



301 South O'Connell Street, Marshall, Minnesota 56258

Matson & Staples

Sealed Bid Auction



Phone: (507) 532-5120

E-mail: land@nfmeo.com

Web Address: www.nfmeo.com

Accredited Farm Management

Real Estate Sales

Certified Appraisals





301 South O'Connell Street, Marshall, Minnesota 56258

MATSON & STAPLES - SEALED BID AUCTION

Parcels described as:

148± acres located in NE ¼ Sec 20-107-42 AND 104± acres located in NW ¼ Sec 21-107-42
(Lowville Twp) Murray County, MN

Times and Dates

Friday, April 7th, 2023

– **Written bids and earnest money check must be received by Northwestern Farm Management Company by 12:00 PM.**

Tuesday, April 11th, 2023

– **All persons submitting bids will have opportunity to raise bids at the Hadley Community Center 150 Main Street S, Hadley, MN 56151 at 10:00 AM**

Farm Information: Parcel 1: 148+/- acres with 139 tillable acres. The farm has a CPI of 94.8. Hokans-Svea complex, Svea loam, and Lakepark-Roliss-Parnell depressional complex are the most common soils found. Parcel 2: 104+/- total acres with 98.5 tillable acres. This property has a CPI of 95.2. Svea loam, Hokans-Svea complex, and Balaton loam are the most commonly found soil types. Both farms have exceptional farmability and contain private and county tile with excellent outlets. Potential for wind development opportunities. Please call for more details.

FSA-Information:

Crop	<u>Parcel 1 Base Acreage</u>	<u>Parcel 2 Base Acreage</u>	PLC Yield
Corn	65.59	46.49	168
Soybeans	61.18	43.36	44
Oats	2.98	2.11	94

Property Taxes: Non-Homestead 2022: Parcel 1: \$4,606 Parcel 2: \$3,108



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Sealed bid instructions:

1. All potential buyers shall deliver or mail a sealed bid by Noon, Friday, April 7th, 2023, to:

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

2. Minimum Bid is \$7,000 per acre.
3. All bids must be accompanied by a \$5,000.00 check for earnest money made out to Northwestern Farm Management Trust Account.
4. The written bid shall state the per acre bid amount.
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 tracts will be sold on a price per acre basis, based on surveyed acres and will be offered as "Buyers Choice." The high bidder can select either or both tracts with their high bid. If the high bidder does not select both tracts, then the remaining tract will be offered. The tracts will NOT be offered in their entirety at the conclusion of the auction.
8. The property described above will be sold in "As Is and Where Is" condition.
9. Possession will be granted immediately after closing.
10. The sale is subject to the terms of the 2023 cash rent lease.
11. Buyer will receive 100% of the cash rent and pay all the Real Estate Taxes due for 2023.
12. Possession will be granted immediately after closing, subject to the 2023 lease terms.
13. The successful bidder will enter into a purchase agreement and shall pay as earnest money 10% of the successful bid on the day of the auction.
14. The entire balance of the purchase price will be due and payable on or before June 1, 2023, at which time marketable title shall be conveyed.
15. Unsuccessful bidders will have checks returned to them at the conclusion of auction.
16. The seller reserves the right to reject any and all bids and to waive any irregularities in the bidding.
17. Property to be sold subject to any road, drainage, utility, or other easements of record.
18. Announcements the day of the auction take precedent over written material.



301 South O'Connell Street, Marshall, Minnesota 56258

BID SHEET FOR
MATSON & STAPLES – SEALED BID AUCTION

Parcel described as:

148± acres located in NE ¼ Sec 20-107-42 AND 104± acres located in NW ¼ Sec 21-107-42
(Lowville Twp) Murray County, MN

Submit bids in writing to:

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

All bids must be received by 12PM noon Friday, April 7th, 2023.

Minimum bid is \$7,000 per acre.

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

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 **Tuesday, April 11th**, at the **Hadley Community Center 150 Main Street S, Hadley, MN 56151 at 10:00 AM.** Successful bidder will sign purchase agreement at the conclusion of the auction and make earnest money payment of 10% 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: _____

