



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

Call Roy Montgomery Cell (507) 421-1532

LAND OPPORTUNITY

37+/- Acres at Le Roy, MN, Mower Co.,
adjacent to Main Street, Highway 56

Own your own crop income and hunting land with this
affordable size parcel with access off Highway 56.



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.

USDA 2017 FSA Map

Map of Farm 846 in Mower County, Minnesota
Mower County, Minnesota

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Common Land Unit
 Cropland Non-cropland CRP

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

2017 Crop Year



Tract Page: 1 of 1

Farm 846
Tract 3146

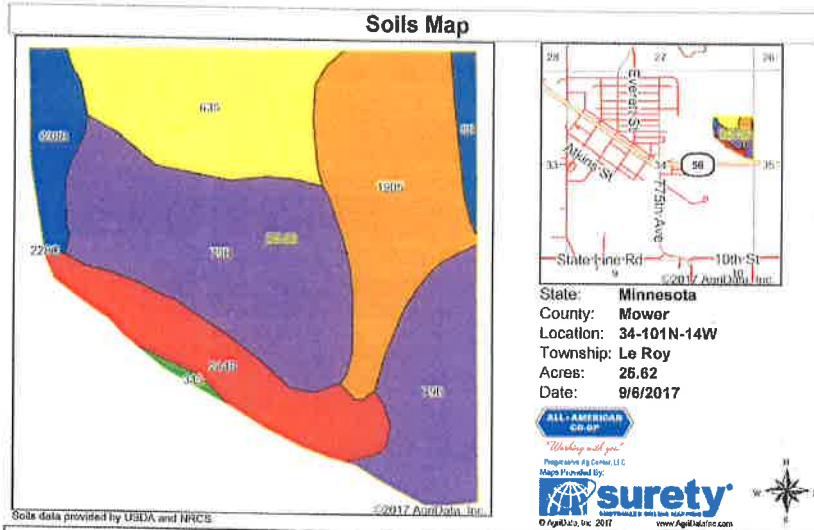
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA 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 USDA Natural Resources Conservation Service (NRCS).

<https://intranet-apps.fsa.usda.gov/cars/setupReports.do?dispatchTo=report&report=fsa578Map&farmNu...> 9/13/2017

FSA Soils Map

Soil Map

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Area Symbol: MN099, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	Non-irr Class %c	Productivity Index	Alfalfa hay	Bromegrass alfalfa	Bromegrass alfalfa hay	Cannerygrass hay	Corn	Corn silage	Grass legume hay	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans	Timothy red clover hay	
79B	Billott fine sandy loam, 2 to 6 percent slopes	10.51	41.0%		IIIa	60			5.1		129	13		2	80		36	3.3	
1905	Brownstale silt loam	5.61	21.9%		IIW	77		6	4.3		166			3	72		46		
635	Riceville silt loam	4.35	17.0%		IW	86		7.8	4.5		142			2.9	75	4.8	40		
244B	Lilah sandy loam, 2 to 6 percent slopes	3.20	12.5%		IVs	43		3.4	2.6		92			1.2	50		26		
938B	Tuopi silt loam, 1 to 6 percent slopes	1.32	5.2%		Ile	90		5.5	4.9		184		4	3.3	71	5.5	54		
98	Clyde silty clay loam, 0 to 3 percent slopes	0.51	2.0%		IW	86	4.4	7	4.2	3	193.5	18		3.3	76.5	6.3	56		
313	Spillville loam, occasionally flooded	0.12	0.5%		IW	91		10.4	6.2		196			3.8	88	6.4	55		
Weighted Average							64.8	0.1	3.3	4.6	0.1	139.6	5.7	0.2	2.4	73.2	1.3	38	1.4

*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: 438298

Property ID#: 09.034.0010

Taxpayer:



C 31
S 13212



\$\$\$ 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:

37.29 Acres, Section 34 Township 101 Range 014
 E1/4 NE1/4 EXC 2.26 AC & EXC .46 AC

Line 13 Special Assessment Detail:
 RECYCLE-2017 2.50

Principal: 2.50
 Interest:

2017 Property Tax Statement

Step	VALUES AND CLASSIFICATION		
	Taxes Payable Year:	2016	2017
Step 1	Estimated Market Value:	139,000	135,200
	Improvements Excluded:		
	Homestead Exclusion:		
	Taxable Market Value:	139,000	135,200
	New Improvements/ Expired Exclusions:		
	Property Classification:	Ag Non-Hstd NH Rur Vac Land	Ag Non-Hstd NH Rur Vac Land
<i>Sent in March 2016</i>			
Step 2	Proposed Tax:		1,130.00
<i>Sent in November 2016</i>			
Step 3	PROPERTY TAX STATEMENT		
	First-half Taxes:	May 15	562.00
	Second-half Taxes:	November 15	562.00
	Total Taxes Due In 2017:		1,124.00

Tax Detail for Your Property Taxes Payable Year

	2016	2017
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	
3. Property taxes before credits	\$ 1,078.00	\$ 1,121.5
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	1,078.00	1,121.5
6. MOWER COUNTY		
A. County General	\$ 641.56	\$ 651.4
B. County Regional Rail Authority		
7. LEROY TOWNSHIP	216.65	214.1
B. State General Tax	0.00	0.0
9. School District SCHOOL DISTRICT 409		
A. Voter approved levies	59.59	58.9
B. Other local levies	155.42	191.9
10. Special Taxing Districts		
A. CITY HOUSING	0.00	0.0
B. CEDAR RIVER WATERSHED	0.00	0.0
C. COUNTY HRA	4.78	5.0
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	\$ 1,078.00	\$ 1,121.5
13. Special Assessments	0.00	2.5
Contamination Tax		
14. TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	\$ 1,078.00	\$ 1,124.0

Tax and Credits

Property Tax by Jurisdiction