

Sealed Bid Auction: Roskens North Farm

Legal Description: NW ¼ of Section 9-118-38 (Crate Twp) Chippewa County, MN.

Farm Information: Rare opportunity to purchase prime Chippewa County farmland. Property contains 160 total acres +/- with 156.41 tillable acres. Farm has highly productive soils with Crop Productivity Index (CPI) rating of 90. Bearden-Quam, Balaton-Hamerly, and Colvin-Quam are the most common soil types on the property. Farm contains county and private tile drainage with access to County Ditch 14 and no designated wetlands on the property.

Property Taxes: Fractional-Ag Homestead 2021: \$6,944

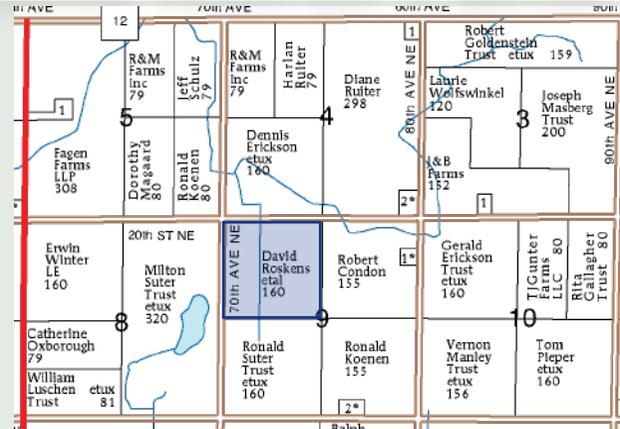
Farm Location: 4 miles northeast of Gluek, MN or 6.5 miles northwest of Clara City, MN with access along township gravel roads 20th St. NE and 70th Ave NE.

Date & Time: Sealed bids due at the office of Northwestern Farm Management by noon on Tuesday, August 31, 2021. Live portion of bids is on Thursday, September 2, 2021 at 10:00 AM.

Auction Location: Maynard Event Center, 341 Cynthia St, Maynard, MN 56260

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.



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



Farm Management • Farm Sales • Farm Appraisals
301 S. O'Connell Street • 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



