

Brownsdale 295.29 Farm

Approximately 295.29 Acres, Prime Mower County Farmland.

Total Acres:	295.29 approximately
Tillable Acres:	289.48 approximately
Prodex:	92
Corn Base:	240.47
Soybean Base:	49.01
PLC Yield:	161 Corn 44 Soybeans
Improvements:	Pattern Tiled
Taxes:	\$12,784.00 Ag Non-Homestead (2023)
Price:	\$3,850,000.00
Legal Description:	Approximately 295.29 Total Acres Located in Section 01 Township 103 Range 017 SE1/4 EXC S1005FT W650FT 145 AC Parcel ID/PIN: 16.001.0025, Section 06 Township 103 Range 016 W1/2 SW1/4 FRAC 70.29 AC Parcel ID/PIN: 05.006.0050, and Section 06 Township 103 Range 016 E1/2 SW1/4 80 AC Parcel ID/PIN: 05.006.0040
Note:	Good tenant in place for the 2023 and 2024 crop year. One Windmill located on property. Ask listing broker for details.

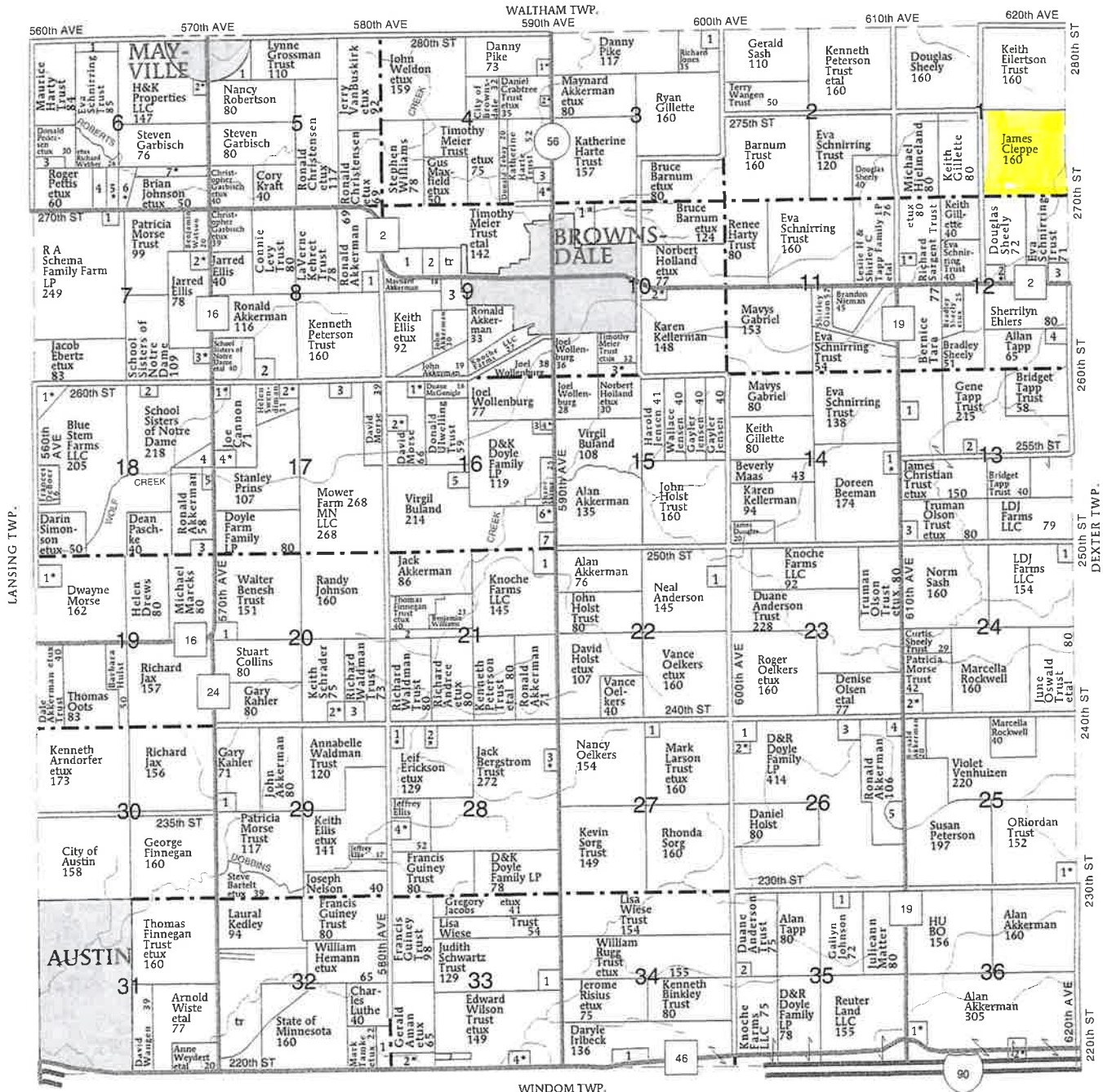
LAND RESOURCE MANAGEMENT & REALTY, INC.

