



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

GM East 240

Approximately 233.7 acres of prime Mower County Farmland.

Total Acres:	233.7 approximately
Tillable Acres:	198.02 approximately
Prodex:	81.2
Corn Base:	77.7
Soybean Base:	96.8
PLC Yield:	147 Corn 43 Soybeans
Improvements:	Pattern tile, some 40' spacing, the rest is 80'
Taxes:	\$5,754.00 Ag Homestead (2021)
Price:	\$2,400,000.00
Legal Description:	Approximately 238.7 acres less 5 acres building site, Section 36 Township 103 Range 015, PID # 07.036.0030 & 07.036.0041 Mower County, State of Minnesota
Note:	12 acres enrolled in CRP through 9/30/2023 at \$155.93/acres for annual payment of \$1,871 and additional 7.40 acres enrolled in CRP through 9/30/2031 at \$300/acre for annual payment of \$2,220. Good tenant in place.

LAND RESOURCE MANAGEMENT & REALTY, INC.

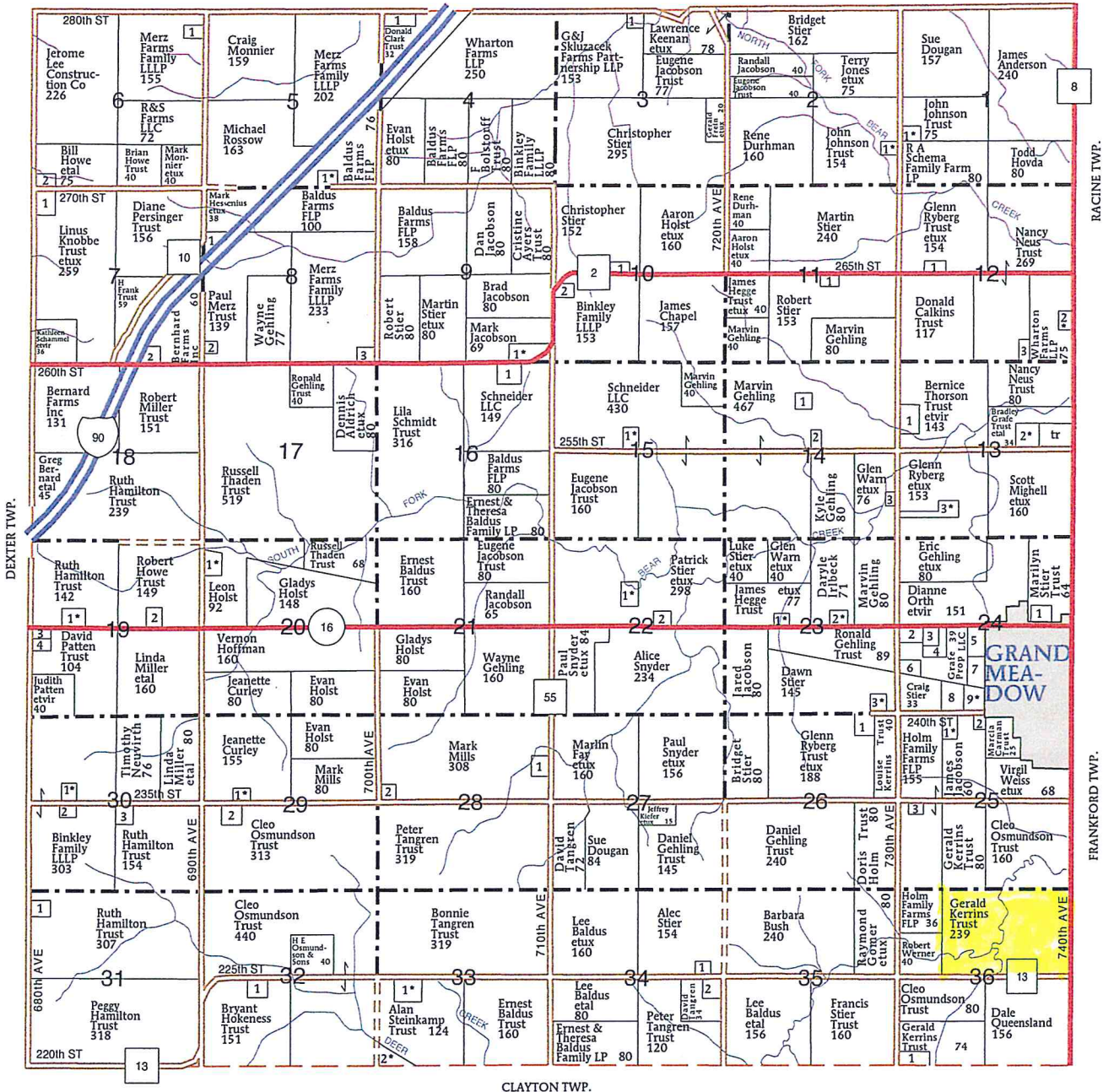
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randy@lrmrealestate.com
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Cell: 507-273-3890

