

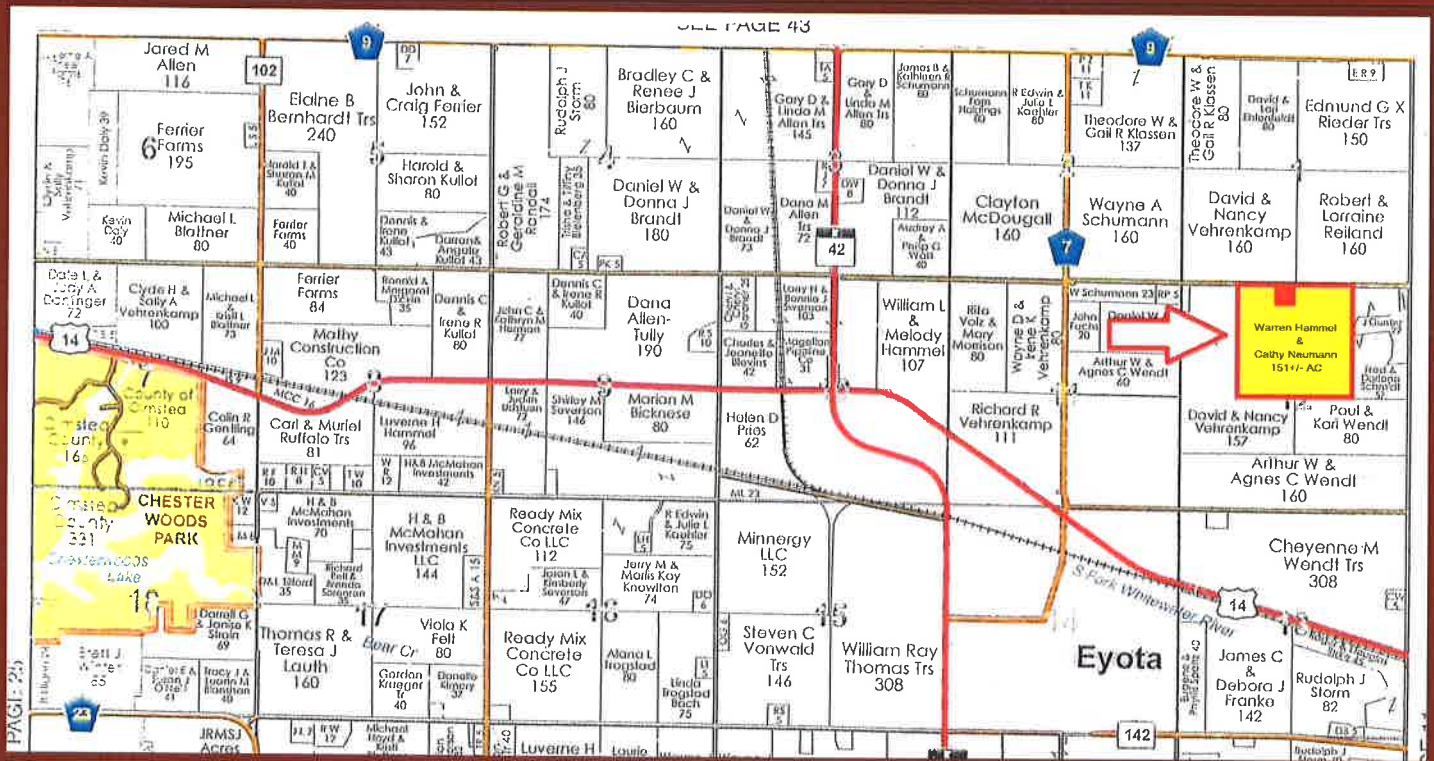


316 West Broadway
Plainview, MN 55964
Office: 507-534-2315

www.MontgomeryHolstRealty.com

Call Roy Montgomery Cell (507) 421-1532

**151 +/- Acres, Eyota Twp
Olmsted County, MN**



Property Information Packet

Information is deemed to be from reliable sources, but is not guaranteed by Montgomery Holst Realty.

Property Information

Great Location

Just 2 miles NE of Eyota, MN.

This property offers very good tillable land, lush pastures and access to a running stream.

