

Wetter Family Farm Sealed Bid Auction

Legal Description: SE ¼ of Section 22-110-37 (Waterbury Twp) excluding 10 acre building site Redwood County, MN.

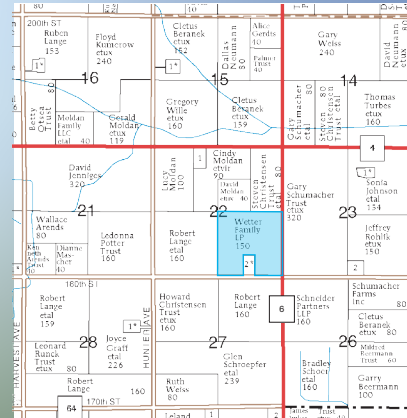
Farm Information: Rare opportunity to purchase high quality Redwood County farmland with excellent farmability and highly productive soils. Farm contains 150 total acres +/- with 144.79 tillable acres +/- with a Crop Productivity Index (CPI) of 91.9. Farm has private tile which enhances the overall productivity of the farm with tile maps available.

Farm Location: 5 miles north of Lamberton, MN or 6 miles south of Wabasso, MN along tar County Road 6 and township gravel road 180th street.

Date & Time: Sealed bids due at the office of Northwestern Farm Management by noon on Wednesday April 14, 2021. Live portion of bids is on Friday, April 16, 2021 at 10:00 AM

Auction Location: Wabasso Community Center, 1429 Front St., Wabasso, MN 56293

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

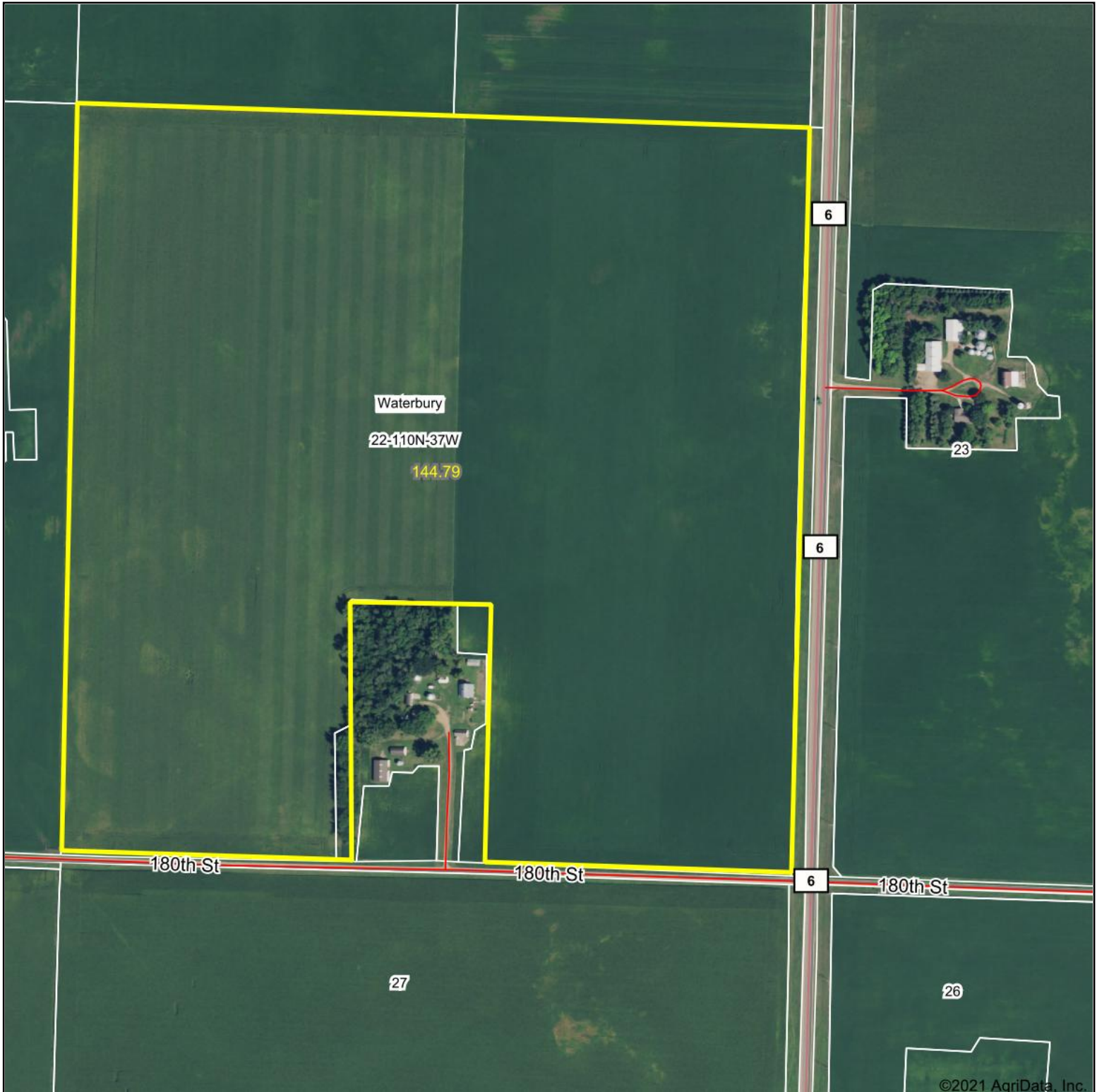
Farm Management • Farm Sales • Farm Appraisals
301 S. O'Connell St. Marshall, MN 56258

