



P.O. Box 596, 105 Main Street S, Grand Meadow, MN 55936
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• Farm Management • Real Estate • Market Analysis

Fillmore 230

Approximately 230 acres prime Fillmore County Farmland

Total Acres:	231.93 approximately
Tillable Acres:	219.16 approximately
Prodex:	93.3
Corn Base:	102.70
Soybean Base:	88.80
PLC Yield:	141 Corn
PLC Yield:	38 Soybeans
Improvements:	Tile
Taxes:	\$5,724.00 Ag Homestead (2026)
Price:	\$2,900,000.00
Legal Description:	SECT-27 TWP-101 RANGE-013 240.00 AC W240A N1/2 less approx. 10.2 AC building site
Note:	Building site of 10.2 acres to be surveyed and sold off separately

LAND RESOURCE MANAGEMENT & REALTY, INC.

Randy Queensland, Broker

randy@lrmrealestate.com

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Cell: 507-273-3890

Ryan Queensland, Broker

ryan@lrmrealestate.com

Office: 507-754-5815

Cell: 507-273-3000

Information is from sources deemed reliable but is not guaranteed by agent

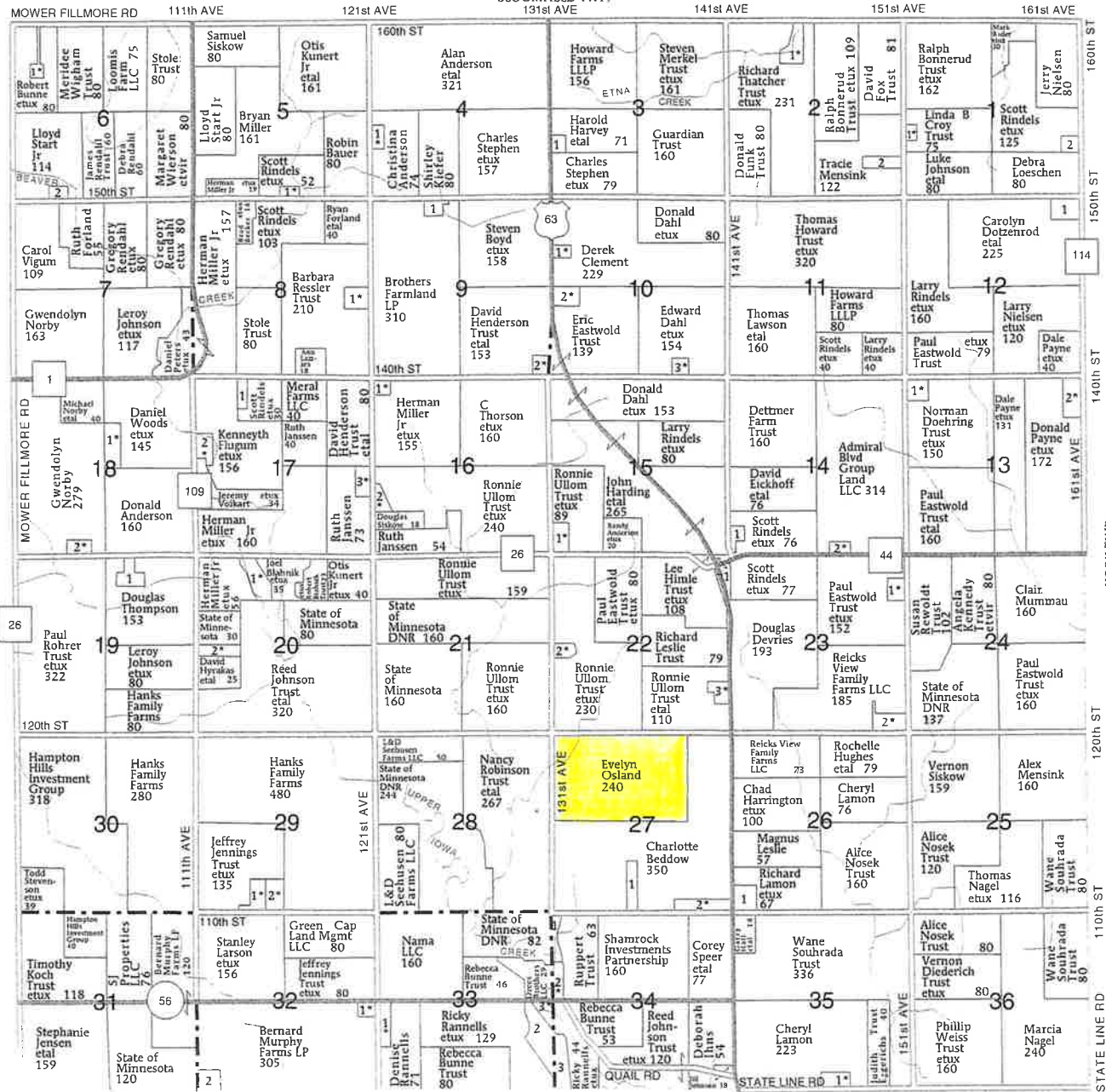
T-101-N

BEAVER PLAT

R-13-W

(Landowners)

BLOOMFIELD TWP.



HOWARD CO., IA

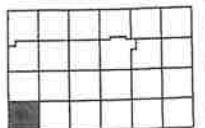
BEAVER TOWNSHIP

SECTION	LANDOWNER	ACREAGE
1	LUDWIG, JEFFREY ETAL	5
2	RENTSCHLER, WADE	5
3	SLIFKA, ALEXANDER ETUX	10
4	THORSON, NICOLE	10
5	HARVEY, LISA	6
6	WELSH, MICHAEL ETUX	6
7	KLING, KAITLIN ETAL	8
8	RADDATZ, TRAVIS ETUX	6
9	START, KAREN	6
10	KUNERT JR, OTIS ETUX	10
11	K PIGS LLC	7

