



301 South O'Connell Street, Marshall, Minnesota 56258

McClellan - SEALED BID AUCTION

Parcels described as:

Parcel 1: The North Half (N1/2) of the Northeast Quarter (NE1/4) Ex: East +/-40 acres AND The North Half (N1/2) of the Northwest Quarter (NW1/4) Section 19, T-108-N, R-39-W (Holly Twp) Murray County, MN

Parcel 2: The South Half (S1/2) of the Northwest Quarter (NW1/4) LESS 8.00 ACRES in the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) Section 19, T-108-N, R-39-W (Holly Twp) Murray County, MN.

Times and Dates

Monday, October 3, 2022

– Bids and earnest money must be received by Northwestern Farm Management Company by 5:00 PM.

Thursday, October 6, 2022

– All persons submitting bids will have opportunity to raise their bids for each parcel at the live auction at 9:00 AM at The Caboose, 1045 Craig Ave, Tracy MN 56175

Farm Information: 177.06 +/- total acres with 173.46 FSA tillable acres. **Parcel 1:** 110.55± total acres with 107.99 FSA tillable acres. Farm has CPI of 91.5. Canisteo Clay Loam, Webster Clay Loam, and Clarion Loam are the most common soil types. Topography is gently rolling with county tile and exceptional private drainage. **Parcel 2:** 66.51± total acres with 65.47 FSA tillable acres. Farm has CPI of 93.7. Clarion loam and Webster clay loam are the most common soil types. Topography is level to gently rolling and has significant private and county tile.

FSA-Information:

Crop	Base Acreage	PLC Yield
Corn	86.77	152
Soybeans	86.63	40

Property Taxes: Ag. Non-Homestead 2022 rate = \$6,386.

Farm Location: Approximately 6 miles southeast of Tracy, MN with access via 211th Ave.



Phone: (507) 532-5120

E-mail: land@nfmco.com

Web Address: www.nfmco.com

Accredited Farm Management

Real Estate Sales

Certified Appraisals



SEALED BID INSTRUCTIONS:

1. All potential buyers shall deliver or mail a sealed bid by 5 pm Monday, October 3rd, 2022 to:

Northwestern Farm Management Company,
Attn: Dan Sprengeler
301 South O'Connell St.
Marshall, MN 56258

2. Minimum bid is \$7,000 per acre.
3. All bids must be accompanied by a \$5,000 check for earnest money made out to Northwestern Farm Management Trust Account.
4. The written bid shall state the total purchase price.
5. Only registered bidders may attend and participate in the auction
6. All persons submitting a written bid will be allowed to raise their bid after all bids have been opened. Bidders will be allowed to change the parcel they are bidding on at the auction.
7. The property described above will be sold in "As Is and Where Is" condition.
8. The sale is subject to the terms of the 2022 cash rent lease.
9. Seller will retain all of the 2022 cash rent & pay 100% of the 2022 Real Estate Taxes
10. Possession will be granted immediately after closing, subject to the 2022 lease terms.
11. The successful bidder or bidders will enter into a purchase agreement and shall pay as earnest money 15% of the successful bid on the day of the auction.
12. The entire balance of the purchase price will be due and payable on or before The Closing Date at which time marketable title shall be conveyed.
13. Unsuccessful bidders will have checks returned to them at the conclusion of auction.
14. The seller reserves the right to reject any and all bids and to waive any irregularities in the bidding.
15. Property to be sold subject to any road, drainage, utility or other easements of record.
16. Announcements the day of the auction take precedent over written material.
17. **Each parcel will be offered individually and as a combination of both parcels.**



301 South O'Connell Street, Marshall, Minnesota 56258

BID SHEET FOR MCCLELLAN LAND SALE

Parcels described as:

Parcel 1: The North Half (N1/2) of the Northeast Quarter (NE1/4) Ex: East +/-40 acres AND The North Half (N1/2) of the Northwest Quarter (NW1/4) Section 19, T-108-N, R-39-W (Holly Twp) Murray County, MN

Parcel 2: The South Half (S1/2) of the Northwest Quarter (NW1/4) LESS 8.00 ACRES in the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) Section 19, T-108-N, R-39-W (Holly Twp) Murray County, MN.

Submit bids in writing to:

Northwestern Farm Management Company
Attn: Dan Sprengeler
301 South O'Connell Street
Marshall, MN 56258

All bids must be received by 5:00 pm Monday, October 3rd, 2022

Minimum bid is \$7,000 per acre

Bid must be accompanied by a \$5,000 earnest money check to Northwestern Farm Management Company Trust Account.

Parcel 1 Total Bid Amount \$ _____
Parcel 2 Total Bid Amount \$ _____

All bidders who have submitted a bid in writing will have opportunity to raise their bid on **Thursday, October 6th, 2022 at The Caboose, 1045 Craig Ave, Tracy, MN 56175 at 9:00 AM.** Successful bidder will sign purchase agreement at the conclusion of the auction and make earnest money payment of 15% of final purchase price. Sale is not contingent on buyer financing. Bidders must be prequalified. Unsuccessful bidders will have \$5,000 checks returned to them at conclusion of auction. Seller reserves the right to refuse any and all offers.

