



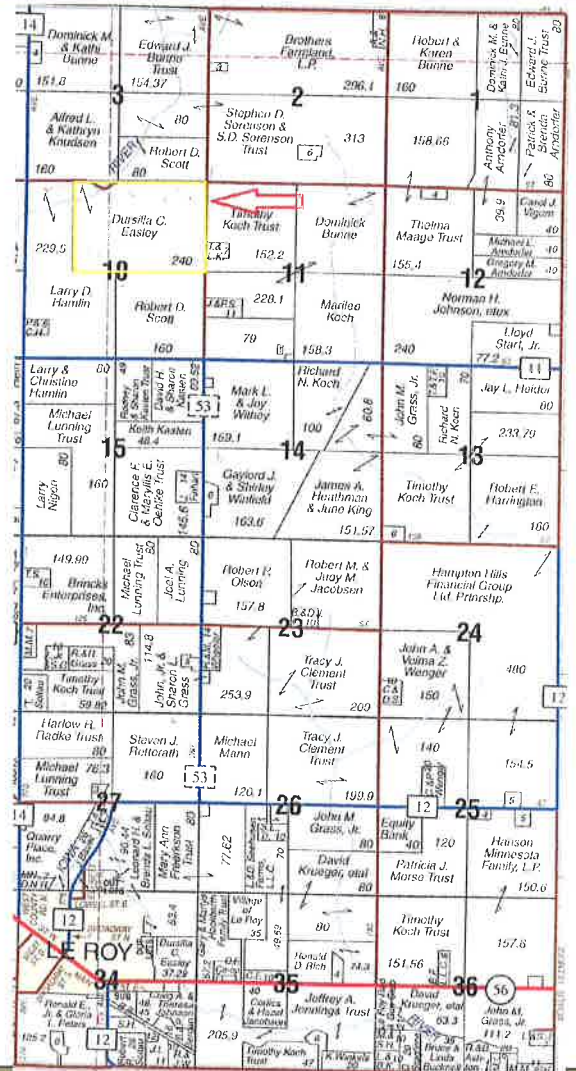
316 West Broadway  
 Plainview, MN 55964  
 Office: 507-534-2315

**Call Roy Montgomery Cell (507) 421-1532**

**FOR SALE**

**240 +/- Acres, Sec. 10, Le Roy Twp, Mower Co., MN**

228.42 +/- Good Productive Tillable Land. Located 4 mi. north of Le Roy, MN on Co. Rd. 14, then 1/4 mi. east on 150<sup>th</sup> St; bordered on the east by 750<sup>th</sup> Ave.



**Property Information Packet**

All information in this brochure is believed to be correct, however, Montgomery Holst Realty and its agents, along with the owners, do not guarantee the accuracy of the information. It is the purchaser's responsibility to do their own due diligence and investigation to obtain the information they rely on to purchase this property.

# FSA – 156 EZ Sheet

Minnesota

Fillmore

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 7509

Prepared: 9/13/17 9:19 AM

Crop Year: 2017

Page: 2 of 3

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

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

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
232.68	228.42	228.42	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod	
0.0	0.0	228.42	0.0	0.0	0.0	

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
CORN	113.6		163	0.0
SOYBEANS	113.6		44	0.0
<b>Total Base Acres:</b>	<b>227.2</b>			

Owners: DRUSILLA C EASLEY

Other Producers: None

# USDA 2017 FSA Map



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, ICS = for forage
- Beans = Dry Edible
- NAG = for GZ
- Canola = Spring for seed

