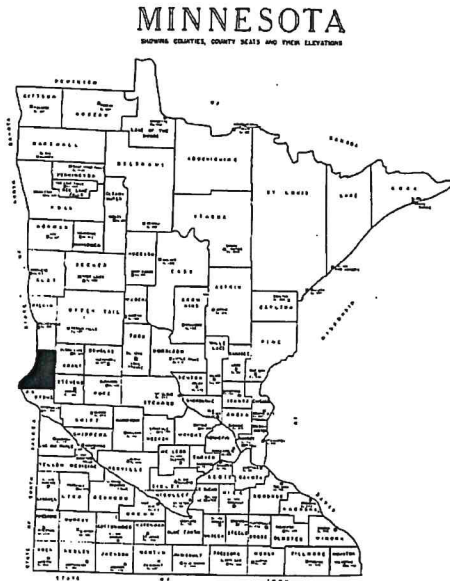


TRAVERSE COUNTY, MINNESOTA LAND SALE

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

FARMLAND IN EAST MONSON TOWNSHIP – **PARCEL #4**

- WRITTEN BIDS TO BE IN BY 2:00 PM ON TUESDAY, NOVEMBER 11TH, 2025
- **TOP FIVE BIDDERS MEET AT 3:00 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 5 MILES NORTH AND 2 MILES EAST OF WHEATON, MN IN THE **NORTH HALF (N1/2) OF SECTION TWENTY-TWO (22) IN EAST MONSON TOWNSHIP IN TRAVERSE COUNTY, MN.**



FARMLAND FOR SALE
EAST MONSON TOWNSHIP,
TRAVERSE COUNTY, MINNESOTA
PARCEL #4 – N1/2, SECTION 22

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 #4: The North Half (N1/2), Section Twenty-two (22), Township One Hundred Twenty-eight (128) North, Range Forty-seven (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 3:00 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

