

Marion Graff Sealed Bid Auction

Legal Description: SE ¼ of Section 23-108-42 (Skandia Twp) Murray County, MN.

Farm Information: 160 total acres +/- with 153.5 tillable acres. Farm has highly productive soils with a Crop Productivity Index (CPI) of 91.7. Hokans-Svea complex, Barnes-Buse-Svea complex, and Lakepark-Roliss-Parnell complex are the most common soil types on the property. Farm contains county and private tile which enhances the overall productivity of the farm. Tile maps available upon request.

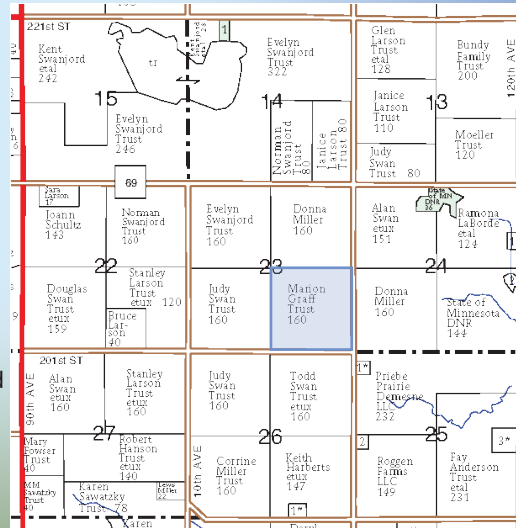
Property Taxes: Non-Homestead 2021: \$4,232

Farm Location: 6 miles south of Balaton, MN with access along County RD 79 and township gravel road 201st St.

Date & Time: Sealed bids due at the office of Northwestern Farm Management by noon on Wednesday June 16, 2021. Live portion of bids is on Friday, June 18, 2021 at 10:00 AM

Auction Location: Balaton Community Center, 134 3rd St., Balaton, MN 56115

Terms: Bidders must be registered to attend and participate in live auction. Bidding Sheet, Instructions, and Farm Information are available upon request by calling Tyler Erickson, salesperson, at 507-532-5120 or online at www.nfmco.com



This information provided herein is received from other sources and is believed to be correct NORTHWESTERN FARM MANAGEMENT COMPANY, Broker does not warrant its accuracy. We strongly suggest you contact the appropriate sources to confirm this information.

NORTHWESTERN
FARM MANAGEMENT CO.
BROKER

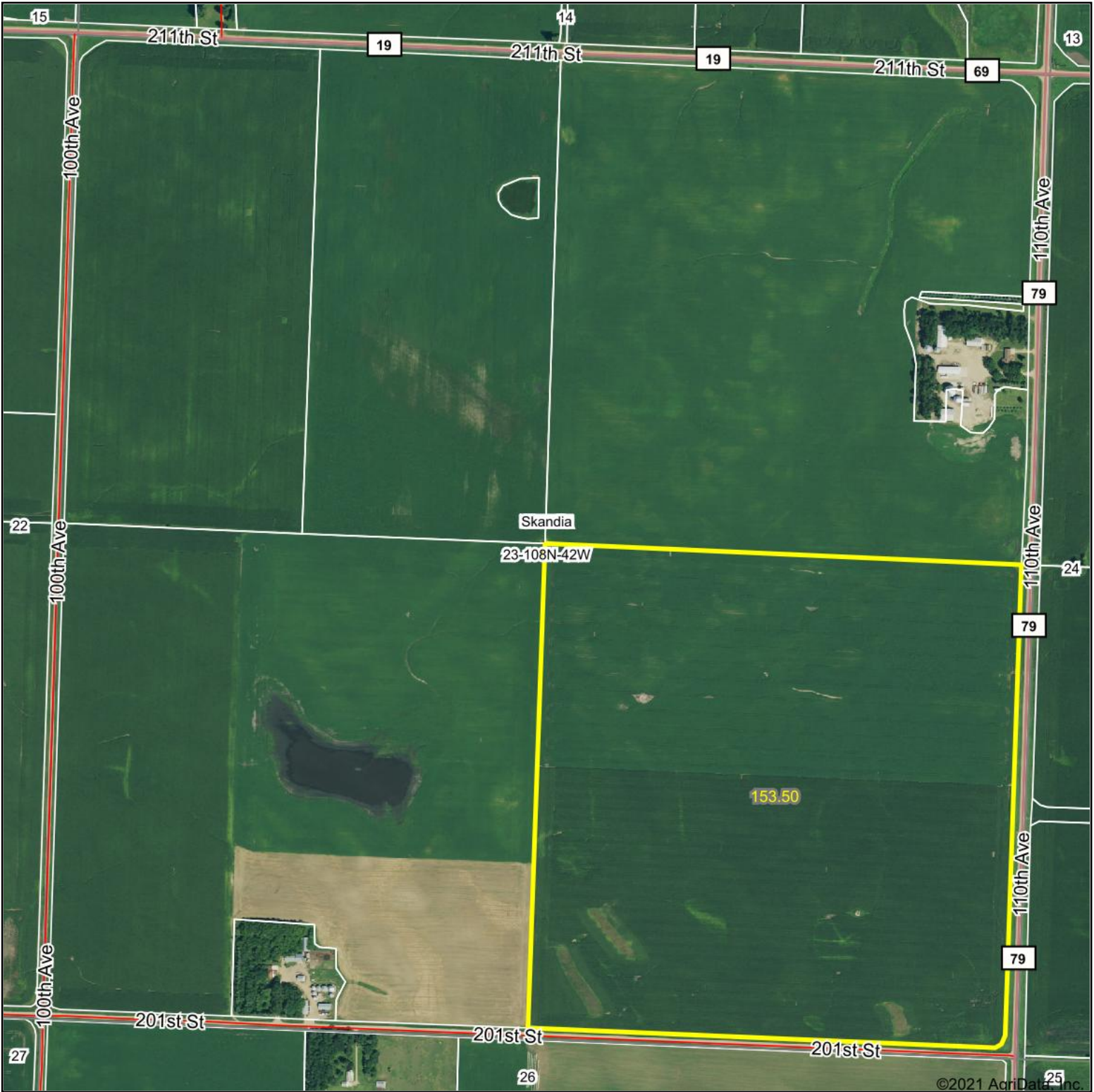
Farm Management • Farm Sales • Farm Appraisals
301 S. O'Connell St. Marshall, MN 56258