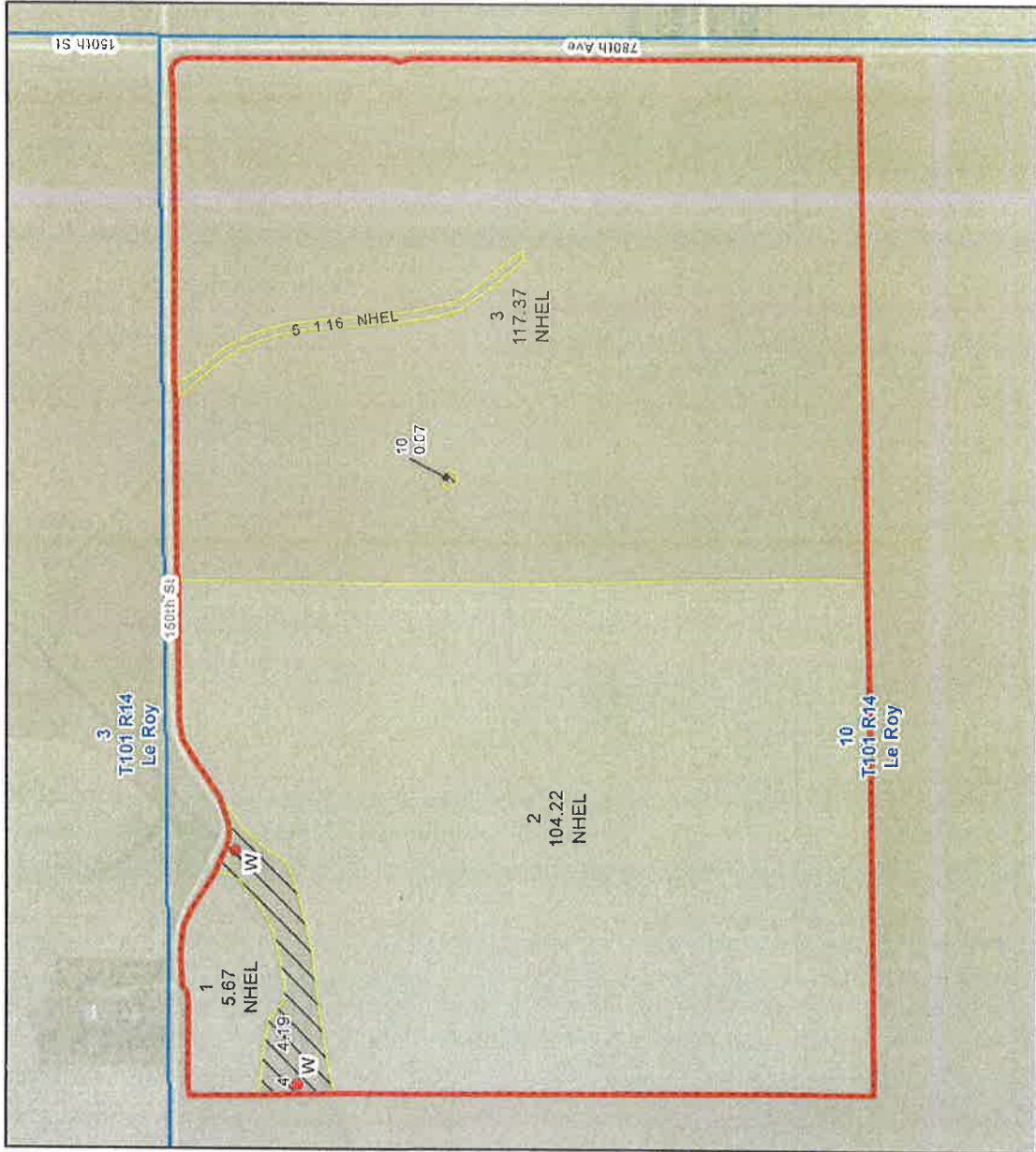
## Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

## Wetland Determination Identifiers

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

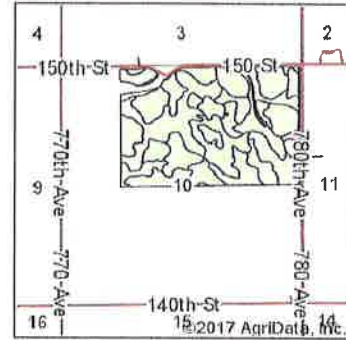
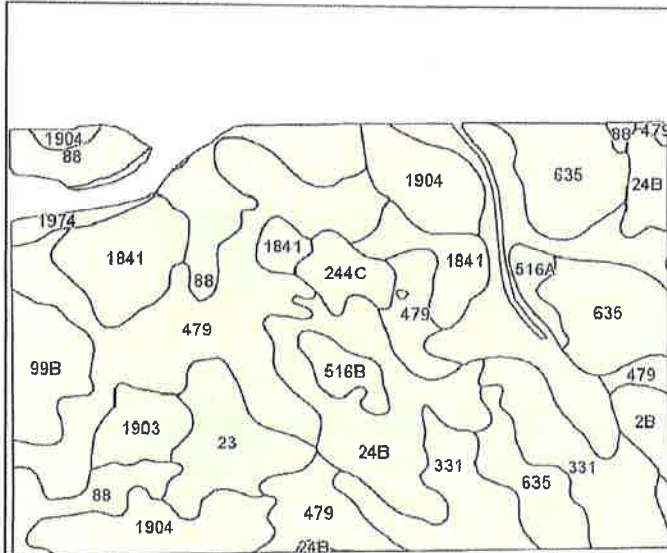
Tract Cropland Total: 228.42 acres



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 NAD 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 (CPA-026 and attached maps) for exact boundaries and determinations or contact NFCS.

# FSA Soils Map – Page 1

Soils Map



State: **Minnesota**  
 County: **Mower**  
 Location: **10-101N-14W**  
 Township: **Le Roy**  
 Acres: **227.26**  
 Date: **8/13/2017**

Soils data provided by USDA and NRCS.

©2017 AgriData, Inc.

