



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

Dodge County 120 Acres

Approximately 120 Acres, Prime, top producing Dodge County Farmland.

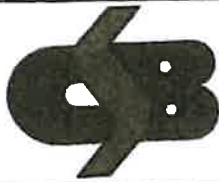
Total Acres:	120 approximately
Tillable Acres:	112 approximately
Prodex:	94.6
Corn Base:	64.27
Soybean Base:	48.50
PLC Yield:	165 Corn 45 Soybeans
Improvements:	Pattern Tiled
Taxes:	\$5,446.00 (Ag Non-Homestead (2023))
Price:	\$1,536,000.00
Legal Description:	Sect-13 Twp-105 Range-017 120.00 Acres – N1/2 NW1/4 & SW1/4 NW1/4

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
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Cell: 507-273-3000

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



CITIZENS STATE BANK

HAYFIELD
507-477-2212

MANTORVILLE
507-635-2481
csbankmn.com

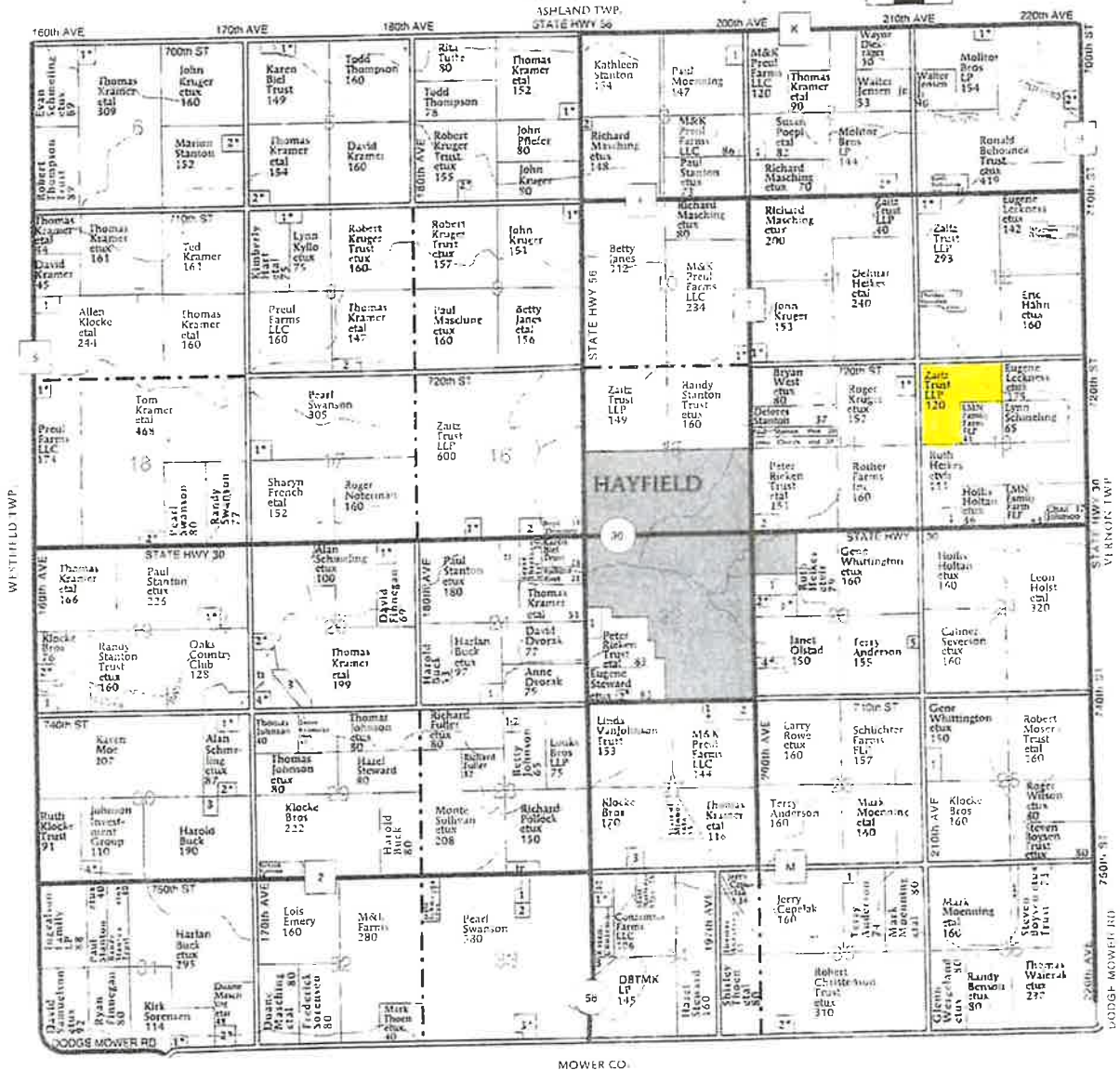
DODGE CENTER
507-374-6090
FDIC

Where your deposit is a community investment!

