

FARMLAND FOR SALE

+/- 149.35 Acres

Leavenworth Township

Section 3

Brown County, Mn



For more Information call Greg or Rachelle 507-359-2004 or 507-233-5772



**Upper Midwest
Management**

www.ummc.co



Upper Midwest Management

GENERAL INFORMATION – Land Sale

OWNERS: Darlene Lokensgard, Charlene Weilage, and Dean Trebesch

PRICE: \$6,500 per Acre

ACRES: 149.35 +/-
(No warranties on acreage are made)

PARCELS: 170.003.002.03.030 & 170.003.002.04.040

TERMS: Cash

PROPERTY DESCRIPTION

This quarter section of land is located at the intersection of Hwy 14 and County Road 8 in Leavenworth Township. There is access to the property from County Road 8. The property for sale is farm land only and the building site is not part of the sale.

LEGAL DESCRIPTION

NW ¼ excepting the building site and north driveway. Section 3-109-33

ZONING

Property is zoned Agricultural.

BUILDINGS

N/A

SURVEY

The property boundaries are apparent by way of field edges. No survey will be provided at the time of the sale. There are 149.35 deeded acres.

RE TAXES DUE AND PAYABLE IN 2018

Homestead Non-Homestead

Gross Tax: \$ 6,130

Special Assessments: N/A

Net Taxes: \$ 6,130

ACREAGE ESTIMATES

(As per Brown County Assessor)

| | |
|------------------------|-------------------|
| Tillable Acres | <u>141.8</u> |
| Farmstead | <u> </u> |
| Roads, Waste & Ditches | <u>7.55</u> |
| Total | <u>149.35</u> |

FSA INFORMATION

(Estimated, not guaranteed)

| | Base Acres | Farm Yield Direct C.C. |
|----------------|---------------|---------------------------|
| Corn | <u>63.45</u> | <u>165</u> |
| Soybeans | <u>73.95</u> | <u>44</u> |
| Total Tillable | <u>137.40</u> | |

ACCESS

Access to the farm is gained off of County Road 8. There are 2 access points to the farm. There is no access to the farm from HWY14.

SOIL, TOPOGRAPHY and DRAINAGE

The soil composition on this tract of land is some of the finest Brown County has to offer. The main soils are Amiret, Webster Loam, Canisteo Loam and Normania Loam. The weight Productivity index is 92.2 for this farm.

HEL and WETLANDS

None noted on the FSA aerial photo

FALL TILLAGE and FERTILIZER

Possession will be given to the new buyer at the time of closing. No fertilizer was applied to the farm for the 2019 crop year.

TERMS and CONDITIONS

- Earnest money in the amount of ten percent (10%) of the sale price shall be due at the time of signed purchase agreement.
- The balance shall be paid in the form of certified funds upon closing. A Warrantee deed will convey the title.
- Updated abstracts will be provided to the buyer at the seller's expense.
- The real estate taxes for 2018 were \$6,130 and have been paid. Taxes are non-homestead and no special assessments listed. The Buyer(s) will be required to pay the real estate taxes in 2019 and thereafter and any assessments hereafter levied. "The seller reserves the right to reject any and all bids."

POSSESSION

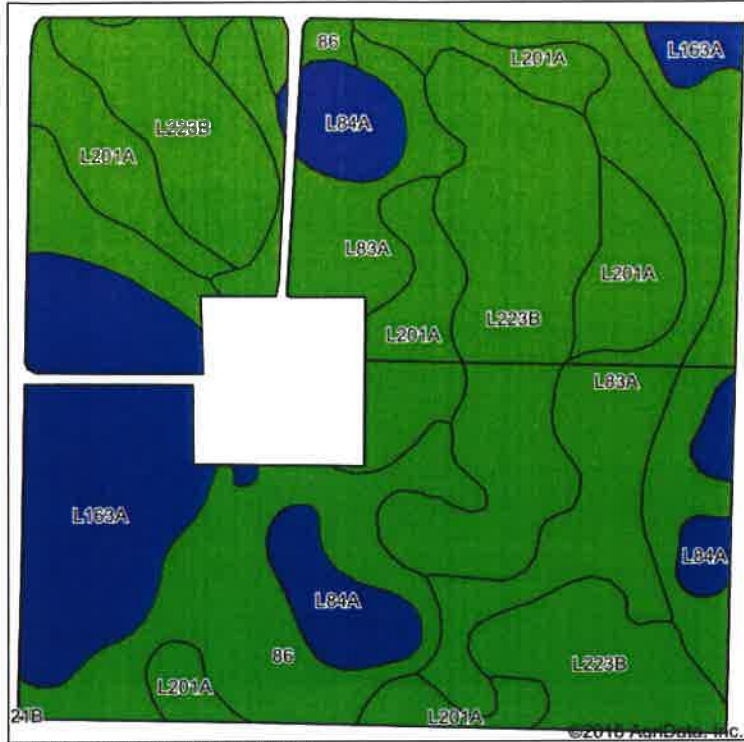
Possession of the property will be at closing.