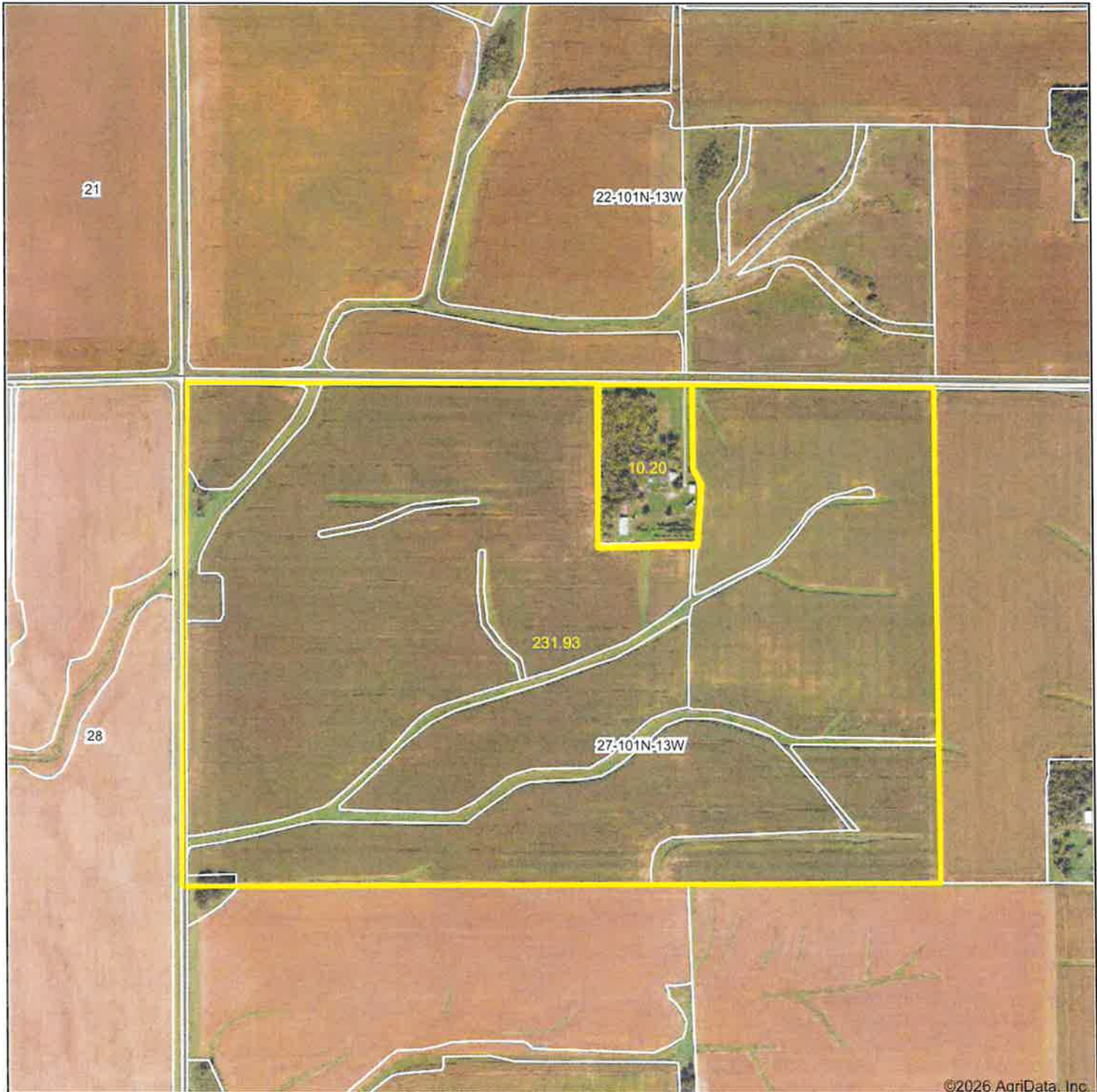
2	WESTPHAL, JON ETUX	7
3	STOCKDALE TRUST, TODD ETAL	7
4	PAYNE, ADAM ETUX	14
5	BILL, KURT ETUX	12
6	ROSEDAHL, KYLE ETUX	13
7	JOHNSON, LEROY ETUX	5
8	STATE OF MINNESOTA	10
9	MCKENZIE, JOHN ETUX	9
10	ED BUNNE QUARRY LLC	23
11	RANNELLS, RICKY ETUX	7
12	STATE OF MINNESOTA DNR	9
13	ANDERSON, TROY ETUX	8
14	ED BUNNE QUARRY LLC	17
15	NAGEL, THOMAS ETUX	10

1	DAHL, DONALD ETUX	6
2	ELLJOT, BRUCE ETUX	10
3	DAHL, EDWARD ETUX	6
4	WHITSON, CARL	15
5	LANZ, KYLE ETUX	10
6	PAYNE, DON ETAL	16
7	NAGEL, SUZANNE	6
8	FJETLAND, MATTHEW ETUX	6
9	LAWSON, DAVID ETUX	10
10	SMITH, THOMAS ETUX	5
11	HOCKENS, DANIEL ETUX	8
12	LONG, BONNIE	10
13	NORBY, MICHAEL ETUX	9

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2	ELLJOT, BRUCE ETUX	10
3	DAHL, EDWARD ETUX	6
4	WHITSON, CARL	15
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11	HOCKENS, DANIEL ETUX	8
12	LONG, BONNIE	10
13	NORBY, MICHAEL ETUX	9



Aerial Map



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Boundary Center: 43° 31' 33.37, -92° 22' 54.54

