



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

Fillmore 60

Approximately 60 Acres Fillmore County Farmland.

Total Acres: 60.25 approximately

Tillable Acres: 45.43 approximately

Prodex: 80

Corn Base: 47.36

PLC Yield: 139

Improvements: None

Taxes: \$2,128.00 Ag Non-Homestead (2025)

Price: \$584,500.00

Legal Description: Approx. 60.27 acres located in N1/2 SW1/4 SECT-30 TWP-104 RANGE-011

Note: Good tenant in place for 2026 crop year. Potential building site with well, along with +/- 6 acres of woods.

LAND RESOURCE MANAGEMENT & REALTY, INC.

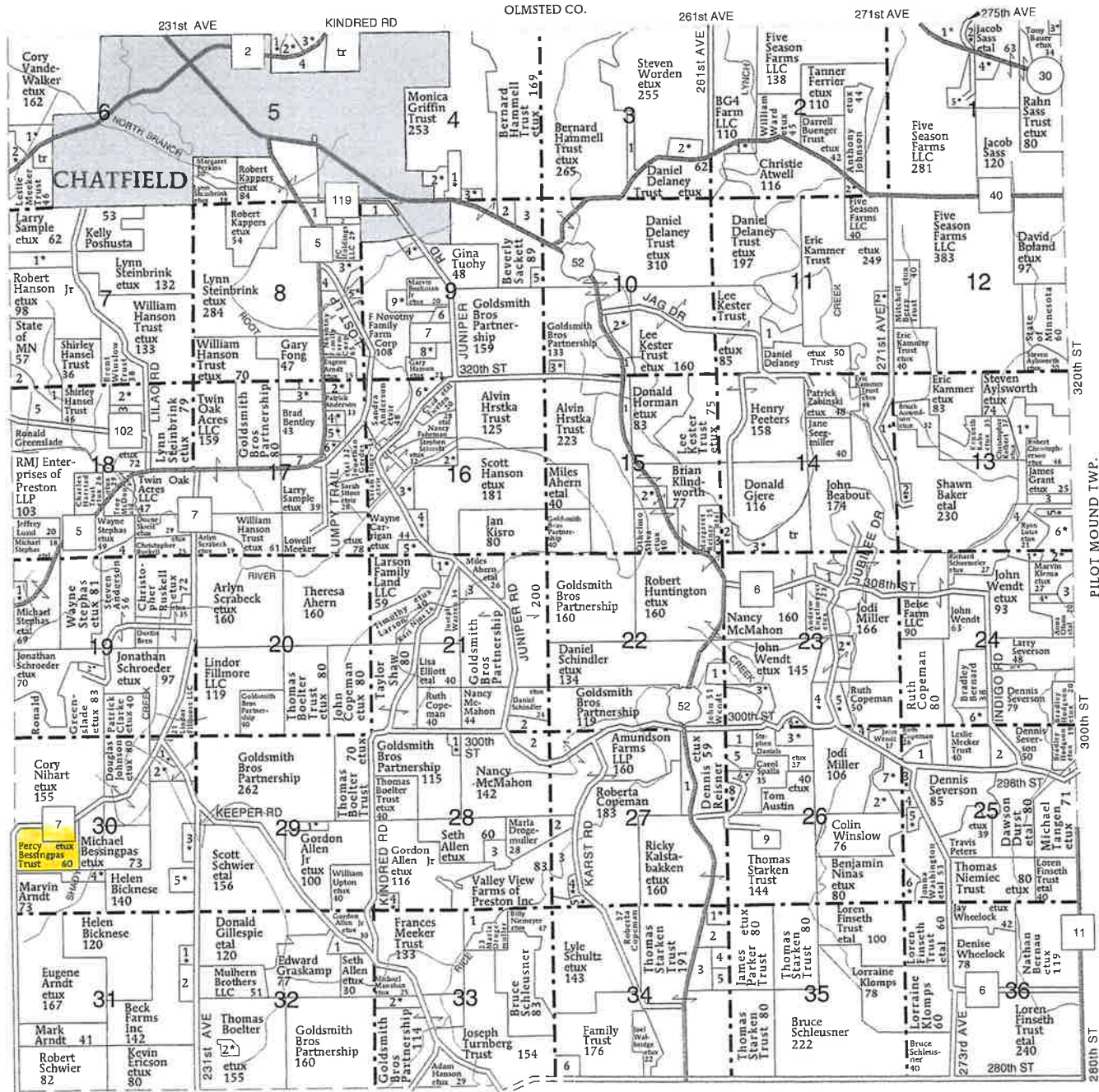
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Information is from sources deemed reliable but is not guaranteed by agent

(Landowners)

OLMSTED CO.