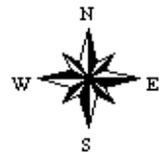
Aerial Map



Map Center: 45° 2' 49.23, -95° 26' 49.45



9-118N-38W
Chippewa County
Minnesota



7/20/2021

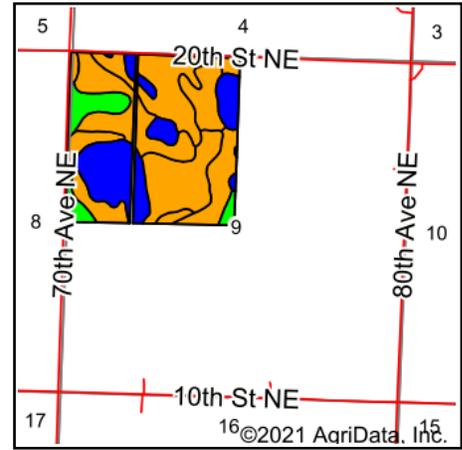
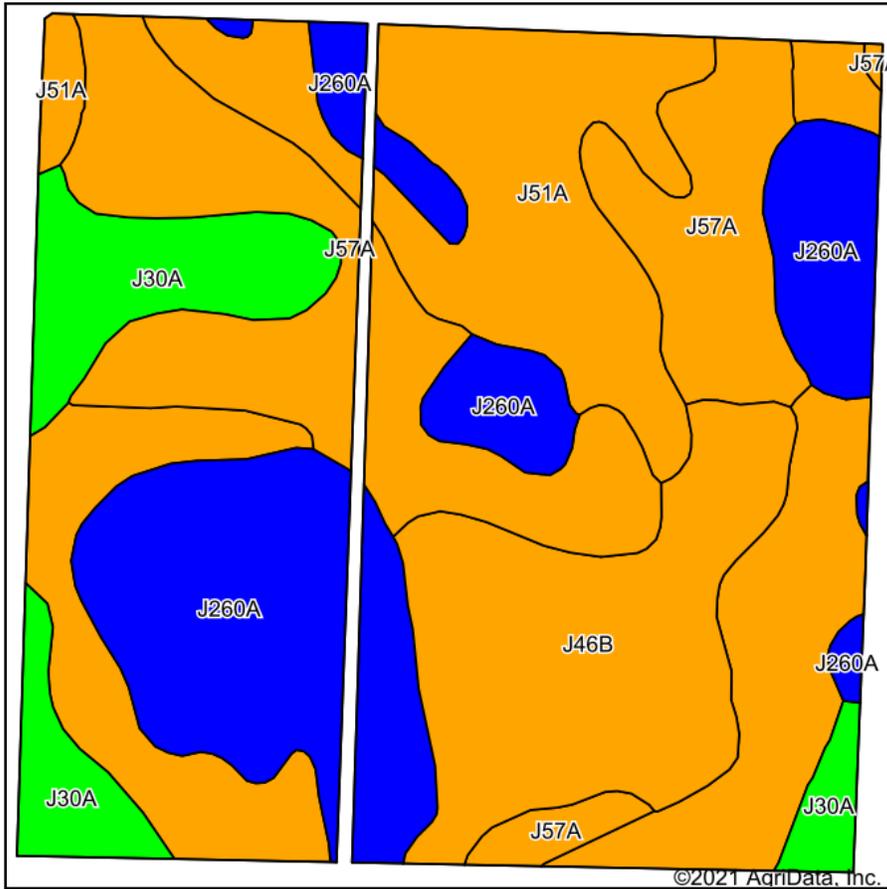
Maps Provided By:



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

Soils Map



State: **Minnesota**
 County: **Chippewa**
 Location: **9-118N-38W**
 Township: **Crate**
 Acres: **156.41**
 Date: **7/20/2021**