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

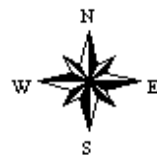


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Map Center: 44° 18' 52.98, -95° 16' 20.39



22-110N-37W
Redwood County
Minnesota



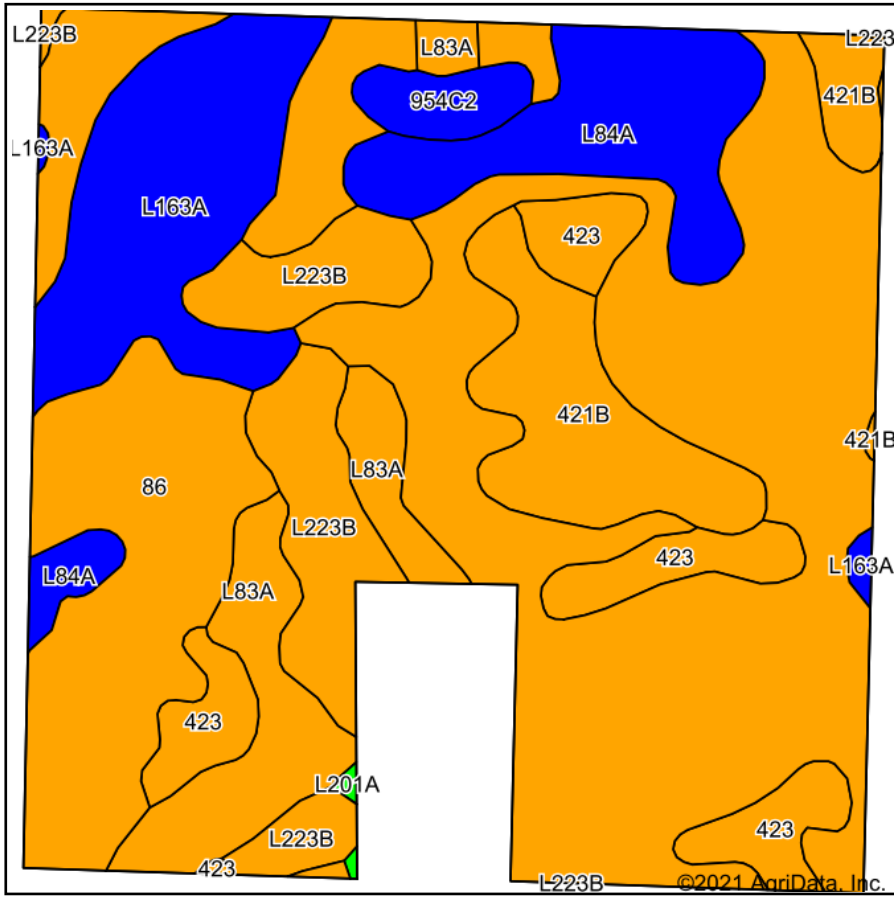
3/9/2021

Maps Provided By:

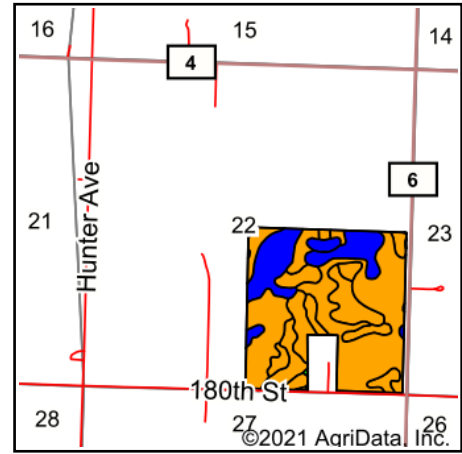
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Redwood**
 Location: **22-110N-37W**
 Township: **Waterbury**
 Acres: **144.79**
 Date: **3/9/2021**



