



P.O. Box 596, 105 Main Street S, Grand Meadow, MN 55936
Bus: 507-754-5815 • Toll Free: 800-658-2340 • www.lrmrealestate.com

• Farm Management • Real Estate • Market Analysis

Austin 69 Farm

Approximately 69 Acres Freeborn County Farmland.

Total Acres:	69.71 approximately
Tillable Acres:	69.30 approximately
Prodex:	92.4
Corn Base:	46.51
Soybean Base:	13.49
Wheat Base:	0.94
PLC Yield:	170 Corn
PLC Yield:	41 Soybeans
PLC Yield:	34 Wheat
Improvements:	Some tile
Taxes:	\$5,628.00 Ag Non-Homestead (2025)
Price:	\$830,000.00
Legal Description:	See attached "Exhibit A" Legal Description
Note:	Good tenant in place for 2025 crop year

LAND RESOURCE MANAGEMENT & REALTY, INC.

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randy@lrmrealestate.com
Office: 507-754-5815
Cell: 507-273-3890

Ryan Queensland, Broker
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Information is from sources deemed reliable but is not guaranteed by agent

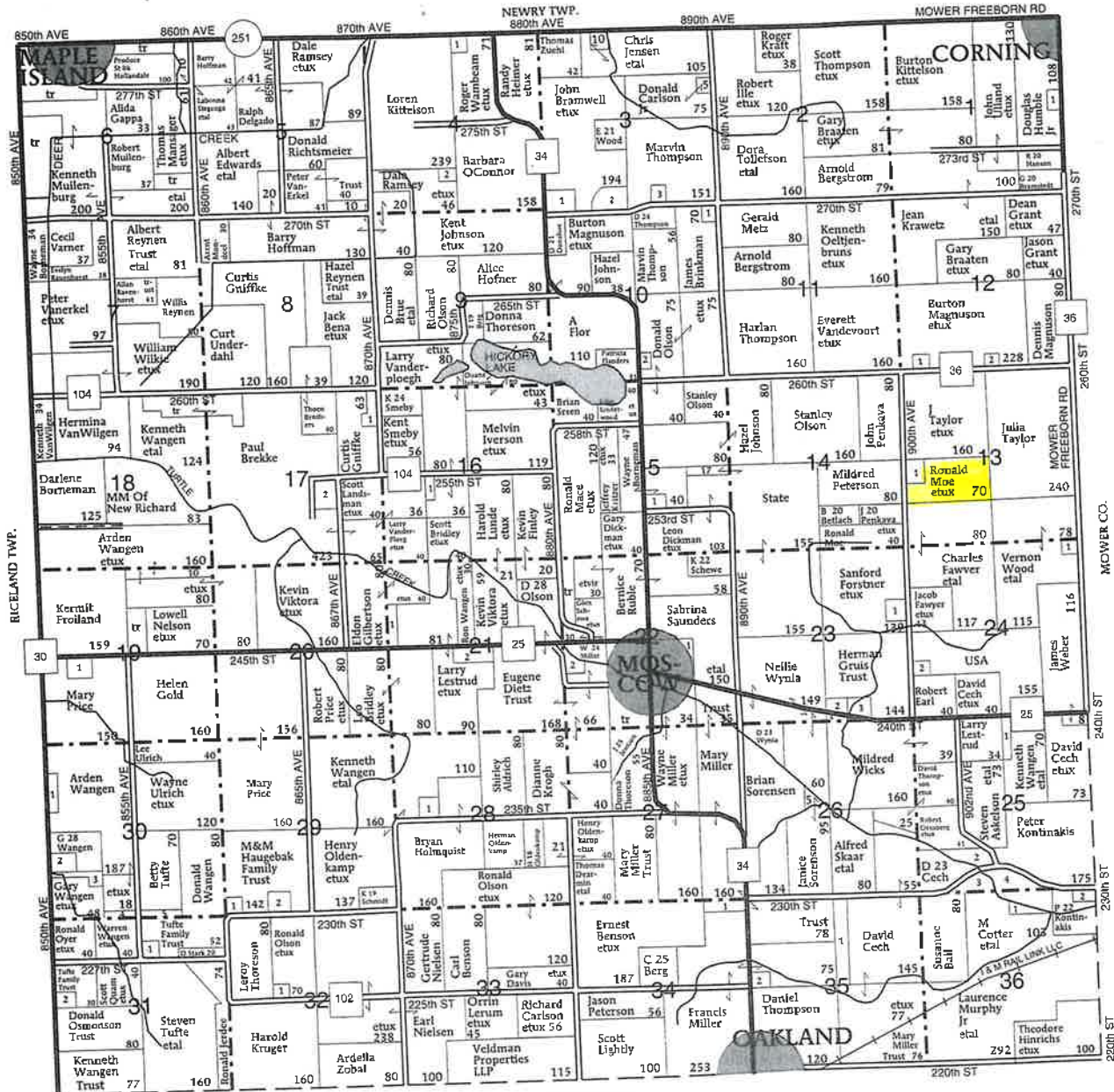
We Don't Want To Confuse You...

