



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 240 Farm

Approximately 240 Acres, Good Mower County Farmland.

Total Acres: 240 approximately
Tillable Acres: 227.5 approximately
Prodex: 84.2
Corn Base: 113.6
Soybean Base: 113.6
PLC Yield: 163 Corn
44 Soybeans
Improvements: Tiled
Taxes: \$10,036.00 Ag Non-Homestead (2023)
Price: \$2,950,000.00
Legal Description: 240 Acres in the NE ¼ and the E ½ of the NE ¼.
Section 10, T101N-R14W, Mower County, State of Minnesota
Note: Good tenant in place for the 2024 crop year.

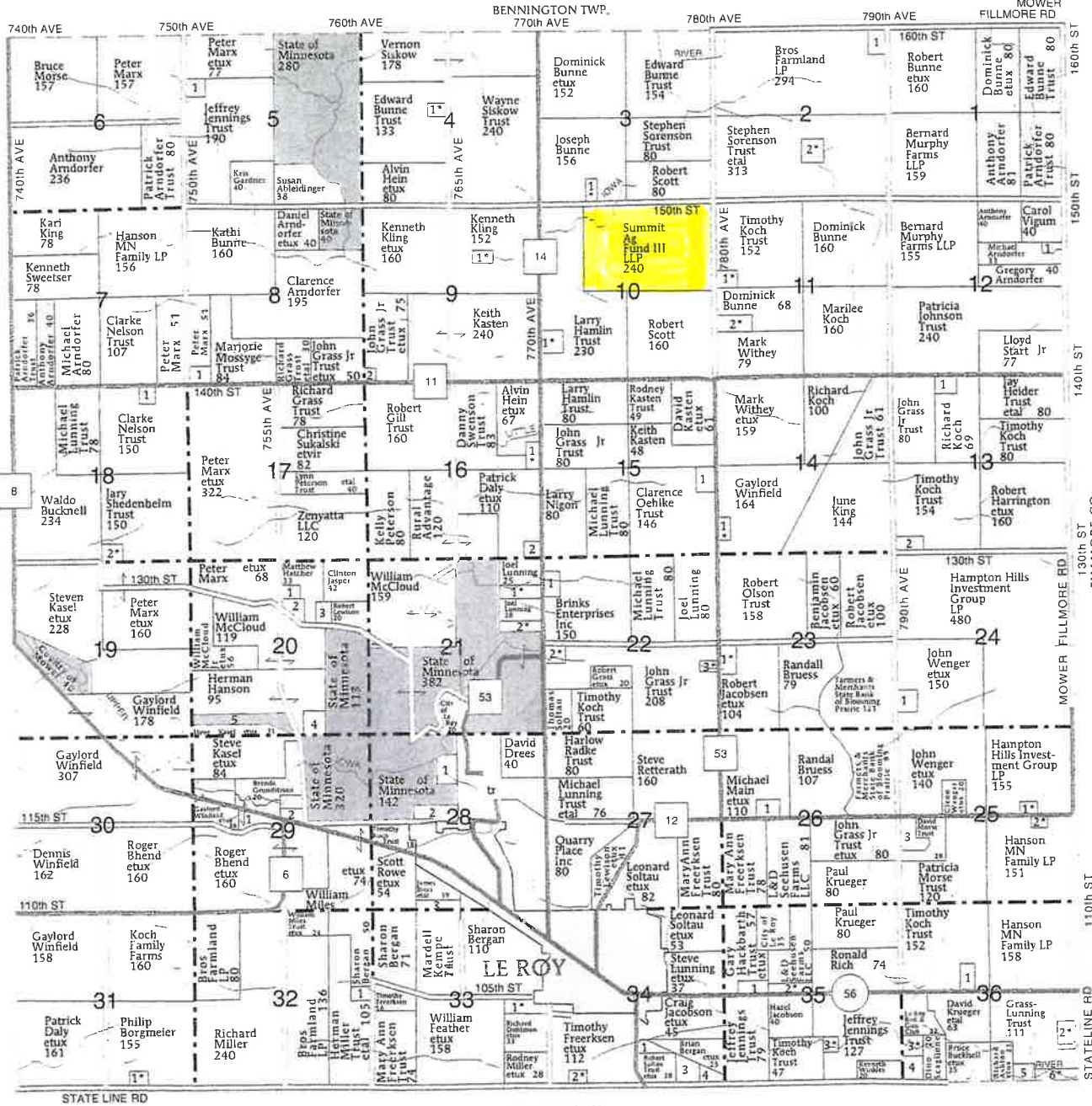
LAND RESOURCE MANAGEMENT & REALTY, INC.

