



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

Forestville 113 Farm

Approximately 113.43 Acres, Good Fillmore County Farmland.

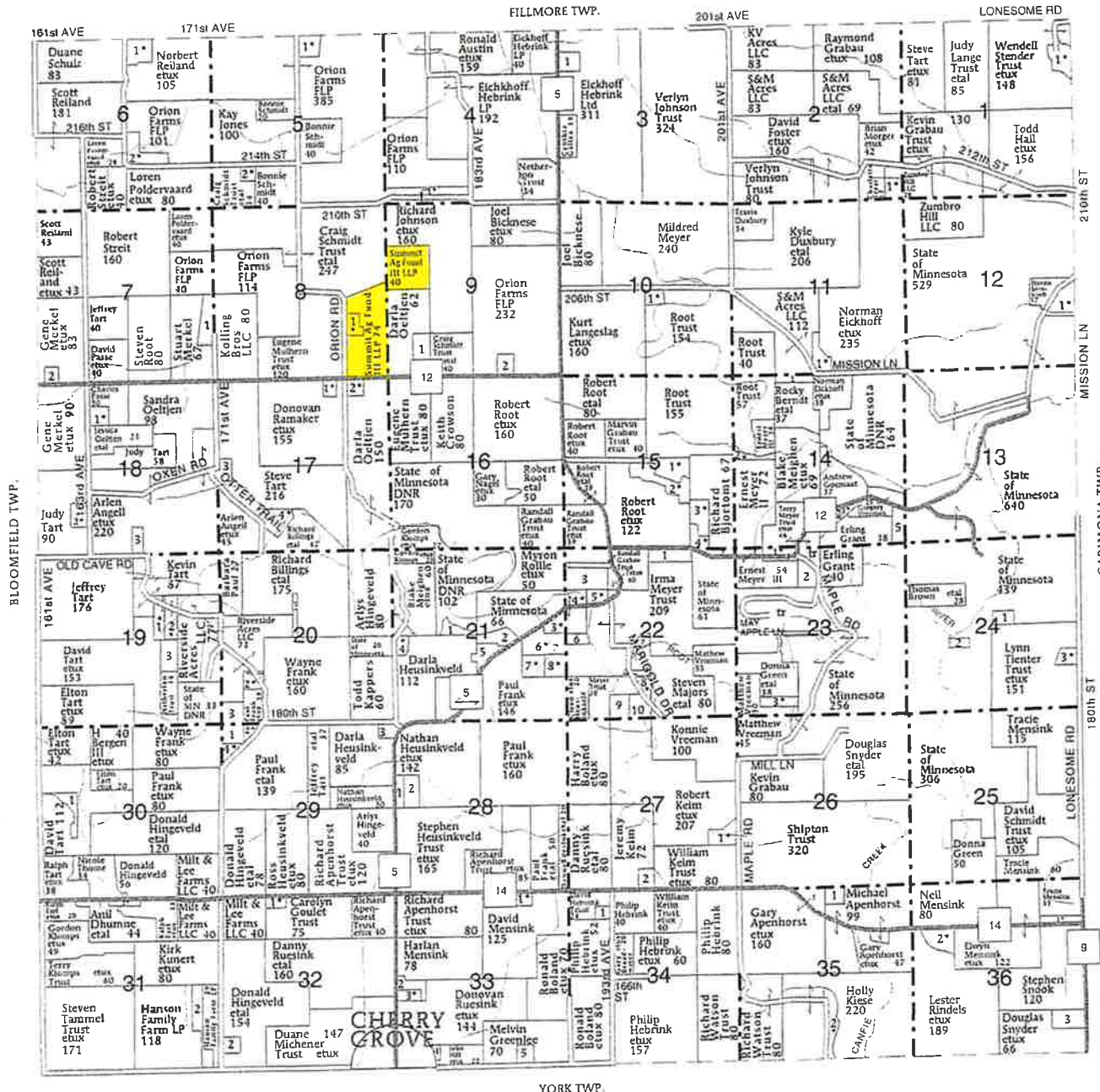
Total Acres: 133.43 approximately
Tillable Acres: 107 approximately
Prodex: 85.4
Corn Base: 55.20
Soybean Base: 34
PLC Yield: 126 Corn
39 Soybeans
Taxes: \$4,038.00 Ag Non-Homestead (2023)
Price: \$1,299,900.00
Legal Description: Approximately 113.43 acres located in Sect-09 Twp-102 Range-012 40 AC SW1/4 NW1/4, Sect-08 Twp-102 Range-012 33.93 AC PART OF NE1/4 SE1/4 & PC IN SE CORNER OF SE1/4 NE1/4, 39.75 AC SE1/4 SE1/4 EXCEPT .25 AC IN NW CORNER.
PID#s 28.0057.000, 28.0049.010, 28.0048.000
Note: Good tenant in place for the 2023 crop year.