Ryan Queensland, Broker
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Office: 507-754-5815
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Information is from sources deemed reliable but is not guaranteed by agent

(Landowners)

PLEASANT VALLEY TWP.



CLAYTON TWP.

GRAND MEADOW TOWNSHIP

- SECTION 1**
1. Gregerson, Todd et ux 5
- SECTION 2**
1. Fretty, Trevor et al 6
- SECTION 3**
1. Mittelsted, Kyle 8
- SECTION 4**
1. Erding, Catherine 9
- SECTION 5**
1. Faulhaber, Allen et ux 6
- SECTION 6**
1. Monnier, Craig 5
2. Howe Trust, Brian 5
- SECTION 7**
1. Mollitor Bros Farm 9
2. Dairyland Power Coop 7

- SECTION 8**
1. Northern States Power Co 7
- SECTION 9**
2. Morrow, Timothy 5
3. Hiscocks, Dean 7
- SECTION 10**
1. Jacobson, Mark et ux 11
- SECTION 11**
1. Grafe Properties LLC 8
- SECTION 12**
1. Stejskal, Courtney 6
2. Gregerson, Robert et ux 5
3. Olson, Brian 7

- SECTION 13**
1. Archaeological Conservancy 15
2. Placek, Michael et ux 12
3. Gehling, Eric et ux 7
- SECTION 14**
1. Gehling, Troy 8
2. Gehling, Kyle 5
3. Davis, Dylan 6
- SECTION 15**
1. Stier, Leslie et ux 8
- SECTION 16**
1. Baldus Farms FLP 11
- SECTION 19**
1. Pratt, Joey et ux 11
2. Boudoin Trust, Diane 11
3. GTP Acquisition Partners II 5

- 4. Peterson, Amanda 6
- SECTION 20**
1. Crumb, Todd et ux 8
- SECTION 22**
1. Hanken, Darcy et ux 13
- SECTION 23**
2. Peterson, Bruce 5
1. Hendrickson, Daniel et ux 5
2. Jones, Terry et ux 6
3. Stier, Dominic et ux 8
- SECTION 24**
1. DF&M of Grand Meadow LLC 5
2. Centex Harvest Stats Coop 7
3. Grafe Properties LLC 5
4. Valley Forwarding 7

- 5. Grand Meadow Cemetery Assn 7
- 6. Centex Harvest Stats Coop 8
- 7. Grand Meadow Cemetery Assn 9
- 8. Stier, Michael 15
- 9. Stier, Martin et ux 6
- SECTION 25**
1. Stier, Craig et ux 9
2. Trahms Trust, Carol 6
3. Carman, Jeffrey 5
- SECTION 26**
1. Morrow, Dawn 12
- SECTION 28**
1. Fay, Danielle 7
2. Miller, Brian 5

SEE PAGES 80, INSERT FOR ADDITIONAL NAMES NOT LISTED ON MAP.

BOE BROS. TILING INC.

