

1314 Westridge Road
 PO Box 834
 New Ulm, MN 56073-0834
 507-359-2004
 www.ummc.co
 info@ummc.co



GENERAL INFORMATION: FARM

NAME: Serbus Farm

ACRES: 41, more or less
(No warranties on acreage are made)

OWNERS: Jeff & Cindy Serbus

PRICE: Auction

TERMS: Cash

LOCATION: Section 27 Henryville TWP

LEGAL DESCRIPTION: SE ¼ E ½ with exceptions 27-114-35

BUILDINGS: N/A

RE TAXES DUE AND PAYABLE IN: 2018

Homestead
 Non-Homestead

Gross Tax: \$1,858

Special Assessments: \$21.32

Net Taxes: \$1,880

ACREAGE ESTIMATES:

(As per FSA aerial, not guaranteed)

Tillable (FSA) Acres	<u>39.22</u>
Farmstead	<u> </u>
Roads, Waste & Ditches	<u>1.78</u>
Cropland	<u>39.22</u>

FSA INFORMATION:

(Estimated, not guaranteed)

	Base Acres	Farm Yield Direct C.C.
Corn	<u>10.2</u>	<u>144</u>
Wheat	<u>4.5</u>	<u>41</u>
Oats	<u> </u>	<u> </u>
Barley	<u> </u>	<u> </u>
Soybeans	<u> </u>	<u> </u>

SOIL, TOPOGRAPHY & DRAINAGE: This is a flat, black highly productive farm. Weighted CER of 93.7. Drainage is adequate.

COMMENTS: This would be a nice farm to expand you operation or a great piece for a beginning farmer.

UMMC stipulate that they are representing the seller exclusively in this transaction.

This information is from sources deemed reliable, but is not guaranteed by agent. Package is subject to prior sale, price change, correction or withdrawal. Prospective buyers can obtain information regarding airport zoning ordinances by contacting the county recorder's office where the zoned area is located.

The Buyer must make his own independent investigation of the property. The Buyer is purchasing the property "as is".

