LAND RESOURCE MANAGEMENT & REALTY, INC.

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

LeRoy 190 Farm

Approximately 190 Acres Mower County Farmland.

Total Acres:	193.81 approximately
Tillable Acres:	177 approximately
Prodex:	80.9
Corn Base:	189.18
PLC Yield:	137 Corn
Improvements:	Some tile
Taxes:	$10,136.00 Approximately
Price:	$1,325,000.00
Legal Description:	Approximately 84.56 acres Sect. 26 Twp. 101 Range 014 NE1/4 E of waterway less 12 acres and approximately 121.25 acres located in Sect. 23 Twp. 101 Range 014 SE1/4 E of waterway
Note:	

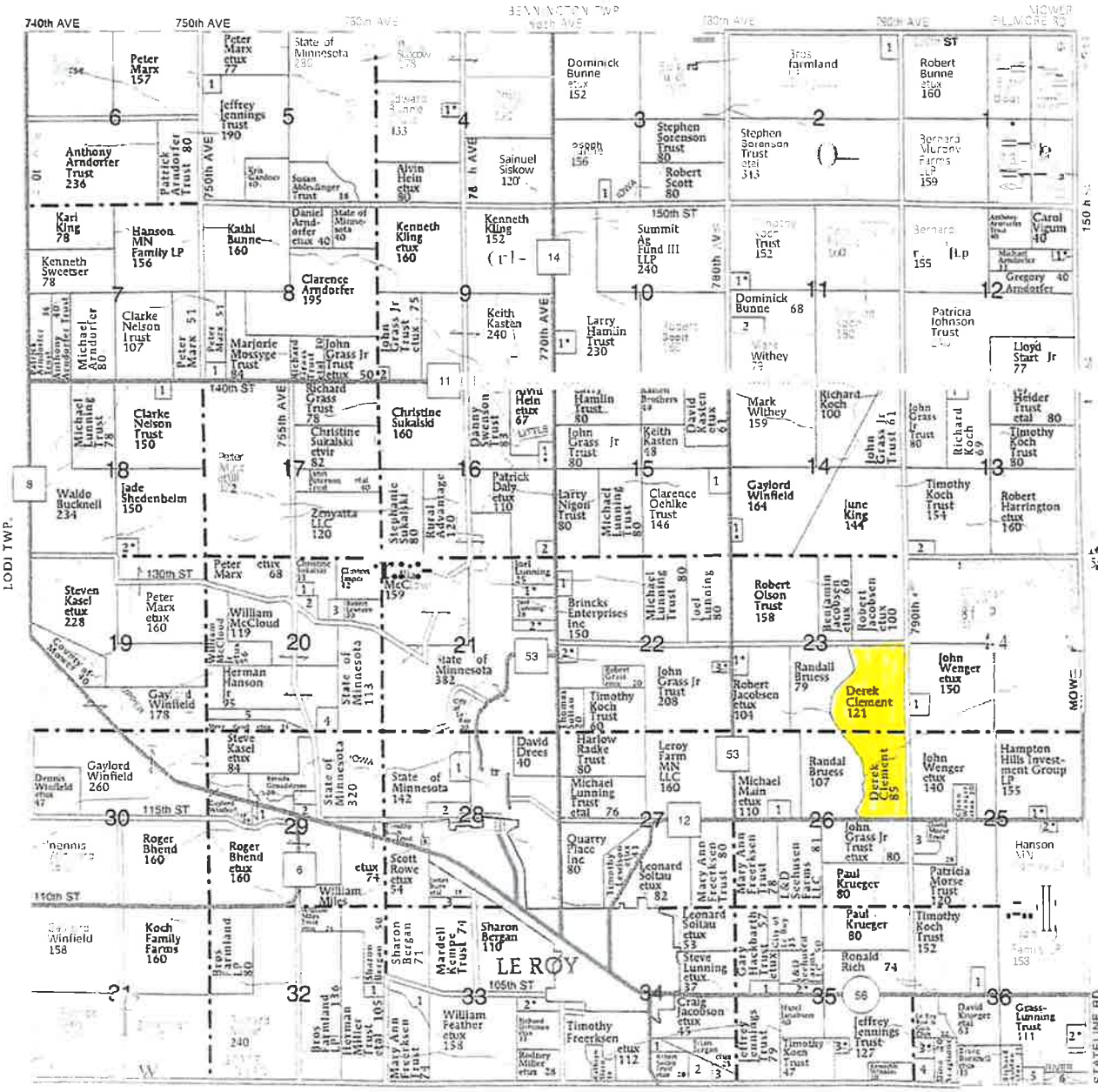
LAND RESOURCE MANAGEMENT & REALTY, INC.