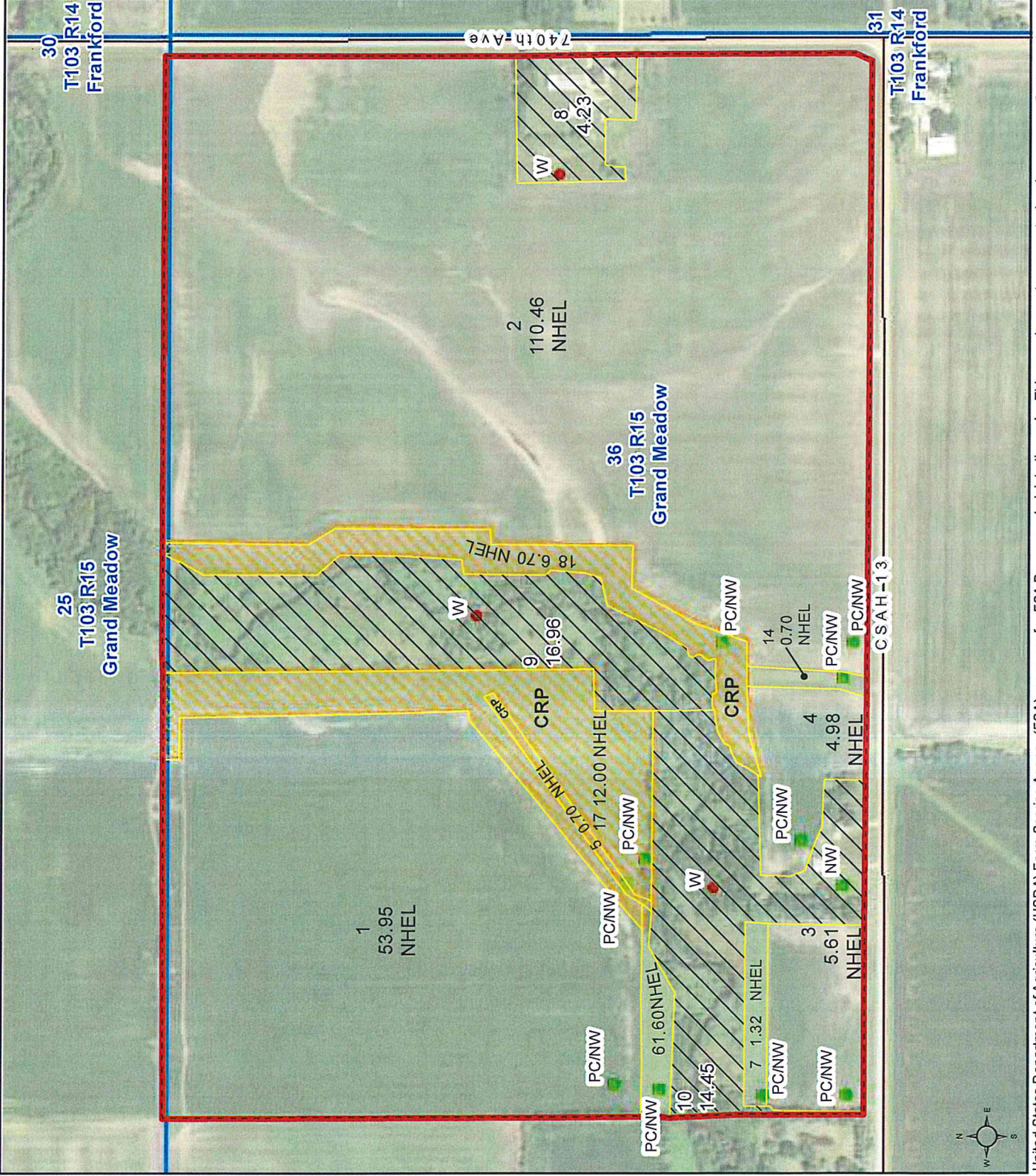
14126 Hwy 56, P.O. Box 43, Taopi, Minnesota 55977

507-582-3198 • Fax 507-582-1260

Since 1947




Boe Bros Tiling Inc.