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



FORESTVILLE TOWNSHIP

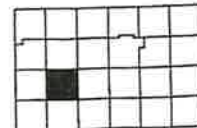
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SECTION 3	10
SECTION 4	10
SECTION 5	10
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SECTION 7	13
SECTION 8	5
SECTION 9	6
SECTION 10	19
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SECTION 10	1	ROOT, BRYAN ETUX	6
SECTION 11	1	WINTER, STEVEN ETUX	11
SECTION 12	1	GLADY TRUST, JOHN ETAL	14
SECTION 14	1	S&M ACRES LLC	8
SECTION 14	2	HOVDA, STEVEN ETUX	7
SECTION 14	3	PAJEN, FRANK ETUX	5
SECTION 14	4	BENEFIELD, JOHN ETUX	8
SECTION 14	5	STATE OF MINNESOTA	10
SECTION 15	1	ROOT, ROBERT ETUX	25
SECTION 15	2	ERICKSON, GARY ETUX	13
SECTION 15	3	LANGESLAG, KURT ETUX	11
SECTION 15	4	VERAZA, ROLANDO ETUX	11
SECTION 17	1	MERKEL, SETH ETAL	5
SECTION 17	2	PEREZ JR TRUST, JESUS ETUX	8
SECTION 17	3	TART, MITCHELL	9
SECTION 17	4	SKINDELIN, BRUCE ETUX	13
SECTION 18	1	PASSE, CHARLES ETAL	10
SECTION 18	2	SCHMIDT, JORDYNN ETAL	5

