

OLSON FARM SEALED BID AUCTION

Legal Description: 80 acres +/- West Half of the Southeast Quarter (W1/2 of the SE1/4) of Section 25-106-40 (Lime Lake Twp), Murray County, MN.

Farm Information: 80 acres +/- with 79.30 FSA tillable acres. Farm has highly productive soils with a Crop Productivity Index (CPI) of 89.9. Collinwood silty clay loam, Nicollet clay loam, and Canisteo clay loam soils are the most common soil types. The topography is undulating with mostly 0-6% slopes, which is ideal for farming. Farm contains a substantial amount of private tile, which was recently installed over the past 10 years. County Ditch 72 offers an excellent outlet (see tile maps for more details). The farm has excellent farmability with 1/2-mile-long rows and is a perfect rectangle.

Farm Location: Approximately 2 miles east of Avoca, MN with good access via County Road 6 along the southern property line.

Date & Time: Sealed bids due at the office of Northwestern Farm Management by 5pm on Monday, May 16, 2022. Live auction for registered bidders on Wednesday, May 18, 2022 at 10:00 AM.

Auction Location: Fulda American Legion, 106 Front St W, Fulda, MN 56131

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



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 Brandon Kirk

Cell: (507) 384-2702

Office: (507) 532-5120

Fax: (507) 532-0293

brandon@nfmco.com

land@nfmco.com • www.nfmco.com



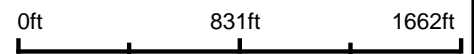
We're Social!
Find Us



Aerial Map



Map Center: 43.956758, -95.592302



25-106N-40W
Murray County
Minnesota



3/16/2022

Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

Minnesota
Murray

U.S. Department of Agriculture
Farm Service Agency

FARM: 2090
Prepared: 3/21/22 7:05 AM
Crop Year: 2022
Page: 1 of 2

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

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
LIME LAKE-25

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
79.3	79.3	79.3	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	79.3	0.0	0.0	0.0				

ARC/PLC

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

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	35.75	163	0.00
SOYBEANS	35.75	48	0.00
Total Base Acres:	71.5		

Tract Number: 9057 Description LIME LAKE-25 W2SE4
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
79.3	79.3	79.3	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	79.3	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	35.75	163	0.00
SOYBEANS	35.75	48	0.00
Total Base Acres:	71.5		