T-105-N

HAYFIELD PLAT

R-17-W



HAYFIELD TOWNSHIP

SECTION 1

1. Wiebusch, Matthew 6
2. Butler, Michael 6

SECTION 2

1. Gilbertson, Luverne 8
2. Tufte, Raymond 12

SECTION 3

1. Burns, Lois 13
2. Masching, Jonathan 6

SECTION 4

1. Worden, William 8
2. Langworthy, Rodney 5

SECTION 5

1. Iverson, Samuel 11
2. Kvasnicka, James 6

SECTION 6

1. Gross, Kenneth 11
2. Stanton, Paul 9

SECTION 7

1. Rath, Corey 6

SECTION 8

1. Black, James 10
2. Kramer, Kody 13

SECTION 9

1. Kruger, John 9

SECTION 10

1. Miedtke, Mark 6

SECTION 11

1. Stevens, Michael 7

SECTION 12

1. Beukema, Bruce 10

SECTION 13

1. Klocke, Larry 9

SECTION 14

1. Hodge, Russell 8
2. Cedar Creek Church 9

SECTION 16

1. Klauer, Heath 6

SECTION 17

2. Conzemius, Karen 10

SECTION 18

1. Swanson, Michael 12

SECTION 19

1. Brennan, James 6

SECTION 20

2. Northway Jr, Raymond 8

SECTION 23

1. Reese, Randal 8
2. Trom, Gregory 7

SECTION 24

3. Klocke, Allan 8

SECTION 25

1. Kiefer, Jamie 11
2. Tebay, Jeremy 9
3. Schriever, Jamie 14
