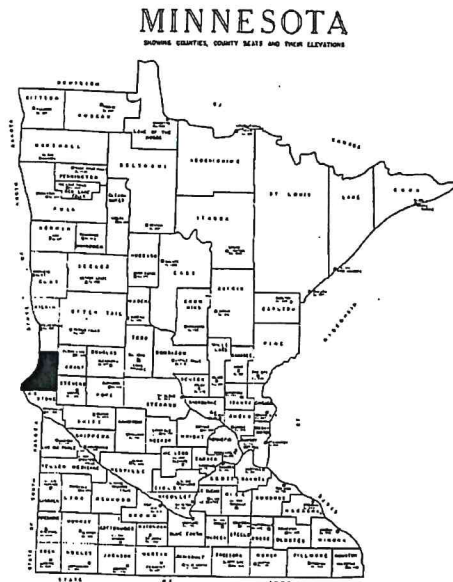


# TRAVERSE COUNTY, MINNESOTA LAND SALE

OFFERED BY **EYSTER REALTY** 320-563-8651

## FARMLAND IN EAST MONSON TOWNSHIP – **PARCEL #3**

- WRITTEN BIDS TO BE IN BY 2:00 PM ON TUESDAY, NOVEMBER 11TH, 2025
- **TOP FIVE BIDDERS MEET AT 1:00 PM ON THURSDAY, NOVEMBER 13TH, 2025**  
**@ EYSTER REALTY BUILDING, 201 HIGHWAY 75 NORTH, WHEATON, MINNESOTA**



MAP OF THE STATE OF MINNESOTA SHOWING THE LOCATION OF TRAVERSE COUNTY.



**LOCATION:** APPROXIMATELY 6 MILES NORTH OF WHEATON, MN IN THE NORTH HALF OF THE SOUTHWEST QUARTER (N1/2SW1/4) OF SECTION EIGHT (8) IN EAST MONSON TOWNSHIP IN TRAVERSE COUNTY, MN.



**FARMLAND FOR SALE**  
**EAST MONSON TOWNSHIP,**  
**TRAVERSE COUNTY, MINNESOTA**  
**PARCEL #3 – N1/2SW1/4, SECTION 8**

Written bids will be accepted until Tuesday, November 11th, 2025 at 2:00 p.m. for the farmland located in East Monson Township, Traverse County, Minnesota described as follows:

**Subject Parcel #3:** The North Half of the Southwest Quarter (N1/2SW1/4), Section Eight (8), Township One Hundred Twenty-eight (128) North, Range Forty-six (46) West, East Monson Township.

**Terms of the sale are as follows:**

1. Sealed bids should be submitted in writing to Eyster Realty, 201 Highway 75 North, P.O. Box 94, Wheaton, MN 56296, on or before 2:00 p.m. on Tuesday, November 11th, 2025, at which time the bids will be opened. Bidders will submit a certified or cashier's check in the amount of \$20,000.00 with their bid, for each parcel they wish to bid on, made payable to Eyster Realty Trust. Bidders need not be present at that time. The top five bidders will be notified and invited to participate in a closed oral bidding session beginning at 1:00 p.m. on Thursday, November 13th, 2025, at the Eyster Realty Building, 201 Highway 75 North, Wheaton, Minnesota 56296.
2. Terms of the sale are cash. Ten percent (10%) down will be required upon acceptance of the bid, with the balance due on or before January 13th, 2026, the Date of Closing.
3. Bids should state the total purchase price they are willing to bid for the Subject Parcel they wish to bid on, **not an amount per acre.**
4. Seller shall pay the taxes payable in 2025 and prior years and will furnish an abstract for the Subject Parcel with marketable title.
5. Possession will be available upon closing or the harvest of the 2025 crop, whichever occurs last. Seller will do fall tillage upon harvest of crops.

**SELLER RESERVES THE RIGHT TO REFUSE AND/OR REJECT ANY AND/OR ALL BIDS.**

For any questions, please call:

**Lance A. Lundquist**

**@**

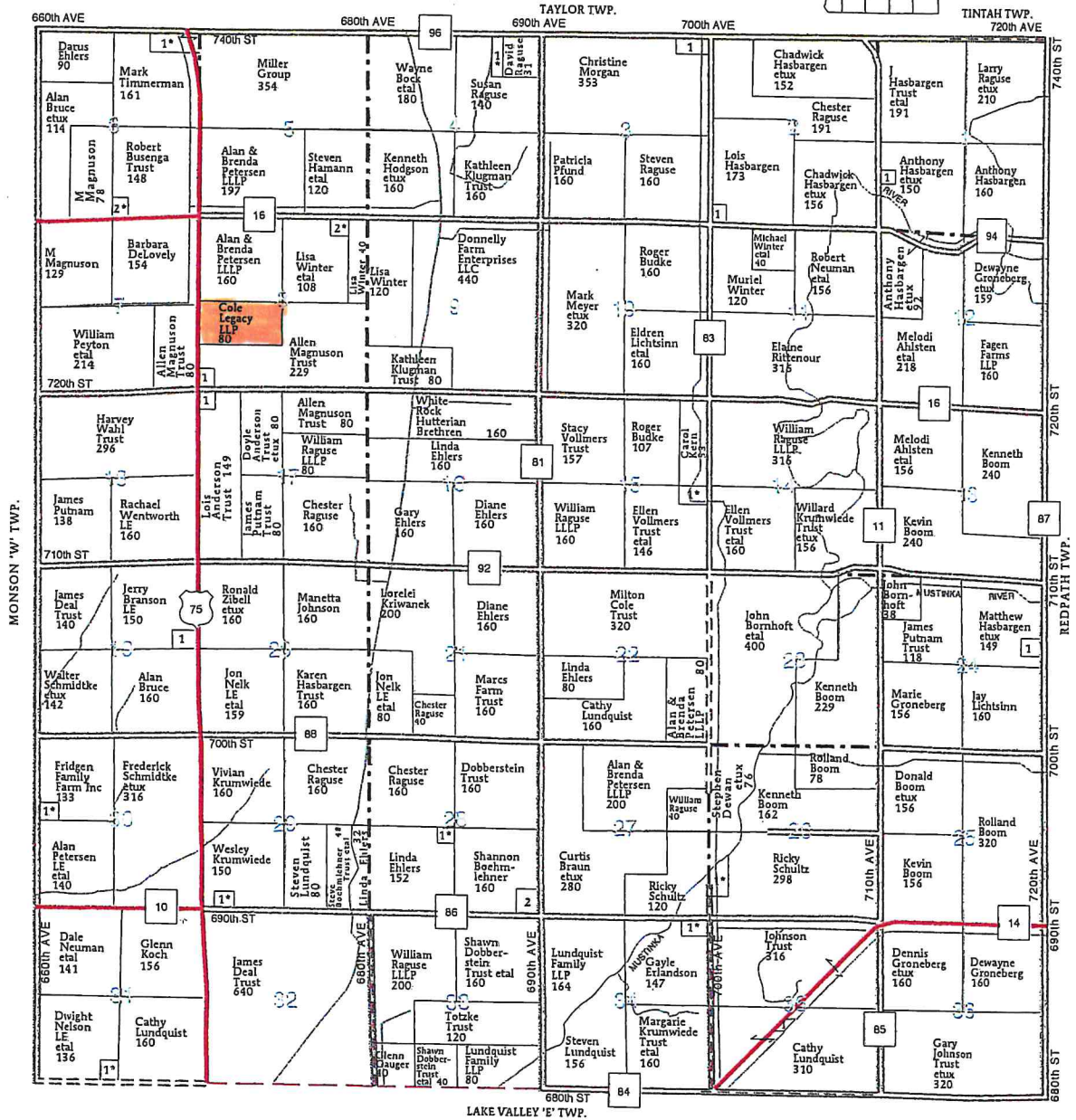
**(320) 760-5195**

T-128-N

# MONSON 'E' PLAT

(Landowners)

R-46-W



PLAT MAP OF EAST MONSON TOWNSHIP SHOWING THE LOCATION OF THE SUBJECT PARCEL #3 IN SECTION 8.

**Subject Parcel #3: The North Half of the Southwest Quarter (N1/2SW1/4), Section Eight (8), Township One Hundred Twenty-eight (128) North, Range Forty-six (46) West, East Monson Township, Traverse County, Minnesota.**

PARCEL #:	08-0042000
FSA INFO:	See FSA Form EZ 156 Farm Record
SOIL PROD. INDEX:	93.6 (See Soil Maps and Legends)
LAND:	76.59 Tillable Acres per Traverse County Assessor/Traverse County F.S.A.
2026 LEASE:	None
CRP Contract #s:	None
POSSESSION:	Possession upon Closing/Harvest of 2025 Crop
TILLAGE:	Completed by Seller
R.E. TAXES:	\$2,756.00 for 2025

KIT JOHNSON  
TRAVERSE COUNTY  
AUDITOR- TREASURER  
P.O. BOX 428  
WHEATON, MN 56296  
(320) 422-7740

2025  
PROPERTY TAX  
STATEMENT  
MONSON

PRCL# 08-0042000

Property ID Number: 08-0042000  
Property Description: SECT-08 TWP-128 RANG-46  
N1/2SW1/4

