

Culshaw Farm - Sealed Bid Auction

Legal Description:

Parcel 1: Pt SW ¼ of Section 9-112-43 (Nordland Twp) Lyon County, MN

Parcel 2: SE ¼ & Pt E ½ SW ¼ of Section 9-112-43 (Nordland Twp) Lyon County, MN

Farm Information:

Parcel 1: 91.86 acres +/- with 82.11 tillable acres. Farm has highly productive soils with a CPI rating of 91.4. Forman-Aastad complex, Forman-Buse complex, and Brensall-Tress complex are the most common soil types.

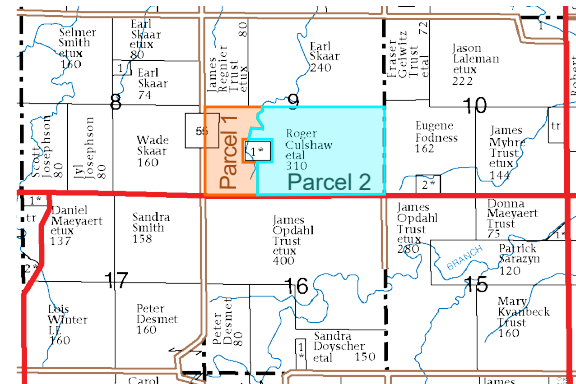
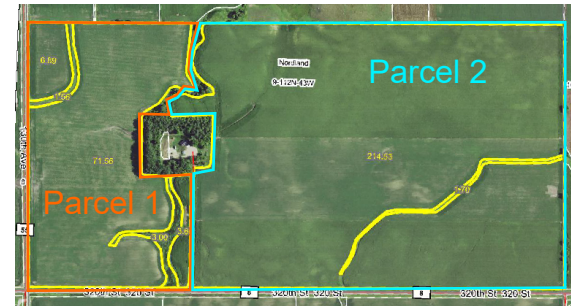
Parcel 2: 218 acres +/- with 214.53 tillable acres with highly productive soils and an excellent CPI rating of 93.1. Forman-Aastad complex, Brensall-Tress complex, and Parnell silty clay loam are the most common soil types.

Parcel 3: Combination of Parcel 1 & Parcel 2

Farm Location: 3.5 miles south of Minneota, MN with access along tar County RD 8 and gravel County RD 55.

Date & Time: Sealed bids due at the office of Northwestern Farm Management by noon on Friday, July 16, 2021. Live portion of the bidding will be held at KB's Bar and Grill on Tuesday, July 20, 2021 at 10:00 AM,

Terms: Parcels can be purchased individually or as a whole unit. Parcels will be surveyed if sold separately. Farm is subject to 2021 farm lease terms with possession granted after closing. 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.



