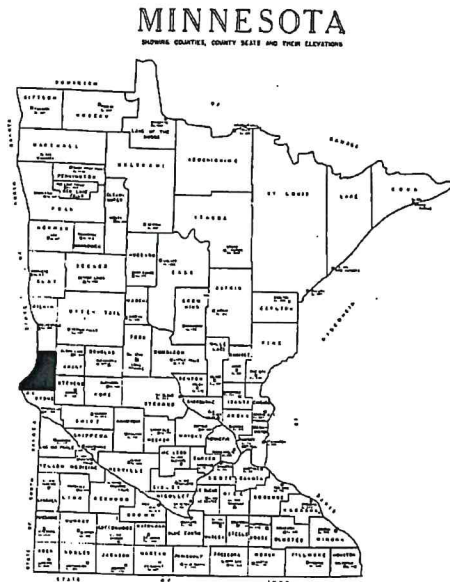


# TRAVERSE COUNTY, MINNESOTA LAND SALE

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

## **FARMLAND IN WEST MONSON TOWNSHIP – PARCEL #1**

- WRITTEN BIDS TO BE IN BY 2:00 PM ON TUESDAY, NOVEMBER 11TH, 2025
  - **TOP FIVE BIDDERS MEET AT 9:00 AM 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 7 MILES NORTH AND 3 MILES WEST OF WHEATON, MN IN THE **SOUTHWEST QUARTER (SW1/4) OF SECTION ELEVEN (11) IN WEST MONSON TOWNSHIP IN TRAVERSE COUNTY, MN.**



**FARMLAND FOR SALE**  
**WEST MONSON TOWNSHIP,**  
**TRAVERSE COUNTY, MINNESOTA**  
**PARCEL #1 – SW1/4, SECTION 11**

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

**Subject Parcel #1:** The Southwest Quarter (SW1/4), Section Eleven (11), Township One Hundred Twenty-eight (128) North, Range Forty-seven (47) West, West 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 9:00 a.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**





**Subject Parcel #1: The Southwest Quarter (SW1/4), Section Eleven (11), Township One Hundred Twenty-eight (128) North, Range Forty-seven (47) West, West Monson Township, Traverse County, Minnesota.**

PARCEL #:	08-0205000
FSA INFO:	See FSA Form EZ 156 Farm Record
SOIL PROD. INDEX:	93.2 (See Soil Maps and Legends)
LAND:	152.92 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:	\$4,996.00 for 2025

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

2025

PROPERTY TAX  
STATEMENT

MONSON

PRCL# 08-0205000

TC 9.749 11.380

Property ID Number: 08-0205000  
Property Description: SECT-11 TWP-128 RANG-47  
SW1/4

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

5413 -T

ACRES 160.00

Values and Classification		
Taxes Payable Year		
	2024	2025
Step 1	Estimated Market Value: 974.900 1,138.000	
	Homestead Exclusion:	
	Taxable Market Value: 974.900 1,138.000	
	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 5,074.00	
	Sent in November 2024	
Step 3	Property Tax Statement	
	First half Taxes:	2,498.00
	Second half Taxes:	2,498.00
	Total Taxes Due in 2025	4,996.00

\$\$\$  
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. <b>IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE</b>	<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	5,138.45	5,630.33
	4. A. Agricultural and rural land tax credits	.00	.00
	B. Other credits to reduce your property tax	634.45	634.33
	5. Property taxes after credits	4,504.00	4,996.00
Property Tax by Jurisdiction	6. County	3,333.03	3,676.50
	7. City or Town	335.95	355.63
	8. State General Tax	.00	.00
	9. School District: 803 A. Voter approved levies	28.25	27.07
	B. Other local levies	419.15	471.93
	10. Special Taxing Districts: A. BOIS DE SIOUX WATERSHED	387.62	464.87
	B.		
	C.		
	D.		
	11. Non-school voter approved referenda levies		
	12. Total property tax before special assessments	4,504.00	4,996.00
Special Assessments on Your Property	13. A.		
	B.		
PRIN	C.		
INT	D.		
TOT .00	E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		4,504.00	4,996.00

2<sup>nd</sup> Half Pay Stub 2025 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# 08-0205000  
AGRI NON-HSTD

1<sup>st</sup> Half Pay Stub 2025 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# 08-0205000  
AGRI NON-HSTD

AMOUNT DUE	AMOUNT DUE	TOTAL TAX
NOVEMBER 15, 2025	2ND HALF TAX 2,498.00	4,996.00
NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT. RECEIPTS NOT VALID UNTIL YOUR CHECK HAS CLEARED THE BANK.	PENALTY	1ST HALF TAX 2,498.00
	TOTAL	PENALTY
		TOTAL
	TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.	

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

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5413 -T



# Aerial Map



©2025 AgriData, Inc.