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Cell: 507-273-3890

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

(Landowners)

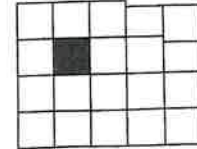


RED ROCK TOWNSHIP

SECTION 1		SECTION 9	
1 RIEDEMANN, VICKI	5	1 AKKERMAN REAL ESTATE CO LLLP	33
SECTION 2		SECTION 10	
1 GUNDERSON, JERRY ETUX	5	2 BEDDOW, JOLENE	8
2 AMICK, TIMOTHY ETAL	7	3 MACVEY, JERRY	15
3 JT LEASING INC	9	SECTION 11	
4 GWIN, CRAIG ETUX	7	1 OAKLAND, RAUGHN ETUX	16
SECTION 3		SECTION 12	
1 WILSON, STEPHEN	10	2 MARSH, DANIEL ETUX	6
SECTION 4		SECTION 13	
1 BAHN, DARREL	13	1 SARGENT, STACY ETAL	5
2 MARTELL, PAUL ETUX	7	2 JEWELL, SAMUEL ETUX	7
3 PEDERSEN, CHADWICK	10	3 NARVESON, TERESA	9
4 RAPPE, PETER	10	4 RENTMEESTER, CHAD	5
5 PETTIS, ROGER ETUX	15	SECTION 14	
6 THOMPSON, BRADLEY ETAL	13	1 CARROLL, SCOTT	10
7 BUNGUM, JOHN ETUX	17	2 TAPP, BRANDEN	5
SECTION 5		SECTION 15	
1 JONDAL, DAVID	6	1 BEEMAN, DOREEN ETVIR	8
2 MURPHY, JOSEPH ETUX	6	SECTION 16	
3 DERAAD, DIANA ETUX	5	1 SEVERTSON, BRYAN ETUX	7
SECTION 6		SECTION 17	
1 KUEHN, CHAD	9	2 TWEITE, BRIAN ETUX	6
2 FARRELL, RETHA	5	3 SMS PROMOTIONS	7
SECTION 7		SECTION 18	
1 SEVERTSON, BRYAN ETUX	7	1 POZZOS JR, ANDREW ETUX	14
2 TWEITE, BRIAN ETUX	6	2 BROADWELL, JODY	6
3 SMS PROMOTIONS	7	3 GARNES, JACOB	10
4 SCHUBERT, MICHAEL ETUX	5	4 DREES, JOHN	8
5 FREERIKSEN, GARY	10	5 ANDERSON, LAURENCE	7
6 BUECKSLER, GERALD ETAL	5	SECTION 19	
SECTION 8		SECTION 20	
1 KUEHN, CHAD	9	1 MORSE, GEORGE ETUX	11
2 FARRELL, RETHA	5	SECTION 21	
SECTION 9		SECTION 22	
1 SEVERTSON, BRYAN ETUX	7	1 ACKERMAN, RONALD	10
2 TWEITE, BRIAN ETUX	6	2 ZAW ZAW, SAMUEL	16
3 SMS PROMOTIONS	7	SECTION 23	
4 SCHUBERT, MICHAEL ETUX	5	1 ANDERSON, DARYL	15
5 FREERIKSEN, GARY	10	SECTION 24	
6 BUECKSLER, GERALD ETAL	5	1 JOHNSON, JANICE	6