Maps Provided by



Area Symbol: MN099, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Alfalfa hay	Bromegrass alfalfa	Bromegrass alfalfa hay	Canarygrass hay	Canarygrass ladino	Corn	Corn silage	Grass legume hay	Kentucky bluegrass	Oats
479	Floyd silt loam	47.33	20.8%	Iw	100		8.8	4.9			215			3.6	77
88	Clyde silty clay loam, 0 to 3 percent slopes	38.88	17.1%	Ihw	86	4.4	7	4.2		3	193.5	18		3.3	76.5
635	Riceville silt loam	25.62	11.3%	Ihw	66		7.8	4.5			142			2.9	76
331	Tripoli silty clay loam, 0 to 2 percent slopes	21.73	9.6%	Ihw	87	4.9	7.8	4.8			182			3.8	80
24B	Kasson silt loam, 1 to 4 percent slopes	21.40	9.4%	Ile	95		5.5	6			204	14		3	88
1904	Udolpho silt loam, loamy substratum	17.88	7.9%	Ihw	70			4.2		6.4	151	16		4	70
1841	Hayfield loam, loamy substratum	16.84	7.4%	Ils	79		6.3	4.5			170	15		3	73
23	Skyberg silt loam	10.05	4.4%	Ihw	94		6	4.8			202			3	78
99B	Racine silt loam, 2 to 6 percent slopes	7.58	3.3%	Ile	81		7.5	5.7			196	15	5	3	82

# FSA Soils Map – Page 2



1903	Udolpho silt loam, loamy substratum, swales	5.04	2.2%	Illw	70			4.3		5.8	151			3.5	70
244C	Lilah sandy loam, 6 to 12 percent slopes	4.23	1.9%	Vla	38		2.4	2.4						0.8	45
516B	Dowaglac loam, 2 to 6 percent slopes	3.18	1.4%	Ila	64	3.5		4.6			138	15			75
2B	Ostrander loam, 2 to 6 percent slopes	3.00	1.3%	Ila	98		6.7	5.7			211	15		3.5	82
1974	Coland-Spillsville loams, frequently flooded	2.35	1.0%	Vw	20		6.8							3.4	
516A	Dowaglac loam, 0 to 2 percent slopes	2.16	1.0%	Ila	68	3.5		4.7			142	16			76
<b>Weighted Average</b>					<b>84.1</b>	<b>1.3</b>	<b>6.5</b>	<b>4.7</b>	<b>0.5</b>	<b>0.6</b>	<b>179.9</b>	<b>7.8</b>	<b>0.2</b>	<b>3.2</b>	<b>75.6</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Property Tax Statement

**MOWER COUNTY**  
 201 1st Street N.E., Suite # 7  
 Austin, MN 55912  
 507-437-9535  
 www.co.mower.mn.us

BILL: 437550

Property ID#: 09.010.0010

Taxpayer:



C 31  
S 13212

## 2017 Property Tax Statement

VALUES AND CLASSIFICATION			
Step	Taxes Payable Year:	2016	2017
	1	Estimated Market Value:	1,625,000
Improvements Excluded:			
Homestead Exclusion:			
Taxable Market Value:		1,625,000	1,576,900
New Improvements/ Expired Exclusions:			
	Property Classification:	Ag Non-Hstd	Ag Non-Hstd
<i>Sent in March 2016</i>			
2	<b>PROPOSED TAX</b>		
	Proposed Tax:		13,182.00
<i>Sent in November 2016</i>			
3	<b>PROPERTY TAX STATEMENT</b>		
	First-half Taxes:	May 15	6,543.00
	Second-half Taxes:	November 15	6,543.00
	Total Taxes Due in 2017:		13,086.00

**\$\$\$**  
REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

PROPERTY ADDRESS:

**DESCRIPTION:**

240.00 Acres, Section 10 Township 101 Range 014  
E1/4 & E1/2 NW1/4

Line 13 Special Assessment Detail:  
-RECYCLE-2017 2.50

Principal: 2.50  
Interest:

Tax Detail for Your Property		2016	2017
<b>Taxes Payable Year</b>			
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.			\$ 0.0
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.		\$ 0.00	
<b>Tax and Credits</b>	3. Property taxes before credits	\$ 12,597.00	\$ 13,083.5
	4. Credits that reduce property taxes		
	A. Agricultural market value credit	0.00	0.0
	B. Other Credits	0.00	0.0
	5. Property taxes after credits	12,597.00	13,083.5
<b>Property Tax by Jurisdiction</b>	6. MOWER COUNTY		
	A. County General	\$ 7,494.71	\$ 7,600.2
	B. County Regional Rail Authority		
	7. LEROY TOWNSHIP	2,532.73	2,497.2
	8. State General Tax	0.00	0.0
	9. School District SCHOOL DISTRICT 499		
	A. Voter approved levies	686.63	687.9
	B. Other local levies	1,816.94	2,239.0
	10. Special Taxing Districts		
	A. CITY HOUSING	0.00	0.0
	B. CEDAR RIVER WATERSHED	0.00	0.0
	C. COUNTY HRA	55.99	58.9
	D. TURTLE CREEK WATERSHED	0.00	0.0
	11. Non-school voter-approved referenda levies	0.00	0.0
12. Total property tax before special assessments	\$ 12,597.00	\$ 13,083.5	
13. Special Assessments	5.00	2.5	
Contamination Tax			
14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$ 12,602.00	\$ 13,086.0	