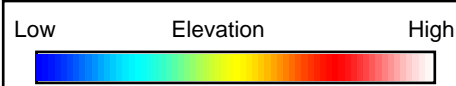
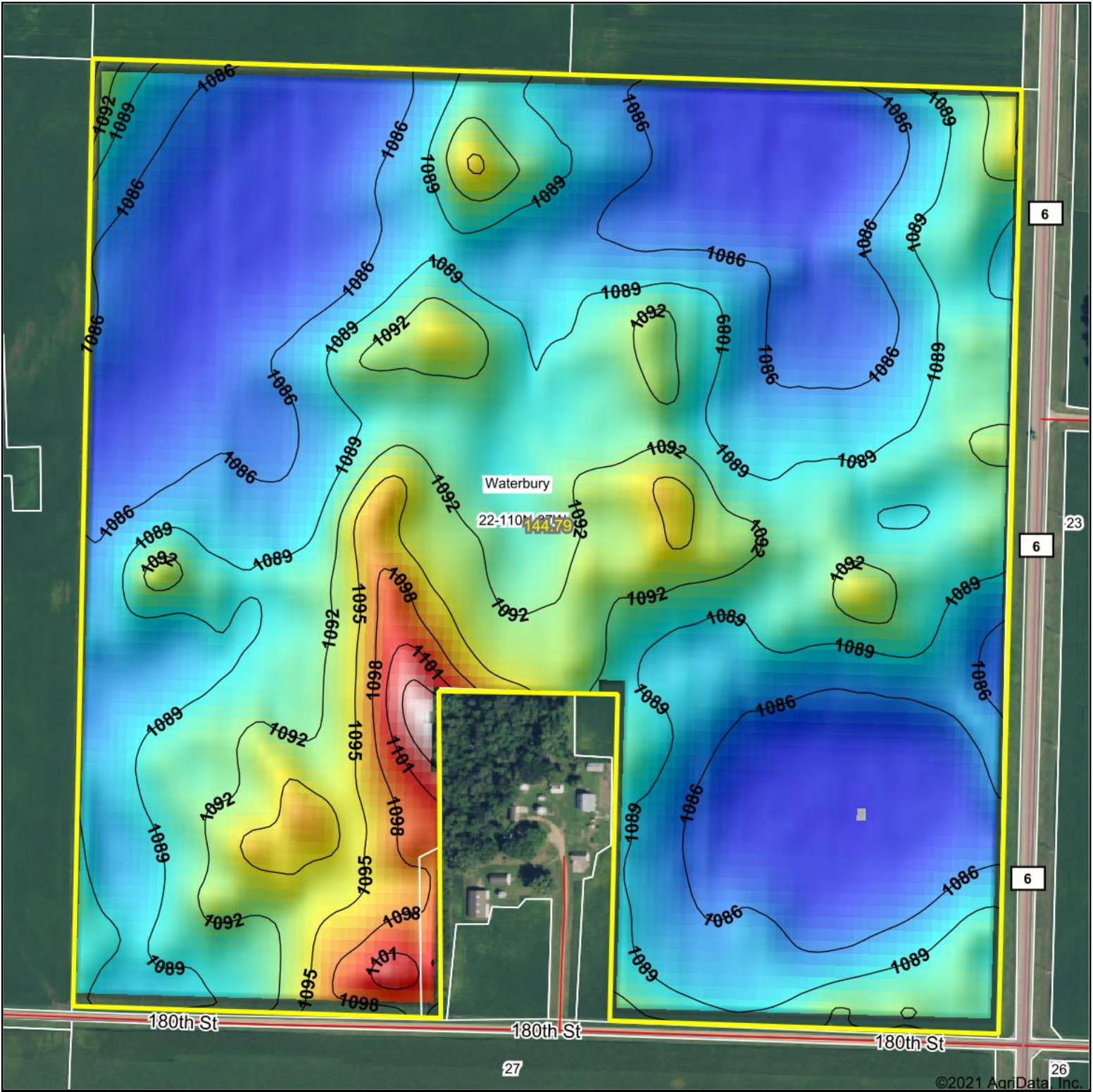
Maps Provided By:



Area Symbol: MN127, Soil Area Version: 19

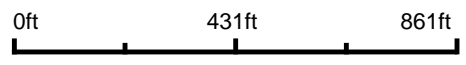
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	73.78	51.0%		IIw	93
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	14.57	10.1%		IIIw	86
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	11.74	8.1%		Ile	92
L84A	Glencoe clay loam, 0 to 1 percent slopes	11.67	8.1%		IIIw	86
421B	Amiret loam, 2 to 6 percent slopes	11.11	7.7%		Ile	98
L83A	Webster clay loam, 0 to 2 percent slopes	9.98	6.9%		IIw	93
423	Seaforth loam, 1 to 3 percent slopes	9.48	6.5%		IIs	95
954C2	Storden-Ves complex, 6 to 10 percent slopes, moderately eroded	2.29	1.6%		IIIe	77
L201A	Normania loam, 1 to 3 percent slopes	0.17	0.1%		Ie	99
Weighted Average						91.9

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



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

Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 1,083.0
 Max: 1,106.9
 Range: 23.9
 Average: 1,088.9
 Standard Deviation: 4 ft



3/9/2021

22-110N-37W
Redwood County
Minnesota

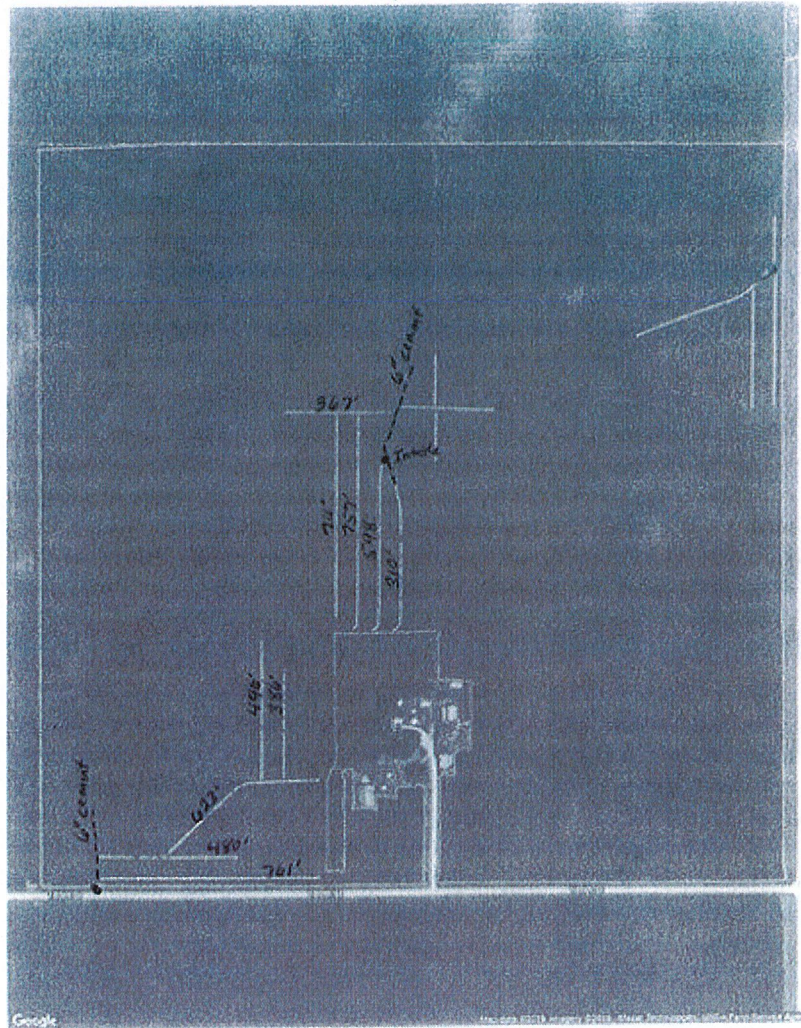
map center: 44° 18' 52.98, -95° 16' 20.39