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

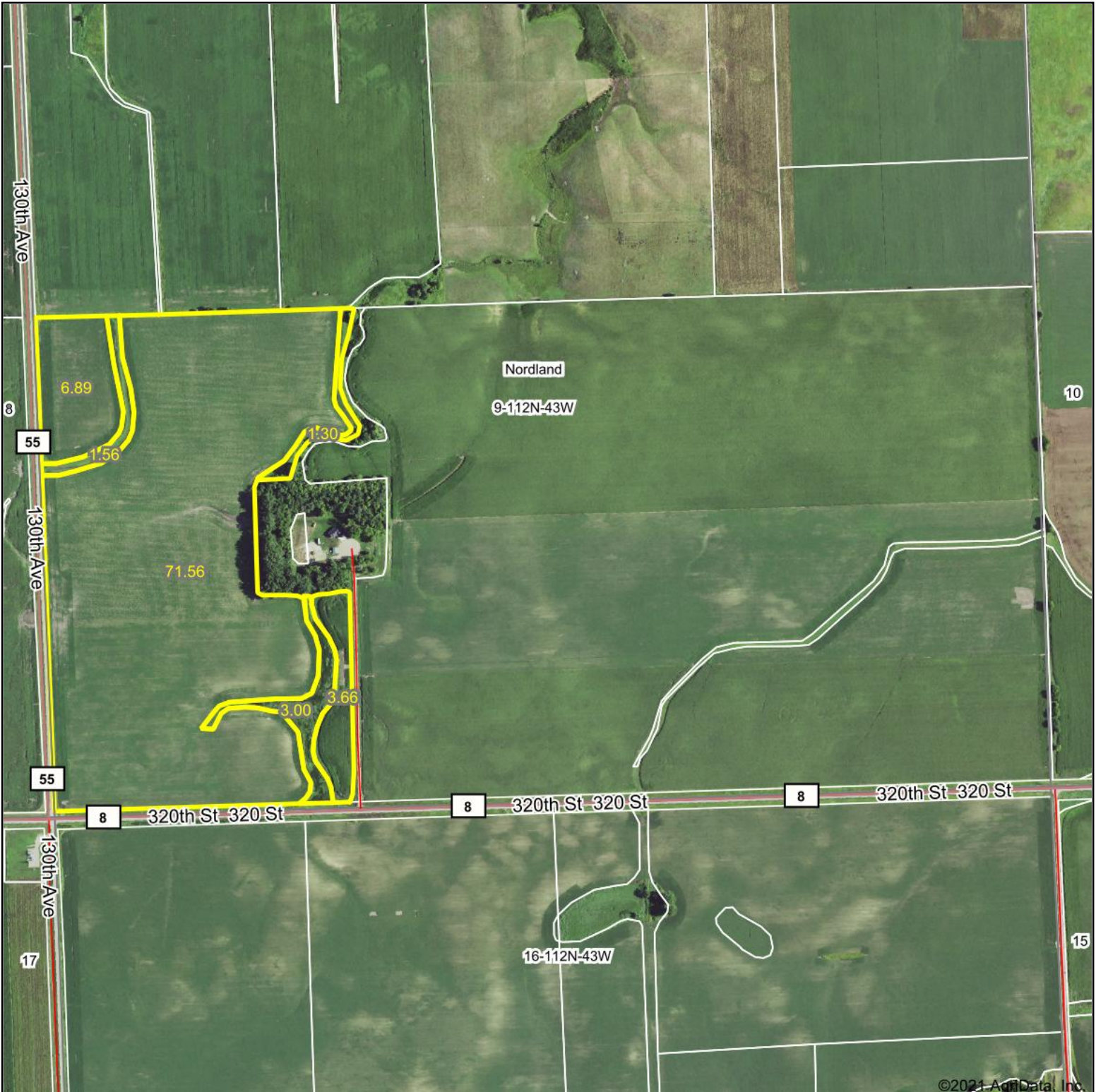
Fax: (507) 532-0293

tyler@nfmco.com

land@nfmco.com • www.nfmco.com

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

Parcel #1 Aerial Map

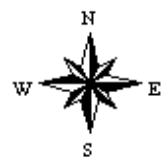


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Map Center: 44° 31' 13.71, -96° 1' 46.6

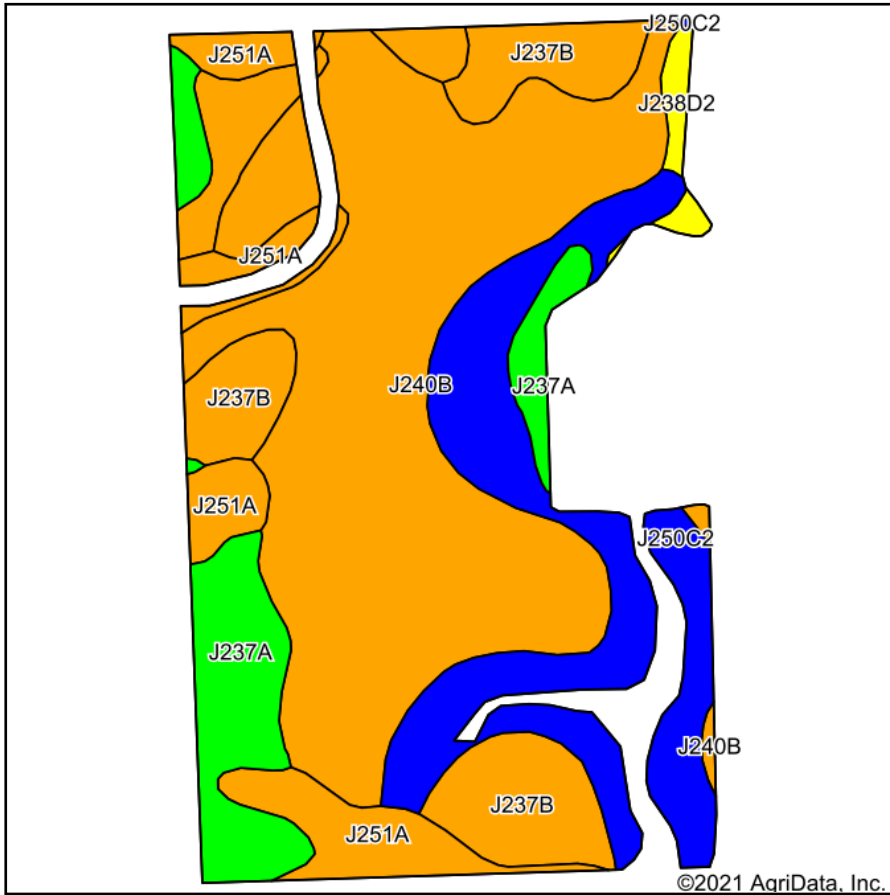


9-112N-43W
Lyon County
Minnesota

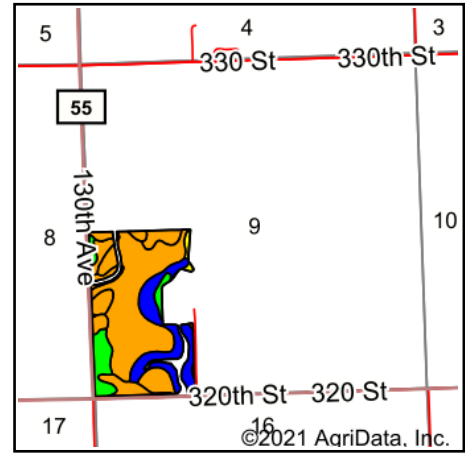


6/10/2021

Parcel #1 Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Lyon**
 Location: **9-112N-43W**
 Township: **Nordland**
 Acres: **82.11**
 Date: **6/10/2021**