FOUNTAIN TWP.

CHATFIELD TOWNSHIP

SECTION 1

- 1 MCCLELLAN, MATTHEW ETUX 14
- 2 UNDEBERG, RICHARD ETUX 5
- 3 SASS TRUST, RAHN ETUX 5
- 4 SASS, JACOB ETUX 16
- 5 KAMMER TRUST, 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, TARA ETAL 14
- 2 NOVOTNY, LEE ETAL 10
- 3 JEFFERS, THOMAS ETUX 5

SECTION 5

- 1 MANAHAN, MATTHEW ETUX 7
- 2 KIRK, SUSAN ETAL 7
- 3 HAMMELL TRUST, BERNARD ETUX 13
- 4 FUNK TRUST, MARY 15

SECTION 6

- 1 OPAT, MATTHEW ETUX 17
- 2 THOMPSON, JOSHUA ETUX 7

SECTION 7

- 1 HANSON TRUST, WILLIAM ETUX 21
- 2 CHATFIELD FISH & GAME CLUB INC 7

SECTION 8

- 1 CHURCH OF ST MARY OF CHATFIELD 9
- 2 CHATFIELD CEMETERY ASSN 11
- 3 BREN, GARY ETUX 10
- 4 COUNTY OF FILLMORE 9
- 5 NOVOTNY TRUST, FRANCIS ETUX 5

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 SALISBURY, LYNN 16
- 7 J&P FARMS LLC 6
- 8 MILLER TRUST 10
- 9 CRAMER, MICHAEL ETUX 29

SECTION 10

- 1 STATE OF MINNESOTA 9
- 2 SPROUT, BRENT ETUX 13
- 3 GOLDSMITH, ROBERT ETUX 5

SECTION 11

- 1 IRSH, MITCHELL 15
- 2 WAADVEIG, ANDY ETUX 5

SECTION 13

- 1 AYLSWORTH, JASON ETUX 21
- 2 BAKER, JOSHUA ETUX 6
- 3 HRON, ROLAND 6
- 4 PETERSON, ROGER 10
- 5 KONECK, JOHN ETUX 6
- 6 HAYDEN, FORREST ETUX 18

SECTION 14

- 1 BAKER, SHAWN ETAL 10
- 2 REMME, JEFFREY ETUX 5
- 3 REMME, NATHAN ETAL 14

SECTION 15

- 1 STATE OF MINNESOTA 11
- 2 DORNACK, COREY ETAL 14
- 3 REINER, MARGARET 5

SECTION 16

- 1 GLENZINSKI, MICHAEL 5
- 2 DELANEY, CAMERAN ETUX 18
- 3 DELANEY, CAMERAN ETUX 12
- 4 DELANEY, CAMERAN ETUX 11
- 5 ERWIN, BRADLEY ETUX 10
- 6 JANTZ, GARY ETUX 19

SECTION 17

- 1 FONG, GARY 5
- 2 ARNOT, CURTIS ETUX 7
- 3 KELLY, MIKE ETUX 15
- 4 PRINSEN, STEVEN ETUX 6

SECTION 18

- 1 STATE OF MINNESOTA DNR 11
- 2 GREENSLADE, RONALD ETUX 16
- 3 HAMMELL EQUIPMENT INC 16
- 4 ANDERSON, STEVEN 10
- 5 CHATFIELD FISH & GAME CLUB INC 30

