

Frankford 35 Farm

Approximately 34.85 Acres Mower County Farmland.

Total Acres: 34.85 approximately
Tillable Acres: 33.10 approximately
Prodex: 80.7
Corn Base: 16.50
Soybean Base: 7.20
Oat Base: 0.50
PLC Yield: 154 Corn
PLC Yield: 48 Soybeans
PLC Yield: 59 Oats
Improvements: Some Tile
Taxes: \$968.00 Ag Non-Homestead (2025)
Price: \$349,900.00
Legal Description: SECTION 12 TOWNSHIP 103 RANGE 014 SW1/4 NW1/4; EXC 5.18
AC BLDG SITE SE COR IN DOC#643774
Note:

LAND RESOURCE MANAGEMENT & REALTY, INC.

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Cell: 507-273-3890

Ryan Queensland, Broker
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Information is from sources deemed reliable but is not guaranteed by agent

T-103-N

FRANKFORD PLAT

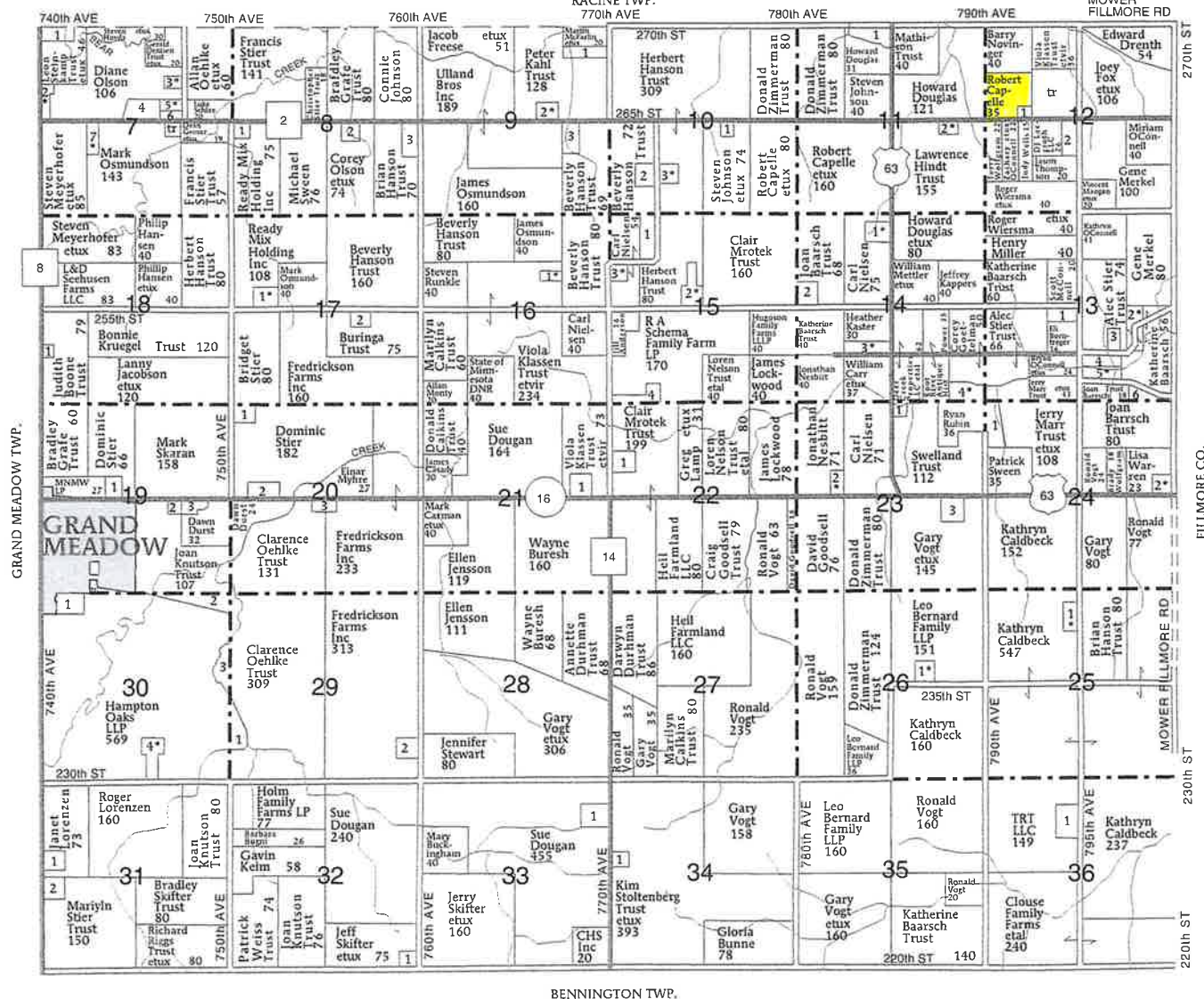
R-14-W

(Landowners)

RACINE TWP.