0ft 823ft 1645ft

27-101N-13W
Fillmore County
Minnesota



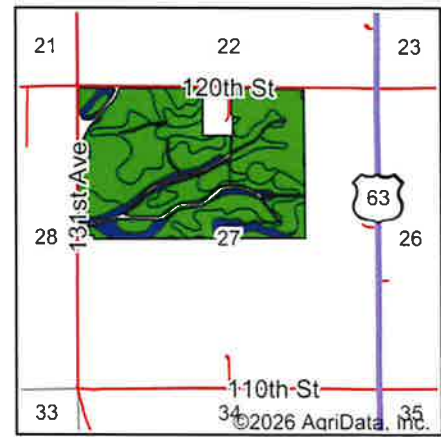
Maps Provided by

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6/23/2026

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

Soils Map



State: **Minnesota**
 County: **Fillmore**
 Location: **27-101N-13W**
 Township: **Beaver**
 Acres: **216.78**
 Date: **6/23/2026**

LRM
 LAND RESOURCE MANAGEMENT & REALTY, INC.
 Office: 800-638-2340 Online: www.lrmrealestate.com

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Soils data provided by USDA and NRCS.

Area Symbol: MN045, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Brome grass alfalfa hay Tons	Oats Bu	*n NCCPI Soybeans
Fn	Floyd and Clyde silty clay loams, overwash, 0 to 3 percent slopes	86.75	40.1%		IIw	92			78
Ke	Kenyon silt loam, 2 to 6 percent slopes	43.03	19.8%		Ile	97			77
Kb	Kasson silt loam, 2 to 6 percent slopes	42.14	19.4%		Ile	95			63
Cg	Clyde silty clay loam, 0 to 3 percent slopes	17.50	8.1%		IIw	86			85
Kd	Kenyon silt loam, 0 to 1 percent slopes	8.60	4.0%		I	99	1	8	90
Rb	Racine and Ostrander silt loams, 2 to 6 percent slopes	7.58	3.5%		Ile	94			68
Rd	Racine and Ostrander silt loams, 7 to 11 percent slopes, moderately eroded	5.52	2.5%		IIIe	82		3	72
Ka	Kasson silt loam, 0 to 1 percent slopes	5.48	2.5%		IIs	95			64
Sg	Skyberg silt loam, 0 to 3 percent slopes	0.18	0.1%		Iw	95			65
Weighted Average					1.98	93.3	*-	0.4	*n 75.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

MINNESOTA

FILLMORE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 156

Prepared : 6/1/26 2:46 PM CST

Crop Year : 2026

Operator Name : XXXXXXXXXX
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
241.15	219.16	219.16	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	219.16	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

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

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	102.70	0.00	141	
Soybeans	88.80	0.00	38	
TOTAL	191.50	0.00		

NOTES

Tract Number : 2939

Description : B13 NW4 W2NE4 27 BEAVER
FSA Physical Location : MINNESOTA/FILLMORE
ANSI Physical Location : MINNESOTA/FILLMORE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : EVELYN OSLAND
Other Producers : None
Recon ID : None

MINNESOTA
FILLMORE
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 156
Prepared : 6/1/26 2:46 PM CST
Crop Year : 2026

Tract Land Data

Tract 2939 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
241.15	219.16	219.16	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	219.16	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	102.70	0.00	141
Soybeans	88.80	0.00	38
TOTAL	191.50	0.00	

NOTES

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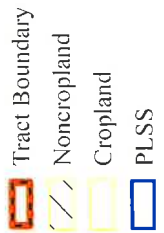
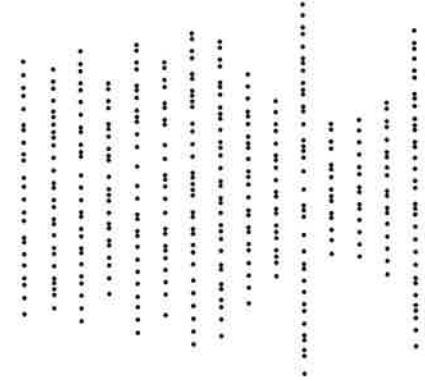
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Fillmore County Minnesota Farm 156 Tract 2939

