



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

Mower County 73 Acres

Approximately 73 Acres, Good producing Mower County Farmland.

Total Acres:	73 approximately
Tillable Acres:	66.9 approximately
CPI:	92.5
Corn Base:	42.04
Soybean Base:	21.2
PLC Yield:	Corn 177 Soybeans 46
Improvements:	Patten tiled, 70 ft centers
Taxes:	\$3,890.00 (Ag Non Homestead 2024)
Price:	\$825,000.00
Legal Description:	Approximately 73 acres located in S ½ SW ¼ , except W556 Ft S521 Ft Section 22 Township 104, Range 15, Mower County, State of Minnesota
Note:	Good tenant in place for 2024 crop year

LAND RESOURCE MANAGEMENT & REALTY, INC.

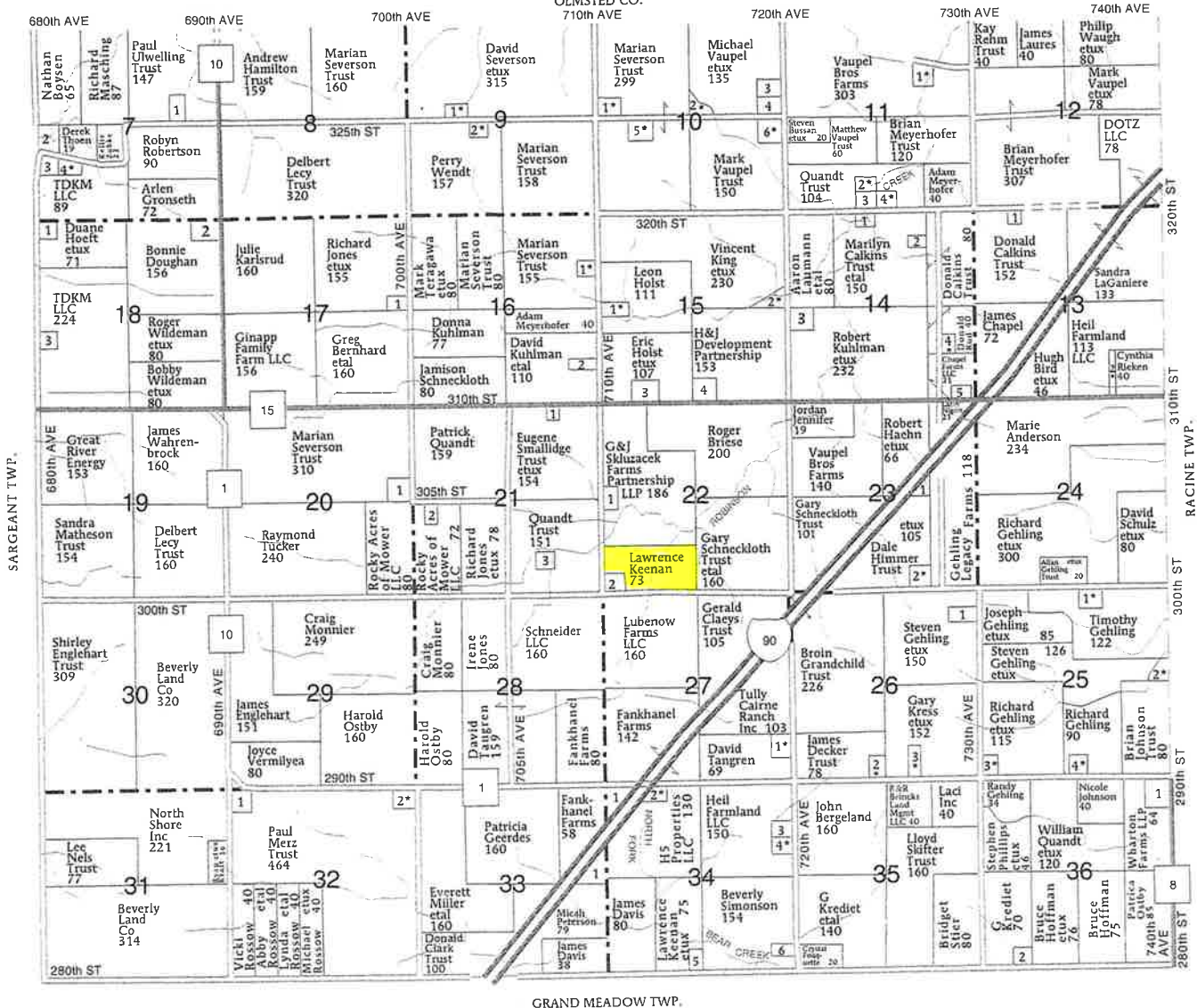
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Information is from sources deemed reliable but is not guaranteed by agent

(Landowners)

OLMSTED CO.