MOWER

FILLMORE RD



BENNINGTON TWP.

FRANKFORD TOWNSHIP

SECTION 7

1	LAGANIERE, RICK	5
2	BENSON, CRAY ETUX	8
3	BUSCHMANN, DALE ETUX	5
4	MONNIER, MARK	11
5	BUSCHMANN, DALE ETUX	5
6	BEAR CREEK NORWEG LUTHERN CHURCH	5
7	CARLSON, TODD ETUX	10

SECTION 8

1	HAYES, CAMERON	5
2	OLSON, COREY	7
3	HANSON, TREVOR	10

SECTION 9

1	KAHL TRUST, JANE	7
2	MITCHELL, ADAM ETUX	6
3	HANSON, TREVOR	11

SECTION 10

1	JOHNSON, SAMUEL	6
2	HANSON TRUST, BRIAN	8
3	GEHLING, JARED ETUX	7

SECTION 11

1	STATE OF MINNESOTA	8
2	WOLFGAM, BRADY ETUX	5

SECTION 12

1	DREW, SCOTT	5
2	O'CONNELL, BRYAN	13

SECTION 13

1	MCCONNELL, HARRY	8
2	REMLING, DOUGLAS ETUX	15
3	HERSCHBERGER, LESTER	15
4	GINGERICH, NORMAN	6
5	BOWERS, ADAM ETUX	11
6	BAARSCH TRUST, DALE	10

SECTION 14

1	HAASE, SHIRLEY ETAL	5
2	DEFRIES, LISA	12
3	FREUND, ROY ETUX	10
4	MARR TRUST, JERRY ETUX	10

SECTION 15

1	HANSON, BEVERLY	10
2	BUSCHMANN, DAVID ETUX	10
3	SANDVIK, STEVEN ETUX	5
4	BENSON, DENNIS	10

SECTION 16

1	BENSON, REGGIE ETUX	6
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SECTION 17

1	WILSON, TODD ETUX	12
2	STIER, ASHLEY	5

SECTION 18

1	HANKEN, ETHAN	5
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SECTION 19

1	STIER, JOHN	8
2	DURHAM, RENE	6

3 G2 PROPERTIES LLC

SECTION 20

1	HARMENING, JUSTIN	8
2	GRAND MEADOW GUN CLUB	8
3	GRONVOLD, SCOTT	7

SECTION 21

1	WARMKA, TRAVIS	7
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SECTION 22

1	MONTY, MICHAEL	10
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SECTION 23

1	SKIFTER, DEAN	6
2	NESBITT, JONATHAN ETUX	9
3	FOUR DAUGHTERS VINEYARD & WINERY LLC	15

SECTION 24

1	VOGT, RONALD	13
2	WARREN, DAVID ETUX	6

SECTION 25

1	SWEEN, PATRICK ETAL	10
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SECTION 26

1	MITCHELL, MICHAEL ETUX	9
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SECTION 27

1	HAMPTON OAKS LLP	9
2	VOGT, VICKY	7

SECTION 30

1	JOHNSON, DARRYL	5
2	KNUTSON TRUST, JOAN	13
3	OELKE TRUST, CLARENCE	10
4	MEYERHOFER, ANDREW ETUX	7

SECTION 31

1	HANSON, LUCAS	8
2	STIER TRUST, ALEC	10

SECTION 32

1	SKIFTER, JEFF	6
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SECTION 33

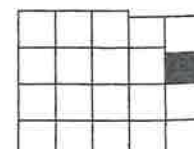
1	CASPER, BRENDA	6
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SECTION 34