4. Kramer, Thomas 6

SECTION 26

1. Fuller, Brett 10

SECTION 27

1. Fairview Cemetery Assn 16

SECTION 28

2. Goodman, James 5

SECTION 29

1. Independent School Dist 203 18

SECTION 30

2. Robinson, Ross 5
3. Johnston, Corey 15

SECTION 31

4. Demaria, John 10
5. Anderson, Crystal 5

SECTION 32

1. Holzer, Pamela 10

SECTION 33

1. Miner, Curtis 10
2. Rippentrop, Benjamin 9
3. Klocke, Robert 7

SECTION 34

1. VanJohnson Trust, Linda 6

SECTION 35

2. Heine, Monica 5

SECTION 36

1. Scott, John 8
2. Dornink, Gene 5
3. Essig, James 10
4. Hayden, Shane 10

SECTION 37

1. Sorensen, Kirk 6
2. Rehnelt, Michael 12

SECTION 38

1. Swanson, Randy 6

SECTION 39

2. Stork, Mark 5
3. Swanson, Jeffrey 14

SECTION 40

1. French, Craig 6
2. McMeekin, Gayle 6
3. Central Coop 6

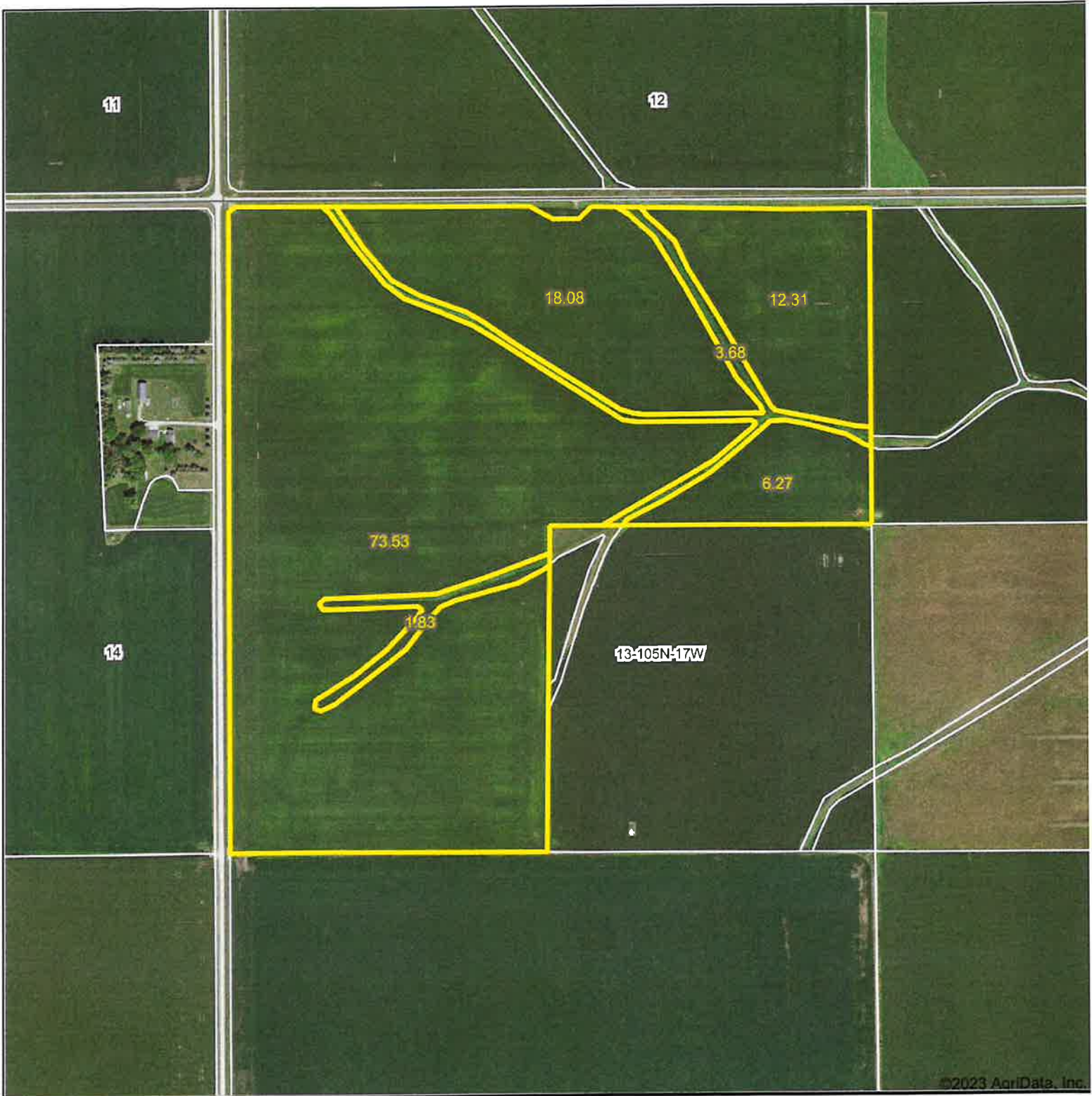
SECTION 41

1. Stephens, Jody 6
2. Breza Jr, Steve 10

SECTION 42

1. Tufte, Andrew 7

Aerial Map



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Map Center: 43° 54' 10.19, -92° 48' 50.07