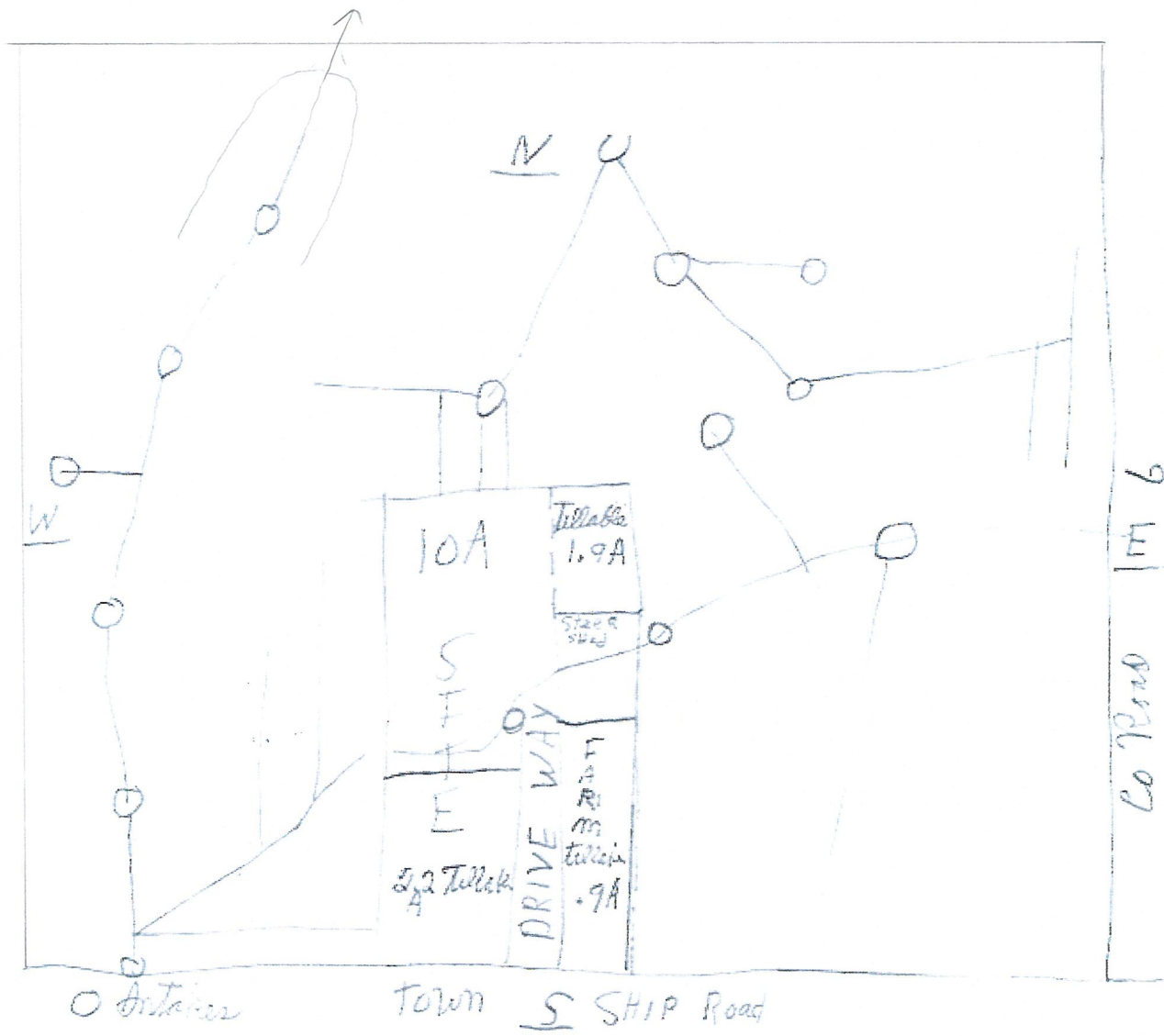
* filed 8-22-2019
5491 ft of 5"

