

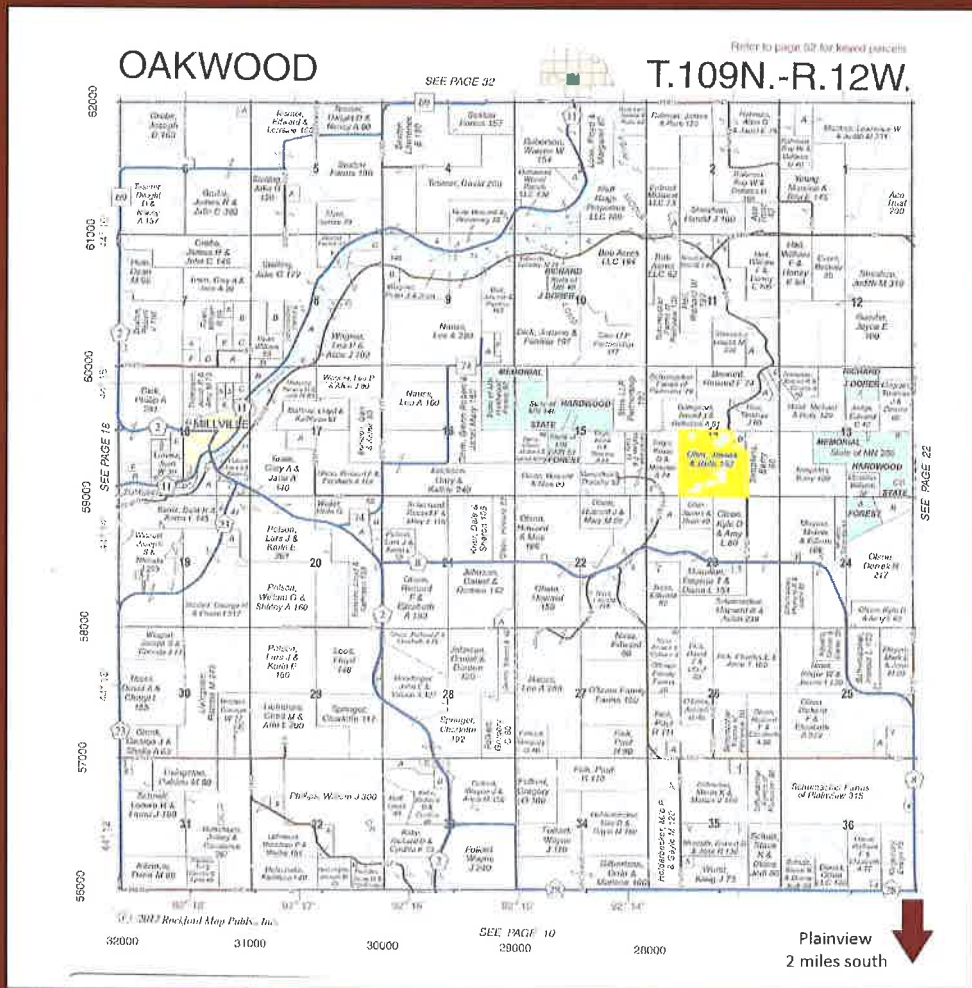


316 West Broadway
Plainview, MN 55964
Office: 507-534-2315

www.MontgomeryHolstRealty.com

Call Roy Montgomery Cell (507) 421-1532

**147 +/- Acres, Oakwood Twp
Wabasha County, MN**



Property Information Packet

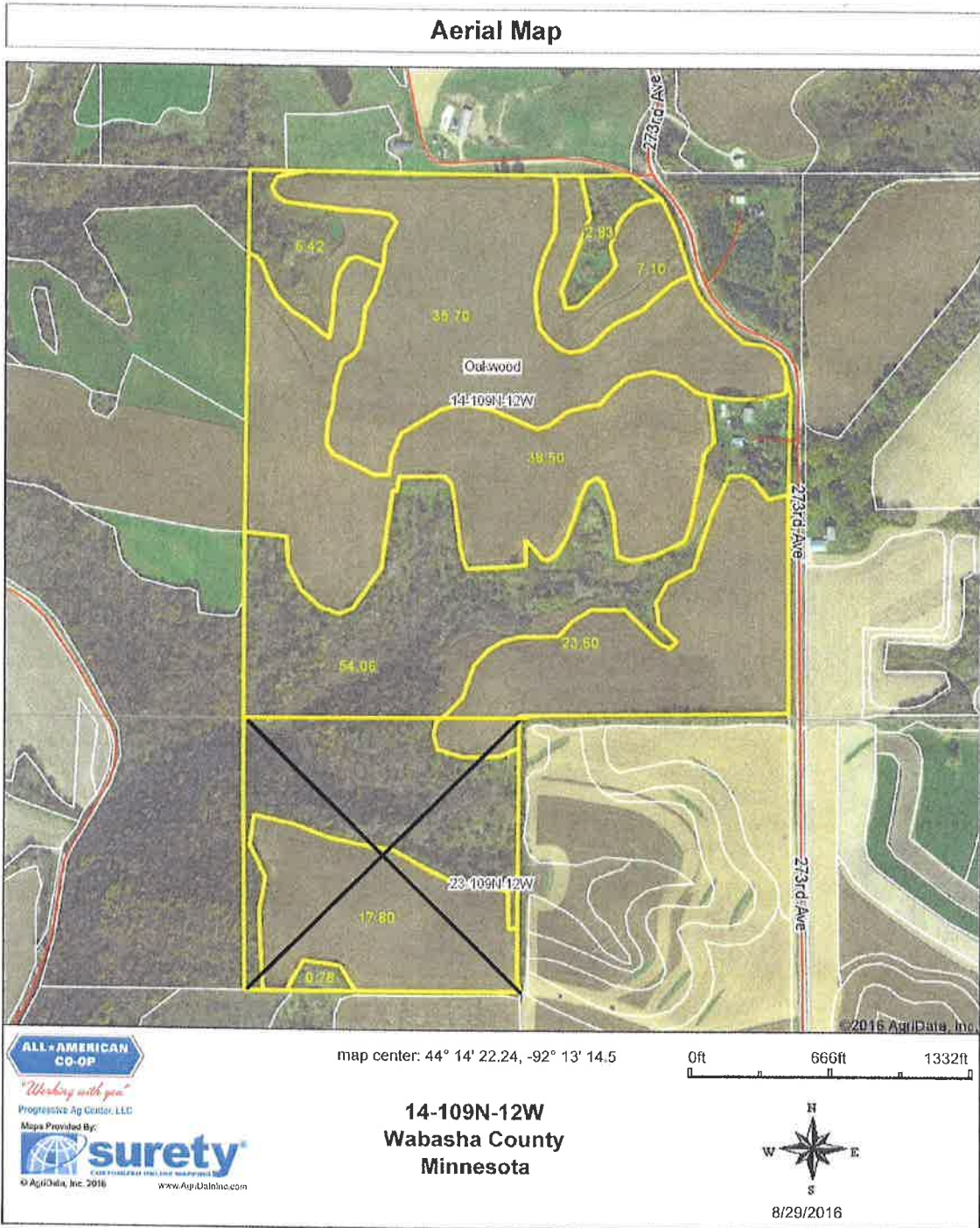
Information is deemed to be from reliable sources, but is not guaranteed by Montgomery Holst Realty.

Property Information

The Ohms have owned and lived on this farm for many years and have now decided to sell their very good land and wooded areas. They will retain 5 acres with their home and buildings and continue living there.

The tillable land has a good CPI Rating of 80+; approximately 6 points higher than Wabasha County's overall CER rating of 74.