Area Symbol: MN083, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
J240B	Forman-Aastad complex, 3 to 6 percent slopes	37.92	46.2%		Ile	94
J250C2	Forman-Buse complex, 6 to 12 percent slopes, moderately eroded	15.39	18.7%		IIle	81
J237B	Brensall-Tress complex 1 to 4 percent slopes	11.67	14.2%		Ile	95
J237A	Brensall-Tress complex, 0 to 2 percent slopes	8.32	10.1%		Iw	95
J251A	Parnell silty clay loam, firm till, 0 to 2 percent slopes	7.79	9.5%		IIw	94
J238D2	Buse, firm till-Wilno complex, 12 to 18 percent slopes	1.02	1.2%		IVe	63
Weighted Average						91.4

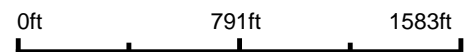
*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Parcel #2 Aerial Map

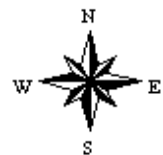


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Map Center: 44° 31' 14.21, -96° 1' 46.92

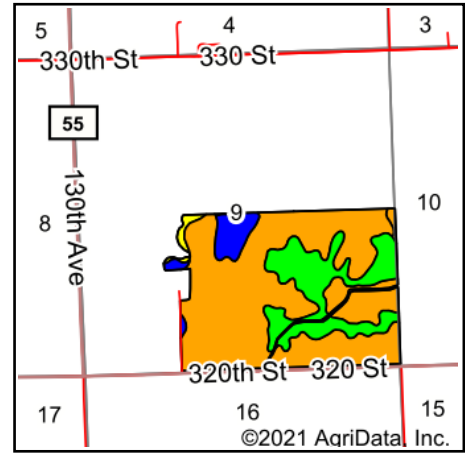
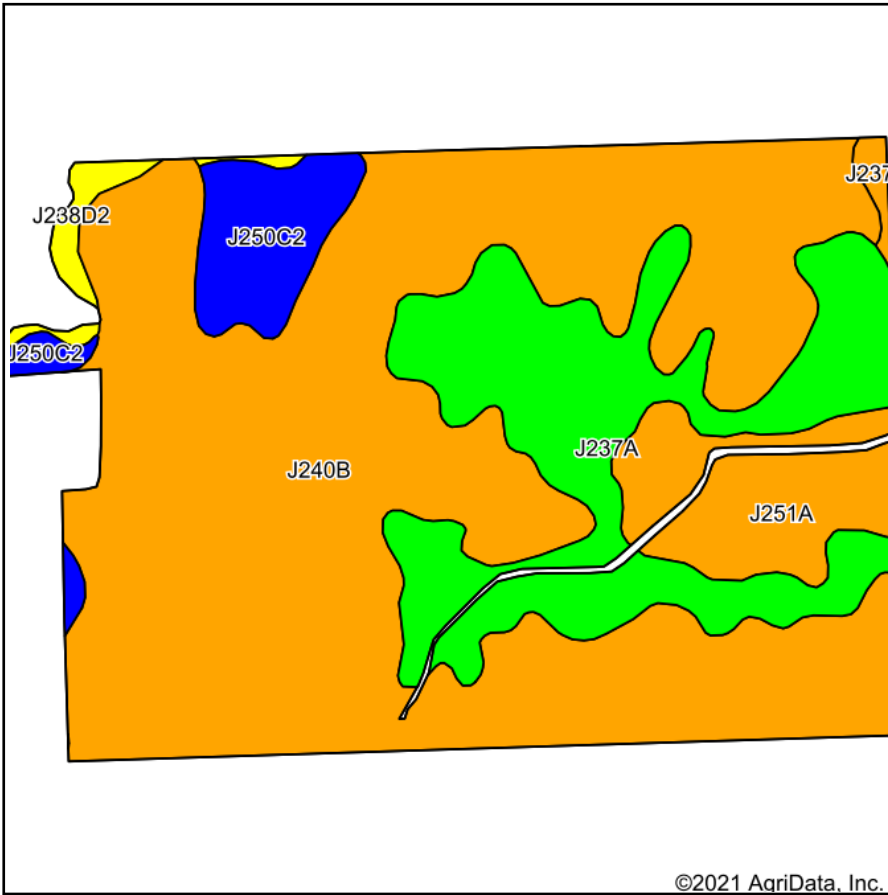


9-112N-43W
Lyon County
Minnesota



6/10/2021

Parcel #2 Soils Map



State: **Minnesota**
 County: **Lyon**
 Location: **9-112N-43W**
 Township: **Nordland**
 Acres: **214.53**
 Date: **6/10/2021**



Soils data provided by USDA and NRCS.

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Area Symbol: MN083, Soil Area Version: 17

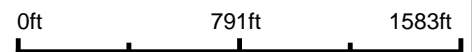
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
J240B	Forman-Aastad complex, 3 to 6 percent slopes	139.27	64.9%		Ile	94
J237A	Brensall-Tress complex, 0 to 2 percent slopes	44.27	20.6%		Iw	95
J251A	Parnell silty clay loam, firm till, 0 to 2 percent slopes	15.81	7.4%		IIw	94
J250C2	Forman-Buse complex, 6 to 12 percent slopes, moderately eroded	11.19	5.2%		IIIe	81
J238D2	Buse, firm till-Wilno complex, 12 to 18 percent slopes	2.92	1.4%		IVe	63
J237B	Brensall-Tress complex 1 to 4 percent slopes	1.07	0.5%		Ile	95
Weighted Average						93.1