Land Manager: Location Summary

Operations Center

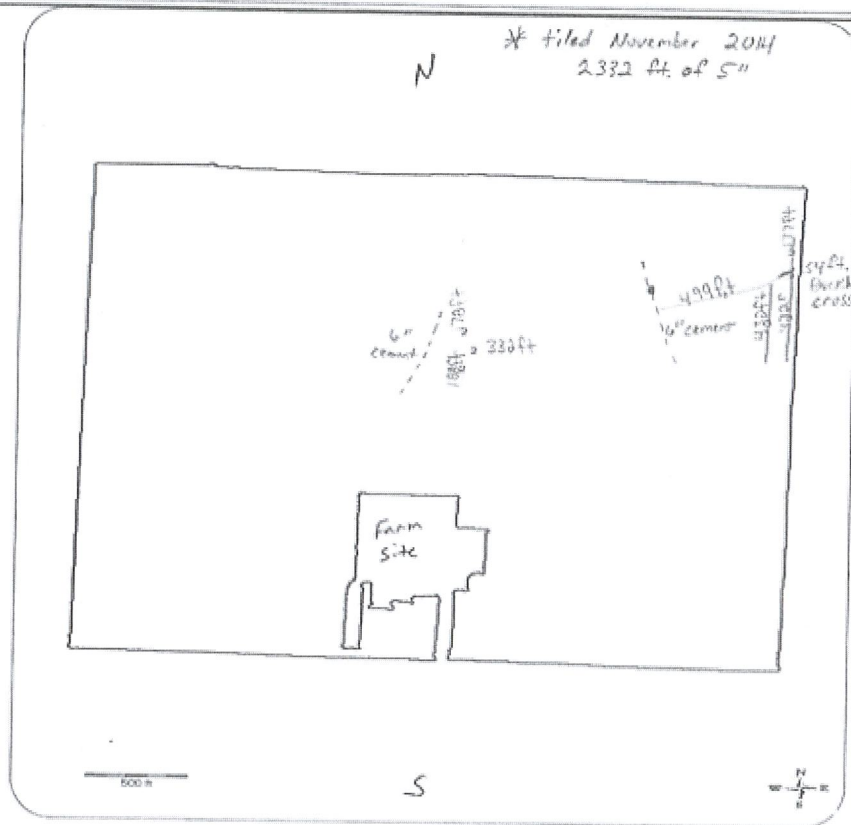
Colin Wether
Sept 2019

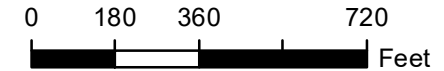




Flag Layer Summary

Galen Wetter - Home - Home





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

- Non-Cropland
- Cropland
- Tract Boundary
- Minnesota_Transparency_Polygon_02142019

Wetland Determination Identifiers

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

Tract Cropland Total: 147.67 acres

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Abbreviated 156 Farm Record

Operator Name : WADE THOMAS IMKER
 Farms Associated with Operator : 27-127-10279, 27-127-10489
 CRP Contract Number(s) : None
 Recon ID : 27-127-2017-228
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
158.00	147.67	147.67	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	147.67	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	73.88	0.00	138	
Soybeans	73.79	0.00	43	
TOTAL	147.67	0.00		

NOTES

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Tract Number : 7879

Description : SE4 22 WAT 110 37
 FSA Physical Location : MINNESOTA/REDWOOD
 ANSI Physical Location : MINNESOTA/REDWOOD
 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 : WETTER FAMILY LLP
 Other Producers : GALEN K WETTER
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
158.00	147.67	147.67	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	147.67	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

Abbreviated 156 Farm Record

Tract 7879 Continued ...

Corn	73.88	0.00	138
Soybeans	73.79	0.00	43

TOTAL **147.67** **0.00**

NOTES

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HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name	Wetter Family LLP	Request Date:	10/10/2014	County:	Redwood
Address	25745 180th St Lamberton MN 56152				
Agency or Person Requesting Determination:	Landowner	Tract No:	7879	FSA Farm No:	7562

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination?	
Are there highly erodible soil map units on this farm?	

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

<u>Field(s)</u>	<u>HEL(Y/N)</u>	<u>Sodbust (Y/N)</u>	<u>Acres</u>	<u>Determination Date</u>
Refer to the Previous HEL determination available on file from your FSA office				

The Highly Erodible Land determination was completed in the

Section II - Wetlands

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

<u>Field(s)</u>	<u>Wetland Label</u>	<u>Occurrence Year</u>	<u>Acres</u>	<u>Determination Date</u>	<u>Certification Date</u>
1	PC/NW		145.8	10/10/2014	11/9/2014
2	PC/NW		1.9	10/10/2014	11/9/2014

The wetland determination was completed in the Office It was Mail On: 10/10/2014

Remarks:	Certified Wetland Determination completed in responds to AD1026 request for tiling.
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I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

