



301 South O'Connell Street, Marshall, Minnesota 56258

## MYRON AND ELAINE FRANK FARM SEALED BID AUCTION

Parcels described as:

**Parcel #1:** 40 acres +/- in NE ¼ NE ¼ of Section 19-114-35 (Henryville Twp) Renville County, MN

**Parcel #2:** 80 acres +/- in Pt E ½ SE ¼ & Pt SE ¼ NW ¼ of Section 19-114-35 (Henryville Twp) Renville County, MN

**Parcel #3:** 80 acres +/- in Pt E ½ SE ¼ & Pt SE ¼ NW ¼ & Pt W ½ SE ¼ and Pt SW ¼ NE ¼ of Section 19-114-35 (Henryville Twp) Renville County, MN

**Parcel #4:** 148.97 acres +/- in Pt SE ¼ and Pt S ½ NE ¼ of Section 19-114-35 (Henryville Twp) Renville County, MN

**Combination of Parcels 1-4:** 348.97 acres +/- in Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) and South Half of the Northeast Quarter (S ½ NE ¼) and part of the Southeast Quarter (SE ¼) and part of the East Half of the Southwest Quarter (E ½ SW ¼) and the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) all in Section 19, Township 114 North (Henryville Township), Range 35 West E ¼ of Section 19-114-35 (Henryville Twp) Renville County, MN

**Parcel #5:** 80 acres +/- in N ½ SE ¼ of Section 31-114-35 (Henryville Twp) Renville County, MN

### Dates and Times

#### Monday, February 27, 2023

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

#### Wednesday, March 1, 2023

– All persons submitting bids will have opportunity to raise bids at Max's Grill 2425 W Lincoln Ave, Olivia, MN at 10:00 AM.



Phone: (507) 532-5120

E-mail: [land@nfmco.com](mailto:land@nfmco.com)

Web Address: [www.nfmco.com](http://www.nfmco.com)

Accredited Farm Management

Real Estate Sales

Certified Appraisals



**Farm Information:**

**Parcel 1:** 40 acres +/- with 35.30 tillable acres and 1 acre +/- of ReInvest in Minnesota (RIM) land. Farm a CPI rating of 86.4 with Okoboji-Canisteo, Harps clay loam, Prinsburg silty clay loam are the most common soil types. Farm contains private and county tile with access to the county drainage ditch

**Parcel 2:** 80 acres +/- with 79.9 +/- tillable acres with highly productive soils and CPI rating of 92.1. Harps-Glencoe-Seaforth complex, Amiret-Swanlake loam, and Webster clay loam are the most common soil types. Farm contains county and private tile with tile maps available.

**Parcel 3:** 80 acres +/- with 78.9 +/- tillable acres and 0.5 acre +/- of RIM land. Farm has highly productive soils and CPI rating of 92.6. Normania loam, Harps clay loam, and Okoboji-Canisteo are the most common soil types. Farm contains county and private tile with tile maps available.

**Parcel 4:** 148.97 acres +/- with 134.55 +/- tillable acres and 3.5 acres +/- of RIM land. Farm has highly productive soils and CPI rating of 89. Okoboji-Canisteo, Harps clay loam, and Normania loam are the most common soil types. Farm contains county and private tile with tile maps available.

**Combination of Parcels 1-4 :** 348.97 acres +/- with 328.65 +/- tillable acres with a CPI rating of 90 and 5 acres +/- of RIM.

**Parcel 5:** 80 acres +/- with 78.5 +/- tillable acres with highly productive soils excellent farmability. CPI rating of 92.4 with Canisteo clay loam, Harps-Okoboji complex, and Amiret-Swanlake loam as the most common soil types. Farm contains private tile with tile maps available.

**Sealed bid instructions:**

1. All potential buyers shall deliver or mail a sealed bid by 5pm, Monday, February 27, 2023, to:

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

2. Minimum Bid

Parcel #1 is \$320,000 or \$8,000 per acre on 40 acres.

Parcel #2 is \$640,000 or \$8,000 per acre on 80 acres.

Parcel #3 is \$640,000 or \$8,000 per acre on 80 acres.

Parcel #4 is \$1,042,790 or \$7,000 per acre on 148.97 acres.

Combination of Parcels 1-4 is \$2,617,275 or \$7,500 per acre on 348.97 acres.

Parcel #5 is \$640,000 or \$8,000 per acre on 80 acres.

3. All bids must be accompanied by a \$5,000.00 check for earnest money made out to Northwestern Farm Management Trust Account.
4. The written bid shall state the total purchase price for the entire property.
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.
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 2023 cash rent lease.
9. Buyer will receive 100% of the 2023 cash rent payment and pay all the Real Estate Taxes due in 2023.
10. Possession will be granted immediately after closing, subject to the 2023 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 April 12, 2023, 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.



301 South O'Connell Street, Marshall, Minnesota 56258

## BID SHEET FOR MYRON AND ELAINE FRANK FARM SALE

Submit bids in writing to:

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

**All bids must be received by 5:00 pm Monday, February 27, 2023**

### **Minimum bids**

**Parcel #1 is \$320,000 or \$8,000 per acre on 40 acres.**

**Parcel #2 is \$640,000 or \$8,000 per acre on 80 acres.**

**Parcel #3 is \$640,000 or \$8,000 per acre on 80 acres.**

**Parcel #4 is \$1,042,790 or \$7,000 per acre on 148.97 acres.**

**Combination of Parcels 1-4 is \$2,617,275 or \$7,500 per acre on 348.97 acres.**

**Parcel #5 is \$640,000 or \$8,000 per acre on 80 acres.**

**Bid must be accompanied by a \$5,000 earnest money check.**

Parcel(s) Bidding On: \_\_\_\_\_  
Total Bid Amount \$ \_\_\_\_\_

Submit \$5,000 earnest money check to **Northwestern Farm Management Company Trust Account.**

All bidders who have submitted a bid in writing will have opportunity to raise their bid on Max's Grill 2425 W Lincoln Ave, Olivia, MN at 10:00 AM. Successful bidder(s) 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: \_\_\_\_\_  
\_\_\_\_\_

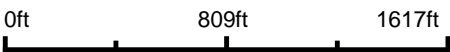
PHONE: \_\_\_\_\_ PHONE: \_\_\_\_\_



Aerial Map



Map Center: 44° 39' 54.92, -95° 6' 18.1



19-114N-35W  
Renville County  
Minnesota



1/9/2023

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.



**PERPETUAL RIM CONSERVATION EASEMENT  
STATE OF MINNESOTA, BOARD OF WATER AND SOIL RESOURCES**

This conservation easement, hereinafter referred to as "Easement", is made this 17th day of May 19 99, between Myron J. Frank and Elaine A. Frank, husband and wife, hereinafter collectively referred to as "Grantors", and the State of Minnesota, by and through the Board of Water and Soil Resources, hereinafter referred to as the "State".

**WITNESSETH**

WHEREAS, the REINVEST IN MINNESOTA RESOURCES LAW (RIM) and the Minn. Stat. Sec. 103F.501 et. seq., along with Section 84.95, authorize the State to acquire conservation easements on eligible lands; AND

WHEREAS the State is authorized to establish conservation practices to protect soil and water quality and to enhance fish and wildlife habitat on conservation easements; AND

WHEREAS, the Grantors are the owners of eligible marginal lands, and/or drained wetlands and/or cropland adjacent to these lands, and desire to convey such lands as a perpetual RIM conservation easement to the State of Minnesota.

NOW, THEREFORE, the Grantors, for themselves, their heirs, successors and assigns, in consideration of the sum of \_\_\_\_\_ Two Thousand Five Hundred Eighty Five and 40/100 DOLLARS (\$ 2,585.40), do hereby grant, convey and warrant to the State, its successors and assigns, forever, a perpetual easement in accordance with the terms and conditions as hereafter set forth in Minn. Stat. Sec. 103F.501 et. seq. and all rules adopted thereto, over and upon the following described land situated in the County of Renville State of Minnesota, to-wit:

**THE LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED HEREIN.**

The Easement covers only that portion of the parcel delineated as the "EASEMENT AREA" identified on Exhibit(s), which is attached hereto and incorporated herein. The easement area consists of a total of 5.0 acres, of which 0.0 acres are not monetarily compensated by the State but are subject to the terms of the Easement. The easement area is subject to all prior easements, roadways, and mineral rights of record including the 15-year CRP contract # 465 dated May 1, 1999.

No rights are granted to the general public for access to or entry upon the lands described herein.

FURTHER, the Grantors represent and warrant that there are no hazardous substances pollutants or contaminants in or on the easement area, and that the Grantors, their heirs, successors or assigns shall not place any toxic or hazardous substances, pollutants or contaminants in or on the easement area.

FURTHER, the Grantors, their heirs, successors and assigns warrant the perpetual right to access and an ingress and egress route to the easement area from a public road to allow authorized agents of the State to enter upon the easement area for the purpose of inspection and enforcement of this Easement. Access route can utilize existing driveways, field roads, etc.

FURTHER, the Grantors, for themselves, their heirs, successors and assigns warrant that they:

1. Shall establish and maintain vegetative cover and structural practices in accordance with the Conservation Plan on file at the local Soil and Water Conservation District (SWCD) or at the State. Conservation Plan maintenance includes any necessary replanting of vegetative cover and repair of structures. Any amendment to the Conservation Plan shall be mutually agreed to by the landowner, the SWCD and the State.
2. Shall perpetually allow for the legal manipulation of existing drainage systems and other land alterations on the easement area that are associated with establishing and managing wetland practices identified in the Conservation Plan. Water levels will be managed and controlled only by the State or its agents, which may include the SWCD or Department of Natural Resources.



3. Shall not appropriate water from any existing or restored wetlands within the easement area unless obtaining the prior written consent of the State and all necessary governmental permits.
4. Shall not produce agricultural crops on the easement area, except as provided in the state approved Conservation Plan for wildlife management purposes. Interim land uses established prior to the recording of this Conservation Easement and in accordance with the Conservation Easement Agreement, may be continued without violating this Easement.
5. Shall not remove or harvest any trees on the easement area, except as provided in the state approved Conservation Plan for forest management and wildlife habitat improvement purposes.
6. Shall not graze livestock on the easement area. Interim grazing land use established in accordance with the agreement for Conservation Easement will not be a violation of this Easement.
7. Shall not place any materials, substances or objects, nor erect or construct any type of structure, temporary or permanent, on the easement area, except as provided in the Conservation Plan.
8. Shall be responsible for weed control by complying with noxious weed control laws and emergency control of pests necessary to protect the public health on the easement area.
9. Shall not alter wildlife habitat, natural features, the vegetative cover, or other conservation practices on the easement area as described in the Conservation Plan, without the prior written approval of the State.
10. Shall restore the easement area to the condition described in the Conservation Plan after any lawful repair or improvement necessary to maintain a public drainage system or public utility system.
11. Shall not use any wetlands restored under the RIM Reserve program to mitigate other wetland losses.
12. Shall notify the State in writing of the names and addresses of the new owners within 30 days after the conveyance of all or part of the title or interest in the land described herein.
13. Shall pay when due all taxes and assessments, if any, that may be levied against the easement area.
14. Shall undertake the protection and management of the easement area in accordance with the conditions set forth in this Easement.
15. Other provisions: The State expressly recognizes the federal CRP 15-year contract # 465 dated May 1, 1999 encumbering some or all of this RIM easement. To the extent that any inconsistencies exist between the CRP contract and the RIM easement, the later is subordinated to the former and the provisions in the CRP contract shall control over the RIM easement for the duration of the 15-year CRP contract.

FURTHER, this Easement shall be enforceable by the State as provided in Minn. Stat. Sec. 103F.515, Subd. 9, and/or by such other relief as may be authorized by law. Any ambiguities in this Easement shall be construed in a manner which best effectuates the purposes of protecting soil, improving water quality, and enhancing fish and wildlife habitat.

FURTHER, THE GRANTORS OF THIS CONSERVATION EASEMENT, FOR THEMSELVES, COVENANT that they shall not convert to agricultural crop production or pasture any other land, owned or leased as part of the same farm operation at the time of application, if said land supports natural vegetation or has not been used in agricultural crop production.

IN WITNESS WHEREOF, the Grantors have caused this Easement to be duly executed.

GRANTOR(S) SIGNATURE(S) AND ACKNOWLEDGMENT

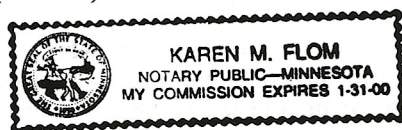
Myron J. Frank  
Myron J. Frank

Elaine A. Frank  
Elaine A. Frank

STATE OF Minnesota  
COUNTY OF Renville

The foregoing instrument was acknowledged before me this  
17<sup>th</sup> day of May, 1998

by Myron J. Frank and Elaine A. Frank, husband and wife.  
(Notary Stamp or Seal)



Notary Signature Karen M Flom  
Commission expires on 1-31-00

Instrument Drafted By: Board of Water and Soil Resources  
One West Water Street, Suite 200  
St. Paul, Minnesota 55107

Easement Number 65-15-98-01

STATE OF MINNESOTA  
BOARD OF WATER AND SOIL RESOURCES  
CONSERVATION EASEMENT  
LEGAL DESCRIPTION

That part of the NE1/4 of the NE1/4 and that part of the S1/2 of said NE1/4 and that part of the NE1/4 of the SE1/4, all located in Section 19, T.114 N., R.35 W. lying westerly of County Road #1, shown as the "Easement Area" on Exhibit "A" attached to and made a part of this Conservation Easement, and described below:

The 33 feet adjacent to and north of the County Ditch #125A right-of-way in said NE1/4 of the NE1/4;

The 33 feet adjacent to and south of the County Ditch #125A right-of-way in said SW1/4 of the NE1/4;

The 33 feet adjacent to and south of the County Ditch #125A right-of-way in said SE1/4 of the NE1/4;

The north 800 feet of the 33 feet adjacent to and west of the County Ditch #125 right-of-way in the E1/2 of said SE1/4 of the NE1/4;

The 33 feet adjacent to and east of the County Ditch #125A right-of-way in the E1/2 of said SE1/4 of the NE1/4;

The 33 feet adjacent to and north of the County Ditch #125A right-of-way in the E1/2 of said NE1/4 of the SE1/4.