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

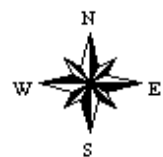
Parcel #3 Aerial Map



Map Center: 44° 31' 14.21, -96° 1' 46.92

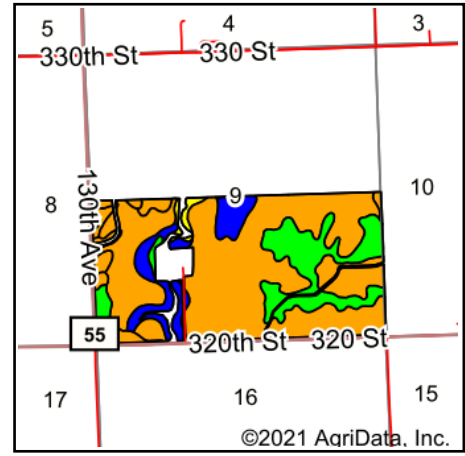
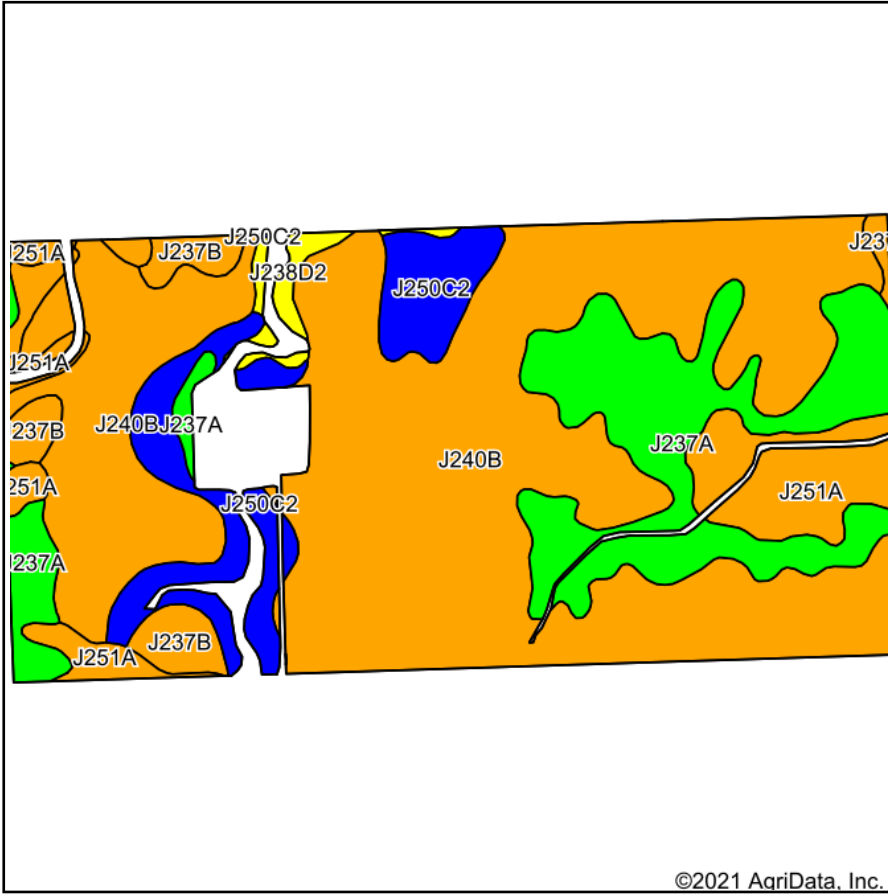


9-112N-43W
Lyon County
Minnesota



6/10/2021

Parcel #3 Soils Map



State: **Minnesota**
 County: **Lyon**
 Location: **9-112N-43W**
 Township: **Nordland**
 Acres: **296.64**
 Date: **6/10/2021**



Soils data provided by USDA and NRCS.