NAME: _____

LENDER'S NAME: _____

ADDRESS: _____

ADDRESS: _____

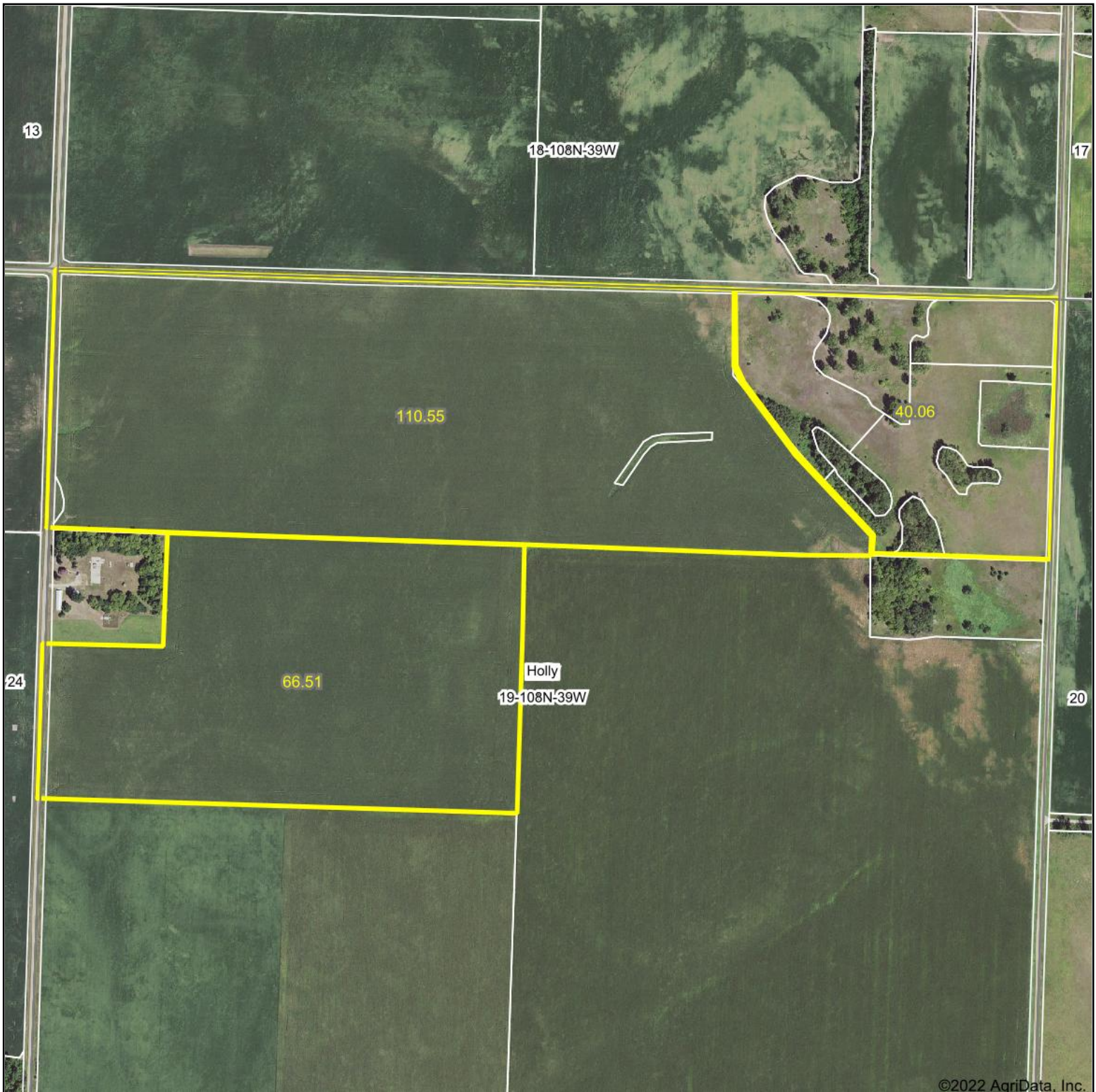
PHONE: _____

PHONE: _____

Email: _____

Email: _____

Aerial Map



©2022 AgriData, Inc.

Map Center: 44° 8' 55.61, -95° 34' 22.56



19-108N-39W
Murray County
Minnesota



& SHARON MEYER
0040

ALICE G APOSTOL
09-018-0040

230TH AVE

240TH AVE

211TH ST

211TH ST

211TH ST

& SHARON MEYER
0010

JANICE MCCLELLAN
09-019-0010

DEB ROBY
09-019-0020

250TH AVE

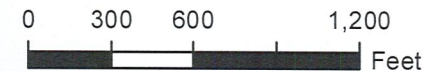
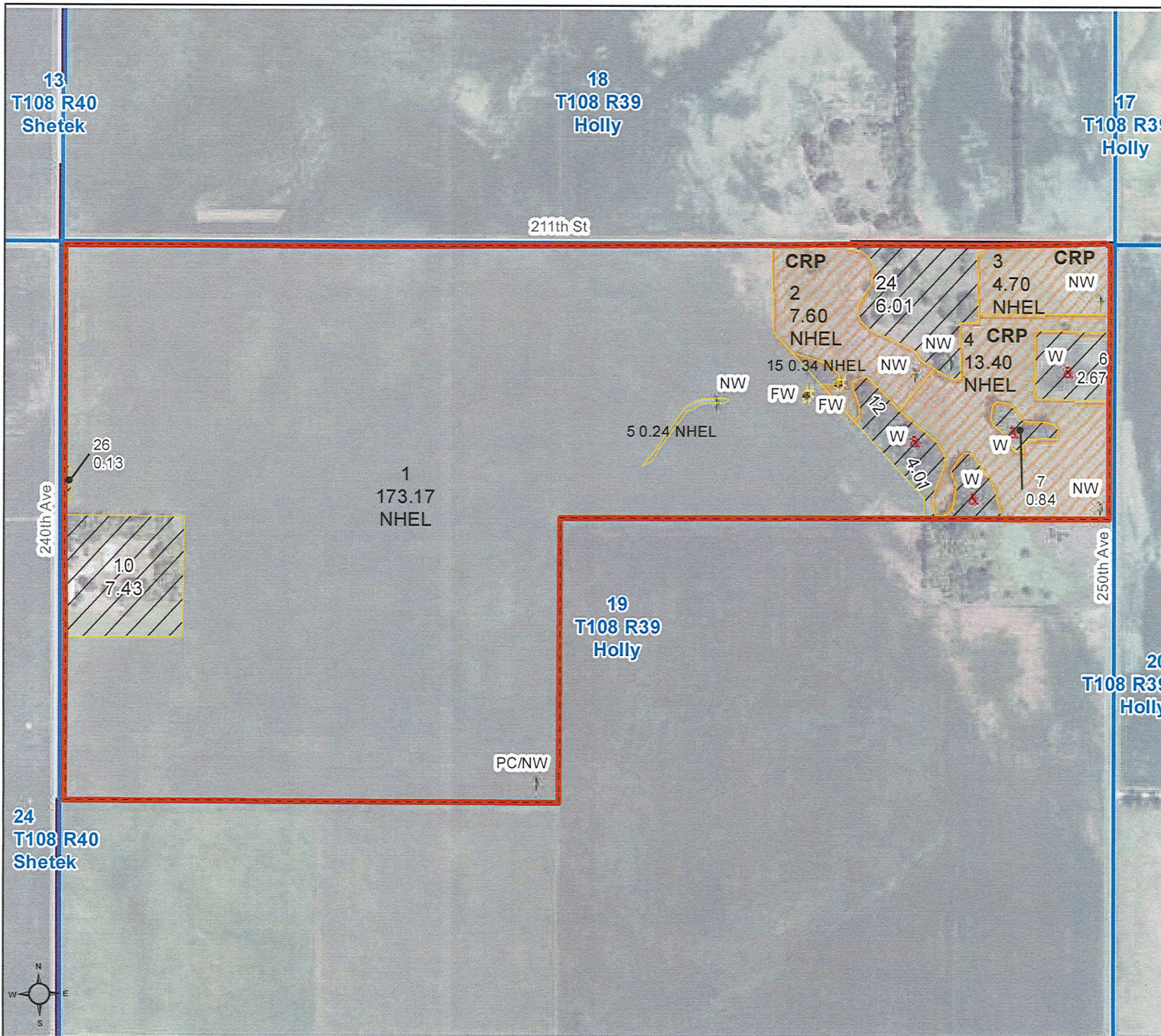
240TH AVE