Easement I.D. No: 65-15-98-01  
Map 1 of 1

STATE OF MINNESOTA  
BOARD OF WATER AND SOIL RESOURCES  
CONSERVATION EASEMENT  
*EXHIBIT 'A'*

This map delineates the easement area(s) referred to in the attached easement conveyance.

Section 19 T. 114 N., R. 35 W.,      Renville      County



0 660'  
Scale

Prepared By:

Board of Water and Soil Resources

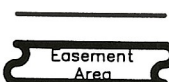
Dated:

January 14, 1999

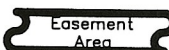
LEGEND



Center of Section



Boundary of Described Lands



Lands Included in Easement



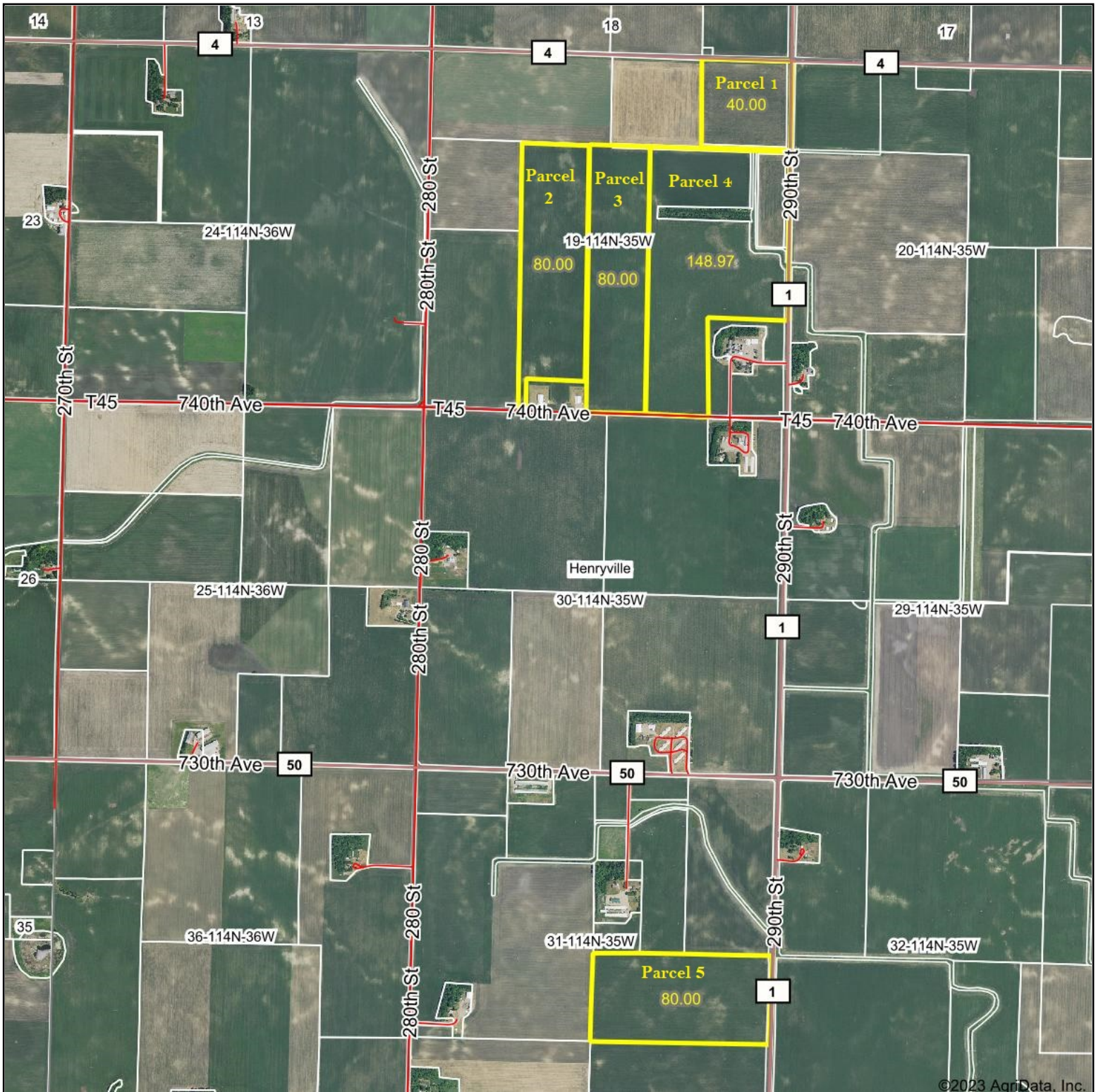
Lands Not Included in Easement



Section/Quarter/Sixteenth Line



# Aerial Map



©2023 AgriData, Inc.

Map Center: 44° 39' 8.41, -95° 6' 34.79

0ft 2299ft 4599ft



**30-114N-35W**  
**Renville County**  
**Minnesota**



Maps Provided By:



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



**for**

**located in:**

**Survey and sketch by**

**December 16, 2011**

$$\begin{array}{r} 6'' = 562 \\ 5'' = 7,619 \\ \hline \text{Total} = 8,181 \end{array}$$



CLARENCE E.  
BRATSCH  
121.48 AC.



12+75 END

BR.2

1990'-12"  
MAIN

CHAS BREITKREUTZ

600'-8"

O=329

O=321

590'-10"  
O=2 BR.3E

LIZZIE C  
E  
40.

BR.3

23

1000'-10"

BR.3C

1290'-12"

321

O=319

60'-48" SC.

ANNA

19

ADELLS  
SCHROEDER  
82.04 AC.

MYRON J. & ELAINE FRANK  
360 AC.

66'-48" SC

298+35

MAIN

O=286

490'-10"

BR.3D 24'-54" SC.

1030'-10"

BR.6

42+90

34+60

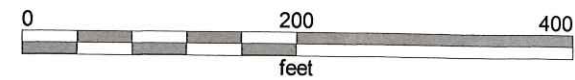
66'-48"





Myron Frank

Henryville Sec. 19  
North of Ditch  
Spring 2015



4 Inch Tile 1403.02 ft





# SMS Map





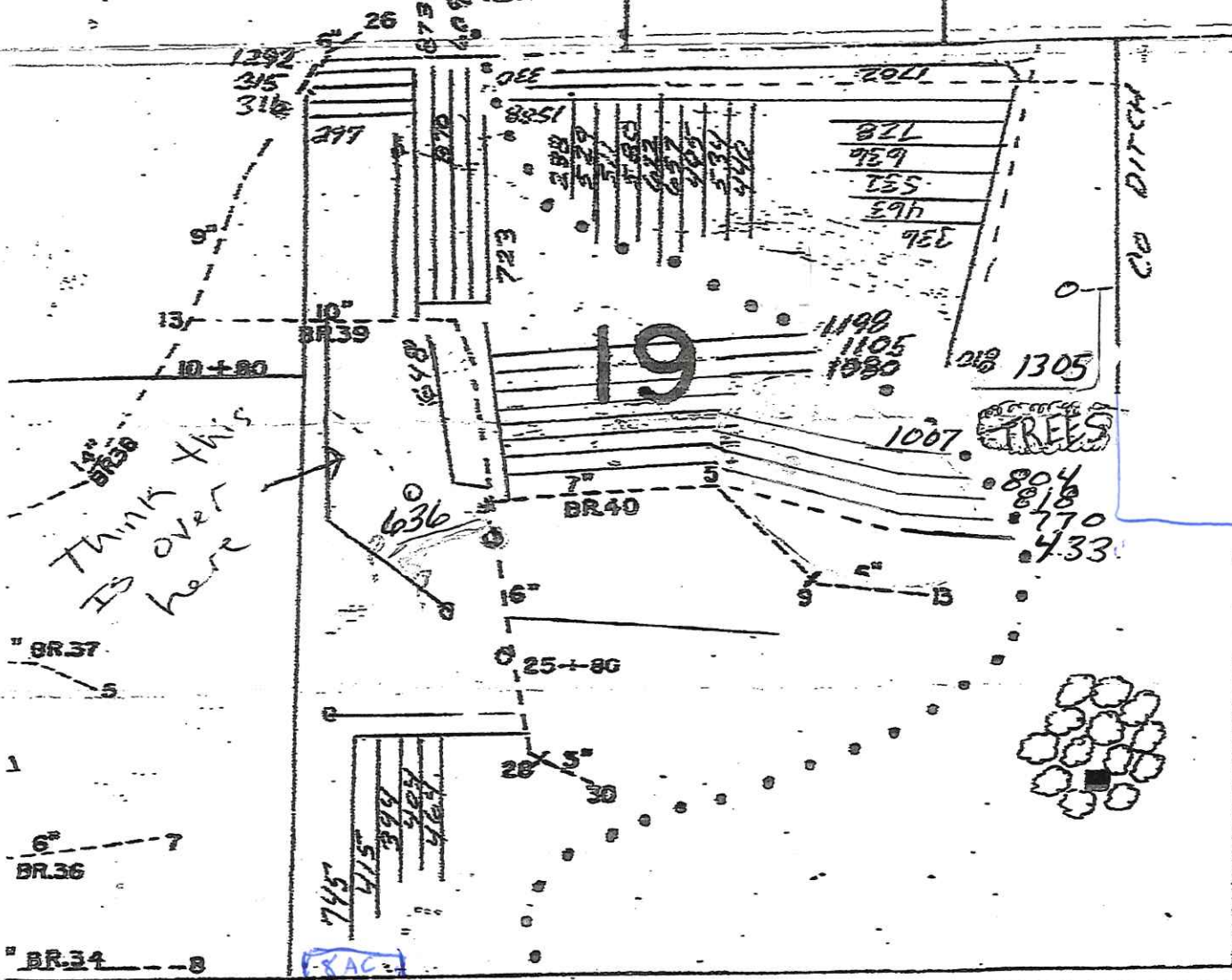
FALL 2008 28697'-5"

CLARENCE E. BRATSCH

HENRY P. FRANK  
40AC.

CHAS.  
BRIETKREUTZ

121.48AC.



Think this  
is over  
here

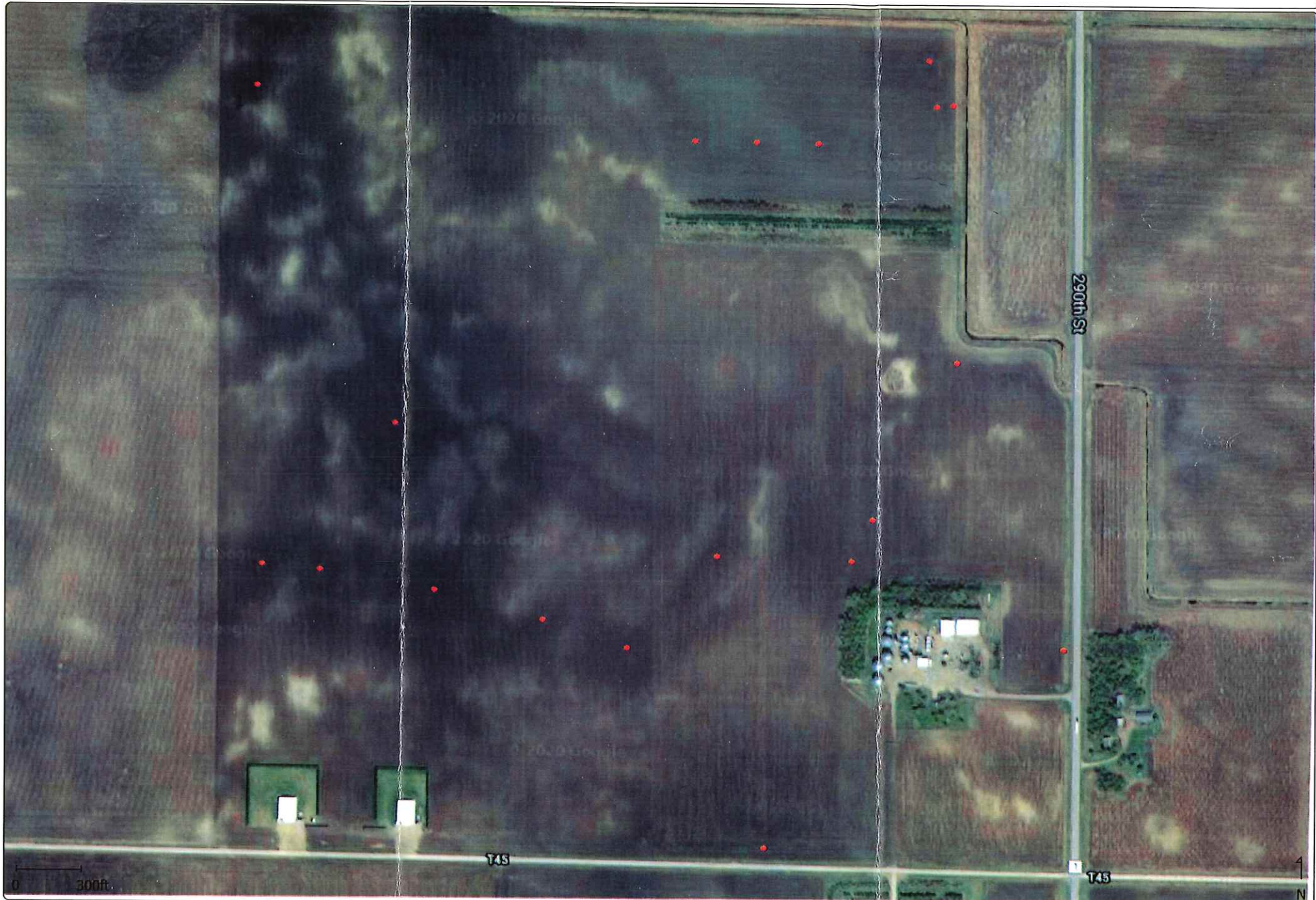
TREES

DITCH

BRATSCH & COMPANY INC.



