



LAND RESOURCE MANAGEMENT & REALTY, INC.

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

Chatfield 155 Farm

Work, Play, Build! This property has it all. 155.11 approx. acres. 87.16 acres currently enrolled in CRP. Approx. 50 acres of beautiful wooded land. Absolute wildlife and hunters paradise. Potential for an amazing building site. Fillmore County.

Total Acres: 155.11 approximately

Tillable Acres: 87.16 approximately

Wooded Acres: 50.18 approximately

Prodex: 53.6

Corn Base: 60.66 *Estimated*

PLC Yield: 139 Corn *Estimated*

Estimated Taxes: \$3,170.00 Ag Homestead (2023)

Price: \$849,900.00

Legal Description: See attached Exhibit "A"

Note: 87.16 Acres enrolled in CRP: 40 acres expires 9/30/26 with annual payment of \$8,280 and 47.16 acres expires 9/30/28 with annual payment of \$11,181.

LAND RESOURCE MANAGEMENT & REALTY, INC.

Randy Queensland, Broker

randy@lrmrealestate.com

Office: 507-754-5815

Cell: 507-273-3890

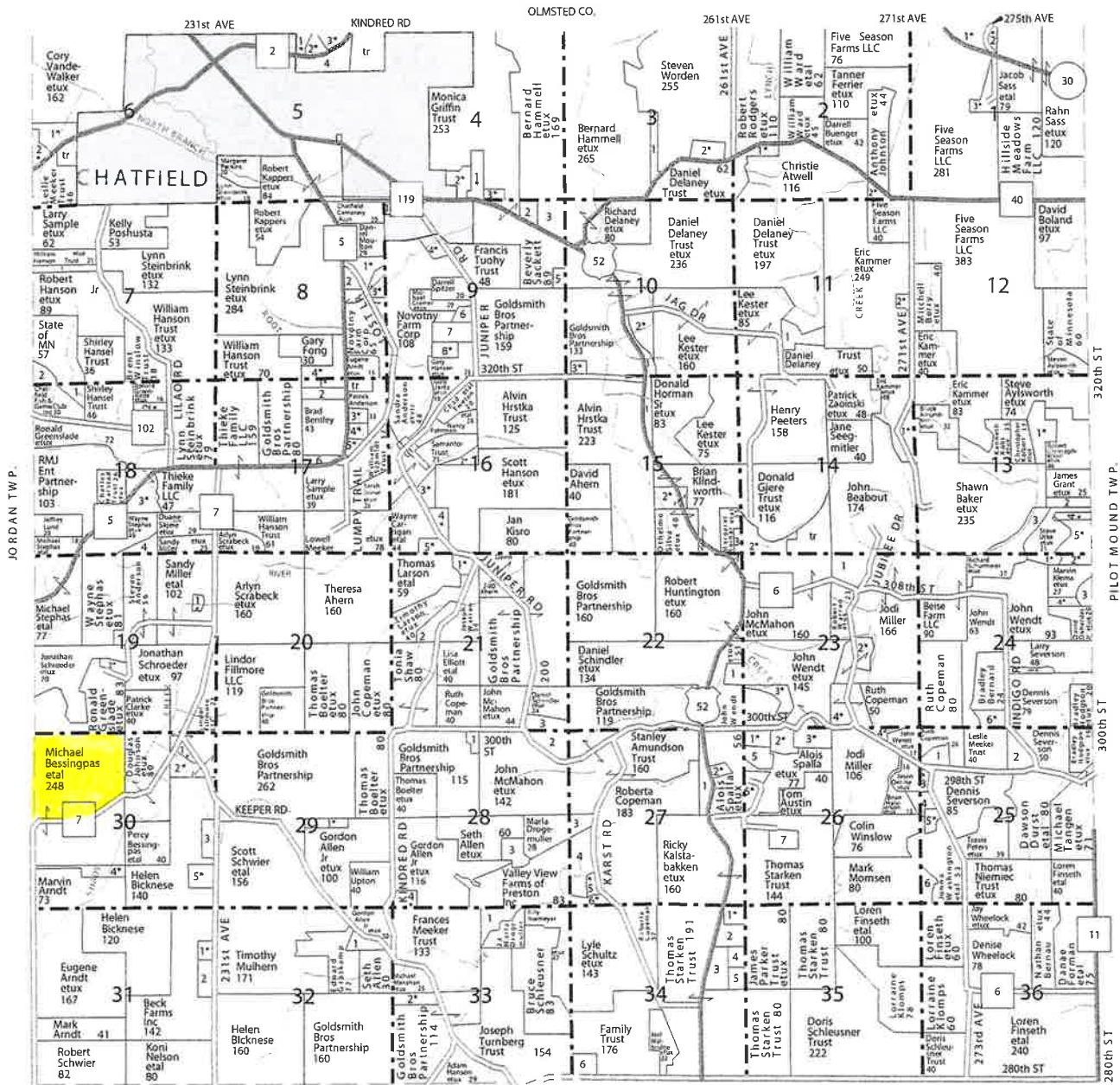
Ryan Queensland, Broker

ryan@lrmrealestate.com

Office: 507-754-5815

Cell: 507-273-3000

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



CHATFIELD TOWNSHIP

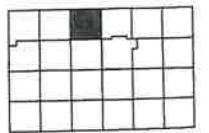
SECTION 1	
1 McCLELLAN, MATTHEW ETUX	14
2 UNDEBERG, RICHARD ETUX	5
3 KAMMER, ERIC ETUX	18
SECTION 2	
1 TWETEN, BRENT ETAL	18
2 WRIGHT, WILLIAM ETUX	6
SECTION 3	
1 SACKETT, BEVERLY	13
2 CARRIER, BLAKE ETAL	14
SECTION 4	
1 DAMMEN, JENS ETUX	5
2 NOVOTNY, LEE ETAL	10
3 JEFFERS, THOMAS ETUX	5
SECTION 5	
1 MANAHAN, MATTHEW ETUX	7
2 KIRK, SUSAN ETAL	7
3 HAMMELL, BERNARD ETUX	13
4 FUNK TRUST, MARY	15
SECTION 6	
1 OPAT, MATTHEW ETUX	17
2 THOMPSON, JOSHUA ETUX	7
SECTION 7	
1 HANSON JR, ROBERT	9
2 CHATFIELD FISH & GAME CLUB INC	7
SECTION 8	
1 BREN, GARY ETUX	8
2 COUNTY OF FILLMORE	9

