

PRIME YELLOW MEDICINE COUNTY FARM FOR SALE

Owner –The Gerald Rhea Trust



Legal Description: Pt S½NW¼ & N½SW ¼ of Section 32, Twp 114 N, Range 44 W (Wergeland Twp).

Acres: 148.83 Deeded acres 141.73 FSA Tillable Acres **Suggested Range:** \$5,275-5,575/deeded acre

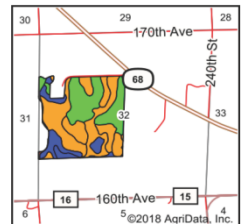
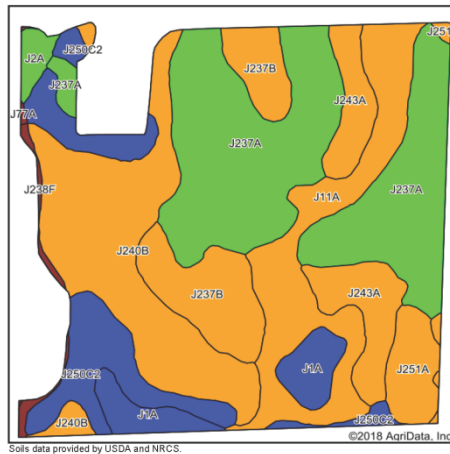
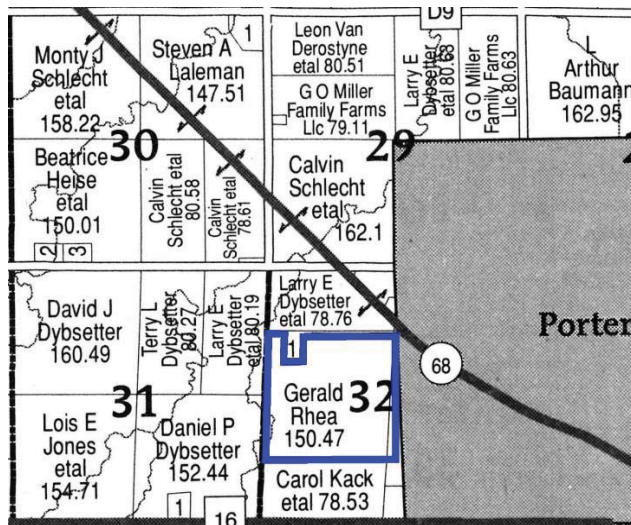
Location: Northwest of Porter, MN on Hwy 68

SALE INFORMATION:

148.83 deeded acres of gently rolling, high quality cropland with access on Hwy 68. The land has been owned by the Rhea family for many years. The land includes 141.73 FSA tillable acres with a weighted CPI of 91.6. Brensall-Tress (31% of soils-CPI 95) & Forman-Aastad (19% of soils-CPI 94) complexes are the most common soils. Parcel is enrolled in ARC-CO.

Land is leased for 2019, and Buyer will have the choice of closing immediately and receiving 2019 lease payment and paying 2019 Real Estate Taxes or closing in the fall of 2019 with Seller retaining the 2019 rental income and paying 2019 Real Estate Taxes. Lease will be provided to buyer prior to signing purchase agreement. Property sold 'As Is.' Sale will not be contingent on financing. Possession at closing subject to 2019 lease. Cash sale with 15% earnest money required upon signing purchase agreement. Additional information available at Northwestern Farm Management website (www.nfmco.com) or call Eldon Krull at 507-532-5120.

Soils Map



State: Minnesota
 County: Yellow Medicine
 Location: 32-114N-44W
 Township: Wergeland
 Acres: 141.73
 Date: 8/7/2018

NFM
 Northwestern Farm Management Co.



Area Symbol: MN173, Soil Area Version: 12	Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Productivity Index
J237A	Brensall-Tress complex, 0 to 2 percent slopes	44.18	31.2%	IIIw	95		
J240B	Forman-Aastad complex, 3 to 8 percent slopes	27.15	19.2%	IIIe	94		
J11A	Vallers clay loam, 0 to 2 percent slopes	18.71	13.2%	IIIw	90		
J250C2	Forman-Buse complex, 6 to 12 percent slopes, moderately eroded	14.09	9.9%	IIIe	81		
J237B	Brensall-Tress complex, 1 to 4 percent slopes	12.80	9.0%	IIIe	95		
J243A	Balaton clay loam, 1 to 3 percent slopes	10.70	7.5%	IIIe	96		
J1A	Parnell silty clay loam, depressional, 0 to 1 percent slopes	6.35	4.5%	IIIw	86		
J251A	Parnell silty clay loam, firm till, 0 to 2 percent slopes	5.01	3.5%	IIIw	94		
J2A	La Prairie loam, 0 to 2 percent slopes, occasionally flooded	1.52	1.1%	IIIw	91		
J238F	Buse, firm till-Wilno complex, 25 to 40 percent slopes	1.09	0.8%	VIIIe	11		
J77A	Lamoure silty clay loam, 0 to 2 percent slopes, frequently flooded	0.13	0.1%	VVw	20		
Weighted Average							91.6

