

Dunteman – Rent Bidding Form

Bidding Information and Instructions:

- Bids and application must be received at the office of Northwestern Farm Management Company by 12:00 pm on Wednesday, January 29, 2025.

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

Fax – 507-532-0293
Phone 507-532-5120
www.nfmco.com
Email – dan@nfmco.com

- These farms are being offered as a 1-year lease with intent to have a long-term relationship.
- **No subleasing is permitted.**
- Rent will be due on March 1, 2025
- Farms are being rented “as is” “where is”.
- Fall tillage and fertilizer reimbursement to previous tenant due April 1, 2025 in the amount of \$10,443.06

Insurance Information

Operator shall carry comprehensive general liability insurance or farm liability insurance at a minimum of \$1,000,000 coverage level with respect to Operator's use or Operator's employee use and occupancy of the premises and all operations incidental thereto. Operator agrees that this policy will list Northwestern Farm Management Company as Agent for Owner as a certificate holder. Operator agrees to supply a copy of this certificate each year of this lease to Northwestern Farm Management Company and also gives Northwestern Farm Management Company authorization to contact Operator's insurance agent for any information needed.

Operator Name: _____ **Phone:** _____

Address: _____

Rental Bid for Farm

130.92 Cropland Acres x \$ _____ /acre = Total Bid per year of \$ _____

This information provided herein is received from other sources and is believed to be correct NORTHWESTERN FARM MANAGEMENT COMPANY does not warrant its accuracy. We strongly suggest you contact the appropriate sources to confirm this information.

Date

Signature

REFERENCES:

Name

Address/Phone

Character: 1. _____

Credit: 1. _____

Farming Ability: 1. _____

I give Northwestern Farm Management, and its agents, authority to contact the references listed above.