FSA Map



USDA 2016 FSA Map


 United States
 Department of
 Agriculture
Wabasha County, Minnesota

Farm 853

Tract 592



2016 Program Year

Map Created April 20, 2016



Unless otherwise noted: crops are non-irrigated

- Corn = 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 GZ
- Canola = Spring for seed
- Sunflower = oil or non-oil for grain

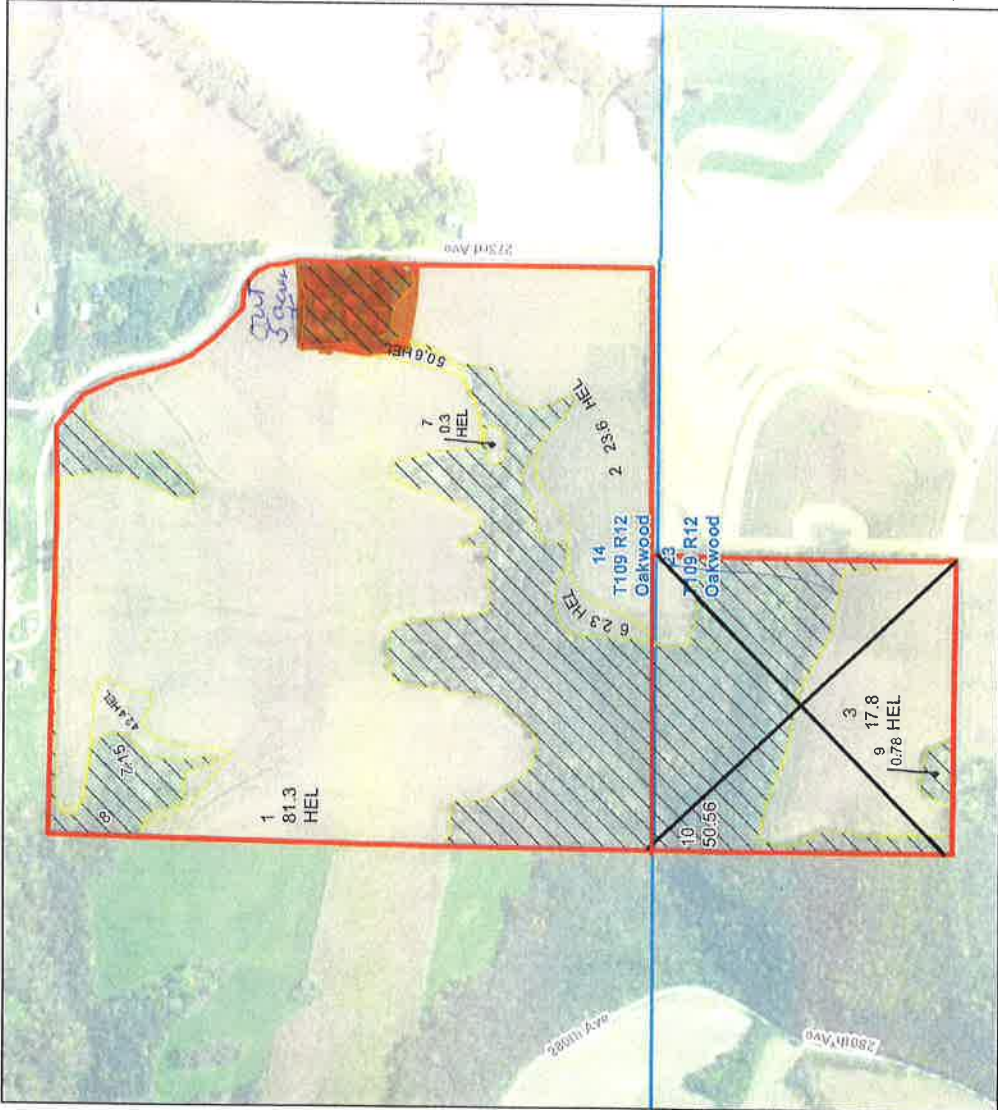
Common Land Unit

- Roads
- Non-Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

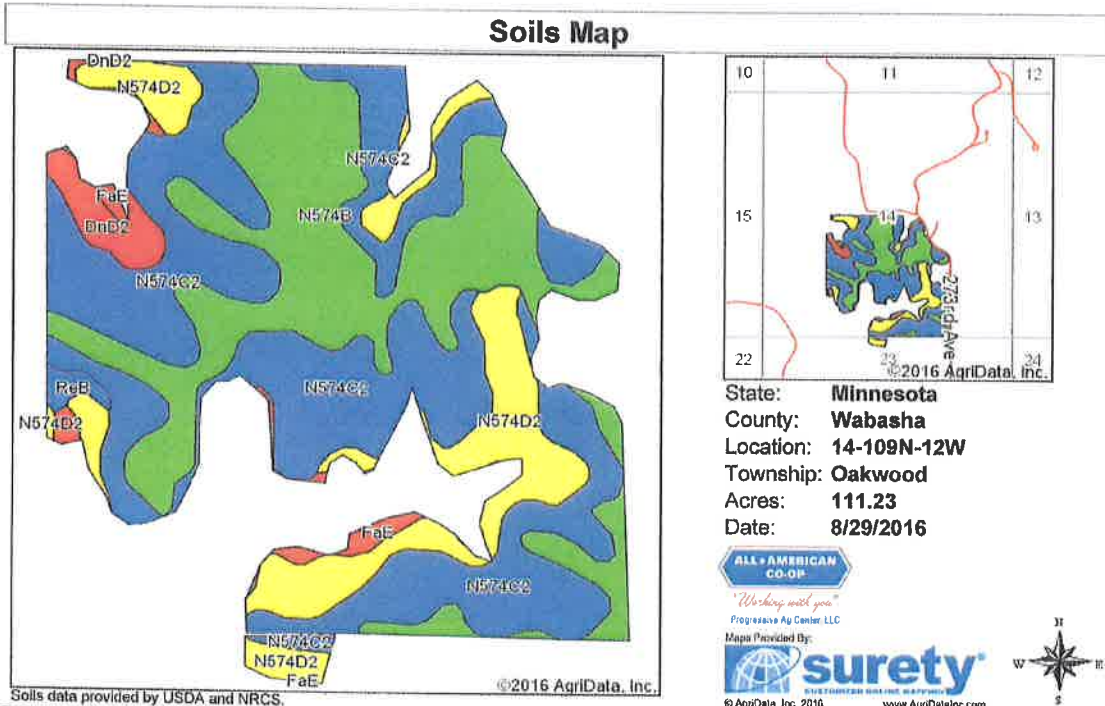
- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 128.30 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 NADP inventory. 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.

Soils Map – 111.23 AC



Area Symbol: MN157, Soil Area Version: 12

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index | Alfalfa hay | Bromegrass alfalfa hay | Corn | Oats | Soybeans |