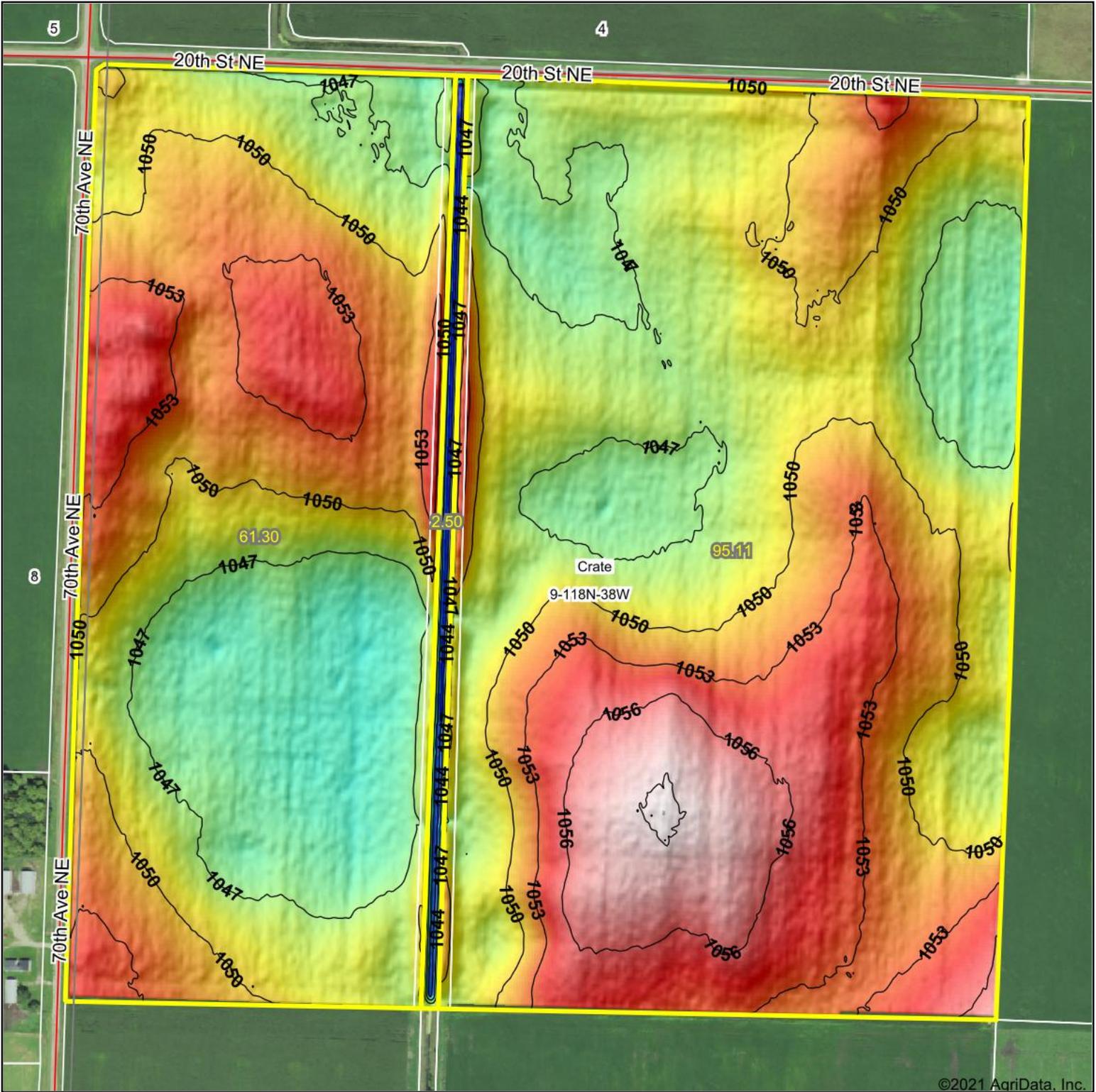


Soils data provided by USDA and NRCS.

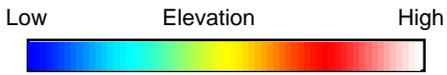
Area Symbol: MN023, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
J51A	Bearden-Quam, depressional, complex, 0 to 2 percent slopes	49.79	31.8%		IIs	91
J57A	Balaton-Hamerly complex, 1 to 4 percent slopes	35.53	22.7%		IIs	89
J260A	Colvin-Quam complex, depressional, 0 to 1 percent slopes	33.92	21.7%		IIIw	86
J46B	Byrne silt loam, 1 to 6 percent slopes	22.99	14.7%		Ile	90
J30A	Tara silt loam, 1 to 3 percent slopes	14.18	9.1%		Ie	99
Weighted Average						90

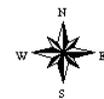
*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



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Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,038.8
 Max: 1,059.5
 Range: 20.7
 Average: 1,050.0
 Standard Deviation: 3.38 ft



9-118N-38W
Chippewa County
Minnesota

7/20/2021

map center: 45° 2' 49.23, -95° 26' 49.45



Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

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

Minnesota

Renville

Report ID: FSA-156EZ

U.S. Department of Agriculture
Farm Service Agency
Abbreviated 156 Farm Record

FARM: 14129

Prepared: 7/20/21 2:52 PM

Crop Year: 2021

Page: 2 of 3

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.