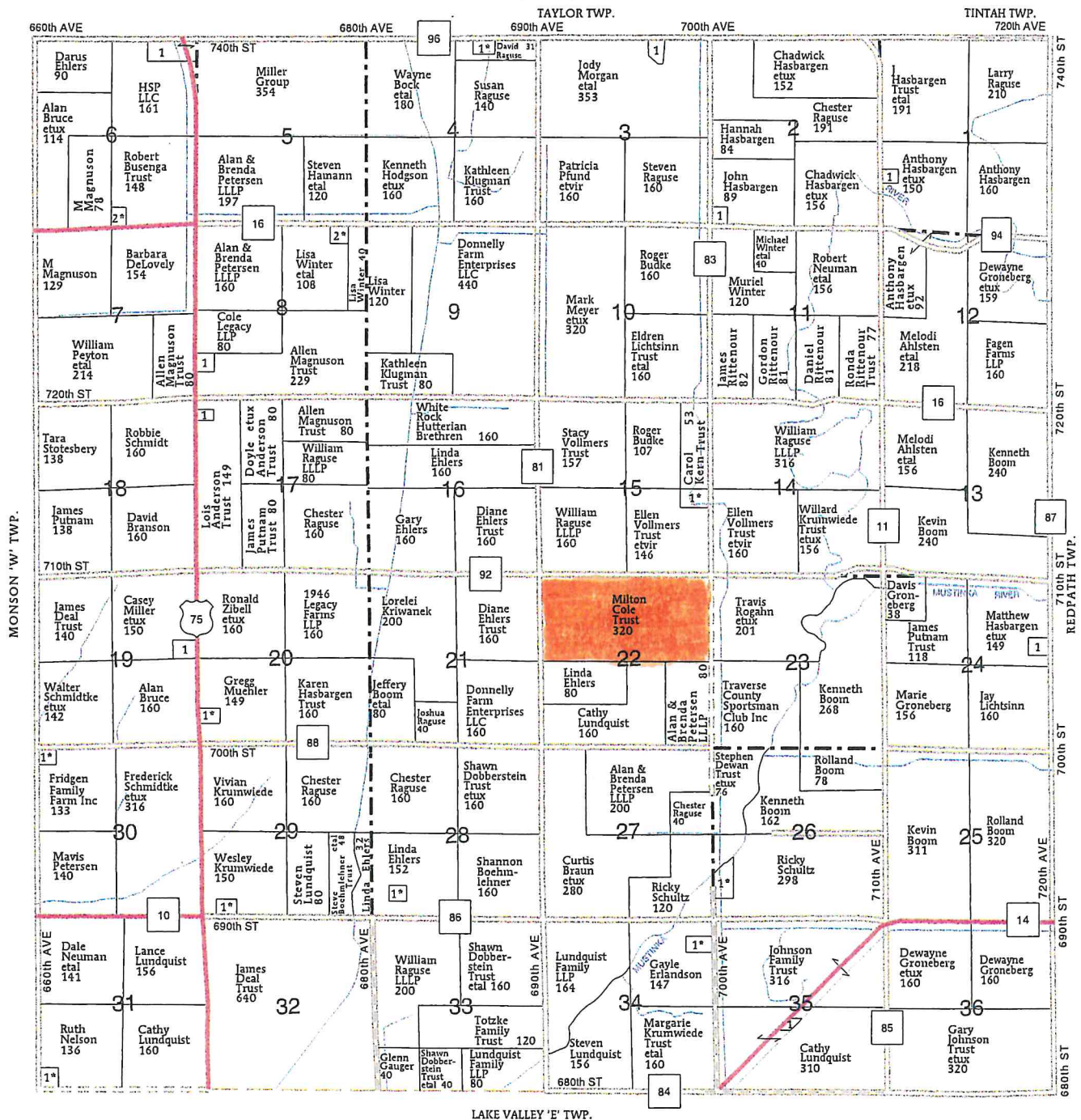
@

(320) 760-5195

T-128-N

MONSON 'E' PLAT

R-46-W



PLAT MAP OF EAST MONSON TOWNSHIP SHOWING THE LOCATION OF THE SUBJECT PARCEL #4 IN SECTION 22.

Subject Parcel #4: The North Half (N1/2), Section Twenty-two (22), Township One Hundred Twenty-eight (128) North, Range Forty-six (46) West, East Monson Township, Traverse County, Minnesota.

PARCEL #:	08-0106000
FSA INFO:	See FSA Form EZ 156 Farm Record
SOIL PROD. INDEX:	89.2 (See Soil Maps and Legends)
LAND:	310.65 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:	\$10,702.00 for 2025

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

2025

PROPERTY TAX
STATEMENT

MONSON

PRCL# 08-0106000

TC

19.680

23.066

Property ID Number: 08-0106000
Property Description: SECT-22 TWP-128 RANG-46
N1/2

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

5413 -T

ACRES 320.00

Values and Classification		2024	2025
Taxes Payable Year		2024	2025
Step 1	Estimated Market Value:	1,968,000	2,306,600
	Homestead Exclusion:		
	Taxable Market Value:	1,968,000	2,306,600
	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 Sent in November 2024		10,284.00
Step 3	Property Tax Statement		
	First half Taxes:		5,351.00
	Second half Taxes:		5,351.00
	Total Taxes Due in 2025		10,702.00

\$\$\$
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.

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
4. A. Agricultural and rural land tax credits
B. Other credits to reduce your property tax
5. Property taxes after credits

Property Tax
by Jurisdiction

6. County
7. City or Town
8. State General Tax
9. School District: 803 A. Voter approved levies
B. Other local levies
10. Special Taxing Districts: A. BOIS DE SIOUX WATERSHED
B.
C.
D.
11. Non-school voter approved referenda levies
12. Total property tax before special assessments

Special Assessments
on Your Property

13. A. 80361 CO DITCH #36
B. 81141 JUD DITCH #14
C.
D.
E.
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

PRIN 573.04
INT
TOT 573.04

Taxes Payable Year:	2024	2025
		.00
	.00	
	10,371.98	11,414.68
	.00	.00
	1,280.76	1,285.72
	9,091.22	10,128.96
	6,727.44	7,454.48
	678.17	720.81
	.00	.00
	57.02	54.87
	846.11	956.55
	782.48	942.25
	9,091.22	10,128.96
	482.58	573.04
	98.20	
	9,672.00	10,702.00

2 2nd 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

PRCL# 08-0106000
AGRI NON-HSTD

1 1st 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# 08-0106000
AGRI NON-HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2025	2ND HALF TAX	5,351.00	10,702.00
NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT. RECEIPTS NOT VALID UNTIL YOUR CHECK HAS CLEARED THE BANK.	PENALTY		5,351.00
	TOTAL		