So If You're Having Trouble Reading Our Maps Check Our Page On "HOW TO READ YOUR PLAT AND DIRECTORY" Which Is Located Near The Front Of The Book
We Want You To Take Full Advantage Of Our Service!

T-103-N

MOSCOW PLAT
(Landowners)

R-19-W



MOSCOW TOWNSHIP

SECTION 1

1 Braon Sr, Joseph

SECTION 3

1 Stahl, Roger

2 Forstner, Thomas

3 Baker, Robert

SECTION 4

1 Zago, Dabra

2 Stanley, Duane

SECTION 10

1 Kenneth Wangen Trust

1 Castellano, Jane

2 Olson, Matthew

SECTION 12

1 Penkava, Steven

2 Schewe, Dennis

SECTION 13

1 Williams, Chad

SECTION 15

1 Behne, Brandon

SECTION 16

1 Lieske, Virgil

SECTION 17

1

1 Stoa, Roger

2 Erstad, Jerry

SECTION 19

1 Wangen, Larry

SECTION 21

1 Morrison, Richard

2 Sobolik, Nancy

SECTION 22

1 Olson, Allen

2 Jacobson, Jeff

SECTION 23

1 Beckel, David

2 Christenson, Kenneth

3 Wicks, Dale

4 Wick, Mildred

SECTION 24

1 Noble, Darwin

2 Fett, Dustin

SECTION 25

1 Wicks, Thomas

2 Detloff, Terrence

3 Cotter, M

4 Miller, Raymond

SECTION 28

1

1 Peterson, Edwin

SECTION 29

1 Cottrell, Patrick

2 Fynbo, William

SECTION 30

1 Frondal, Steve

2 Wangen, Arden

3 Cottrell, Jack

4 Wangen, Elwood

5 Legried, Virgil

SECTION 31

1 Anthonisen, Arleigh

2 Soiney, Steven

SECTION 32

1 Olson, Robert

SECTION 34

1 Hanson, Ronald

SECTION 35

1 Cach, Aaron

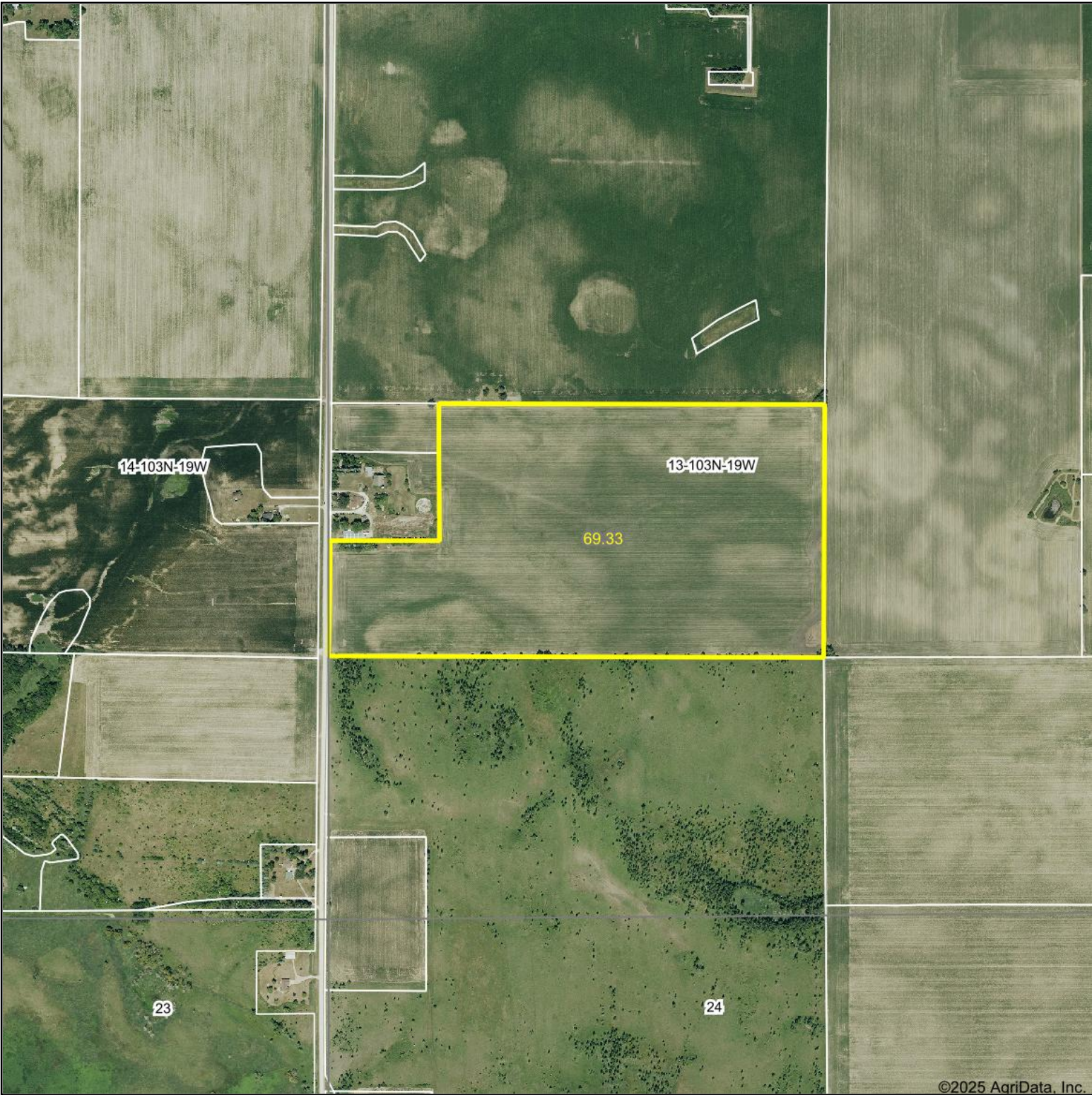
2 Meyer, Leonard

SECTION 36

1 Miller, Raymond

2 Haney, Everett

Aerial Map



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LRM
LAND RESOURCE MANAGEMENT & REALTY, INC.
Office: 800-658-2340 Online: www.lrmrealestate.com

Boundary Center: 43° 43' 21.96, -93° 3' 51.44

13-103N-19W
Freeborn County
Minnesota

0ft 817ft 1634ft



Maps Provided By:

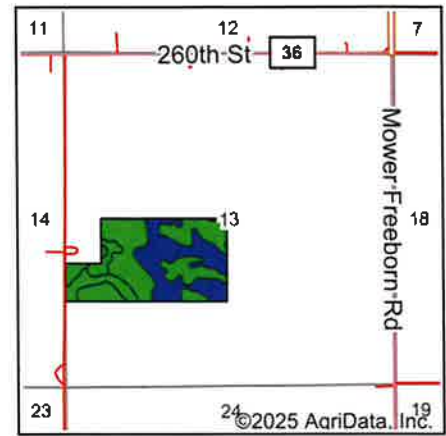
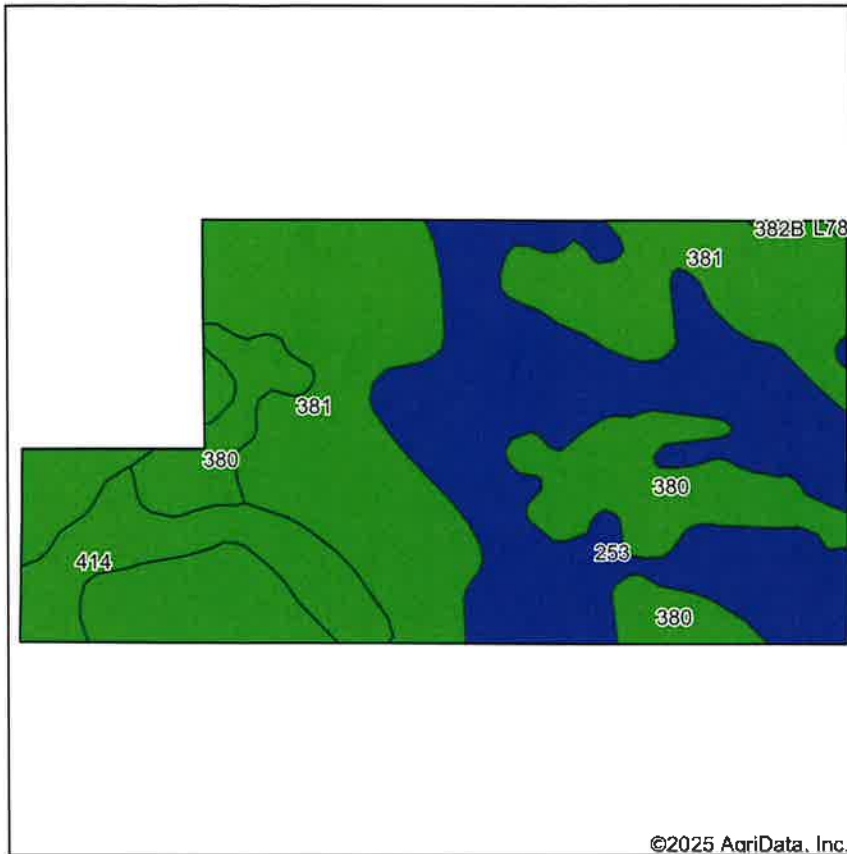


surety
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

5/20/2025

Soils Map



State: **Minnesota**
 County: **Freeborn**
 Location: **13-103N-19W**
 Township: **Moscow**
 Acres: **69.33**
 Date: **5/20/2025**

LRM
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Maps Provided By:
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Soils data provided by USDA and NRCS.