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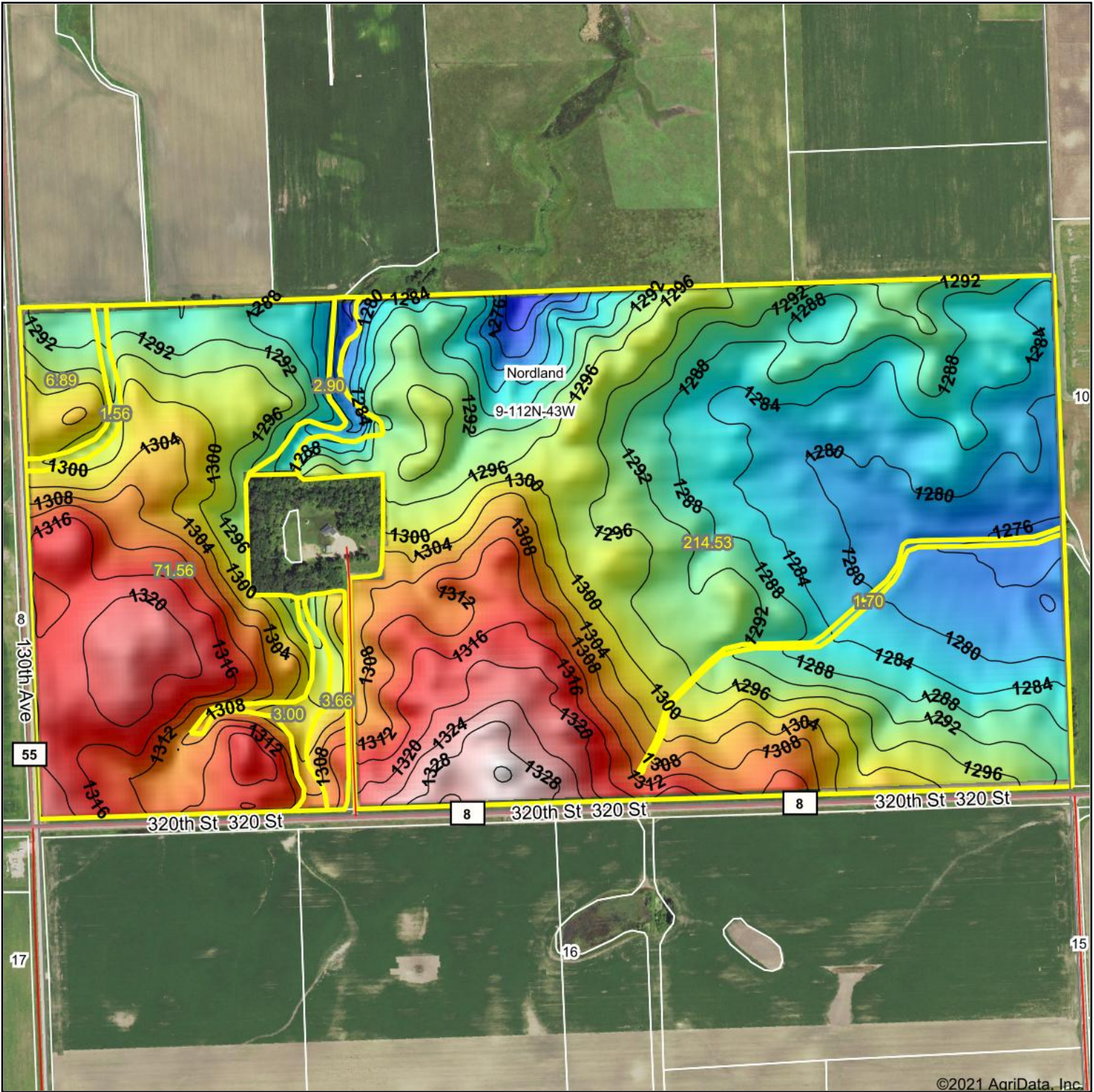
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www.AgriDataInc.com

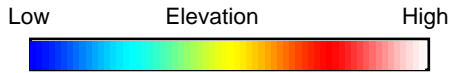
Area Symbol: MN083, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
J240B	Forman-Aastad complex, 3 to 6 percent slopes	177.18	59.7%		Ile	94
J237A	Brensall-Tress complex, 0 to 2 percent slopes	52.59	17.7%		Iw	95
J250C2	Forman-Buse complex, 6 to 12 percent slopes, moderately eroded	26.58	9.0%		IIIe	81
J251A	Parnell silty clay loam, firm till, 0 to 2 percent slopes	23.60	8.0%		IIw	94
J237B	Brensall-Tress complex 1 to 4 percent slopes	12.74	4.3%		Ile	95
J238D2	Buse, firm till-Wilno complex, 12 to 18 percent slopes	3.95	1.3%		IVe	63
Weighted Average						92.6

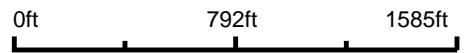
*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



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Source: USGS 10 meter dem
 Interval(ft): 4
 Min: 1,268.9
 Max: 1,332.8
 Range: 63.9
 Average: 1,297.7
 Standard Deviation: 13.91 ft



Maps Provided By:



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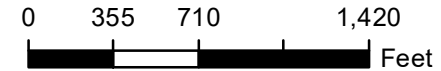
Field borders provided by Farm Service Agency as of 5/21/2008.