SECTION 19

- 1 STEPHAS, DOMINIC ETUX 8
- 2 RUSKELL, CHRISTOPHER ETUX 10

SECTION 21

- 1 MELDAHL, RICHARD ETAL 10
- 2 GOLDSMITH BROS PARTNERSHIP 12
- 3 AHERN, DAVID 14

SECTION 22

- 1 LEMBKE, GAIL 6

SECTION 23

- 1 MILLER, LEO 15
- 2 HOLETZ, GREGORY ETUX 28
- 3 HANSON, SCOTT ETAL 15
- 4 LAWSTUEN, TIMOTHY ETUX 20
- 5 OLSEN, QUINTEEN ETAL 11
- 6 SVOMA, DIANE ETVIR 5

SECTION 24

- 1 LUTZE, RYAN ETUX 7
- 2 HAYDEN, FORREST ETUX 7
- 3 DEHERED, CINDY 6
- 4 OLSON, DEVN ETUX 6
- 5 SEVERSON, DENNIS ETUX 7
- 6 SUTHERLAND, STEVEN ETAL 10

SECTION 25

- 1 COPEMAN, TROY 14
- 2 SEVERSON, DAVID 12
- 3 COMSTOCK, CRAIG ETUX 5
- 4 WINSLOW, COLIN 10
- 5 PETERSON, BRANDON ETUX 6
- 6 NINAS, BENJAMIN ETUX 8

SECTION 26

- 1 SPALLA, CAROL 10
- 2 HALVERSON, BRIAN ETUX 15
- 3 SVOM, DIANE ETVIR 14
- 4 PATTEN, MARK ETUX 6
- 5 COLE, ADAM 12
- 6 HEIDE, MIKE ETUX 5
- 7 OEHLKE, JASON ETUX 16
- 8 REISNER, DENNIS ETUX 14
- 9 FRITZ, ION 11

SECTION 27

- 1 COPEMAN, EDWARD 14
- 2 DROGEMULLER, MARLA 8
- 3 VALLEY VIEW FARMS OF PRESTON INC 30

SECTION 28

- 1 GOLDSMITH, CHRISTOPHER ETUX 5
- 2 GOLDSMITH BROS PARTNERSHIP 18
- 3 ALEXANDER, TESSA 12
- 4 ALLEN, SETH ETUX 15

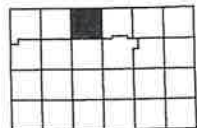
SECTION 29

- 1 BOELTER, THOMAS ETUX 10

SECTION 30

- 1 MOELLER, ANDREW ETUX 5
- 2 SCHROEDER, JONATHAN ETUX 35
- 3 WELCH, BRIAN ETUX 10
- 4 ARNDT, JOHN ETUX 10
- 5 ERICKSON, CHANDLER ETUX 10

CONTINUED ON NEXT PAGE



Aerial Map



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

Maps Provided By



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Boundary Center: 43° 46' 50.76, -92° 12' 20.27