NOTICE

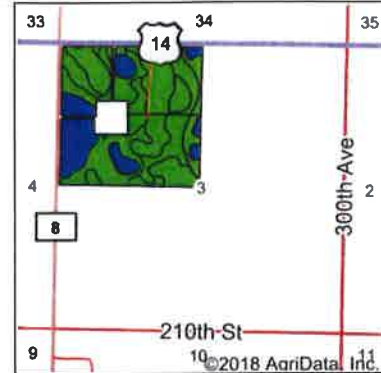
Acreage shown is not guaranteed. For the purposes of this sale, the property is being sold as 149.35 acres as determined by the Brown County Assessor's office.

All information contained in this brochure has been deemed reliable, but is not guaranteed by the agent. Upper Midwest Management Corp., stipulates they are representing the seller exclusively in this transaction. However, buyers are invited to inspect the property and make their own investigations with respect thereto. All sales are presumed to be made by the individual judgment of the purchaser. The property is being sold "as is".

Soils Map



Soils data provided by USDA and NRCS.



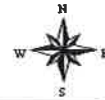
State: **Minnesota**
 County: **Brown**
 Location: **3-109N-33W**
 Township: **Leavenworth**
 Acres: **141.18**
 Date: **9/5/2018**

Maps Provided By:



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Area Symbol: MN015, Soil Area Version: 19

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index |
|-------------------------|------------------------------------------------|-------|------------------|-----------|------------------|--------------------|
| L223B | Amiret-Swanlake loams, 2 to 6 percent slopes | 36.03 | 25.5% | | Ile | 92 |
| 86 | Canisteo clay loam, 0 to 2 percent slopes | 29.28 | 20.7% | | IIw | 93 |
| L83A | Webster clay loam, 0 to 2 percent slopes | 24.42 | 17.3% | | IIw | 93 |
| L201A | Normania loam, 1 to 3 percent slopes | 22.20 | 15.7% | | Ie | 99 |
| L163A | Okoboji silty clay loam, 0 to 1 percent slopes | 19.76 | 14.0% | | IIIw | 86 |
| L84A | Glencoe clay loam, 0 to 1 percent slopes | 9.49 | 6.7% | | IIIw | 86 |
| Weighted Average | | | | | | 92.2 |

Aerial Map



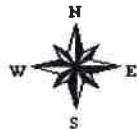
map center: 44° 16' 31.48, -94° 47' 46.22



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© Agridata, Inc. 2018 www.AgridataInc.com