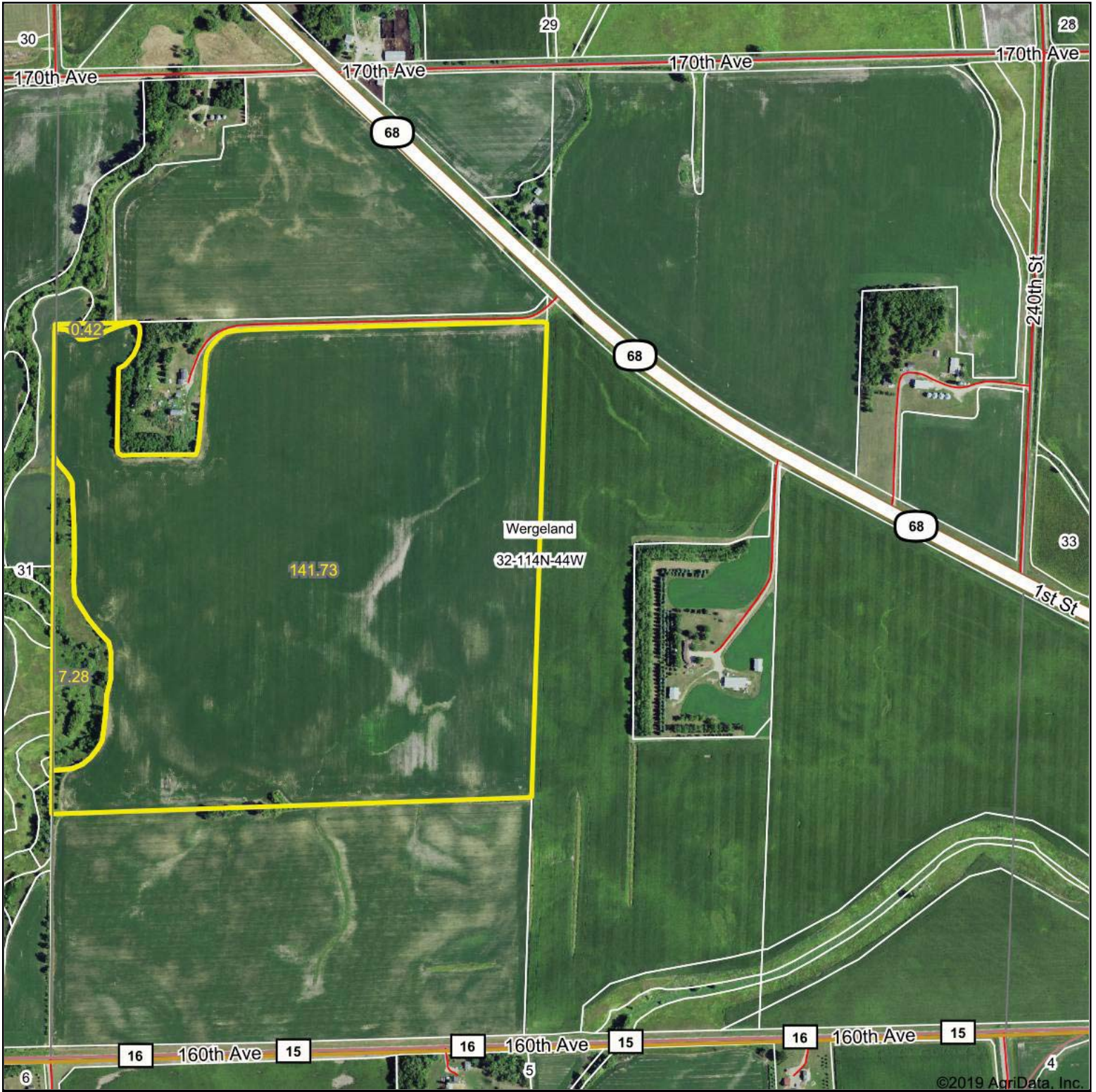


Northwestern Farm Management Co.
 Broker
 Farm Management • Farm Sales • Farm Appraisals
 301 S. O'Connell St. Marshall, MN 56258

Contact Eldon Krull
 Office Ph: 507-532-5120
 Cell Ph: 641-220-1824
 Fax: 507-532-0293
 Eldon@nfmco.com
 Land@nfmco.com • www.nfmco.com

The information provided herein is received from other sources and is believed to be correct. Northwestern Farm Management Company does not warrant its accuracy. We strongly suggest you contact the appropriate sources to confirm this information.