LENDOR: _____

ADDRESS: _____

ADDRESS: _____

PHONE: _____

PHONE: _____

EMAIL: _____

EMAIL: _____



301 South O'Connell Street, Marshall, Minnesota 56258

Parcel 1



Phone: (507) 532-5120

E-mail: land@nfmeo.com

Web Address: www.nfmco.com

Accredited Farm Management

Real Estate Sales

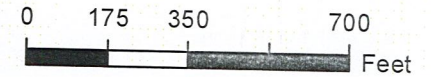
Certified Appraisals



Farm 9367
Tract 11402

2021 Program Year

Map Created March 29, 2021

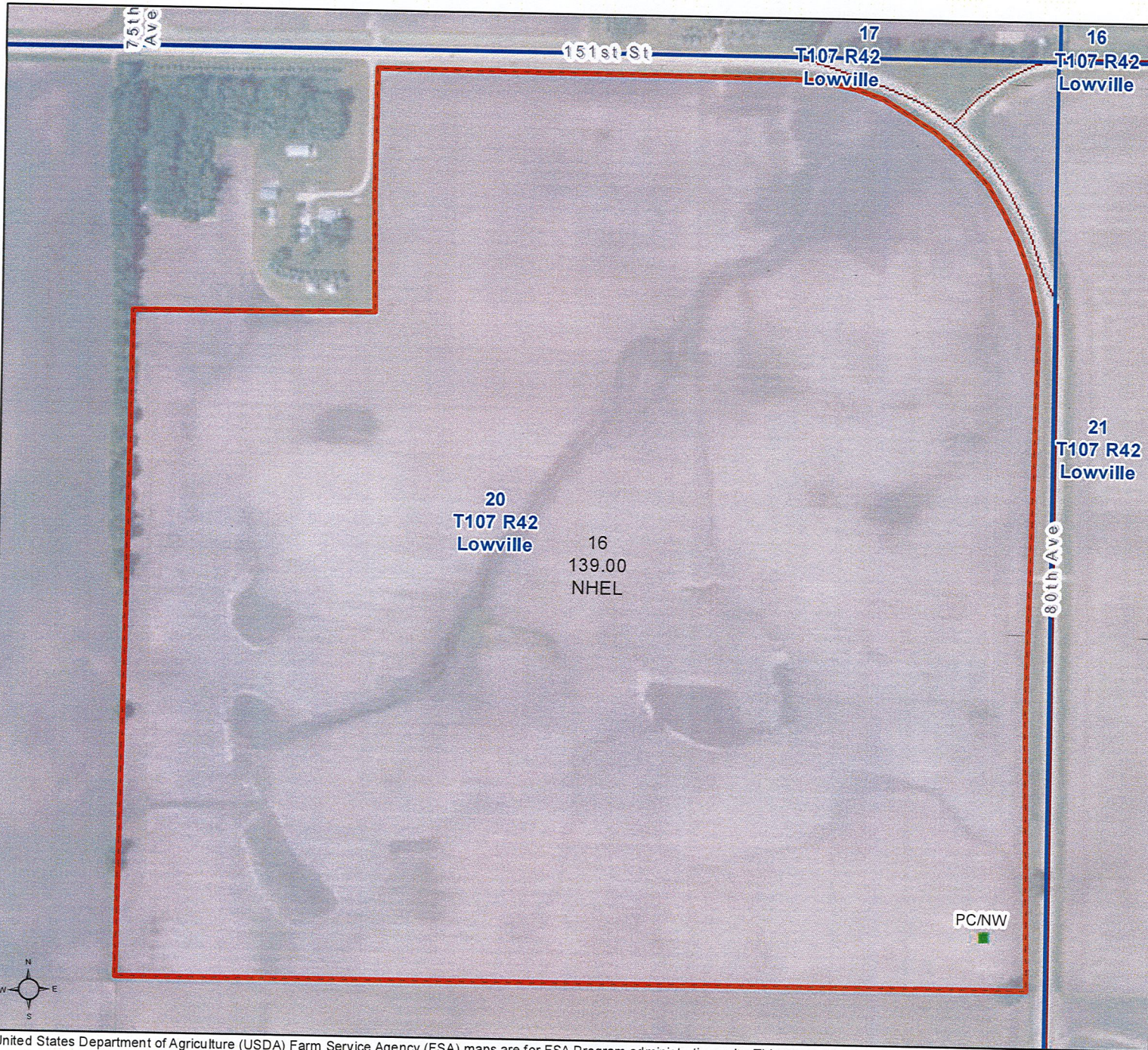


- Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, 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: 139.00 acres



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.

Minnesota
Murray
Report ID: FSA-156EZ

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

FARM: 9367
Prepared:
Crop Year:
Page:

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: Description
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
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
OATS							
CORN							
SOYBEANS							
Total Base Acres:							

Owners:
Other Producers: None

Tract Number: 11402 Description LOWVILLE-20 NE4
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
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction				
OATS	2.98	94	0.00				
CORN	65.59	168	0.00				
SOYBEANS	61.18	44	0.00				

Minnesota
Murray

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

FARM: 9367
Prepared:
Crop Year:
Page:

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
Total Base Acres:	129.75		

Owners:

Other Producers:

Tract Number: Description

FSA Physical Location : Murray, MN

ANSI Physical Location:

BIA Range Unit Number:

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

Recon Number

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		Native Sod	

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS			
CORN			
SOYBEANS			
Total Base Acres:			

Owner:

Other Producers:

Property ID Number: 14-020-0010
Property Description: SECT-20 TWP-107 RANG-42
NE1/4, LESS W 700'OF N 738' (11.86
ACRES)

Identifying Information Removed

LOWVILLE TWP
5990-T
ACRES 148.14

		Values and Classification	
		Taxes Payable Year	2021 2022
Step 1	Estimated Market Value:	1,034.800	1,034.800
	Homestead Exclusion:		
	Taxable Market Value:	1,034.800	1,034.800
	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		4,290.00
Sent in November 2021			
Step 3	Property Tax Statement		
	First half Taxes:		2,303.00
	Second half Taxes:		2,303.00
	Total Taxes Due in 2022		4,606.00

\$\$\$
REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

		Taxes Payable Year:	2021	2022	
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund				.00	
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE		<input type="checkbox"/>			
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		4,492.10	4,463.91	
	4. A. Agricultural and rural land tax credits		.00	.00	
	B. Other credits to reduce your property tax		145.76	150.63	
	5. Property taxes after credits		4,346.34	4,313.28	
Property Tax by Jurisdiction	6. County		2,944.87	3,011.36	
	7. City or Town		710.39	653.48	
	8. State General Tax		.00	.00	
	9. School District: 2169	A. Voter approved levies		119.25	100.41
		B. Other local levies		556.00	531.89
	10. Special Taxing Districts:	A. SWRDC		15.83	16.14
		B.			
		C.			
		D.			
	11. Non-school voter approved referenda levies				
	12. Total property tax before special assessments		4,346.34	4,313.28	
Special Assessments on Your Property	13. A. 2000 CO DITCH 20			36.98	
	B. 4900 CO DITCH 49			252.24	
	PRIN 292.72 C. 70020 911 RURAL SIGN ASMT			3.50	
	INT D.				
	TOT 292.72 E.				
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS			4,630.00	4,606.00	