0ft 497ft 994ft

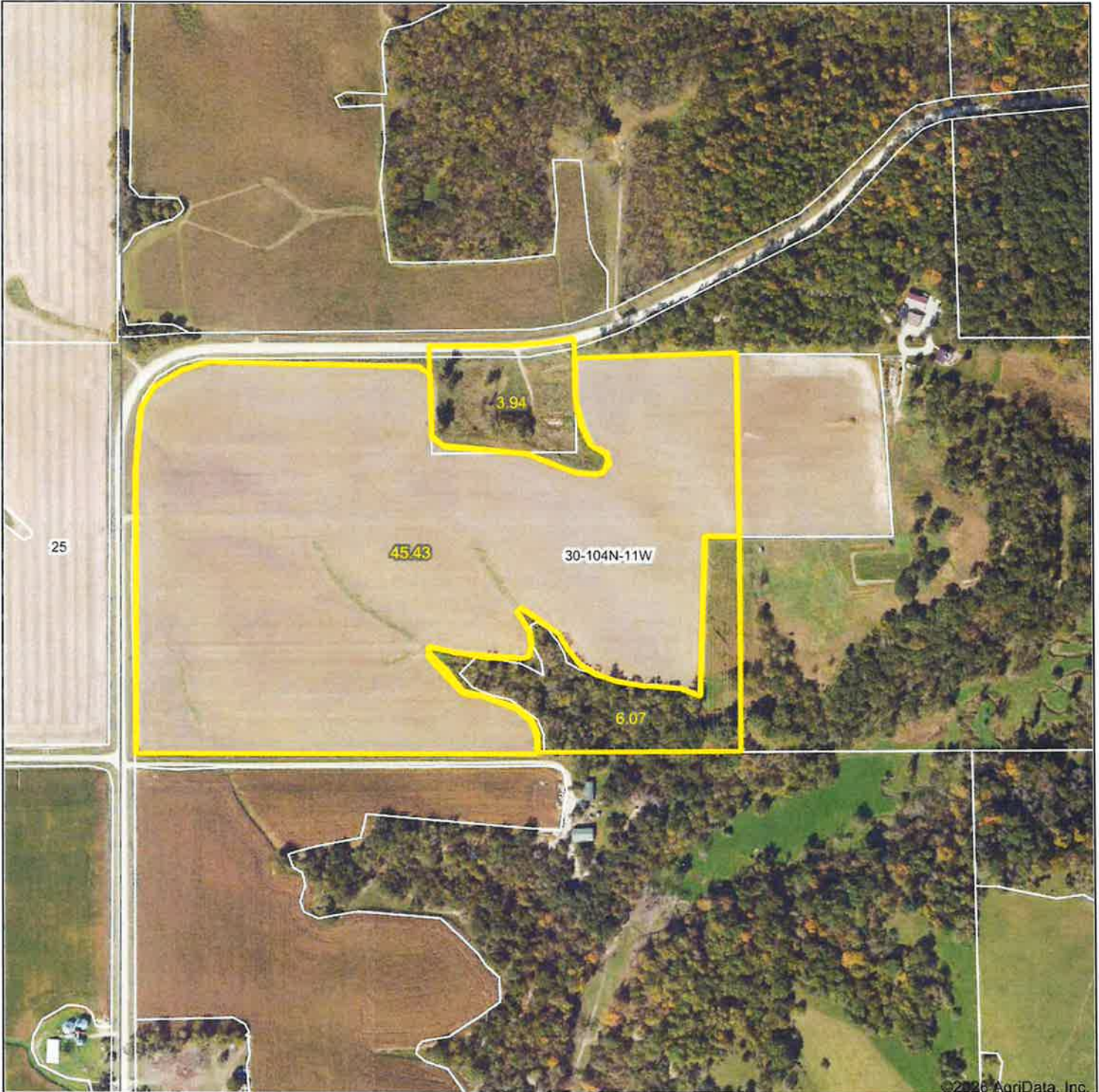
30-104N-11W
Fillmore County
Minnesota



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

1/13/2026

Aerial Map



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Boundary Center: 43° 46' 50.81, -92° 12' 20.15

0ft 497ft 994ft

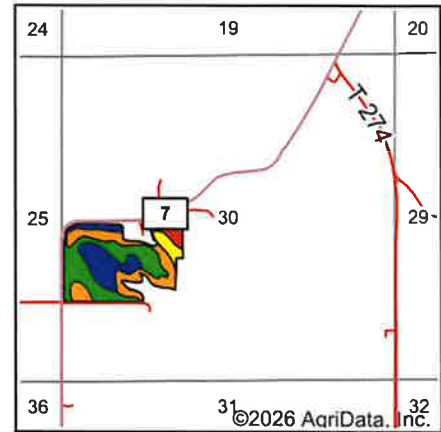
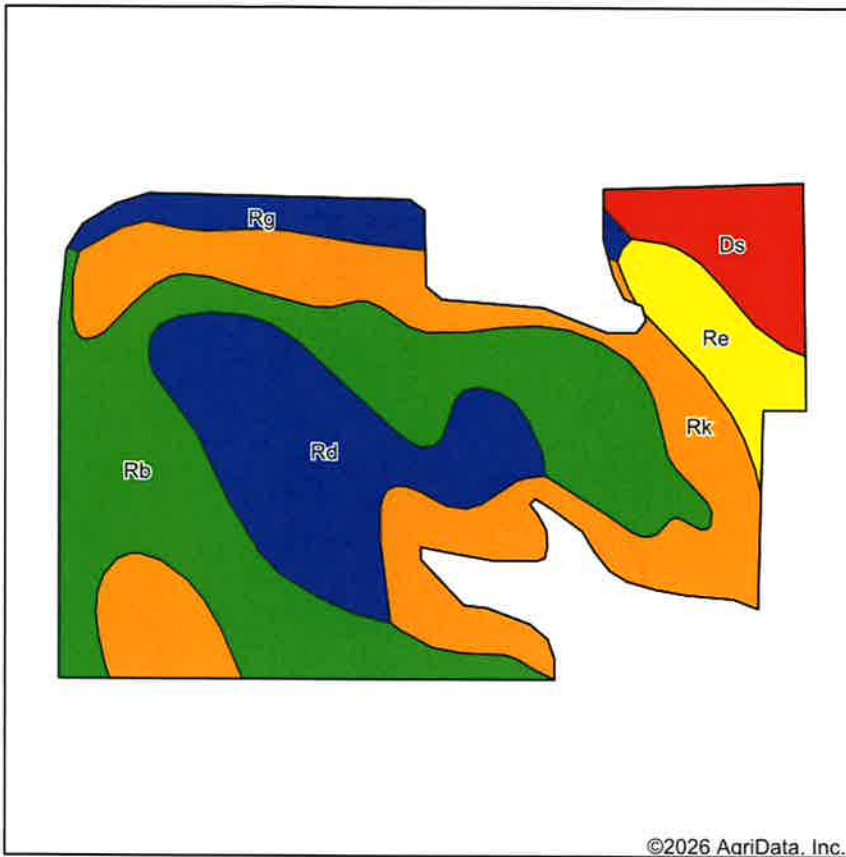
30-104N-11W
Fillmore County
Minnesota