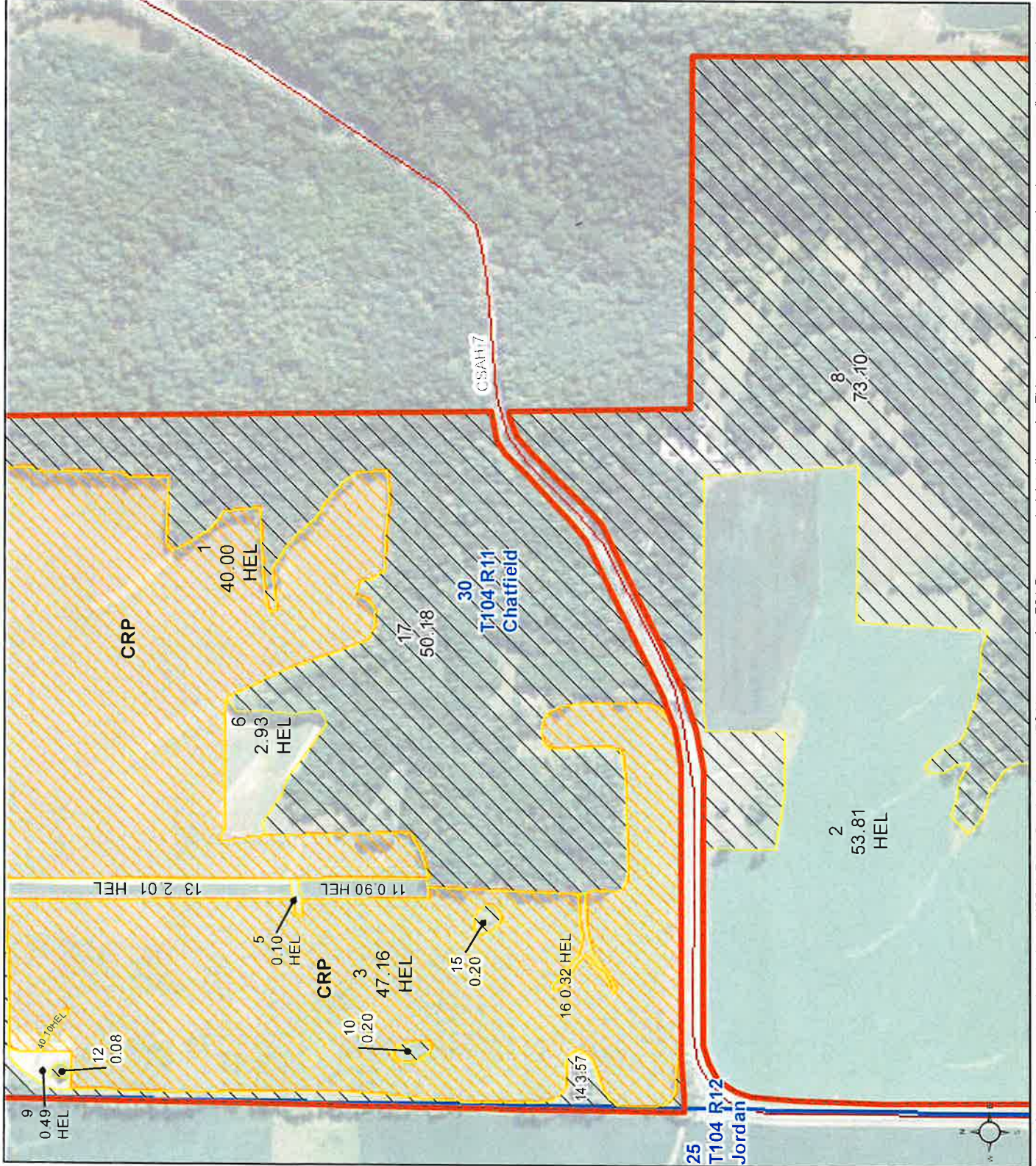
3 NOVOTNY, FRANCIS ETUX	5
4 FONG, EDWIN ETUX	20
SECTION 9	
1 CHATFIELD CEMETERY ASSN	10
2 HALEY, JOLENE	5
3 CRAWFORD, MATTHEW	22
4 PETERSON, DARRIN ETAL	8
5 ST MARYS CEMETERY ASSN	5
6 SALLSBURY, LYNN	6
7 J&P FARMS LLC	15
8 MILLER TRUST	10
SECTION 10	
1 STATE OF MINNESOTA	9
2 SPROUT, BRENT ETUX	13
3 GOLDSMITH, ROBERT ETUX	5
SECTION 11	
1 IRSH, MITCHELL	15
2 WAADEVIG, ANDY ETUX	5
SECTION 13	
1 AYLSWORTH, JASON ETUX	12
2 HRON, ROLAND	10
3 PETERSON, ROGER	10
4 KONECK, JOHN ETUX	6
5 HAYDEN, FORREST ETUX	18
SECTION 14	
1 BAKER, SHAWN ETUX	10
2 REMME, JEFFREY ETUX	20
SECTION 15	
1 STATE OF MINNESOTA	11
2 DORNACK, COREY ETAL	15

SECTION 15	
1 GLENZINSKI, MICHAEL	5
2 DELANEY TRUST, DANIEL ETUX	7
3 DELANEY TRUST, DANIEL ETUX	12
4 DELANEY, CAMERAN ETUX	11
5 ERWIN, BRADLEY ETUX	10
SECTION 17	
1 FONG, EDWIN ETUX	5
2 FONG, DOUGLAS	15
3 PRINSEN, STEVEN ETUX	6
4 NELSON, RICHARD ETUX	6
5 AMUNDSON, JOHN ETUX	9
6 CURRY, RICHARD	6
SECTION 18	
1 STATE OF MINNESOTA DNR	11
2 HAMMELL, LINUS ETAL	16
3 MCDONALD, TROY ETUX	29
4 ANDERSON, STEVEN	10
SECTION 19	
1 BREN, DUSTIN ETUX	5
2 RUSKELL, CHRISTOPHER ETUX	10
SECTION 21	
1 MELDAHL, RICHARD ETAL	10
2 INJOS, KARI	16
3 GOLDSMITH BROS PARTNERSHIP	12
SECTION 22	
1 LEMBKE, GAIL	6
SECTION 23	
1 MILLER, LEO	15