6/14/2021

9-112N-43W
Lyon County
Minnesota

map center: 44° 31' 26.67, -96° 1' 47.05



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

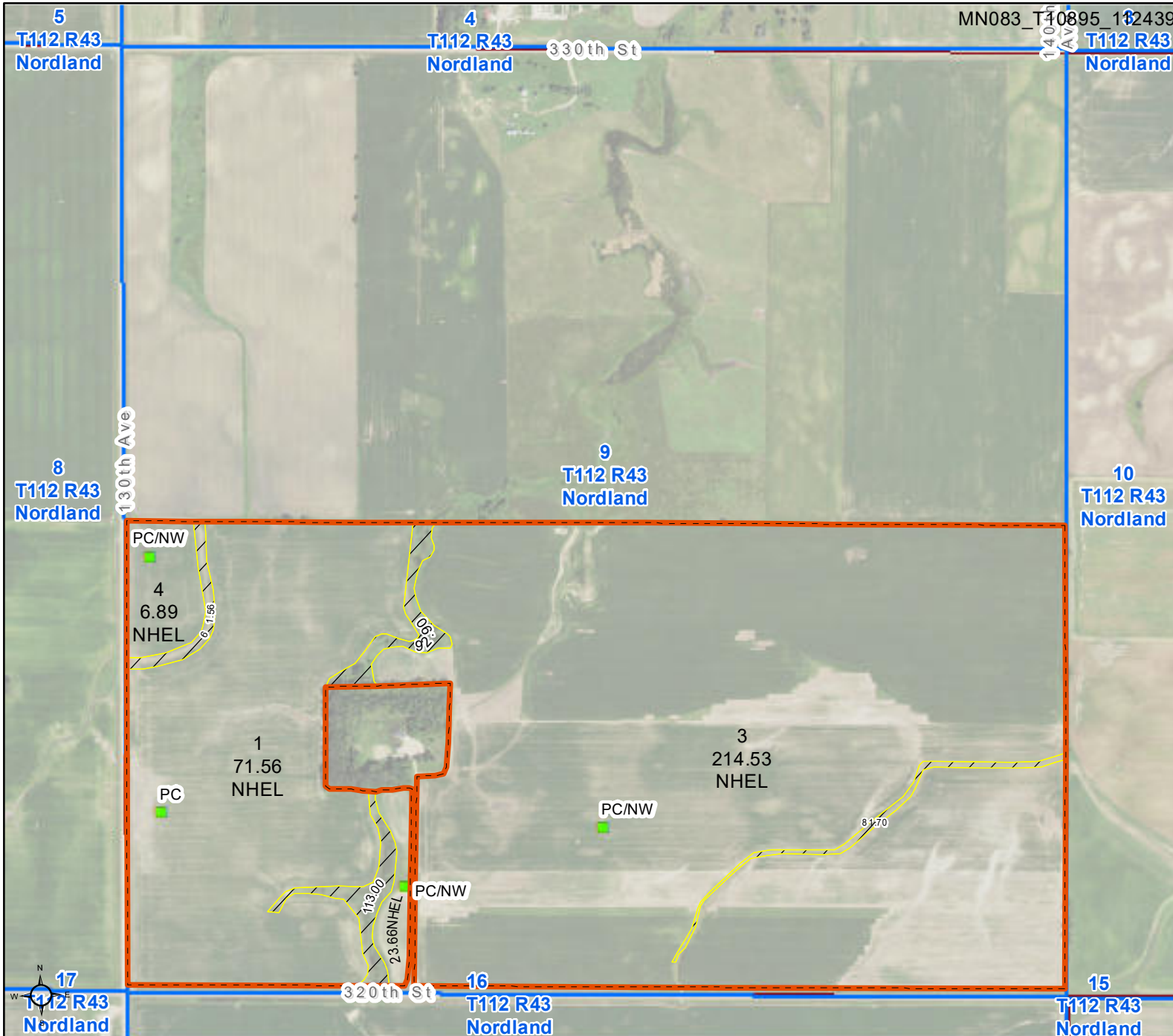
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- Minnesota_Transparency_Polygon_02142019

Wetland Determination Identifiers

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

Tract Cropland Total: 296.64 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.

Minnesota
Lyon

U.S. Department of Agriculture
Farm Service Agency

FARM: 10887
Prepared: 6/10/21 9:26 AM
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 Farm Identifier Recon Number
2017 - 85

Farms Associated with Operator:

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
305.8	296.64	296.64	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	296.64	0.0	0.0	0.0				

ARC/PLC					
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT, CORN	SOYBN	NONE	NONE	NONE	NONE

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	18.12	40	0.00
CORN	129.25	143	0.00
SOYBEANS	138.39	43	0.00
Total Base Acres:	285.76		

Tract Number: 10895 Description S EXCL BLDG 9 NORDLAND
FSA Physical Location : Lyon, MN ANSI Physical Location: Lyon, MN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Recon Number
2016 - 65

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
305.8	296.64	296.64	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	296.64	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	18.12	40	0.00
CORN	129.25	143	0.00
SOYBEANS	138.39	43	0.00

Minnesota

Lyon

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 10887

Prepared: 6/10/21 9:26 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.

Crop	Base Acreage
Total Base Acres:	285.76

PLC Yield	CCC-505 CRP Reduction
--------------	--------------------------

Owners: CULSHAW, JAMES A
CULSHAW, RUTH ANN
GRAPE, GERALDINE CULSHAW

CULSHAW, ROGER W
FRITZ, JUDITH CULSHAW

Other Producers: None

U.S.D.A. SCS-CPA-026
Soil Conservation Service (June 91)

1. Name and Address of Person

Peter D. Smedd

2. Date of Request

3. County

Lyon

**HIGHLY ERODIBLE LAND AND WETLAND
CONSERVATION DETERMINATION**

4. Name of USDA Agency or Person Requesting Determination

ASCS

5. Farm No. and Tract No.

1015 T 2825

SECTION I - HIGHLY ERODIBLE LAND

	FIELD NO.(s)	TOTAL ACRES
6. Is soil survey now available for making a highly erodible land determination? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
7. Are there highly erodible soil map units on this farm? Yes <input checked="" type="checkbox"/> No <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.	None	
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 checked="" type="checkbox"/>		