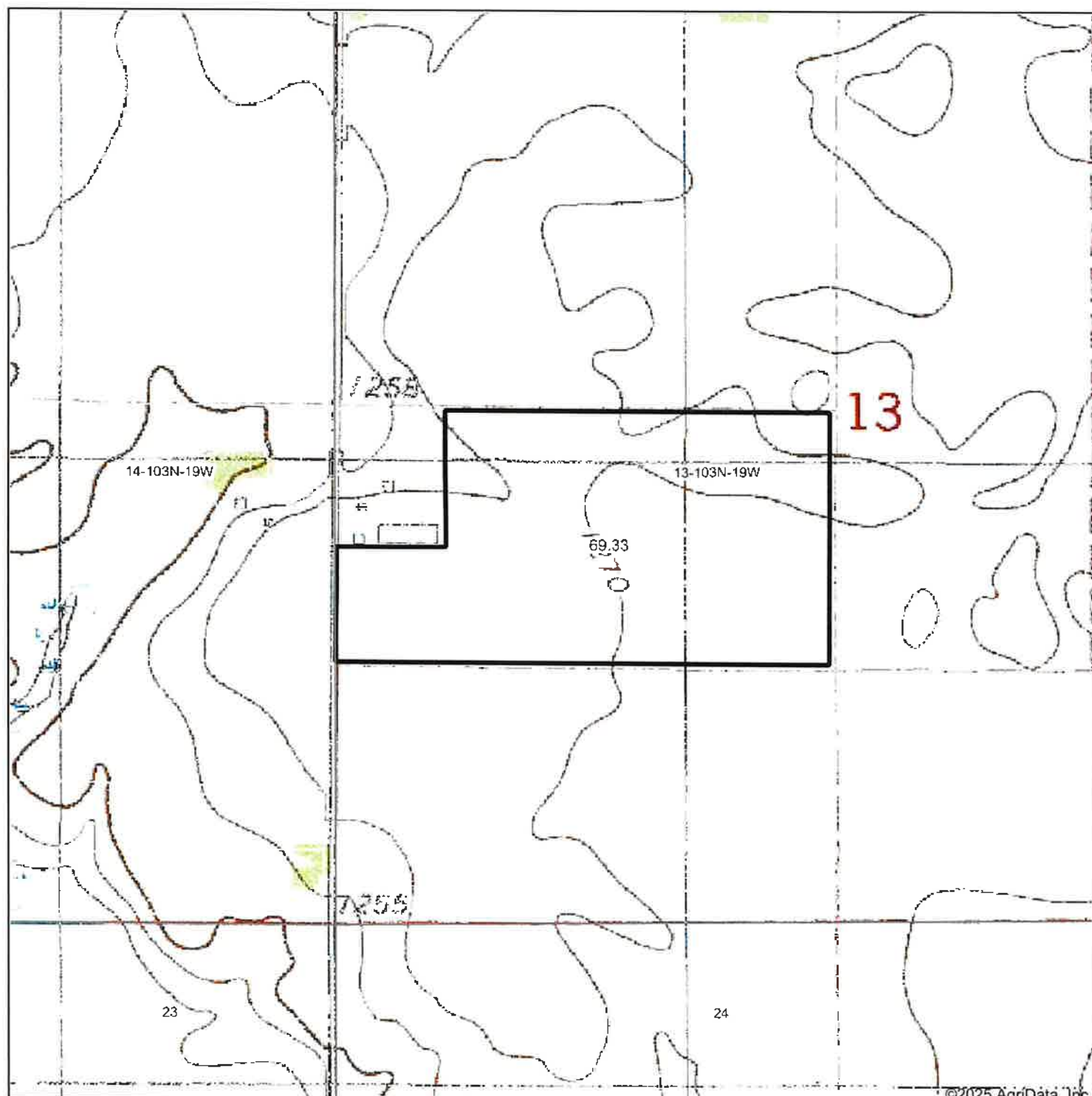
Area Symbol: MN047, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
381	Newry silt loam, 1 to 3 percent slopes	29.51	42.7%		Iw	95	80
253	Maxcreek silty clay loam	23.39	33.7%		IIw	88	71
380	Havana silt loam	10.63	15.3%		IIw	94	87
414	Hamel loam, 0 to 2 percent slopes	5.85	8.1%		IIw	94	88
382B	Blooming silt loam, 2 to 6 percent slopes	0.09	0.1%		Ile	91	76
L78A	Canisteo clay loam, 0 to 2 percent slopes	0.06	0.1%		IIw	93	81
Weighted Average					1.57	92.4	*n 78.7