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

1/13/2026

Soils Map



State: **Minnesota**
 County: **Fillmore**
 Location: **30-104N-11W**
 Township: **Chatfield**
 Acres: **45.43**
 Date: **1/13/2026**



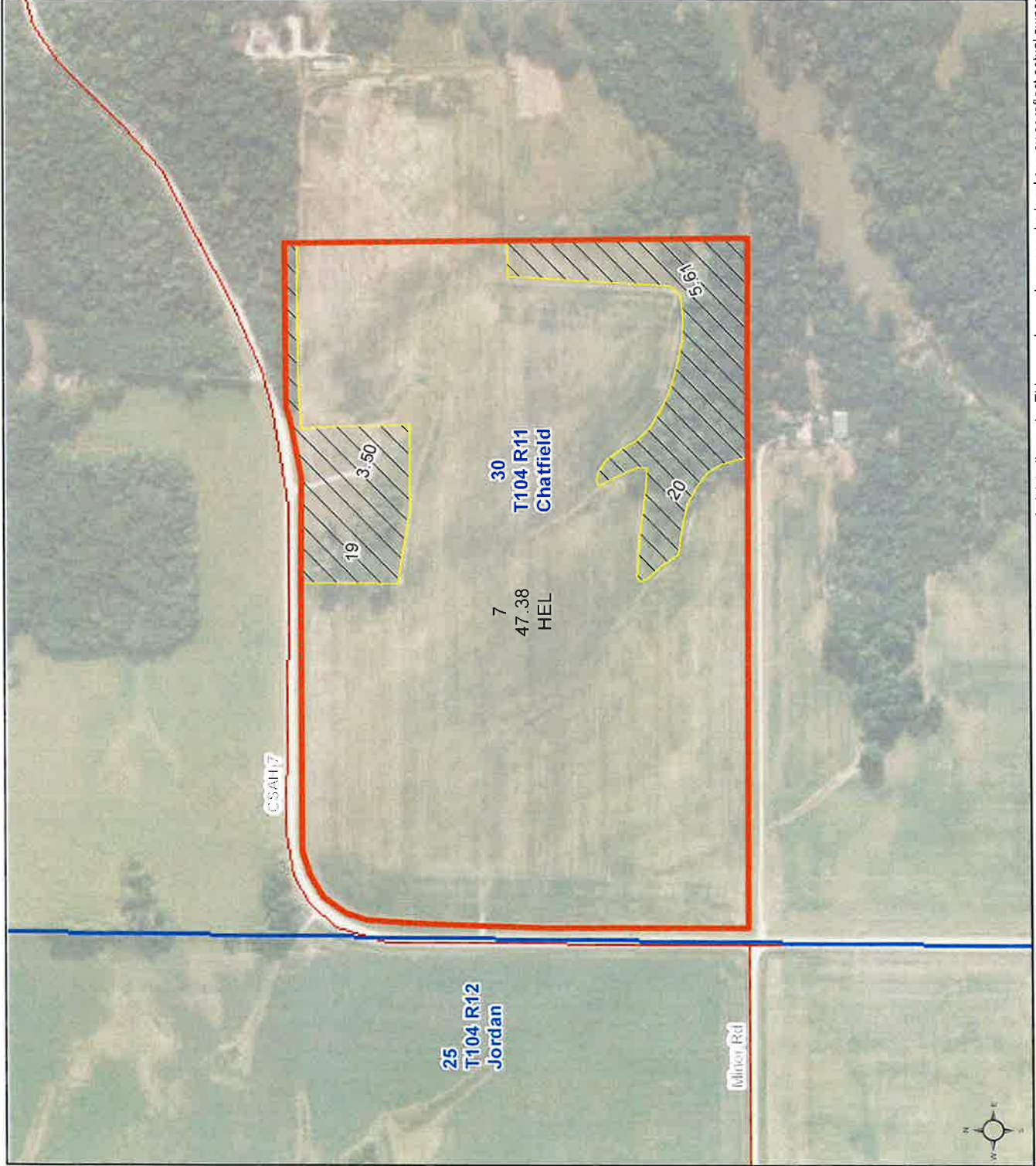
Soils data provided by USDA and NRCS.