Randy Queensland, Broker
randy@lrmrealestate.com
Office: 507-754-5815
Cell: 507-273-3890

Ryan Queensland, Broker
ryan@lrmrealestate.com
Office: 507-754-5815
Cell: 507-273-3000

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

T-101-N LE ROY PLAT R-14-W



Aerial Map

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

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008

Boundary Center: 43° 31' 45.87, -92° 28' 24.89

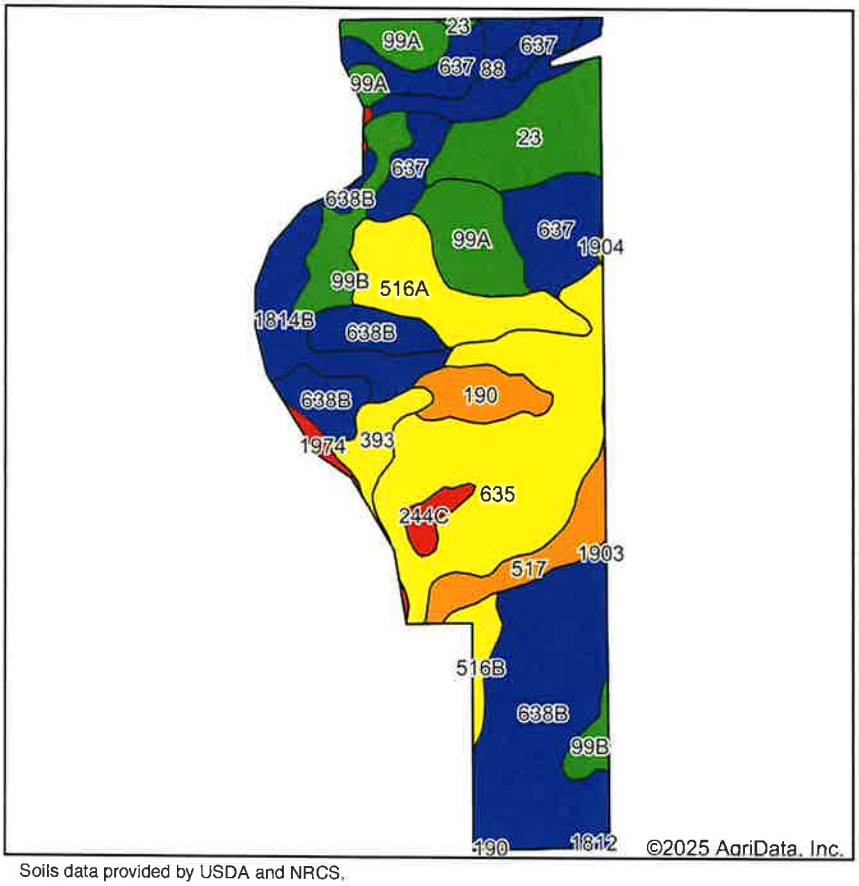
0ft 1006ft 2011ft

26-101N-14W
Mower County
Minnesota

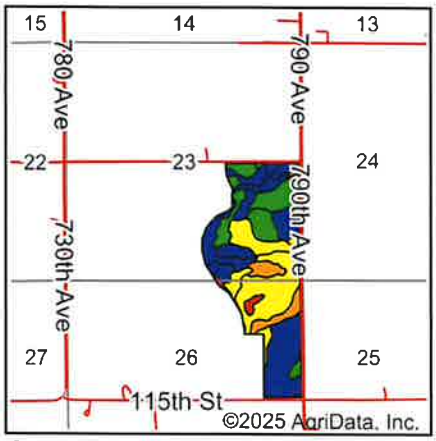
N
W E
S

4/23/2025

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Mower**
Location: **23-101N-14W**
Township: **Le Roy**
Acres: **177.69**
Date: **4/23/2025**