24

19

& NORMA J CAMPBELL TRUSTS
0020





- 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
- CRP
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 199.45 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 2021 NAIP imagery.

This form is available electronically.

CRP-1 (07-23-10) U.S. DEPARTMENT OF AGRICULTURE Commodity Credit Corporation CONSERVATION RESERVE PROGRAM CONTRACT		1. ST. & CO. CODE & ADMIN. LOCATION 27101	2. SIGN-UP NUMBER 47
<small>NOTE: The authority for collecting the following information is Pub. L. 107-171. This authority allows for the collection of information without prior OMB approval mandated by the Paperwork Reduction Act of 1995. The time required to complete this information collection estimated to average 4 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.</small>		3. CONTRACT NUMBER 11096 2/15	4. ACRES FOR ENROLLMENT 25.70
7. COUNTY OFFICE ADDRESS (Include Zip Code): MURRAY COUNTY FARM SERVICE AGENCY 2740 22ND ST SLAYTON, MN 56172-1163		5. FARM NUMBER 0000484	6. TRACT NUMBER(S) 0000351
TELEPHONE NUMBER (Include Area Code): (507)836-8567 x2		8. OFFER (Select one) GENERAL <input type="checkbox"/> ENVIRONMENTAL PRIORITY <input checked="" type="checkbox"/>	9. CONTRACT PERIOD FROM: TO: <i>mm 9/16/15</i> (MM-DD-YYYY) (MM-DD-YYYY) 10-1-15 9-30-2015

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (who may be referred to as "the Participant"). The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges that a copy of the Appendix for the applicable sign-up period has been provided to such person. Such person also agrees to pay such liquidated damages in an amount specified in the Appendix if the Participant withdraws prior to CCC acceptance or rejection.

The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto. BY SIGNING THIS CONTRACT PRODUCERS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1, CRP-1 Appendix and any addendum thereto, CRP-2 or CRP-2C, if applicable; and, if applicable, CRP-15.

10A. Rental Rate Per Acre \$179.53	11. Identification of CRP Land (See Page 2 for additional space)				
B. Annual Contract Payment \$4614	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share
C. First Year Payment	0000351	0002	CP38E	7.60	\$684.00
<i>(Item 10C applicable only to continuous signup when the first year payment is prorated.)</i>	0000351	0003	CP38E	4.70	\$423.00
	0000351	0004	CP38E	13.40	\$1206.00

12. PARTICIPANTS		
A PARTICIPANT'S NAME AND ADDRESS (Zip Code): JANICE MCCLELLAN 30 LINCOLN LN NEW ULM, MN 56073-3624	(2) SHARE 100.00%	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE <i>Janice McClellan</i> DATE (MM-DD-YYYY) <i>09-16-2015</i> <small>(If more than three individuals are signing, continue on attachment.)</small>
B PARTICIPANT'S NAME AND ADDRESS (Zip Code): N/A	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE DATE (MM-DD-YYYY) <small>(If more than three individuals are signing, continue on attachment.)</small>
C PARTICIPANT'S NAME AND ADDRESS (Zip Code): N/A	(2) SHARE %	(3) SOCIAL SECURITY NUMBER: (4) SIGNATURE DATE (MM-DD-YYYY) <small>(If more than three individuals are signing, continue on attachment.)</small>
<small>(If more than three individuals are signing, continue on attachment.)</small>		
13. CCC USE ONLY - Payments according to the shares are approved.	A. SIGNATURE OF CCC REPRESENTATIVE <i>[Signature]</i>	B. DATE (MM-DD-YYYY) 9-23-15

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a) and the Paperwork Reduction Act of 1995, as amended. The authority for requesting the following information is the Food Security Act of 1985, (Pub. L. 99-198), as amended and the Farm Security and Rural Investment Act of 2002 (Pub. L. 107-171) and regulations promulgated at 7 CFR Part 1410 and the Internal Revenue code (26 USC 6109). The information requested is necessary for CCC to consider and process the offer to enter into a Conservation Reserve Program Contract, to assist in determining eligibility and to determine the correct parties to the contract. Furnishing the requested information is voluntary. Failure to furnish the requested information will result in determination of ineligibility for certain program benefits and other financial assistance administered by USDA agency. This information may be provided to other agencies, IRS, Department of Justice, or other State and Federal Law Enforcement agencies, and in response to a court magistrate or administrative tribunal. The provisions of criminal and civil fraud statutes, including 18 USC 286, 287, 371, 641, 651, 1001; 15 USC 714m; and 31 USC 3729, may be applicable to the information provided.

RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, generic information, reprisal, or because all or part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Original - County Office Copy
 Owner's Copy
 Operator's Copy

SEP 21 2015
 RECEIVED
 MURRAY CO. F.S.A.