Tract Number: 62408 Description P5 NW4 (9) CR

FSA Physical Location : Chippewa, MN ANSI Physical Location: Chippewa, MN

BIA Range Unit Number:

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

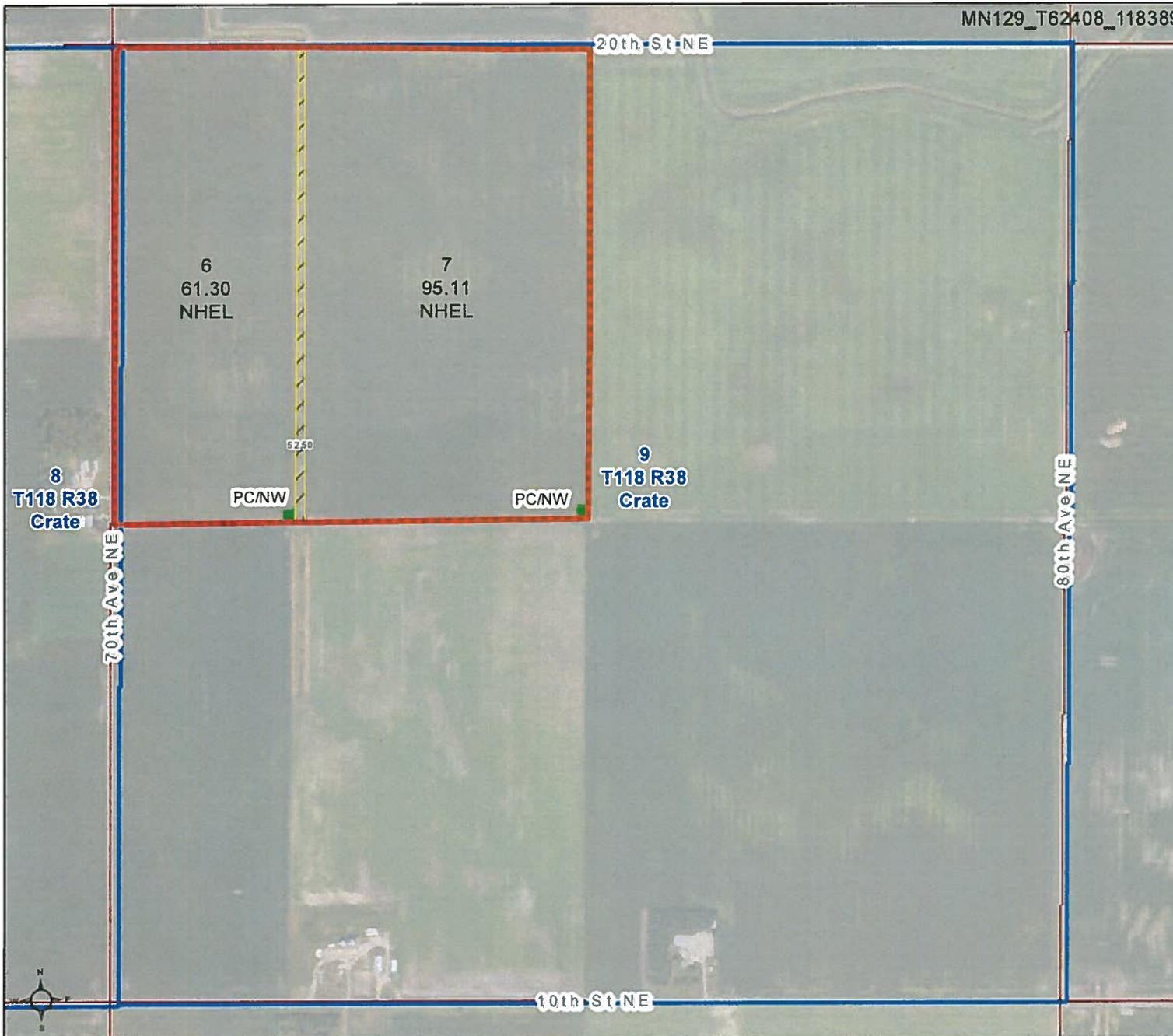
Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
158.91	156.41	156.41	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	156.41	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	56.78	156	0.00
SOYBEANS	46.04	45	0.00
Total Base Acres:	102.82		

Owners: ROSKENS, DAVID



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: 156.41 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.