Contact Tyler Erickson
Cell: 507-227-8402
Office: 507-532-5120
Fax: 507-532-0293
tyler@nfmco.com
land@nfmco.com • www.nfmco.com



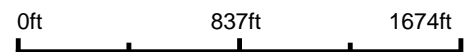
**60 years in business serving
all of Minnesota, Iowa, South,
and North Dakota.**

Aerial Map

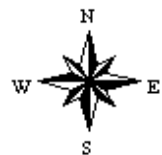


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Map Center: 44° 8' 44.28, -95° 51' 12.52



23-108N-42W
Murray County
Minnesota

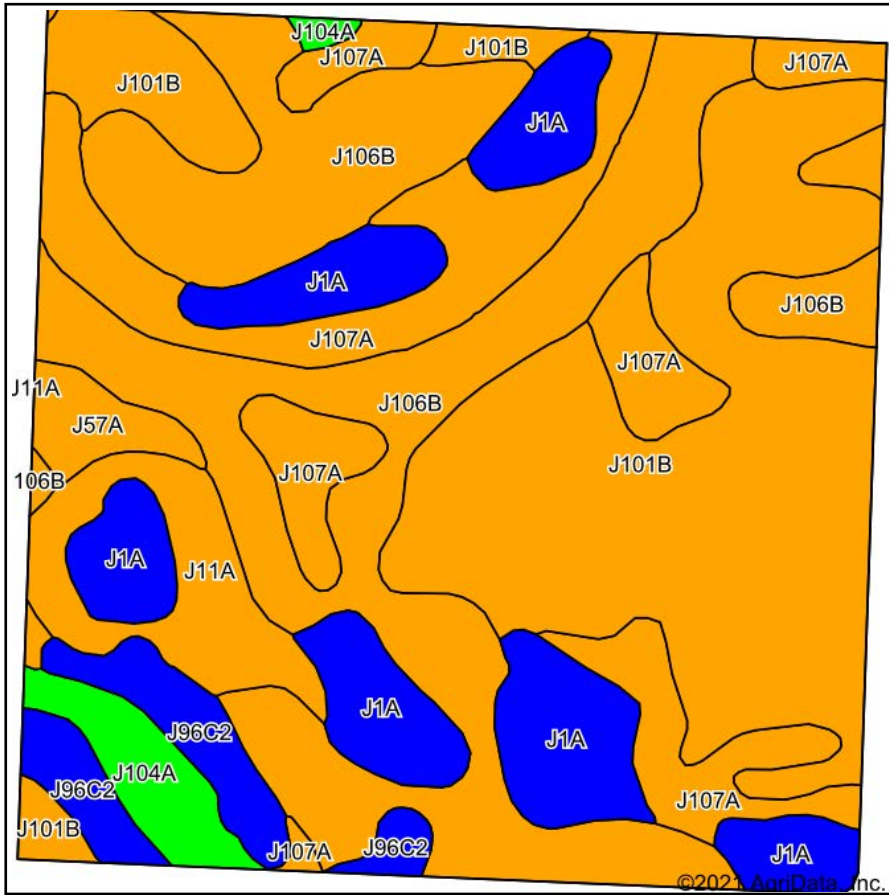


Maps Provided By:

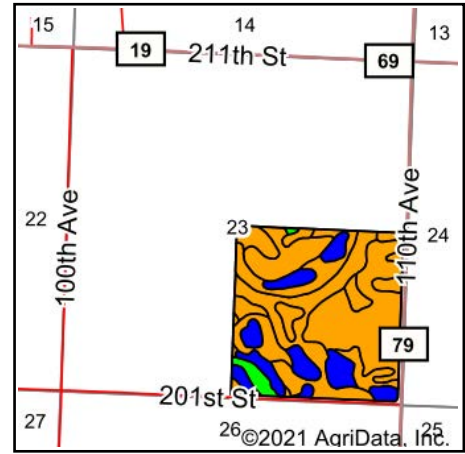
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

4/9/2021

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Murray**
 Location: **23-108N-42W**
 Township: **Skandia**
 Acres: **153.5**
 Date: **4/9/2021**



Maps Provided By:



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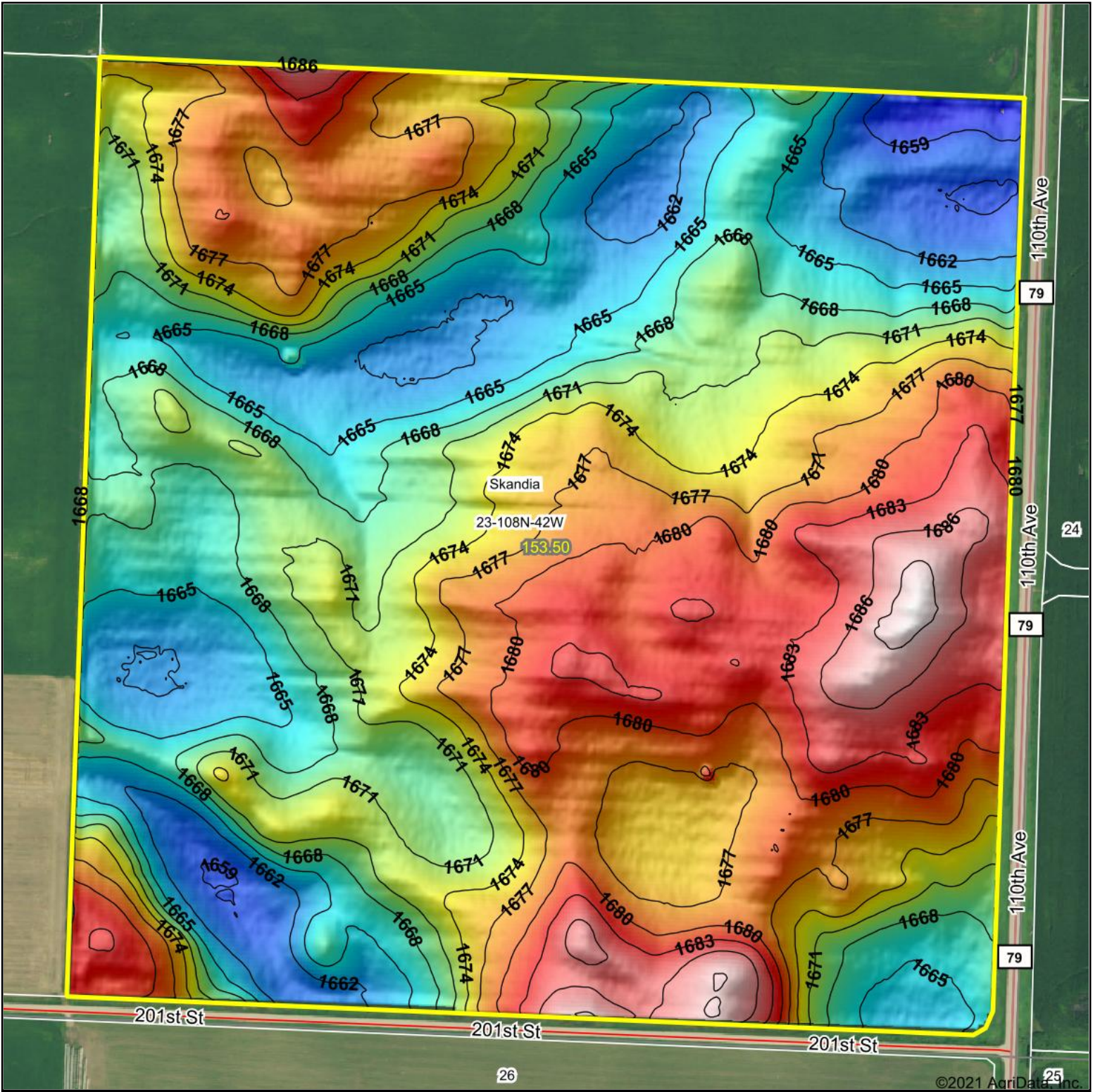
www.AgriDataInc.com