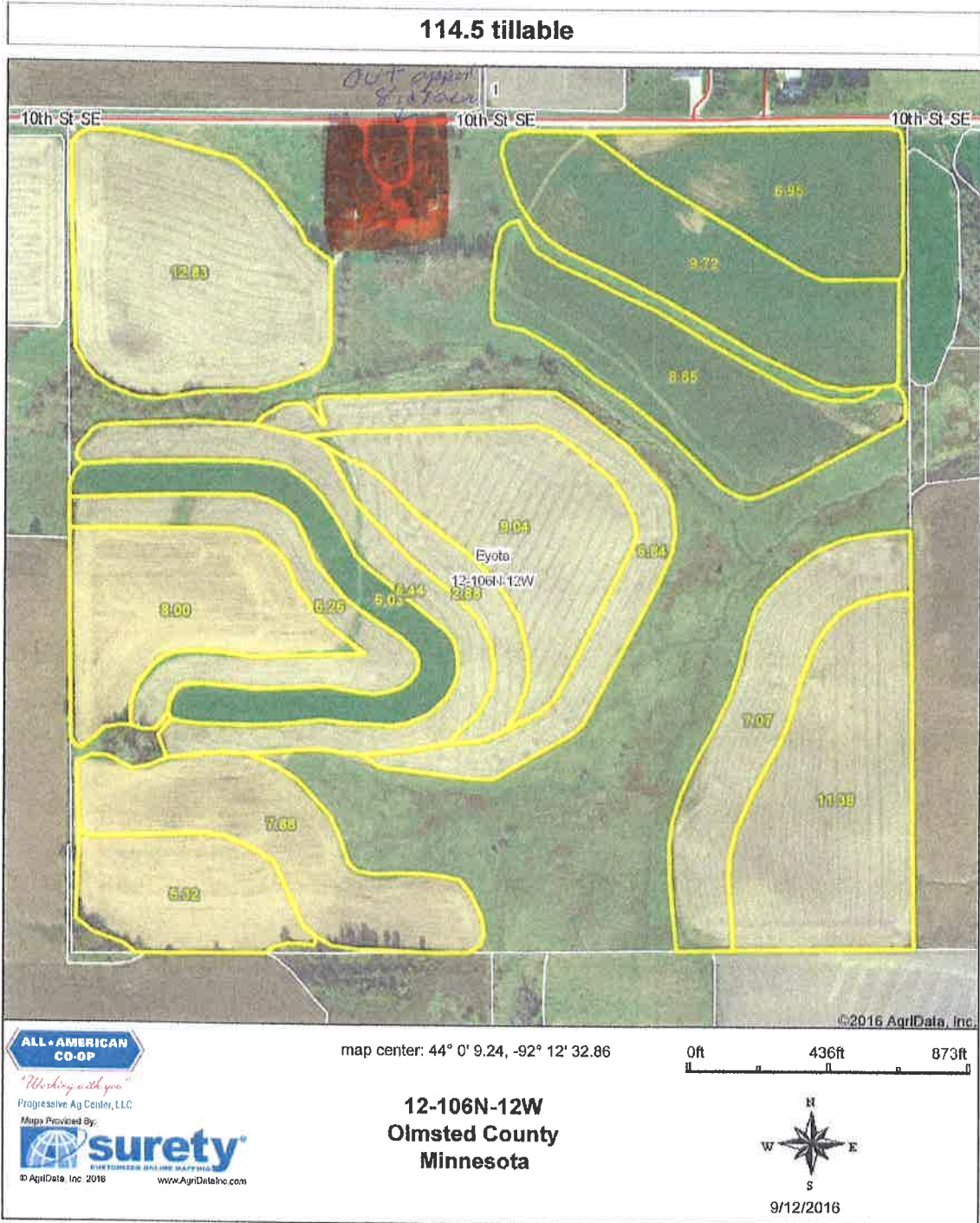
The W1/2 of NE1/4 of Sec-12 would be a location for a good building site with a stream.

Good tillable ~ Good pasture ~ Good stream ~

Makes this an interesting property!

Take a closer look.