2 HOLETS, GREGORY ETUX	24
3 HANSON, SCOTT ETAL	15
4 JOHNSON, MATTHEW ETUX	30
SECTION 24	
1 UTKE, STEVE ETUX	7
2 HAYDEN, FORREST ETUX	7
3 DEHERDER, CINDY	7
4 CHURCHWARD, FRANK ETAL	6
5 SEVERSON, DENNIS ETUX	7
6 SUTHERLAND, STEVEN ETAL	10
SECTION 25	
1 COPEMAN, TROY	14
2 SEVERSON, DAVID	16
3 COMSTOCK, CRAIG ETUX	5
4 WINSLOW, COLIN	10
5 PETERSON, BRANDON ETUX	6
6 MOMSEN, MARK	8
SECTION 26	
1 SPALLA, ALOIS ETUX	10
2 DANIELS, STEPHEN ETUX	12
3 BERG, STEVEN ETUX	14
4 PATTEN, MARK ETUX	6
5 REICHSTADT, RODNEY	12
6 SEVERSON, DENNIS ETUX	14
7 FRITZ, JON	11
SECTION 27	
1 COPEMAN, EDWARD	13
2 REISNER, DENNIS ETUX	9
3 DROGMULLER, MARLA	8
4 VALLEY VIEW FARMS OF PRESTON INC	30
5 CORNELL, BRADFORD ETUX	5

SECTION 28	
1 GOLDSMITH, CHRISTOPHER	5
2 GOLDSMITH BROS PARTNERSHIP	18
3 ALEXANDER, TESSA	12
4 ALLEN, SETH ETUX	15
SECTION 29	
1 BOELTER, THOMAS ETUX	10
SECTION 30	
1 MOELLER, ANDREW ETUX	5
2 SCHROEDER, JONATHAN ETUX	35
3 WELCH, BRIAN	10
4 ARNDT, JOHN ETUX	10
5 ERICKSON, CHANDLER ETUX	10
SECTION 31	
1 BREVIG, WESTEN ETUX	5
2 LEE, ROBERT	13
SECTION 32	
1 SMITH, THOMAS	12
SECTION 33	
1 VALLEY VIEW FARMS OF PRESTON INC	17
2 MEYER, CHRISTOPHER ETUX	13
SECTION 34	
1 PARKER TRUST, JAMES ETUX	10
2 MEYER, HANNAH	13
3 BANKER, MICHAEL	15
4 BANKER, ARDELL	10
5 RMI ENTERPRISES PARTNERSHIP	10
6 TURNBERG TRUST, JOSEPH	12