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

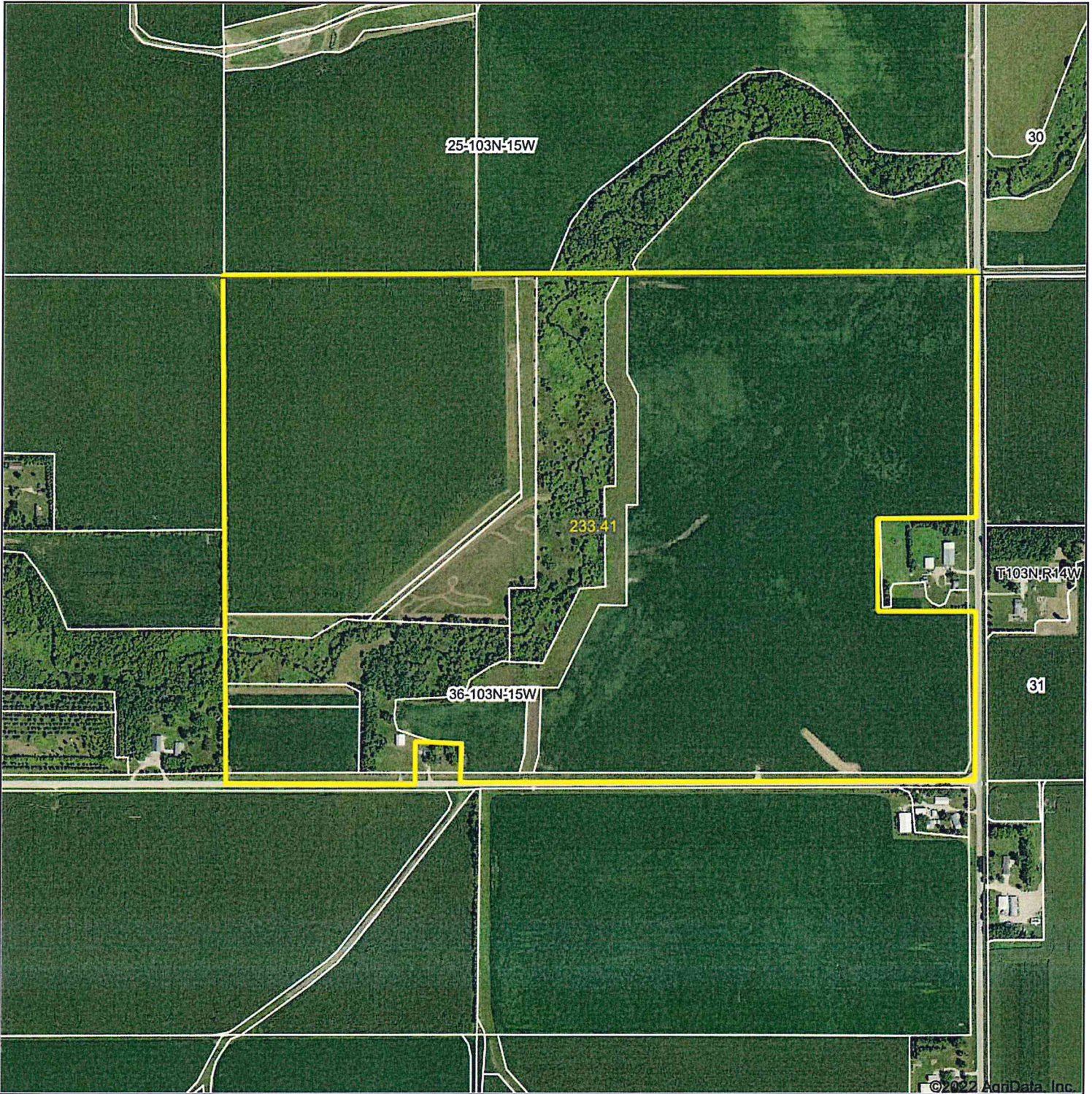
Wetland Determination Identifiers

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

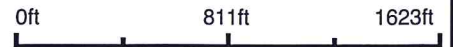
Tract Cropland Total: 198.02 acres

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. 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 discloses the 2019 NAIP imagery.