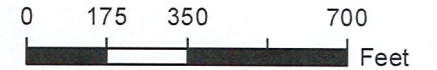
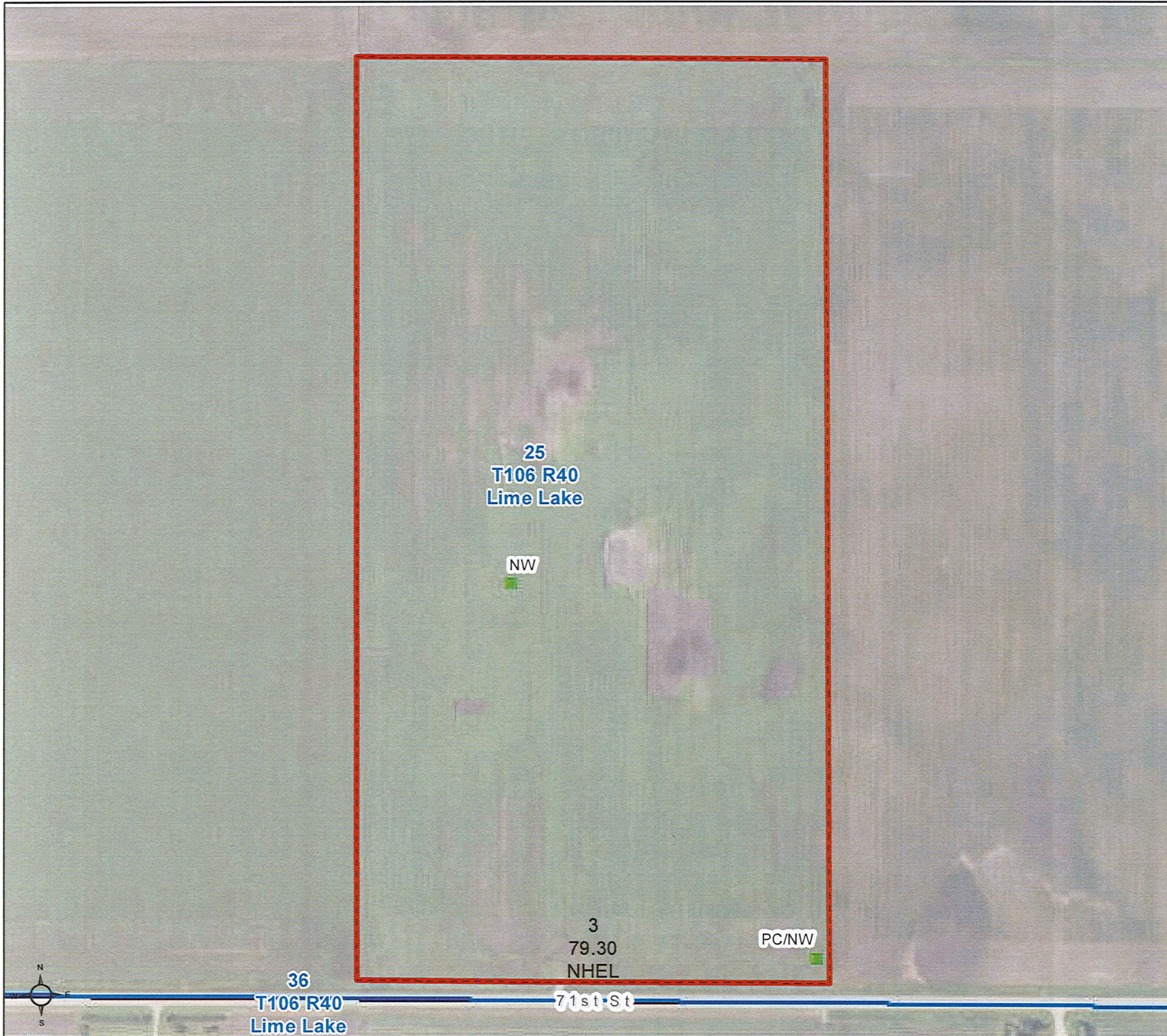
Owners:

Farm 2090

Tract 9057

2021 Program Year

Map Created March 29, 2021



- 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: 79.30 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.

HEIDI E. WINTER
MURRAY COUNTY AUDITOR - TREASURER
P.O. BOX 57
SLAYTON, MN 56172
507-836-1156
www.murraycountymn.com

2022

PROPERTY TAX STATEMENT

PRCL# 13-025-0040 RCPT# 3822
ESC# 428 NORTHWESTERN FARM MG
TC 6.027 6.027

LIME LAKE TWP

Values and Classification		
Taxes Payable Year	2021	2022
Step 1	Estimated Market Value:	602.700 602.700
	Homestead Exclusion:	
	Taxable Market Value:	602.700 602.700
	New Improve/Expired Excls:	
	Property Class:	AGRI NON-HSTD AGRI NON-HSTD
	Sent in March 2021	
Step 2	Proposed Tax	
	* Does Not Include Special Assessments	2,710.00
	Sent in November 2021	
Step 3	Property Tax Statement	
	First half Taxes:	1,416.00
	Second half Taxes:	1,416.00
	Total Taxes Due in 2022	2,832.00

Property ID Number: 13-025-0040
Property Description: SECT-25 TWP-106 RANG-40
W1/2 SE1/4

JEANETTE C OLSON-LOWE ET AL 2 6633-T
% NORTHWESTERN FARM MGMT CO
301 SOUTH O'CONNELL ST ACRES 80.00
MARSHALL MN 56258

\$\$\$
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 refund
Property Tax and Credits
3. Property taxes before credits 2,762.99
4. A. Agricultural and rural land tax credits00
B. Other credits to reduce your property tax 84.89
5. **Property taxes after credits** 2,678.10

Property Tax by Jurisdiction
6. County 1,715.68
7. City or Town 559.91
8. State General Tax00
9. School District: 2169 A. Voter approved levies 69.46
B. Other local levies 323.83
10. Special Taxing Districts: A. SWRDC 9.22
B.
C.
D.
11. Non-school voter approved referenda levies
12. Total property tax before special assessments 2,678.10

Special Assessments on Your Property
13. A. 7200 CO DITCH 72 103.50
B. 70020 911 RURAL SIGN ASMT 3.50
C.
D.
E.
14. **YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS** 2,786.00