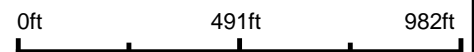
Signature: _____

Date: _____

Aerial Map



Boundary Center: 44° 16' 46.04, -95° 48' 3.3



5-109N-41W
Lyon County
Minnesota

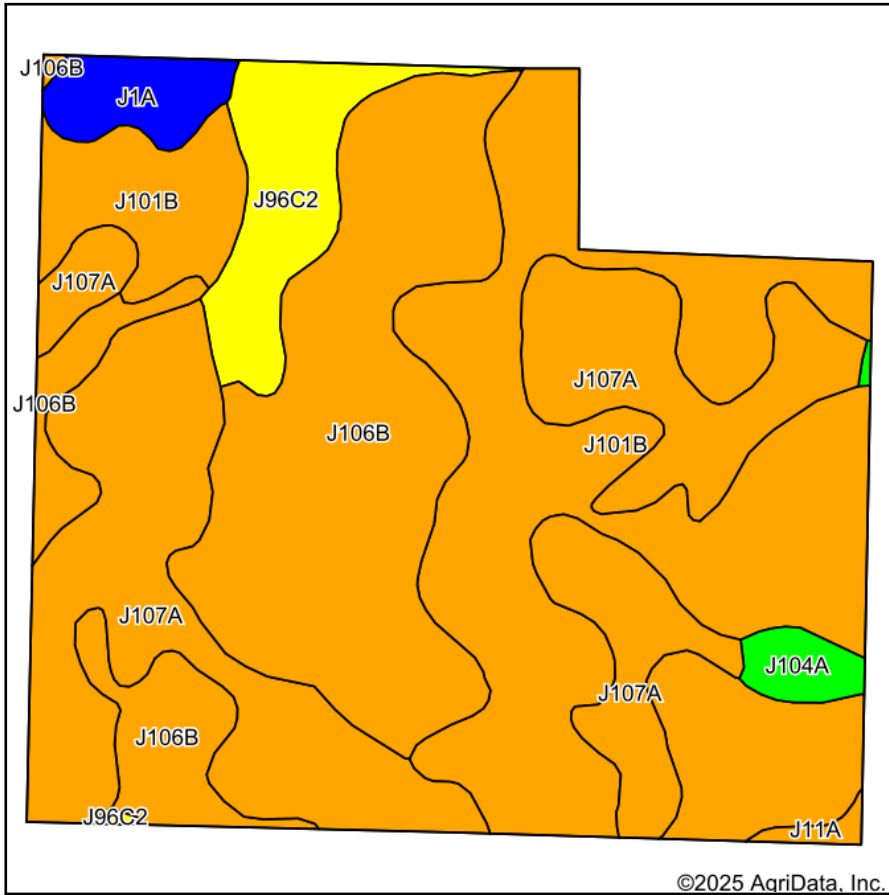


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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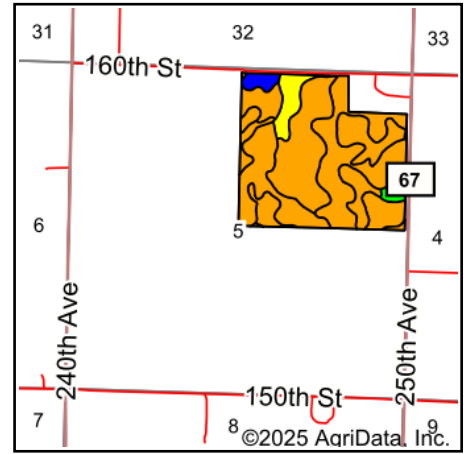
1/13/2025

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Lyon**
 Location: **5-109N-41W**
 Township: **Custer**
 Acres: **130.92**
 Date: **1/13/2025**