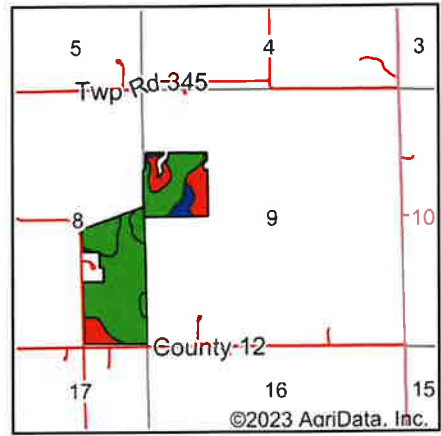
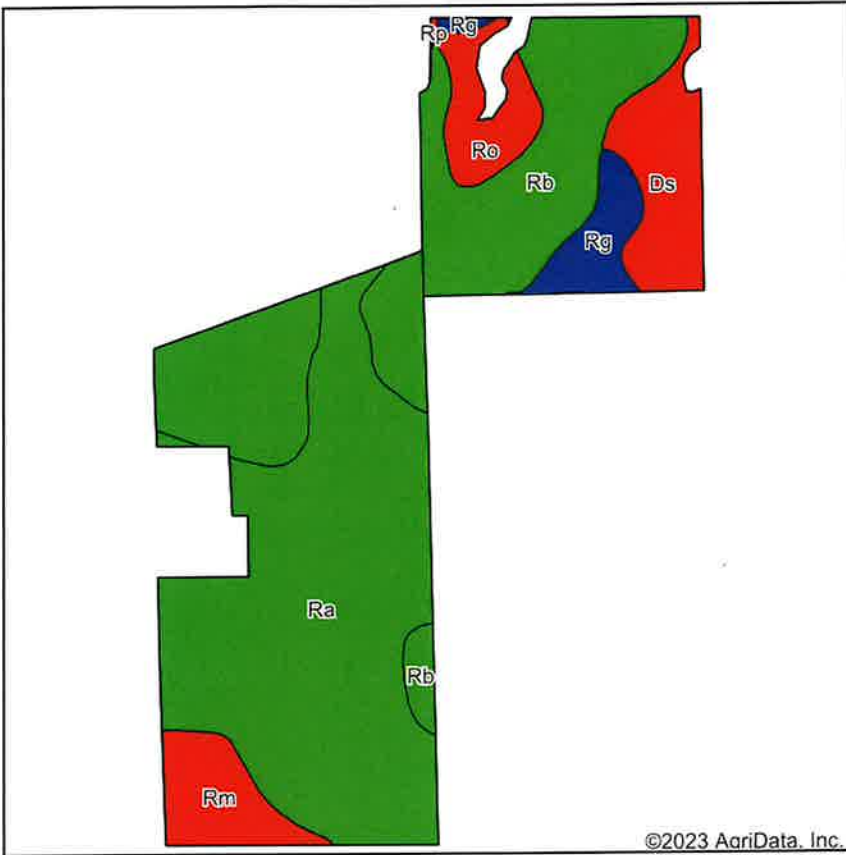
SECTION 19	1	TART, KEVIN	6
SECTION 19	2	DOTZENROD TRUST, CURTISS ETAL	10
SECTION 19	3	MORRIS, GALEN ETAL	10
SECTION 19	4	WEED, MICHAEL	10
SECTION 20	1	DAHL, DONALD ETUX	5
SECTION 20	2	DISTAD, MARK ETUX	8
SECTION 20	3	STATE OF MINNESOTA	10
SECTION 21	1	NATURE CONSERVANCY	7
SECTION 21	2	NATURE CONSERVANCY	11
SECTION 21	3	GRABAU, RONALD ETUX	8
SECTION 21	4	HEUSINKVELD, SETH ETUX	6
SECTION 21	5	THAUWALD, JEFFREY	8
SECTION 21	6	MEYER, DUANE ETUX	23
SECTION 21	7	HEUSINKVELD TRUST, STEPHEN ETUX	10
SECTION 21	8	GRALING, EVERETT ETUX	10
SECTION 22	1	MEYER, BRUCE	14
SECTION 22	2	BIOTOMI, RICHARD	5
SECTION 22	3	A&M GRABU WOODLOT LLC	20
SECTION 22	4	GRABAU, RONALD ETUX	17
SECTION 22	5	RECK, PETER ETUX	7
SECTION 22	6	MEYER, DUANE	5
SECTION 22	7	SCHWARTZ, JEROME	7

SECTION 23	1	JORGENSEN, JEFFREY ETUX	12
SECTION 23	2	MEYER TRUST, IRMA	12
SECTION 23	3	DEGIDIO TRUST, MARK	11
SECTION 23	4	MEYER TRUST, TERRY ETUX	8
SECTION 23	5	ROBERTS, DAVID	10
SECTION 23	6	ANDERSON, THOMAS ETUX	10
SECTION 24	1	ROSSOW, ABBY	7
SECTION 24	2	HOVDA, STEVEN	5
SECTION 24	3	ERTL, MARCUS ETUX	9
SECTION 27	1	SOLAND, BRIAN ETUX	13
SECTION 27	2	TART, CHRISTOPHER	8
SECTION 28	1	HEUSINKVELD, DARLA	5
SECTION 28	2	HEUSINKVELD FARMS LLP	12
SECTION 29	1	JOHNSON, KAREN	10
SECTION 29	2	FRANK, ERIC ETUX	6
SECTION 29	3	HEUSINKVELD, LAVONNE	5
SECTION 29	4	FRANK, WAYNE ETUX	5
SECTION 30	1	TART, BRIAN	10