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

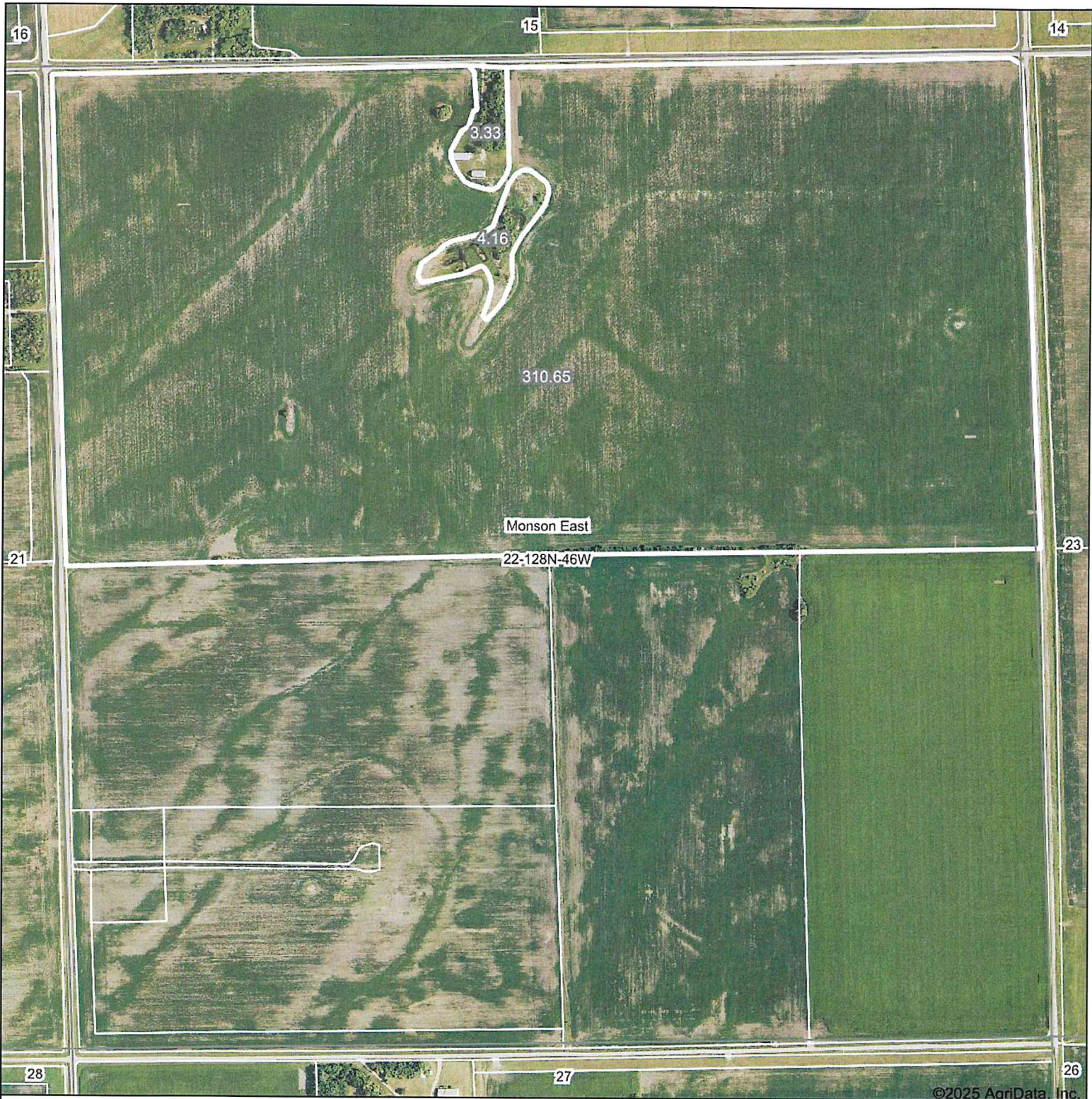
COLE LEGACY LLP
%NITES COLE
7941 E MEDLOCK DRIVE
SCOTSDALE AZ 85250

5413 -T

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%NITES COLE
7941 E MEDLOCK DRIVE
SCOTSDALE AZ 85250

5413 -T

Aerial Map



Boundary Center: 45° 53' 10.3, -96° 26' 18.12

0ft 840ft 1679ft

22-128N-46W
Traverse County
Minnesota



Maps Provided By:



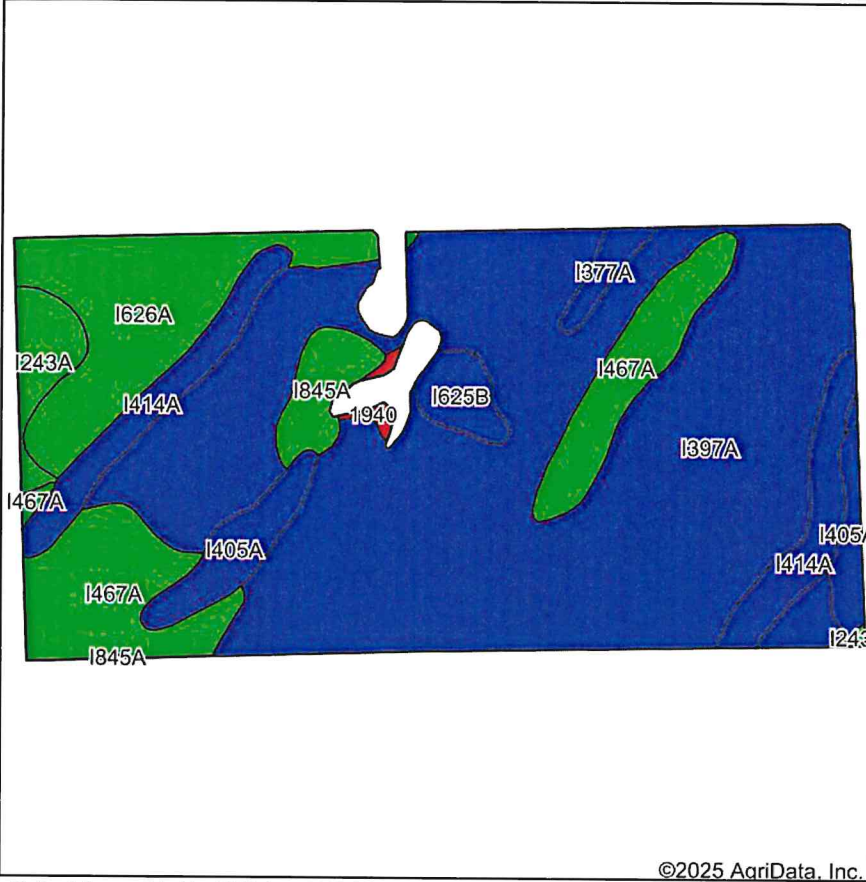
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www.AgriDataInc.com

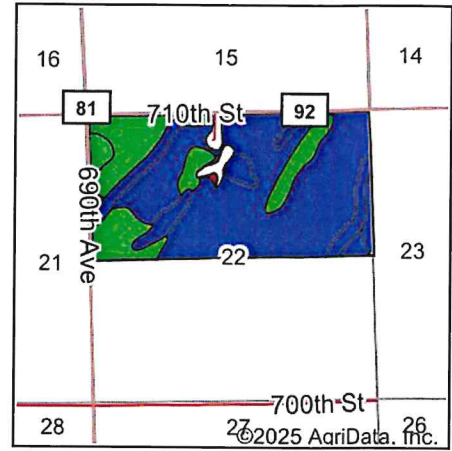
Field borders provided by Farm Service Agency as of 5/21/2008.

10/4/2025

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Traverse**
 Location: **22-128N-46W**
 Township: **Monson East**
 Acres: **310.65**
 Date: **10/4/2025**

Maps Provided By:



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
I397A	Antler-Mustinka complex, 0 to 2 percent slopes	188.87	60.8%		Ile	88	58
I467A	Bearden silt loam, 0 to 2 percent slopes	34.53	11.1%		Ile	93	59
I626A	Bearden-Mustinka complex, 0 to 2 percent slopes	30.73	9.9%		Ile	94	62
I414A	Mustinka silty clay loam, 0 to 1 percent slopes	20.91	6.7%		IIw	85	61
I405A	Antler clay loam, 0 to 2 percent slopes	12.61	4.1%		Ile	89	58
I845A	Doran silty clay loam, loamy substratum, 0 to 2 percent slopes	7.02	2.3%		IIc	98	56
I243A	Doran clay loam, 0 to 2 percent slopes	6.87	2.2%		IIc	98	57
I625B	Zell-LaDelle silty clay loams, 1 to 6 percent slopes	5.13	1.7%		IIIe	89	63
I377A	Wheatville silt loam, 0 to 2 percent slopes	2.94	0.9%		Ile	89	54
1940	Quam silty clay loam, ponded	1.04	0.3%		VIIIw	5	2
Weighted Average					2.04	89.2	*n 58.5

*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.

Tract Number	: 345
Description	: N1/2 Sec 22 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
318.14	310.65	310.65	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	310.65	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	195.12	0.00	144
Soybeans	105.57	0.00	40
TOTAL	300.69	0.00	

NOTES

BID FORM
SUBJECT PARCEL #4 IN SECTION 22

**THE N1/2 OF SECTION 22, 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