Phy. County: Fillmore, MN

2026 Program Year

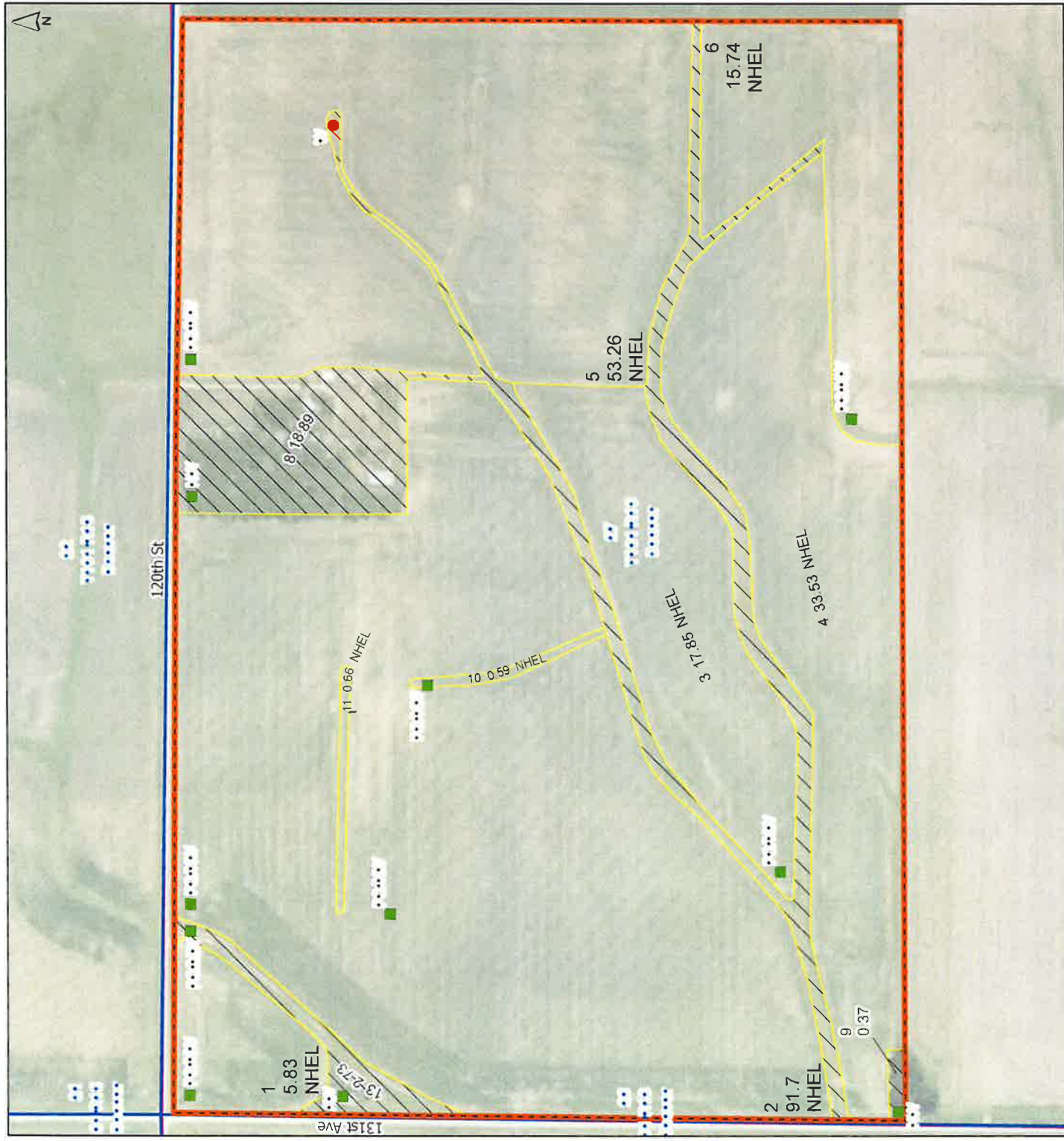
2023 NAIP Imagery
Map Created 04/16/2026