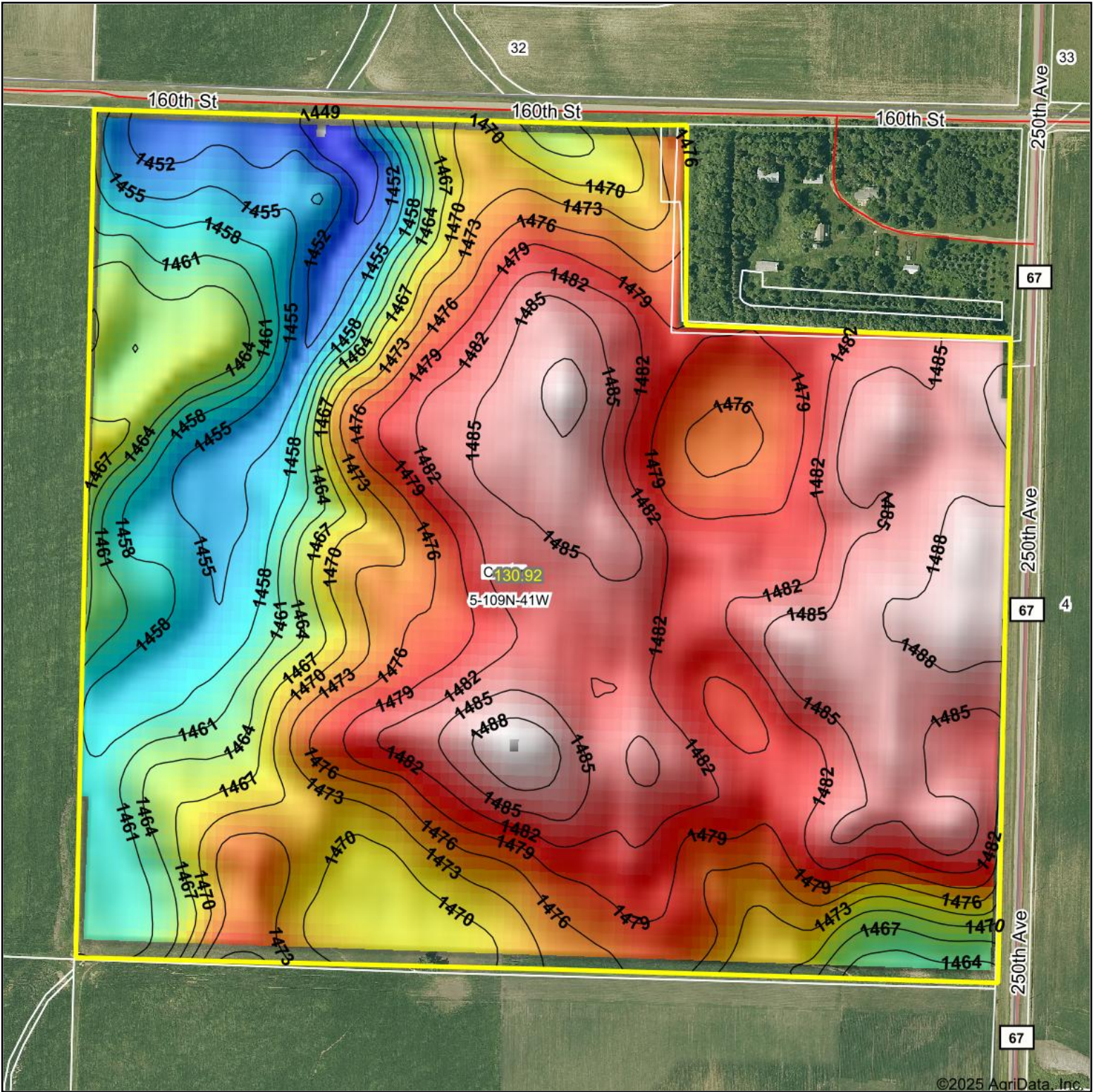


Area Symbol: MN083, Soil Area Version: 21

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	46.31	35.3%		Ile	98
J107A	Lakepark-Roliss-Parnell, depressional, complex, 0 to 3 percent slopes	37.15	28.4%		IIw	93
J106B	Barnes, occasional saturation-Buse-Svea complex, 1 to 6 percent slopes	34.76	26.6%		Ile	88
J96C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	7.35	5.6%		IVe	80
J1A	Parnell silty clay loam, depressional, 0 to 1 percent slopes	3.09	2.4%		IIIw	86
J104A	Svea loam, 1 to 3 percent slopes	1.76	1.3%		Ie	99
J11A	Vallers clay loam, 0 to 2 percent slopes	0.50	0.4%		IIw	90
Weighted Average					2.12	92.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



<p>Low Elevation High</p>	<p>Source: USGS 10 meter dem Interval(ft): 3 Min: 1,446.9 Max: 1,490.4 Range: 43.5 Average: 1,473.9 Standard Deviation: 10.86 ft</p>	<p>0ft 439ft 878ft</p> <p> 1/13/2025 5-109N-41W Lyon County Minnesota Boundary Center: 44° 16' 46.04, -95° 48' 3.3 </p>
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Maps Provided By:



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

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MINNESOTA
LYON
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 12068
Prepared : 1/10/25 10:41 AM CST
Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : 27-083-2022-219
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
131.14	130.92	130.92	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	130.92	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	78.28	0.00	155	
Soybeans	52.64	0.00	41	
TOTAL	130.92	0.00		

NOTES

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Tract Number : 11038
Description : NE EXCL BLDG 5 CUSTER
FSA Physical Location : MINNESOTA/LYON
ANSI Physical Location : MINNESOTA/LYON
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 :
Other Producers :
Recon ID : 27-083-2016-220

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
131.14	130.92	130.92	0.00	0.00	0.00	0.00	0.0

MINNESOTA
 LYON
 Form: FSA-156EZ



United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 12068
 Prepared : 1/10/25 10:41 AM CST
 Crop Year : 2025

Tract 11038 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	130.92	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	78.28	0.00	155
Soybeans	52.64	0.00	41
TOTAL	130.92	0.00	

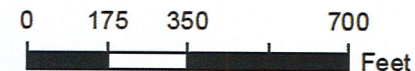
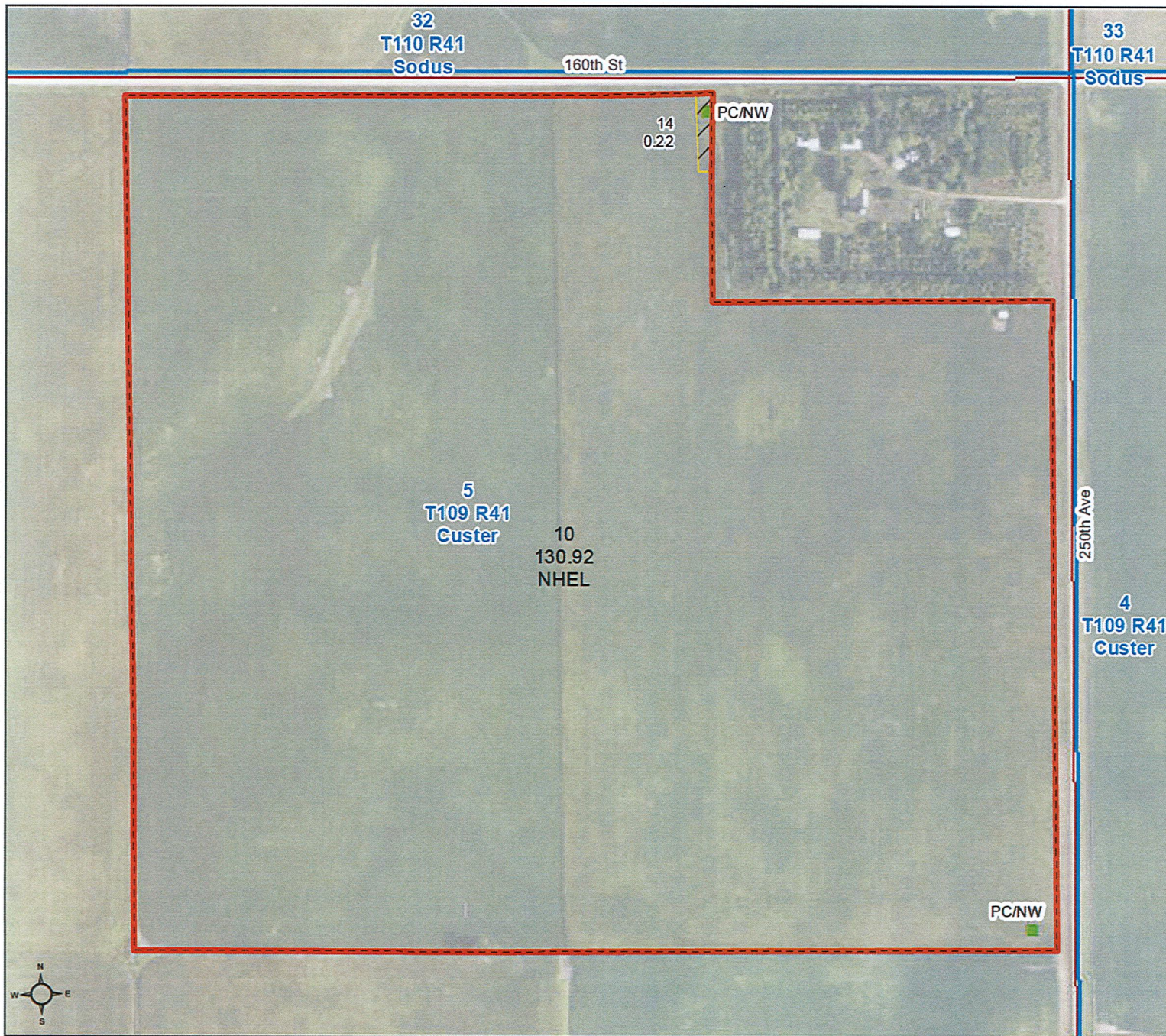
NOTES