17515

U.S.D.A.
Soil Conservation Service

SCS-CPA-026
(1-88)

1. Name and Address of Person
Liebl Farms
Box 29
Willman

2. Date of Request
2-26-90
3. County **CRATE 9**
chippewa

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

4. Name of USDA Agency or Person Requesting Determination
Kandiyohi Co. ASCS

5. Farm No. and Tract No.
F 3658 T ~~8119~~ ~~T9315~~
T62408

SECTION I - HIGHLY ERODIBLE LAND

6. Is soil survey now available for making a highly erodible land determination?	Yes	No	Field No.(s)	Total Acres
	X			
7. Are there highly erodible soil map units on this farm?		X		
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.			None	—

10. This Highly Erodible Land determination was completed in the: Office Field

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

11. Are there hydric soils on this farm?	Yes	No	Field No.(s)	Total Wetland Acres
	X			
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 of any area to be used to produce an agricultural commodity that has not been cropped, managed, or maintained for 5 years or more.			See photo	
14. Artificial Wetlands (AW) - Artificial Wetlands includes irrigation induced wetlands. These Wetlands are not subject to FSA.			None	
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.			None	—

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.			None	—
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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: 2-27-90

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 Federal Conservation 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 23. Date 2/27/90

HIPPEWA CO. NOT TO SCALE

D15

623

95.9

218
2-262

138.8

12.2

23
2-277

(1)

(1)