2nd Party Review
 Initials *Wh* Date *9/23/15*
Date Printed : 08-06-15

Minnesota

U.S. Department of Agriculture

FARM: 484

Murray

Farm Service Agency

Prepared: 8/4/22 1:24 PM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2022

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

HOLLY-19

Farms Associated with Operator:

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): 11096

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
220.54	199.45	199.45	0.0	0.0	0.0	25.7	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				
0.0	0.0	173.75	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	86.77	152	0.00
SOYBEANS	86.63	40	0.00
Total Base Acres:	173.4		

Tract Number: 351 Description HOLLY-19 NW4;N2NE4

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 contains a wetland or farmed wetland

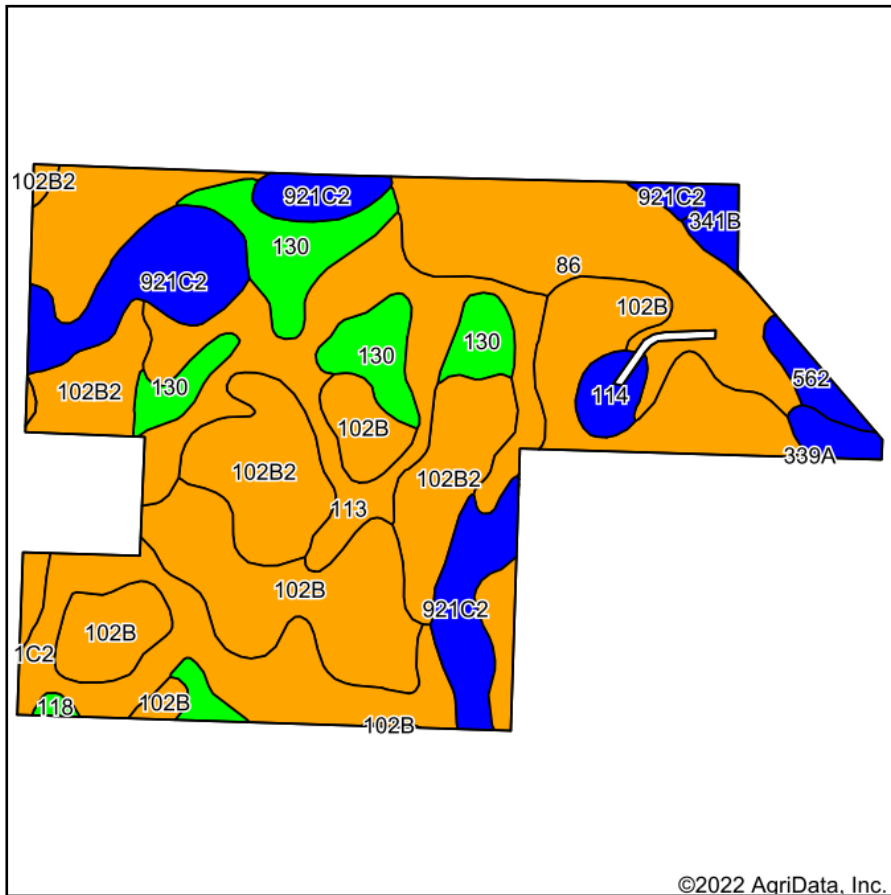
WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
220.54	199.45	199.45	0.0	0.0	0.0	25.7	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	173.75	0.0	0.0	0.0		

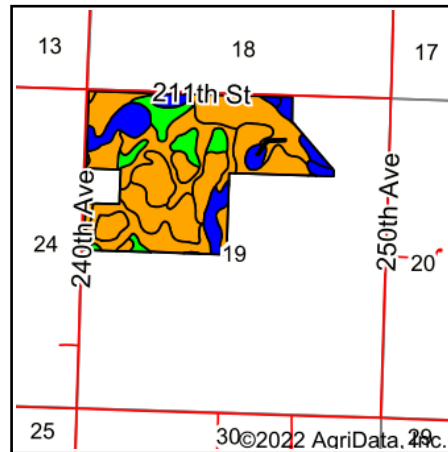
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	86.77	152	0.00
SOYBEANS	86.63	40	0.00
Total Base Acres:	173.4		

Owners: MCCLELLAN, JANICE

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Murray**
 Location: **19-108N-39W**
 Township: **Holly**
 Acres: **173.02**
 Date: **8/12/2022**



Maps Provided By:



Area Symbol: MN101, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
102B	Clarion loam, 2 to 6 percent slopes	38.84	22.4%		Ile	95
113	Webster clay loam, 0 to 2 percent slopes	37.57	21.7%		IIw	93
86	Canisteo clay loam, 0 to 2 percent slopes	29.42	17.0%		IIw	93
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	24.49	14.2%		Ile	95
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	18.64	10.8%		IIIe	87
130	Nicollet clay loam, 1 to 3 percent slopes	15.81	9.1%		Iw	99
341B	Estherville sandy loam, 2 to 6 percent slopes	3.47	2.0%		IIIs	44
114	Glencoe silty clay loam, 0 to 1 percent slopes	2.30	1.3%		IIIw	86
562	Knoke silty clay loam, 0 to 1 percent slopes	2.08	1.2%		IIIw	78
118	Crippin loam, 1 to 3 percent slopes	0.40	0.2%		Ie	100
Weighted Average					2.06	92.4