Aerial Map



Map Center: 43° 41' 4.49, -92° 34' 41.85



36-103N-15W
Mower County
Minnesota

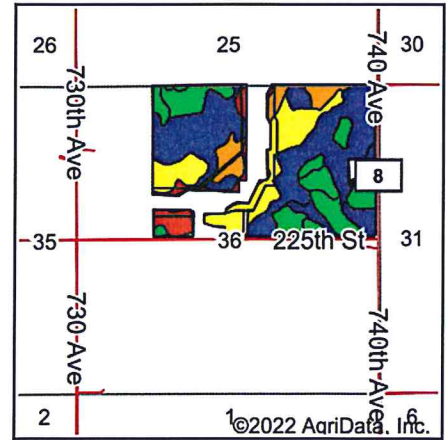
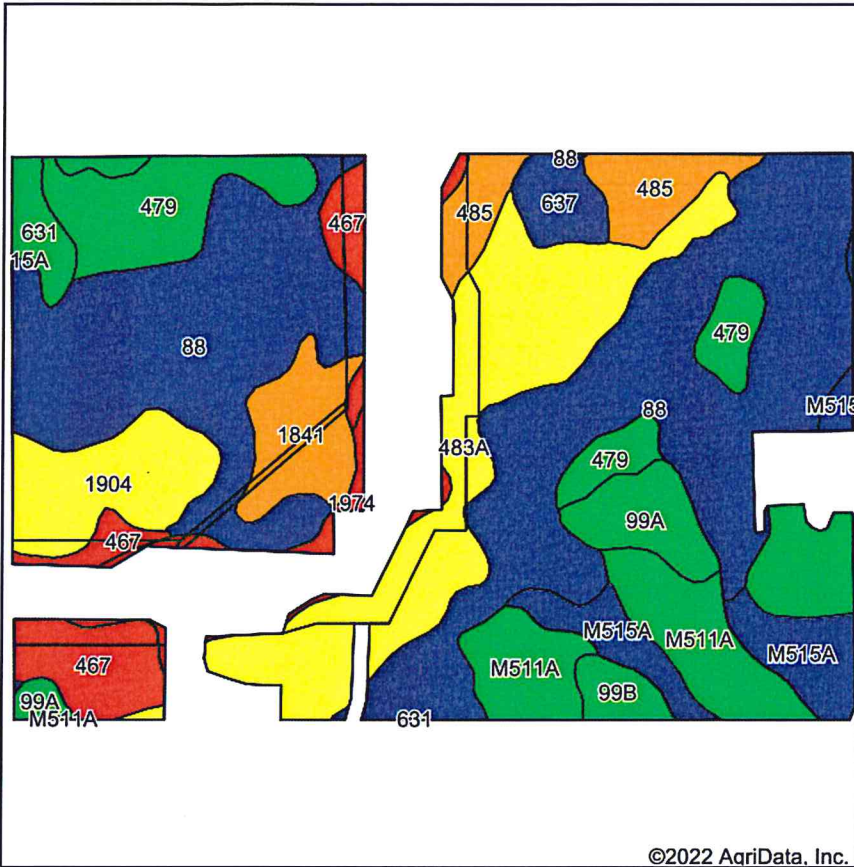


4/4/2022



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

Soils Map



State: **Minnesota**
 County: **Mower**
 Location: **36-103N-15W**
 Township: **Grand Meadow**
 Acres: **198.15**
 Date: **4/1/2022**



Soils data provided by USDA and NRCS.

Area Symbol: MN099, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Canarygrass hay Tons	Canarygrass ladino AUM	Corn Bu	Corn silage Tons	Gras legur hay Tons
88	Clyde silty clay loam, 0 to 3 percent slopes	77.29	39.0%	[Dark Blue]	Ilw	86	4.4	7	4.2	3		193.5	18	
483A	Waukee loam, 0 to 2 percent slopes	27.36	13.8%	[Yellow]	Ils	69								
M511A	Readlyn silt loam, 1 to 3 percent slopes	17.98	9.1%	[Green]	Iw	100								
479	Floyd silt loam, 1 to 4 percent slopes	14.25	7.2%	[Green]	Ilw	100								
467	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	10.04	5.1%	[Red]	Ilw	20								
1904	Udolpho silt loam, loamy substratum	9.70	4.9%	[Yellow]	Ilw	70			4.2		6.4	151	16	
M515A	Tripoli clay loam, 0 to 2 percent slopes	9.49	4.8%	[Dark Blue]	Ilw	87								
485	Lawler silt loam	7.58	3.8%	[Orange]	Ils	77		8	4.7			166		
1841	Hayfield loam, loamy substratum	7.07	3.6%	[Orange]	Ils	79		5.3	4.5			170	15	