Area Symbol: MN101, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
J101B	Hokans-Svea complex, 1 to 4 percent slopes	45.07	29.4%		Ile	98
J106B	Barnes-Buse-Svea complex, 1 to 6 percent slopes	44.89	29.2%		Ile	88
J107A	Lakepark-Roliss-Parnell, depressional, complex, 0 to 3 percent slopes	24.55	16.0%		Ilw	93
J1A	Parnell silty clay loam, depressional, 0 to 1 percent slopes	19.01	12.4%		Illw	86
J11A	Vallers clay loam, 0 to 2 percent slopes	6.93	4.5%		Ilw	90
J96C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	6.50	4.2%		Ille	80
J104A	Svea loam, 1 to 3 percent slopes	4.11	2.7%		Ie	99
J57A	Balaton loam, 1 to 3 percent slopes	2.44	1.6%		Ils	96
Weighted Average						91.7

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



<p>Low Elevation High</p>	<p>Source: USGS 3 meter dem Interval(ft): 3 Min: 1,657.0 Max: 1,690.4 Range: 33.4 Average: 1,672.5 Standard Deviation: 7.51 ft</p>	<p>0ft 431ft 862ft</p> <p> 23-108N-42W Murray County Minnesota 4/9/2021 map center: 44° 8' 32.09, -95° 50' 55.24 </p>
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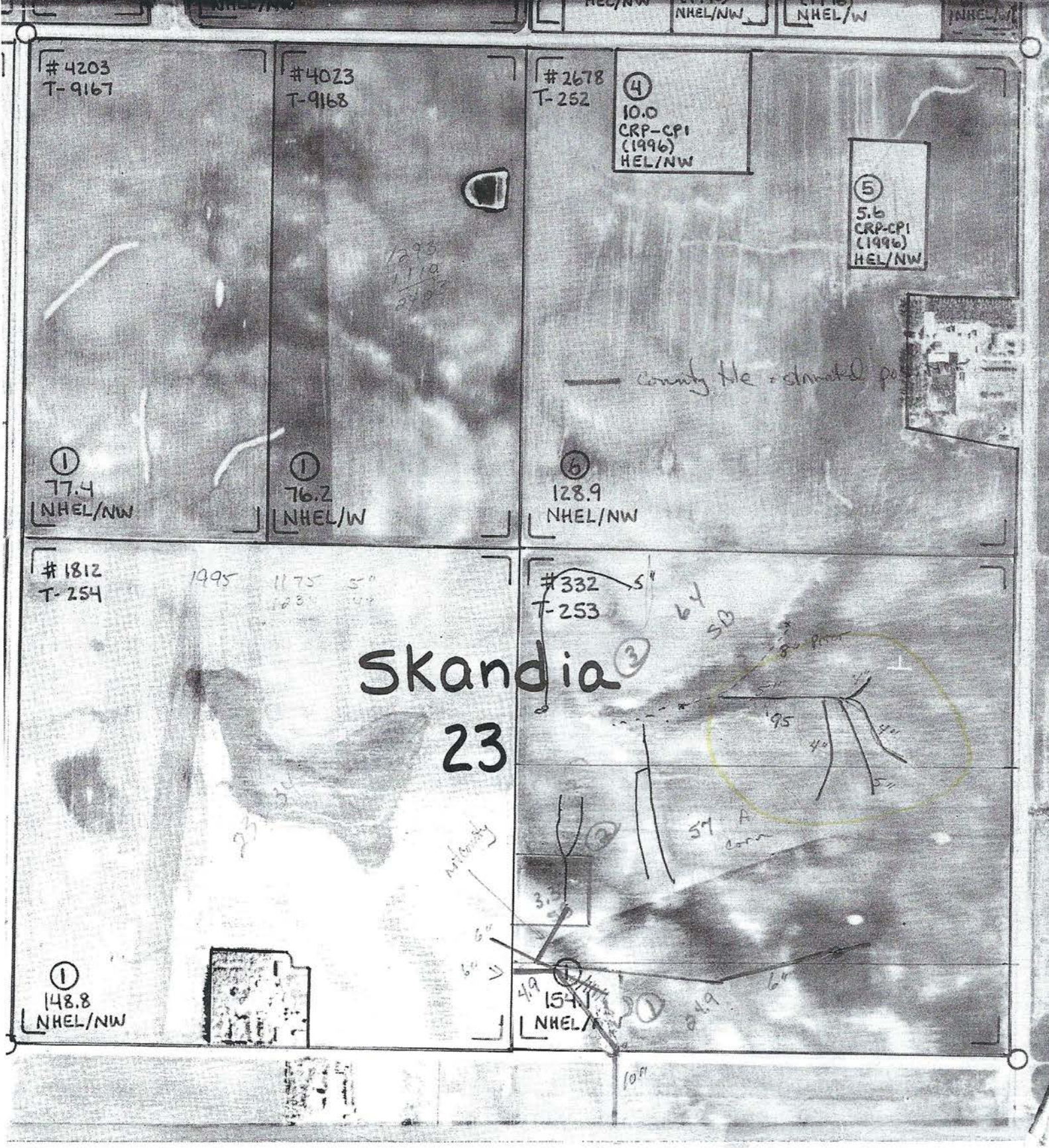