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

MARVIN
GORDEN ET
R09.019.001
217.12

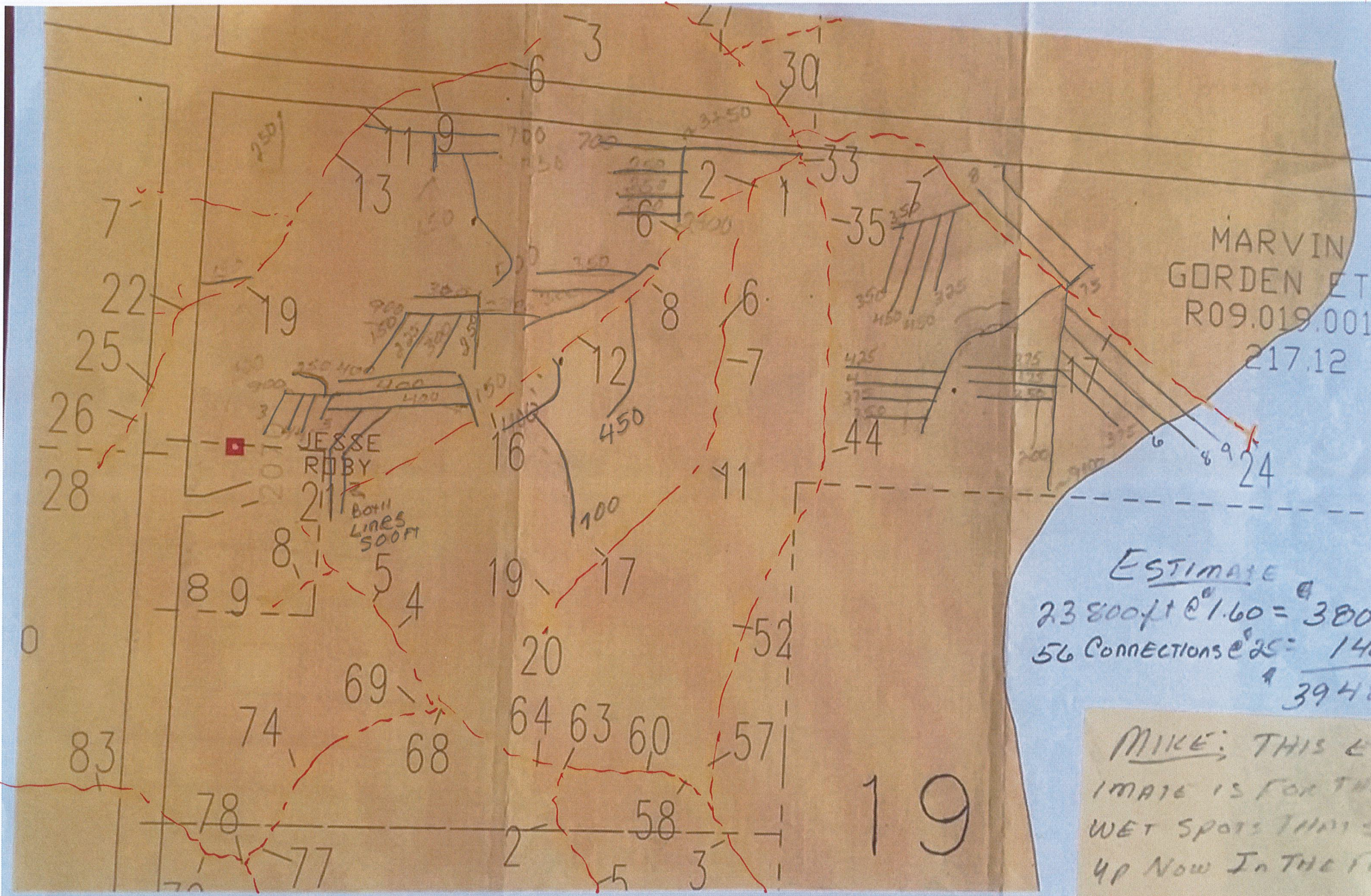
JESSE
ROBY
Both
Lines
500 FT

ESTIMATE
23800ft @ 1.60 = 3800
56 CONNECTIONS @ 25 = 1400
3940

MIKE; THIS ESTIMATE IS FOR THE WET SPOTS THAT ARE UP NOW IN THE F OTHER WETS SPOT IS SHOW UP

----- County

19



8/2011



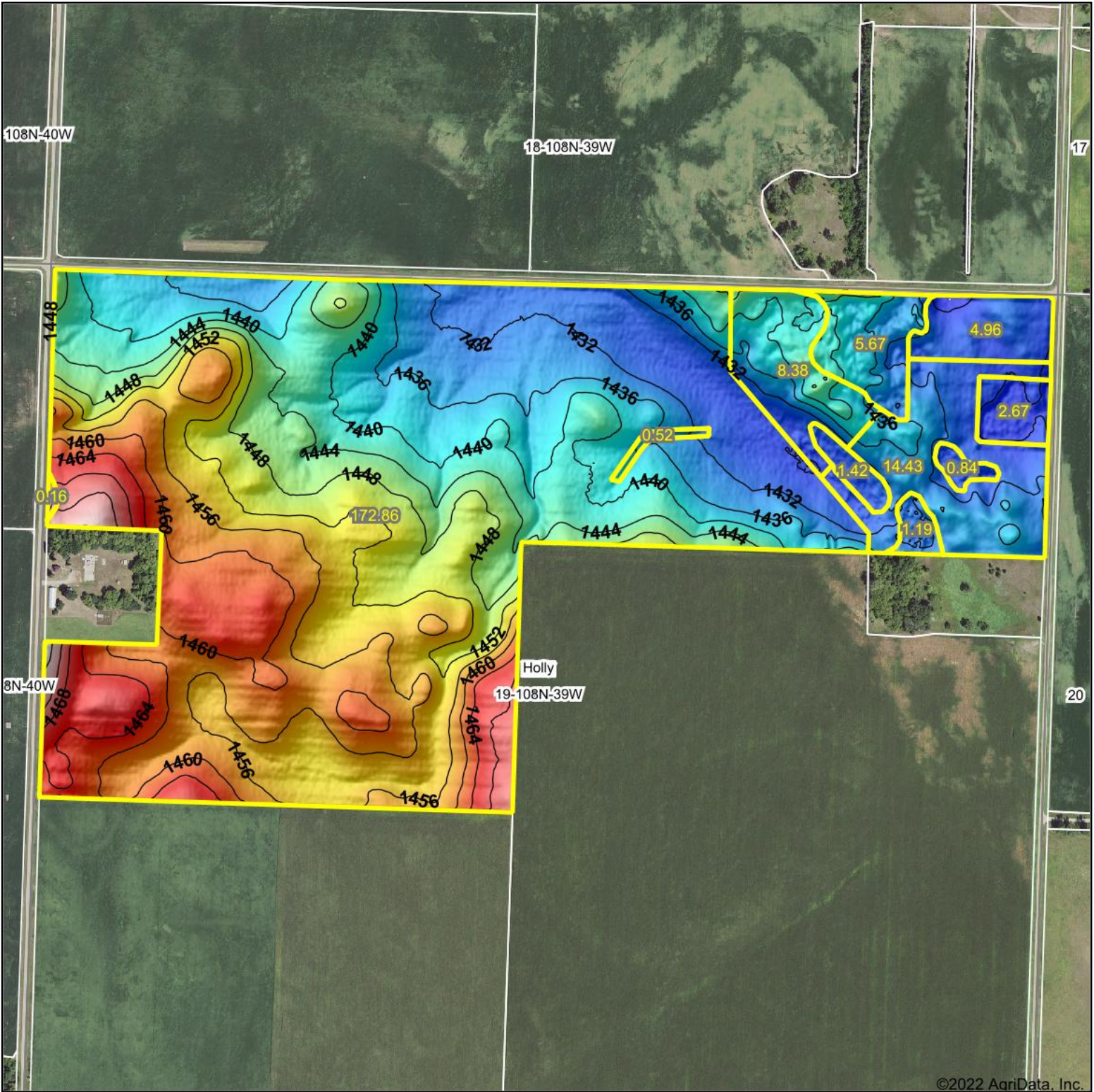
Map

N



5

Topography Hillshade



<p>Low Elevation High</p>	<p>Source: USGS 3 meter dem Interval(ft): 4 Min: 1,426.3 Max: 1,477.5 Range: 51.2 Average: 1,445.3 Standard Deviation: 11.78 ft</p>	<p>0ft 776ft 1552ft</p>
<p> Maps Provided By: CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2021 www.AgriDataInc.com Field borders provided by Farm Service Agency as of 5/21/2008. </p>	<p> 8/12/2022 19-108N-39W Murray County Minnesota map center: 44° 8' 54.4, -95° 34' 33.25 </p>	

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# 09-019-0010 RCPT# 2271

HOLLY TWP

		TC	14.513	14.513	
		Values and Classification			
		Taxes Payable Year		2021	2022
Step 1	Estimated Market Value:		1,451.300	1,451.300	
	Homestead Exclusion:				
	Taxable Market Value:		1,451.300	1,451.300	
Step 2	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				
Step 3	Property Tax Statement				
	First half Taxes:			3,193.00	
	Second half Taxes:			3,193.00	
		Total Taxes Due in 2022		6,386.00	

Property ID Number: 09-019-0010
 Property Description: SECT-19 TWP-108 RANG-39
 N1/2 NE1/4 & N1/2 NW1/4 & S1/2
 NW1/4, LESS 8 ACRES BLDG SITE

17155-T

ACRES 217.12

\$\$\$
 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.

Taxes Payable Year:	2021	2022
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	<input type="checkbox"/>	.00
2. Use these amounts on Form M1PR to see if you are eligible for a special refund		.00
Property Tax and Credits		
3. Property taxes before credits	6,121.14	6,153.16
4. A. Agricultural and rural land tax credits	.00	.00
B. Other credits to reduce your property tax	134.66	140.98
5. Property taxes after credits	5,986.48	6,012.18
