



Finance & Taxpayer Services  
509 W 5<sup>th</sup> St  
Red Wing, MN 55066

TO: County Board of Commissioners  
FROM: Lucas Dahling  
SUBJECT: Lease Renewals  
DATE: March 4, 2025

---

**Background:**

There are three parcels of land in Stanton and Warsaw Townships which we have leased for several years. These leases listed below are on the same three-year cycle and we recommend the new leases continue with payments due April 1 of 2025, 2026, and 2027. Proceeds from the leases continue to go into the Park Account as they have in the past. The Lessees also will pay personal property taxes in 2026, 2027, and 2028.

**Parcel A:** Mr. Thomas Otte

41-999-1619  
37.83 tillable acres  
\$130/acre - a total of \$4,917.90/year

**Parcel B:** Mr. Thomas Otte

41-999-0902  
2.60 tillable acres  
\$130/acre a total of \$338.00

**Parcel C:** Maring DuFresne Farms

45-999-2429  
6.89 acres of land of which 3.90 acres are tillable  
Rented at a flat fee of \$507.00/year

**Recommendation:**

Staff recommends the approval of the lease renewals.

**Find your Good here.**



# AGREEMENT

This Agreement made this 4th day of March, 2025, between the County of Goodhue, hereinafter named Goodhue, lessor herein, and Thomas Otte, here in after named, lessee herein,

- A. Lessor is the owner of real property in Section 16, Stanton Township Goodhue County, Minnesota, and said property available for lease.
- B. Lessee desires to lease said property.
- C. In Consideration of the mutual covenants contained herein, the parties agree:
  - 1. Lessor shall lease to lessee property owned by lessor, approximately 37.83 acres of land in section 16 Stanton Township, Goodhue County, Minnesota, identified as parcel 41.999.1619.
  - 2. Lessor shall lease to lessee property owned by lessor, approximately 2.6 acres of land in Section 9 Stanton Township, Goodhue County, Minnesota, identified as parcel 41.999.0902.
  - 3. The premises shall be leased to lessee from April 1, 2025 through March 31, 2028.
  - 4. The property shall be leased for agricultural purposes or cropland and may not otherwise be developed or improved without the express written consent of the county.
  - 5. The lessee shall pay to lessor \$130.00/acre (40.43 X \$130 = \$5,255.90) rental annually, first payment due upon execution of the lease (4-1-2025).
  - 6. The lessee shall pay taxes due and payable on such real estate in 2026 through 2028.
  - 7. Lessee assumes all risk of loss or damage from any cause or claim occasioned by use of such leased property by Lessee or by a third party. Further, Lessee agrees to indemnify and hold harmless Lessor for any damage or loss, including attorney's fees, Lessor may suffer from the use of such property by Lessee or by a third party for and during the full term of this lease.
  - 8. The existing access road to and across property 41.999.1619 has a washed-out culvert: lessor makes no warranties or promises about the condition of such road.

In witness whereof the parties have executed this Agreement.

\_\_\_\_\_  
Chairman, Goodhue County  
Board of Commissioners

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Goodhue County Finance Director

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Thomas Otte

\_\_\_\_\_  
Date Signed

# AGREEMENT

This Agreement made this 4th day of March, 2025 between the County of Goodhue, hereinafter named Goodhue, lessor herein, and, Maring DuFresne Farms, hereinafter named, lessee herein,

- A. Lessor is the owner of real property in Section 24, Warsaw Township, Goodhue County, Minnesota, and said property available for lease.
- B. Lessee desires to lease said property.
- C. In Consideration of the mutual covenants contained herein, the parties agree.
  - 1. Lessor shall lease to lessee property owned to lessor, approximately 6.89 acres of land in Section 24 of Warsaw Township, Goodhue County, Minnesota, identified as parcel 45.999.2429.
  - 2. The premises shall be leased to lessee from April 1, 2025 through March 31, 2028.
  - 3. The property shall be leased for agricultural purposes or cropland and may not otherwise be developed or improved without the express written consent of the county.
  - 4. The lessee shall pay to lessor \$507.00 annual rent, said first payment due upon execution of the lease (4-1-2025).
  - 5. The lessee shall pay personal property taxes due and payable on such real estate in 2026 thru 2028.
  - 6. Lessee assumes all risk of loss or damage from any cause or claim occasioned by use of such leased property by Lessee or by a third party. Further, Lessee agrees to indemnify and hold harmless Lessor for any damage or loss, including attorney's fees, Lessor may suffer from the use of such property by Lessee or by a third party for and during the full term of this lease.

In witness whereof the parties have executed this Agreement.

\_\_\_\_\_  
Chairman, Goodhue County  
Board of Commissioners

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Goodhue County Finance Director

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
Kyle DuFresne

\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
David Maring

\_\_\_\_\_  
Date Signed