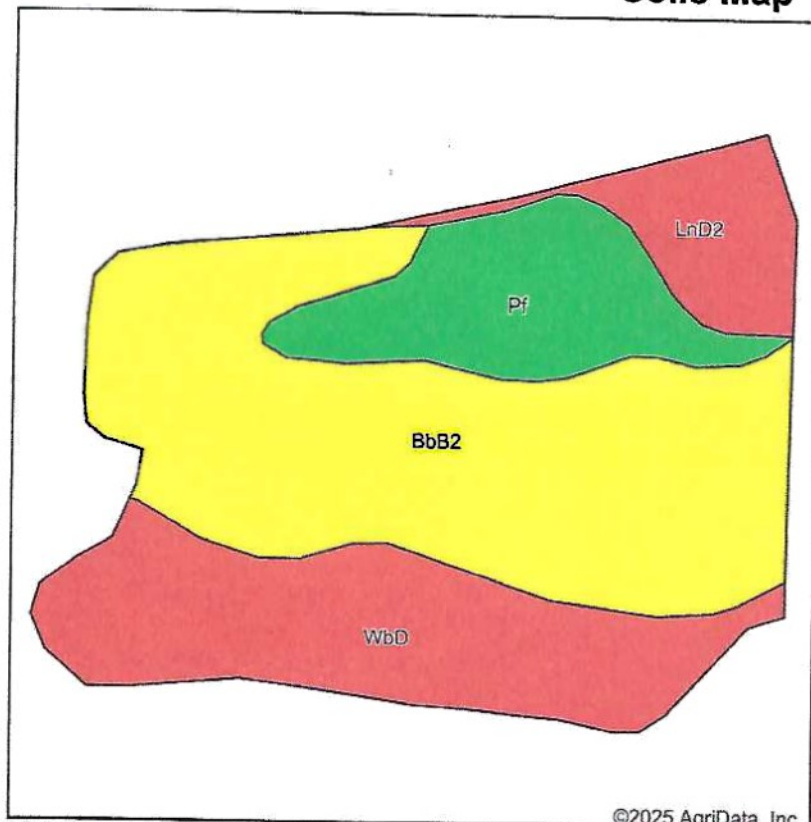
Area Symbol: MN121, Soil Area Version: 21								
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	*n NCCPI Soybeans
BbB2	Hokans-Buse complex, 2 to 6 percent slopes	45.24	46.3%		Ile		89	65
ReA	Renshaw loam, 0 to 2 percent slopes	17.68	18.1%		IIIIs	IIIIs	54	31
MI	Marysland loam, 0 to 2 percent slopes	12.55	12.8%		IIlw		65	48
258B	Sandberg sandy loam, 1 to 6 percent slopes	9.07	9.3%		IVs	IVs	32	18
Pf	Lakepark-Parnell, occasionally ponded, complex, 0 to 2 percent slopes	6.34	6.5%		IIlw		92	68
ReB	Renshaw loam, 1 to 6 percent slopes	3.47	3.5%		IVs	IVs	54	29
LnC2	Langhei-Barnes, moderately eroded, complex, 6 to 12 percent slopes	2.57	2.6%		IVe		74	57
BbC2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	0.91	0.9%		IIle		76	56
Weighted Average					2.50	*-	72.7	*n 50.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils Map

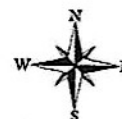


State: **Minnesota**
 County: **Pope**
 Location: **10-123N-37W**
 Township: **Gilchrist**
 Acres: **12.37**
 Date: **8/21/2025**



FLADEBOE LAND

Maps Provided By:



Soils data provided by USDA and NRCS.

©2025 AgriData, Inc.