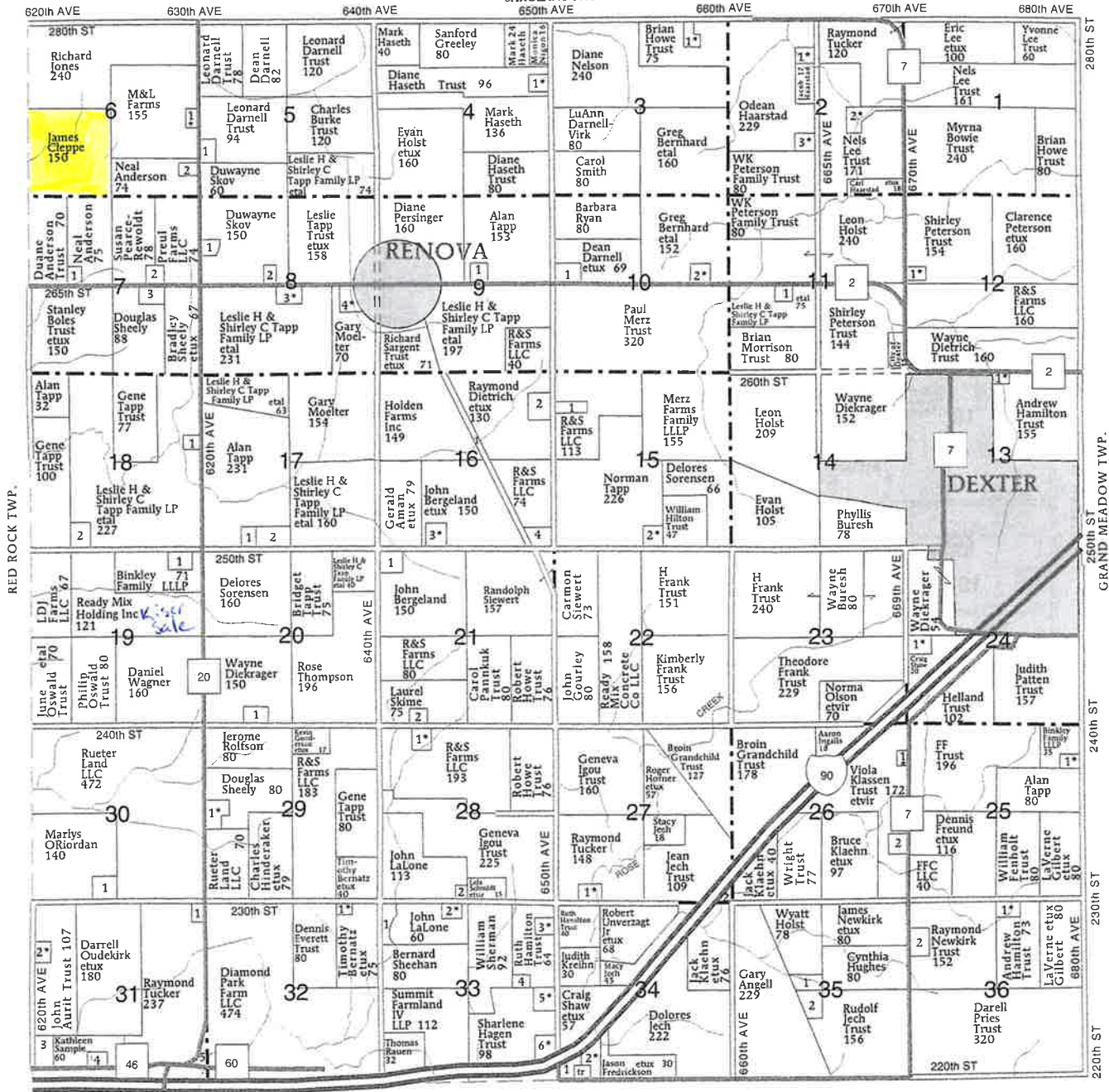
SECTION 17		SECTION 25	
1 HOFNER, LARRY ETUX	6	1 BARTH, SKYLAR	12
2 BENTLEY, DAVID ETUX	10	SECTION 26	
3 SROCK, DANIEL	5	1 JACOBSON, GARY	8
4 DUREN, TIMOTHY ETUX	8	2 JERDET, RICK	5
SECTION 18		SECTION 27	
1 POZZOS JR, ANDREW ETUX	14	1 DOYLE TRUST, RHONDA	10
2 BROADWELL, JODY	6	2 DOYLE, MARK ETUX	5
3 GARNES, JACOB	10	3 STEFFEN, MATTHEW	10
4 DREES, JOHN	8	4 WOOD, SARAH	5
5 ANDERSON, LAURENCE	7	5 KNUTSON, LARRY	11
SECTION 19		SECTION 28	
1 MORSE, GEORGE ETUX	11	1 SCHIMEK, TRISTAN	5
SECTION 20		SECTION 29	
1 BENESH, MARLYS	10	1 BISSEN, MATTHEW ETUX	5
2 LOWE, ROBERT ETUX	5	2 MORGAN, CHRISTOPHER ETUX	5
3 WALDMAN TRUST, ANNABELLE	7	3 BERGSTROM, JACK ETUX	5
SECTION 21		SECTION 30	
1 ACKERMAN, RONALD	10	1 TAPP, RANDALL ETUX	8
2 ZAW ZAW, SAMUEL	16	SECTION 31	
SECTION 22		SECTION 32	
1 ANDERSON, DARYL	15	1 LEGLER, LARRY	6
SECTION 23		SECTION 33	
1 JOHNSON, JANICE	6	1 BAHL, GARY	12
SECTION 24		SECTION 34	
1 SOUCEK, FRANK	10	SECTION 35	
2 WRADISLAUSKY, RONALD ETUX	15	1 JACOBSON, GARY	8
3 WINSKY, KELLY	10	2 JERDET, RICK	5
4 KREBSBACH, DAVID ETUX	7	SECTION 36	
SECTION 25		SECTION 37	
1 DOYLE TRUST, RHONDA	10	1 PETERSON, CHARLES ETUX	6
2 DOYLE, MARK ETUX	5	2 ULVEN, JAMEY ETUX	5
3 STEFFEN, MATTHEW	10	SECTION 38	
4 WOOD, SARAH	5	SECTION 39	
5 KNUTSON, LARRY	11	SECTION 40	