FSA Map



USDA 2016 FSA Map



Olmsted County, Minnesota

Farm 7164

Tract 1881



2016 Program Year

Map Created March 11, 2016



Unless otherwise noted: crops are non-irrigated

Com = yellow for grain

Soybeans = common soybeans for grain

Wheat = HRS for grain or HRW for 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 OZ

Canola = Spring for seed

Sunflower = oil or non-oil for grain

Common Land Unit

Non-Cropland

Cropland

Tract Boundary

PLSS

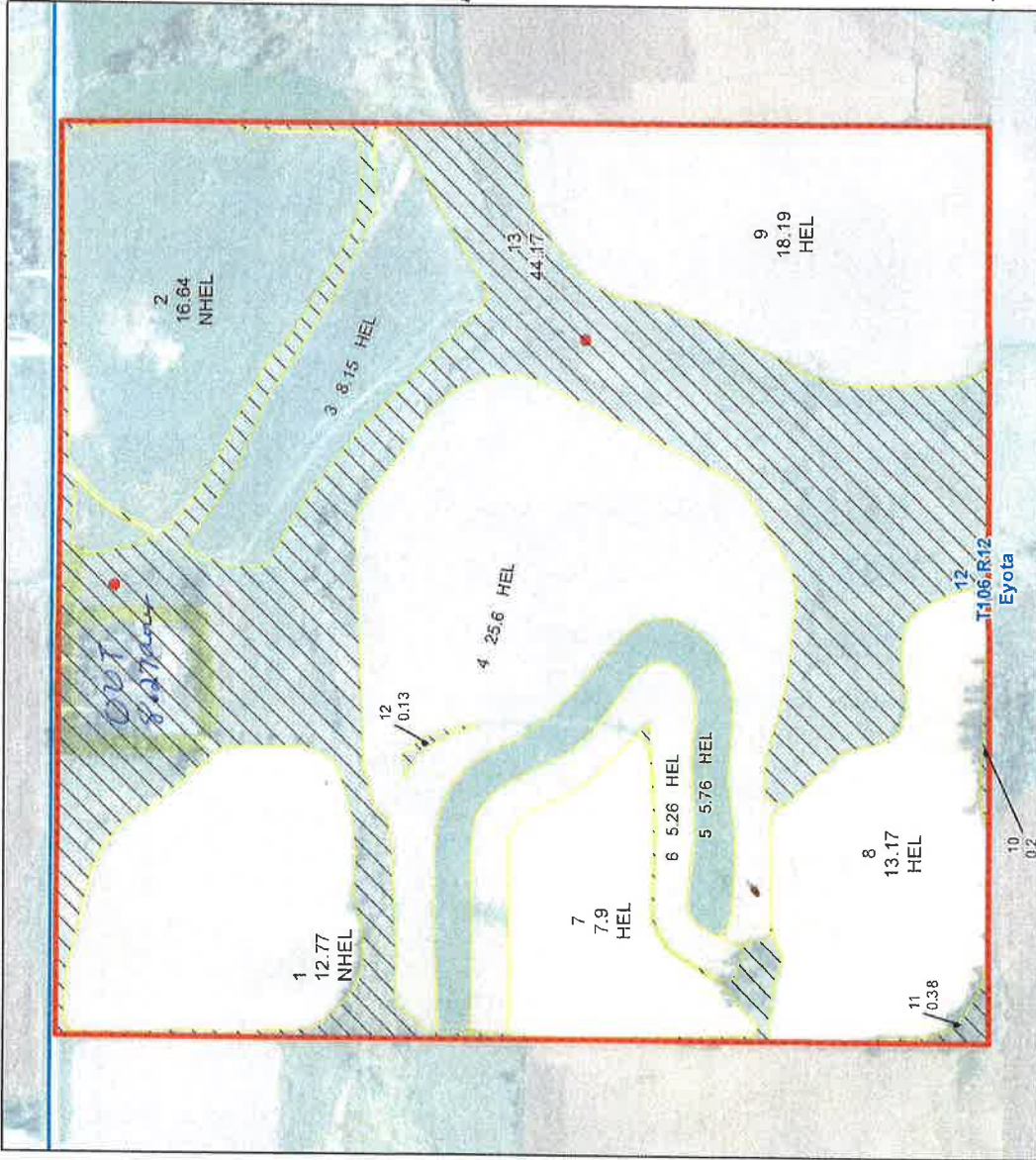
Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation

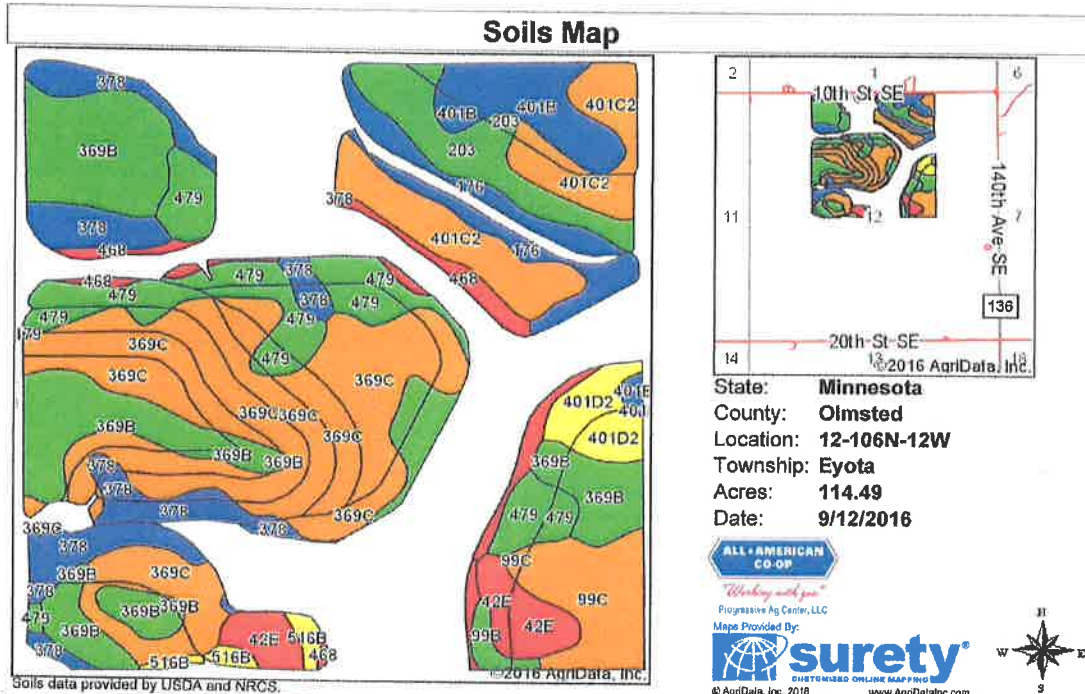
Compliance Provisions



Tract Cropland Total: 113.44 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 NAIP 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 of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact NRCS.

Soil Map



Area Symbol: MN109, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Brome grass alfalfa hay	Corn	Oats	Soybeans
369C	Waubek silt loam, 6 to 12 percent slopes	29.77	26.0%		IIIe	80	5.7	165	83	48
369B	Waubek silt loam, 1 to 6 percent slopes	18.65	16.3%		Ile	91	6.6	187	94	55
479	Floyd silt loam, 1 to 4 percent slopes	13.12	11.5%		I	100	4.8	206	76	60
378	Maxfield silty clay loam	10.06	8.8%		IIw	83	4.8	171	79	50
401C2	Mt. Carroll silt loam, 6 to 12 percent slopes, moderately eroded	9.32	8.1%		IIIe	80				
99C	Racine silt loam, 6 to 12 percent slopes	5.56	4.9%		IIIe	76	4.9	157	73	46
203	Joy silt loam, 1 to 4 percent slopes	5.39	4.7%		Ile	98	5.4	202	85	59
401B	Mt. Carroll silt loam, 2 to 6 percent slopes, moderately eroded	4.97	4.3%		Ile	90				
176	Garwin silty clay loam	4.89	4.3%		IIw	86	4.8	177	79	52
42E	Salida gravelly sandy loam, 12 to 35 percent slopes	4.11	3.6%		VIIe	9				
468	Otter silt loam, channeled	3.57	3.1%		VIw	20				
401D2	Mt. Carroll silt loam, 12 to 20 percent slopes, moderately eroded	2.91	2.5%		IVe	67				
516B	Dowagiac silt loam, 2 to 6 percent slopes	1.03	0.9%		Ile	64	5.2	132	80	38
99B	Racine silt loam, 1 to 8 percent slopes	0.78	0.7%		Ile	91	5.7	187	82	55
528B	Palms muck, 1 to 6 percent slopes	0.36	0.3%		VIIIw	5				
Weighted Average						80.6	4.3	139.2	64.7	40.7

FSA – 156 EZ Sheet

Minnesota
Olmsted

U.S. Department of Agriculture
Farm Service Agency

FARM: 7164

Prepared: 9/12/16 11:15 AM

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Crop Year: 2016

Page: 1 of 1

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.