GRAND MEADOW TWP.

PLEASANT VALLEY TOWNSHIP

SECTION 7

- 1 MANSUR TRUST, LYNNE 13
- 2 HORVEI, TIMOTHY 12
- 3 FELT, LARRY 5
- 4 WILSON, ROBERT ETUX 5

SECTION 8

- 1 TAYLOR, DARALYN ETVIR 6
- 2 WENDT, DARREN ETAL 5

SECTION 9

- 1 HURLEY, THOMAS ETUX 10
- 2 HOROB, CHRISTOPHER ETUX 7
- 3 GUEST, TROY 8
- 4 JORDAN, JOHN 10
- 5 SUESS, PHILIP ETUX 10
- 6 ROUCHKA, JOHN ETUX 10

SECTION 11

- 1 VAUPEL, MATTHEW ETUX 11
- 2 QUANDT, STEVEN ETUX 6
- 3 MEYER, JAMIE 6
- 4 NORMAN, SCOTT ETUX 5

SECTION 12

- 1 HUSS, KEVIN 5
- 2 PEARSON, ROBIN ETAL 5

SECTION 14

- 1 BJERKE, TARA 5
- 2 NEWELL, ERIC 5
- 3 TOWNSHIP OF PLEASANT VALLEY 5
- 4 HAYDEN, JAMES ETUX 5
- 5 HOVE, GAY 7

SECTION 15

- 1 SHEARER, ROHN ETUX 9
- 2 MILLER, ROBERT ETUX 10
- 3 HESS, JEROME 12
- 4 GROTH, RICHARD 6

SECTION 16

- 1 FRY, JAMES ETUX 5
- 2 MEYER, ALLEN 10

SECTION 17

- 1 JONES, RICHARD 5

SECTION 18

- 1 GILBERTSON, SCOTT 5
- 2 GOSSMAN, JOSEPH 5

SECTION 19

- 1 ULWELLING TRUST, PAUL 5

SECTION 20

- 1 THOMPSON, JOHN 10

SECTION 21

- 1 FALLS, NATALIE 6
- 2 THOMPSON, CRAIG 6
- 3 FINHART, BARBARA 9

SECTION 22

- 1 QUANDT TRUST 8
- 2 OLSON, LONNY 7

SECTION 23

- 1 SWOBODA, MICHAEL 5
- 2 HOEF, DUANE ETUX 10

SECTION 24

- 1 WOLFF, BRADLEY ETUX 7
- 2 GEHLING, ALLAN ETUX 7
- 3 WILDEMAN, MATTHEW ETUX 5
- 4 FRUTH, RANDY ETUX 6

SECTION 25

- 1 GEHLING, JOSEPH 8
- 2 NELSON, TODD ETUX 6
- 3 HINZ, JEFFREY ETAL 8

SECTION 27

- 1 PECINOVSKY, DEAN ETUX 11

SECTION 28

- 1 HARDECOPPE, KIM 12
- 2 EHMKE, ZACHARY ETUX 5

SECTION 29

- 1 H5 PROPERTIES LLC 10

SECTION 30

- 1 FANKHANEL FARMS 12
- 2 LEX, PETER ETUX 6
- 3 JENSEN, HOWARD 5
- 4 JENSEN, HOWARD ETUX 5
- 5 CARTMELL, JOHN 5
- 6 MATZKE, JASON 7

SECTION 31

- 1 MEHLING, MICHAEL 14
- 2 JUNGERS, GENEVIEVE 10

SECTION 32

- 1 BRIDGET, BRUCE 8
- 2 GREDLET, BRUCE 7
- 3 BRUCE, HOFFMAN 7
- 4 BRUCE, HOFFMAN 7
- 5 BRUCE, HOFFMAN 7
- 6 BRUCE, HOFFMAN 7