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# 14-020-0010 RCPT# 4107
AGRI NON-HSTD

PRCL# 14-020-0010 RCPT# 4107
AGRI NON-HSTD

AMOUNT DUE NOVEMBER 15, 2022	AMOUNT DUE MAY 16, 2022	TOTAL TAX
2ND HALF TAX 2,303.00	1ST HALF TAX 2,303.00	4,606.00
PENALTY	PENALTY	
TOTAL	TOTAL	

5990-T

5990-T

Identifying Information Removed

Identifying Information Removed

Aerial Map



©2023 AcriData, Inc.

Map Center: 44.062289, -95.908839



20-107N-42W
Murray County
Minnesota

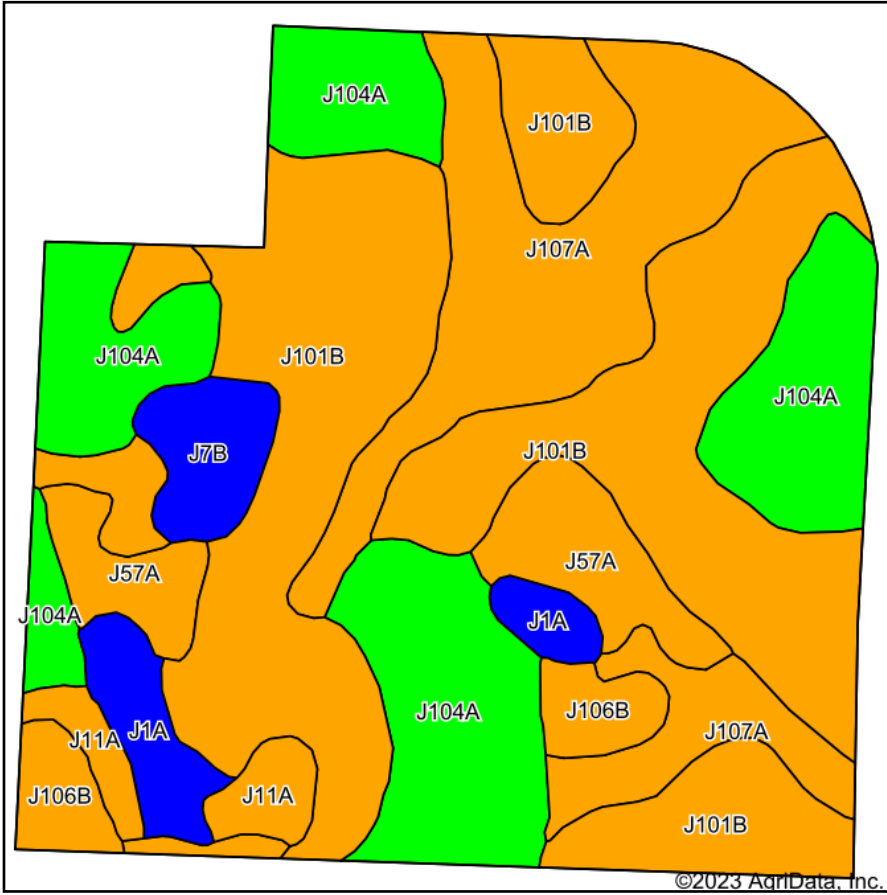


2/13/2023

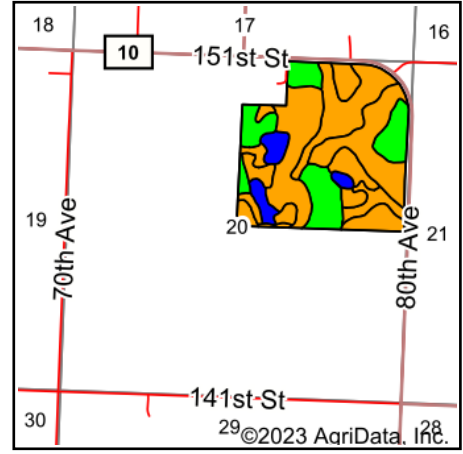


Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Murray**
 Location: **20-107N-42W**
 Township: **Lowville**
 Acres: **139**
 Date: **2/13/2023**