SECTION 31	1	HORSTMAN, HENRY ETUX	5
SECTION 31	2	BRUSSE, TERRY	13
SECTION 32	1	JONES, WILLIAM ETUX	5
SECTION 32	2	KRALING, STEVEN	6
SECTION 33	1	UNDERHILL, JOHN ETUX	5
SECTION 33	2	RUESINK, DONOVAN	15
SECTION 33	3	RUESINK, DANNY ETAL	8
SECTION 33	4	FORLAND, RYAN	11
SECTION 33	5	NYBORG, VALERIE	10
SECTION 34	1	KEPLER, SUSAN	5
SECTION 35	1	MATHY CONSTRUCTION CO	5
SECTION 35	2	KIESE, JASON ETAL	20
SECTION 36	1	IVERSON, TANNER ETUX	7
SECTION 36	2	RINDELS, KERRY ETAL	11
SECTION 36	3	SNYDER TRUST, DOUGAS	14



Soils Map



State: **Minnesota**
 County: **Fillmore**
 Location: **8-102N-12W**
 Township: **Forestville**
 Acres: **109.08**
 Date: **5/1/2023**

LRM
 LAND RESOURCE MANAGEMENT & REALTY, INC.
 Office: 800-638-2840 Online: www.lrmrealestate.com

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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	
Ra	Racine and Ostrander silt loams, 0 to 2 percent slopes	49.34	45.2%	Green	Is	99	68	
Rb	Racine and Ostrander silt loams, 2 to 6 percent slopes	35.45	32.5%	Light Green	Ile	94	67	
Ds	Dubuque and Whalan silt loams, 2 to 6 percent slopes	8.51	7.8%	Red	Ile	45	43	
Rm	Rockton and Dodgeville silt loams, shallow, 2 to 6 percent slopes	5.91	5.4%	Red	Vle	28	23	
Ro	Rockton and Dodgeville silt loams, shallow, 7 to 11 percent slopes, moderately eroded	5.23	4.8%	Red	Vle	27	15	
Rg	Renova silt loam, 2 to 6 percent slopes	4.55	4.2%	Blue	Ile	85	71	
Rp	Rockton and Dodgeville silt loams, shallow, 12 to 17 percent slopes, moderately eroded	0.09	0.1%	Red	Vle	24	14	
Weighted Average						1.96	85.2	*n 60.8

*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.

MINNESOTA

FILLMORE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

FARM : 814

Prepared : Mar 25, 2019

Crop Year : 2019

Abbreviated 156 Farm Record

Operator Name :
 Farms Associated with Operator :
 CRP Contract Number(s) : None
 Recon ID : None

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
116.65	109.08	109.08	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	109.08	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	CTAP Yield	PLC Yield	HIP
Corn	55.20	0.00	0	126	
Soybeans	34.00	0.00	0	39	
TOTAL	89.20	0.00			

NOTES

Tract Number : 1602

Description : E2SE4/SEC8/SW4NW4/SEC9/FORESTVILLE
 FSA Physical Location : MINNESOTA/FILLMORE
 ANSI Physical Location : MINNESOTA/FILLMORE
 BIA Unit Range Number :
 HEL Status : HEL field on tract.Conservation system being actively applied
 Wetland Status : Tract does not contain a wetland
 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
116.65	109.08	109.08	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	109.08	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	55.20	0.00	0	126
Soybeans	34.00	0.00	0	39

MINNESOTA
FILLMORE
Form: FSA-156EZ



Abbreviated 156 Farm Record

FARM : 814
Prepared : Mar 25, 2019
Crop Year : 2019

Tract 1602 Continued ...