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 Field borders provided by Farm Service Agency as of 5/21/2008.

T = TRACT NUMBER | MT = MULTIPLE TRACT NUMBER | HEL = HIGHLY ERODIBLE LAND | MW = MINIMAL EFFECT WETLAND (EXEMPT)
 W = WETLAND | CW = CONVERTED WETLAND | NHEL = NON-HIGHLY ERODIBLE | MWC, MWH, MWR = SPECIAL COND. (SEE SCS)
 FW = FARMED WETLAND | NA = NON-AGRICULTURAL | PC = PRIOR CONVERTED WETLAND | NC = NON-CROPLAND | PHOTO NO.
 NW = NON-WETLAND | AW = ARTIFICIAL WETLAND | ECW = EXEMPT (COMMENCED) CONVERTED WETLAND

COUNTY *Murray* | INOT TOI REPRODUCED | CROP | SCALE *100 FT. 1994* YR. | *C-6*

WARNING: Contact SCS before draining, dredging, filling, or leveling any wet areas or wetland coded fields or improving, modifying, or maintaining an existing drainage system.



#4203
T-9167

#4023
T-9168

#2678
T-252

④
10.0
CRP-CPI
(1996)
HEL/NW

⑤
5.6
CRP-CPI
(1996)
HEL/NW

①
77.4
NHEL/NW

①
76.2
NHEL/W

⑥
128.9
NHEL/NW

#1812
T-254

#332
T-253

Skandia
23

①
148.8
NHEL/NW

①
154
NHEL/W

MARION'S

1210' 5"

1600' 4"

INTAKE

300'

370'

880' 4"

30'

1210' 5"

40'

590' 4"

130' 4"

8" MAIN

INTAKE

(W)

(N)

(S)

(E)