SECTION 34		SECTION 35	
1 BARTH, SKYLAR	12	1 JACOBSON, GARY	8
SECTION 35		SECTION 36	
1 JACOBSON, GARY	8	1 PETERSON, CHARLES ETUX	6
2 JERDET, RICK	5	2 ULVEN, JAMEY ETUX	5
SECTION 36		SECTION 37	
1 PETERSON, CHARLES ETUX	6	SECTION 38	
2 ULVEN, JAMEY ETUX	5	SECTION 39	
SECTION 37		SECTION 40	
1 SCHIMEK, TRISTAN	5	SECTION 41	
SECTION 38		SECTION 42	
1 BISSEN, MATTHEW ETUX	5	SECTION 43	
2 MORGAN, CHRISTOPHER ETUX	5	SECTION 44	
3 BERGSTROM, JACK ETUX	5	SECTION 45	
4 TAPP, RANDALL ETUX	8	SECTION 46	
SECTION 39		SECTION 47	
1 LEGLER, LARRY	6	SECTION 48	
SECTION 40		SECTION 49	
1 BAHL, GARY	12	SECTION 50	
SECTION 41		SECTION 51	
1 SOUCEK, FRANK	10	SECTION 52	
2 WRADISLAUSKY, RONALD ETUX	15	SECTION 53	
3 WINSKY, KELLY	10	SECTION 54	
4 KREBSBACH, DAVID ETUX	7	SECTION 55	



(Landowners)

SARGEANT TWP.



MARSHALL TWP.

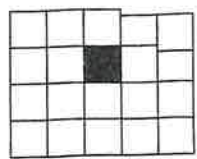
DEXTER TOWNSHIP

SECTION 1	
1 MORTENSON, KEVIN ETUX	7
2 LEE, ERIC ETUX	10
3 SHULZE, STEVEN ETUX	5
SECTION 2	
1 MACHACEK, STEVEN ETUX	6
SECTION 3	
1 SHERMAN, MATTHEW ETUX	7
SECTION 4	
1 SCHAMMEL JR, ARTHUR	6
SECTION 5	
1 UNVERZAGT, RICHARD ETUX	5
2 BORCHERING, JONATHAN	6
SECTION 6	
1 VANBUSKIRK TRUST, LOYD	6
2 VANBUSKIRK TRUST, LOYD	9
3 MELDAHL, BRIAN	5
SECTION 7	
1 MCAVOY, JESSA	6
2 ANDERSON, NEAL	5
3 DRAKE-TAPP, DARCY ETAL	10
4 SARGENT TRUST, RICHARD ETUX	10
SECTION 8	
1 TAPP, NORMAN	5