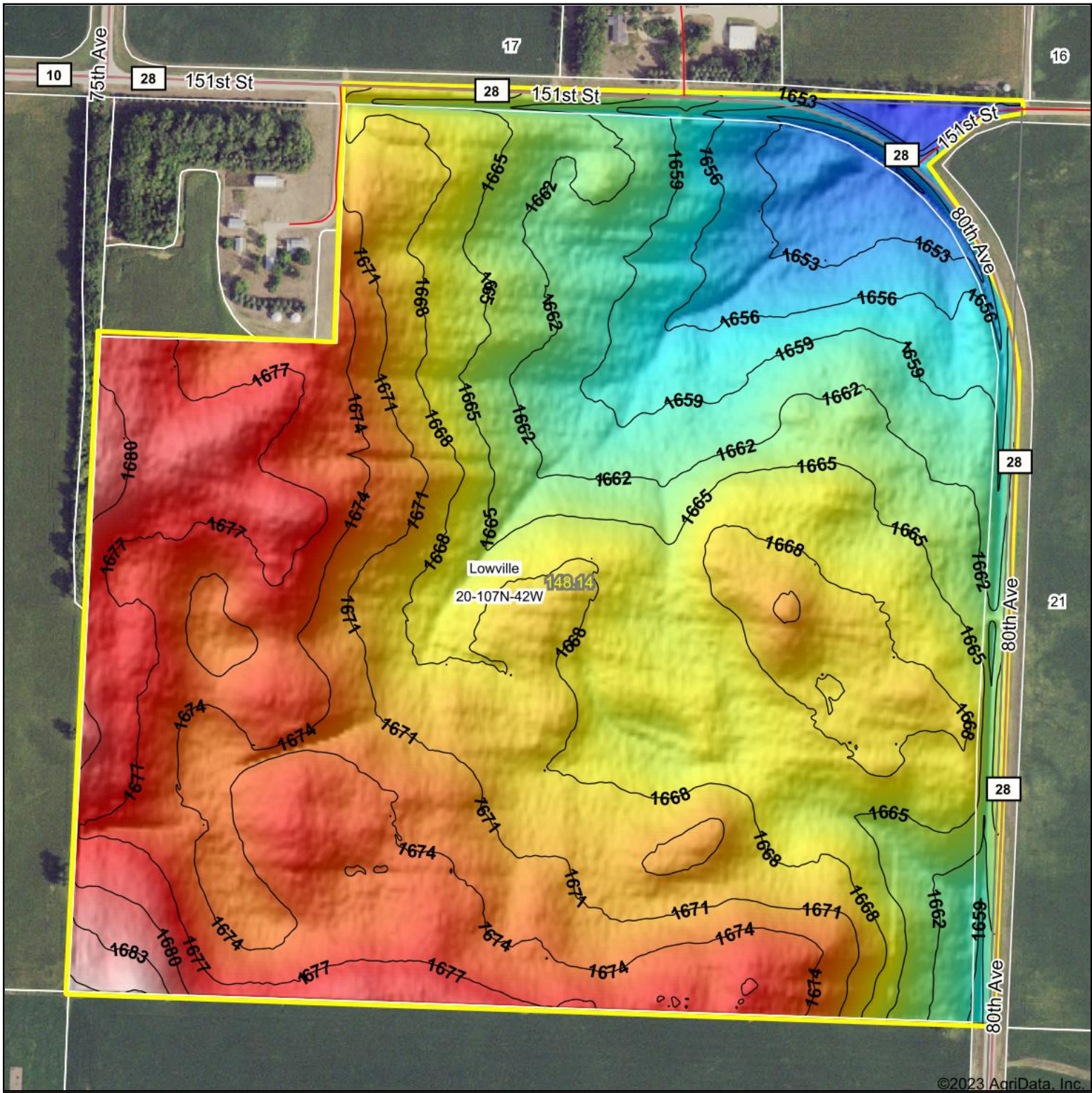


Area Symbol: MN101, Soil Area Version: 22

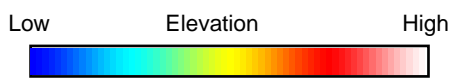
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
J101B	Hokans-Svea complex, 1 to 4 percent slopes	54.23	39.0%		Ile	98
J104A	Svea loam, 1 to 3 percent slopes	31.34	22.5%		Ie	99
J107A	Lakepark-Roliss-Parnell, depressional, complex, 0 to 3 percent slopes	28.29	20.4%		IIw	93
J57A	Balaton loam, 1 to 3 percent slopes	8.50	6.1%		IIs	96
J1A	Parnell silty clay loam, depressional, 0 to 1 percent slopes	4.94	3.6%		IIIw	86
J106B	Barnes-Buse-Svea complex, 1 to 6 percent slopes	4.44	3.2%		Ile	88
J7B	Sverdrup sandy loam, 2 to 6 percent slopes	3.86	2.8%		IIIe	49
J11A	Vallers clay loam, 0 to 2 percent slopes	3.40	2.4%		IIw	90
Weighted Average					1.84	94.8

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

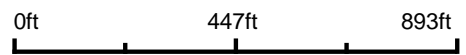
Topography Hillshade



©2023 AgriData, Inc.



Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,647.0
 Max: 1,687.4
 Range: 40.4
 Average: 1,667.9
 Standard Deviation: 7.28 ft



20-107N-42W
Murray County
Minnesota

map center: 44.062434, -95.908890



Maps Provided By:



© AgriData, Inc. 2021 www.AgriDataInc.com

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



301 South O'Connell Street, Marshall, Minnesota 56258

Parcel 2



Phone: (507) 532-5120

E-mail: land@nfmeo.com

Web Address: www.nfmco.com

Accredited Farm Management

Real Estate Sales

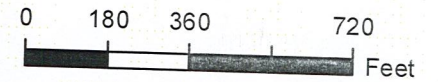
Certified Appraisals



Farm 9367
Tract 830

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

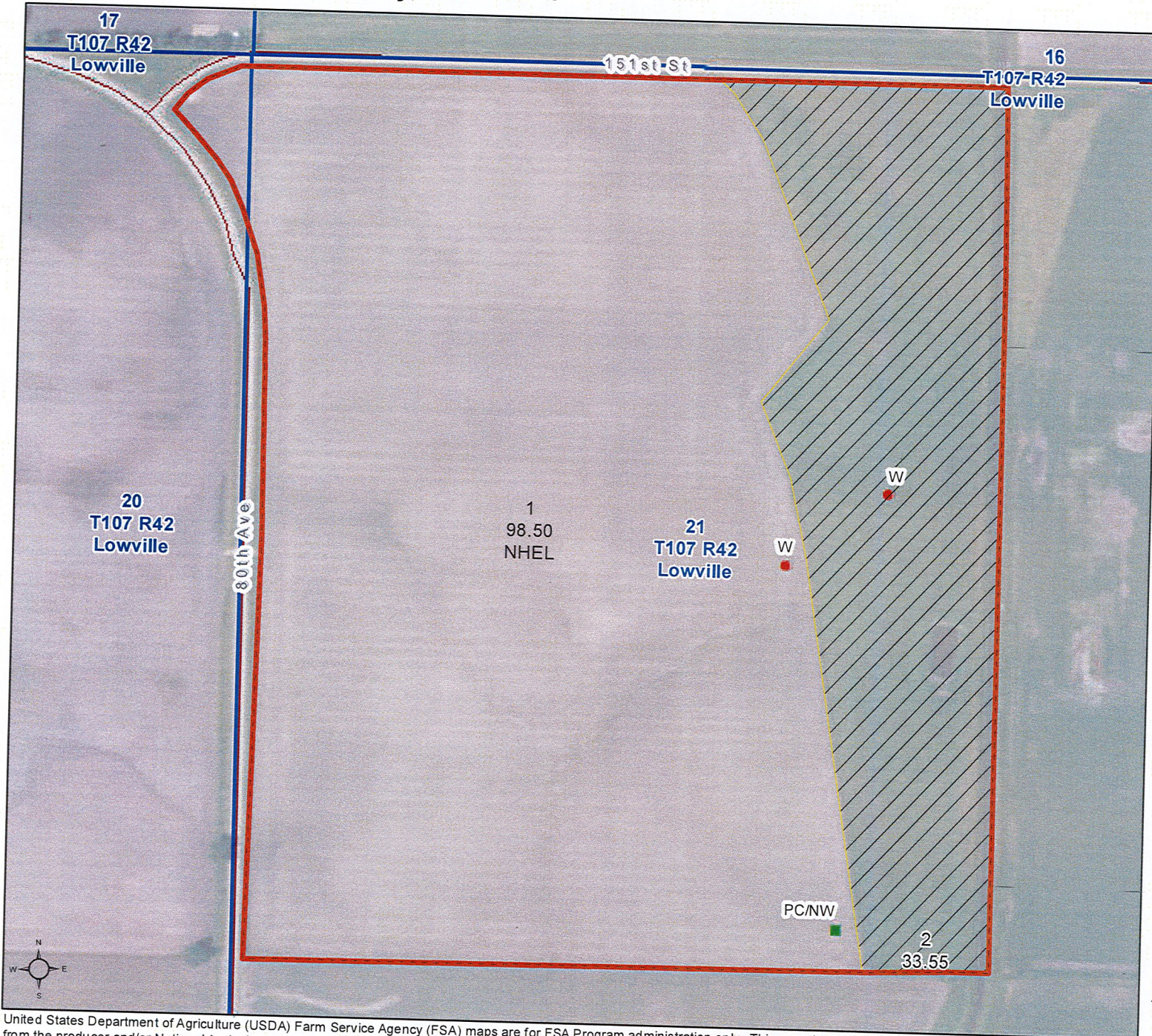
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- Minnesota_Transparency_Polygon_02142019

Wetland Determination Identifiers

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

Tract Cropland Total: 98.50 acres



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Minnesota
Murray

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

FARM: 9367

Prepared:
Crop Year:
Page:

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name _____ Farm Identifier _____ Recon Number _____

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
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod				

PLC	ARC-CO	ARC-IC	ARC/PLC		
			PLC-Default	ARC-CO-Default	ARC-IC-Default

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS			
CORN			
SOYBEANS			

Total Base Acres:

Tract Number: 830 Description LOWVILLE-21 NW4
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
132.05	98.5	98.5	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	98.5	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS	2.11	94	0.00
CORN	46.49	168	0.00

FARM: 9367

Minnesota

U.S. Department of Agriculture

Prepared:

Murray

Farm Service Agency

Crop Year:

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page:

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
SOYBEANS	43.36	44	0.00
Total Base Acres:	91.96		

Owners:

Other Producers:

Tract Number Description

FSA Physical Location :

ANSI Physical Location:

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
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
OATS			
CORN			
SOYBEANS			
Total Base Acres:			

Owner:

Other Producers:

Property ID Number: 14-021-0030
Property Description: SECT-21 TWP-107 RANG-42
GOVT LOTS UNPLATTED - GOVT LOTS 6 & 7 (IN NW1/4)

LOWVILLE TWP

		Values and Classification	
		Taxes Payable Year	2021 2022
Step 1	Estimated Market Value:	723.500	723.500
	Homestead Exclusion:		
	Taxable Market Value:	723.500	723.500
New Improve/Expired Excls:		AGRI NON-HSTD AGRI NON-HSTD	
Property Class:			
Sent in March 2021			
Step 2	Proposed Tax		
	* Does Not Include Special Assessments		2,998.00
Sent in November 2021			
Step 3	Property Tax Statement		
	First half Taxes:		1,554.00
	Second half Taxes:		1,554.00
	Total Taxes Due in 2022		3,108.00