Area Symbol: MN045, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Oats Bu	*n NCCPI Soybeans	
Rb	Racine and Ostrander silt loams, 2 to 6 percent slopes	16.25	35.8%		Ile	94		68	
Rk	Renova silt loam, 7 to 11 percent slopes, moderately eroded	13.19	29.0%		IIle	71		62	
Rd	Racine and Ostrander silt loams, 7 to 11 percent slopes, moderately eroded	8.49	18.7%		IIIe	82	3	72	
Ds	Dubuque and Whalan silt loams, 2 to 6 percent slopes	2.87	6.3%		Ile	45		43	
Re	Racine and Ostrander loams, 12 to 17 percent slopes, moderately eroded	2.60	5.7%		IVe	67	3	66	
Rg	Renova silt loam, 2 to 6 percent slopes	2.03	4.5%		Ile	85		70	
Weighted Average						2.59	80	0.7	*n 65.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



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
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 47.38 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

FILLMORE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 10652

Prepared : 3/2/26 2:47 PM CST

Crop Year : 2026

Operator Name :
CRP Contract Number(s) : None
Recon ID : 27-045-2024-40
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
56.49	47.38	47.38	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	47.38	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	47.36	0.00	139	
TOTAL	47.36	0.00		

NOTES

Empty box for notes.

Tract Number : 32450

Description :
FSA Physical Location : MINNESOTA/FILLMORE
ANSI Physical Location : MINNESOTA/FILLMORE
BIA Unit Range Number :
CRP Contract Number(s) : None
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : THE PERCY W. BESSINGPAS AND PAULA K. BESSINGPAS LIVING TRUST UNDER AGREEMENT DATED SEPTEMBER 21,2023
Other Producers : None
Recon ID : 27-045-2024-39

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
56.49	47.38	47.38	0.00	0.00	0.00	0.00	0.0

MINNESOTA
 FILLMORE
 Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 10652
 Prepared : 3/2/26 2:47 PM CST
 Crop Year : 2026

Tract 32450 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	47.38	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	47.36	0.00	139
TOTAL	47.36	0.00	