SECTION 33

- 1 BRUCE, HOFFMAN 7
- 2 BRUCE, HOFFMAN 7
- 3 BRUCE, HOFFMAN 7
- 4 BRUCE, HOFFMAN 7
- 5 BRUCE, HOFFMAN 7
- 6 BRUCE, HOFFMAN 7

SECTION 34

- 1 BRUCE, HOFFMAN 7
- 2 BRUCE, HOFFMAN 7
- 3 BRUCE, HOFFMAN 7
- 4 BRUCE, HOFFMAN 7
- 5 BRUCE, HOFFMAN 7
- 6 BRUCE, HOFFMAN 7

SECTION 35

- 1 BRUCE, HOFFMAN 7
- 2 BRUCE, HOFFMAN 7
- 3 BRUCE, HOFFMAN 7
- 4 BRUCE, HOFFMAN 7
- 5 BRUCE, HOFFMAN 7
- 6 BRUCE, HOFFMAN 7

SECTION 36

- 1 BRUCE, HOFFMAN 7
- 2 BRUCE, HOFFMAN 7
- 3 BRUCE, HOFFMAN 7
- 4 BRUCE, HOFFMAN 7
- 5 BRUCE, HOFFMAN 7
- 6 BRUCE, HOFFMAN 7

SECTION 37

- 1 BRUCE, HOFFMAN 7
- 2 BRUCE, HOFFMAN 7
- 3 BRUCE, HOFFMAN 7
- 4 BRUCE, HOFFMAN 7
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- 6 BRUCE, HOFFMAN 7

SECTION 38

- 1 BRUCE, HOFFMAN 7
- 2 BRUCE, HOFFMAN 7
- 3 BRUCE, HOFFMAN 7
- 4 BRUCE, HOFFMAN 7
- 5 BRUCE, HOFFMAN 7
- 6 BRUCE, HOFFMAN 7

BOE BROS. TILING INC.