Identifying Information Removed

5990-T

ACRES 103.63

\$\$\$
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			.00
File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE		<input type="checkbox"/>	
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	3,140.17	3,121.01
	4. A. Agricultural and rural land tax credits	.00	.00
	B. Other credits to reduce your property tax	101.91	105.31
	5. Property taxes after credits	3,038.26	3,015.70
Property Tax by Jurisdiction	6. County	2,058.40	2,105.43
	7. City or Town	496.68	456.89
	8. State General Tax	.00	.00
	9. School District: 2169		
	A. Voter approved levies	83.37	70.21
	B. Other local levies	388.74	371.88
	10. Special Taxing Districts:		
	A. SWRDC	11.07	11.29
	B.		
	C.		
	D.		
11. Non-school voter approved referenda levies			
12. Total property tax before special assessments	3,038.26	3,015.70	
Special Assessments on Your Property	13. A. 2000 CO DITCH 20		68.10
	B. 4900 CO DITCH 49		19.72
	PRIN 92.30 C. 11400 JUD DITCH 14		.98
	INT INT D. 70020 911 RURAL SIGN ASMT		3.50
	TOT 92.30 E.		
14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	3,110.00	3,108.00	

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# 14-021-0030 RCPT# 4115
AGRI NON-HSTD

PRCL# 14-021-0030 RCPT# 4115
AGRI NON-HSTD

AMOUNT DUE NOVEMBER 15, 2022	AMOUNT DUE MAY 16, 2022	TOTAL TAX
2ND HALF TAX 1,554.00	1ST HALF TAX 1,554.00	3,108.00
PENALTY	PENALTY	
TOTAL	TOTAL	

5990-T

5990-T

Identifying Information Removed

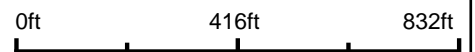
Identifying Information Removed

Aerial Map



©2023 AgriData, Inc.

Map Center: 44.062372, -95.900643



21-107N-42W
Murray County
Minnesota

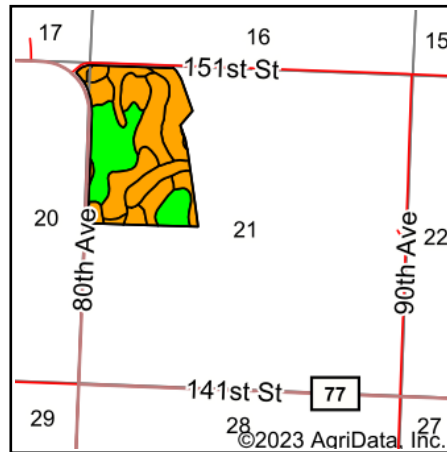
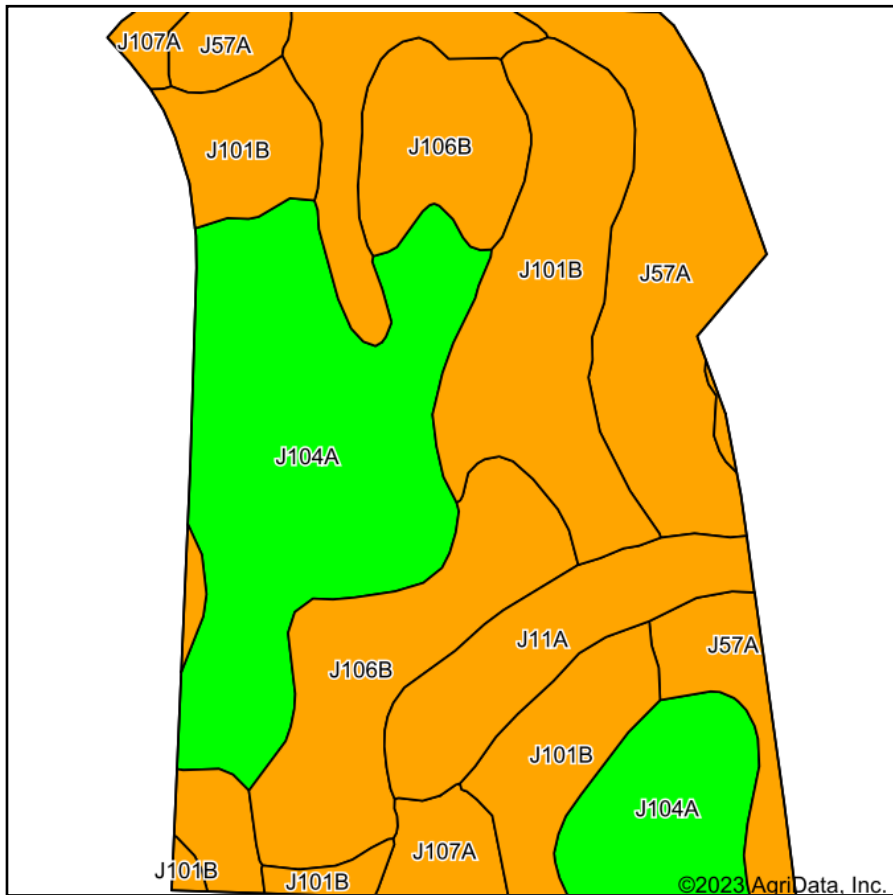


2/13/2023

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

Soils Map



State: **Minnesota**
 County: **Murray**
 Location: **21-107N-42W**
 Township: **Lowville**
 Acres: **98.5**
 Date: **2/13/2023**