Taxes Payable Year:	2021	2022
		.00
		.00
	2,762.99	2,812.73
	.00	.00
	84.89	87.73
	2,678.10	2,725.00
	1,715.68	1,754.76
	559.91	592.57
	.00	.00
	69.46	58.48
	323.83	309.79
	9.22	9.40
	2,678.10	2,725.00
		103.50
		3.50
	2,786.00	2,832.00

2nd Half Pay Stub 2022 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: MURRAY COUNTY AUDITOR - TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

1st Half Pay Stub 2022 DETACH AND RETURN THIS STUB WITH YOUR FULL/1ST HALF PAYMENT
MAKE CHECKS PAYABLE TO: MURRAY COUNTY AUDITOR - TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 13-025-0040 RCPT# 3822
AGRI NON-HSTD ESC# 428
NORTHWESTERN FARM MG

PRCL# 13-025-0040 RCPT# 3822
AGRI NON-HSTD ESC# 428
NORTHWESTERN FARM MG

AMOUNT DUE NOVEMBER 15, 2022 <small>THIS RECEIPT NOT VALID UNTIL YOUR CHECK HAS CLEARED THE BANK. NO RECEIPT SENT UNLESS REQUESTED. YOUR CANCELLED CHECK IS YOUR RECEIPT.</small>	2ND HALF TAX	1,416.00
	PENALTY	
	TOTAL	

AMOUNT DUE MAY 16, 2022 <small>THIS RECEIPT NOT VALID UNTIL YOUR CHECK HAS CLEARED THE BANK. TAXES OF \$100.00 OR LESS MUST BE PAID IN FULL.</small>	TOTAL TAX	2,832.00
	1ST HALF TAX	1,416.00
	PENALTY	
	TOTAL	