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



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Maps Provided By:



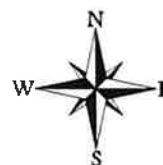
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Map Center: 43° 43' 21.03, -93° 3' 53.58

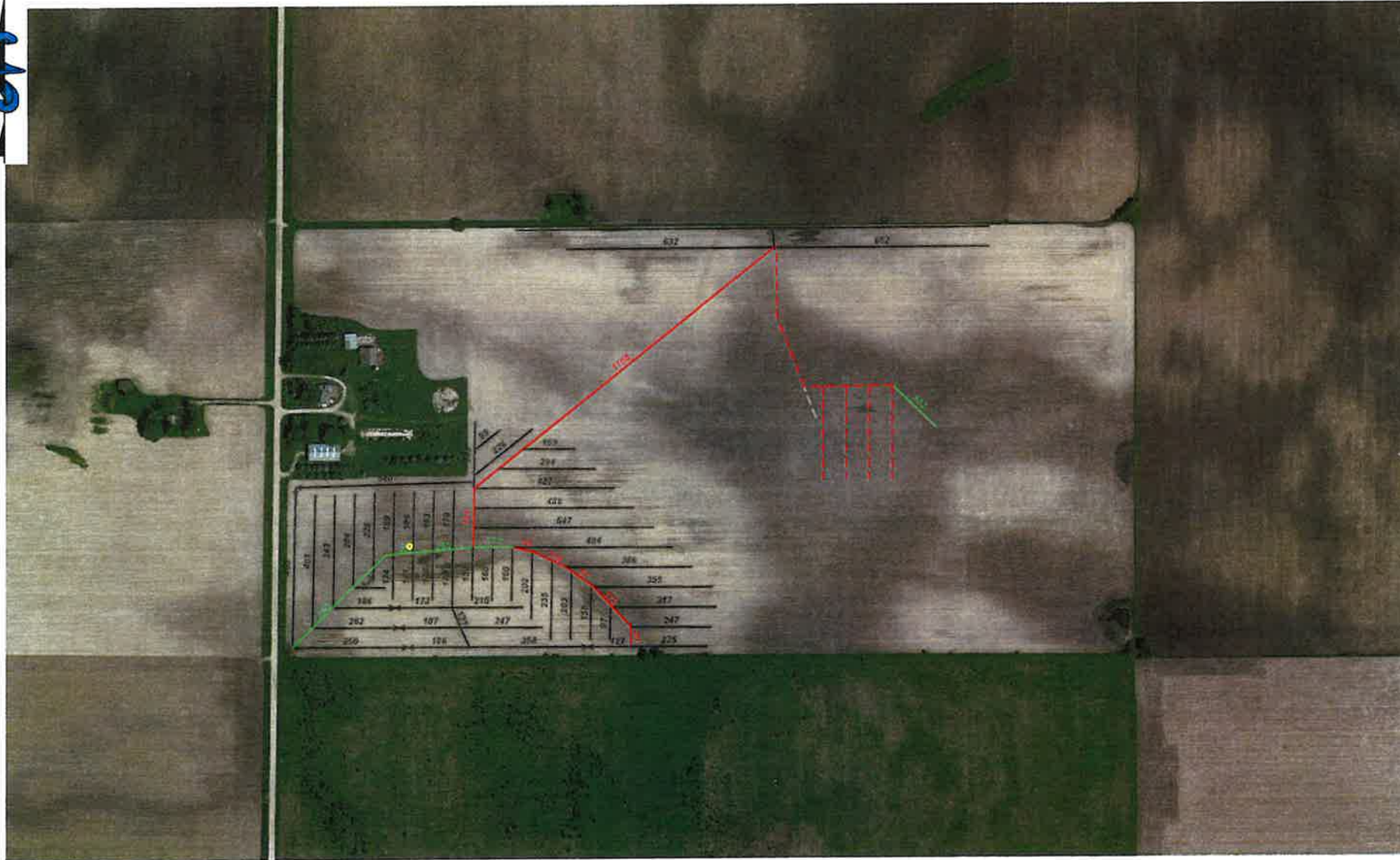
13-103N-19W
Freeborn County
Minnesota

0ft 817ft 1634ft



5/20/2025

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



Legend:



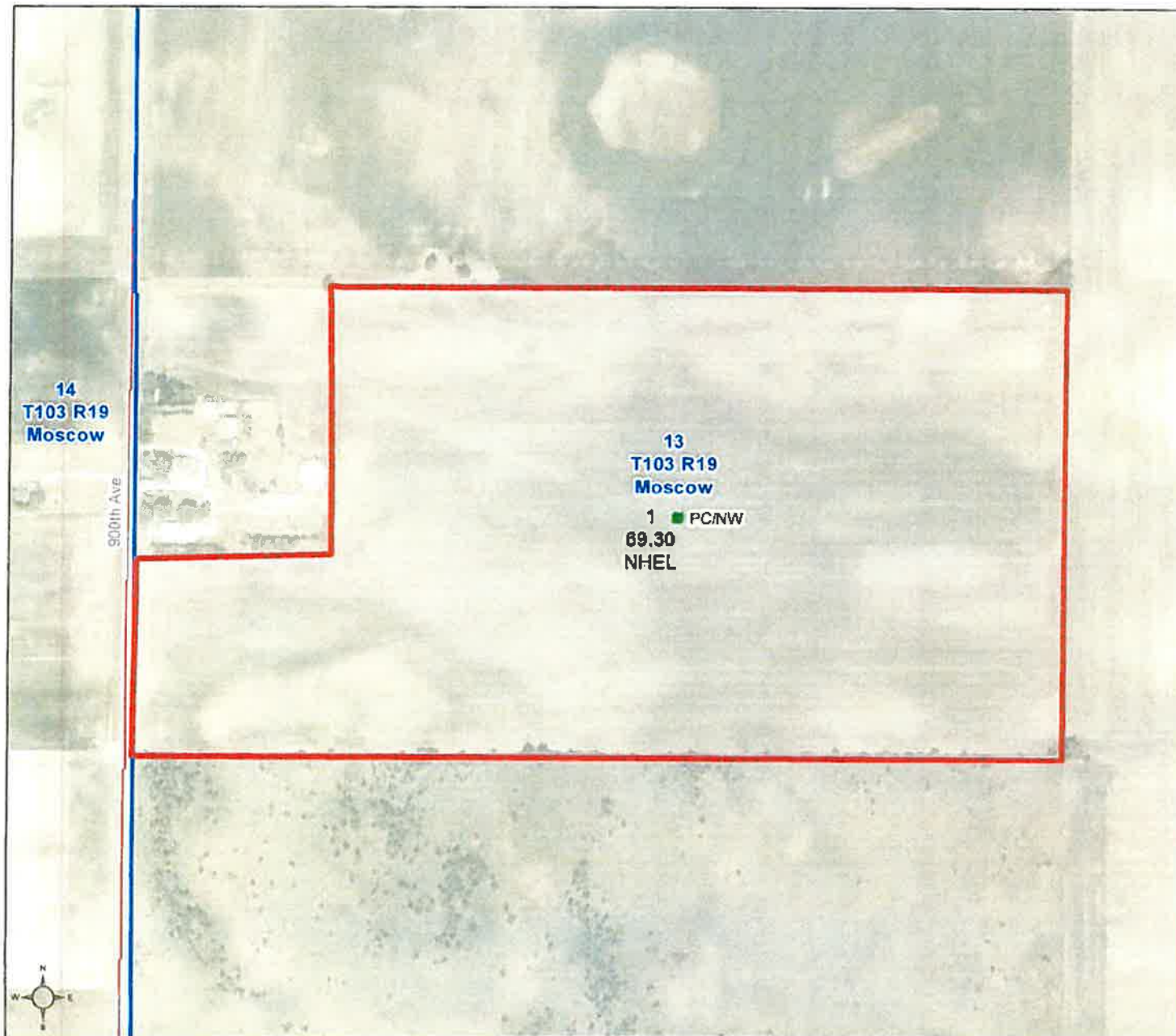
Tile Line

Existing Tile Line

HODGMAN
DRAINAGE COMPANY INC.

PO Box 205
Claremont, MN 55924
Office: 507-528-2225
Fax: 507-218-2240
www.hodgmandrainage.com

Materials	Estimate	Installed	Owner: Delores Moe	
4" Tile		14,738 LF	Township: Moscow - Section 13	
5" Tile			County: Freeborn	
6" Tile		1,665 LF	State: MN	Filename: MW13SW
8" Tile		984 LF	Date: December '20	Spacings: 60
10" Tile				
12" Tile				
15" Tile				



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

Wetland Determination Identifiers

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

Tract Cropland Total: 69.30 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2023 NAIP imagery.

MINNESOTA

FREEBORN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements


 United States Department of Agriculture
 Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10576

Prepared : 6/16/25 12:21 PM CST

Crop Year : 2025

Operator Name : [REDACTED]

CRP Contract Number(s) : None

Recon ID : 27-047-2017-85

Transferred From : None

ARCPLC G/IF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
69.30	69.30	69.30	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	69.30		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	0.94	0.00	34	