Details from
MAP - 1

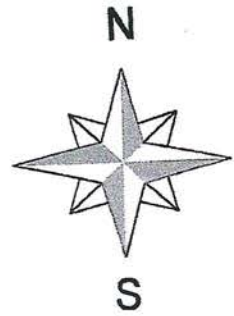
Ron Schwartau

Skandia 23

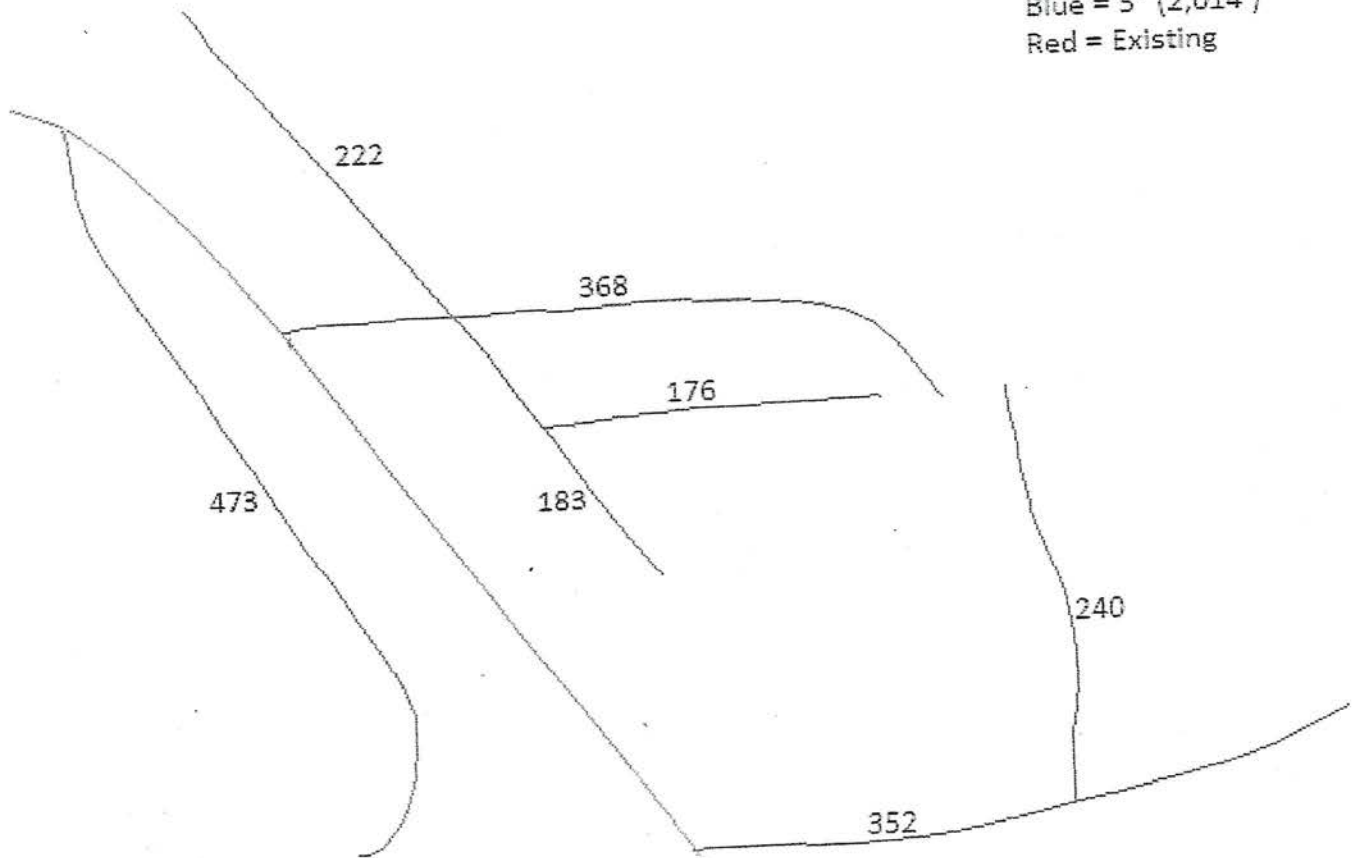
SE 1/4

Fall 2011

Tile Map



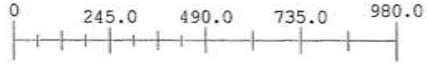
Blue = 5" (2,014")
Red = Existing



lower left (SW corner)
of sec 23

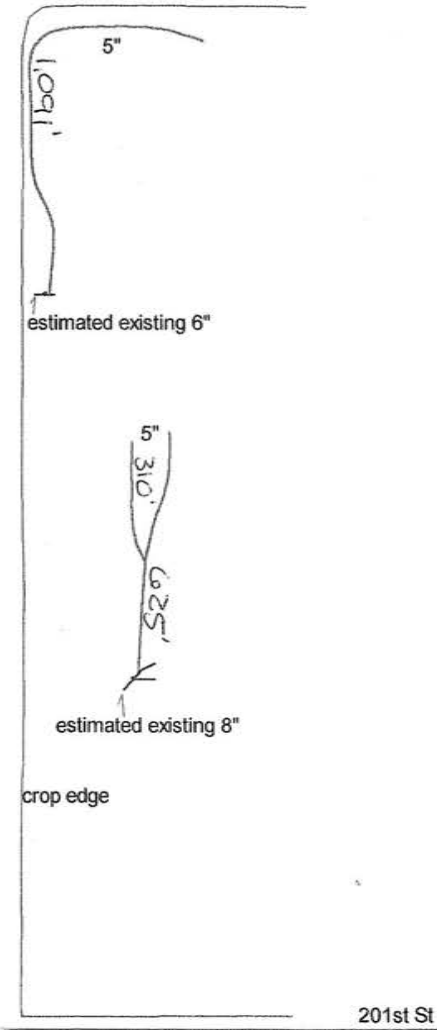


AgMAPP



Area: 0.00 ac. (RONSCS23)