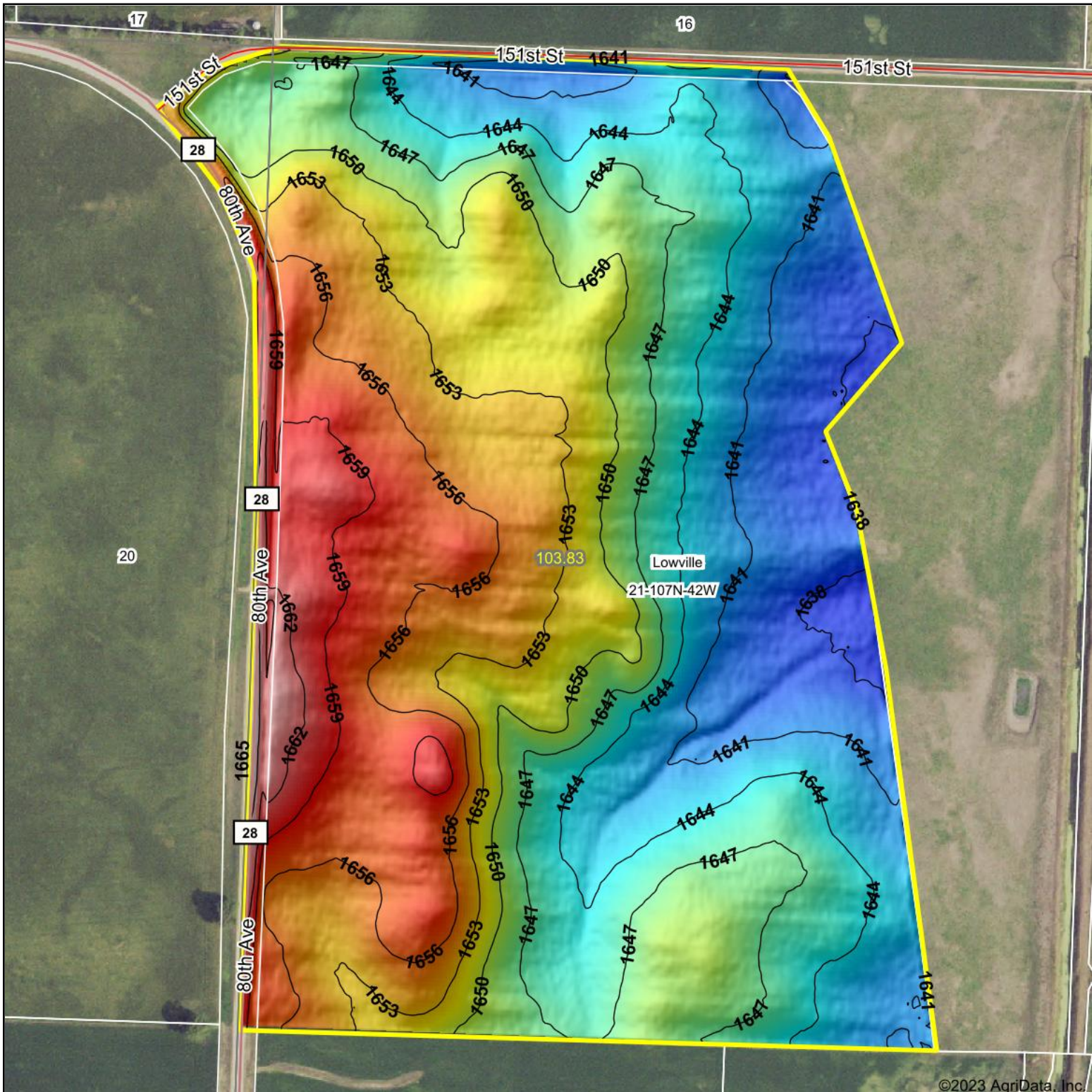
Soils data provided by USDA and NRCS.

Area Symbol: MN101, Soil Area Version: 22

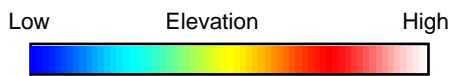
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
J104A	Svea loam, 1 to 3 percent slopes	27.94	28.4%		Ie	99
J101B	Hokans-Svea complex, 1 to 4 percent slopes	21.72	22.1%		Ile	98
J57A	Balaton loam, 1 to 3 percent slopes	16.93	17.2%		Ils	96
J106B	Barnes-Buse-Svea complex, 1 to 6 percent slopes	15.37	15.6%		Ile	88
J11A	Vallers clay loam, 0 to 2 percent slopes	11.92	12.1%		IIw	90
J107A	Lakepark-Roliss-Parnell, depressional, complex, 0 to 3 percent slopes	4.62	4.7%		IIw	93
Weighted Average					1.72	95.2

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

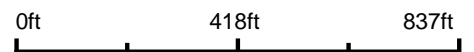
Topography Hillshade



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Source: USGS 3 meter dem



Interval(ft): 3

Min: 1,636.8

Max: 1,666.3

Range: 29.5

Average: 1,648.9

Standard Deviation: 6.53 ft



2/13/2023

21-107N-42W
Murray County
Minnesota

map center: 44.062376, -95.900643

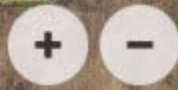


Maps Provided By:



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ELINOR BENTSON TRUST
14-017-0030

DEBRA M KREMER LAND TRUST
14-016-0040

C & H MILLER FARMS LLC
14-016-0060

BRYAN J & LAUREN BIEGLER TRUSTS
14-017-0040

C & H MILLER FARMS LLC
14-017-0050

C & H MILLER FARMS LLC
14-016-0050

161STST

151STST

MARK L & KARI B MATSON ET AL (4)
14-020-0010

Lowville

DANIEL & SHARON STAAB TRUST
14-021-0011

GARY W CARLSON TRUST ET AL (4)
14-020-0050

POSTHUMA FAMILY TRUST
14-020-0040

141STST

141STST

141STST

141STST

1000 ft

CD41-Br E1

CD20-Br G

CD49-Br B

CD49-Main-tile

CD20-Main-Open

CD49-Lat 3

CD49-Lat 6

JD19-Lat 35

JD19-Lat 38

CD49-Lat 5

90THAVE

90THAVE

70THAVE

75THAVE

70THAVE

90THAVE

90THAVE

18

16

15

30

29

28

22



MILLER C & HFARMS LLC

MILLER C & HFARMS LLC

MILLER NATHAN C

CARLSON MARK & JANNETTE

Lowville

BENTSON ELINOR TRUST

MATSON MARK L & KARI B ET AL (4)