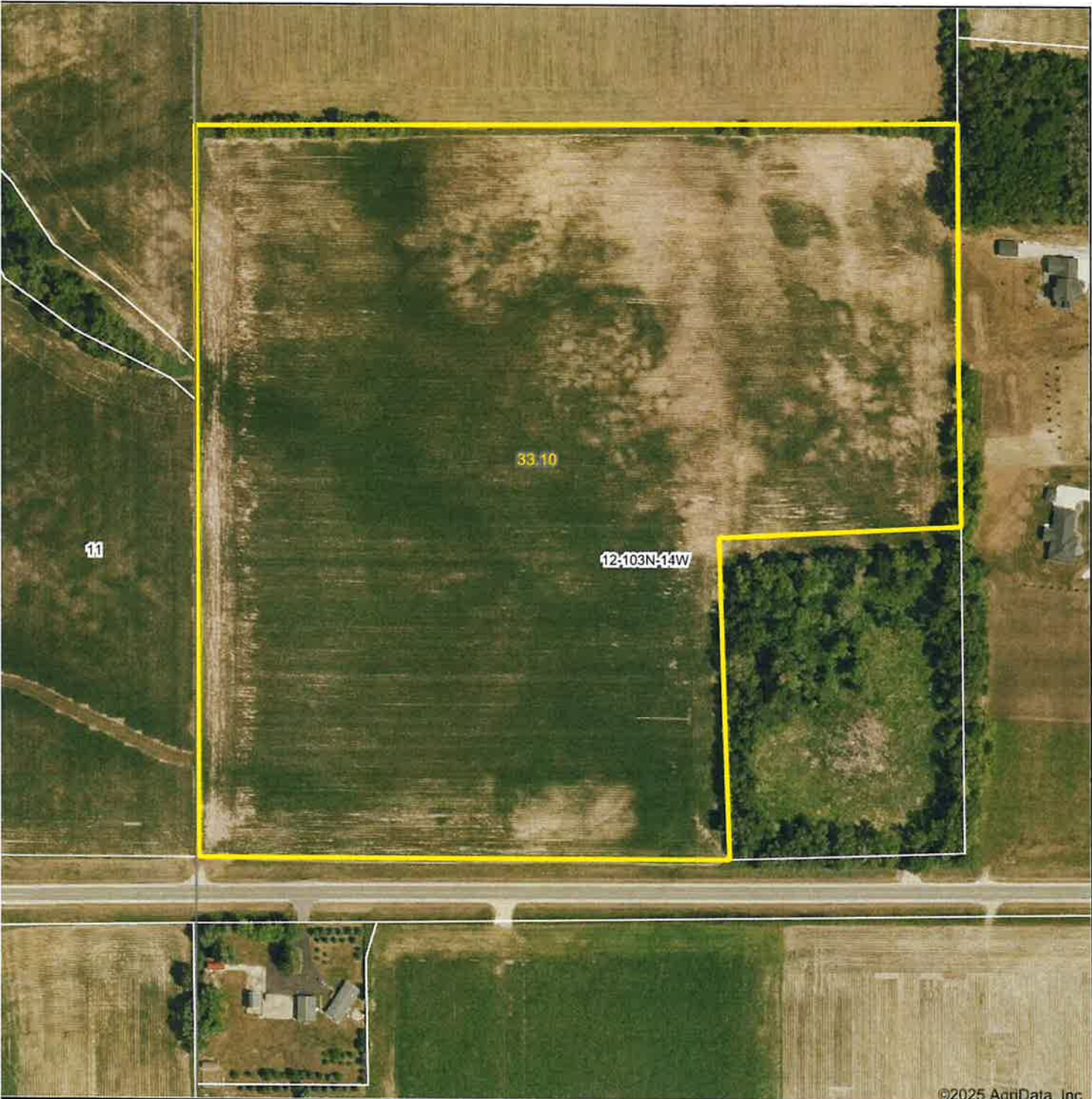
1	STOLTENBERG, NASH	6
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SECTION 35