LRM LAND RESOURCE MANAGEMENT & REALTY, INC
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N W E S

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
638B	Taopi silt loam, 1 to 6 percent slopes	37.73	21.0%		IIe	90	67
635	Riceville silt loam	33.91	19.1%		IIw	66	58
637	Schley silt loam	18.99	10.7%		IIw	84	70
99A	Racine silt loam, 0 to 2 percent slopes	13.24	7.5%		Is	98	65
23	Skyberg silt loam, 0 to 3 percent slopes	12.85	7.2%		Iw	95	65
516A	Dowagiac loam, 0 to 2 percent slopes	12.56	7.1%		IIs	66	45
1814B	Waucoma silt loam, 1 to 6 percent slopes	10.22	5.8%		IIe	89	71
99B	Racine loam, 2 to 5 percent slopes	8.54	4.8%		IIe	91	55
517	Shandep clay loam	6.74	3.8%		IIIw	78	74
88	Clyde silty clay loam, 0 to 3 percent slopes	6.58	3.7%		IIw	86	85
190	Hayfield loam	5.45	3.1%		IIs	72	50
393	Udolpho silt loam	4.25	2.4%		IIw	70	53
516B	Dowagiac loam, 2 to 6 percent slopes	2.59	1.5%		IIe	64	45
244C	Lilah sandy loam, 6 to 12 percent slopes	2.07	1.2%		VIs	38	34
1974	Coland, frequently flooded-Spillville, occasionally flooded complex, 0 to 2 percent slopes	1.31	0.7%		Vw	31	60
1812	Fort Dodge silt loam, 0 to 2 percent slopes	0.34	0.2%		Iw	90	80
1903	Udolpho silt loam, loamy substratum, swales	0.16	0.1%		IIIw	70	53
1904	Udolpho silt loam, loamy substratum	0.16	0.1%		IIw	70	54
			Weighted Average		**1.96**	**80.9**	***n 62.7**

*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.