Area Symbol: MN121, Soil Area Version: 21

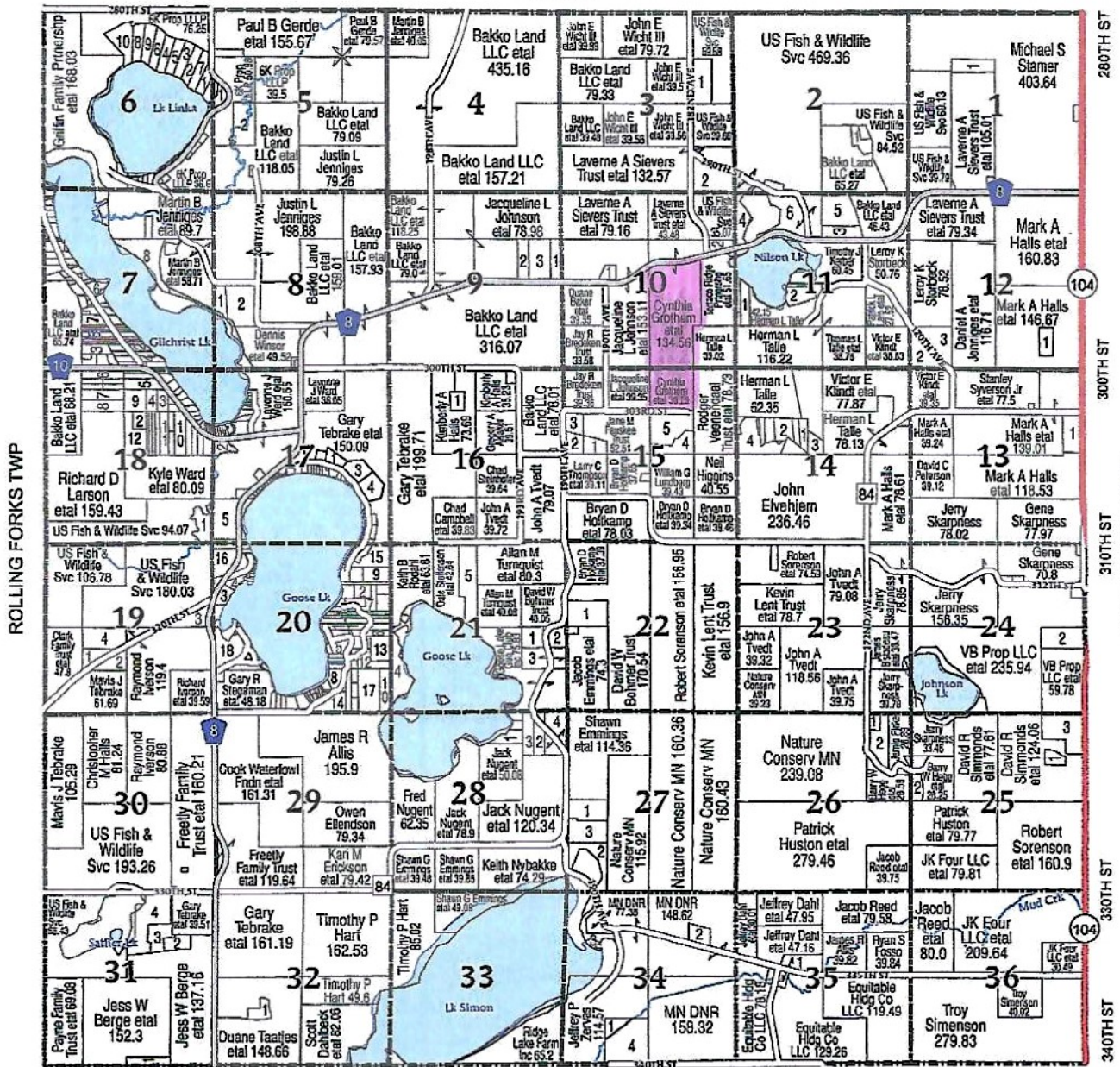
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
BbB2	Hokans-Buse complex, 2 to 6 percent slopes	6.23	50.4%		Ile	89	65
WbD	Waukon loam, 12 to 20 percent slopes	3.29	26.6%		IVe	65	56
Pf	Lakepark-Parnell, occasionally ponded, complex, 0 to 2 percent slopes	1.83	14.8%		IIw	92	68
LnD2	Langhei-Barnes, moderately eroded, complex, 12 to 20 percent slopes	1.02	8.2%		IVe	60	53
Weighted Average					2.70	80.7	*n 62.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