COLE LEGACY LLP  
%NITES COLE  
7941 E MEDLOCK DRIVE  
SCOTSDALE AZ 85250

5413 -T  
ACRES 80.00

TY TAX  
MENT

TC	5.045	5.887
Values and Classification		
Taxes Payable Year	2024	2025
Step 1	Estimated Market Value:	504,500 588,700
	Homestead Exclusion:	
1	Taxable Market Value:	504,500 588,700
	New Improve/Expired Excls:	
	Property Class:	AGRI NON-HSTD AGRI NON-HSTD
	Sent in March 2024	
Step 2	Proposed Tax	
	* Does Not Include Special Assessments	2,624.00
	Sent in November 2024	
Step 3	Property Tax Statement	
	First half Taxes:	1,378.00
	Second half Taxes:	1,378.00
	Total Taxes Due in 2025	2,756.00

\$\$\$  
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.....			.00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE		<input type="checkbox"/>	
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 .....	2,657.92	2,913.87
	4. A. Agricultural and rural land tax credits .....	.00	.00
	B. Other credits to reduce your property tax .....	328.32	328.15
	5. Property taxes after credits .....	2,329.60	2,585.72
Property Tax by Jurisdiction	6. County .....	1,723.64	1,903.13
	7. City or Town .....	173.85	183.97
	8. State General Tax .....	.00	.00
	9. School District: 803		
	A. Voter approved levies .....	14.62	14.00
	B. Other local levies .....	216.90	244.14
	10. Special Taxing Districts:		
	A. BOIS DE SIOUX WATERSHED .....	200.59	240.48
Special Assessments on Your Property	B. ....		
	C. ....		
	D. ....		
	E. ....		
	11. Non-school voter approved referenda levies .....		
	12. Total property tax before special assessments .....	2,329.60	2,585.72
	13. A. 80271 CO DITCH #27 .....	42.40	170.28
	B. ....		
PRIN 170.28	C. ....		
INT	D. ....		
TOT 170.28	E. ....		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS .....		2,372.00	2,756.00

2<sup>nd</sup> Half 2025 Pay Stub DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT  
MAKE CHECKS PAYABLE TO: TRAVERSE COUNTY AUDITOR-TREASURER  
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1<sup>st</sup> Half 2025 Pay Stub DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT  
MAKE CHECKS PAYABLE TO: TRAVERSE COUNTY AUDITOR-TREASURER  
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 08-0042000  
AGRI NON-HSTD

PRCL# 08-0042000  
AGRI NON-HSTD

AMOUNT DUE	AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2025	2ND HALF TAX 1,378.00	1ST HALF TAX 1,378.00
NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT. RECEIPTS NOT VALID UNTIL YOUR CHECK HAS CLEARED THE BANK.	PENALTY	PENALTY
	TOTAL	TOTAL
	TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.	