JEANETTE C OLSON-LOWE ET AL 2 6633-T
% NORTHWESTERN FARM MGMT CO
301 SOUTH O'CONNELL ST
MARSHALL MN 56258

JEANETTE C OLSON-LOWE ET AL 2 6633-T
% NORTHWESTERN FARM MGMT CO
301 SOUTH O'CONNELL ST
MARSHALL MN 56258

Check
 Cash

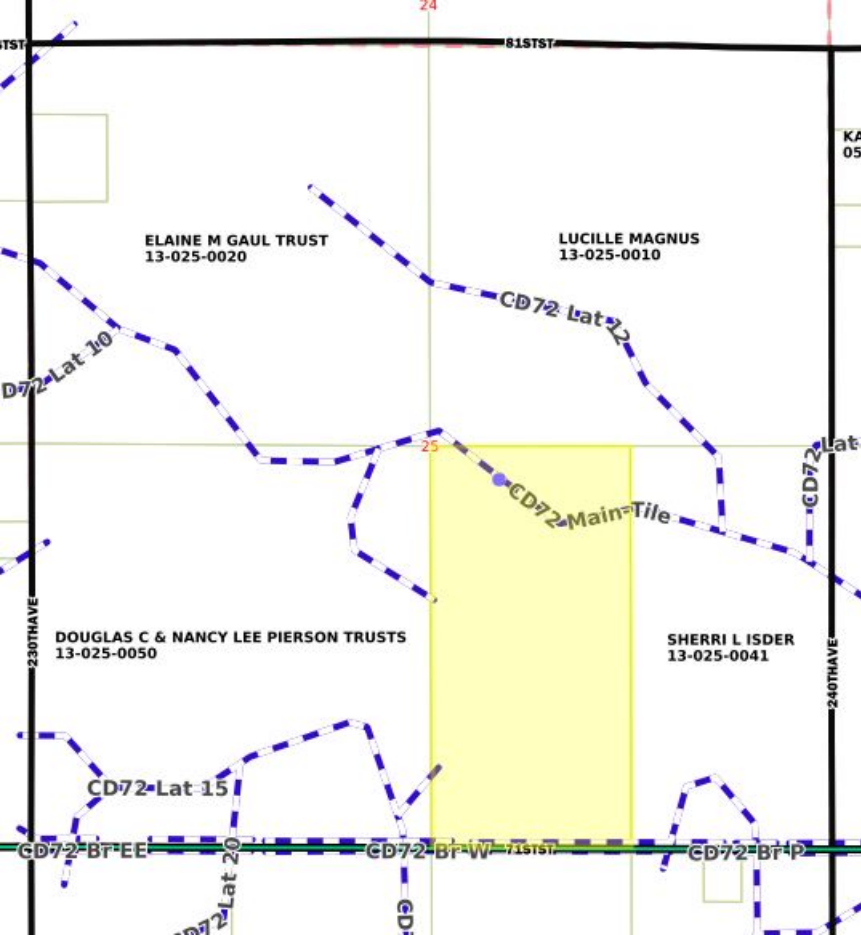