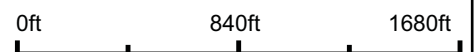
Gerald Rhea Trust Aerial Map



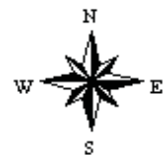
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map center: 44° 38' 18.98, -96° 11' 6.46



32-114N-44W
Yellow Medicine County
Minnesota



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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4/24/2019






Map Created May 07, 2018







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 A/GM, GMA, IGS = for forage
- Beans = Dry Edible
- MAG = for GZ
- Canola = Spring for seed

Common Land Unit

-  Non_Cropland
-  Cropland
-  Tract Boundary
-  PLSS
-  Roads

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation
-  Compliance Provisions

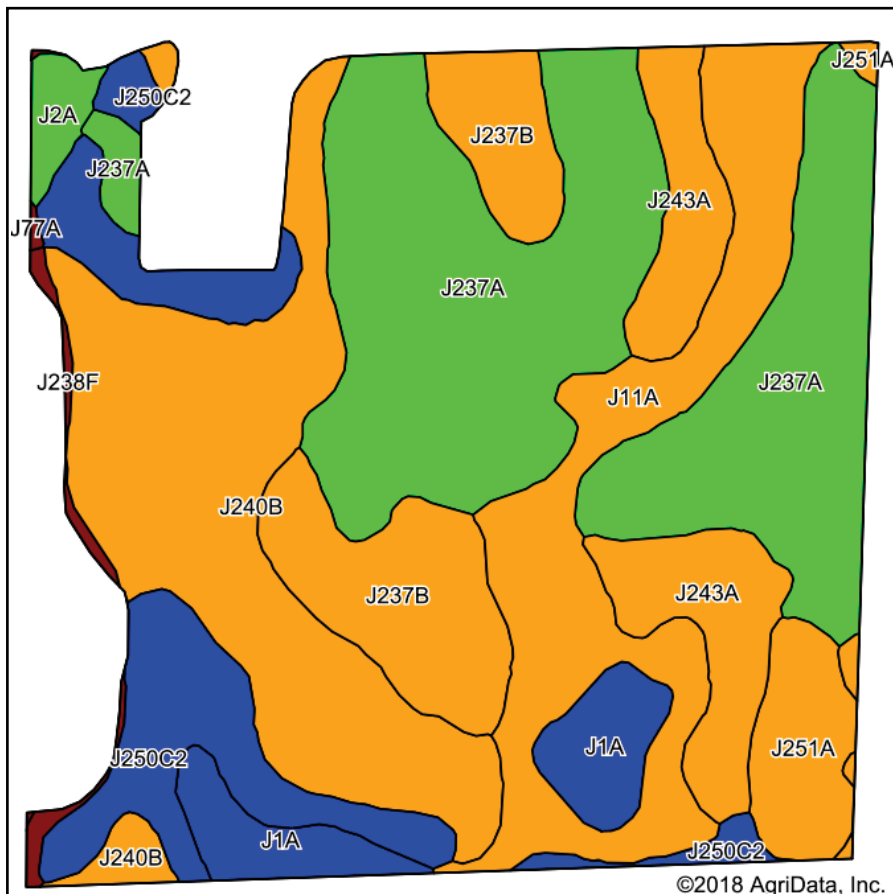
Tract Cropland Total: 141.73 acres



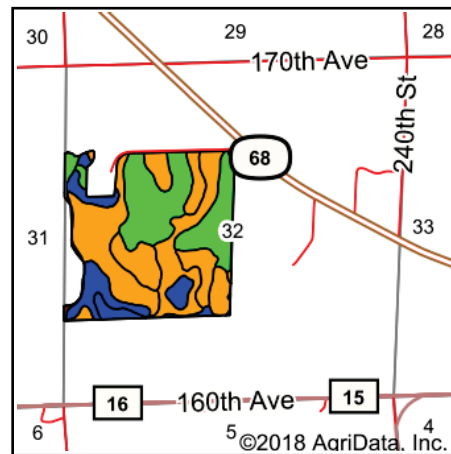
USDA-FSA-PFO Aerial Photography Field Office

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Rhea Soils Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Yellow Medicine**
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 Township: **Wergeland**
 Acres: **141.73**
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Weighted Average						91.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Abbreviated 156 Farm Record

Operator Name : MARK DOUGLAS WOLLUM
Farms Associated with Operator : 27-173-2635, 27-081-4233
CRP Contract Number(s) : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
811.72	669.41	669.41	0.00	0.00	0.00	0.00	0.00	Active	4
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	669.41	0.00		0.00	No	0.00	0.00	

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Wheat	104.90	0.00	0	68	
Oats	1.20	0.00	0	63	
Corn	384.50	0.00	0	126	
Soybeans	178.60	0.00	0	38	
TOTAL	669.20	0.00			

NOTES

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Tract Number : 2549
Description : S2NW4, N2SW4 S32/T20
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 : GERALD RHEA TRUST
Other Producers : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
159.05	141.73	141.73	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	141.73	0.00	0.00	0.00	0.00	

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	28.40	0.00	0	68
Oats	0.30	0.00	0	63
Corn	72.50	0.00	0	126
Soybeans	40.50	0.00	0	38