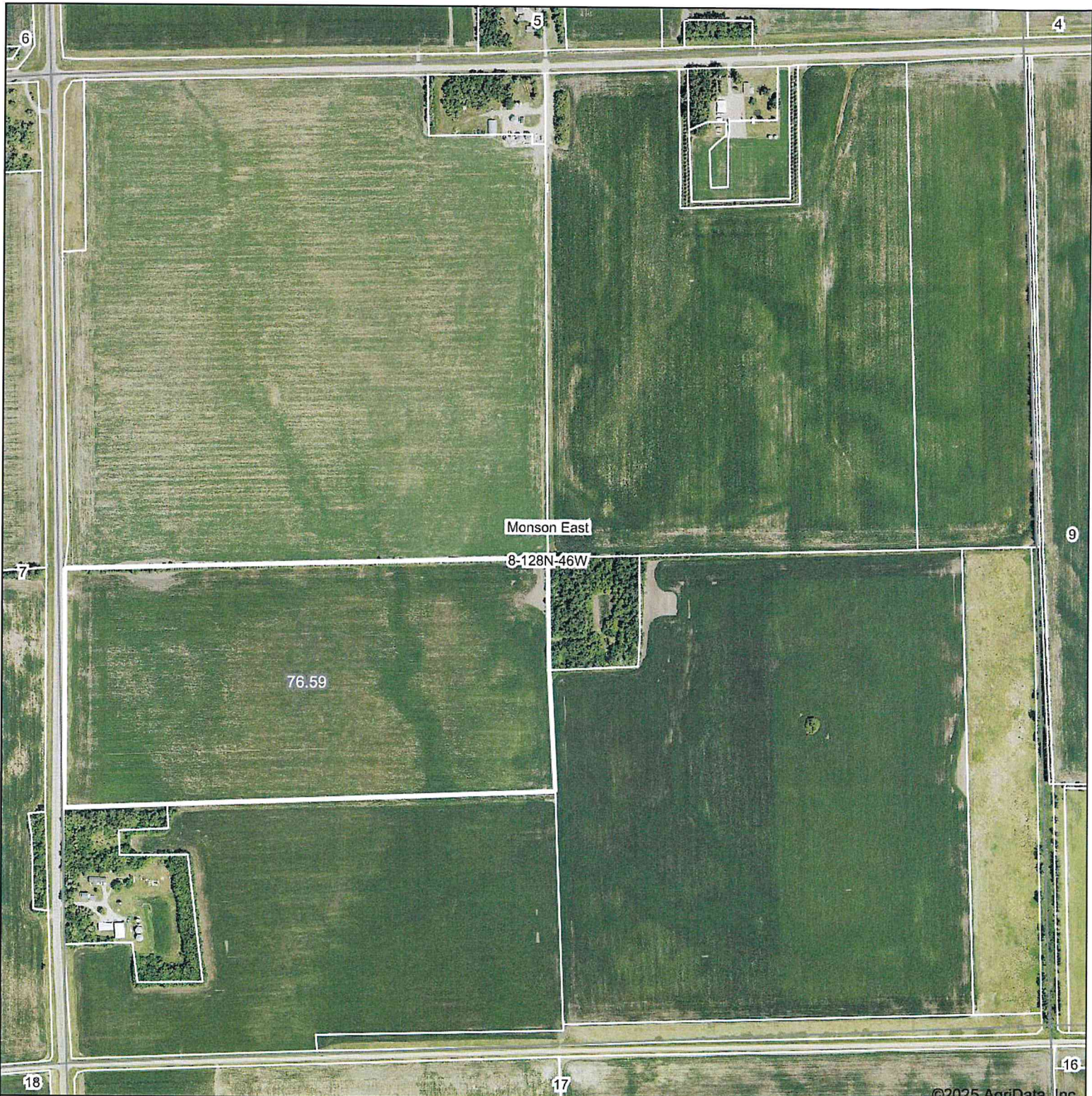
COLE LEGACY LLP  
%NITES COLE  
7941 E MEDLOCK DRIVE  
SCOTSDALE AZ 85250

5413 -T

COLE LEGACY LLP  
%NITES COLE  
7941 E MEDLOCK DRIVE  
SCOTSDALE AZ 85250

5413 -T

# Aerial Map



©2025 AgriData, Inc.

Boundary Center: 45° 54' 37.9, -96° 29' 9.05

0ft 839ft 1677ft

**8-128N-46W**  
**Traverse County**  
**Minnesota**



Maps Provided By:



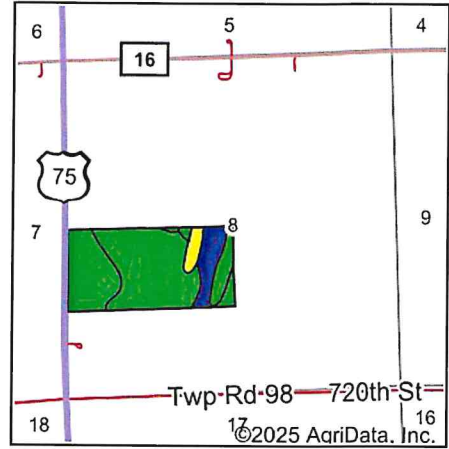
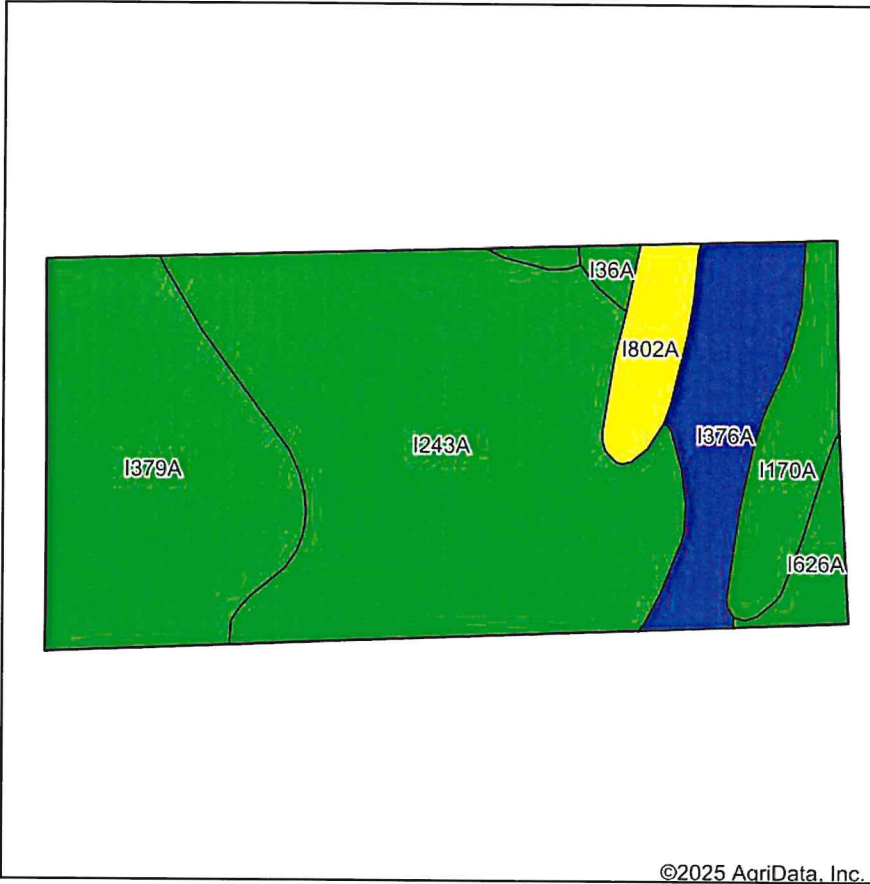
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www.AgriDataInc.com