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
- CRP
- Tract Boundary

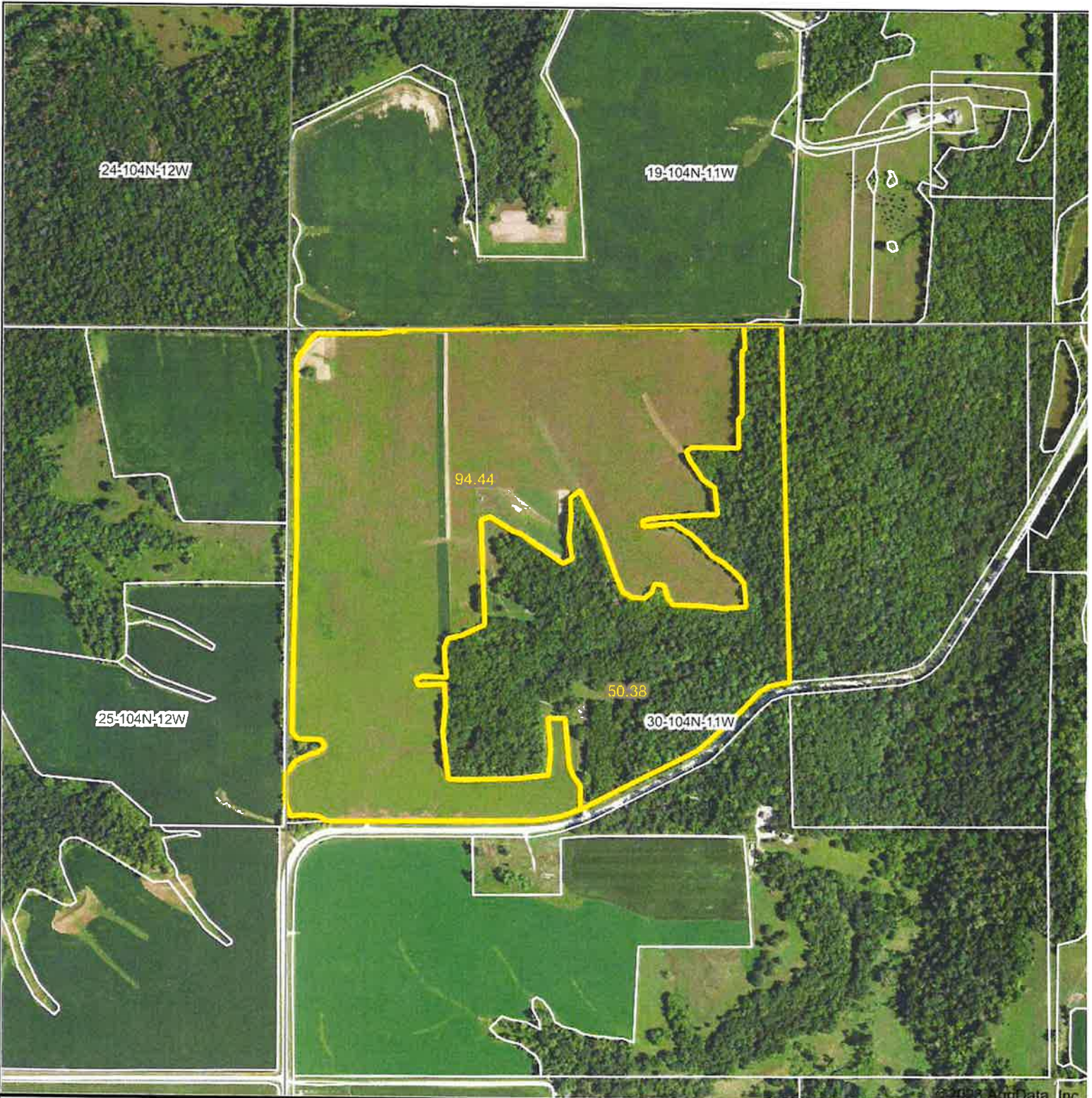
Wetland Determination Identifiers

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

Tract Cropland Total: 147.82 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 2021 NAIP imagery.

Aerial Map

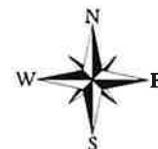


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Boundary Center: 43° 47' 10.5, -92° 12' 15.64



30-104N-11W
Fillmore County
Minnesota



Maps Provided By:

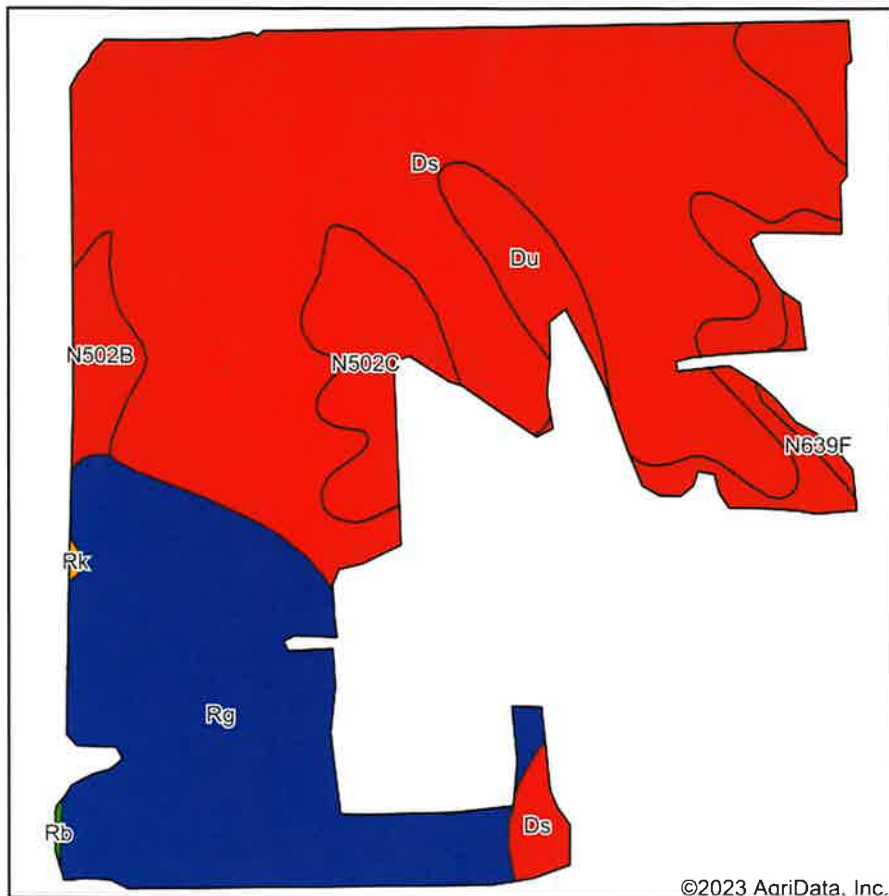


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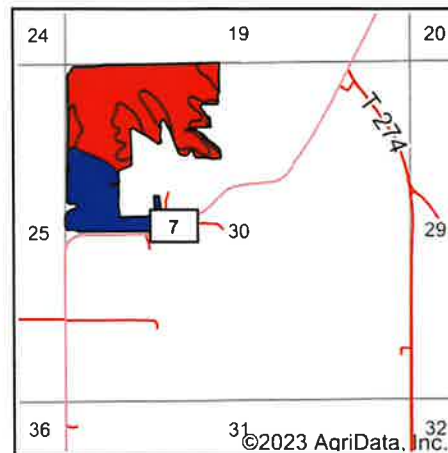
8/27/2023

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Fillmore**
 Location: **30-104N-11W**
 Township: **Chatfield**
 Acres: **94.44**
 Date: **8/27/2023**



Area Symbol: MN045, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans	
Ds	Dubuque and Whalan silt loams, 2 to 6 percent slopes	53.80	57.0%		Ile	45	43	
Rg	Renova silt loam, 2 to 6 percent slopes	24.08	25.5%		Ile	85	71	
Du	Dubuque and Whalan silt loams, 7 to 11 percent slopes, moderately eroded	8.51	9.0%		IVe	42	32	
N502C	Nordness silt loam, 6 to 12 percent slopes	5.01	5.3%		VIIs	30	30	
N502B	Nordness silt loam, 2 to 6 percent slopes	2.30	2.4%		VIIs	31	32	
N639F	Frontenac-Lacrescent complex, 20 to 45 percent slopes, rocky	0.60	0.6%		VIIe	10	7	
Rb	Racine and Ostrander silt loams, 2 to 6 percent slopes	0.07	0.1%		Ile	94	67	
Rk	Renova silt loam, 7 to 11 percent slopes, moderately eroded	0.07	0.1%		IIle	71	62	
Weighted Average						2.52	53.6	*n 48

*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.

CERTIFICATE OF SURVEY

PART OF THE NW1/4 OF SEC. 30,
T104N, R11W, FILLMORE CO., MN

N 89°38'39" E 2711.30'

NORTH LINE
NW1/4

SURVEY REQUESTED
BY
PERCY BESSINOPAS &
CHATFIELD, MN

NE COR. NW1/4
SEC. 30, T104N,
R11W, FILLMORE
CO., MN
FD. IRON PIPE

155.11 ACRES

AREA NORTH OF ROAD

NW1/4
30-104-11
(FRACTIONAL)
(CONTAINS 165.62 AC.)