13-105N-17W
Dodge County
Minnesota



5/12/2023



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

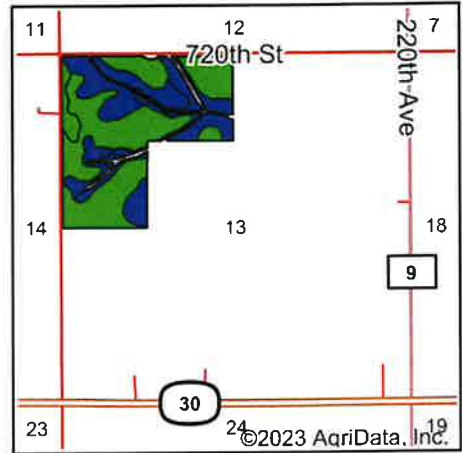
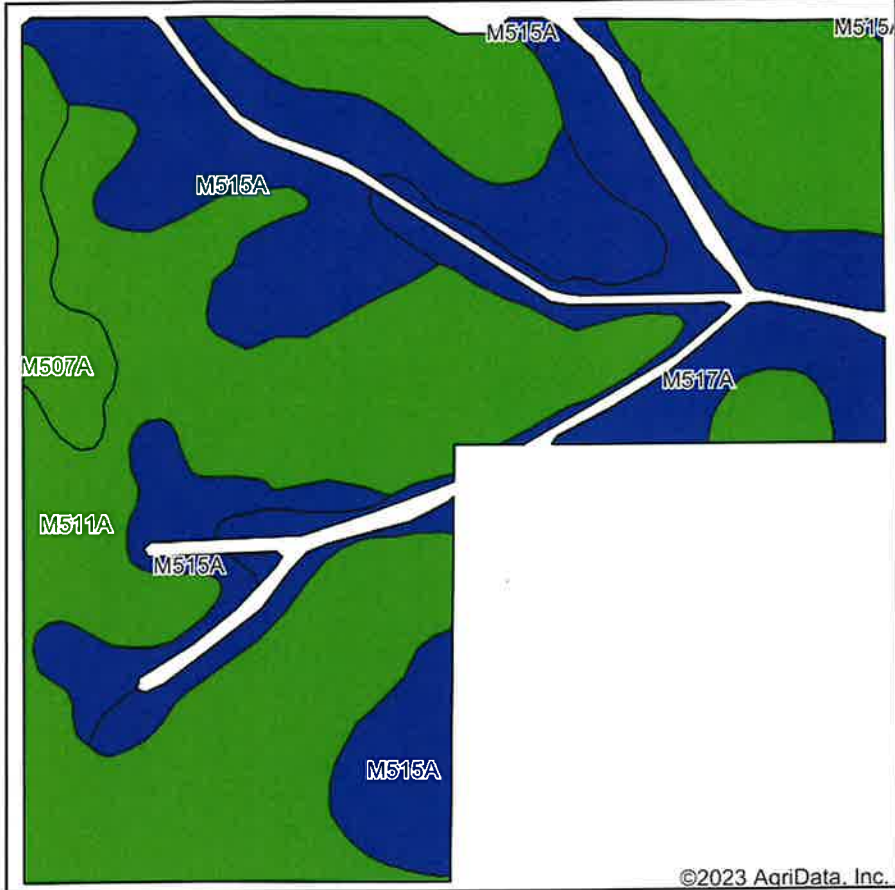
Maps Provided By:



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

Soils Map



State: **Minnesota**
 County: **Dodge**
 Location: **13-105N-17W**
 Township: **Hayfield**
 Acres: **110.19**
 Date: **5/12/2023**



Soils data provided by USDA and NRCS.