14124 Hwy 56, P.O. Box 43, Taopi, Minnesota 55977

507-582-3198 • Fax 507-582-1260

Since 1947





2017 Program Year

Map Created October 13, 2016



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

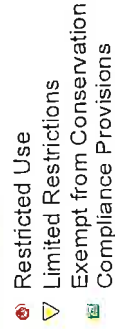
Canola = Spring for seed

Common Land Unit

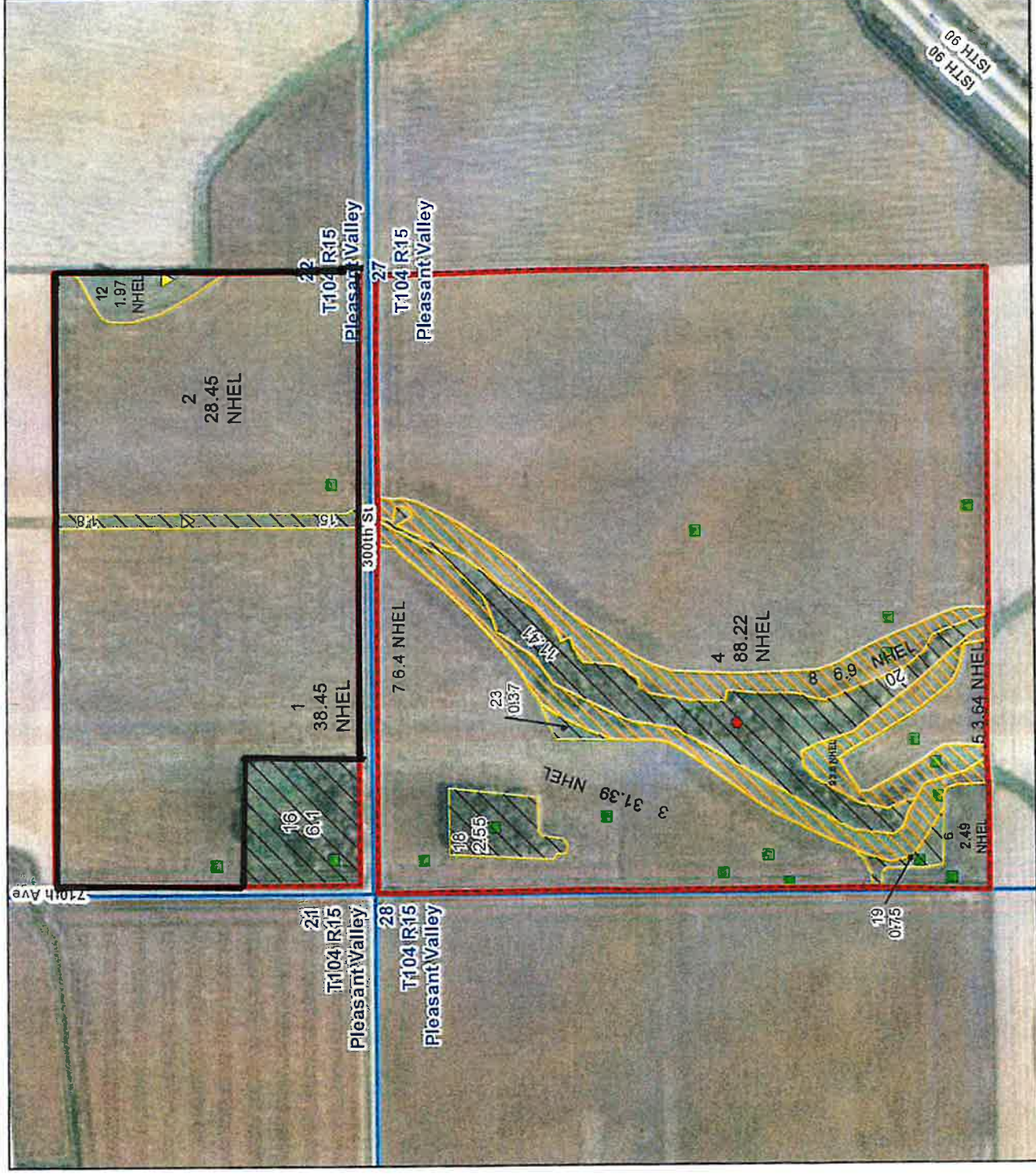


Wetland Determination

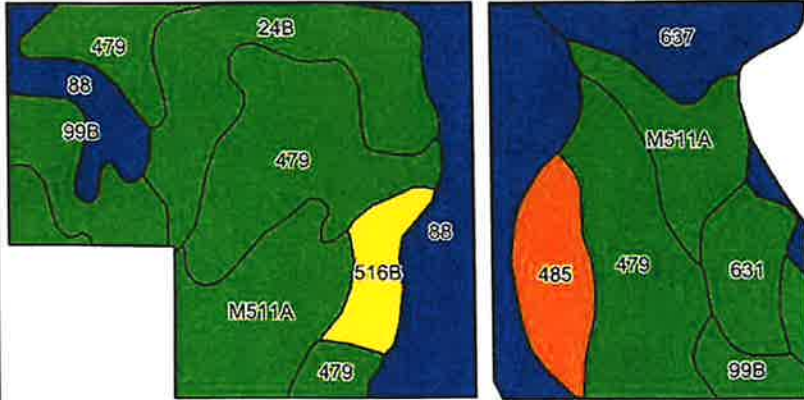
Identifiers



Tract Cropland Total: 211.41 acres



Soils Map



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State: **Minnesota**
County: **Mower**
Location: **22-104N-15W**
Township: **Pleasant Valley**
Acres: **66.9**
Date: **11/5/2019**



Maps Provided By:



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Soils data provided by USDA and NRCS.