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

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

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

(Landowners)
BENNINGTON TWP.
770th AVE



LODI TWP.

FILLMORE CO.

MOWER FILLMORE RD

STATELINE RD

HOWARD CO., IA

SECTION 18 1 WEST, JACOB 8 2 OLSON, JAMES ETUX 7	SECTION 19 1 WENGER, JOHN ETUX 5 1 TANGEN, CRAIG ETUX 6 1 BAARSCH FARMS LLC 10 1 MARX, DOMINIC 6 1 KLING, KENNETH ETUX 9	SECTION 20 2 LUNNING, LINDSAY 5 1 HAMILIN, PAUL ETUX 9 1 KOCH, TIMOTHY ETUX 8 2 SATERDALEN, JOSEPH ETUX 12 1 LUSK, KEN ETUX 7 1 FERSON, TAMI 12 2 BAARSCH FARMS LLC 6 1 HALL, MARCIE ETVIR 7 1 FINHART, JAMES 14	SECTION 21 1 LOHUIS, DANIEL ETUX 10 2 NELSON, ERIC 10 1 MARX, PAUL 10 2 KASEL, STEVEN ETUX 10 1 FOX, DAVID 5 2 GERBER, BRIAN 7 3 PETERSEN, BRADLEY 8 4 WOODLAND TRUST, HALE 15 5 STATE OF MINNESOTA 15 1 LUNNING, STEVE ETUX 17 2 BUNNE, DOMINICK ETUX 10	SECTION 22 1 SISKOW, TIMOTHY 10 2 MAIN, MATTHEW ETAL 7 3 WHEELER, HARLO ETUX 5 1 WHEELER, HARLO ETUX 15 1 STANLEY, RYAN 10 1 JOHNSON, LEROY ETUX 5 2 JOHNSON, LEROY ETUX 5 3 EQUITY BANK 12 1 MAIN, MICHAEL 10	SECTION 23 1 GRASS & SONS FARMS 6 2 JASPER, JUDITH 15 3 JENSEN, JENNIFER 10 1 BUCKNELL, WALDO 10 2 GRONWOLDT, JAMES 6 1 HARBAUGH, MALLORY ETAL 5 1 MIDWEST WIRELESS COMMUNICATION 6 1 RUNDE, RANDALL ETUX 15 1 HELGESON, SARA 13	SECTION 24 2 STERN, DEAN ETUX 6 3 LINDERMAN, JOEL 11 4 WHIPPLE, RICHARD ETUX 10 1 BUNNE, DOMINICK 8 2 FELTEN, CRAIG ETAL 10 3 KOEHN, EDWIN ETUX 6 1 BAARSCH FARMS LLC 8 2 JACOBSON, LARRY ETUX 7 3 HAYDEN, MICHAEL ETUX 10 4 KOSNOPAL, GARY 10 5 LOUX, MARK 10 6 MENTEL, MIKE ETAL 11
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Cray Insurance Agency



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United States
Department of
Agriculture