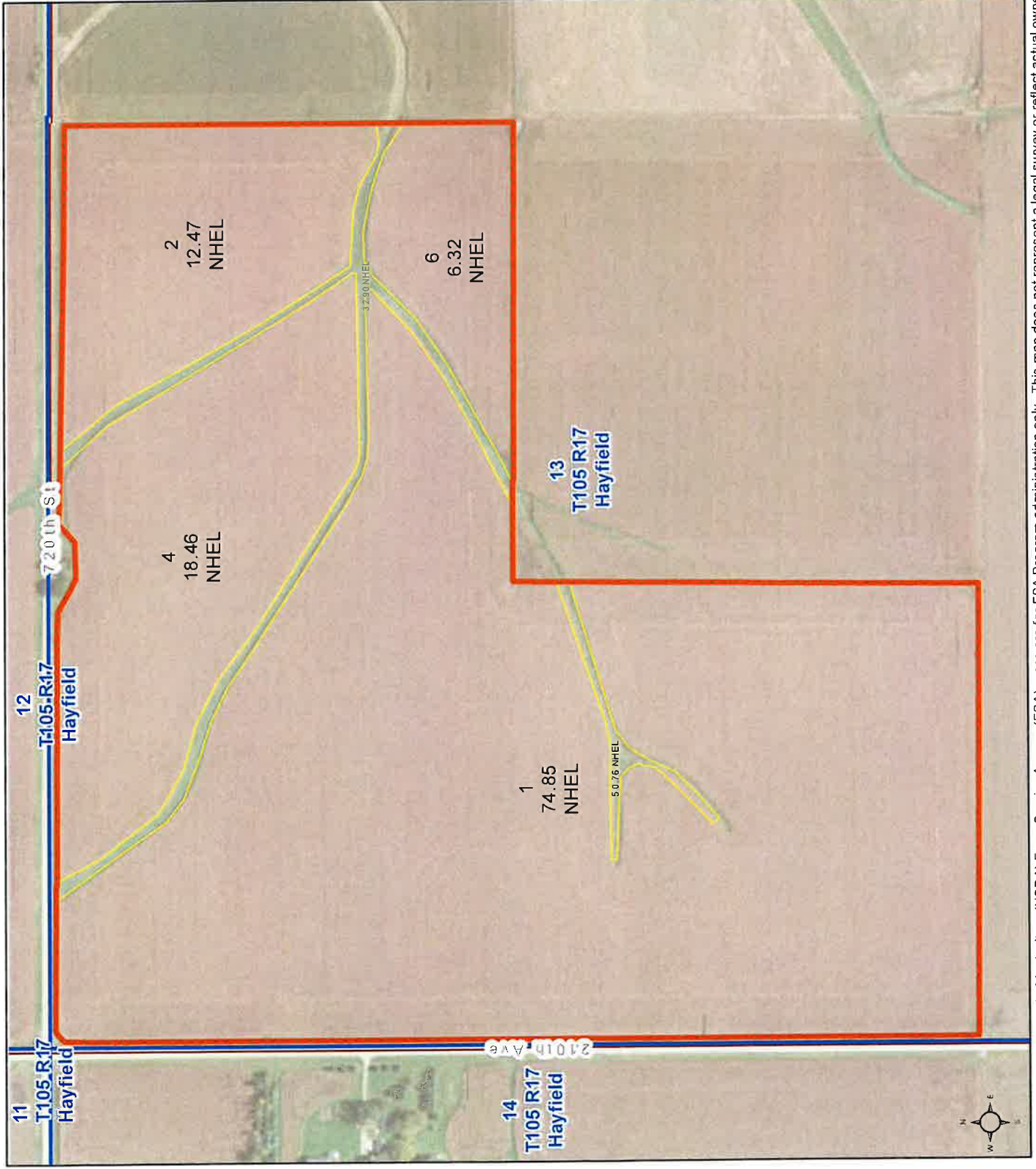
Area Symbol: MN039, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
M511A	Readlyn silt loam, 1 to 3 percent slopes	62.03	56.3%		Iw	100	65
M515A	Tripoli clay loam, 0 to 2 percent slopes	27.53	25.0%		IIw	87	62
M517A	Clyde silty clay loam, 0 to 3 percent slopes	16.84	15.3%		IIw	86	85
M507A	Marquis silt loam, 1 to 3 percent slopes	3.79	3.4%		IIe	100	77
Weighted Average					1.44	94.6	*n 67.7

*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.



- 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: 115.76 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 disavows the 2017 NAIP imagery.



Hayfield: Section 13 NW

Ellingson
COMPANIES

56113 State Highway 56
West Concord, MN 55985
www.EllingsonCompanies.com

-  Tile
-  Drainage Ditch
-  Culvert



0 500
US Feet



Abbreviated 156 Farm Record

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

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
115.76	115.76	115.76	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	115.76	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	64.27	0.00	165	
Soybeans	48.50	0.00	45	
TOTAL	112.77	0.00		

NOTES

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Tract Number : 1183

Description : Sec. 13 Hayfield
 FSA Physical Location : MINNESOTA/DODGE
 ANSI Physical Location : MINNESOTA/DODGE
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Wetland determinations not complete
 WL Violations : None
 Owners : SUMMIT AG FUND III LLP
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
115.76	115.76	115.76	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	115.76	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield

Abbreviated 156 Farm Record

Tract 1183 Continued ...

Corn	64.27	0.00	165
Soybeans	48.50	0.00	45
TOTAL	112.77	0.00	

NOTES

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Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.