Property Tax by Jurisdiction		
6. County	4,128.80	4,222.64
7. City or Town	881.66	860.33
8. State General Tax	.00	.00
9. School District: 2904		
A. Voter approved levies	217.56	220.82
B. Other local levies	736.26	685.75
10. Special Taxing Districts:		
A. SWRDC	22.20	22.64
B.		
C.		
D.		
11. Non-school voter approved referenda levies		
12. Total property tax before special assessments	5,986.48	6,012.18
Special Assessments on Your Property		
13. A. 2200 CO DITCH 22		370.32
B. 70020 911 RURAL SIGN ASMT		3.50
PRIN 373.82		
INT		
TOT 373.82		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	6,368.00	6,386.00

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

4. A. Agricultural and rural land tax credits

B. Other credits to reduce your property tax

5. Property taxes after credits

Property Tax by Jurisdiction

6. County

7. City or Town

8. State General Tax

9. School District: 2904

A. Voter approved levies

B. Other local levies

10. Special Taxing Districts:

A. SWRDC

B.

C.

D.

11. Non-school voter approved referenda levies

12. Total property tax before special assessments

Special Assessments on Your Property

13. A. 2200 CO DITCH 22

B. 70020 911 RURAL SIGN ASMT

PRIN 373.82

INT

TOT 373.82

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

2nd Half 2022 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 2022 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# 09-019-0010 RCPT# 2271
 AGRI NON-HSTD

PRCL# 09-019-0010 RCPT# 2271
 AGRI NON-HSTD

AMOUNT DUE NOVEMBER 15, 2022	AMOUNT DUE MAY 16, 2022	TOTAL TAX
2ND HALF TAX 3,193.00	1ST HALF TAX 3,193.00	6,386.00
PENALTY	PENALTY	
TOTAL	TOTAL	

17155-T

17155-T

Check
 Cash

MURRAY COUNTY

LIST ADDRESS CORRECTION ON BACK

Check
 Cash

MURRAY COUNTY

LIST ADDRESS CORRECTION ON BACK



301 South O'Connell Street, Marshall, Minnesota 56258

Parcel 1



Phone: (507) 532-5120

E-mail: land@nfmeo.com

Web Address: www.nfmeo.com

Accredited Farm Management

Real Estate Sales

Certified Appraisals



Aerial Map



©2022 AgriData, Inc.