TOTAL	89.20	0.00
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NOTES

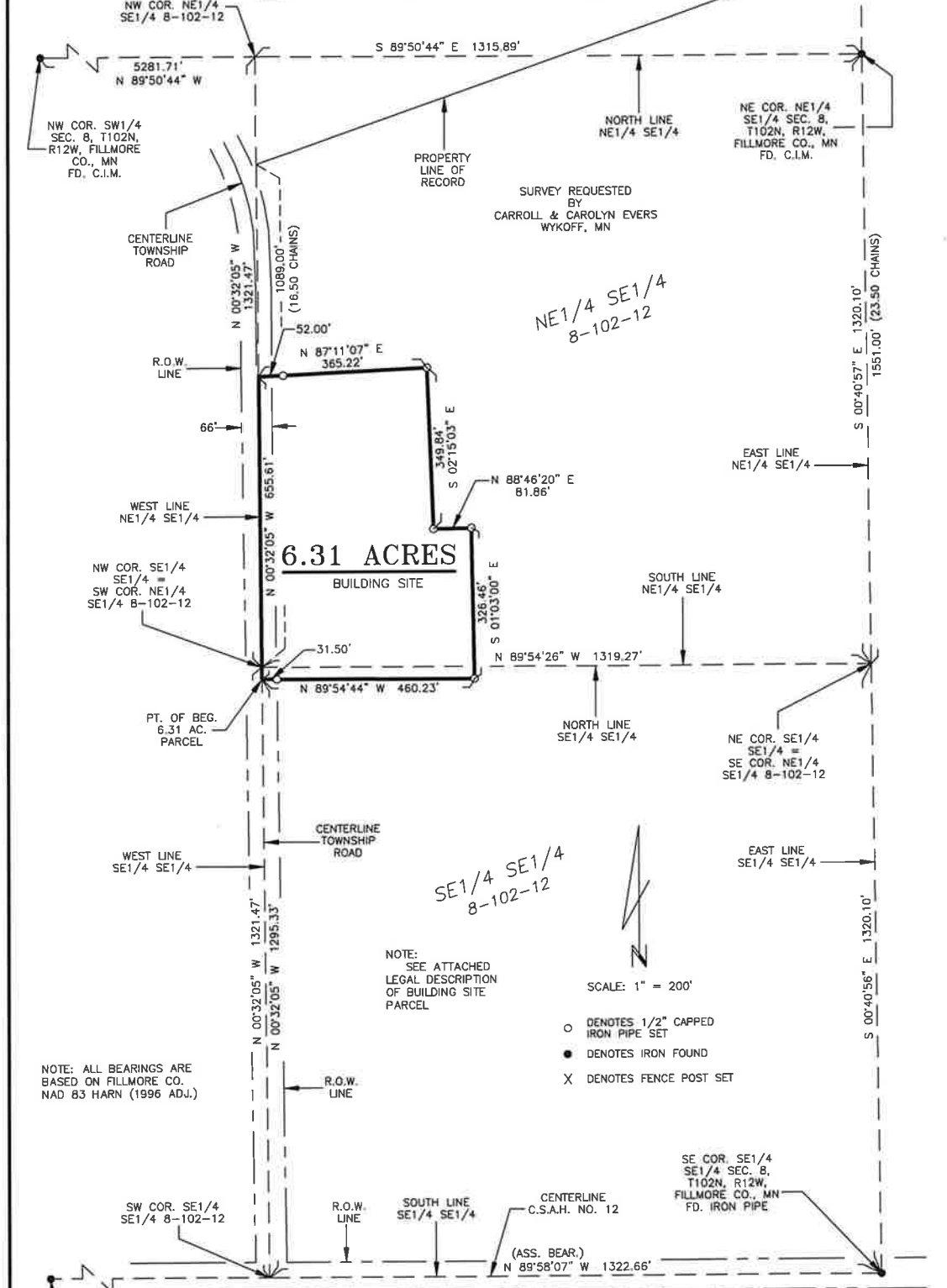
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To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide 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.

CERTIFICATE OF SURVEY

PART OF THE SE1/4 SE1/4 & PART OF THE NE1/4
SE1/4 OF SEC. 8, T102N, R12W, FILLMORE CO., MN



6.31 ACRES
BUILDING SITE

SURVEY REQUESTED
BY
CARROLL & CAROLYN EVERS
WYKOFF, MN

NOTE:
SEE ATTACHED
LEGAL DESCRIPTION
OF BUILDING SITE
PARCEL

SCALE: 1" = 200'