|-------------------------|--|-------|------------------|-----------|------------------|--------------------|-------------|------------------------|--------------|-------------|-----------|
| N574C2 | Downs-Hersey complex, 6 to 12 percent slopes, moderately eroded | 52.73 | 47.4% | | IIIe | 81 | 4.9 | | 167 | 79 | 49 |
| N574B | Downs-Hersey complex, 2 to 6 percent slopes | 35.14 | 31.6% | | IIe | 91 | 5.7 | | 187 | 93 | 55 |
| N574D2 | Downs-Hersey complex, 12 to 18 percent slopes, moderately eroded | 17.50 | 15.7% | | IVe | 69 | 4 | | 142 | 65 | 41 |
| DnD2 | Dubuque silt loam, 12 to 18 percent slopes, moderately eroded | 2.84 | 2.6% | | IVe | 39 | | 3.1 | 80 | 51 | 23 |
| FaE | Fayette silt loam, uplands, 18 to 25 percent slopes | 2.20 | 2.0% | | VIe | 18 | | 3 | | 48 | |
| ReB | Renova silt loam, 2 to 6 percent slopes | 0.82 | 0.7% | | IIe | 85 | | 5.6 | 175 | 81 | 51 |
| Weighted Average | | | | | | 80 | 4.8 | 0.2 | 163.9 | 79.9 | 48 |