Operator Name	Farm Identifier	Recon Number
	EYO 12	

Farms Associated with Operator:
8665

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
158.32	113.44	113.44	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		FAV/WR History	
0.0	0.0	113.44	0.0	0.0	0.0			

ARC-IC NONE	ARC/PLC ARC-CO OATS, CORN	PLC NONE	PLC-Default NONE
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Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	15.0		62	0.0
CORN	69.7		122	0.0
Total Base Acres:	84.7			

Tract Number: 1881 Description: E2NW4 & W2NE4 S12 EYO

FAV/WR History

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
158.32	113.44	113.44	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	113.44	0.0	0.0	0.0	

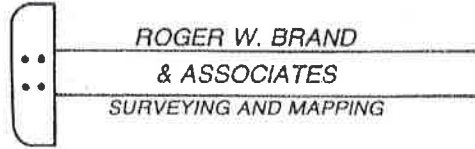
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
OATS	15.0		62	0.0
CORN	69.7		122	0.0
Total Base Acres:	84.7			

Owners: WARREN HAMMEL

Other Producers: None

Legal Description

LAND SURVEYS
CONTROL SURVEYS
CONSTRUCTION SURVEYS
AS-BUILT AND LOCATION SURVEYS



CONSULTING SERVICES
LAND DESCRIPTIONS
TOPOGRAPHIC MAPPING
COMPUTER MAPPING

1009 WHITEWATER AVENUE • ST. CHARLES, MN 55972 • PHONE (507) 932-5211

July 12, 2016

REMAINDER of farm description:

The West Half of the Northeast Quarter of Section 12, Township 106 North, Range 12 West, Olmsted County, Minnesota, containing 79.49 Acres, more or less.

AND ALSO,

The East Half of the Northwest Quarter of said Section 12, EXCEPTING therefrom the 8.27 Acre PARCEL described as follows:

PARCEL DESCRIPTION for Cathy Neumann, Eyota, MN.

A part of the East Half of the Northwest Quarter of Section 12, Township 106 North, Range 12 West, Olmsted County, Minnesota, described as follows:

BEGINNING at the northeast corner of the Northwest Quarter of said Section 12; thence South 00 degrees 33 minutes 07 seconds East (NOTE: All bearings are on the Olmsted County NAD 1983, HARN 96 adjustment) along the east line of said Northwest Quarter for a distance of 685.00 feet; thence South 89 degrees 25 minutes 50 seconds West for a distance of 534.00 feet; thence North 00 degrees 47 minutes 10 seconds East for a distance of 685.19 feet to the north line of said Northwest Quarter; thence North 89 degrees 25 minutes 50 seconds East along said north line for a distance of 518.00 feet to the POINT OF BEGINNING.