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

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

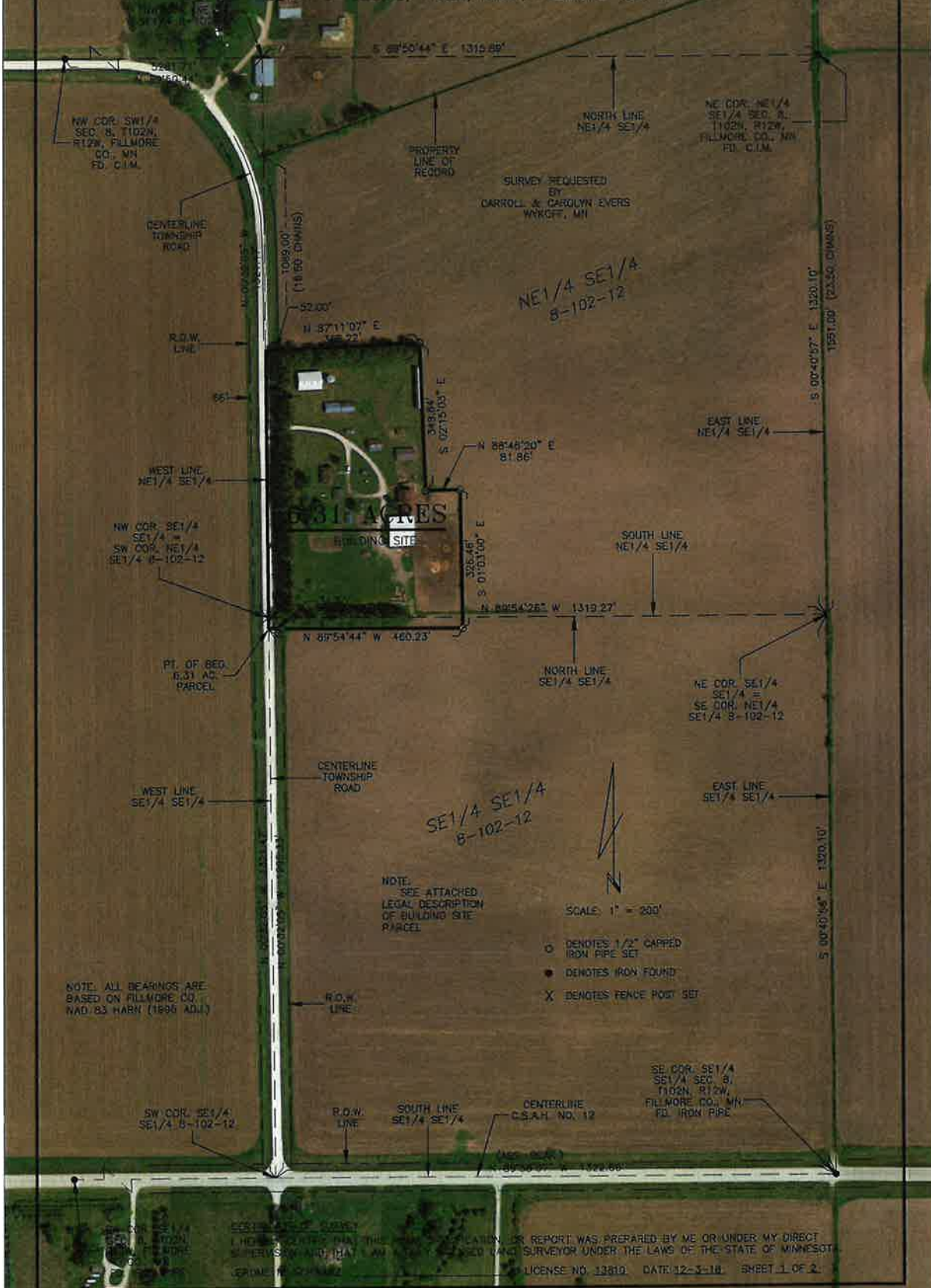
CERTIFICATE OF SURVEY

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: 12-3-18 SHEET 1 OF 2

CERTIFICATE OF SURVEY

PART OF THE SE 1/4 SE 1/4 & PART OF THE NE 1/4
SE 1/4 OF SEC. 8, T102N, R12W, FILLMORE CO., MN



NE 1/4 SE 1/4
8-102-12

SE 1/4 SE 1/4
8-102-12

NOTE:
SEE ATTACHED
LEGAL DESCRIPTION
OF BUILDING SITE
PARCEL

SCALE: 1" = 200'

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

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

SE COR. SE 1/4
SE 1/4 SEC. 8,
T102N, R12W,
FILLMORE CO., MN
FD. IRON PIPE

I HEREBY CERTIFY THAT THE SURVEY AND THIS CERTIFICATE OF SURVEY WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. LICENSE NO. 13810. DATE: 12-3-18. SHEET 1 OF 2.