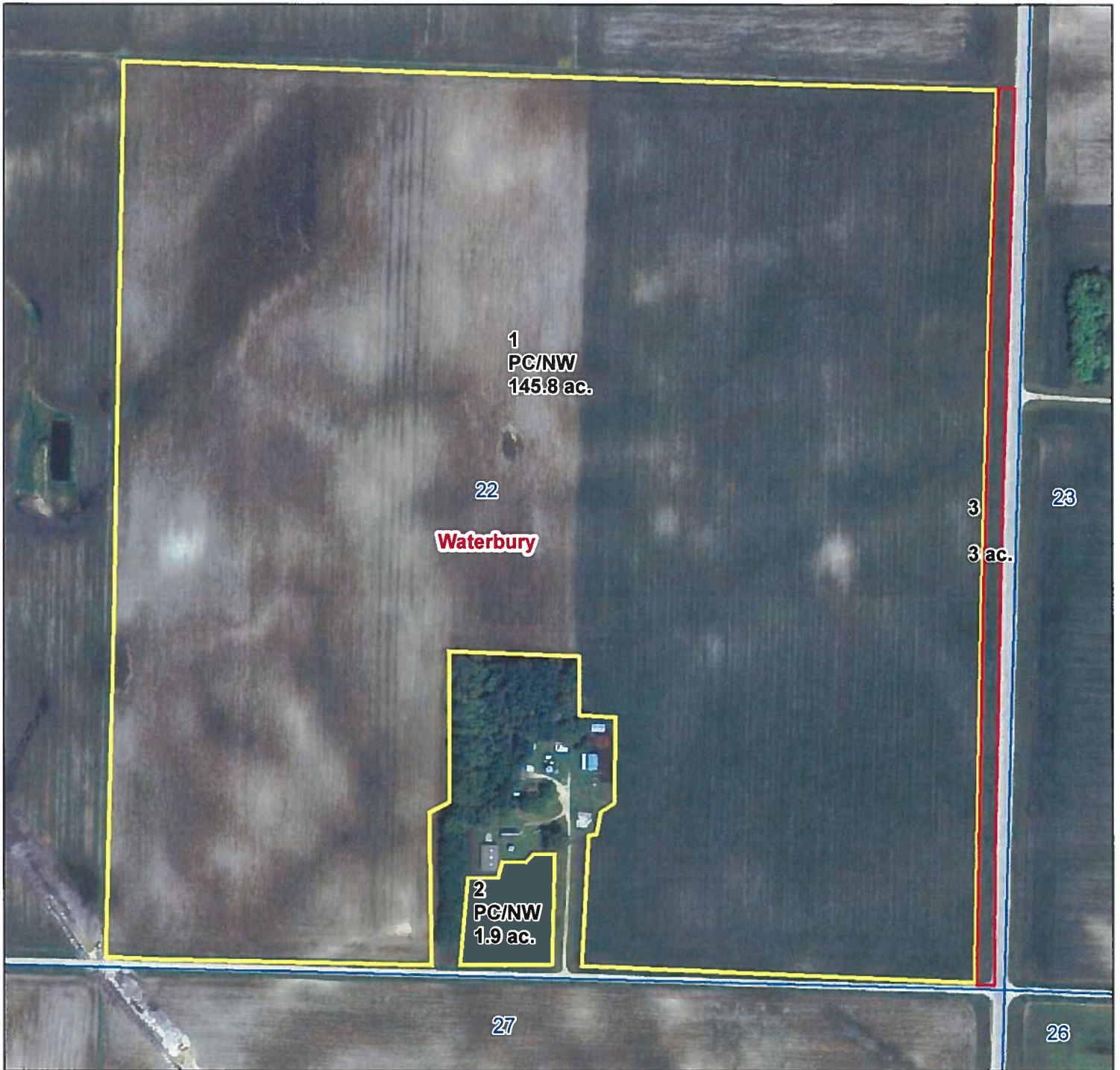
Signature Designated Conservationist	Date
 Jeff Kjorness	10/10/2014

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Customer:Wetter Family LLP
 Tract: 7879
 Date:10/10/14
 Town&Sec:Waterbury 22

Certified Wetland Determination

Agency: NRCS
 Field Office: Redwood Falls
 District: Redwood SWCD

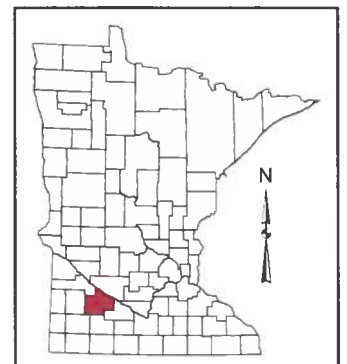


	Missing Label		CWTE
	PC/NW		MIW
	W		MW
	FW		MWM
	FWP		NW
	AW		NWNAD
	CME		PC
	CPD		TP
	CW		WX

USDA **NRCS**
 United States Department of Agriculture
 Natural Resources Conservation Service



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20020

215520

Office of Register of Deeds
County of Redwood, Minn.