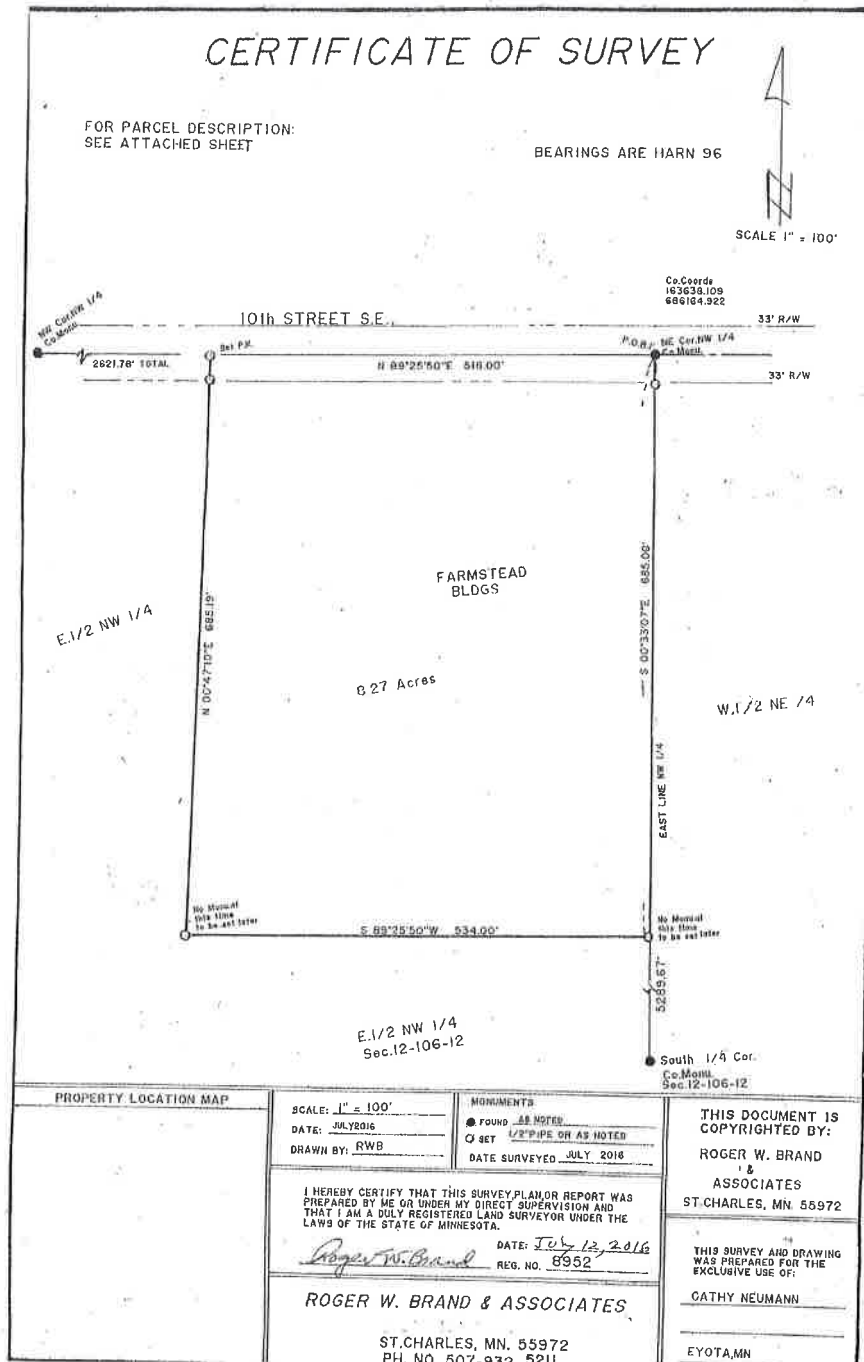
Containing 8.27 Acres, more or less.

Said PARCEL is subject to the Right of Way Easement for 10th Street S.E. over the north 33 feet thereof.

Containing 71.25 Acres, more or less.

SURVEYOR'S NOTE; the two half Quarter Sections noted above are slightly short of containing the normal 80 acres each due to the actual boundary measurements of the Quarter Sections used to compute the acreage.

Farmstead Survey



Property Tax Information

13412 10th St Se, Eyota, MN 55934-2909, Olmsted County



Owner Information

Owner Name:	Hammel Warren	Tax Billing Zip:	55934
Owner Name 2:	Neumann Cathy	Tax Billing Zip+4:	2909
Tax Billing Address:	13412 10th St Se	Carrier Route:	R002
Tax Billing City & State:	Eyota, MN	Owner Occupied:	Yes

Location Information

Municipality:	Eyota Twp	Section:	12
Zip Code:	55934	Township:	106
Zip + 4:	2909	Range:	12
Carrier Route:	R002	Flood Zone Code:	D
Census Tract:	20.00	Flood Zone Panel:	27109C0225D
School District:	533	Flood Zone Date:	02/04/1998
School District Name:	Dover-Eyota		