3-109N-33W
Brown County
Minnesota



9/5/2018

T-109-N

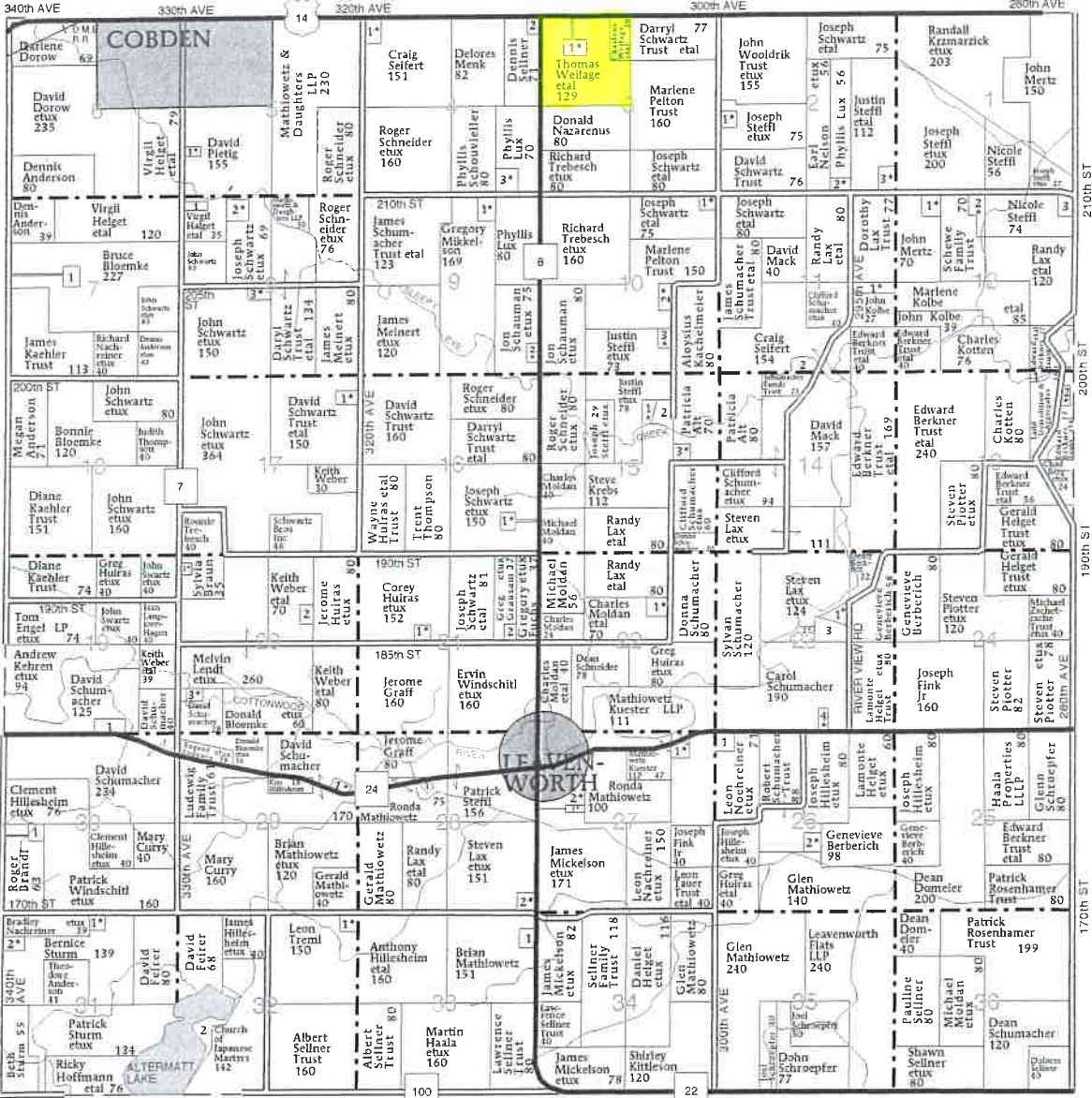
LEAVENWORTH PLAT

(LAWRENCE)



R-33-W

PRAIRIEVILLE TWP.