Fillmore County, Minnesota

Farm 7509

Tract 27811



2017 Program Year

Map Created April 11, 2017



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

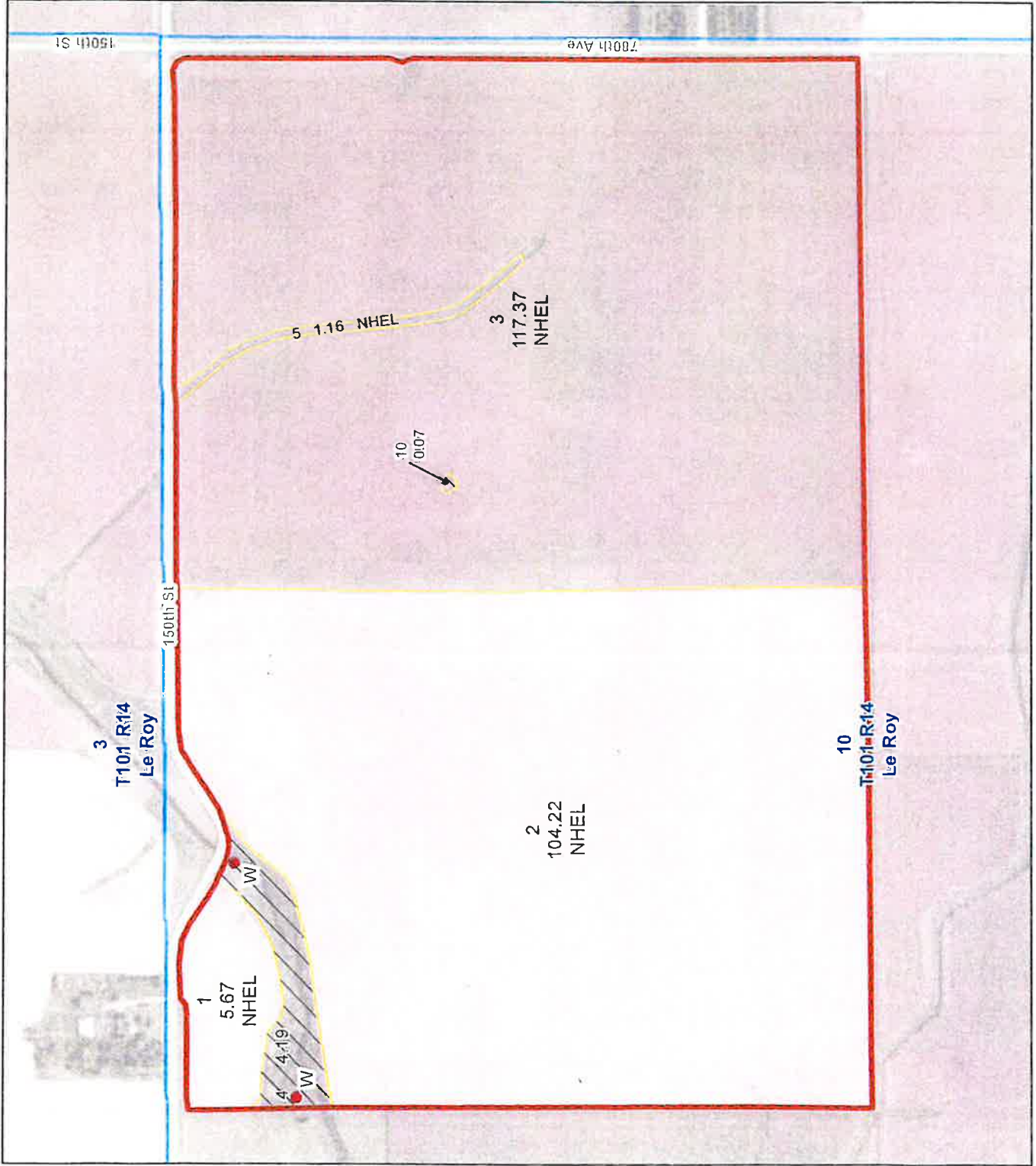
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

Tract Cropland Total: 228.42 acres



USDA 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 the 2015 NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency 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 NRCS.

Aerial Map



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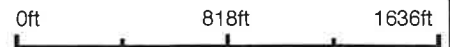
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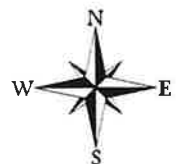


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Map Center: 43° 34' 9.69, -92° 29' 47.37