T823

NW/PC

N/E

NW/PC

T8119

2
9

750.8

1.5

2-346
265
T825

156.0

25
2-347

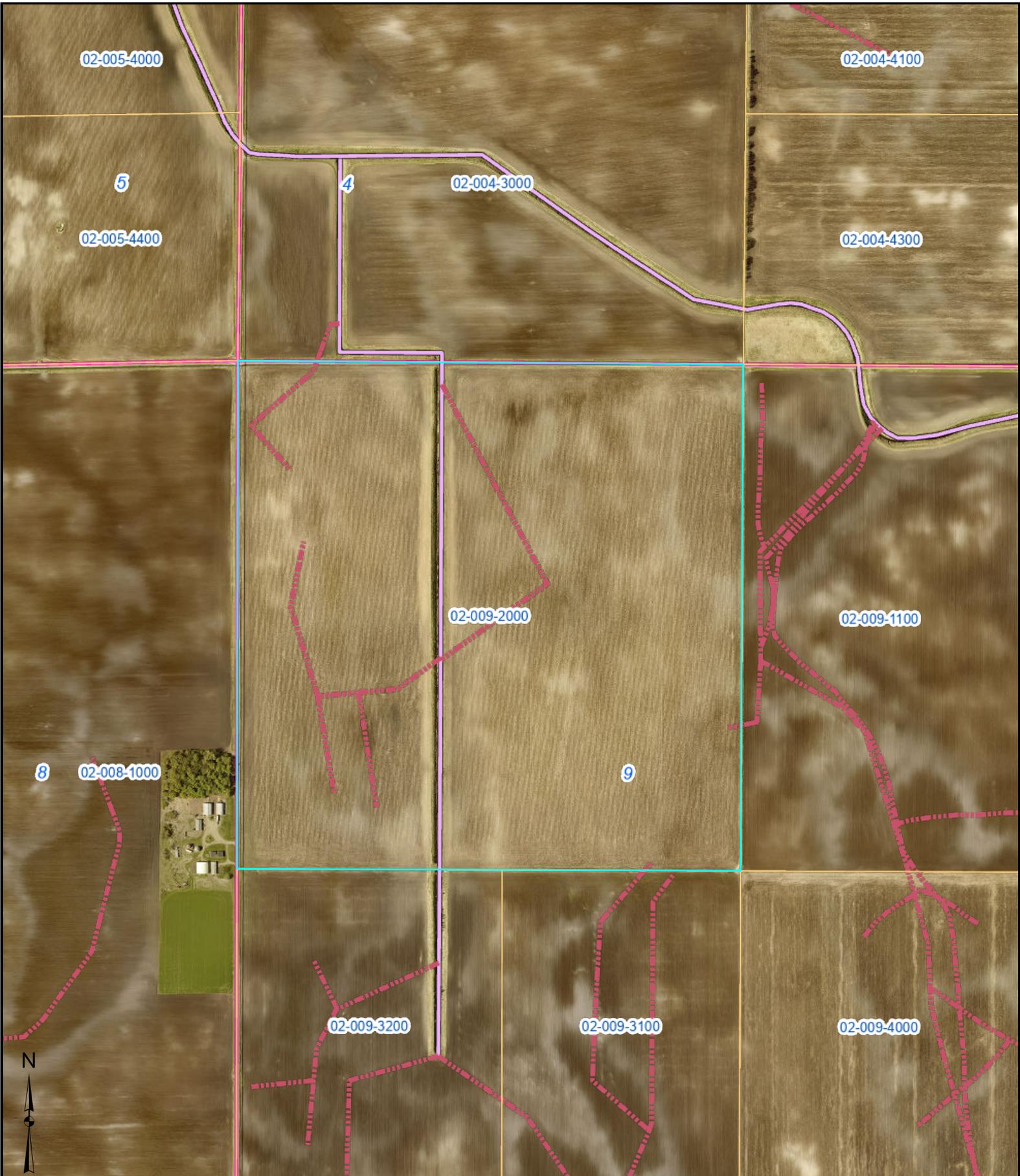
T824

(1)

(1)

46

31



These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:11,015

Date: 7/22/2021

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

Chippewa County

PLANS IMPROVEMENT A COUNTY DITCH NO. 14 CHIPPEWA COUNTY, MINNESOTA

INDEX

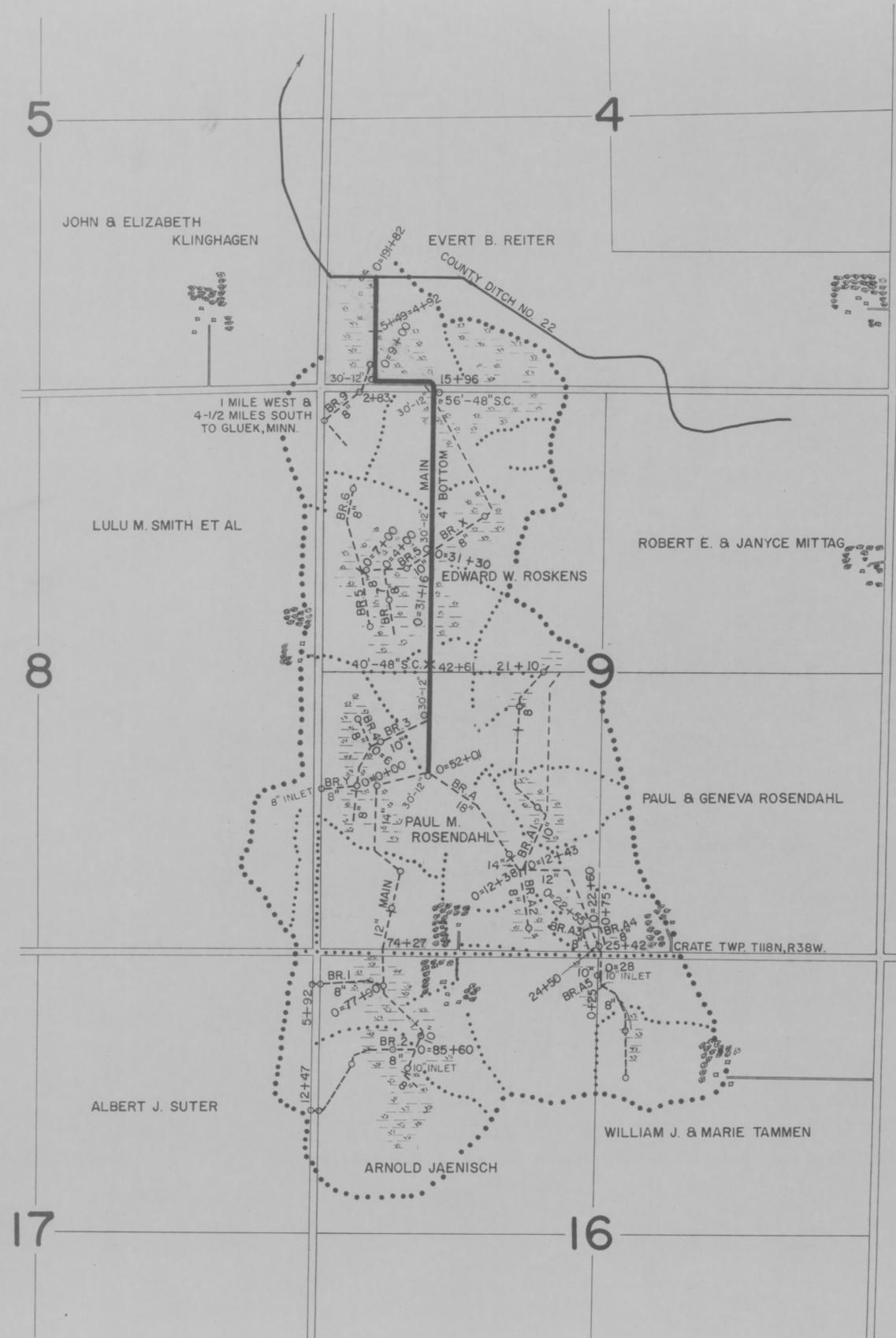
SHEET NO. 1	PLAT, INDEX & ESTIMATED QUANTITIES.
SHEET NO. 2	PROFILE OF MAIN & BRANCHES 1, 2, 3, 4, 5, 6, 7, 9, A, A1, A2, A3, A4, A5, X & Y.
SHEET NO. 3	DETAILS OF OPEN DITCH, OUTLET PIPE & TILE INLETS.