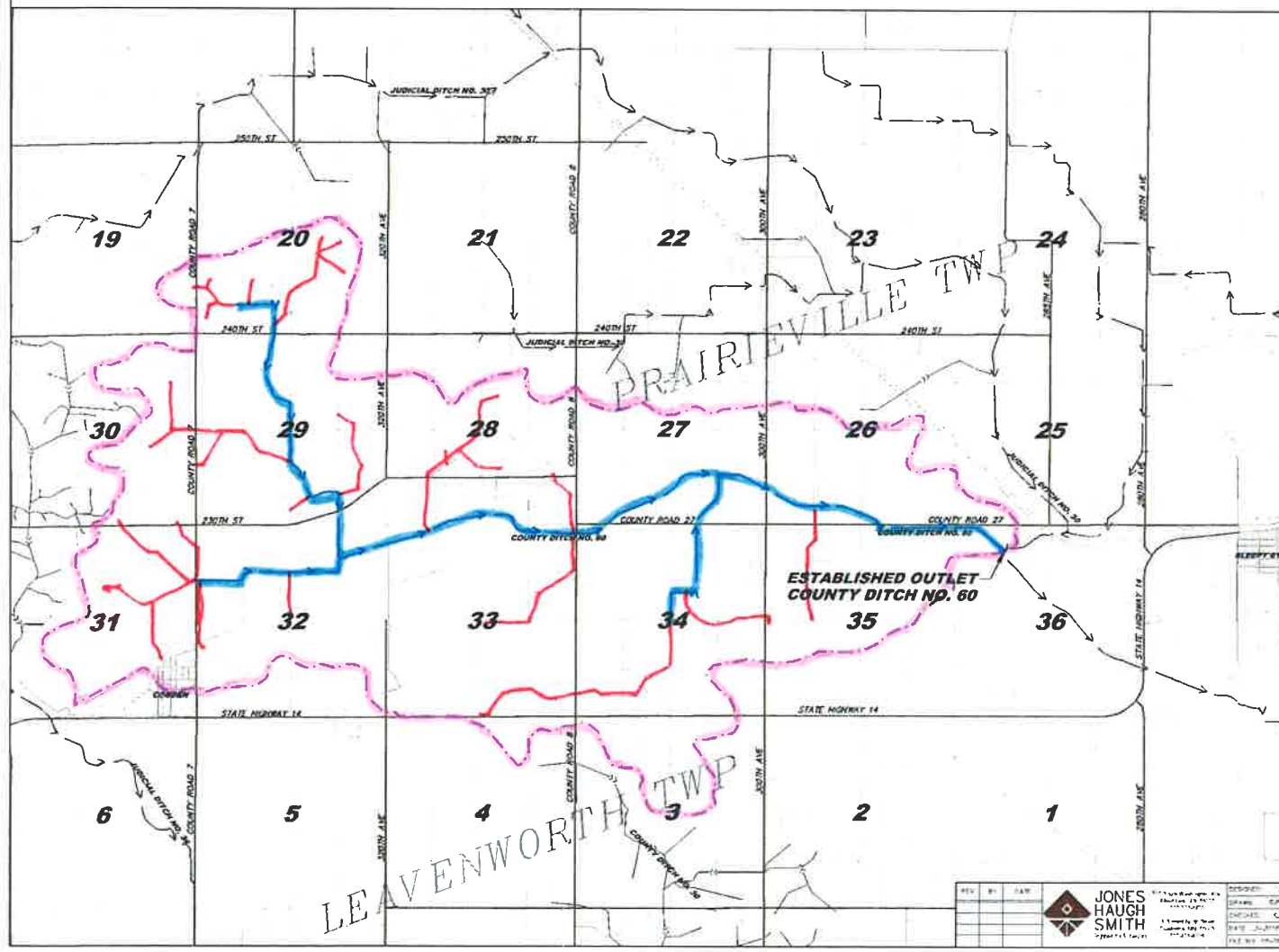
BASHAW TWP.

MULLIGAN TWP.

COUNTY DITCH NO. 60

REDETERMINATION OF BENEFITS & DAMAGES

BROWN COUNTY, MINNESOTA

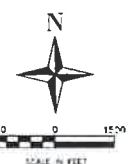


INDEX TO SHEETS

| SHEET | SUBJECT |
|-------|---------------|
| 1 | TITLE SHEET |
| 2-4 | WATERSHED MAP |

LEGEND

| SYMBOL | DESCRIPTION |
|---------------|--------------------|
| (Pink line) | WATERSHED BOUNDARY |
| (Blue line) | ESTABLISHED OUTLET |
| (Dashed line) | JUDICIAL DITCH |
| (Solid line) | COUNTY ROAD |
| (Dotted line) | STATE HIGHWAY |
| (Arrow) | UTILITY LOCATION |
| (Circle) | WELL |
| (Square) | MANHOLE |
| (Triangle) | STRUCTURE |
| (Star) | WATER TOWER |



ABBREVIATIONS

| | |
|----|-----------------|
| AS | ASBESTOS |
| CL | CLAY |
| CS | CONCRETE |
| CU | COPPER |
| GL | GLASS |
| GR | GRAVEL |
| IR | IRON |
| LD | LEAD |
| LN | LIQUID NITROGEN |
| LU | LUMBER |
| PL | PLASTER |
| PS | POLYSTYRENE |
| SA | SAND |
| SH | SHALE |
| SL | SLATE |
| SP | SPERMATOPHYTES |
| ST | STEEL |
| TR | TRUNK |
| WC | WATER CLOSET |
| WT | WATER TOWER |
| WV | WATER VALVE |
| WY | WYLLIAMS |

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Steven J. Demoss
Lic. No. 43895 Date