1	O'CONNELL TRUST, PATRICIA	11
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Aerial Map



Boundary Center: 43° 44' 29.74, -92° 28' 0.19

0ft 270ft 540ft

12-103N-14W
Mower County
Minnesota



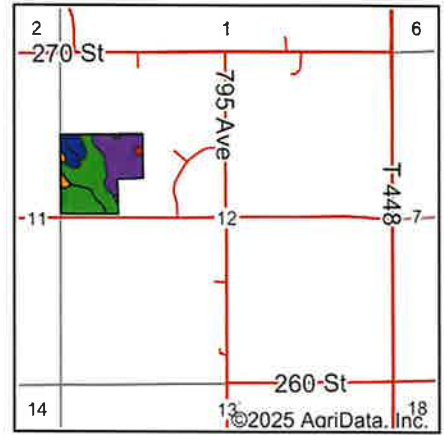
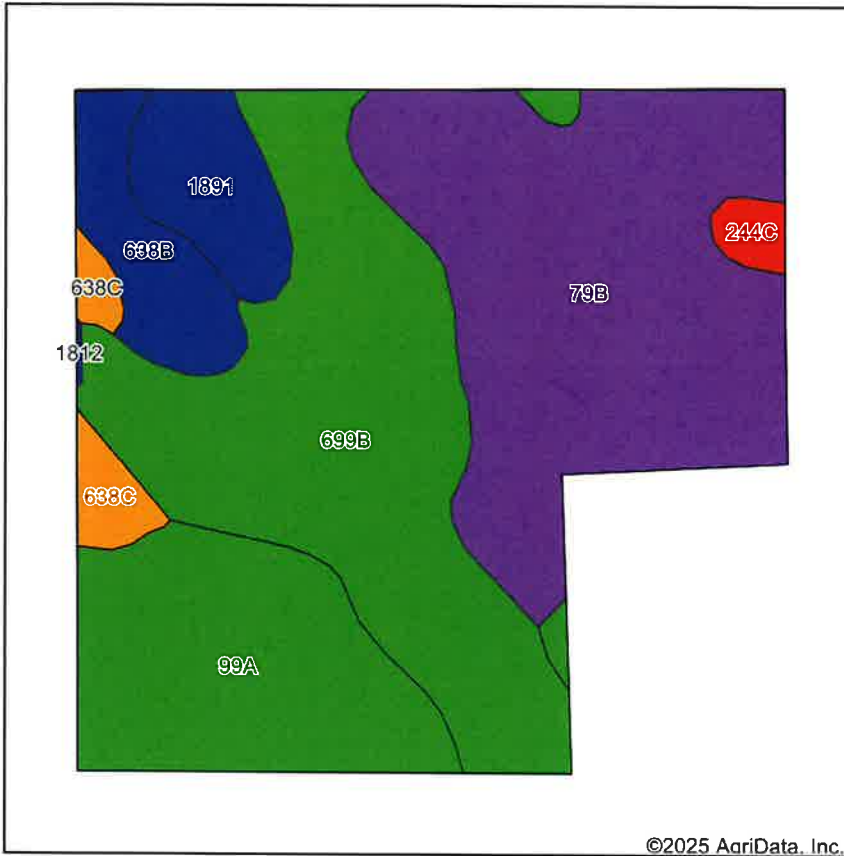
Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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9/24/2025

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

Soils Map



State: **Minnesota**
 County: **Mower**
 Location: **12-103N-14W**
 Township: **Frankford**
 Acres: **33.1**
 Date: **9/24/2025**



Area Symbol: MN099, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
79B	Billet fine sandy loam, 2 to 6 percent slopes	11.48	34.7%		III s	60	44
699B	Rossfield silt loam, 2 to 6 percent slopes	10.78	32.6%		II e	93	70
99A	Racine silt loam, 0 to 2 percent slopes	5.91	17.9%		I s	98	65
638B	Taopi silt loam, 1 to 6 percent slopes	1.89	5.7%		II e	90	67
1891	Faxon variant silty clay loam	1.83	5.5%		III w	84	79
638C	Taopi silt loam, 6 to 12 percent slopes	0.84	2.5%		III e	75	65
244C	Lilah sandy loam, 6 to 12 percent slopes	0.37	1.1%		VI s	38	34
Weighted Average					2.29	80.7	*n 59.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