ESTIMATED QUANTITIES

OPEN DITCH						
BRANCH	STA.	TO	STA.	LENGTH	BOTTOM	CUBIC YARDS
MAIN	0		52+01	5,201'	4'	34,955

CULVERTS				HIGHWAY CULVERTS			
NUMBER	TOTAL LENGTH	SIZE	TYPE	NUMBER	TOTAL LENGTH	SIZE	TYPE
1	40'	48"	S.C.	1	56'	48"	S.C.
5	150'	12"	GMP				

OUTLETS				TILE WORK			
NUMBER	TOTAL LENGTH	SIZE	TYPE	SIZE	LENGTH	AVE. DEPTH	INLETS
1	20'	21"	CM16	18"	1,088'	6.9'	10"-2
2	40'	15"	CM16	14"	1,928'	5.3'	8"-1
2	40'	12"	CM16	12"	2,770'	5.9'	6"-31
2	40'	10"	CM16	10"	3,772'	4.7'	
				8"	9,771'	4.3'	
				TOTAL	19,329'		



TED L. CHAMBERLAIN, ENGINEER, MONTEVIDEO & OLIVIA, MINNESOTA			
MAPPING	C.G. 10-69	DESIGN	G.S. 5-71
PRELIM. SURVEY	V.S. 2-70	DRAFTING	K.N. 6-71
DESIGN	G.S. 2-70	REVISED	
DRAFTING	W.H. 3-70	CONST. SURVEY	L.T. 8-72
FINAL SURVEY	L.T. 5-71	CORRECTED PLAN	S.O. 12-82
Date: Jan. 21, 1983. Res. No. 8858			
PLANS CORRECTED TO SHOW DITCH AS CONSTRUCTED			

IMPROVEMENT A OF COUNTY DITCH NO. 14
CHIPPEWA COUNTY MINNESOTA