EXHIBIT A - DRAFT PLANS
BROWN COUNTY, MN
COUNTY DITCH NO. 60
REDETERMINATION OF BENEFITS & DAMAGES
TITLE SHEET

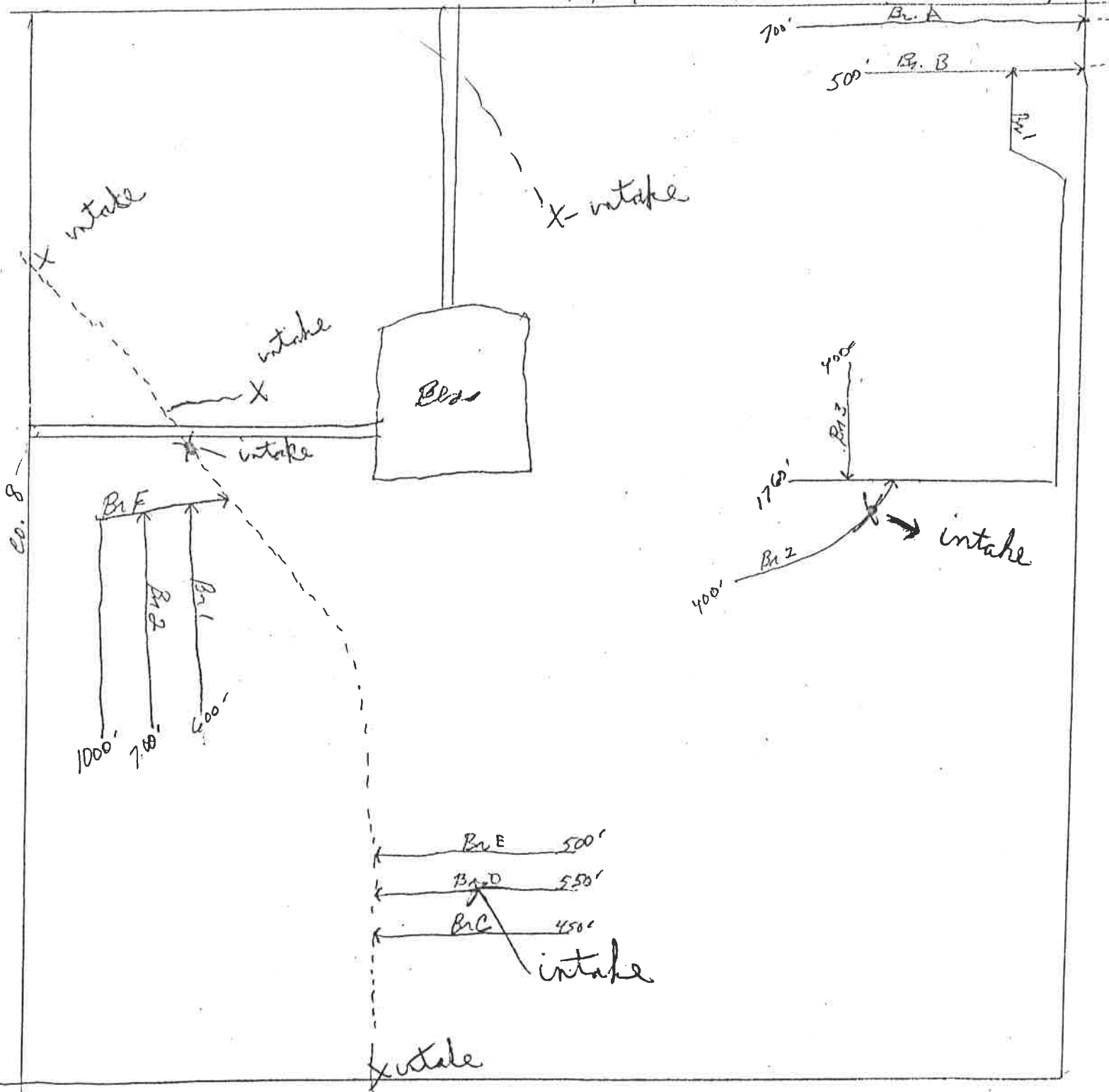
| REV. | BY | DATE |
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| | | |
| | | |

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SHEET
1
OF
4

Highway 14



Co. 8

Well

Br. A

Br. B

700'

500'

Br. 1

400'

Br. 3

1700'

Br. 2

400'

intake

Br. F

Br. 2

Br. 1

1000'

700'

600'

Br. E 500'

Br. D 550'

Br. C 450'

intake

intake

..... Existing tile line
 • intakes

Bernice Trebeck
 Leavenworth Trust
 Sec 3 T109N R33W