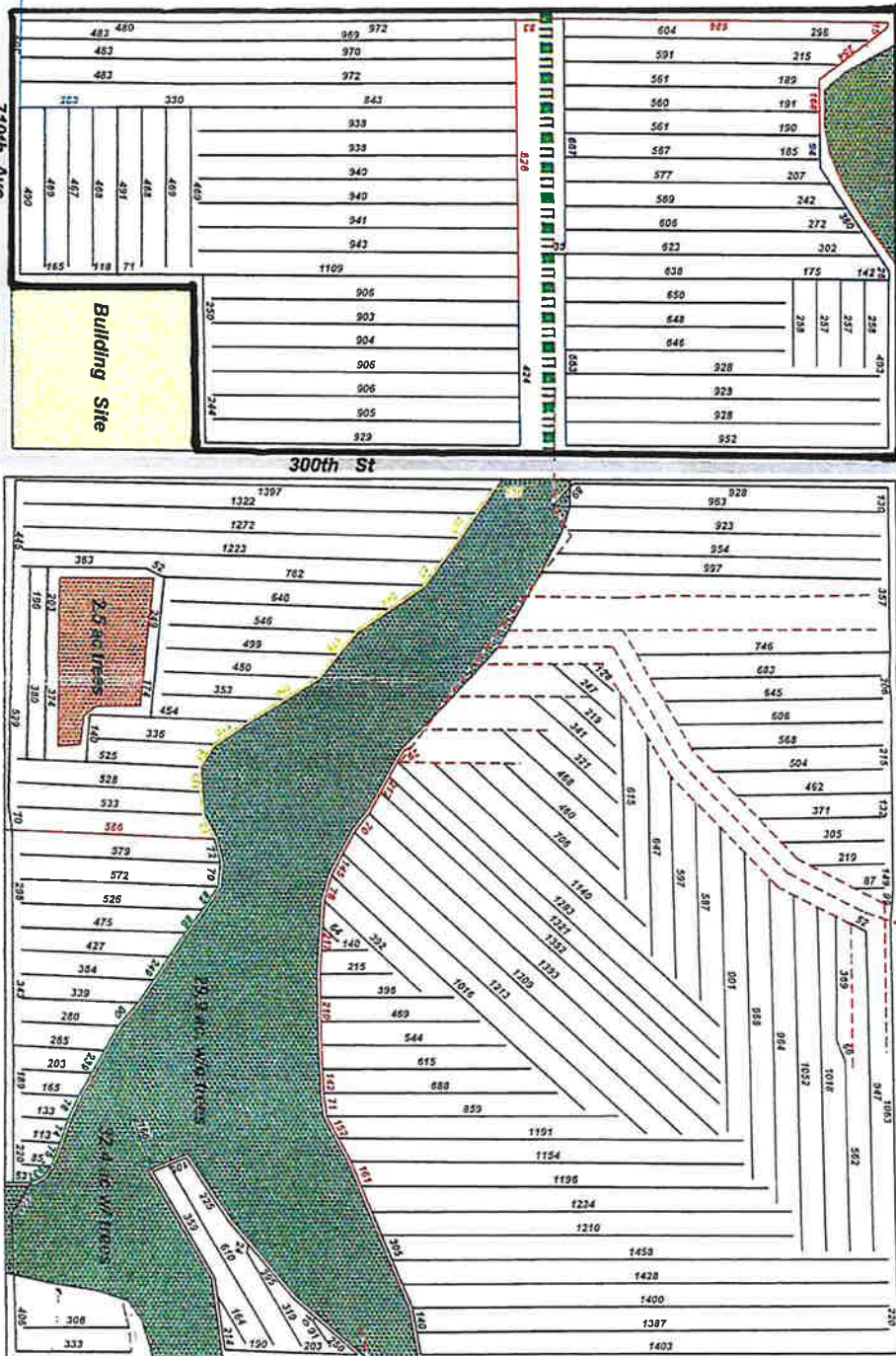
[illegible]

516B	Dowagiac loam, 2 to 6 percent slopes	2.14	3.2%		Ile	64	3.5		4.6		138	15			75	
Weighted Average						92.5	1	2.9	1.9	0.6	76	5.2	0.3	1.2	31.8	

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Legend:		Materials	Estimate	Actual	Owner:
Permanent Fence	— * — * — * — *	4" Tile		116,915 LF	DALE CARLSON
Proposed Tile Line	— — — — —	5" Tile		3,679 LF	Township: Pleasant Valley Sec # 22 & 27
Existing Tile Line	- - - - -	6" Tile		4,408 LF	County: Mower
Existing Winter Way	- - - - -	8" Tile		1,241 LF	State: MN
Existing Deep Ditch	- - - - -	10" Tile		1,357 LF	File name: PV27NW
					Date: 11-05
					Spacings: 70'