USDA United States Department of Agriculture

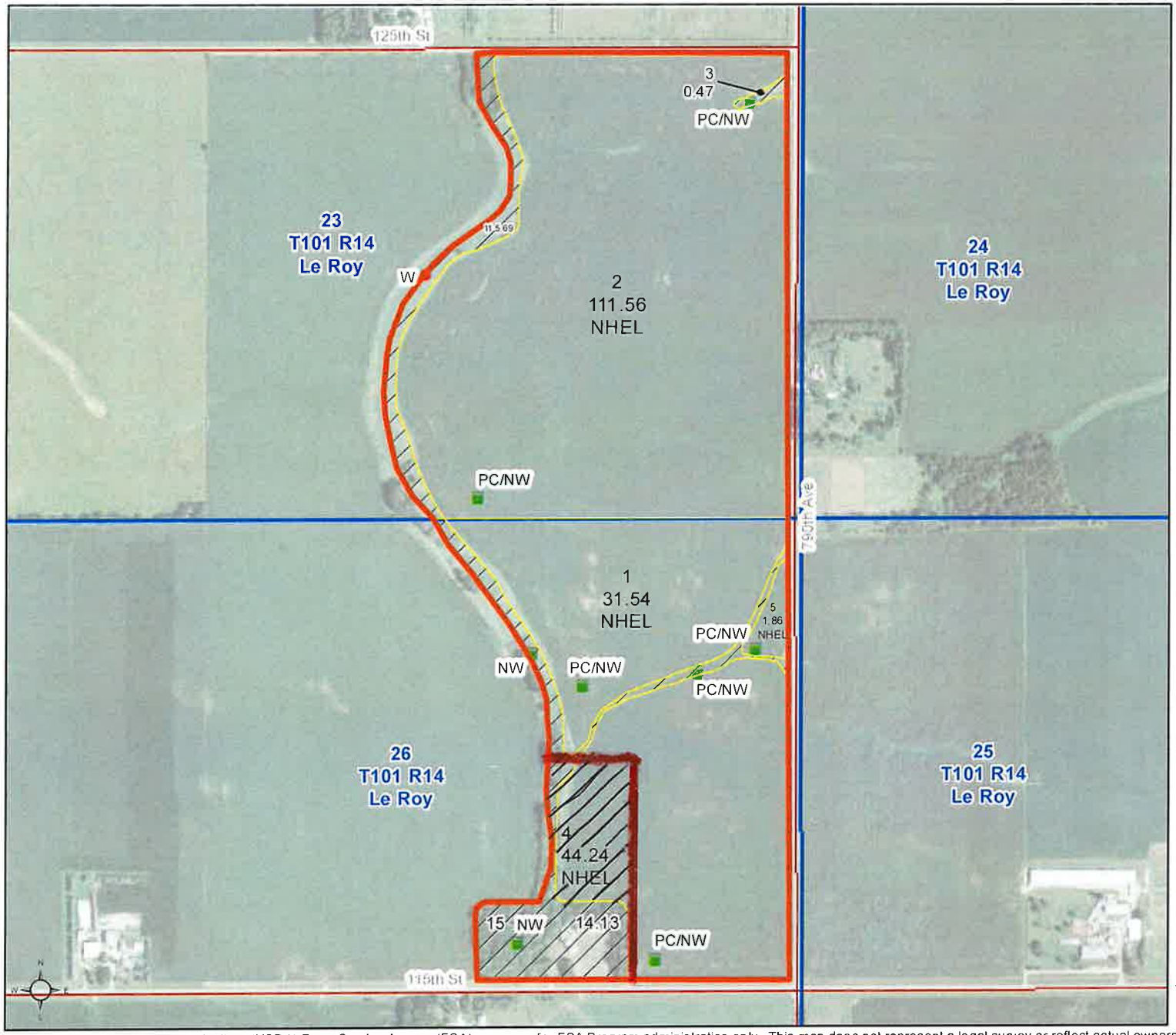
Mower County, Minnesota

Farm 8992

Tract 6782

2024 Program Year

Map Created May 20, 2024



0 350 700 1,400 Feet

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

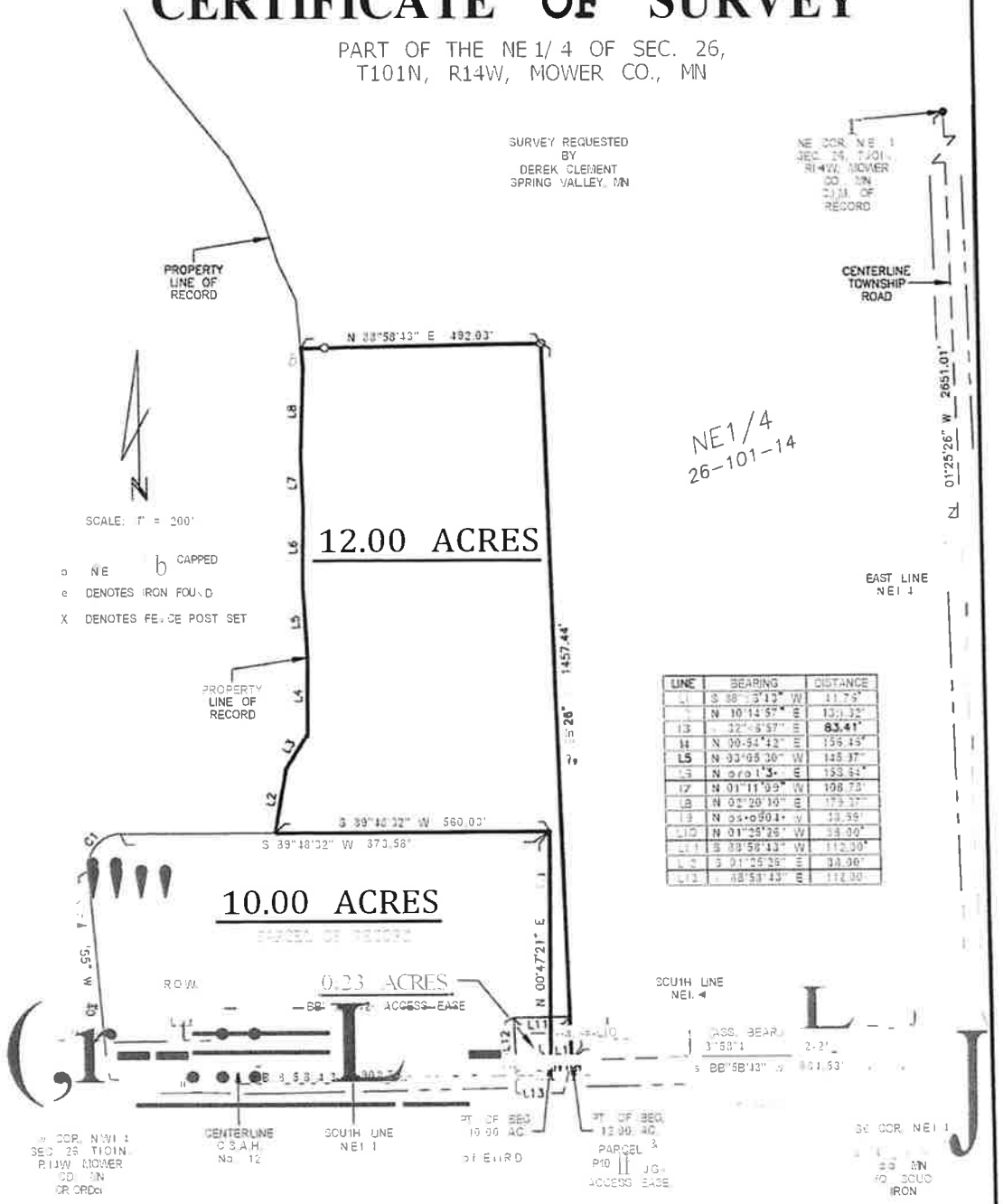
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 189.20 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 2021 NAIP imagery.