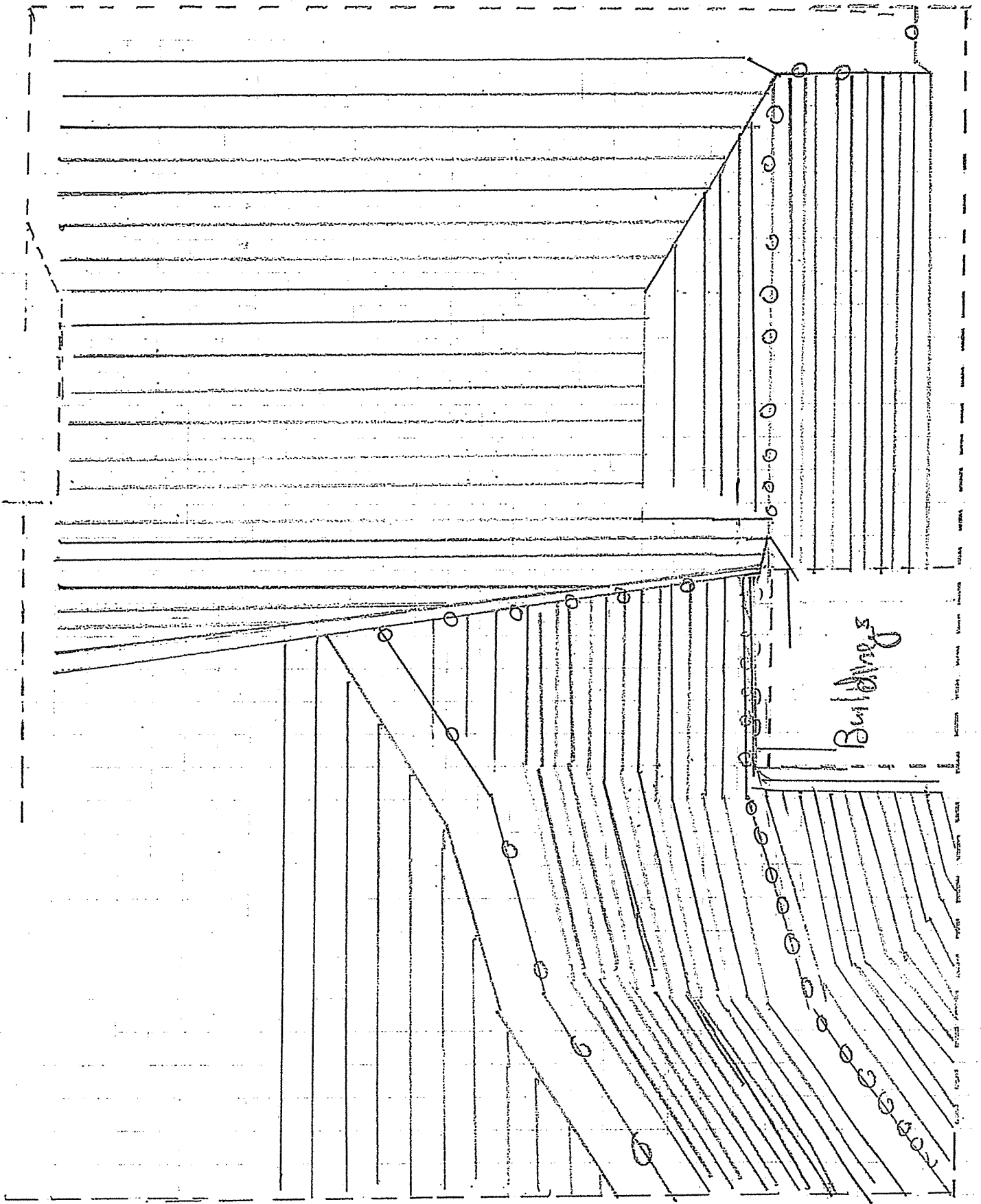
99A	Racine silt loam, 0 to 2 percent slopes	6.09	3.1%		lw	98		7.5	5.7			211	15		
631	Oran silt loam, 1 to 4 percent slopes	3.52	1.8%		lw	95									
637	Schley silt loam	3.38	1.7%		llw	84		8.9	4.8			181			
99B	Racine loam, 2 to 5 percent slopes	2.25	1.1%		lle	91									
1974	Coland, frequently flooded-Spillville, occasionally flooded complex, 0 to 2 percent slopes	2.15	1.1%		Vw	31									
Weighted Average							1.89	81.2	1.7	3.6	2.4	1.2	0.3	104.9	8.8

*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.