Ron Schwartau - sec. 23 Skandia TWP, Murray Co. MN



Details of west line of sec 23

fall 2001

2026 x 1.15 = 2339.7

1165

MARION F GRAFF TRUST
19-023-0030

23

110TH AVE

GD53 Lat 2

GD53 Lat 2

GD53 Lat 1

GD53 Lat 3

GD53 Lat 3

GD53 Main File

26

SWAN/JUDY R. TRUST

GRAFF/MARION F. TRUST

Skandia

SWAN/TODD & KELLY TRUST

SWAN/JUDY R. TRUST

CD53 Lat 2.6

CD53 0

CD53 Lat 1.6

CD53 Lat 2.10

CD53 Lat 3.8

CD53 Lat 3.6

CD53 Main-Tile 10



Minnesota

U.S. Department of Agriculture

Prepared: 3/25/21 9:48 AM

Murray

Farm Service Agency

Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: COORAIN INC
 Farm Identifier: SKANDIA-23

Farms Associated with Operator:
 708, 4505, 5897

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
153.5	153.5	153.5	0.0	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	153.5	0.0	0.0	0.0				

ARC/PLC

PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
CORN	SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	76.75	152	0.00
SOYBEANS	76.75	43	0.00
Total Base Acres:	153.5		

Tract Number: 253 Description: SKANDIA-23 SE4
 FSA Physical Location: Murray, MN ANSI Physical Location: Murray, MN
 BIA Range Unit Number:
 HEL Status: NHEL: no agricultural commodity planted on undetermined fields
 Wetland Status: Tract does not contain a wetland
 WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
153.5	153.5	153.5	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	153.5	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	76.75	152	0.00
SOYBEANS	76.75	43	0.00
Total Base Acres:	153.5		