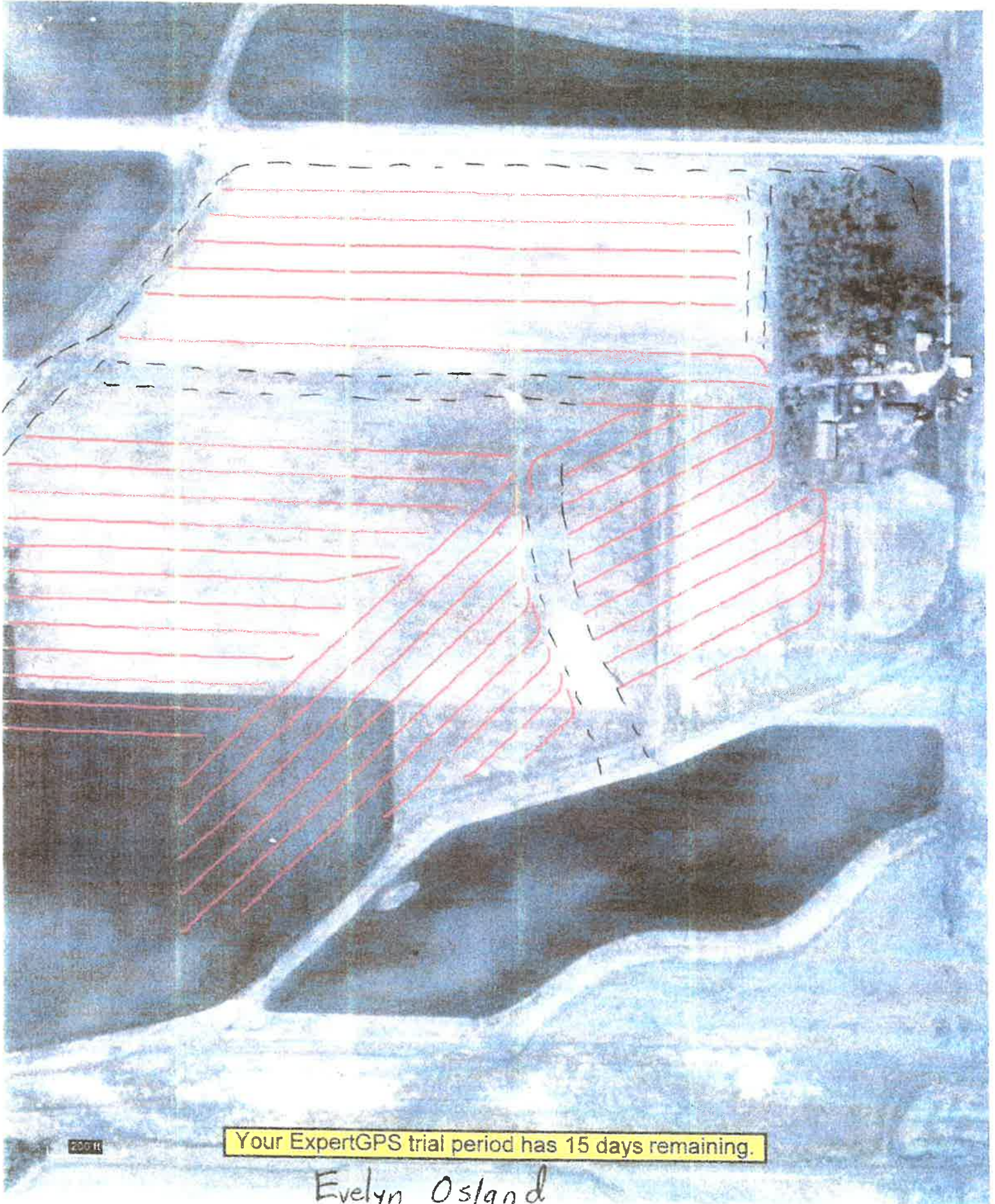
Wetland Determination Identifiers

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

Tract Cropland Total: 219.16 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 Inventory 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 damages 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 (FSA-026 and attached map) for exact boundaries and determinations or contact USDA-NRCS (USDA) is an equal opportunity provider, employer, and lender.



2011

Your ExpertGPS trial period has 15 days remaining.