Dec. 2020

Dec 2017

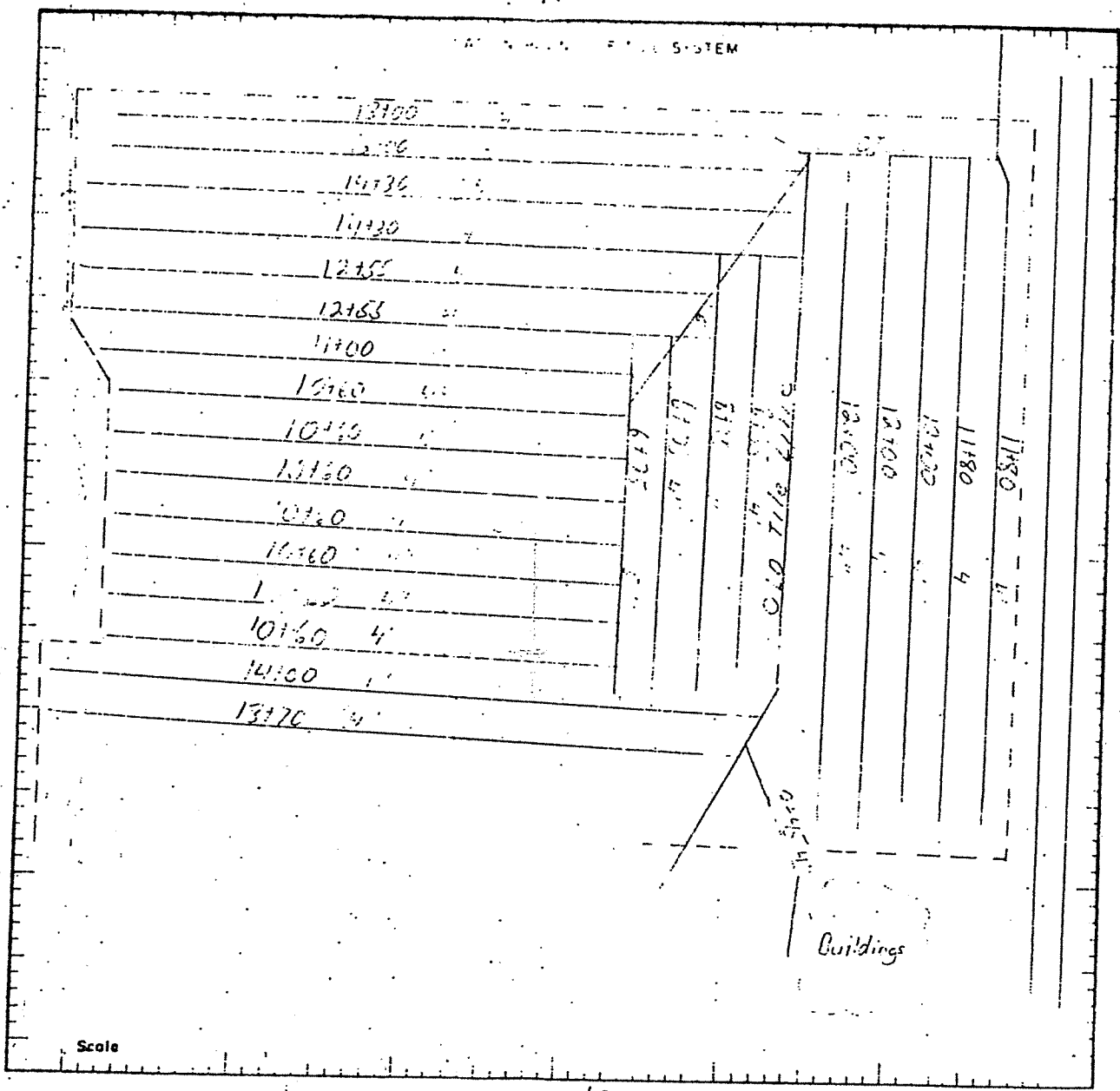
N



June 1975

LOOSBROCK AND SONS
 WEST CONCORD, MINNESOTA 55985

N



W

E

Scale

MATERIALS ESTIMATE	
Total FT.	28,585
6" 1000'	
5" 155'	
4" 27,430'	

5

— LEGEND —

- Permanent Fence x x x x x
- Proposed Tile Line —●—●—●—●—
- Existing Tile Line —○—○—○—○—
- Existing Shallow Ditch —>—>—>—>—
- Existing Deep Ditch —:::—:::—:::—:::—

OWNER Bernad Kennins

TOWNSHIP _____

COUNTY _____ STATE _____