Boundary Center: 45° 54' 32.09, -96° 32' 50.07

0ft 862ft 1724ft

**11-128N-47W**  
**Traverse County**  
**Minnesota**



Maps Provided By:



© AgriData, Inc. 2023

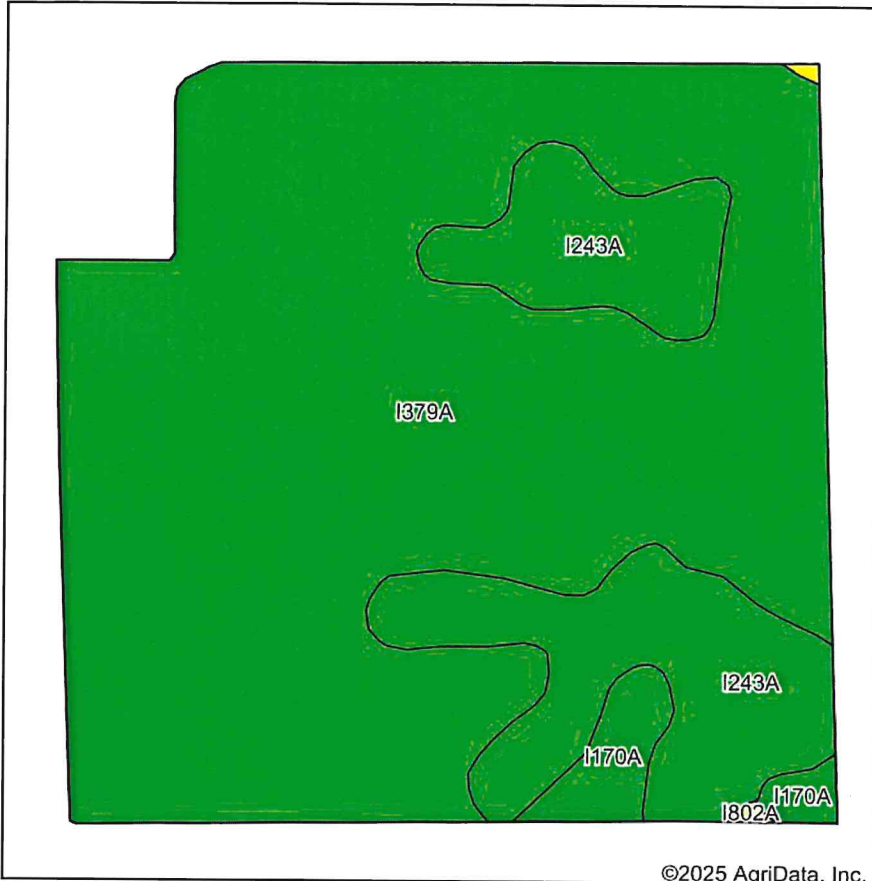
www.AgriDataInc.com

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

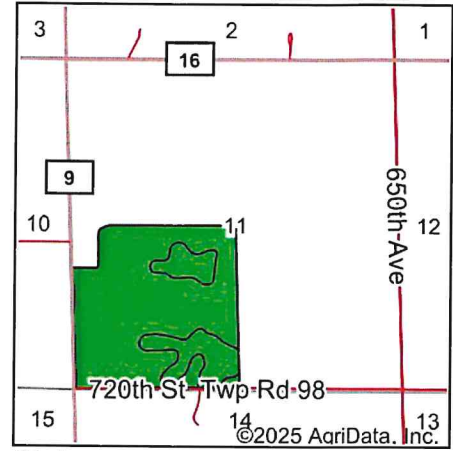
10/4/2025



# Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Traverse**  
 Location: **11-128N-47W**  
 Township: **Monson West**  
 Acres: **152.92**  
 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
I379A	Doran-Mustinka silty clay loams, 0 to 2 percent slopes	119.05	77.8%	■	IIc	92	59
I243A	Doran clay loam, 0 to 2 percent slopes	29.18	19.1%	■	IIc	98	57
I170A	Swenoda loam, 0 to 3 percent slopes	4.41	2.9%	■	IIIe	95	63
I802A	Clontarf sandy loam, 0 to 2 percent slopes	0.28	0.2%	■	IIIs	62	38
Weighted Average					2.03	93.2	*n 58.7

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

MINNESOTA

TRAVERSE

Form: FSA-156EZ

See Page 4 for non-discriminatory Statements.

United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 3321

Prepared : 5/2/25 2:07 PM CST

Crop Year : 2025

Tract Number : 342

Description : SW11 WEST 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 contains a wetland or farmed 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
159.51	152.92	152.92	0.00	0.00	0.00	0.00	0.0

## Tract 342 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	152.92	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	96.04	0.00	144
Soybeans	51.97	0.00	40
TOTAL	148.01	0.00	

## NOTES

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# BID FORM

## SUBJECT PARCEL #1 IN SECTION 11

**THE SW1/4 OF SECTION 11, WEST  
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)**