Evelyn Osland
Fall 2011

A-3-1	212	212
A-3-1-1-1	300	300
A-3-1-1-2	350	350
A-3-1-3	550	550
A-3-1-3-1	1245	1245
A-3-1-3-1-1	500	500
A-3-1-3-1-2	425	425

Total 17230

Main C 150 12" 1550 150

DESIGN DATA

Line	Tile Size	Min. Grade	Max. Grade	Ac. Cap.	Ac. Drain
Main A	8"	0.65%	0.65%	70	0.7
Main A	6"	0.79%	2.90%	36	7.0
Main B	6"	0.57%	1.64%	37	4.8
A-3	6"	1.09%	2.70%	45	
A-3-1	6"	0.30%	2.03%	22	

Bench Mark Description

TBM# 11 - Top of wier center in outlet structure.

Materials

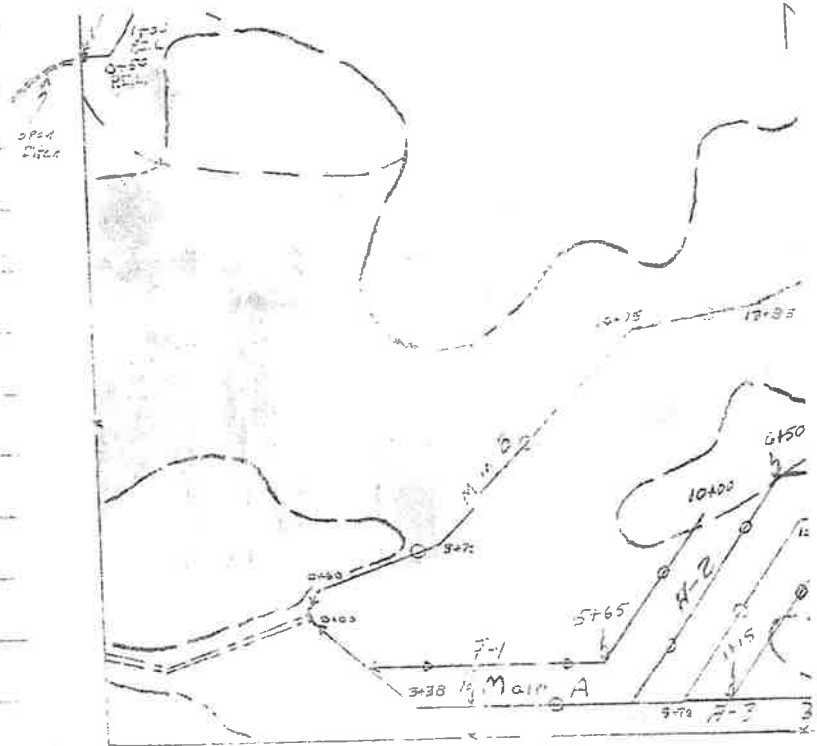
Concrete Tile Used in Main A & B
Clay Tile used in A laterals
Main A-10' x 10" CMP at outlet
Main B-10' x 8" CMP at outlet

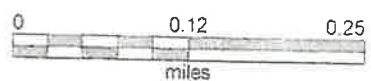
SPECIFICATIONS

1. Tile shall meet ASTM specifications.
2. Design based on $\frac{3}{8}$ in / 24 hrs
3. Min. depth of tile to be 3.0'
4. Average depth of laterals to be 3.5'
5. Min. grade of laterals 0.1 ft / 100
6. Gap between tile shall be $\frac{1}{8}$ "

7. All connections to main lines must be sealed with approved sealant.
8. The system shall be installed in accordance with the design and specifications.

REGULAR INSPECTION OF THE TILE SYSTEM IS REQUIRED TO PREVENT FAILURE. FAILURE WILL KEEP THE SYSTEM IN WORKING ORDER.





Client: Osland, Evelyn
Farm: home farm
Field: 2012 and 2103 tile
Name: summer 2013
Date: 1/6/2014

 4 Inch Tile
 5 Inch Tile