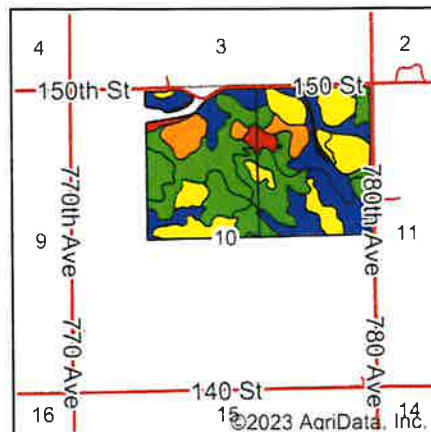
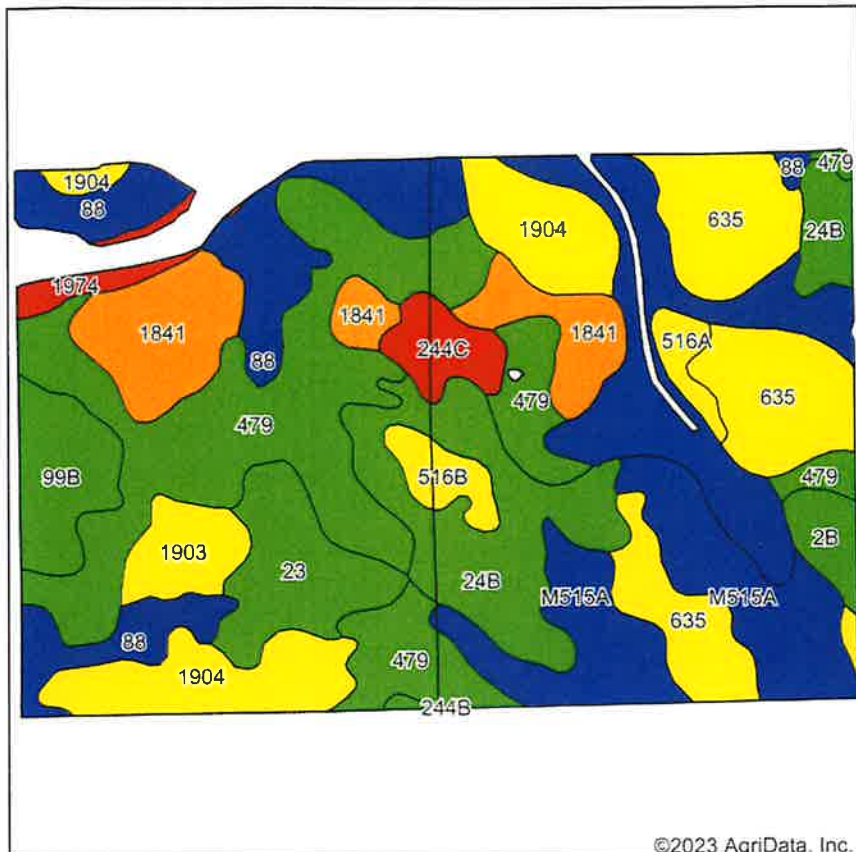
10-101N-14W
Mower County
Minnesota



4/24/2023

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

Soils Map



State: **Minnesota**
 County: **Mower**
 Location: **10-101N-14W**
 Township: **Le Roy**
 Acres: **227.26**
 Date: **4/24/2023**



Maps Provided By



Soils data provided by USDA and NRCS.

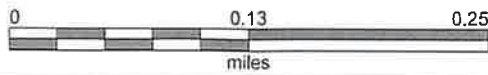
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Area Symbol: MN099, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans	
479	Floyd silt loam, 1 to 4 percent slopes	47.33	20.8%		IIw	100	75	
88	Clyde silty clay loam, 0 to 3 percent slopes	38.88	17.1%		IIw	86	85	
635	Riceville silt loam	25.62	11.3%		IIw	66	58	
M515A	Tripoli clay loam, 0 to 2 percent slopes	21.73	9.6%		IIw	87	62	
24B	Kasson silt loam, 1 to 4 percent slopes	21.40	9.4%		Ile	95	63	
1904	Udolpho silt loam, loamy substratum	17.88	7.9%		IIw	70	53	
1841	Hayfield loam, loamy substratum	16.84	7.4%		IIs	79	50	
23	Skyberg silt loam, 0 to 3 percent slopes	10.05	4.4%		Iw	95	65	
99B	Racine loam, 2 to 5 percent slopes	7.56	3.3%		Ile	91	55	
1903	Udolpho silt loam, loamy substratum, swales	5.04	2.2%		IIIw	70	52	
244C	Lilah sandy loam, 6 to 12 percent slopes	4.23	1.9%		VIs	38	34	
516B	Dowagiac loam, 2 to 6 percent slopes	3.19	1.4%		Ile	64	45	
2B	Ostrander loam, 2 to 5 percent slopes	3.00	1.3%		Ile	98	66	
1974	Coland, frequently flooded-Spillville, occasionally flooded complex, 0 to 2 percent slopes	2.35	1.0%		Vw	31	60	
516A	Dowagiac loam, 0 to 2 percent slopes	2.16	1.0%		IIs	66	45	
Weighted Average						2.08	84.2	*n 65.5

*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.

New Tile
Name



8635 Hwy. 9 Lime Springs, Iowa 52155-8070
Tele. (563) 547-5115
Or (641) 985-4076

Client:
Farm: Leroy 10
Field: New Tile
Name: Oct 2020 Copy

 4 Inch Tile





Abbreviated 156 Farm Record

Tract 27485 Continued ...

NOTES

Tract Number : 27811
 Description : E2NW4 NE4 10 LEROY MOWER CO
 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

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
232.68	228.42	228.42	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
0.00	0.00	228.42	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	113.60	0.00	0	163
Soybeans	113.60	0.00	0	44
TOTAL	227.20	0.00		

NOTES