# SMS Map





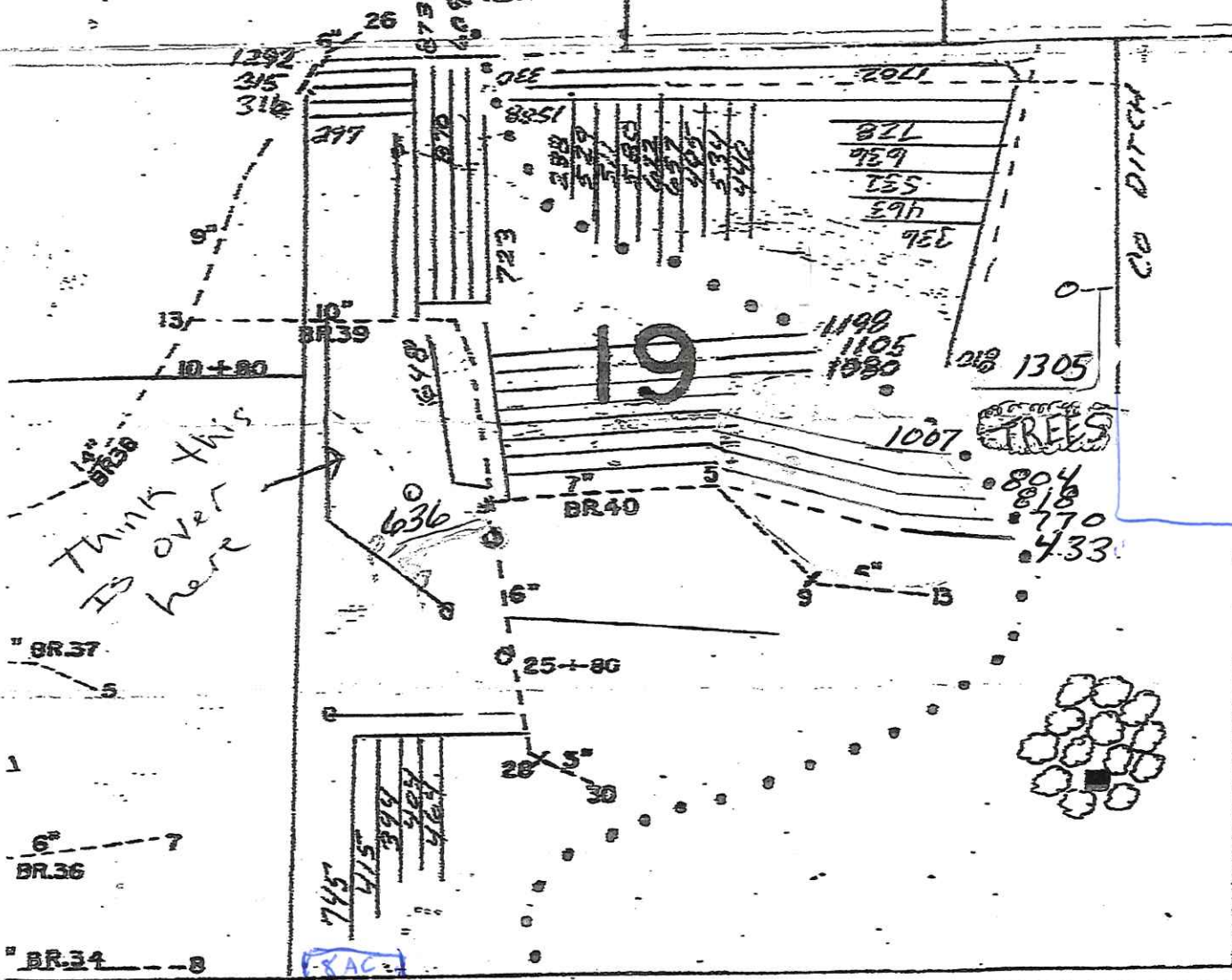
FALL 2008 28697'-5"

CLARENCE E. BRATSCH

HENRY P. FRANK  
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CHAS.  
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121.48AC.



Think this  
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TREES

DITCH

BRATSCH & COMPANY INC.

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490'-10"

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1030'-10"

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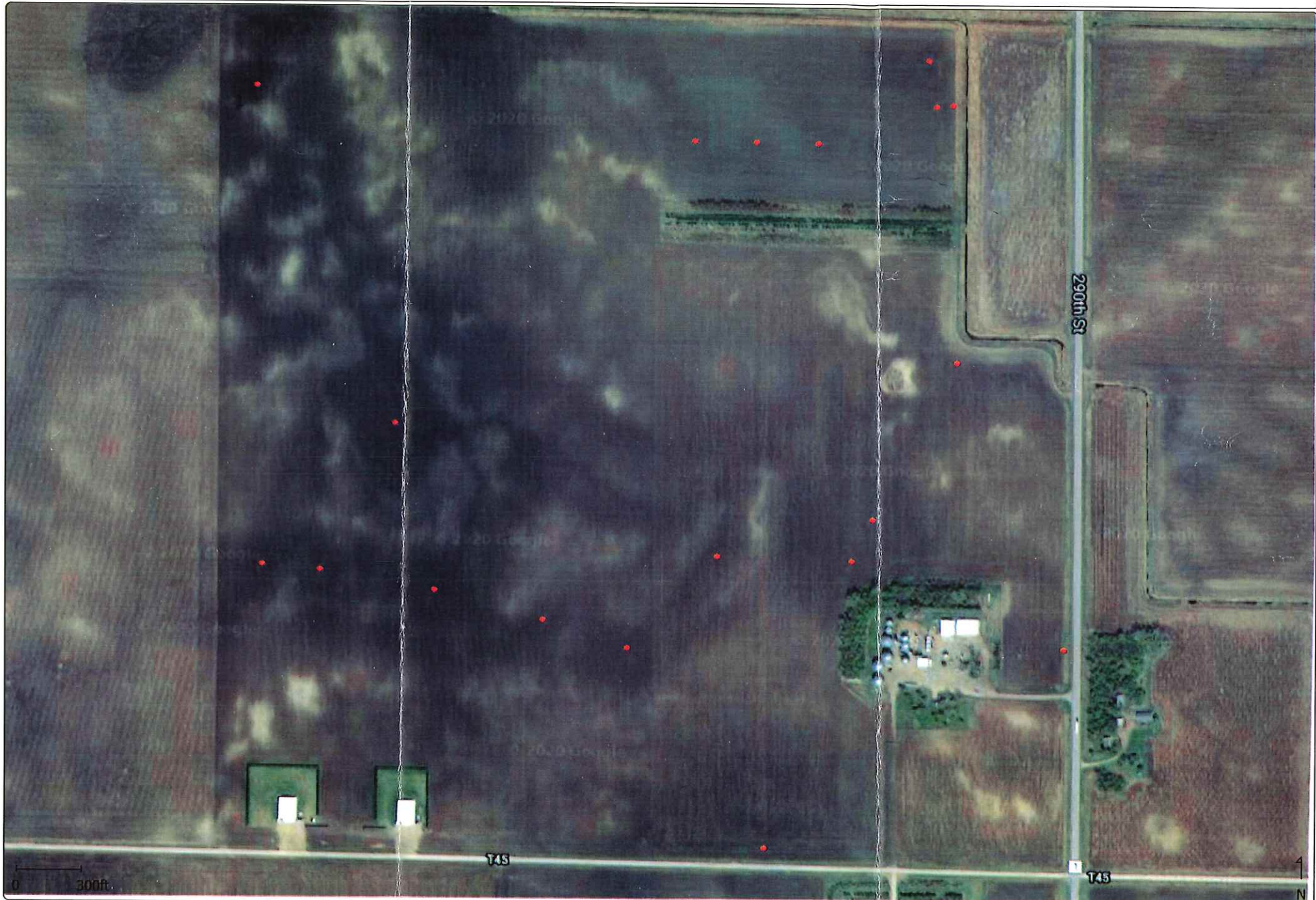
42+90

34+60

66'-48"



# SMS Map





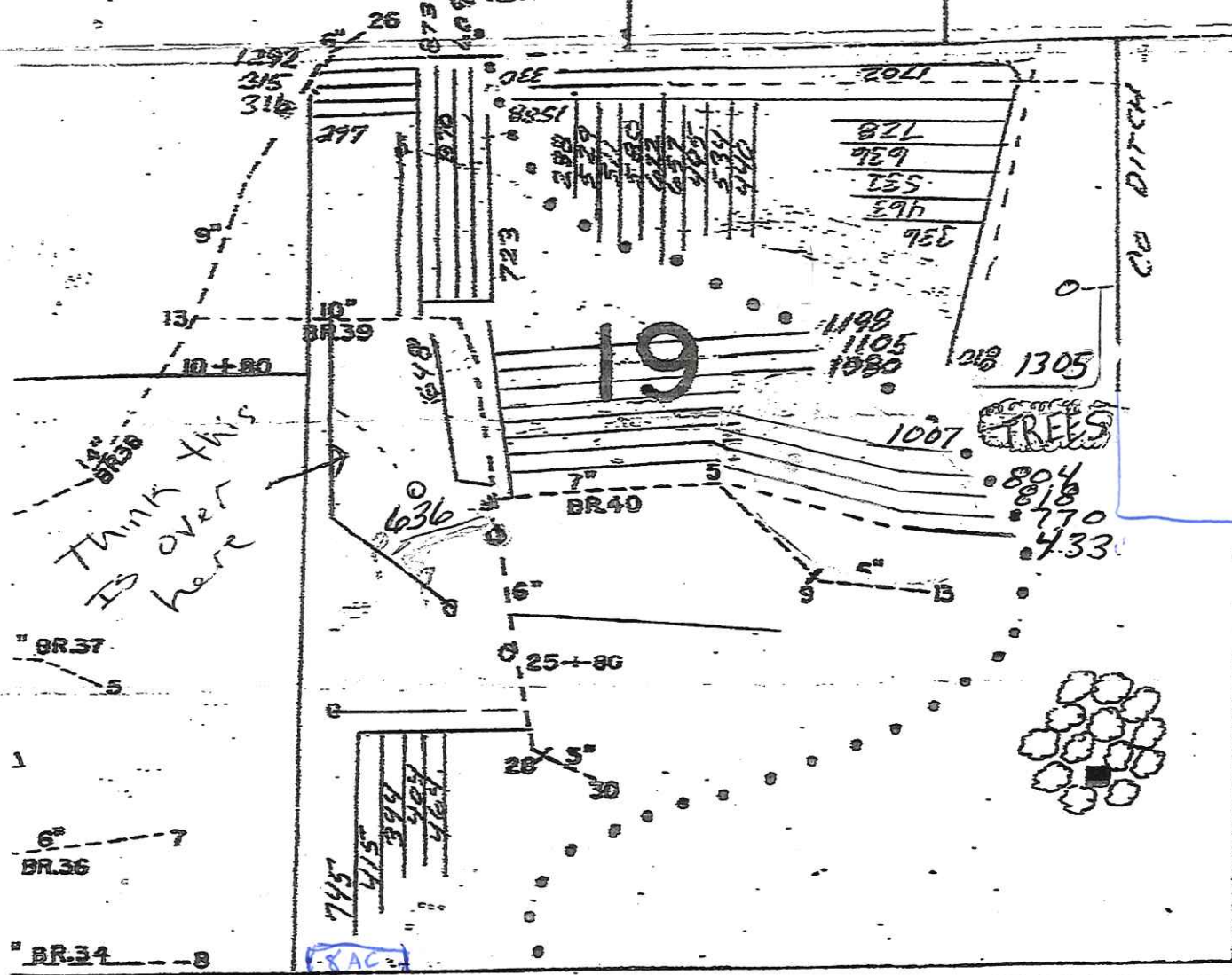
FALL 2008 28697'-5"

CLARENCE E. BRATSCH

HENRY P. FRANK  
40AC.

CHAS.  
BRIETKREUTZ

121.48AC.



Think this  
is over  
here

BRATSCH & COMPANY INC.



CLARENCE E.  
BRATSCH  
121.48 AC.



12+75 END

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1990'-12"  
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600'-8"

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O=321

590'-10"  
O=2 BR.3E

LIZZIE C  
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40.

BR.3

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1000'-10"

BR.3C

1290'-12"

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60'-48" SC.

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ADELLS  
SCHROEDER  
82.04 AC.

MYRON J. & ELAINE FRANK  
360 AC.

66'-48" SC

298+35

MAIN

O=286

490'-10"

BR.3D

24'-54  
S.C.