Tax Information

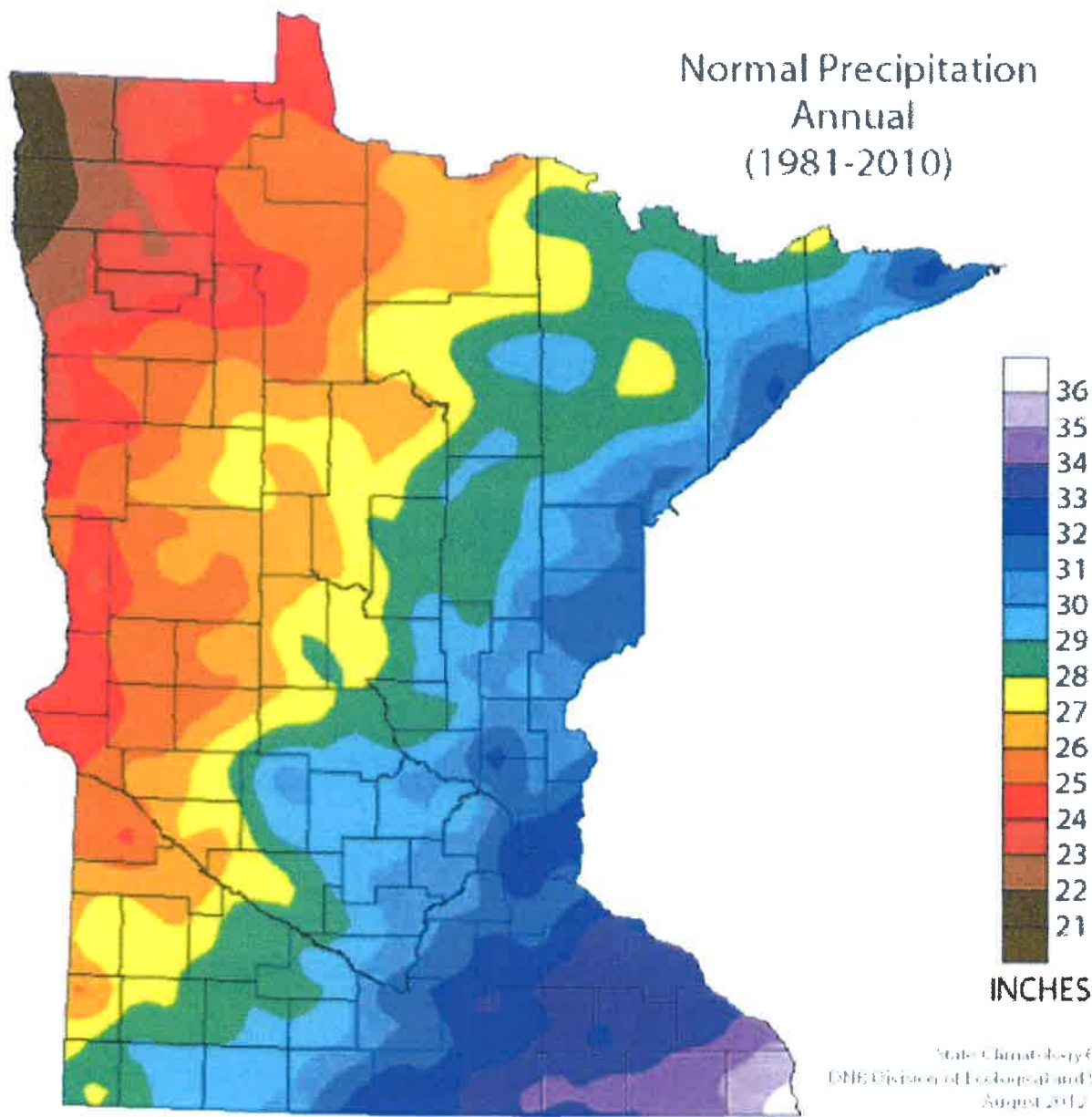
PID:	621221032699	% Improved:	12%
Alternate PID:	62.12.21.032699	Exemption(s):	Homestead
Tax District:	402		
Legal Description:	SECT-12 TWP-106 RANGE-012 160.00 AC W 1/2 NE 1/4 AND E 1/2 NW 1/4 SEC 12 106 12		

Assessment & Tax

Assessment Year	2015	2014	2013
Market Value - Total	\$994,100	\$955,100	\$898,800
Market Value - Land	2016 \$877,000	\$838,000	\$779,600
Market Value - Improved	\$117,100	\$117,100	\$119,200
Assessed Value - Total	\$982,300	\$943,300	\$887,100
Assessed Value - Land	\$827,000	\$788,000	\$729,600
Assessed Value - Improved	\$16,500	\$16,500	\$16,500
YOY Assessed Change (\$)	\$39,000	\$56,200	
YOY Assessed Change (%)	4.13%	6.34%	
Payable Tax Year			
	Total Tax	Change (\$)	Change (%)
2014	\$7,094		
2015	\$7,904	\$810	11.42%
2016	\$8,514	\$610	7.72%
	2017 will be reduced		

MN Average Annual Precipitation

Normal Annual Precipitation



MN Annual Growing Days

Normal Growing Degree Days
May - September
Base 50/86 (degrees F)
1981-2010