LEGAL DESCRIPTION - 6.31 Acres - Building Site

That part of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) and that part of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 8, Township 102 North, Range 12 West, Fillmore County, Minnesota, described as follows: Commencing at the Southeast Corner of said SE 1/4 SE 1/4; thence North 89 degrees 58 minutes 07 seconds West (assumed bearing) along the South line of said SE 1/4 SE 1/4, 1322.66 feet to the Southwest Corner of said SE 1/4 SE 1/4; thence North 00 degrees 32 minutes 05 seconds West along the West line of said SE 1/4 SE 1/4, 1295.33 feet to the point of beginning of the tract of land to be herein described; thence continuing North 00 degrees 32 minutes 05 seconds West along said West line and along the West line of said NE 1/4 SE 1/4, 655.61 feet; thence North 87 degrees 11 minutes 07 seconds East, 365.22 feet; thence South 02 degrees 15 minutes 03 seconds East, 349.84 feet; thence North 88 degrees 46 minutes 20 seconds East, 81.86 feet; thence South 01 degree 03 minutes 00 seconds East, 326.46 feet; thence North 89 degrees 54 minutes 44 seconds West, 460.23 feet to the point of beginning and containing 6.31 acres, more or less. Subject to easement for a Township Road across the Westerly line thereof. Subject to any other easements of record.



Ewers Property

HIGHLY ERODIBLE LAND AND WETLAND CONSERVATION DETERMINATION

Name: Summit Ag Fund III LLP, Address: 10640 Highway D20, Alden IA 50006, Request Date: 7/23/2019, County: Fillmore, Agency or Person: Landowner, Tract No: 31719, FSA Farm No: 9865

Section I - Highly Erodible Land

Is a soil survey now available for making a highly erodible land determination? Are there highly erodible soil map units on this farm?

Fields in this section have undergone a determination of whether they are highly erodible land (HEL) or not: fields for which an HEL Determination has not been completed are not listed. In order to be eligible for USDA benefits, a person must be using an approved conservation system on all HEL.

Table with columns: Field(s), HEL(Y/N), Sodbust (Y/N), Acres, Determination Date. Content: Refer to the Previous HEL determination available on file from your FSA office

The Highly Erodible Land determination was completed in the

Section II - Wetlands

Fields in this section have had wetland determinations completed. See the Definition of Wetland Label Codes for additional information regarding allowable activities under the wetland conservation provisions of the Food Security Act and/or when wetland determinations are necessary to determine USDA program eligibility.

Table with columns: Field(s), Wetland Label, Occurrence Year, Acres, Determination Date, Certification Date. Content: 1, PC/NW, 110.8, 11/14/2019

The wetland determination was completed in the: Office It was delivered by: Mail On: 11/14/2019

Remarks:

I certify that the above determinations are correct and were conducted in accordance with policies and procedures contained in the National Food Security Act Manual.

Signature Designated Conservationist: Jeremy Kite, Date: 11/14/2019

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Certified Wetland Determination

Customer: Summit Ag Fund III LLP

Tract: 31719

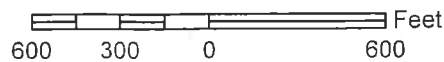
11/14/2019



T102 R12 S8 & S9 Forestville
Fillmore County

2017 Imagery

1:7,200 1 inch = 600 feet



PC/NW

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.