CERTIFIED WETLAND DETERMINATION

1. Name:	Summit Ag Fund III LLP	2. Location County:	Dodge
3. Address:	10640 Highway D20 Alden, IA 50006	4. Admin County:	Dodge
5. Request Form:	AD-1026	6. Farm Number:	6978
7. Request Date:	3/20/2020	8. Tract Number:	1183

This certified wetland determination identifies areas subject to the wetland conservation provisions of the 1985 Food Security Act, as amended. See the attached Definitions of Wetland Labels and Uses for additional information and currently authorized activities under the Act.

Field(s)	Label	Occurrence Year (CW+YEAR)	Acreage
I	PC/NW		115.80

9. Remarks:

I certify that the above determinations are sufficient for the purpose of making a determination of eligibility for program benefits and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

10. Signature Designated Conservationist	Date
 Brandon Berndt	Friday, September 24, 2021

***DEFINITIONS OF WETLAND LABEL CODES**

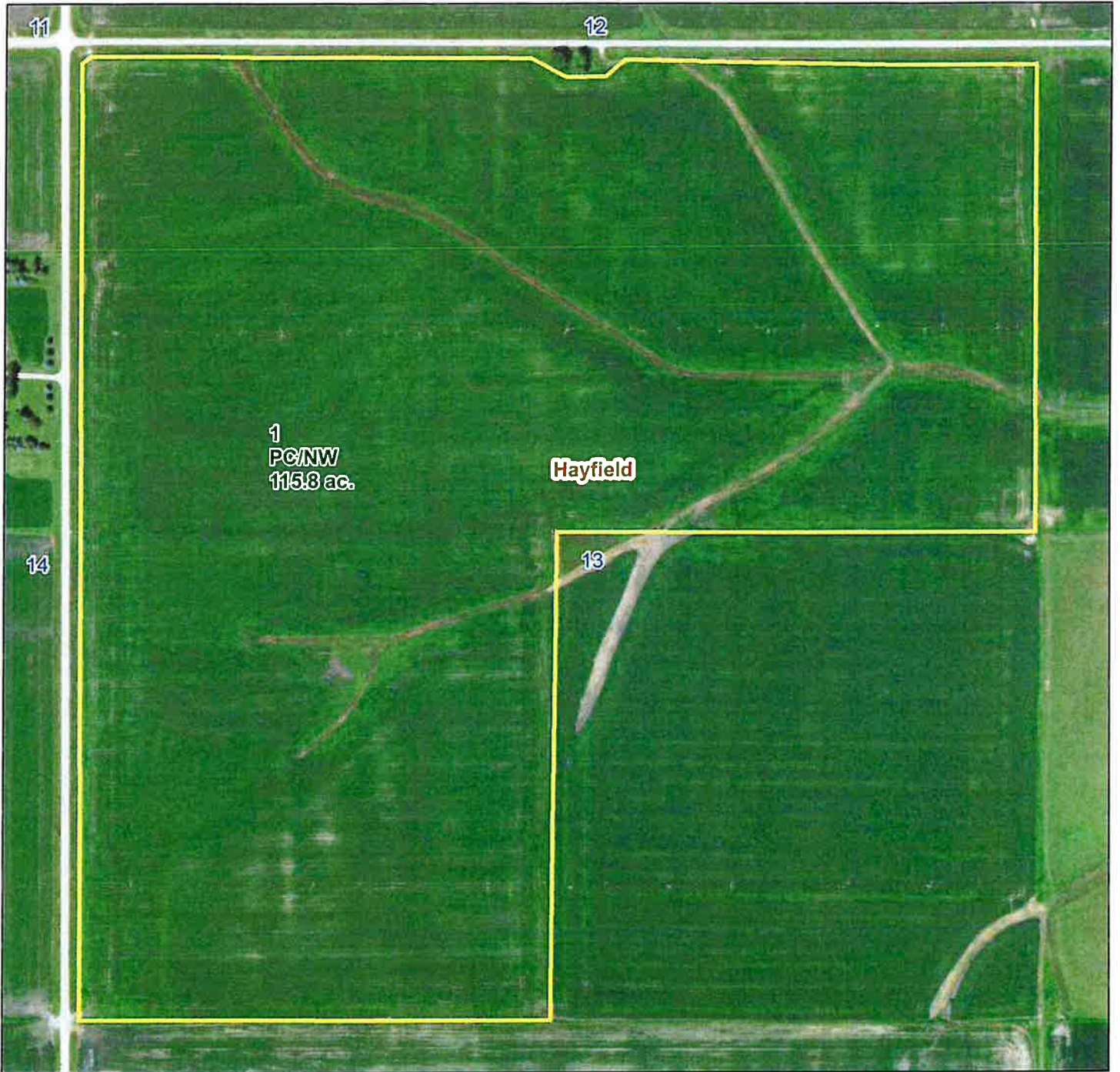
AW	Artificial Wetland. An area that is artificial or irrigation induced wetland.
CME	An area that received a Categorical Minimal Effect determination.
CPD	Corps Permit Decision. Corps of Engineers permit decisions regarding section 404 of the Clean Water Act will be relied upon to satisfy the wetland conservation provisions of the Food Security Act of 1985, as amended.
CW	Converted Wetlands. An area converted between December 23, 1985 and November 28, 1990 in any year that an agricultural commodity is planted on these converted wetlands, you will ineligible for USDA benefits.
**CW+year	An area converted after November 28, 1990. You will be ineligible for USDA program benefits until this wetland is restored.
CWTE	Converted Wetland Technical Error. An area converted based on an incorrect NRCS determination or misinformation from a NRCS or FSA employee.