CERTIFICATE OF SURVEY

PART OF THE NE 1/ 4 OF SEC. 26,
T101N, R14W, MOWER CO., MN



LINE	BEARING	DISTANCE
L1	S 88°[illegible]3'13" W	41.73'
L2	N 10°14'57" E	133.35'
L3	[illegible]32°[illegible]6'57" E	83.41'
L4	N 00°54'42" E	156.45'
L5	N 03°05'30" W	145.37'
L6	N [illegible]°01'3[illegible]" E	153.54'
L7	N 01°11'09" W	198.73'
L8	N 02°20'10" E	179.37'
L9	N [illegible]°[illegible]01' W	38.59'
L10	N 01°39'26" W	38.00'
L11	S 88°58'43" W	112.00'
L12	S 01°25'26" E	38.00'
L13	[illegible]88°58'43" E	112.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	[illegible]33.32'	[illegible]3.35'	100.97'	S 47°33'19" W	33°39'27"

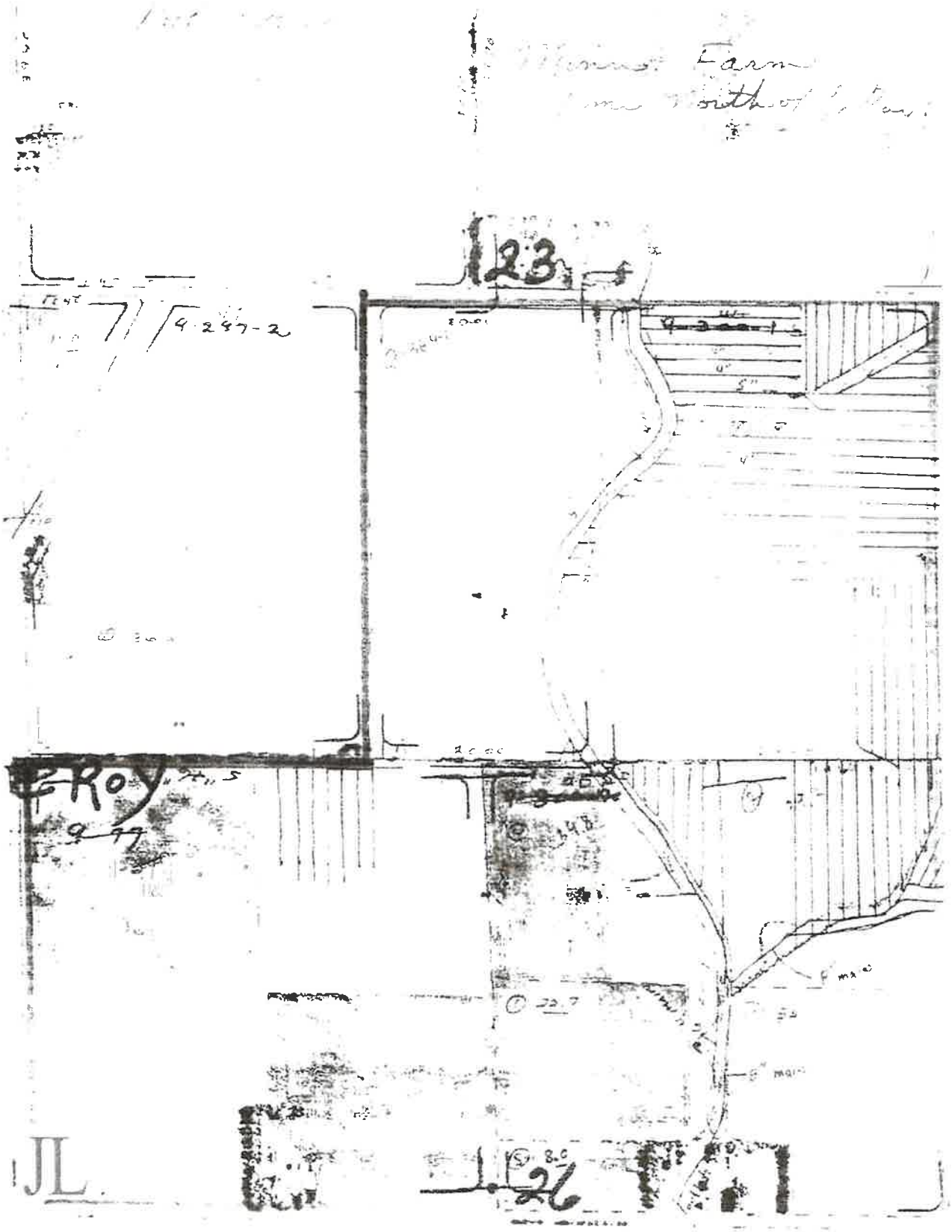
NOTE:
SEE ATTACHED
LEGAL DESCRIPTION &
ACCESS EASE. DESC.