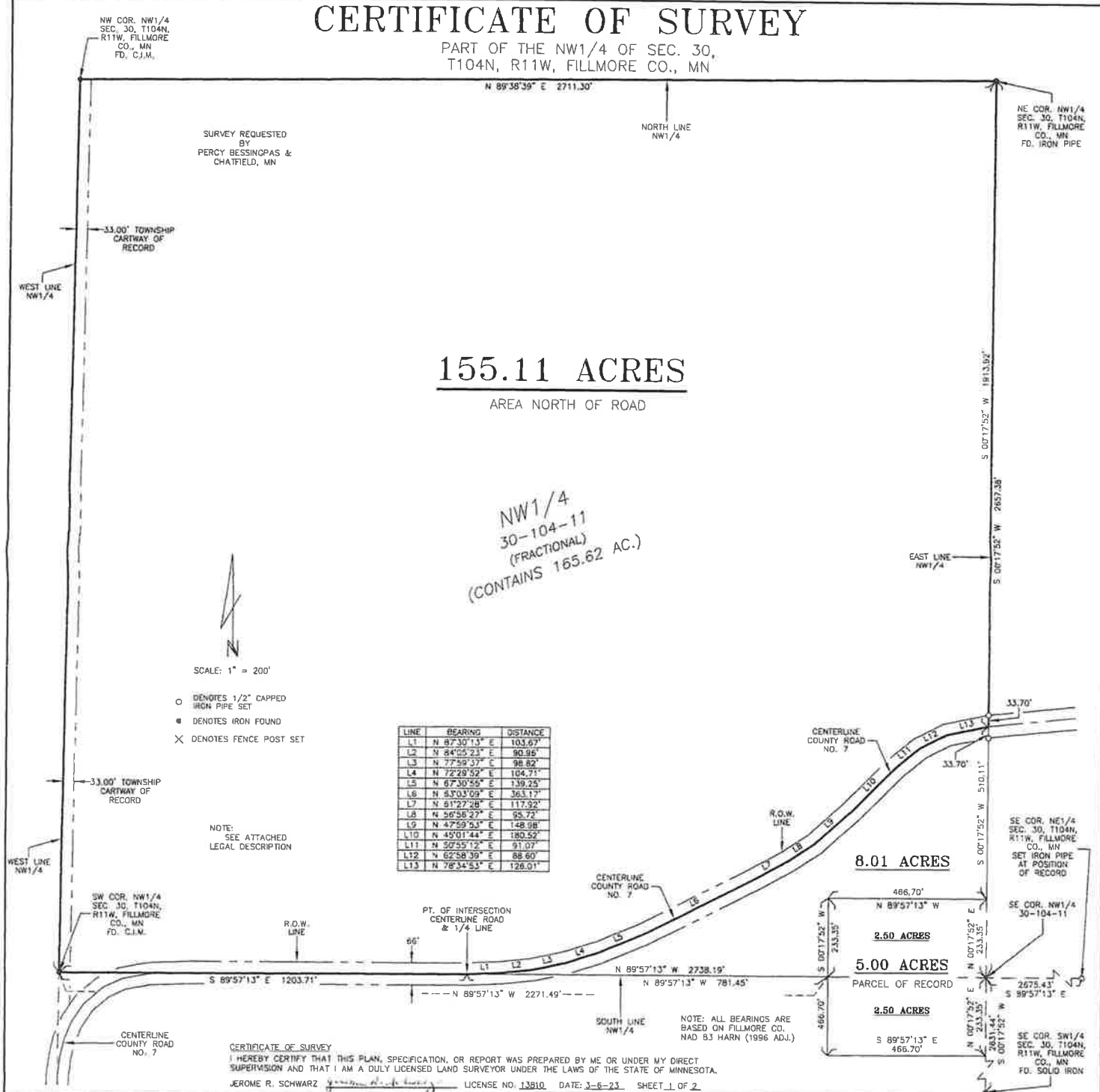


SCALE: 1" = 200'

- DENOTES 1/2" CAPPED IRON PIPE SET
- DENOTES IRON FOUND
- × DENOTES FENCE POST SET

NOTE:
SEE ATTACHED
LEGAL DESCRIPTION

LINE	BEARING	DISTANCE
L1	N 87°30'13" E	103.67'
L2	N 84°05'23" E	90.86'
L3	N 77°59'37" E	98.82'
L4	N 72°29'52" E	104.71'
L5	N 67°30'55" E	139.25'
L6	N 53°03'09" E	393.17'
L7	N 51°27'28" E	117.92'
L8	N 56°56'27" E	95.72'
L9	N 47°59'53" E	148.98'
L10	N 45°01'44" E	180.52'
L11	N 50°55'12" E	91.07'
L12	N 62°58'39" E	88.60'
L13	N 78°34'53" E	128.01'



CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

JEROME R. SCHWARZ LICENSE NO. 13810 DATE: 3-6-23 SHEET 1 OF 2

NOTE: ALL BEARINGS ARE
BASED ON FILLMORE CO.
NAD 83 HARN (1996 ADJ.)

LEGAL DESCRIPTION - 155.11 Acres - Area North of Road

That part of the Northwest Quarter (NW 1/4) of Section 30, Township 104 North, Range 11 West, Fillmore County, Minnesota, lying and being Northwesterly of the centerline of County Road No. 7, containing 155.11 acres, more or less. Subject to easement for County Road No. 7 across the Southerly line thereof. Subject to easement for a Township Cartway across the Westerly line thereof. Subject to any other easements of record.