1030'-10"

BR.6

42+90

34+60

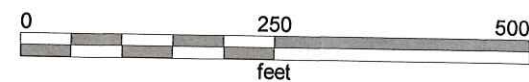
66'-48"





Myron Frank

Henryville Sec. 19  
South Side Tree Line  
Spring 2015

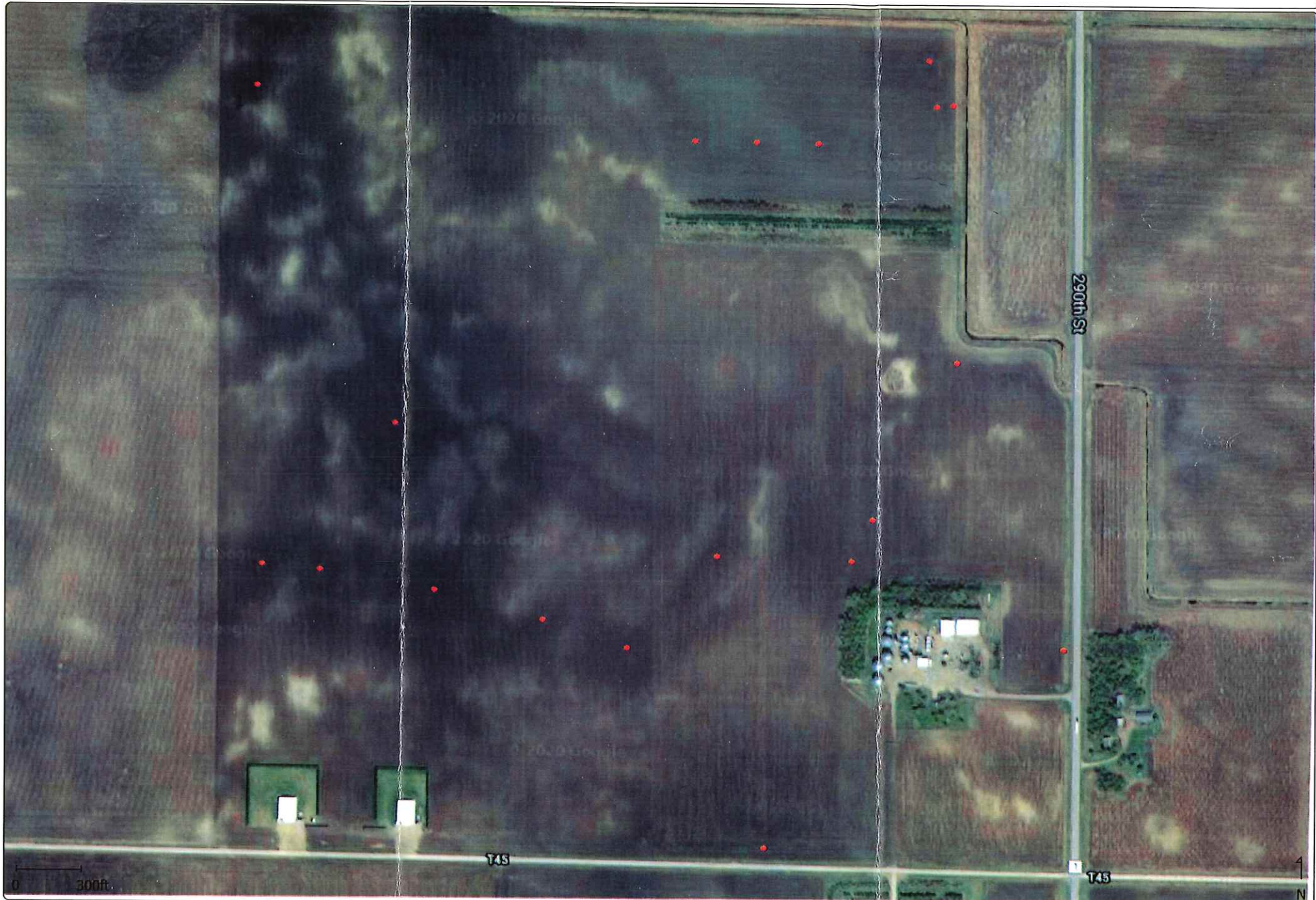


5 Inch Tile	1068.37 ft
6 Inch Tile	108.81 ft



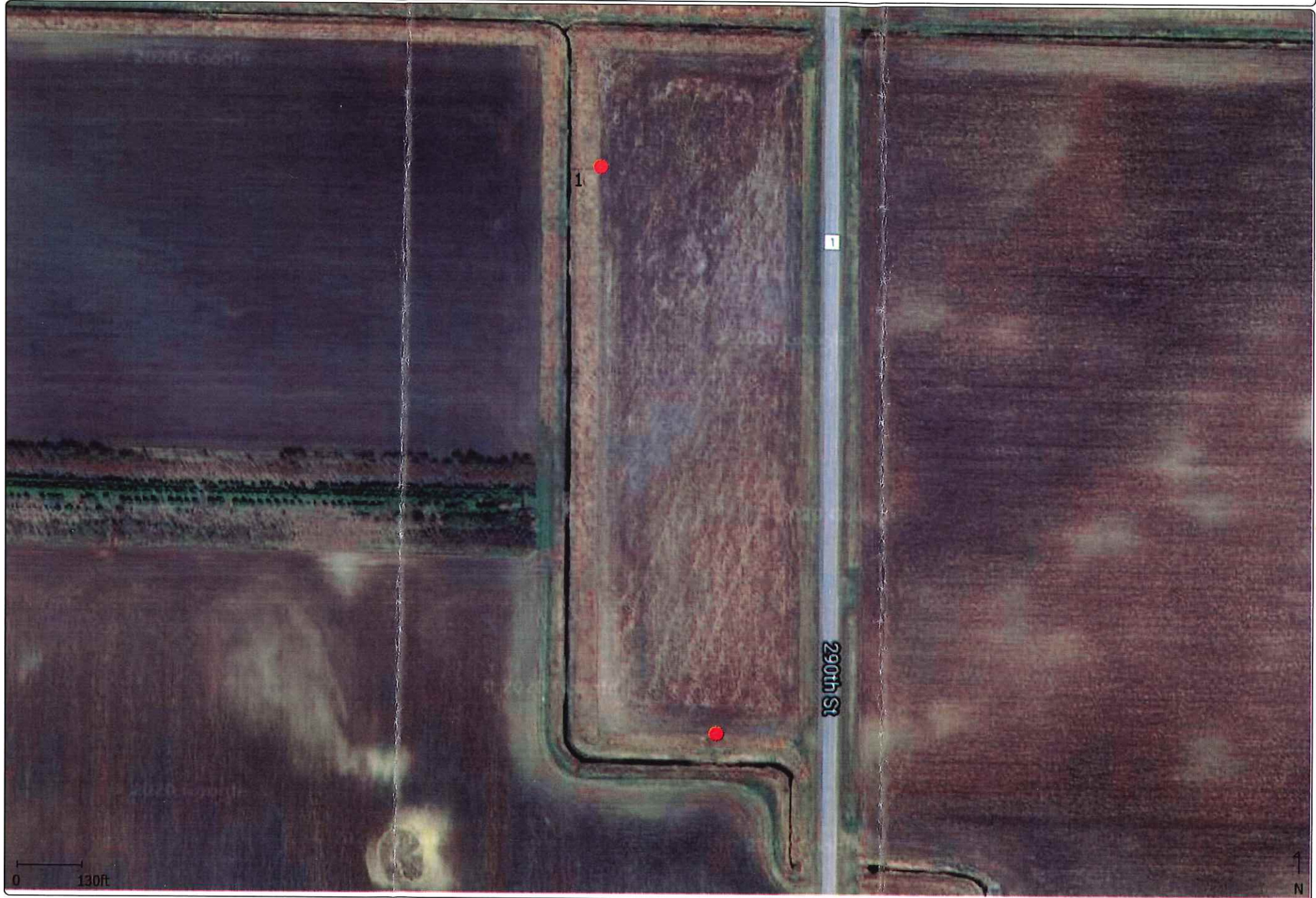


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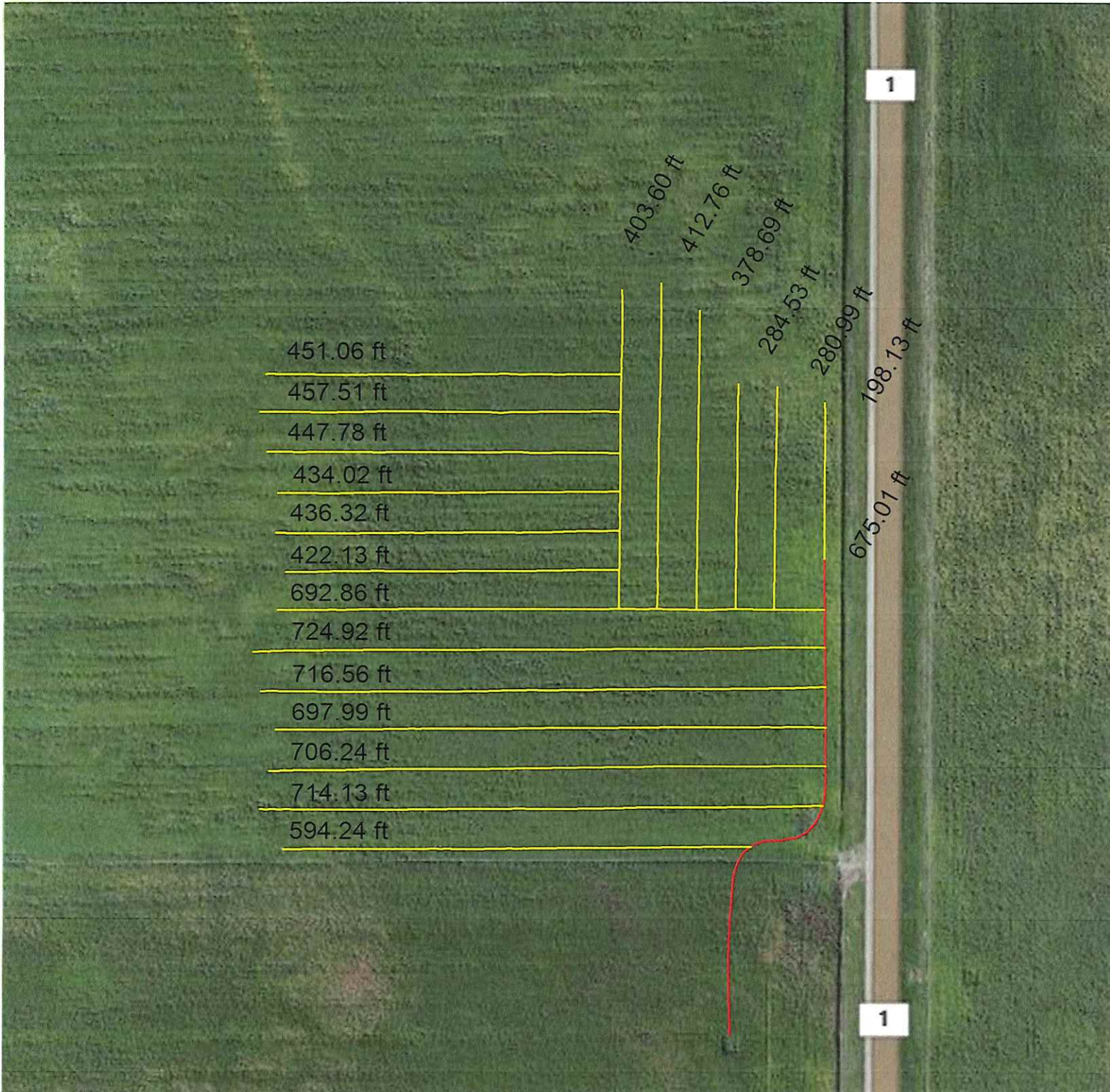




# SMS Map

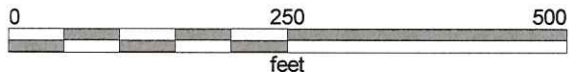




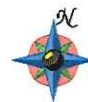


4 Inch Tile 9454.45 ft  
6 Inch Tile 675.01 ft

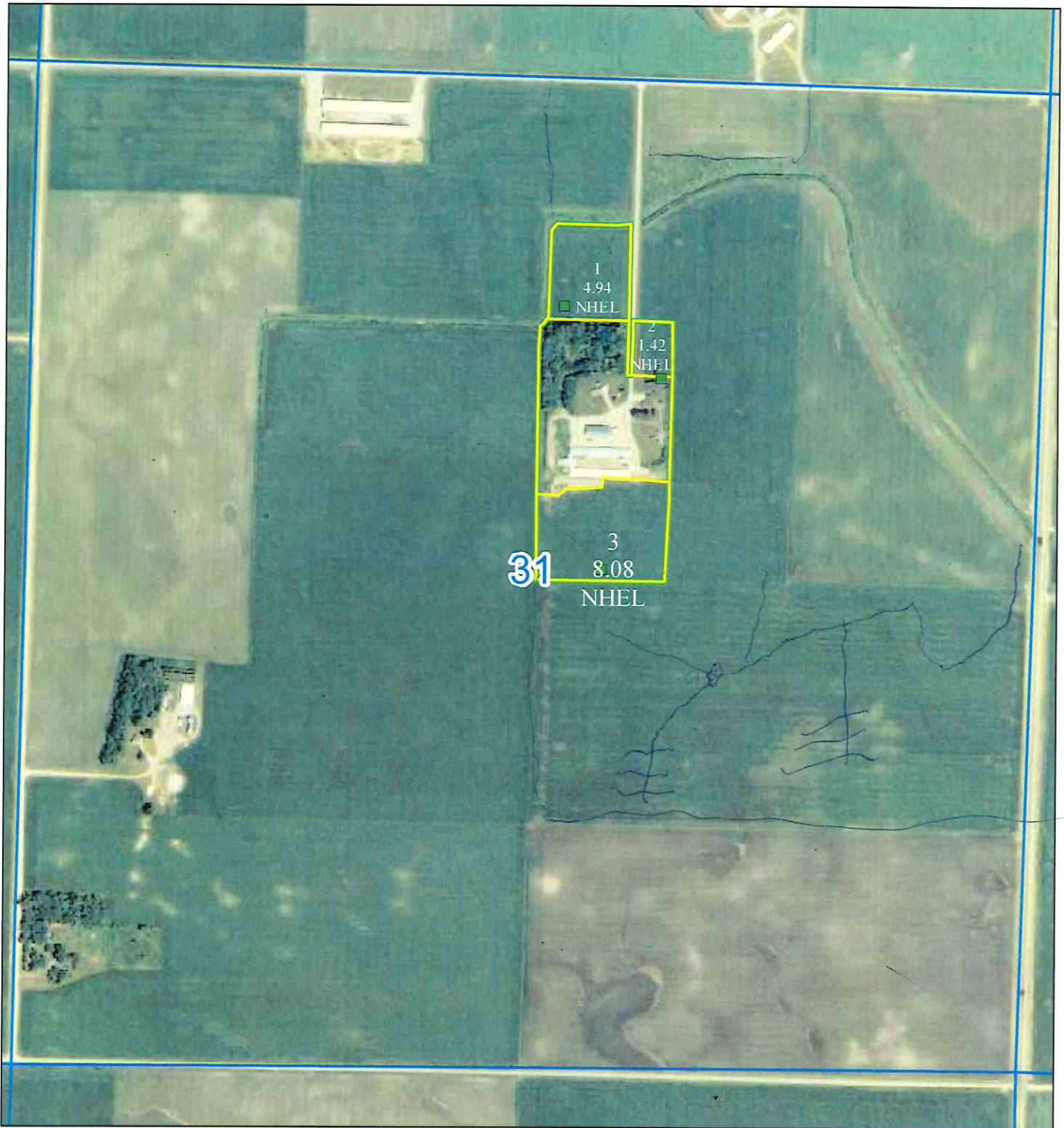
Myron Frank



Henryville Sec. 31  
S.E. Corner  
Spring 2015







**Minnesota**  
**Renville County**  
**Henryville**

**T114 R035 S31**

Farm Number Tract Number  
7722 5296

**Legend**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions
- CLU Field Boundary
- Tract Boundary
- Section Lines
- CRP Contracts