(Landowners)
CHIPPEWA FALLS TWP
190TH AVE



SWIFT CO

GILCHRIST TOWNSHIP

SECTION 1

1. Stamer, Michael S 10.81

SECTION 2

1. Eckhoff, Ryan B 7.22

SECTION 3

1. Holme, Justin P 19.74

2. US Fish & Wildlife Svc 25.51

SECTION 5

1. 6K Prop LLLP 5.41

2. Bakko Land LLC 20.33

SECTION 6

1. 6K Prop LLLP 5.32

2. 6K Prop LLLP 6.87

3. 6K Prop LLLP 7.01

4. 6K Prop LLLP 7.04

5. 6K Prop LLLP 7.05

6. 6K Prop LLLP 7.34

7. 6K Prop LLLP 7.56

8. 6K Prop LLLP 7.92

9. 6K Prop LLLP 8.12

10. 6K Prop LLLP 13.63

SECTION 7

1. Braaten, Ardell et al 5.15

2. Carlson, Julia M 5.42

3. Knutson, Randy et al 5.80

4. Braaten, Rodney C 5.96

5. Grundseth, Lorraine M 5.99

6. Wigfield, Adam et al 6.11

7. Bakko Trust, Doris E et al 7.79

8. Campbell, John F et al 23.42

SECTION 8

1. Jennings, Martin B et al 9.37

2. Jennings, Nathan Y et al 27.11

SECTION 9

1. Baker, Douglass 9.86

2. Baker, Darrell 9.86

3. Baker, Duane et al 19.72

SECTION 10

1. Baker, Duane et al 5.05

2. US Fish & Wildlife Svc 7.20

SECTION 11

1. Syverson, James L et al 8.43

2. Hanson, Keith J 9.68

3. Syverson, Brian 11.20

4. Syverson, James et al 13.55

5. Syverson, Daryl et al 20.88

6. Hanson, Keith J 43.35

SECTION 12

1. Halls, Mark A et al 8.50

2. Klindt, Victor E et al 18.81

3. Jennings, Daniel A et al 20.40

SECTION 13

1. Halls, Martha D et al 16.66

SECTION 14

1. Syverson, James et al 5.56

2. Talle, Thomas L 9.24

3. Elvehjem, John 11.25

4. Venendaal Trust, Rodney et al 20.68

SECTION 15

1. Fauskee Trust, Jane M 7.49

2. Douvier, Troy et al 8.98

3. Douvier, Troy et al 9.45

4. Lundberg, William G 12.97

5. Holtkamp, Bryan D et al 26.34

SECTION 16

1. Robinson, Gwen Anna Marie 5.98

SECTION 17

1. Moen, Larry A 5.13

2. Bagstad, Wayne Douglas 6.94

3. Pomerleau, Lori Ann 10.30

4. Engen, Kristine et al 12.13

5. Huston, John R et al 26.91

SECTION 18

1. Huston, John R et al 11.91

2. Haats, Matthew et al 5.05

3. House Family Trust 5.05

4. House Family Trust 5.05

5. House Family Trust 9.44

6. Crabb, Kelly A et al 9.76

7. Barsness, Dale N 9.83

8. Barsness, Dale N 9.87

9. House Family Trust 10.09

10. Velde, David et al 10.56

11. Velde, David et al 11.14

12. Schultz, Patricia Heidebrink 15.18

SECTION 19

1. Molnau, Mark G et al 8.95

2. Iverson, Raymond 11.09

3. Iverson, Raymond 15.48

4. US Fish & Wildlife Svc 19.99

SECTION 20

1. Liebl, Dale J et al 5.05

2. Gandrud, Anne et al 5.08

3. Westrud, Carol A 5.45

4. Landmark, Shane A et al 5.80

5. Legeson, Laverne et al 6.44

6. Legeson, Laverne et al 7.81

7. Kampsen, Shaun T et al 8.02

8. Erenberg, Robert et al 8.45

9. Gandrud, Anne et al 8.52

10. Helmes Trust, Richard et al 9.06

11. Anderson, Daniel L 9.45

12. Legeson, Laverne et al 9.81

13. Dokkebakken, Ole O et al 10

14. Allis, James R 11.95

15. Tebrake, Gary et al 13.42

16. US Fish & Wildlife Svc 14.27

17. Helmes Trust, Richard et al 19.68

18. Stegeman, Cody M et al 23.27

SECTION 21

1. Goose Lake Gun Club Inc 9.80

2. Emmings, Jacob et al 9.82

3. Tvedt, John A et al 19.61

4. Helmes, Paul R et al 21.52

5. Turnquist, Allan M et al 29.69

SEE PAGE 87-88 FOR ADDITIONAL NAMES NOT LISTED ON MAPS.