Map Center: 44° 9' 2.19, -95° 34' 28.71



19-108N-39W
Murray County
Minnesota



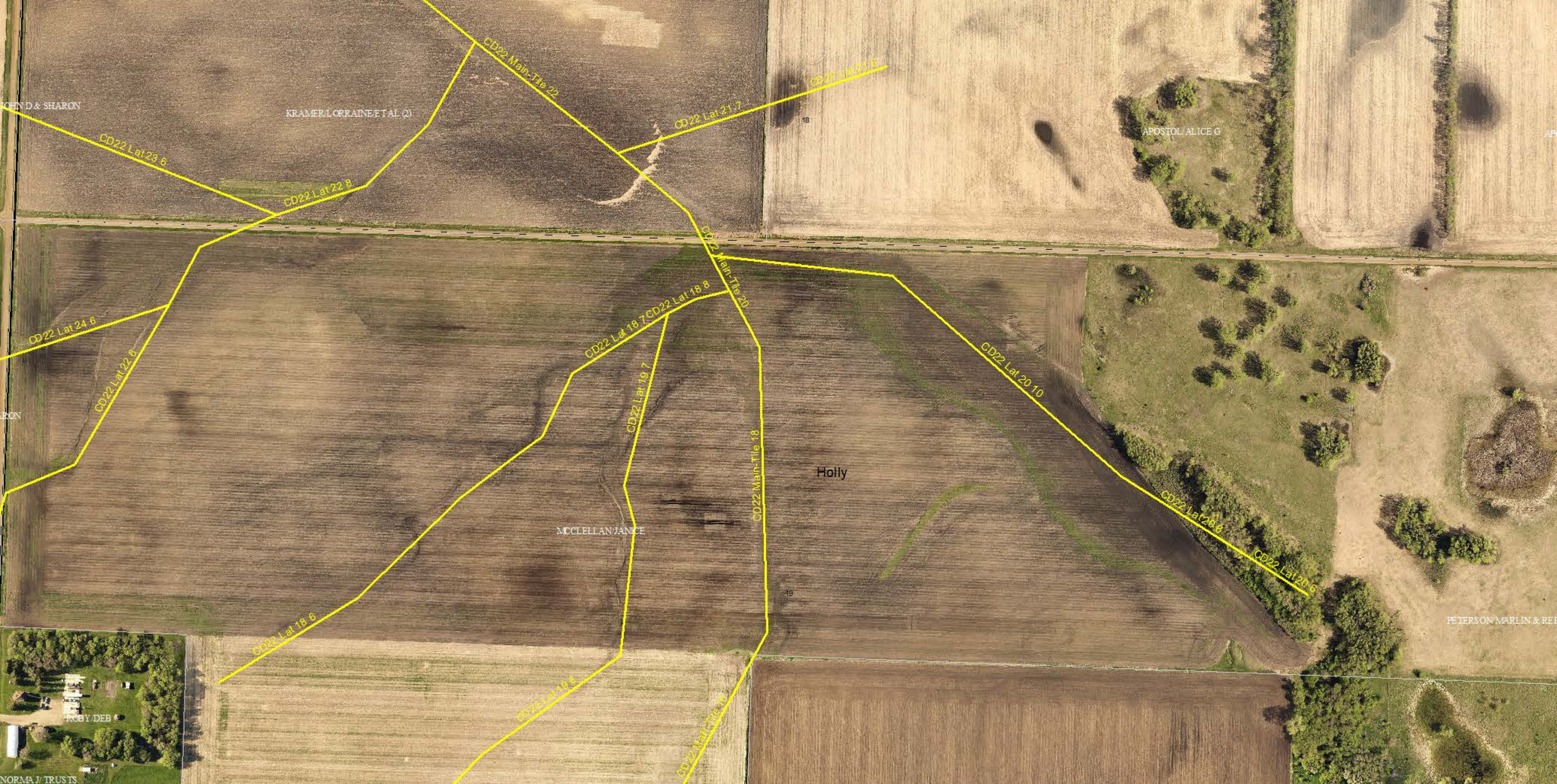
8/12/2022

Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

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



JOHN D & SHARON

KRAMER LORRAINE ET AL Q)

APOSTOL ALICE G

18

CD22 Lat 23.6

CD22 Lat 22.8

CD22 Lat 21.7

CD22 Lat 21.5

CD22 Main-Tile 22

CD22 Main-Tile 20

CD22 Lat 24.6

CD22 Lat 22.6

CD22 Lat 18.7

CD22 Lat 18.8

CD22 Lat 20.10

RON

CD22 Lat 19.7

Holly

MCLELLAN JANCE

CD22 Main-Tile 18

19

CD22 Lat 20.8

CD22 Lat 20.6

PETERSON MARLIN & REE

CD22 Lat 18.6

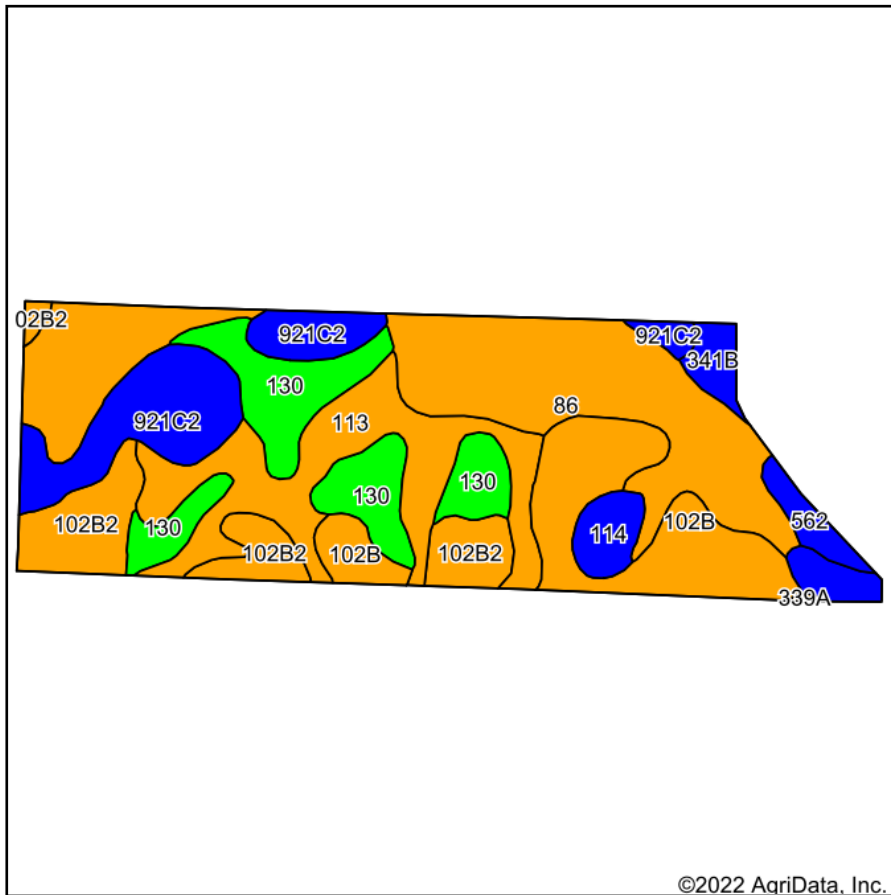
CD22 Lat 16.6

CD22 Main-Tile 21

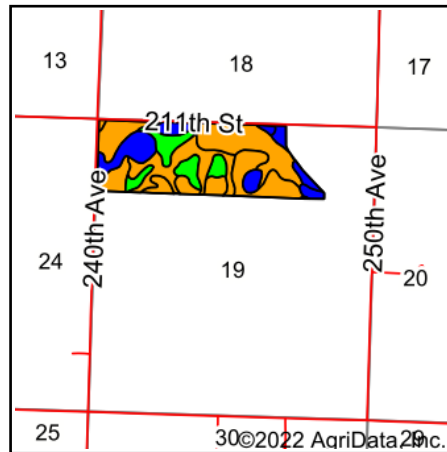
ROBY DEB

NORMA J TRUSTS

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Murray**
 Location: **19-108N-39W**
 Township: **Holly**
 Acres: **107.99**
 Date: **8/12/2022**