Owners: MARION F GRAFF TRUST UAD 11 02 2006

Minnesota

Murray

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 332

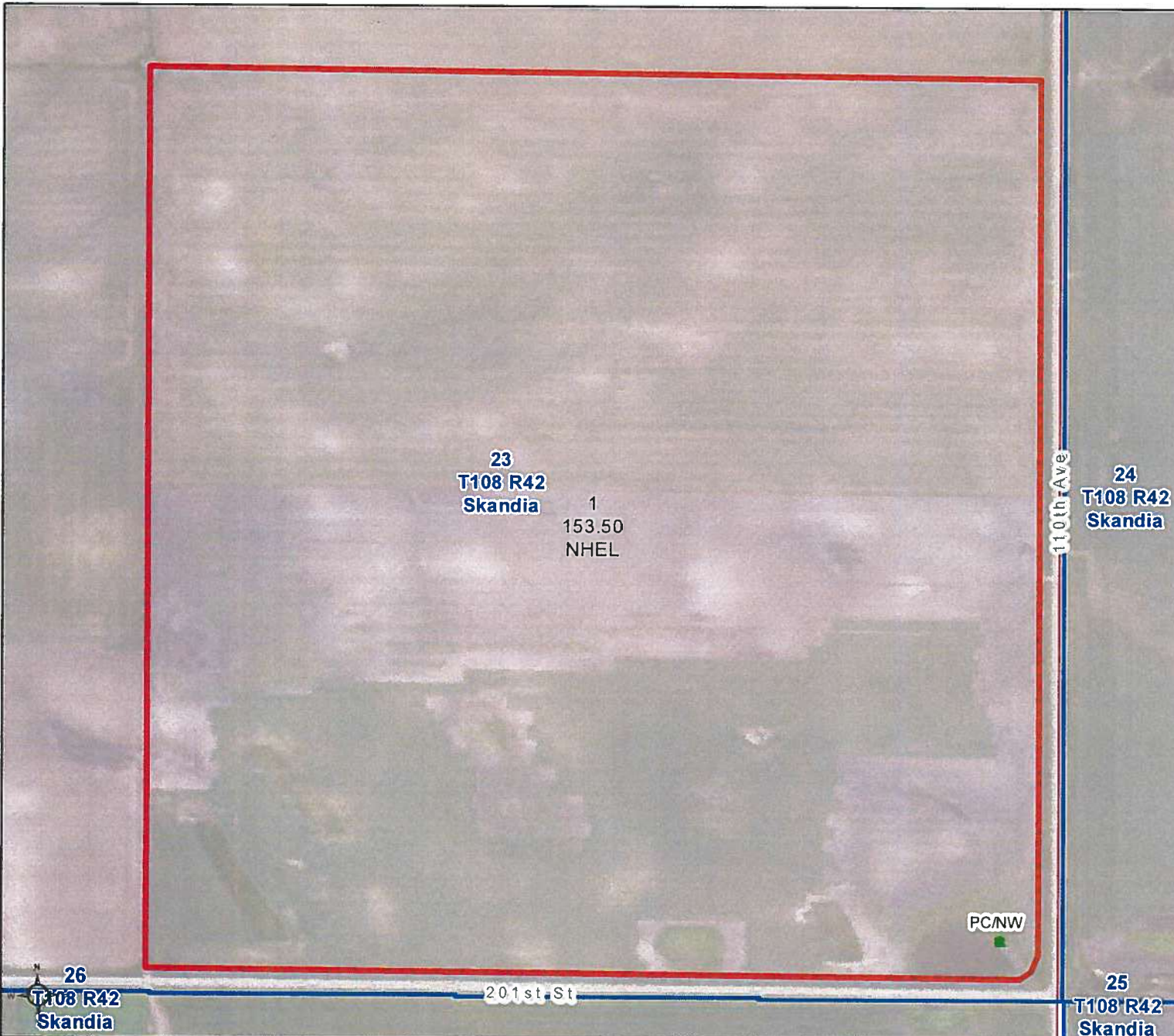
Prepared: 3/25/21 9:48 AM

Crop Year: 2021

Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Other Producers: None



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 AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

- Cropland
- Tract Boundary
- Minnesota_Transparency_Polygon_02142019

Wetland Determination Identifiers

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

Tract Cropland Total: 153.50 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.

SE4 1541

U.S.D.A. Soil Conservation Service

SCS-CPA-026 (1-88)

1. Name and Address of Person

2. Date of Request

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Doug Smith
P.O. Box
BATAVIA

3-1-90

3. County

MUSKOGEE

4. Name of USDA Agency or Person Requesting Determination

332

5. Farm No. and Tract No.

CRANDIA 104-05023-7053

SECTION I - HIGHLY ERODIBLE LAND

	Yes	No	Field No.(s)	Total Acres
6. Is soil survey now available for making a highly erodible land determination?	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
7. Are there highly erodible soil map units on this farm?	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.			13012	
9. List highly erodible fields that have been or will be converted for the production of agricultural commodities and, according to ASCS records, were not used for this purpose in any crop year during 1981-1985; and were not enrolled in a USDA set-aside or diversion program.				
10. This Highly Erodible Land determination was completed in the: Office <input checked="" type="checkbox"/> Field <input type="checkbox"/>				

NOTE: If you have highly erodible cropland fields, you may need to have a conservation plan developed for these fields. For further information, contact the local office of the Soil Conservation Service.

SECTION II - WETLAND

	Yes	No	Field No.(s)	Total Wetland Acres
11. Are there hydric soils on this farm?	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
List field numbers and acres, where appropriate, for the following EXEMPTED WETLANDS:				
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.			NONE	
13. Prior Converted Wetlands (PC) - The use, management, drainage, and alteration of prior converted wetlands (PC) are not subject to FSA unless the area reverts to wetland as a result of abandonment. You should inform SCS as any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for 5 years or more.				
14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.				
15. Minimal Effect Wetlands (MW) - These wetlands are to be farmed according to the minimal effect agreement signed at the time the minimal effect determination was made.				

NON-EXEMPTED WETLANDS:

16. Converted Wetlands (CW) - In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits. If you believe that the conversion was commenced before December 23, 1985, or that the conversion was caused by a third party, contact the ASCS office to request a commenced or third party determination.				
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17. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.

18. The planned alteration measures on wetlands in fields _____ are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 16 for information on CW.

19. This wetland determination was completed in the: Office Field

20. This determination was: Delivered Mailed To the Person on Date: 3-1-90

NOTE: If you do not agree with this determination, you may request a reconsideration from the person that signed this form in Block 22 below. The reconsideration is a prerequisite for any further appeal. The request for the reconsideration must be in writing and must state your reasons for the request. The request must be mailed or delivered within 15 days after this determination is mailed to or otherwise made available to you. Please see reverse side of the producer's copy of this form for more information on appeals procedure.

NOTE: If you intend to convert additional land to cropland or alter any wetlands, you must initiate another Form AD-1026 at the local office of ASCS. Abandonment is where land has not been cropped, managed, or maintained for 5 years or more. You should inform SCS if you plan to produce an agricultural commodity on abandoned wetlands.

21. Remarks "This determination applies to the wetland conservation provisions of Food Security Act only. Permits may be required by other Federal state or local agencies or units of government for construction activities on your farm."

22. Signature of SCS District Conservationist
John E. R. Williams

23. Date
3-1-90

MURRAY CO. - NOT TO SCALE

Sec. # 23 Skandia
B6

20.0

40.4

BH
RPL
(1996)

T-9167

T-9168

19-453

CRP
NHEL
(1996)

100
CRP
NHEL
(1996)

T-252

77.4
NHEL

~~519~~
NHEL
REST

762
NHEL

NW on RPL

405
NW on RPL
NHEL

2 3

1812
11 307
T-254

11-228
T-253

148.8
NHEL
NW on RPL

NHEL
150.5

NW on RPL