NOTE: ALL BEARINGS ARE
BASED ON MOWER 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. [illegible]_ DATE _____ SHEET 1 OF 1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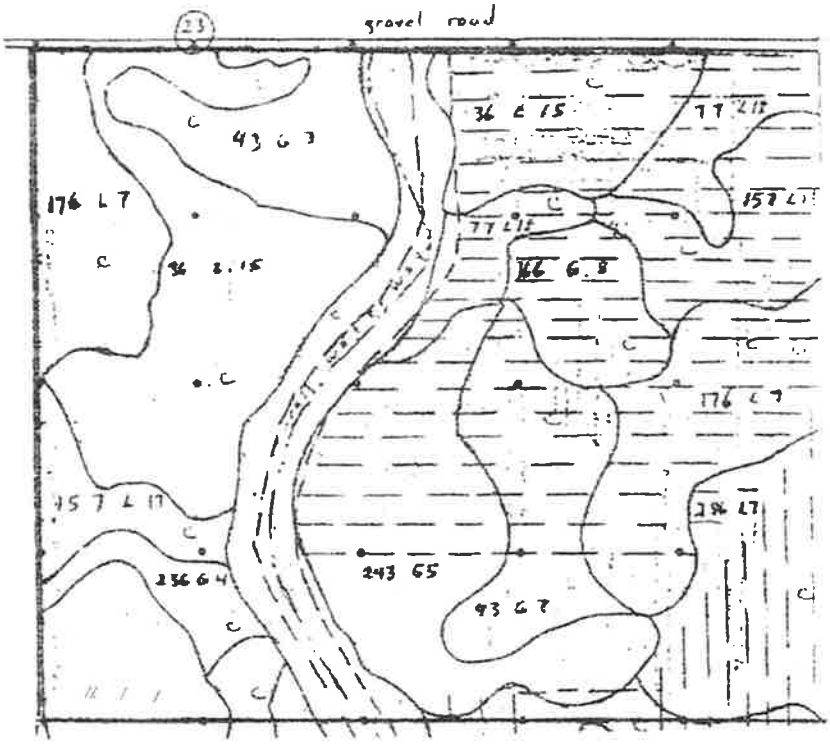

MINNESOTA
MOWER

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 8992
Prepared : 7/16/24 11:58 AM CST
Crop Year : 2024

Operator Name :
CRP Contract Number(s) : None
Recon ID : 27-099-2020-64
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

* Less 12 acres sold off north of building site

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
209.49	189.20	189.20	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	189.20	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	189.18	0.00	137	0
TOTAL	**189.18**	**0.00**		

NOTES

Tract Number : 6782

Description : E2SE4 S23 & E2NE4 S26 LEROY
FSA Physical Location : MINNESOTA/MOWER
ANSI Physical Location : MINNESOTA/MOWER
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners :
Other Producers : None
Recon ID : 27-099-2020-30

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
209.49	189.20	189.20	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	189.20	0.00	0.00	0.00	0.00	0.00

Tract 6782 Continued ...

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	189.18	0.00	137
TOTAL	**189.18**	**0.00**	

NOTES

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