Maps Provided By:



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Area Symbol: MN101, Soil Area Version: 21

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	30.10	27.9%		IIw	93
113	Webster clay loam, 0 to 2 percent slopes	16.53	15.3%		IIw	93
102B	Clarion loam, 2 to 6 percent slopes	14.91	13.8%		Ile	95
130	Nicollet clay loam, 1 to 3 percent slopes	14.67	13.6%		Iw	99
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	12.69	11.8%		IIIe	87
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	11.10	10.3%		Ile	95
341B	Estherville sandy loam, 2 to 6 percent slopes	3.56	3.3%		IIIIs	44
114	Glencoe silty clay loam, 0 to 1 percent slopes	2.47	2.3%		IIIw	86
562	Knoke silty clay loam, 0 to 1 percent slopes	1.87	1.7%		IIIw	78
339A	Fordville loam, 0 to 2 percent slopes	0.09	0.1%		IIs	64
Weighted Average					2.05	91.5

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



301 South O'Connell Street, Marshall, Minnesota 56258

Parcel 2



Phone: (507) 532-5120

E-mail: land@nfmeo.com

Web Address: www.nfmco.com

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Certified Appraisals

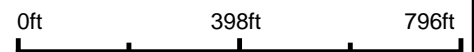


Aerial Map



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Map Center: 44° 8' 49.59, -95° 34' 40.61



19-108N-39W
Murray County
Minnesota



8/12/2022

Maps Provided By:



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



ROBY DEB

MCLELLAN JANICE

Holly

19

CD22 Lat 18 6

CD22 Lat 19 8

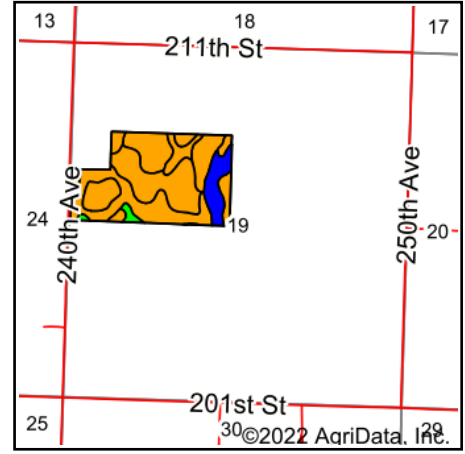
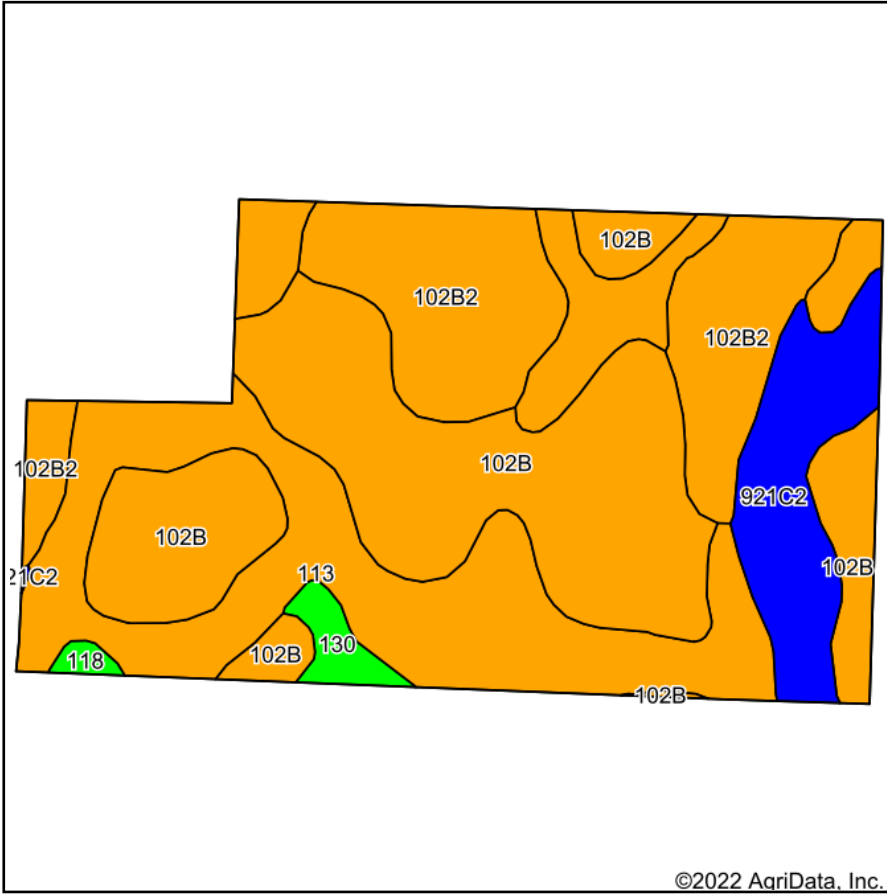
CD22 Mast-Tile 15

CD22 Lat 17 6

CD22 Mast-Tile 14

CD22 L at 16 6

Soils Map



State: **Minnesota**
 County: **Murray**
 Location: **19-108N-39W**
 Township: **Holly**
 Acres: **65.47**
 Date: **8/12/2022**



Soils data provided by USDA and NRCS.

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Area Symbol: MN101, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
102B	Clarion loam, 2 to 6 percent slopes	23.89	36.5%		Ile	95
113	Webster clay loam, 0 to 2 percent slopes	20.80	31.8%		IIw	93
102B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	13.35	20.4%		Ile	95
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	6.08	9.3%		IIIe	87
130	Nicollet clay loam, 1 to 3 percent slopes	1.04	1.6%		Iw	99
118	Crippin loam, 1 to 3 percent slopes	0.31	0.5%		Ie	100
Weighted Average					2.07	93.7

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



240th Ave

240th Ave

240th Ave