FW	Farmed Wetland. An area that is farmed wetland was manipulated and planted before December 23, 1985, but still meets wetland criteria. These may be farmed and maintained in the same manner as long as they are not abandoned.
FWP	Farmed Wetlands Pasture. An area that is pasture or hayland, manipulated before December 23, 1985 but still meets wetland criteria. These may be farmed and maintained in the same manner as long as they are not abandoned.
MIW	A Converted Wetland for which the lost wetland acreage, value, and function has been adequately mitigated.
MW	Minimal effect Wetland. An area determined to be minimal effect. These wetlands are to be farmed according to the minimal-effect agreement signed at the time the minimal-effect determination was made,
MWM	An area used as mitigation for replacement of lost wetland acreage, value, and function.
NW	Non-Wetland. An area that does meet the wetland definition..
NW/NAD	An area determined to be a non-wetland resulting from a decision from the National Appeals Division.
PC	Prior Converted cropland, which was drained filled, or manipulated before December 23, 1985; was cropped prior to December 23, 1985; was not abandoned; and does not meet FW criteria.
PC/NW	May meet either PC and/or NW definitions.
TP	Third Party Exemption.
W	Wetlands. An area meeting wetland criteria, including wetland farmed under natural conditions.
WX	A wetland area that has been manipulated after December 23, 1985, but was not for the purpose of making production possible and production was not made possible. These include wetlands manipulated by drainage maintenance agreements.