MURRAY COUNTY

LIST ADDRESS CORRECTION ON BACK

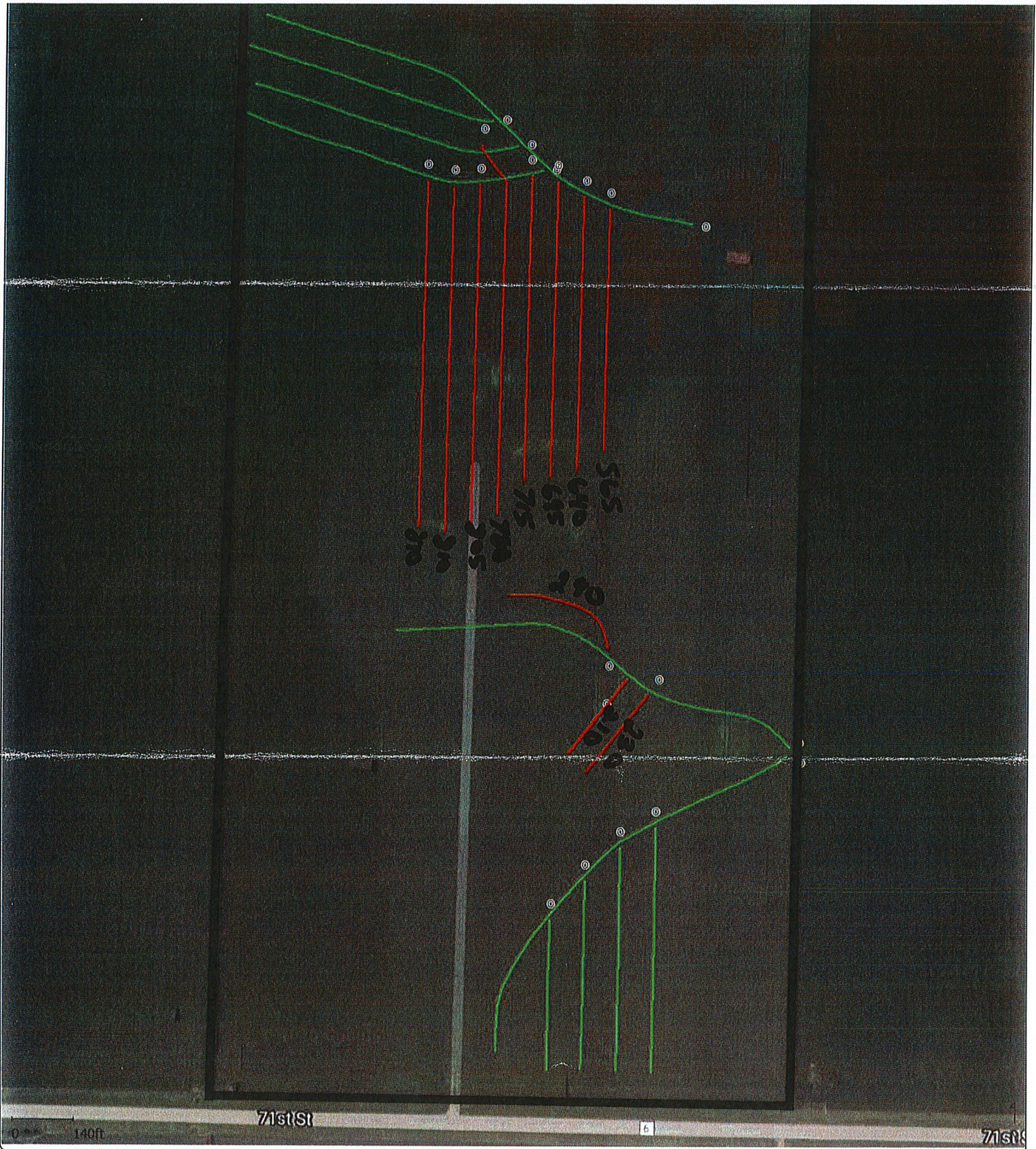
Check
 Cash

MURRAY COUNTY

LIST ADDRESS CORRECTION ON BACK

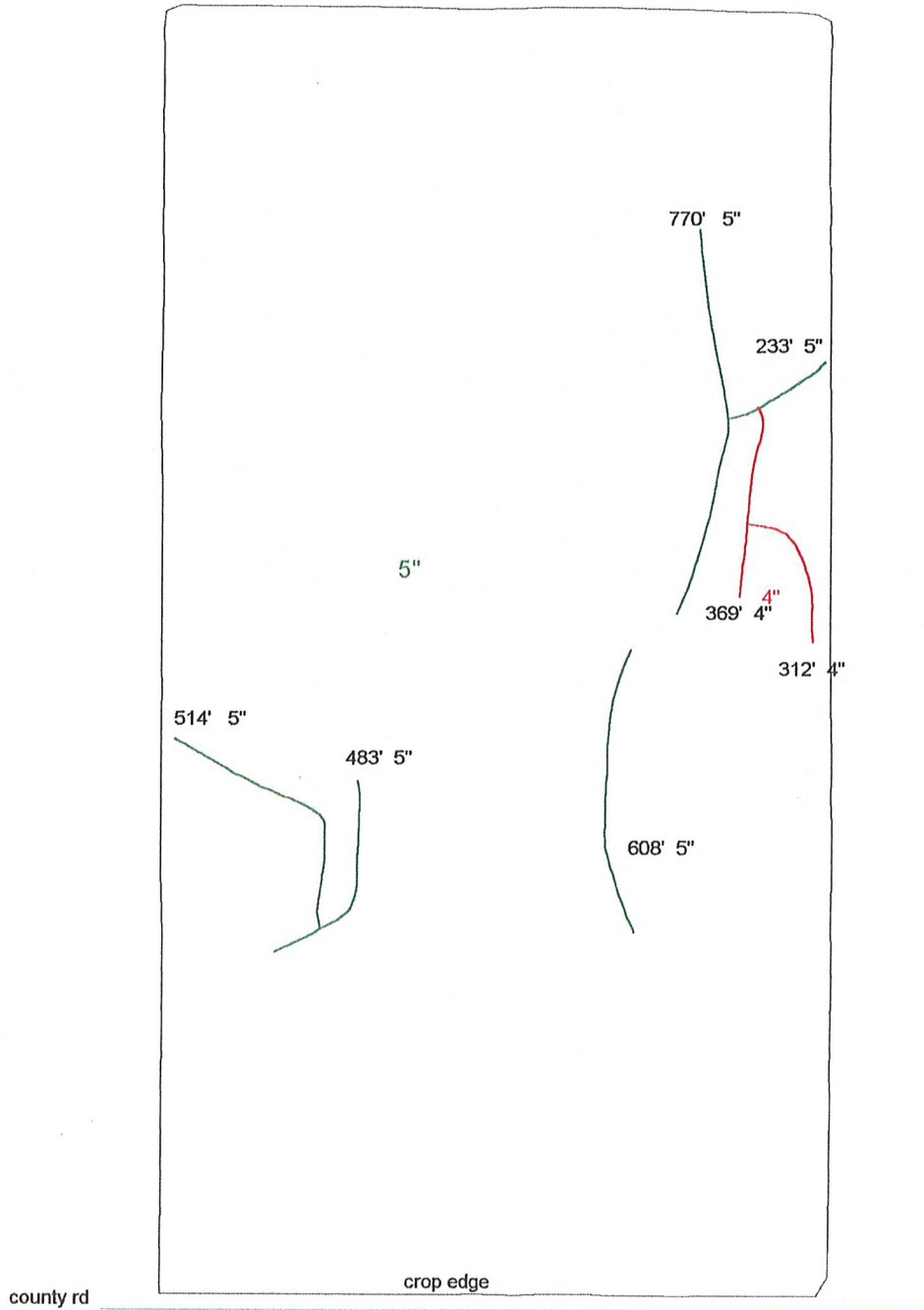


Red = Installed in 2020
Green = Installed in 2017