SECTION 10	
1 HOFFMAN, LYNN	11
2 DIETRICH, RAYMOND ETUX	8
SECTION 11	
1 GASTER, CHRISTIE	5
SECTION 12	
1 MINEAR, NATHAN ETUX	7
SECTION 13	
1 OCONNELL, JOHN ETUX	6
SECTION 14	
1 NELSON, HAROLD	7
2 GRUHLKE, JASON ETUX	8
SECTION 15	
1 HOWE, BART	14
2 O&N LLC	13
3 ALLEN, DAVID ETUX	7
4 HOLST, LEON	10
SECTION 17	
1 TAPP TRUST, DELMAR	6
2 TAPP, DELMAR	14
SECTION 18	
1 TAPP, MICHAEL	5
2 DRAKE, JANICE	10
SECTION 19	
1 HOPPE, DIANE	9

SECTION 20	
1 MEB LOAN TRUST II	6
SECTION 21	
1 BERGSTROM, BENJAMIN	10
2 TAPP, NORMAN	5
SECTION 24	
1 PADILLA, JESUS ETUX	7
SECTION 25	
1 BRYAN, BONNY ETVIR	6
SECTION 26	
1 SCHULZE, TIMOTHY ETUX	7
2 VLASATY, MICHAEL	7
SECTION 27	
1 SWANEK, SCOTT ETUX	11
2 KLAHN, JACK	5
SECTION 28	
1 HILL, SCOTT ETUX	9
2 GRUNDMEIER, BONNIE	7
SECTION 29	
1 LUTHE, KIRK ETUX	10
SECTION 30	
1 LITTLEFIELD, DAWN	14
SECTION 31	
1 MANGELS-DICK, TREVOR	5
2 MERTEN, PATRICK ETUX	6

3 MATHEWS, DAVID	15
4 HINDERAKER, LARRY	10
5 DIAMOND PARK FARM LLC	6
SECTION 32	
1 JOHNSON, ANDY ETUX	5
SECTION 33	
1 GRUNDMEIER, BONNIE	12
2 FREDERICKSEN, STACY ETVIR	8
3 HAMILTON, RUSS ETUX	6
4 MIDWEST WIRELESS COMMUNICATION	10
5 HALL, THOMAS ETUX	7
6 SHAW, CRAIG ETUX	10
SECTION 34	
1 PETER, JASON	11
2 SORENSEN, JOSHUA ETUX	8
SECTION 35	
1 ANDERSON, TIM	9
2 JECH, DELORES	11
SECTION 36	
1 NESBITT, JARRED ETUX	7
2 CHURCHILL, BRIAN	8





United States Department of Agriculture

Mower County, Minnesota

Farm 1608 Tract 854

2023 Program Year

Map Created June 01, 2023



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 ACM, GMA, IGS = for forage
Beans = Dry Edible
MAG = for GZ
Canola = Spring for seed