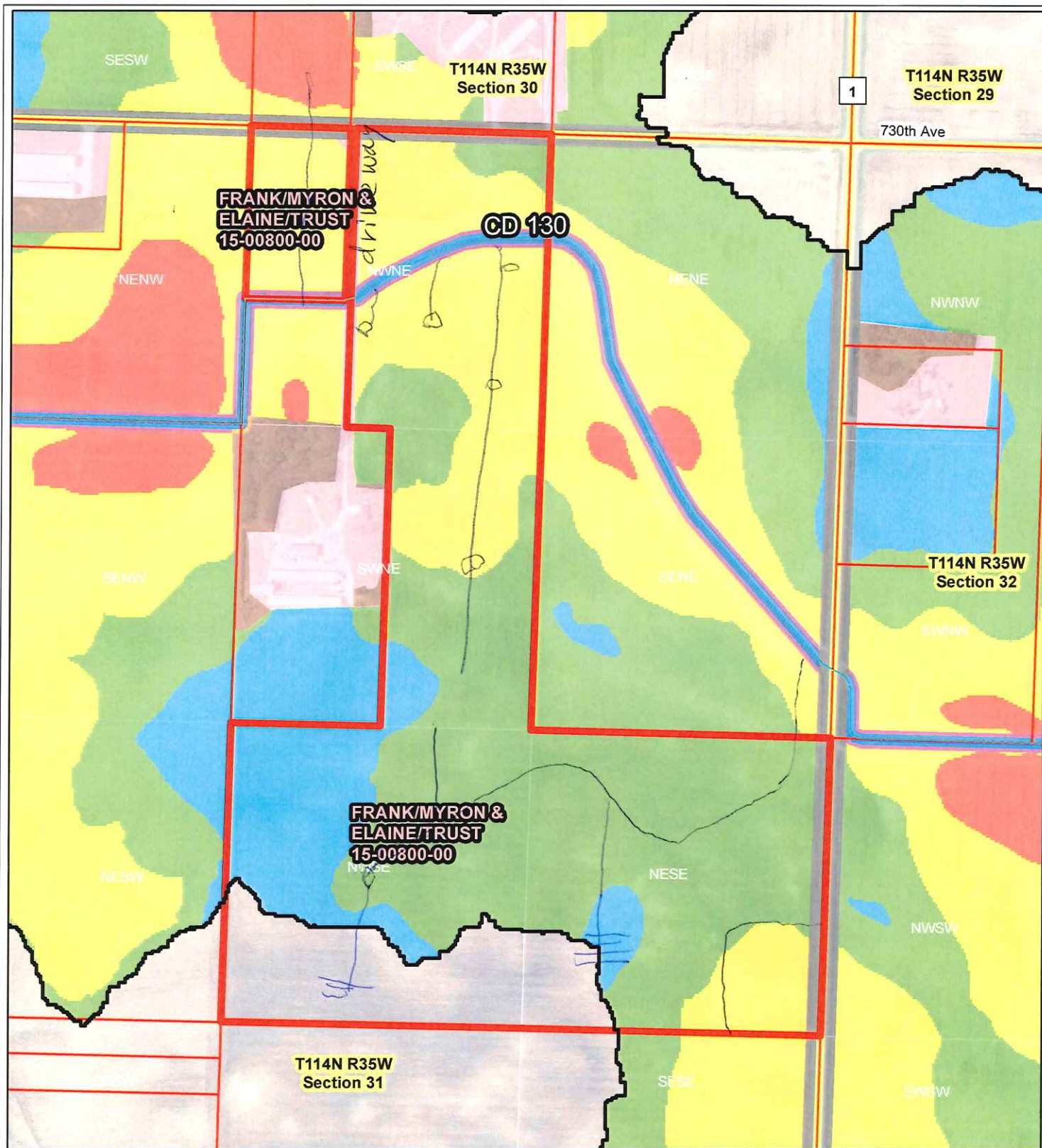
USDA FSA maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or the 2008 ortho rectified imagery for Minnesota. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside of FSA Programs.

Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CBA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

May 11, 2009

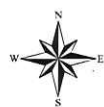
1:8,367





## Renville County Ditch 130

**PIN Number: 15-00800-00**



0 550 1,100 Feet

*at Becky Frank site*



# SMS Map



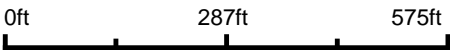


Aerial Map



©2023 AgriData, Inc.

Map Center: 44° 40' 13.89, -95° 5' 56.63



**19-114N-35W**  
**Renville County**  
**Minnesota**

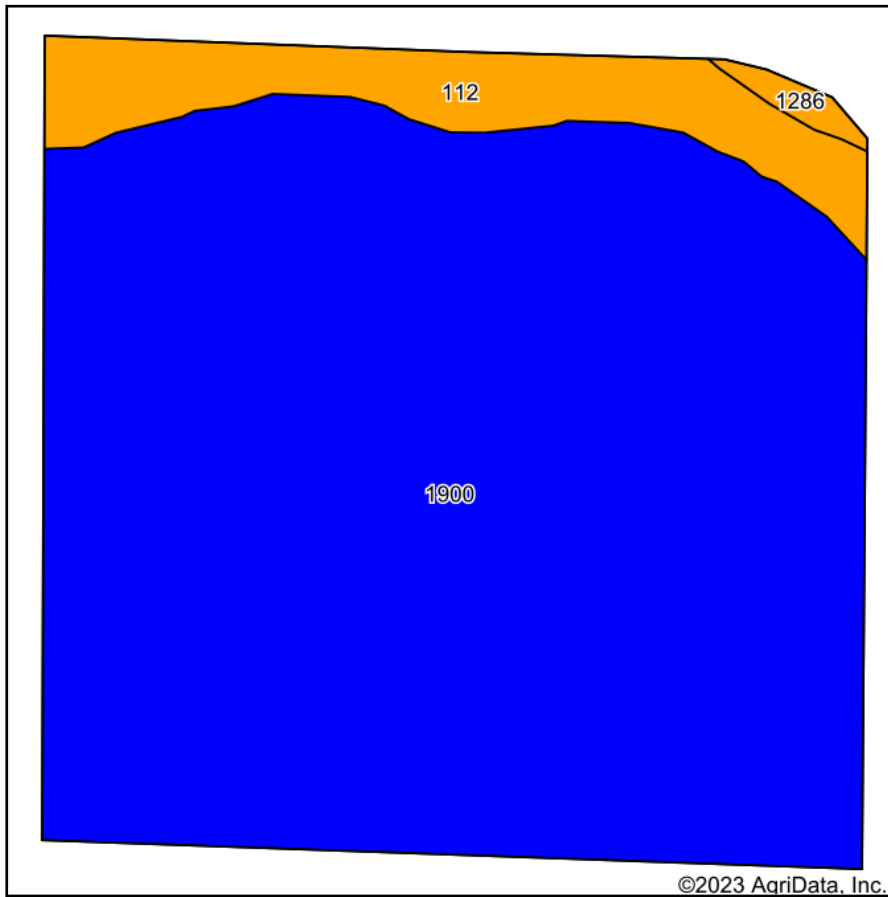


1/9/2023

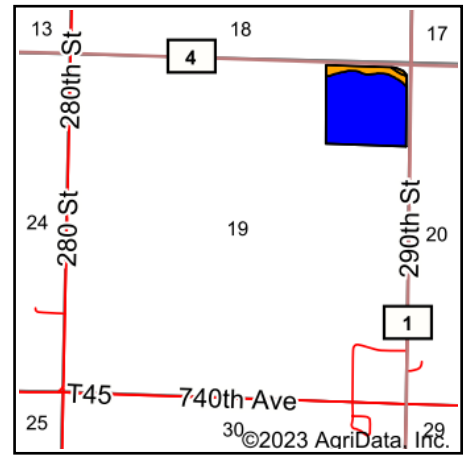
Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Renville**  
 Location: **19-114N-35W**  
 Township: **Henryville**  
 Acres: **35.3**  
 Date: **1/9/2023**



Maps Provided By:

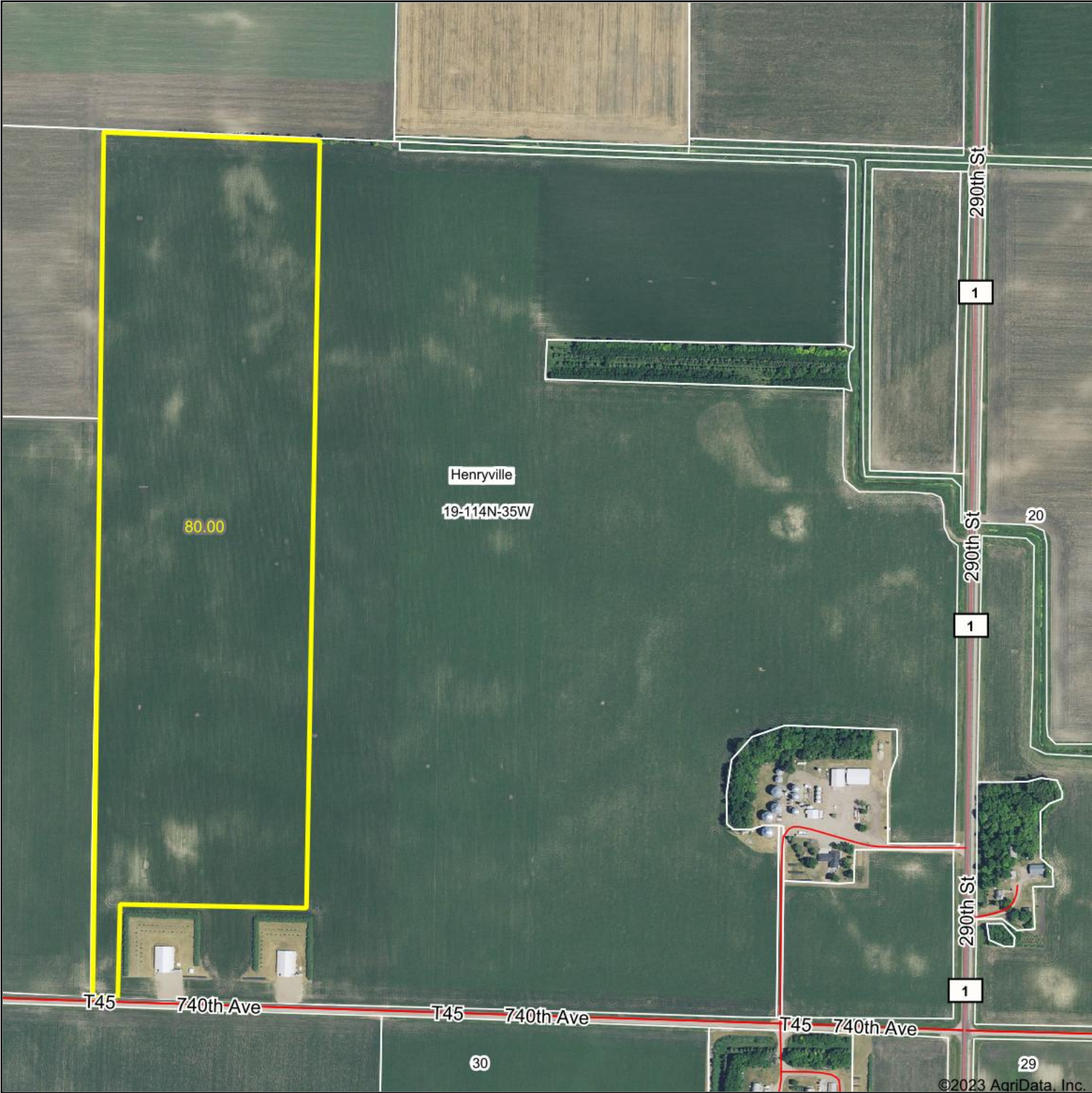


Area Symbol: MN129, Soil Area Version: 19						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
1900	Okoboji-Canisteo depressional complex, 0 to 1 percent slopes	31.78	90.0%		IIIw	86
112	Harps clay loam, 0 to 2 percent slopes	3.29	9.3%		IIw	90
1286	Prinsburg silty clay loam, 0 to 2 percent slopes	0.23	0.7%		IIw	91
<b>Weighted Average</b>					<b>2.90</b>	<b>86.4</b>

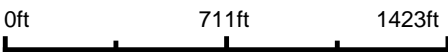
\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.