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- 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: 130.92 acres

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United States Department
of Agriculture

Natural Resources
Conservation Service

NRCS-CPA-026E
9/2000

Cu-35 → NE4
Sod 33

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name	Request 5/1/2012	County: Lyon
Address	Date:	
Agency or Person Requesting Determination:	Tract 7502 No:	Farm 7079 No:

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination?	
Are there highly erodible soil map units on this farm?	

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not; fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Field(s)	HEL(Y/N)	Sodbust (Y/N)	Acres	Determination Date
Refer to the Previous HEL determination available on file from your FSA office				

Section II - Wetlands

Are there hydric soils on this farm? Yes
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Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

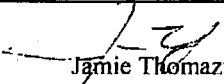
Field(s)	Wetland Label	Occurrence Year	Acres	Determination Date	Certification Date
1	PC/NW		28	5/1/2012	5/31/2012 ✓
10	PC/NW		130.9	5/1/2012	5/31/2012 ✓
11	PC/NW		13	5/1/2012	5/31/2012 ✓
12	PC/NW		2.6	5/1/2012	5/31/2012 ✓
13			21.7	5/1/2012	5/31/2012
14	PC/NW		0.2	5/1/2012	5/31/2012 ✓
15	PC/NW		0.8	5/1/2012	5/31/2012 ✓
2	PC/NW		7.3	5/1/2012	5/31/2012 ✓
3	PC/NW		1.8	5/1/2012	5/31/2012 ✓
6	PC/NW		2.2	5/1/2012	5/31/2012 ✓
7	PC/NW		0.7	5/1/2012	5/31/2012 ✓
8	PC/NW		0.7	5/1/2012	5/31/2012 ✓

2/3/14

The wetland determination was completed in the Office It was delivered by: Mail On: 5/1/2012

Remarks:	
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I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist	Date
 Jamie Thomazin	5/1/2012

Tract 7502
 Custer5 Sodus 33
 5/1/12

Certified Wetland Determination

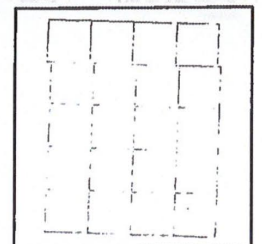
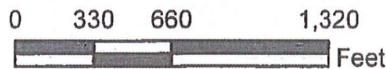
Agency: NRCS
 Field Office: Lyon
 District: Lyon SWCD



 Missing Label	 CME	 MWM
 PC/NW	 CPD	 NW
 W	 CW	 NWNAD
 FW	 CWTE	 PC
 FWP	 MIW	 TP
 AW	 MW	 WX
	 Townships	
		Sections



1:9,084



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