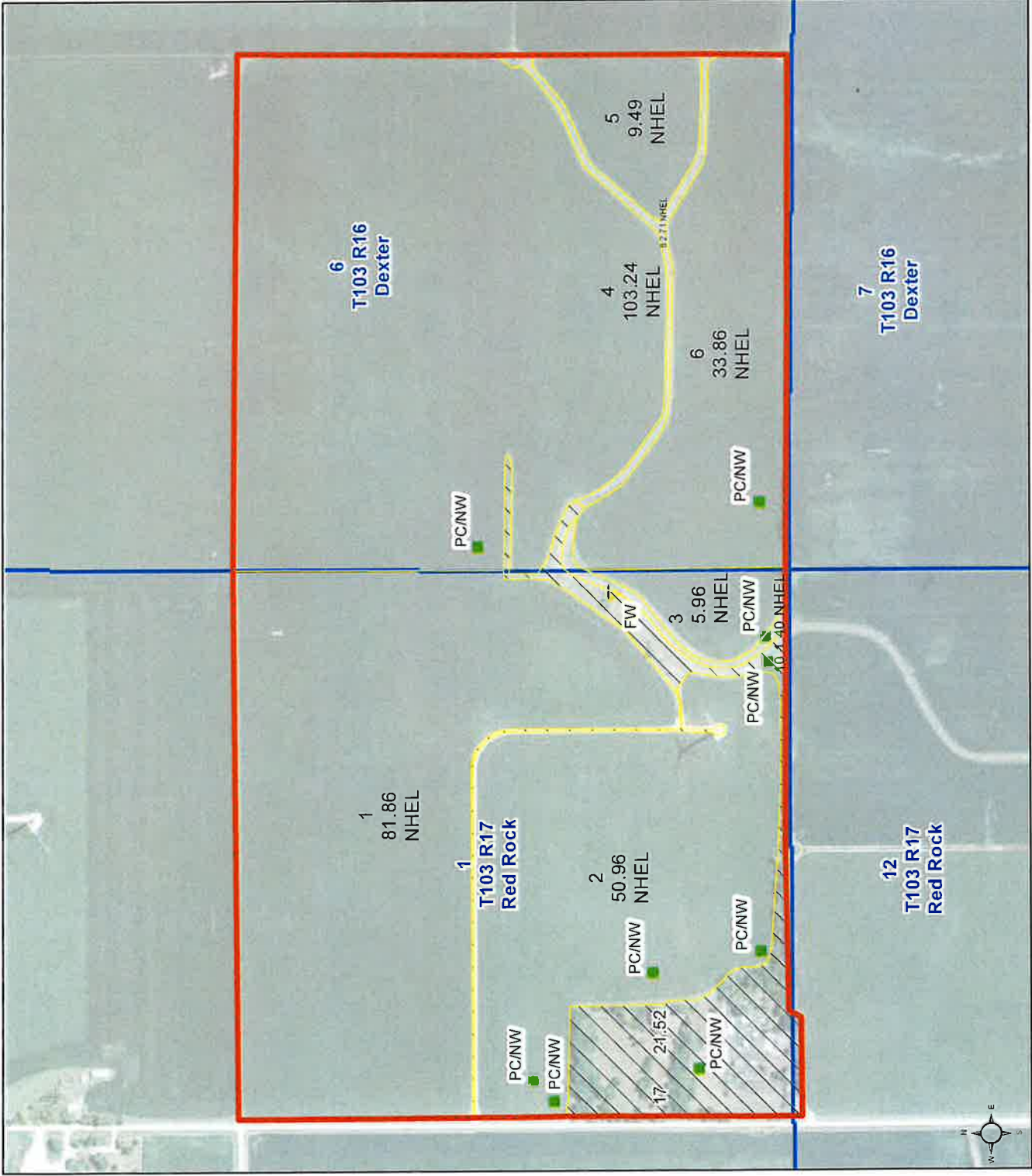
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 289.48 acres

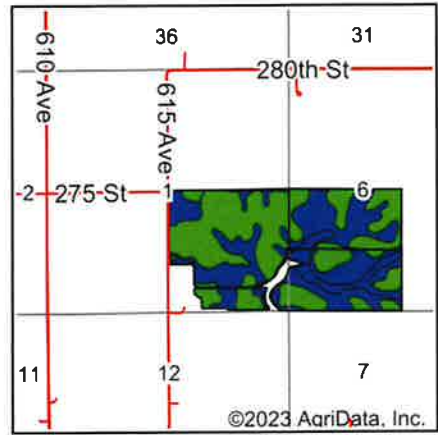


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Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Mower**
 Location: **1-103N-17W**
 Township: **Red Rock**
 Acres: **288.16**
 Date: **7/3/2023**



Area Symbol: MN099, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans	
M515A	Tripoli clay loam, 0 to 2 percent slopes	116.12	40.3%		IIw	87	62	
631	Oran silt loam, 1 to 4 percent slopes	103.52	35.9%		Iw	95	57	
M511A	Readlyn silt loam, 1 to 3 percent slopes	48.28	16.8%		Iw	100	65	
88	Clyde silty clay loam, 0 to 3 percent slopes	20.24	7.0%		IIw	86	85	
Weighted Average						1.47	92	*n 62.3