Corn	46.51	0.00	170	0
Soybeans	13.49	0.00	41	0
TOTAL	60.94	0.00		

NOTES

Tract Number : 57174

Description :

FSA Physical Location : MINNESOTA/FREEBORN

ANSI Physical Location : MINNESOTA/FREEBORN

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 : RICHARD MOE, RHONDA SCHROEDER, JILL STEWART, JENNIFER L HOLT, JEFFREY A MOE, JACQUELINE A MOE

Other Producers : None

Recon ID : 27-047-2017-84

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
69.30	69.30	69.30	0.00	0.00	0.00	0.00	0.0

MINNESOTA
FREEBORN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10576
Prepared : 6/16/25 12:21 PM CST
Crop Year : 2025

Tract 57174 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	69.30	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-S05 CRP Reduction Acres	PLC Yield
Wheat	0.94	0.00	34
Corn	46.51	0.00	170
Soybeans	13.49	0.00	41
TOTAL	60.94	0.00	

NOTES

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Exhibit "A"
Legal Description

SECT-13 TWP-103 RANGE-019 40.00 AC NE1/4 SW1/4 13 103 19 40.00 & 29.71 AC
NW1/4 SW1/4 EXC COM 1864.60 FT N OF SW COR SW1/4 TH E 586.48 FT TH N
764.76 FT TH W 586.48 FT TH S 764.76 FT TO POB 13-103-19 29.71 ACRES. PID#s
11.013.0070 & 11.013.0090