SECTION II - WETLAND

	FIELD NO.(s)	TOTAL ACRES
11. Are there hydric soils on this farm? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW) or Farmed Wetlands Pasture (FWP). Wetlands may be farmed under natural conditions. Farmed Wetlands and Farmed Wetlands Pasture may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.	noncrop	+ 5
13. Prior Converted Cropland (PC). Wetlands that were converted prior to December 23, 1985. The use, management, drainage, and alteration of prior converted cropland (PC) are not subject to the wetland conservation provisions unless the area reverts to wetland as a result of abandonment.		
14. Artificial Wetlands (AW). Artificial wetlands includes irrigation-induced wetlands. These wetlands are not subject to the wetland conservation provisions.		
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.		
16. Mitigation Wetlands (MIW). Wetlands on which a person is actively mitigating a frequently cropped area or a wetland converted between December 23, 1985 and November 28, 1990.		
17. Restoration with Violation (RVW+year). A restored wetland that was in violation as a result of conversion after November 28, 1990, or the planting of an agricultural commodity or forage crop.		
18. Restoration without Violation (RSW). A restored wetland converted between December 23, 1985 and November 28, 1990, on which an agricultural commodity has not been planted.		
19. Replacement Wetlands (RPW). Wetlands which are converted for purposes other than to increase production, where the wetland values are being replaced at a second site.		
20. Good Faith Wetlands (GFW+year). Wetlands on which ASCS has determined a violation to be in good faith and the wetland has been restored.		
21. Converted Wetlands (CW). Wetlands converted after December 23, 1985 and prior to November 28, 1990. In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits.		
22. Converted Wetland (CW+year). Wetlands converted after November 28, 1990. You will be ineligible for USDA program benefits until this wetland is restored.		
23. Converted Wetland Non-Agricultural use (CWNA). Wetlands that are converted for trees, fish production, shrubs, cranberries, vineyards or building and road construction.		
24. Converted Wetland Technical Error (CWTE). Wetlands that were converted as a result of incorrect determination by SCS.		

25. The planned alteration measures on wetlands in fields _____ are considered maintenance and are in compliance with FSA.

26. 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 22 for information on CW+year.

27. The wetland determination was completed in the office field and was delivered mailed to the person on 6-27-94

28. Remarks: Fields #2 & #3 were redetermined after field review - see NHLE.

29. I certify that the above determination is correct and adequate for use in determining eligibility for USDA program benefits, and that wetland hydrology, hydric soils, and hydrophytic vegetation under normal circumstances exist on all areas outlined as Wetlands, Farmed Wetlands, and Farmed Wetlands Pasture.

30. Signature of SCS District Conservationist

[Signature]

31. Date

6/24/94

Assistance and programs of the Soil Conservation Service available without regard to race, religion, color, sex, age, or handicap.

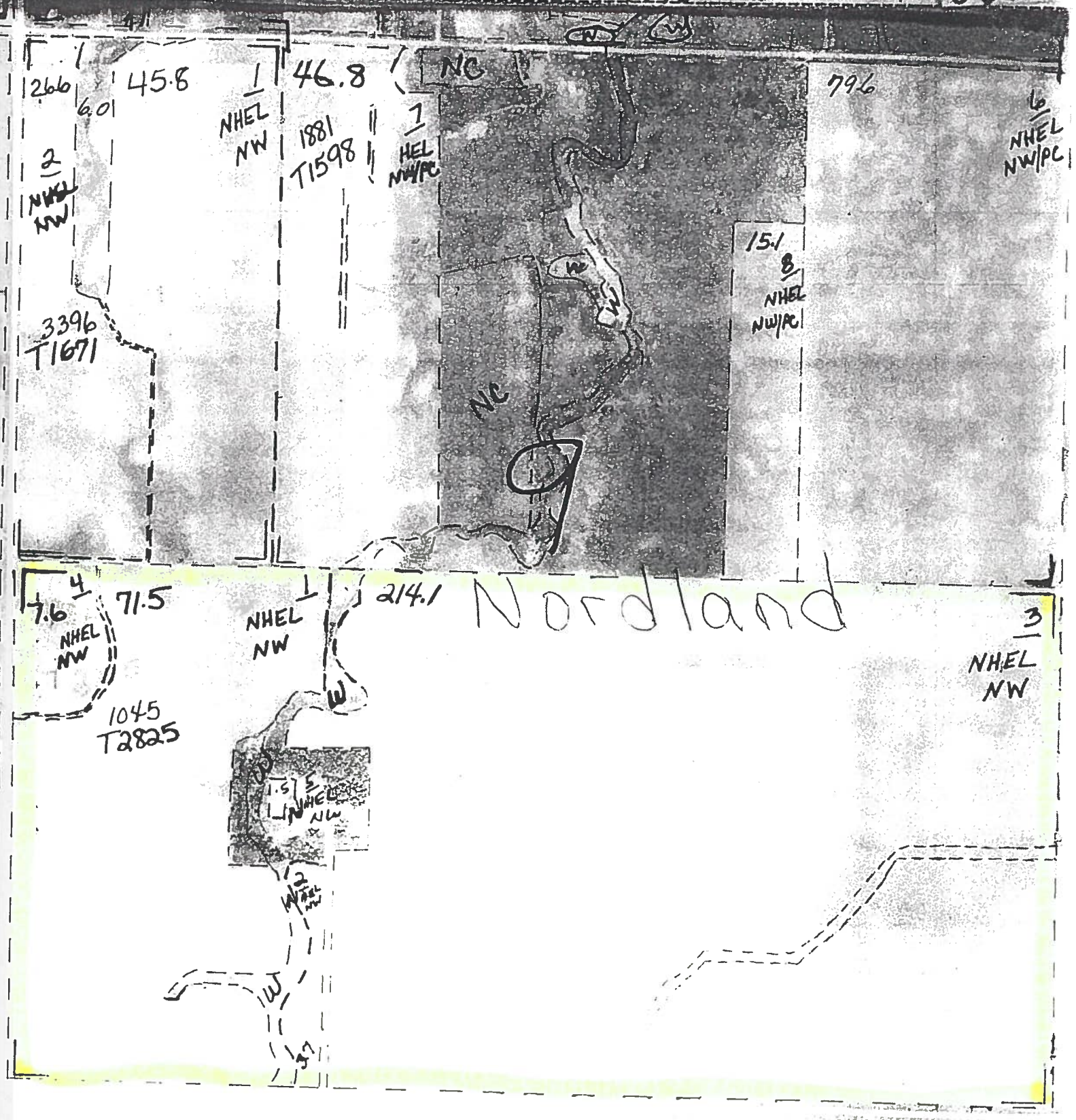
T = TRACT NUMBER INT = MULTIPLE TRACT NUMBER HEL = HIGHLY ERODIBLE LAND MW = MINIMAL EFFECT WETLAND (EXEMPT)
 W = WETLAND ICW = CONVERTED WETLAND NHHEL = NON-HIGHLY ERODIBLE MWC, MWN, MWR = SPECIAL COND. (SEE 5C)
 FW = FARMED WETLAND INA = NON-AGRICULTURAL PC = PRIOR CONVERTED WETLAND NC = NON-CROPLAND PHOTO NO.
 NW = NON-WETLAND IAW = ARTIFICIAL WETLAND ECW = EXEMPT (COMMENCED) CONVERTED WETLAND