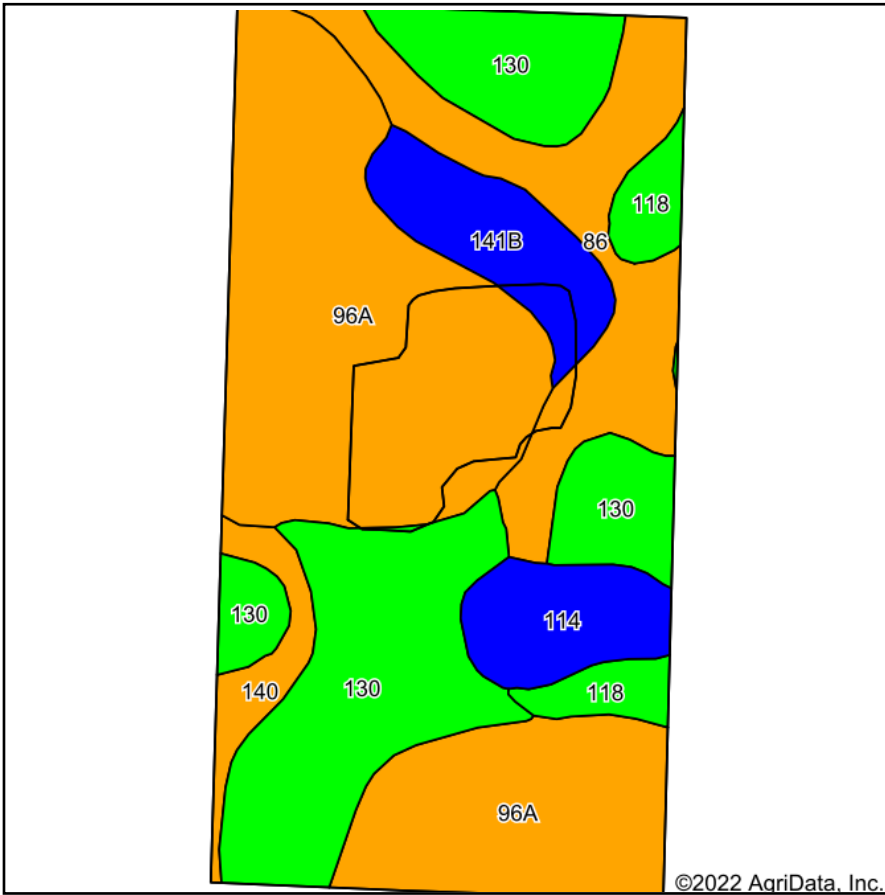


Installed in 2001

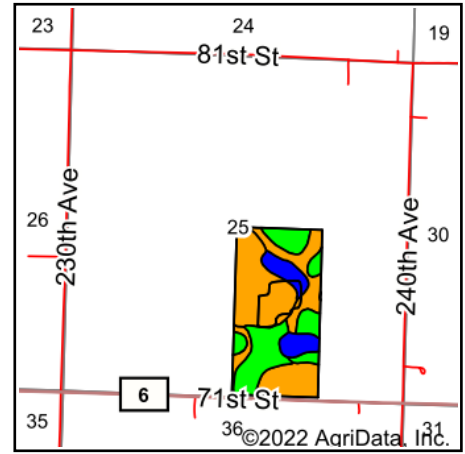
Sec. 25 Lime Lake TWP



Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Murray**
 Location: **25-106N-40W**
 Township: **Lime Lake**
 Acres: **79.3**
 Date: **3/16/2022**