MATSON MARK L & KARI B ET AL

MARBLE BARBARA ET AL (3)

STAB DANIEL &

CD49 Main-Tile 10

CD49 Main-Tile 12

CD49 Main-Tile 14

CD49 Main-Tile 16

CD49 Main-Tile 18

CD49 Lat 3.10

CD49 Lat 3.8

CD49 Lat 5.8

CD49 Lat 5.6

CD49 Lat 6.4

CD49 0

CD49 Lat 6.6

CD49 Lat 8.8

CD49 Lat 8.6

CD49 0

CD49 0

CD49 0

CD49 Lat 10.6

CD49 Lat 9.8

CD49 Lat 11.10

CD49 0

CD49 0

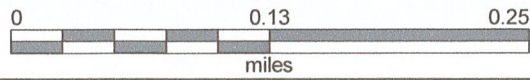
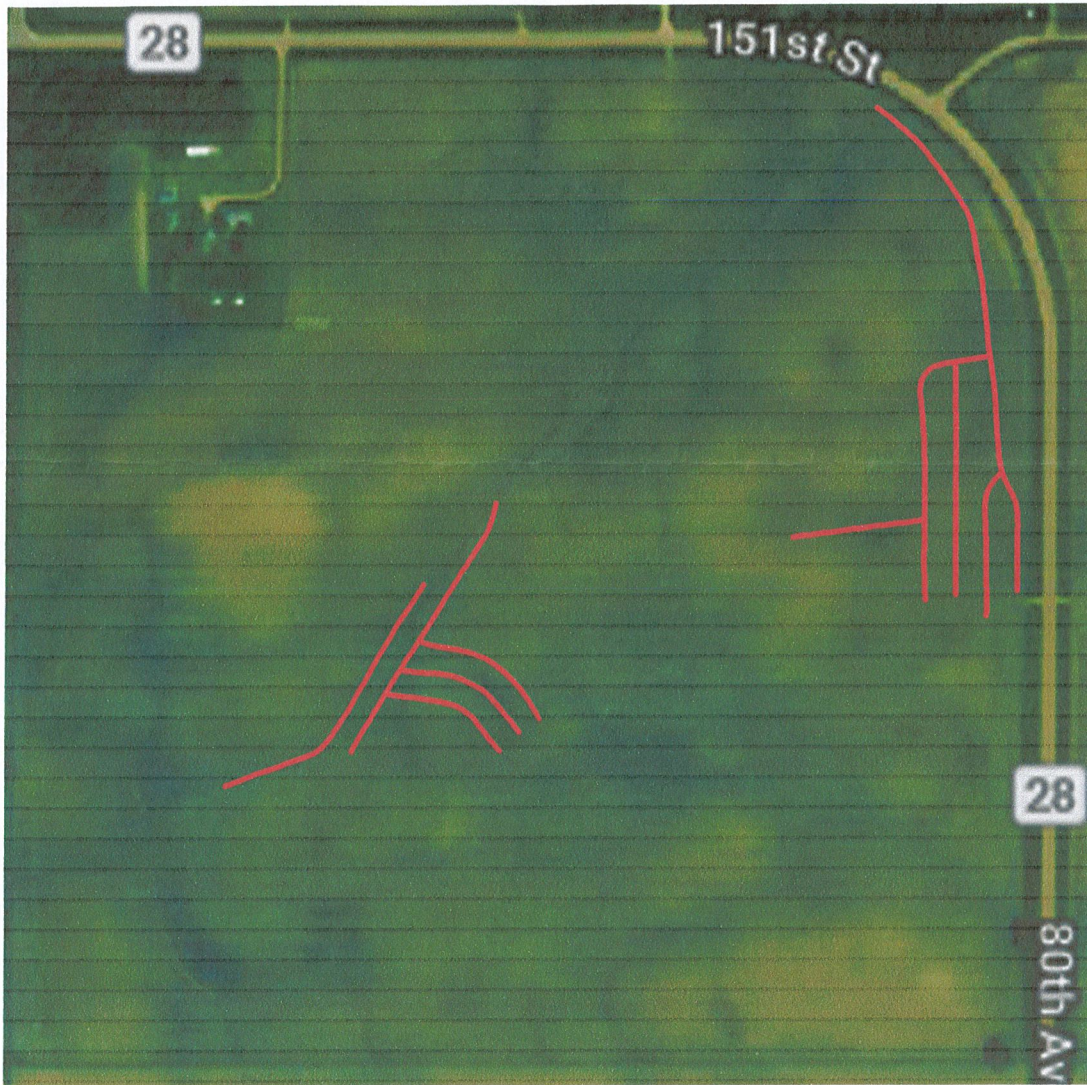
CD49 0

CD49 0

CD49 0

CD20 Main-Open-80

Johnson Ditching Inc 2019



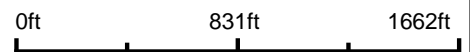
Johnson Ditching Inc
lowville20semiller

- 13 - 22
- 1 - 12

Aerial Map



Map Center: 44.058699, -95.904782



20-107N-42W
Murray County
Minnesota



2/13/2023

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