Certified Wetland Determination

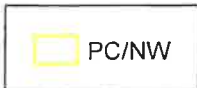
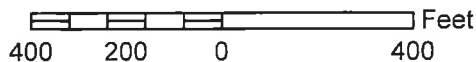
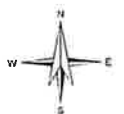
Customer: Summit Ag Fund III LLP
Tract: 1183

9/24/2021



2019 Imagery

Dodge County
T105 R17 S13, Hayfield Twp
1:4,800 1 inch = 400 feet



This certified wetland determination/delineation has been conducted for the purpose of implementing the wetland conservation provisions of the Food Security Act of 1985. This determination/delineation may not be valid for identifying the extent of the Corps of Engineers' (COE's) Clean Water Act jurisdiction for this site. Other federal, state or local permits or restrictions may apply to activities impacting wetlands. Contact the US Fish and Wildlife Service for information concerning conservation easements. Contact the Local Governmental Unit (LGU) for State Wetland Conservation Act permits and Minnesota Department of Natural Resources for protected water permits prior to initiating wetland activities by completing the "Minnesota Joint Project Notification Form" available from the LGU

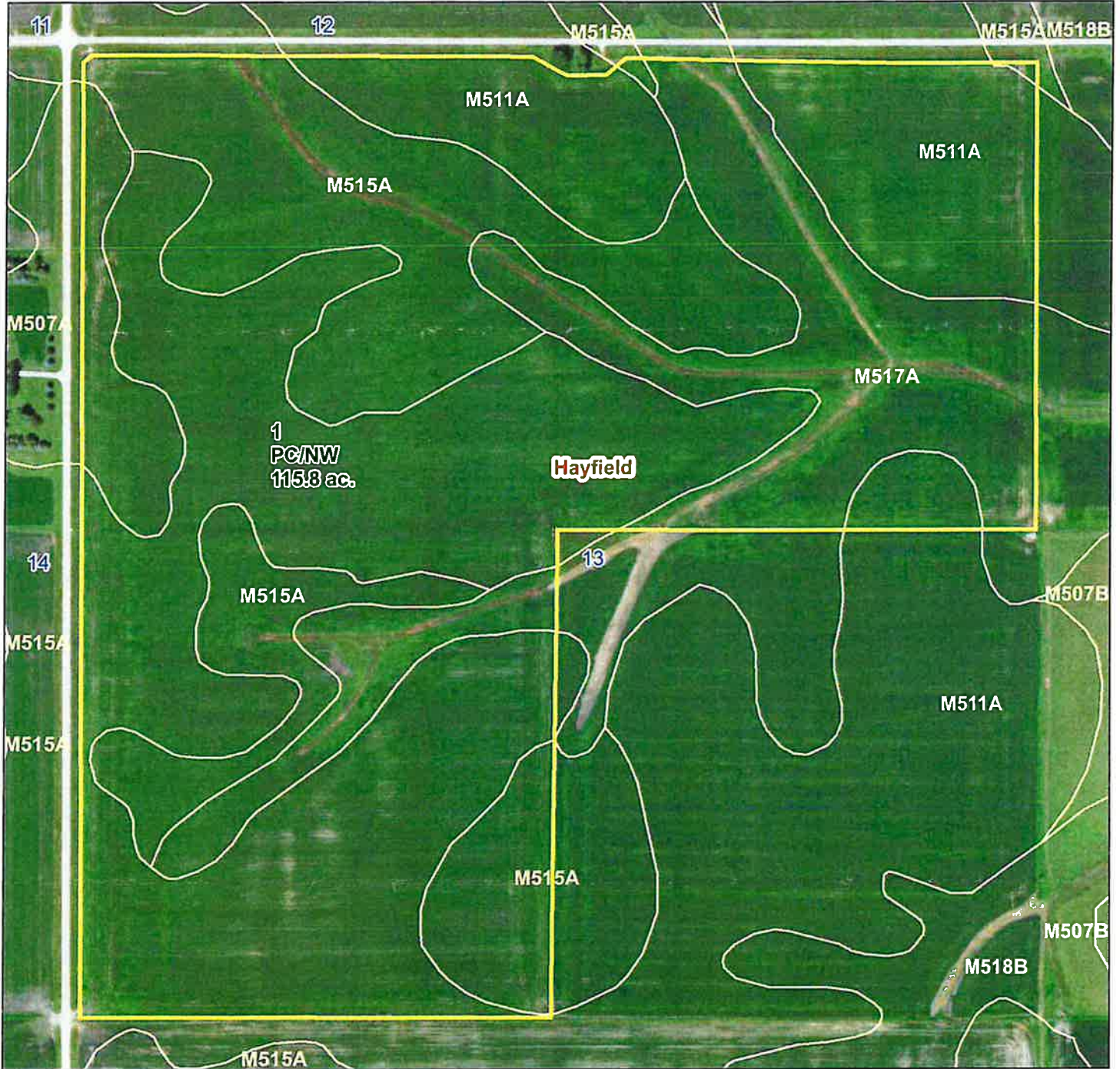




Soils Map

Customer: Summit Ag Fund III LLP
Tract: 1183

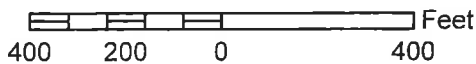
9/24/2021



2019 Imagery

Dodge County
T105 R17 S13, Hayfield Twp

1:4,800 1 inch = 400 feet



PC/NW

Soils

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