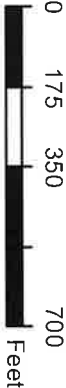
Mower County, Minnesota

Farm 7350

Tract 5644

2025 Program Year

Map Created May 08, 2025

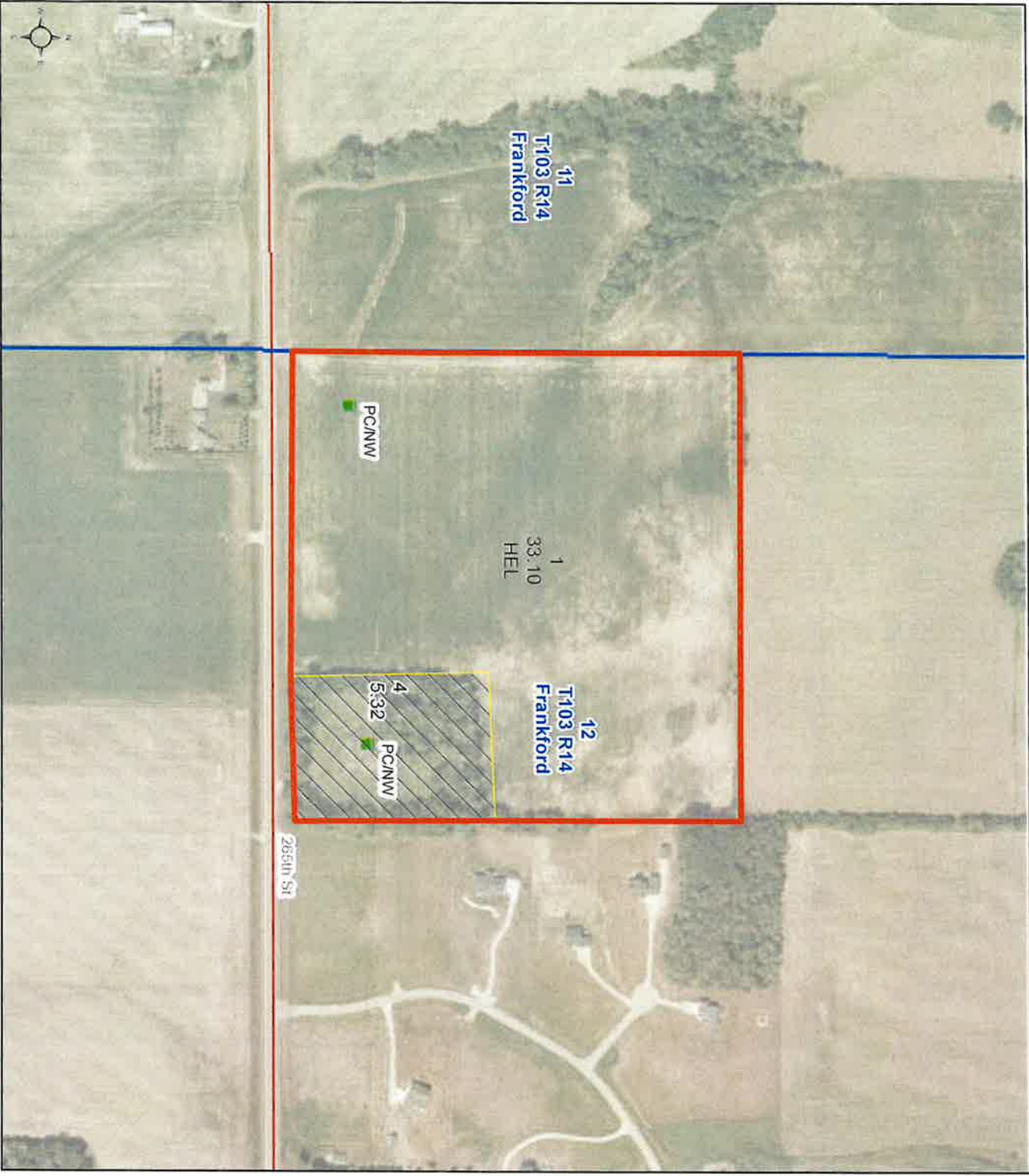


Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 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: 33.10 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.

Tract Number : 5644

Description : SW4NW4 S12 FRANKFORD

FSA Physical Location : MINNESOTA/MOWER

ANSI Physical Location : MINNESOTA/MOWER

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 : ROBERT F CAPELLE

Other Producers : None

Recon ID : 27-099-2011-109

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
38.42	33.10	33.10	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	33.10	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Oats	0.50	0.00	59
Corn	16.50	0.00	154
Soybeans	7.20	0.00	48
TOTAL	24.20	0.00	

NOTES