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

10/4/2025

# Soils Map



State: **Minnesota**  
 County: **Traverse**  
 Location: **8-128N-46W**  
 Township: **Monson East**  
 Acres: **76.59**  
 Date: **10/4/2025**

Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: MN155, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
I243A	Doran clay loam, 0 to 2 percent slopes	37.04	48.4%		IIc	98	57
I379A	Doran-Mustinka silty clay loams, 0 to 2 percent slopes	20.09	26.2%		IIc	92	59
I376A	Colvin silty clay loam, 0 to 1 percent slopes	8.10	10.6%		IIw	89	39
I170A	Swenoda loam, 0 to 3 percent slopes	5.38	7.0%		IIIe	95	63
I802A	Clontarf sandy loam, 0 to 2 percent slopes	3.34	4.4%		IIIs	62	38
I626A	Bearden-Mustinka complex, 0 to 2 percent slopes	2.00	2.6%		Ile	94	62
I36A	Kittson loam, 0 to 2 percent slopes	0.64	0.8%		IIc	100	64
<b>Weighted Average</b>					<b>2.11</b>	<b>93.6</b>	<b>*n 55.4</b>

\*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.

MINNESOTA  
TRAVERSE  
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 3321  
Prepared : 5/2/25 2:07 PM CST  
Crop Year : 2025

Tract Number : 2172  
Description : N-SW 8 EAST MONSON  
FSA Physical Location : MINNESOTA/TRAVERSE  
ANSI Physical Location : MINNESOTA/TRAVERSE  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : COLE LEGACY LLP  
Other Producers : DALE EDWARD ZYCH, CHRISTINE ZYCH  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
76.59	76.59	76.59	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	76.59	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	48.09	0.00	144
Soybeans	26.02	0.00	40
TOTAL	74.11	0.00	

NOTES

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**BID FORM**  
**SUBJECT PARCEL #3 IN SECTION 8**

**THE N1/2SW1/4 OF SECTION 8, EAST  
MONSON TOWNSHIP, TRAVERSE  
COUNTY, MINNESOTA**

I/we hereby offer \$\_\_\_\_\_ for the above referenced farmland. Bid is for the total price, **NOT** an amount per acre. I have enclosed with my bid a **Cashier's Check for \$20,000.00** (made out to Eyster Realty Trust) for **this** parcel I wish to bid on. I agree to deposit ten percent (10%) earnest money on the date of the sale if I am the successful bidder.

\_\_\_\_\_  
Signature \_\_\_\_\_  
Date

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ Cell Phone Number: \_\_\_\_\_

**Return no later than 2:00 P.M. on Tuesday, November 11th, 2025 to:**

**EYSTER REALTY**  
**201 HIGHWAY 75 NORTH**  
**P.O. BOX 94**  
**WHEATON, MINNESOTA 56296**  
**(320) 563-8651 Office**  
**[www.eysterrealty.com](http://www.eysterrealty.com)**