COUNTY

LYON

NOT TO BE REPRODUCED | CROP
 SCALE | Dec. 1993 | YR.

0.2



LYON COUNTY AUDITOR / TREASURER
607 WEST MAIN STREET
MARSHALL, MN 56258
507-537-6724
www.lyonco.org

2021

PROPERTY TAX STATEMENT

PRCL# 14-009002-1 RCPT# 4763
 TC 18,277 18,277

NORDLAND TWP

Property ID Number: 14-009002-1
Property Description: SECT-09 TWP-112 RANG-43
 309.86 ACRES SE4 & SW4 EX 10.14 AC
 PT SW4

ROGER W CULSHAW ET AL 23431-T
 14031 EAGLE RIDGE LAKES DR
 APT 201 ACRES 309.86
 FORT MYERS FL 33912-0710

		Values and Classification	
		Taxes Payable Year	2020 2021
Step 1	Estimated Market Value:	1,827,700	1,827,700
	Homestead Exclusion:		
Step 2	Taxable Market Value:	1,827,700	1,827,700
	New Improve/Expired Excls:		
Step 3	Property Class:	AGRI NON-HSTD	AGRI NON-HSTD
	Sent in March 2020		
		Proposed Tax	
		* Does Not Include Special Assessments	11,156.00
		Sent in November 2020	
		Property Tax Statement	
		First half Taxes:	5,605.00
		Second half Taxes:	5,605.00
		Total Taxes Due in 2021	11,210.00

\$\$\$ 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.

- 1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund
 File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**
- 2. Use these amounts on Form M1PR to see if you are eligible for a special refund00

		Taxes Payable Year:	2020	2021
Property Tax and Credits	3. Property taxes before credits		13,249.70	13,131.70
	4. A. Agricultural and rural land tax credits00	.00
	B. Other credits to reduce your property tax		1,793.70	1,921.70
	5. Property taxes after credits		11,456.00	11,210.00
Property Tax by Jurisdiction	6. County		7,121.43	7,119.85
	7. City or Town		1,306.99	1,307.90
	8. State General Tax00	.00
	9. School District: 414 A. Voter approved levies		856.73	759.38
	B. Other local levies		1,923.75	1,781.43
	10. Special Taxing Districts: A. SW REGIONAL DEVELOPMENT		27.96	27.96
	B. YELLOW MEDICINE RIVER WS		219.14	213.48
	C.			
	D.			
	11. Non-school voter approved referenda levies			
	12. Total property tax before special assessments		11,456.00	11,210.00
Special Assessments on Your Property	13. A.			
	B.			
	C.			
	D.			
	E.			
	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS		11,456.00	11,210.00

2nd Half Pay Stub 2021 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT MAKE CHECKS PAYABLE TO: LYON COUNTY AUDITOR/TREASURER IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half Pay Stub 2021 DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT MAKE CHECKS PAYABLE TO: LYON COUNTY AUDITOR/TREASURER IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 14-009002-1 RCPT# 4763
 AGRI NON-HSTD

PRCL# 14-009002-1 RCPT# 4763
 AGRI NON-HSTD

AMOUNT DUE		AMOUNT DUE	TOTAL TAX	11,210.00
NOVEMBER 15, 2021	2ND HALF TAX	5,605.00	1ST HALF TAX	5,605.00
	PENALTY		PENALTY	
	TOTAL		TOTAL	

YOUR CANCELED CHECK IS YOUR RECEIPT.

TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.

ROGER W CULSHAW ET AL 23431-T
 14031 EAGLE RIDGE LAKES DR
 APT 201
 FORT MYERS FL 33912-0710

ROGER W CULSHAW ET AL 23431-T
 14031 EAGLE RIDGE LAKES DR
 APT 201
 FORT MYERS FL 33912-0710