NOTES

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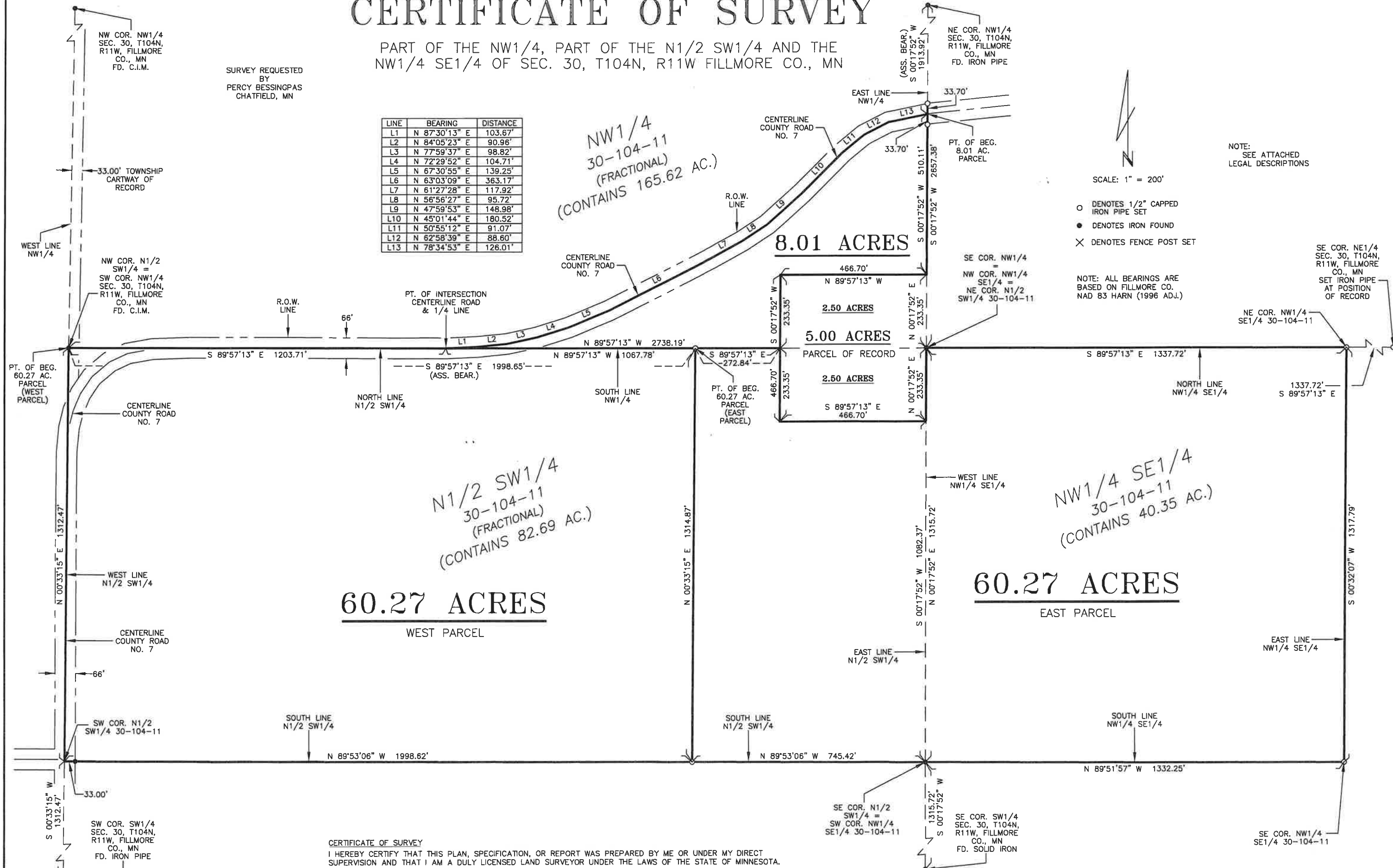
CERTIFICATE OF SURVEY

PART OF THE NW1/4, PART OF THE N1/2 SW1/4 AND THE
NW1/4 SE1/4 OF SEC. 30, T104N, R11W FILLMORE CO., MN

SURVEY REQUESTED BY
PERCY BESSINGPAS
CHATFIELD, MN

LINE	BEARING	DISTANCE
L1	N 87°30'13" E	103.67'
L2	N 84°05'23" E	90.96'
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 63°03'09" E	363.17'
L7	N 61°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	126.01'

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

NOTE: SEE ATTACHED LEGAL DESCRIPTIONS

60.27 ACRES
WEST PARCEL

60.27 ACRES
EAST PARCEL

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 *Jerome R. Schwarz* LICENSE NO. 13810 DATE: 7-10-23 SHEET 1 OF 4