Aerial Map



Map Center: 44° 39' 49.42, -95° 6' 13.8



19-114N-35W  
Renville County  
Minnesota

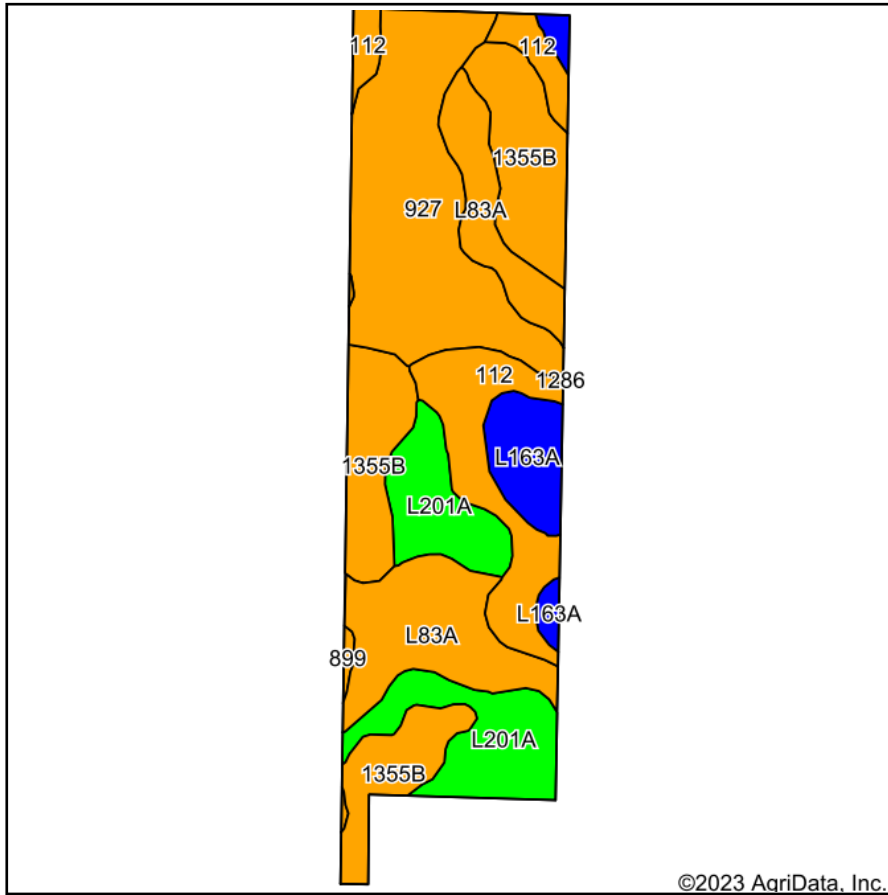


1/9/2023

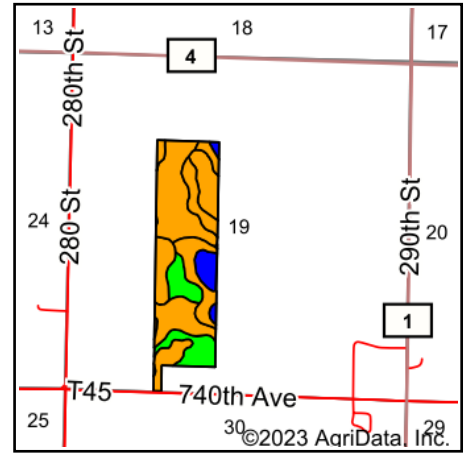
Maps Provided By:  
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Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Renville**  
 Location: **19-114N-35W**  
 Township: **Henryville**  
 Acres: **79.9**  
 Date: **1/9/2023**



Maps Provided By:



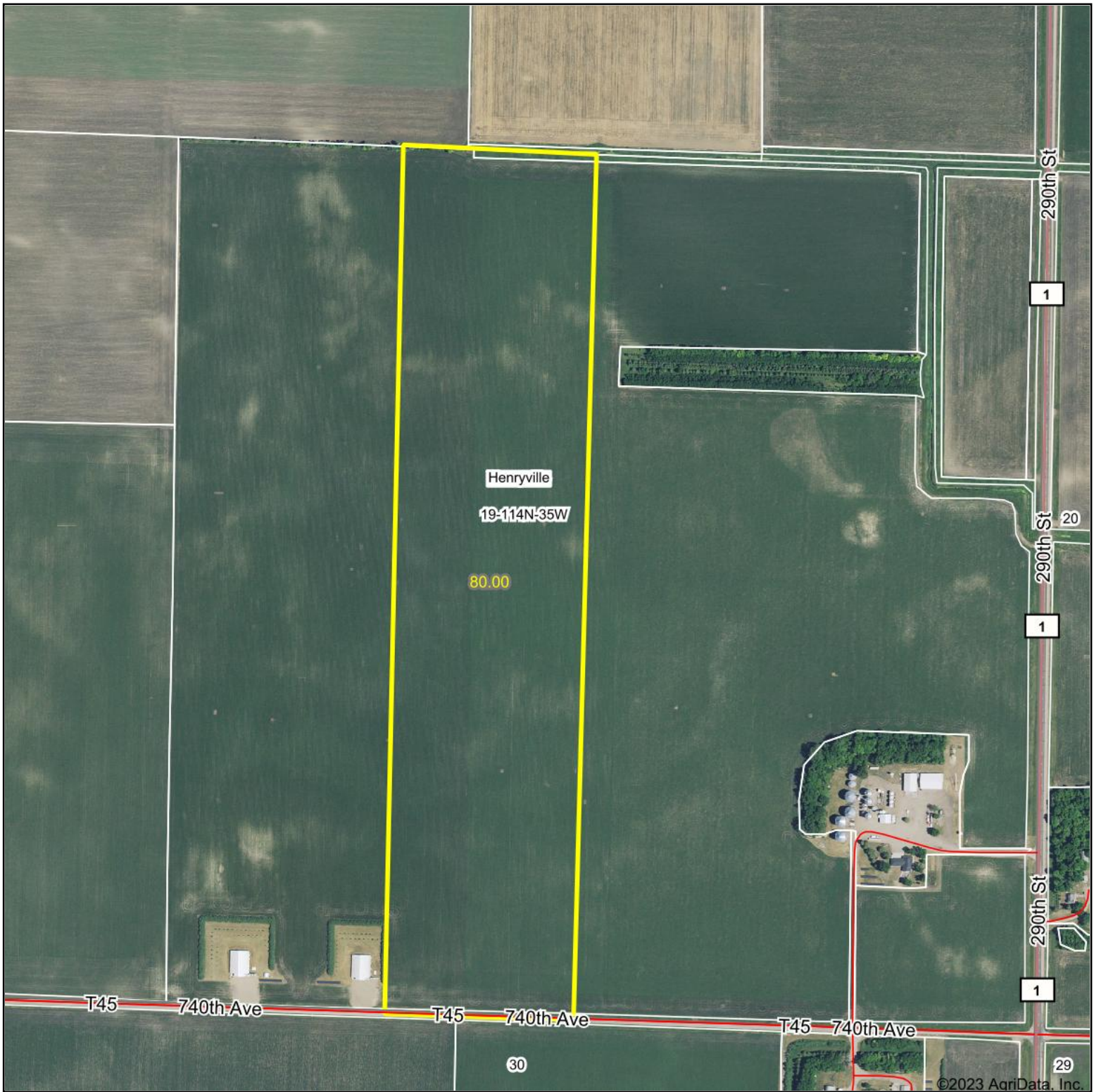
Area Symbol: MN129, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
927	Harps-Glencoe-Seaforth complex, 0 to 3 percent slopes	19.52	24.4%		IIw	90
1355B	Amiret-Swanlake loams, 2 to 6 percent slopes	17.11	21.4%		Ile	92
L83A	Webster clay loam, 0 to 2 percent slopes	14.35	18.0%		IIw	93
L201A	Normania loam, 1 to 3 percent slopes	12.63	15.8%		Ie	99
112	Harps clay loam, 0 to 2 percent slopes	10.79	13.5%		IIw	90
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	4.66	5.8%		IIIw	86
1900	Okoboji-Canisteo depressional complex, 0 to 1 percent slopes	0.52	0.7%		IIIw	86
899	Harps-Okoboji complex, 0 to 2 percent slopes	0.32	0.4%		IIw	89
Weighted Average					1.91	92.1

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



# Aerial Map



Map Center: 44° 39' 49.57, -95° 6' 18.46

0ft 712ft 1424ft



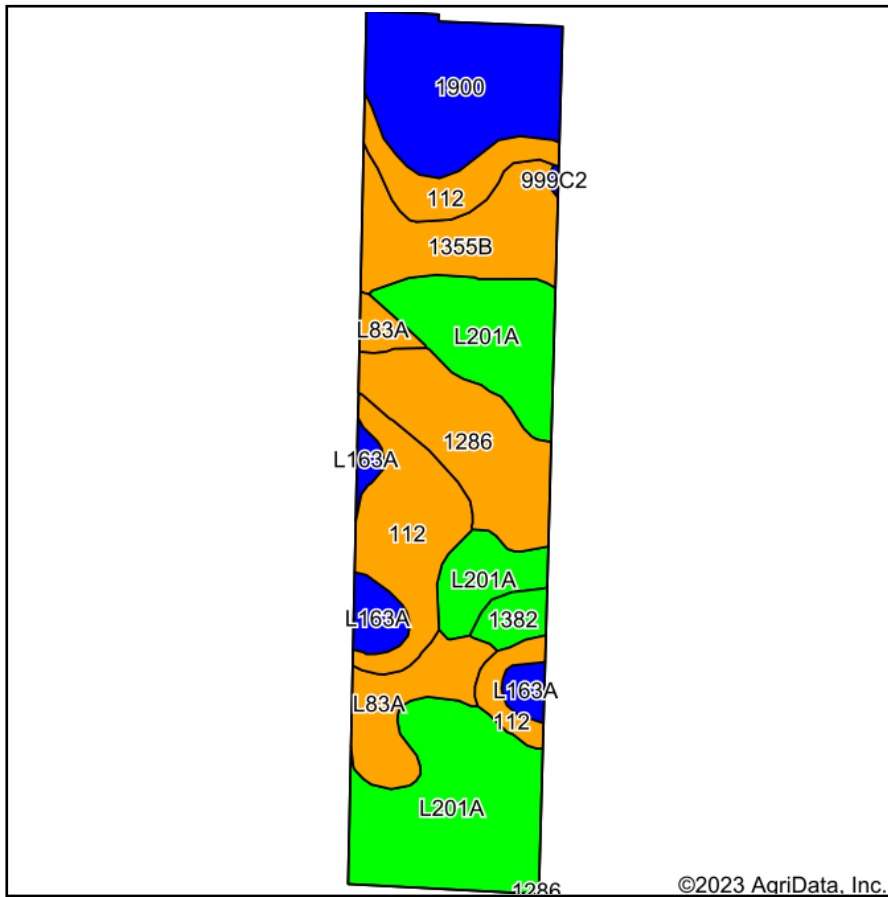
19-114N-35W  
Renville County  
Minnesota



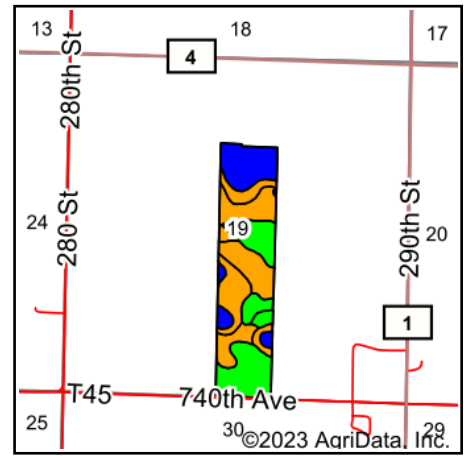
Maps Provided By:  
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Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Renville**  
 Location: **19-114N-35W**  
 Township: **Henryville**  
 Acres: **78.9**  
 Date: **1/9/2023**



Maps Provided By:

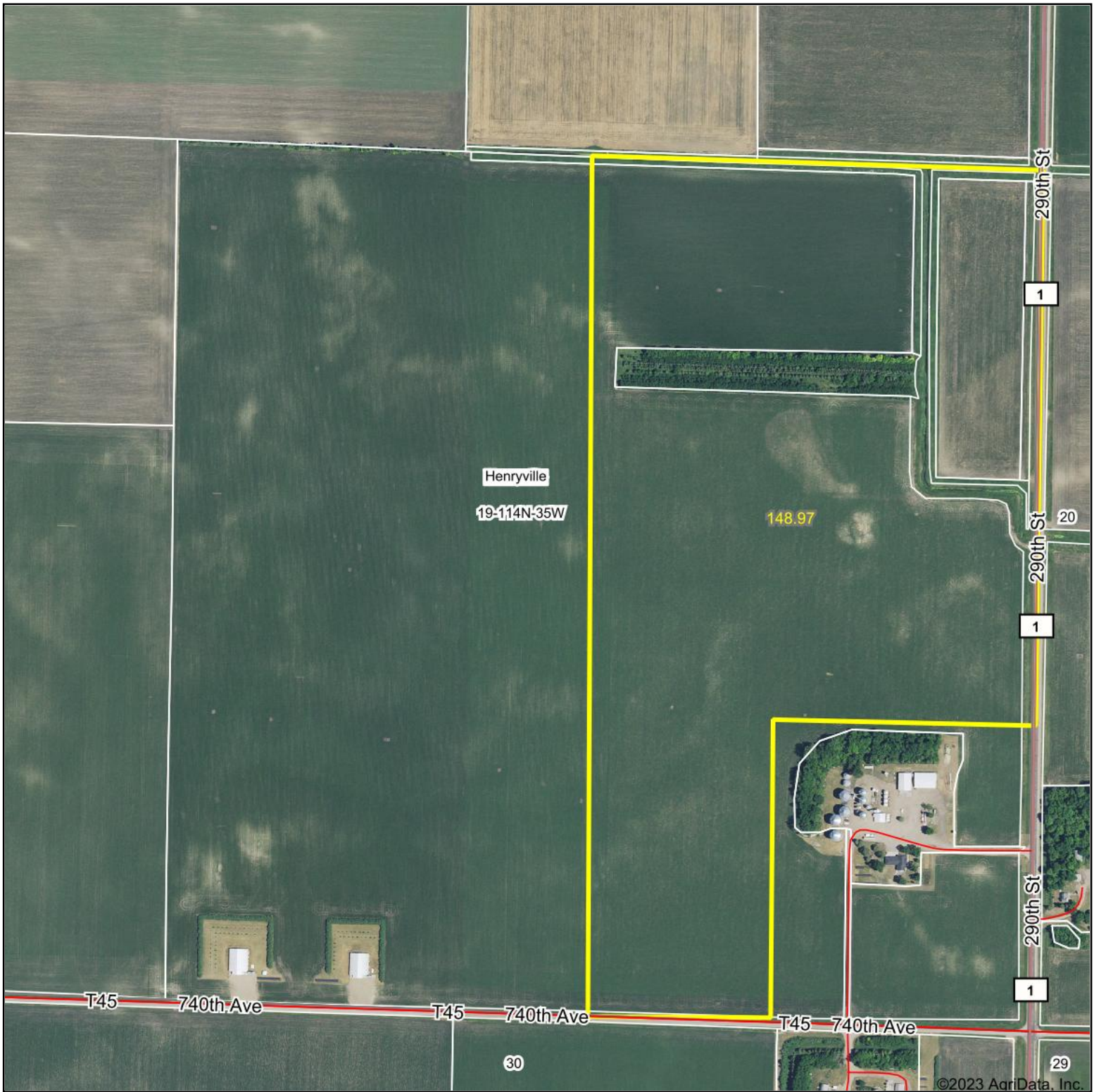


Area Symbol: MN129, Soil Area Version: 19						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
L201A	Normania loam, 1 to 3 percent slopes	25.18	31.9%		Ie	99
112	Harps clay loam, 0 to 2 percent slopes	13.51	17.1%		IIw	90
1900	Okoboji-Canisteo depressional complex, 0 to 1 percent slopes	12.05	15.3%		IIIw	86
1286	Prinsburg silty clay loam, 0 to 2 percent slopes	9.25	11.7%		IIw	91
1355B	Amiret-Swanlake loams, 2 to 6 percent slopes	8.01	10.2%		Ile	92
L83A	Webster clay loam, 0 to 2 percent slopes	6.01	7.6%		IIw	93
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	3.22	4.1%		IIIw	86
1382	Louris silt loam, 1 to 3 percent slopes	1.56	2.0%		I	90
999C2	Ves-Storden-Hawick complex, 6 to 12 percent slopes, eroded	0.11	0.1%		IIIe	60
Weighted Average					1.86	92.6

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



# Aerial Map



Map Center: 44° 39' 49.57, -95° 6' 18.26

0ft 716ft 1432ft



**19-114N-35W**  
**Renville County**  
**Minnesota**

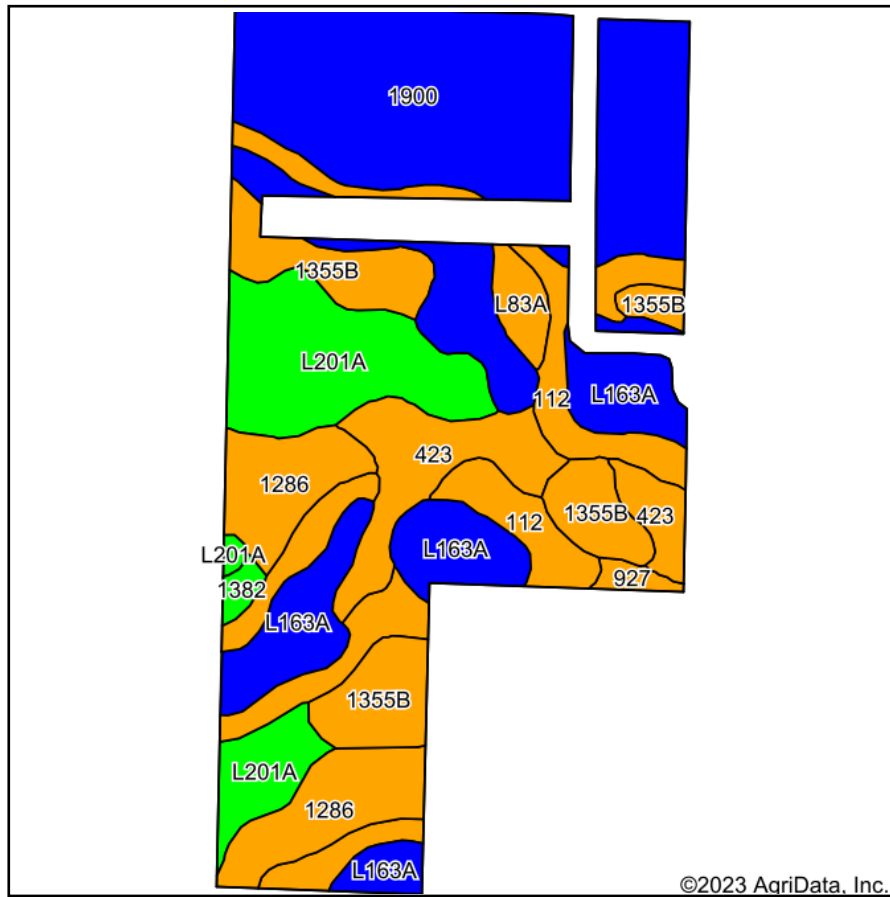


1/9/2023

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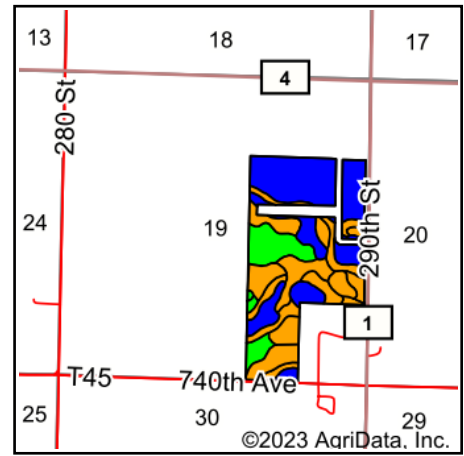
Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



Soils data provided by USDA and NRCS.

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State: **Minnesota**  
 County: **Renville**  
 Location: **19-114N-35W**  
 Township: **Henryville**  
 Acres: **134.55**  
 Date: **1/9/2023**



Maps Provided By:



Area Symbol: MN129, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
1900	Okoboji-Canisteo depressional complex, 0 to 1 percent slopes	35.42	26.3%		IIIw	86
112	Harps clay loam, 0 to 2 percent slopes	19.29	14.3%		IIw	90
L201A	Normania loam, 1 to 3 percent slopes	17.39	12.9%		Ie	99
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	16.14	12.0%		IIIw	86
1355B	Amiret-Swanlake loams, 2 to 6 percent slopes	13.80	10.3%		Ile	92
1286	Prinsburg silty clay loam, 0 to 2 percent slopes	12.26	9.1%		IIw	91
423	Seaforth loam, 1 to 3 percent slopes	10.20	7.6%		IIs	95
999C2	Ves-Storden-Hawick complex, 6 to 12 percent slopes, eroded	6.25	4.6%		IIIe	60
L83A	Webster clay loam, 0 to 2 percent slopes	2.13	1.6%		IIw	93
927	Harps-Glencoe-Seaforth complex, 0 to 3 percent slopes	0.87	0.6%		IIw	90
1382	Louris silt loam, 1 to 3 percent slopes	0.80	0.6%		I	90
Weighted Average					2.29	89

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



# Aerial Map



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Map Center: 44° 38' 4.32, -95° 6' 6.23

0ft 483ft 965ft



**31-114N-35W**  
**Renville County**  
**Minnesota**



1/9/2023

Maps Provided By:

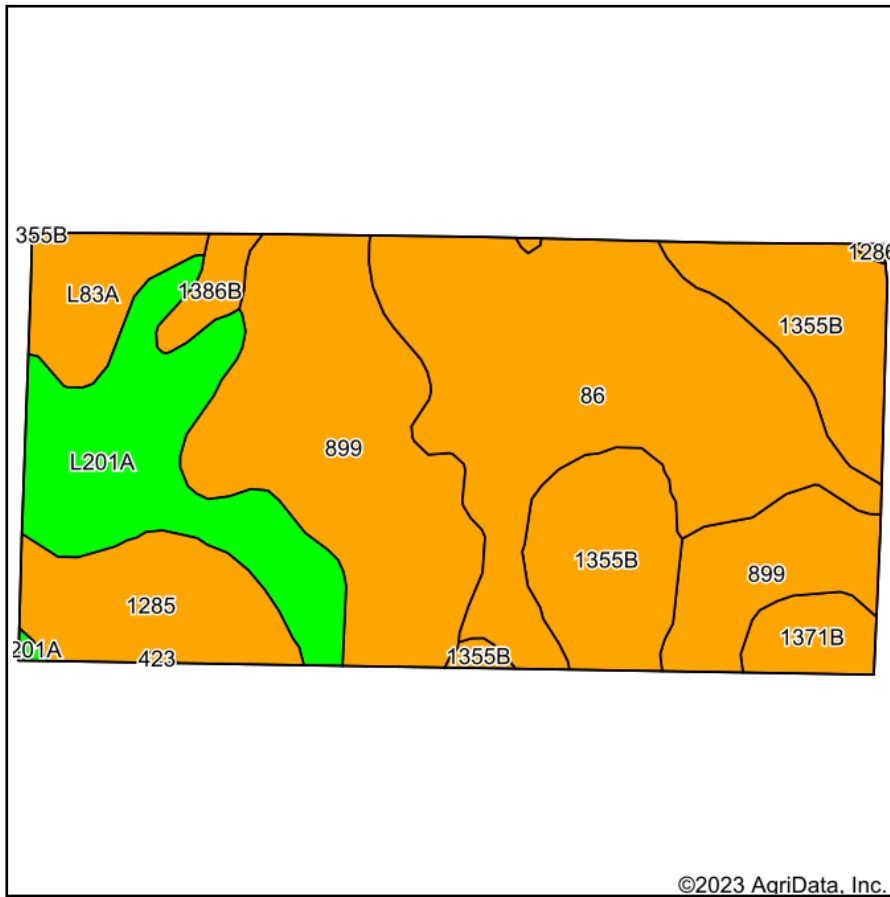


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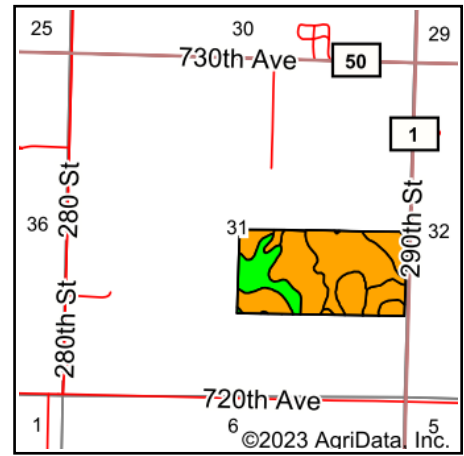
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Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Renville**  
 Location: **31-114N-35W**  
 Township: **Henryville**  
 Acres: **78.5**  
 Date: **1/9/2023**



Maps Provided By:



Area Symbol: MN129, 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	21.84	27.8%		IIw	93
899	Harps-Okoboji complex, 0 to 2 percent slopes	20.71	26.4%		IIw	89
1355B	Amiret-Swanlake loams, 2 to 6 percent slopes	12.01	15.3%		Ile	92
L201A	Normania loam, 1 to 3 percent slopes	10.94	13.9%		Ie	99
1285	Chetomba silty clay loam, 0 to 2 percent slopes	6.15	7.8%		IIw	92
L83A	Webster clay loam, 0 to 2 percent slopes	3.47	4.4%		IIw	93
1371B	Crooksford-Swanlake complex, 3 to 6 percent slopes	2.03	2.6%		Ile	93
1386B	Amiret-Swanlake-Hawick complex, 2 to 6 percent slopes	1.20	1.5%		Ile	80
1286	Prinsburg silty clay loam, 0 to 2 percent slopes	0.08	0.1%		IIw	91
423	Seaforth loam, 1 to 3 percent slopes	0.07	0.1%		IIIs	95
Weighted Average					1.86	92.4