I hereby certify that the within instrument
was filed in this office for record on the
8 day of April
A.D. 1974 at 9 o'clock A.M.
and was duly recorded in Book 77
of Misc. on page 163

TITLE AGREEMENT

Walter F. Hassenstab

Register of Deeds

By *Dallene Lammers* Deputy

WHEREAS, Gary L. Schumacher and Mavis L. Schumacher,

husband and wife, are the Contract for Deed vendees, and
Leo M. Schumacher and Bernice Schumacher, husband and wife,
are the Contract for Deed vendors of the West Half (W $\frac{1}{2}$) of
Section Twenty-three (23), Township One Hundred Ten (110)
North, Range Thirty-seven (37) West, parties of the first
part, and,

WHEREAS, Milo Wetter and Arlene Wetter, husband and
wife, are the owners of the Southeast Quarter (SE $\frac{1}{4}$) of Section
Twenty-two (22), Township One Hundred Ten (110) North, Range
Thirty-seven (37) West, parties of the second part, and,

WHEREAS, Leo M. Schumacher and Bernice Schumacher, husband
and wife, are the owners of the West Half (W $\frac{1}{2}$) of the South-
west Quarter (SW $\frac{1}{4}$) of Section Fourteen (14), Township One
Hundred Ten (110) North, Range Thirty-seven (37) West, parties
of the third part, and,

WHEREAS, first parties will construct and pay for a tile
line across their lands and across the lands of the third
parties, said tile line commencing at a point in the East
road ditch approximately 965 feet north of the Southwest
corner of Section 23, Township 110 North, Range 37 West,
thence northeasterly over and across the Southwest Quarter of
said Section for a distance of approximately 1700 feet, thence
northerly over and across the Northwest Quarter of said
Section, thence under CSAH #4, and into the West Half of the
Southwest Quarter of Section 14, Township 110 North, Range 37

West at a point approximately 1060 feet east of the Southwest corner of Section 14, Township 110 North, Range 37 West, thence in a general northerly direction to its terminus in hereinafter referred to as Main Tile Line Judicial #36 of Redwood and Brown Counties, and,

WHEREAS, The parties hereto desire to enter into a private drainage agreement,

NOW THEREFORE, In consideration of One Dollar and other good and valuable consideration and the benefits that each party may derive herefrom, the parties hereto agree as follows:

1.

That second parties will pay to first parties the sum of \$3,000.00 to hook onto said tile line and will also pay first parties a sum of money estimated to be approximately \$960 for the additional cost of tile and tiling resulting from his connection to this tile line, the final amount to be determined by the owner of the tiling concern that installs the tile.

2.

That third parties do hereby grant, assign and set over unto the first parties and second parties, the right to install and maintain a tile line over and across their premises as set out above.

3.

That first parties do hereby grant, assign and set unto the second parties the right to attach, join and hook onto the above described tile line, a tile line of such character and sufficient size as to make proper and sufficient

outlet for the drainage of the land of the second parties in the amount of approximately 40 acres contained in or immediately contiguous to the Southeast Quarter of the Southeast Quarter of Section 22, Township 110 North, Range 37 West.

4.

First parties shall maintain the drain tile upon their premises in an efficient and operable condition so as to provide for a good sufficient outlet for second parties water, and second parties shall maintain their tile in such an efficient and operable manner so that the same shall discharge its water within said tile system and not upon the first parties land.

5.

Third parties grant unto the first parties and second parties the right to enter upon their lands to install and maintain said tile line now and in the future but first parties and second parties shall maintain their drain tile upon their premises in an efficient and operable condition so that the same shall discharge its water within said tile system and not upon third parties land.

6.

Second parties shall maintain their tile land at their own expense and all maintenance, repair and damages/will be shared by first parties and second parties, each paying 50% to Main Tile Line.

7.

This agreement shall be binding and shall operate for the benefit of the parties hereto, their heirs, administrators,

executors and assigns forever hereafter.

IN WITNESS WHEREOF, the parties have hereunto set their hands this 4th day of April, 1974.

In Presence Of

<p><u>J. M. Hunt</u></p>	}	<p>1. <u>Gary L. Schumacher</u> Gary L. Schumacher</p>
<p><u>Rita M. Pelzel</u></p>		<p>1-b 2. <u>Mavis L. Schumacher</u> Mavis L. Schumacher</p>
<p>_____</p>		<p>3. <u>Milo Wetter</u> Milo Wetter</p>
<p>_____</p>		<p>4. <u>Arlene E. Wetter</u> Arlene Wetter</p>
<p>_____</p>		<p>5. <u>Leo M. Schumacher</u> Leo M. Schumacher</p>
<p>_____</p>		<p>6. <u>Bernice Schumacher</u> Bernice Schumacher</p>

STATE OF MINNESOTA)
) ss
 COUNTY OF REDWOOD)

On this 4th day of April, 1974, before me, a Notary Public within and for said County and State, personally appeared Gary L. Schumacher, Mavis L. Schumacher, Milo Wetter, Arlene Wetter, Leo M. Schumacher and Bernice Schumacher to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Rita M. Pelzel

FRANK AND FRANK
 ATTORNEYS AT LAW
 P. O. BOX 267
 WABASSO, MINN. 56293