Tract 3

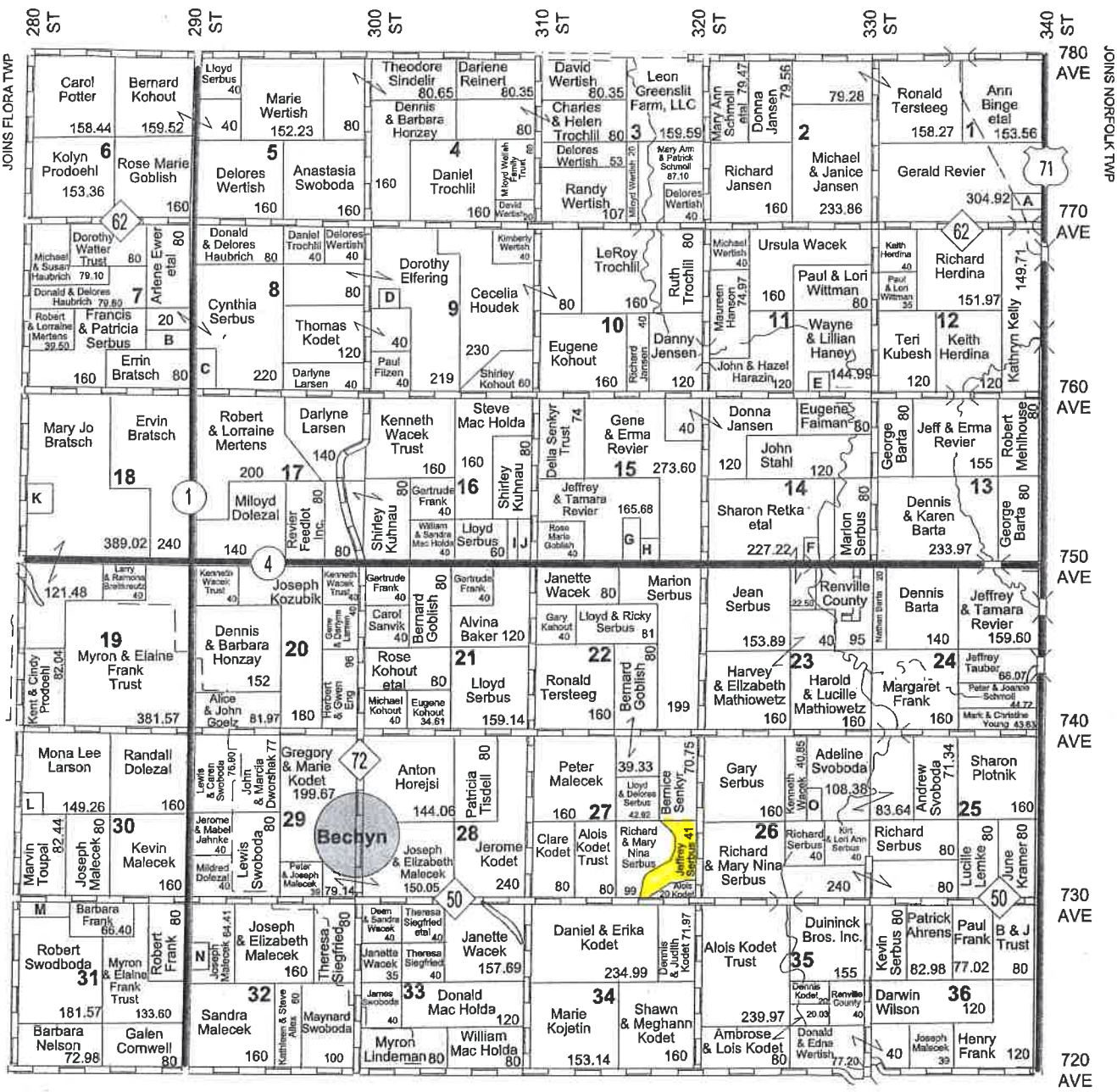
HENRYVILLE TWP

LAND OWNER

T 114 N

R 35 W

JOINS TROY TWP



Aerial Map



map center: 44° 39' 2.36, -95° 2' 43.24

0ft 833ft 1667ft



Maps Provided By:

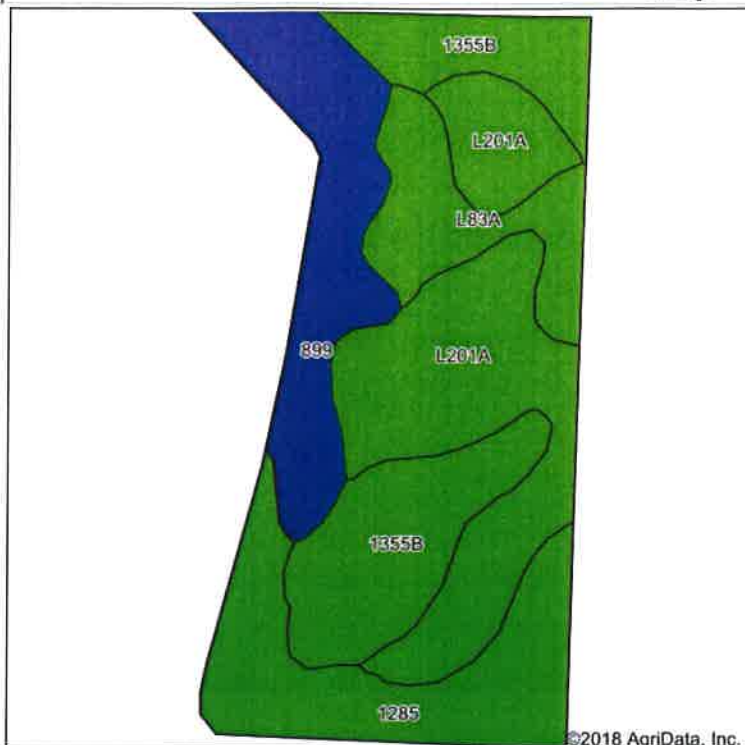
CUSTOMIZED ONLINE MAPPING
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27-114N-35W
Renville County
Minnesota



9/1/2018

Soils Map



Soils data provided by USDA and NRCS.



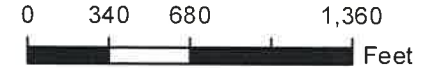
State: **Minnesota**
 County: **Renville**
 Location: **27-114N-35W**
 Township: **Henryville**
 Acres: **39.22**
 Date: **9/1/2018**

Maps Provided By:



Area Symbol: MN129, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L201A	Normania loam, 1 to 3 percent slopes	11.80	30.1%		le	99
1355B	Amiret-Swanlake loams, 2 to 6 percent slopes	8.72	22.2%		lie	92
1285	Chetomba silty clay loam, 0 to 2 percent slopes	7.51	19.1%		llw	92
899	Harps-Okobojo complex, 0 to 2 percent slopes	6.98	17.8%		llw	89
L83A	Webster clay loam, 0 to 2 percent slopes	4.21	10.7%		llw	93
Weighted Average						93.7



- 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

- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

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

Tract Cropland Total: 39.22 acres



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