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

OWNER: Fred Cleppe
4" 144,390

LOCATION: Section 6-103-16 Dexter
Section 1-103-17 Red Rock 5" 3660

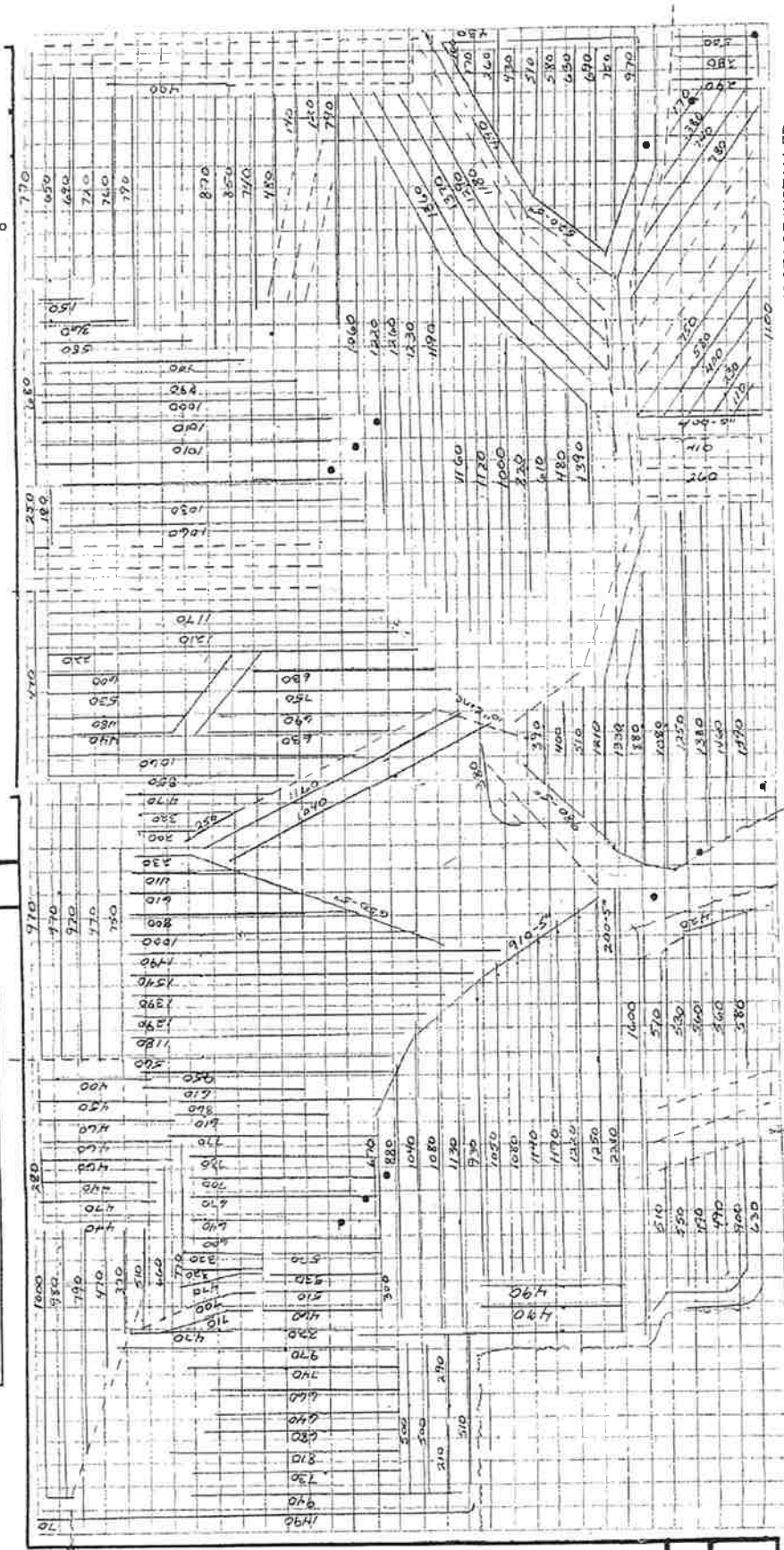
INSTAL DATE- Fall 2011
6"
8"

LOCATION MAP



N ↑
100' 91'

TUCKER TILING & CONSTRUCTION
507-584-5767



FOOTAGE INSTALLED

FOOTAGE INSTALLED

101
06
0R

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name :
CRP Contract Number(s) : None
Recon ID : None
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
311.00	289.48	289.48	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	289.48	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	240.47	0.00	161	0
Soybeans	49.01	0.00	44	0
TOTAL	289.48	0.00		

NOTES

Tract Number : 854

Description : SE4 S1 RED ROCK & SW4 S6 DEXTER
FSA Physical Location : MINNESOTA/MOWER
ANSI Physical Location : MINNESOTA/MOWER
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
311.00	289.48	289.48	0.00	0.00	0.00	0.00	0.0

MINNESOTA
MOWER
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 1608
Prepared : 7/25/23 2:26 PM CST
Crop Year : 2023

Tract 854 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	289.48	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	240.47	0.00	161
Soybeans	49.01	0.00	44
TOTAL	289.48	0.00	

NOTES

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