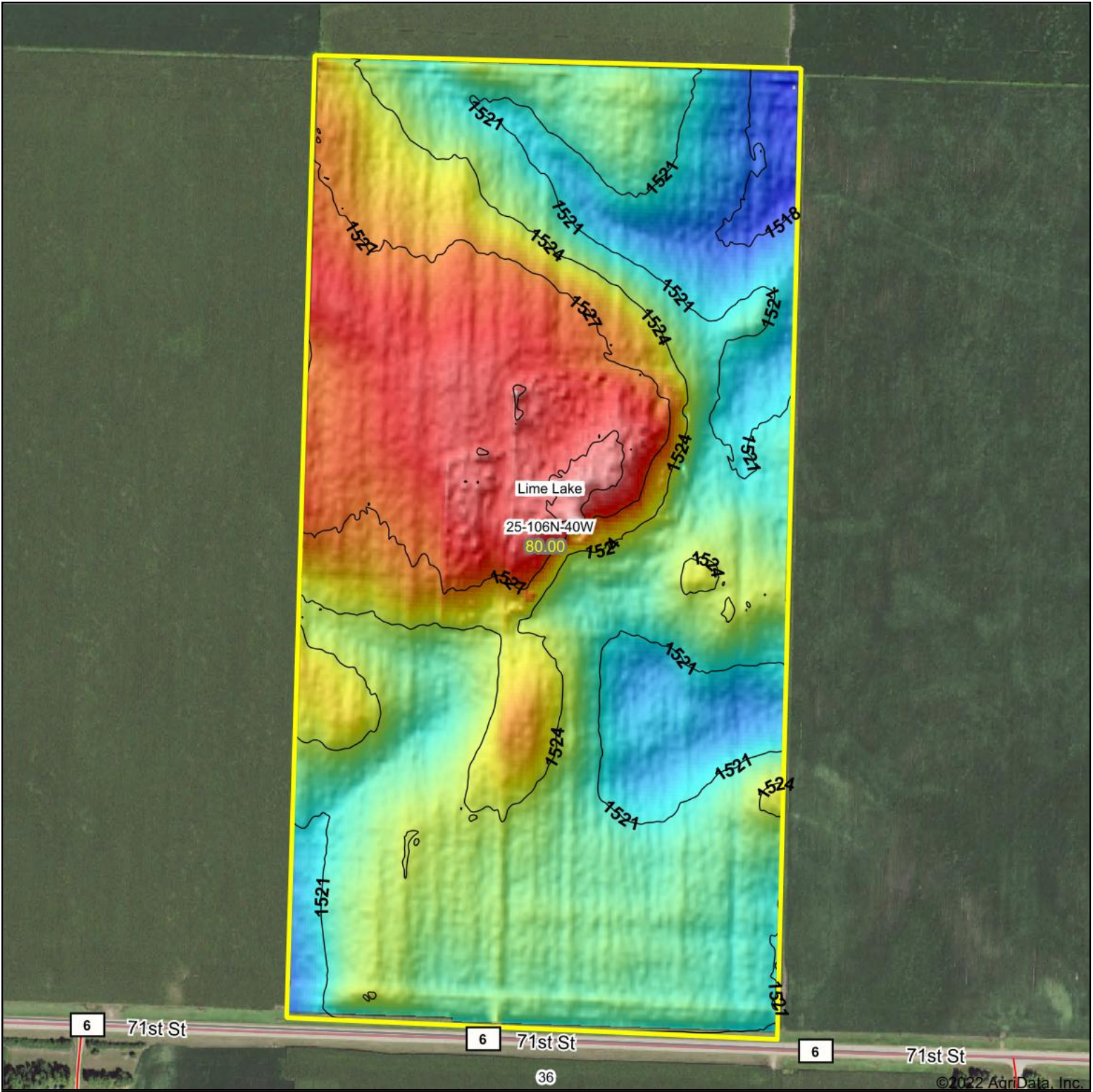


Area Symbol: MN101, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
96A	Collinwood silty clay loam, 1 to 3 percent slopes	32.72	41.3%		IIw	86
130	Nicollet clay loam, 1 to 3 percent slopes	21.31	26.9%		Iw	99
86	Canisteo clay loam, 0 to 2 percent slopes	10.69	13.5%		IIw	93
141B	Egeland sandy loam, 2 to 6 percent slopes	5.07	6.4%		IIIe	68
114	Glencoe silty clay loam, 0 to 1 percent slopes	4.26	5.4%		IIIw	86
118	Crippin loam, 1 to 3 percent slopes	2.88	3.6%		Ie	100
140	Spicer silty clay loam, 0 to 2 percent slopes	2.37	3.0%		IIw	91
Weighted Average					1.81	89.9

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

Topography Hillshade



<p>Low Elevation High</p>	<p>Source: USGS 3 meter dem Interval(ft): 3 Min: 1,516.8 Max: 1,532.5 Range: 15.7 Average: 1,523.7 Standard Deviation: 3.05 ft</p>	<p>0ft 422ft 844ft</p>
<p>NORTHWESTERN FARM MANAGEMENT CO. Maps Provided By: CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2021 www.AgriDataInc.com</p>	<p>3/16/2022 map center:43.956758, -95.592302</p>	<p> 25-106N-40W Murray County Minnesota </p>