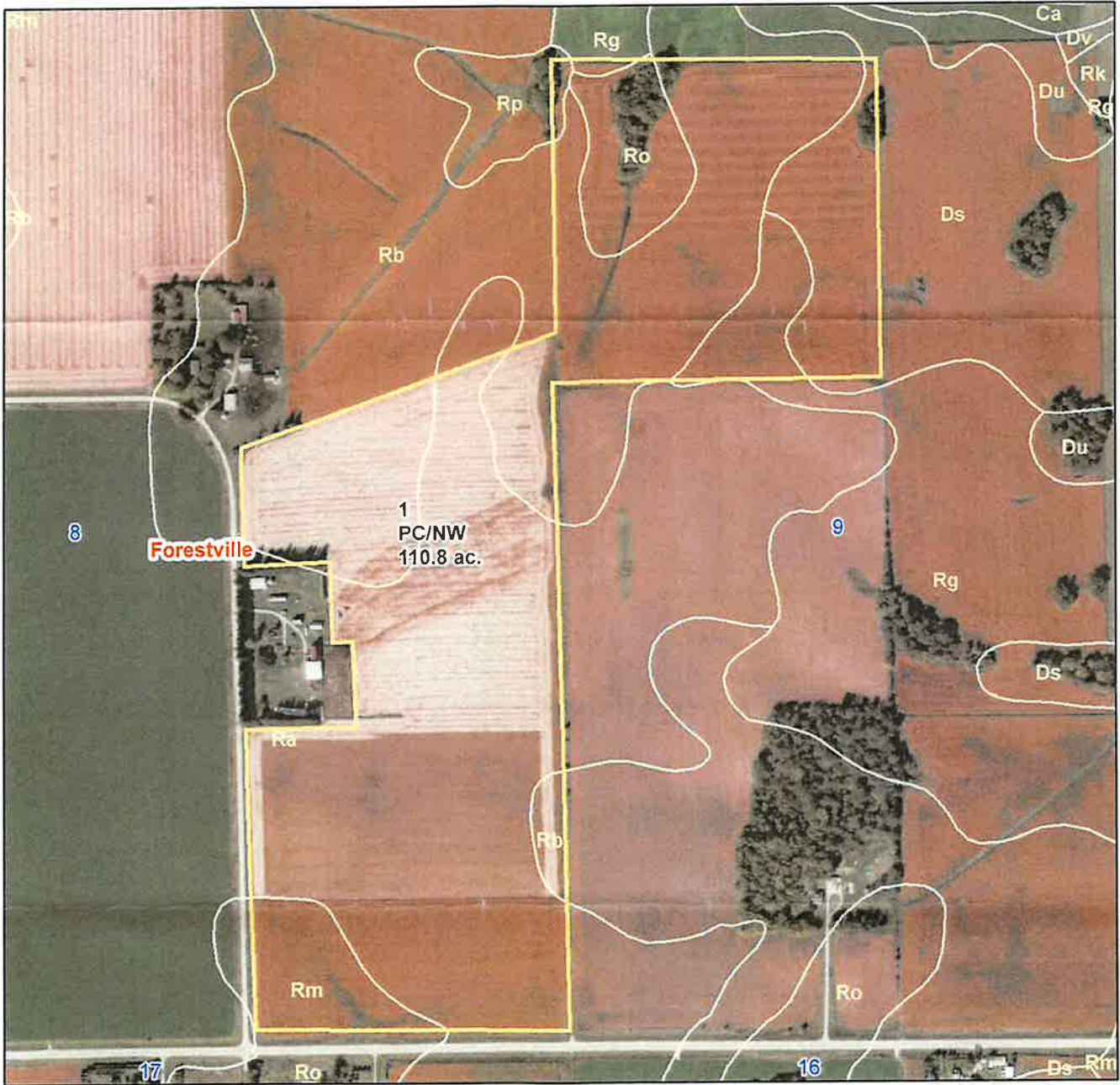




Soils Map

Customer: Summit Ag Fund III LLP
Tract: 31719

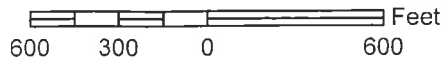
11/14/2019




T102 R12 S8 & S9 Forestville
Fillmore County

2017 Imagery

1:7,200 1 inch = 600 feet



 PC/NW
Soils

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.