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





United States  
Department of  
Agriculture

## Renville County, Minnesota

Farm 7722

Tract 55503

2022 Program Year

Map Created May 05, 2022

1143519



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

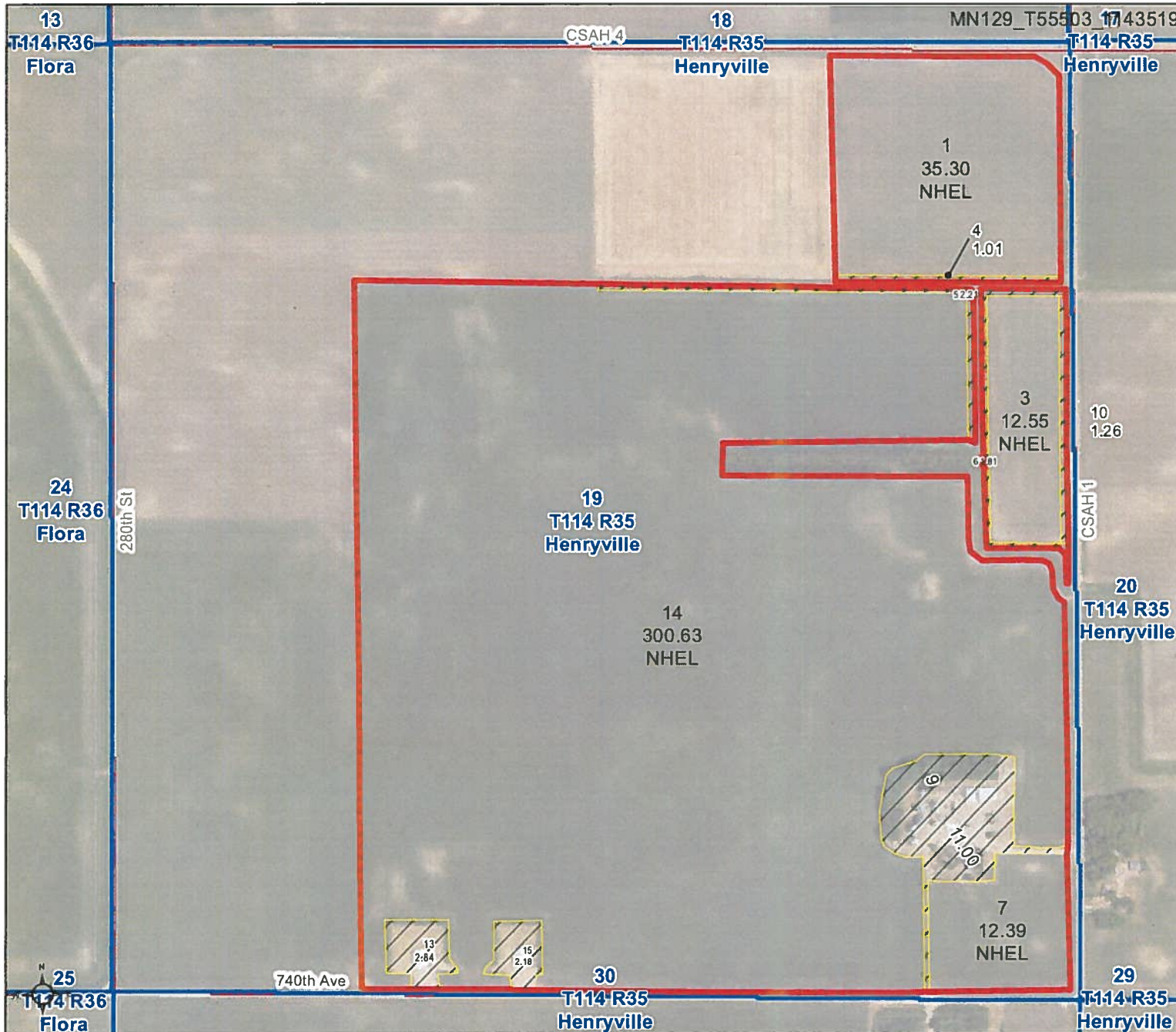
### Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

### Wetland Determination Identifiers

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

Tract Cropland Total: 360.87 acres



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United States  
Department of  
Agriculture

## Renville County, Minnesota

Farm 7722

Tract 57384

2022 Program Year

Map Created May 05, 2022

1143531



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

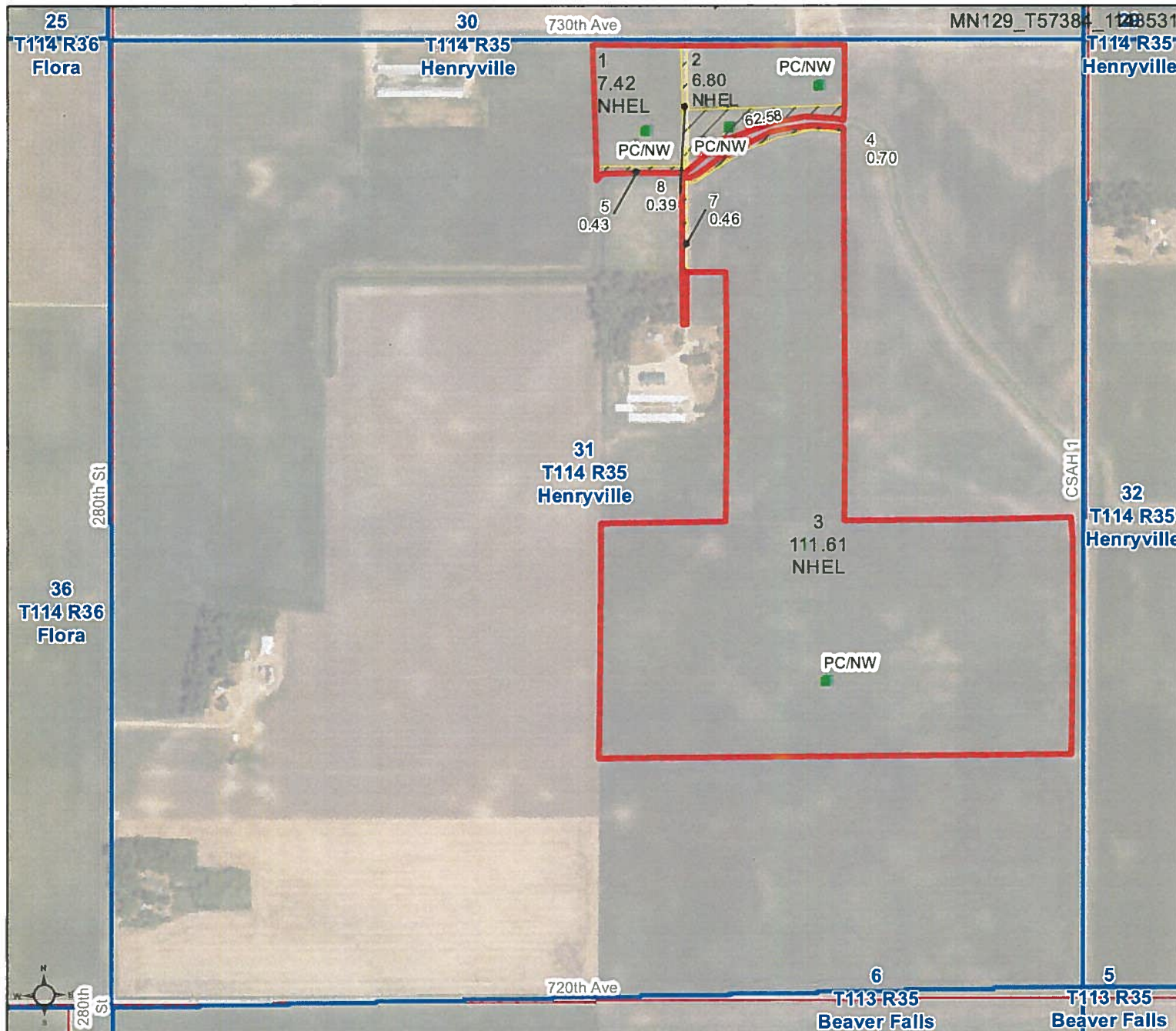
### Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

### Wetland Determination Identifiers

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

Tract Cropland Total: 125.83 acres



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United States  
Department of  
Agriculture

## Renville County, Minnesota

Farm 7722

Tract 55502

2022 Program Year

Map Created May 05, 2022

1143519



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

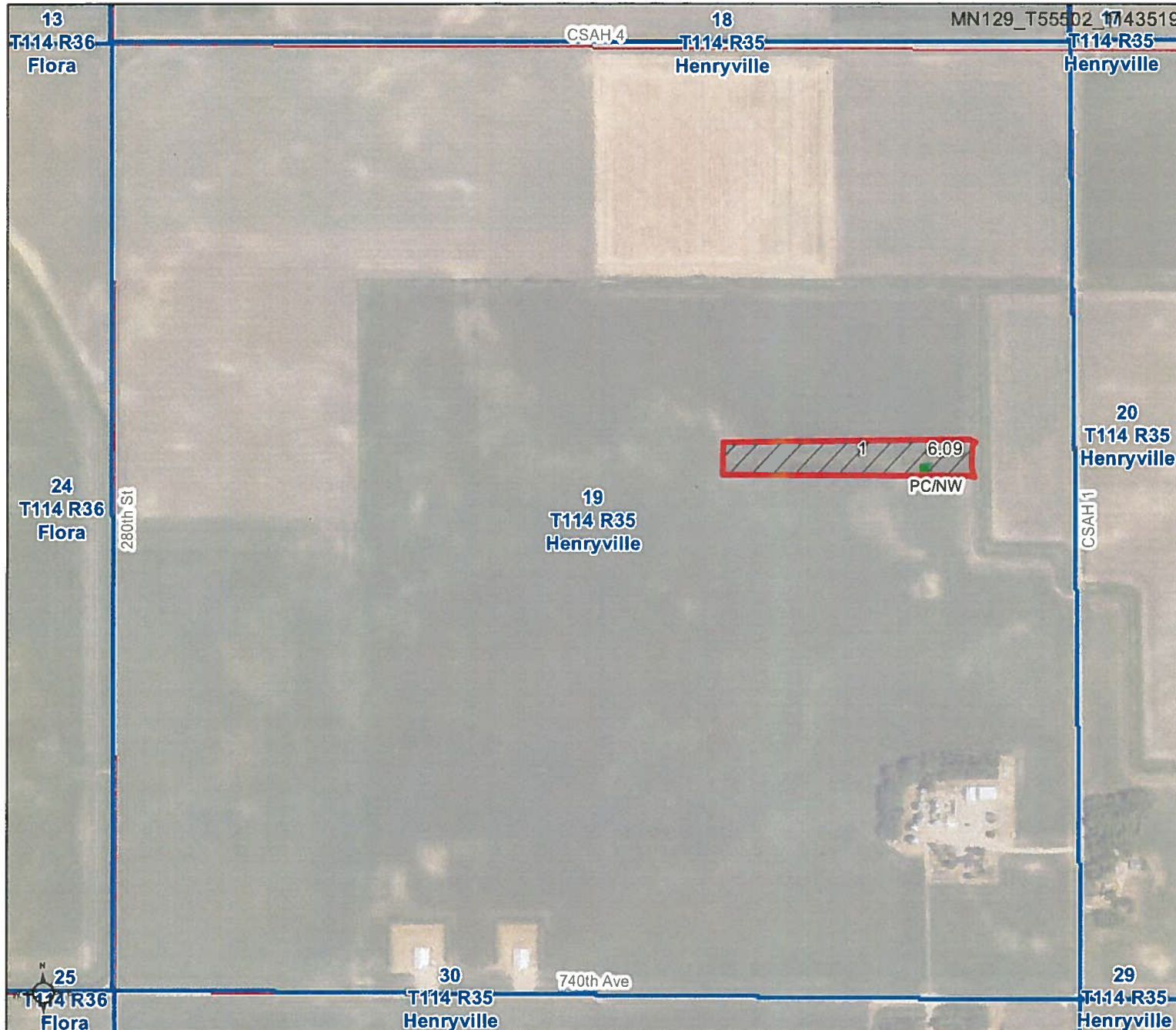
### Common Land Unit

Non-Cropland  
 Tract Boundary

### Wetland Determination Identifiers

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

Tract Cropland Total: 0.00 acres



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Abbreviated 156 Farm Record

NOTES

Tract Number : 55502

Description : S2 NE4 (CRP) HN 19  
FSA Physical Location : MINNESOTA/RENVILLE  
ANSI Physical Location : MINNESOTA/RENVILLE  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : ELAINE A FRANK LIVING TRUST, MYRON J FRANK DISCLAIMER TRUST  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
6.09	0.00	0.00	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	0.00	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

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

Tract Number : 55503

Description : NE4NE4 - S2NE4 - SE4 - E2SW4 - SENW4 HN 19  
FSA Physical Location : MINNESOTA/RENVILLE  
ANSI Physical Location : MINNESOTA/RENVILLE  
BIA Unit Range Number :  
HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
Wetland Status : Wetland determinations not complete  
WL Violations : None  
Owners : ELAINE A FRANK LIVING TRUST, MYRON J FRANK DISCLAIMER TRUST  
Other Producers : None  
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
383.18	360.87	360.87	0.00	0.00	0.00	0.00	0.00



MINNESOTA

RENVILLE

Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 7722

Prepared : 12/12/22 11:31 AM CST

Crop Year : 2023

Abbreviated 156 Farm Record

Tract 55503 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	360.87	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	275.75	0.00	174
Soybeans	31.49	0.00	48

<b>TOTAL</b>	<b>307.24</b>	<b>0.00</b>
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NOTES

MINNESOTA  
RENVILLE  
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 7722  
Prepared : 12/12/22 11:09 AM CST  
Crop Year : 2023

**Tract Number** : 57384  
**Description** : NW4 NE4 (-4 7 AC) - E2 SW4 NE4 - N2 SE4 31 HN  
**FSA Physical Location** : MINNESOTA/RENVILLE  
**ANSI Physical Location** : MINNESOTA/RENVILLE  
**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** : ELAINE A FRANK LIVING TRUST, MYRON J FRANK DISCLAIMER TRUST  
**Other Producers** : None  
**Recon ID** : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
130.39	125.83	125.83	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	125.83	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	96.13	0.00	174
Soybeans	10.98	0.00	48

**TOTAL** 107.11 0.00

NOTES

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