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

FSA – 156 EZ Sheet

MINNESOTA
WABASHA
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 853
Prepared : Sep 2, 2016
Crop Year : 2016

See Page 2 for non-discriminatory Statements

Abbreviated 156 Farm Record

Operator Name : ██████████
Farms Associated with Operator : 27-157-357, 27-157-853, 27-157-1471, 27-157-2492, 27-157-3978
CRP Contract Number(s) : None

Farm Land Data

| Farmland | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane | Farm Status | Number Of Tracts |
|--------------------|--------------------|------------------------|----------------|------|------|---------------|-----------|--------------------------|------------------|
| 186.79 | 128.30 | 128.30 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | Active | 1 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | | MPL | Acre Election | EWP | DCP Ag. Related Activity | |
| 0.00 | 0.00 | 128.30 | 0.00 | | 0.00 | No | 0.00 | 0.00 | |

Crop Election Choice

| ARC Individual | ARC County | Price Loss Coverage |
|----------------|-------------|---------------------|
| None | CORN, SOYBN | None |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | CTAP Yield | PLC Yield | HIP |
|--------------|--------------|-----------------------------|------------|-----------|-----|
| Corn | 66.19 | 0.00 | 0 | 177 | |
| Soybeans | 12.91 | 0.00 | 0 | 47 | |
| TOTAL | 79.10 | 0.00 | | | |

NOTES

Tract Number : 592
Description : F7-HI S14 NW4 S23 OA
BIA Unit Range Number :
HEL Status : HEL field on tract Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : JAMES R OHM
Other Producers : None

Additional 40 acres that was included in these acre numbers has been sold; balance will need to be adjusted.

Tract Land Data

| Farm Land | Cropland | DCP Cropland | WBP | WRP | CRP | GRP | Sugarcane |
|--------------------|--------------------|------------------------|----------------|------|------|--------------------------|-----------|
| 186.79 | 128.30 | 128.30 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL | EWP | DCP Ag. Related Activity | |
| 0.00 | 0.00 | 128.30 | 0.00 | 0.00 | 0.00 | 0.00 | |

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NOTES

Property Tax Info 1

59261 273rd Ave, Millville, MN 55957-4133, Wabasha County



Owner Information

| | | | |
|---------------------------|------------------------|--------------------|--------------|
| Owner Name: | Ohm James | Tax Billing Zip: | 55957 |
| Owner Name 2: | Ohm Ruth | Tax Billing Zip+4: | 4133 |
| Tax Billing Address: | 59261 273rd Ave | Carrier Route: | R001 |
| Tax Billing City & State: | Millville, MN | Owner Occupied: | Yes |

Location Information

| | | | |
|-----------------------|----------------------------------|-------------------|--------------------|
| Municipality: | Oakwood Twp | Section: | 14 |
| Zip Code: | 55957 | Township: | 109 |
| Zip + 4: | 4133 | Range: | 12 |
| Carrier Route: | R001 | Flood Zone Code: | X |
| Census Tract: | 4905.00 | Flood Zone Panel: | 27157C0350D |
| School District: | 2899 | Flood Zone Date: | 06/20/2000 |
| School District Name: | Plainview-Elgin-Millville | | |

Tax Information

| | | | |
|--------------------|--|---------------|------------------|
| PID: | R120014100 | % Improved: | 11% |
| Alternate PID: | R-12.00141.00 | Exemption(s): | Homestead |
| Tax District: | 1204 | | |
| Legal Description: | SECT-14 TWP-109 RANGE-012 151.80 AC EX NELY 8.2 AC, W1/2SE1/4 & E1/2SW1/4 | | |

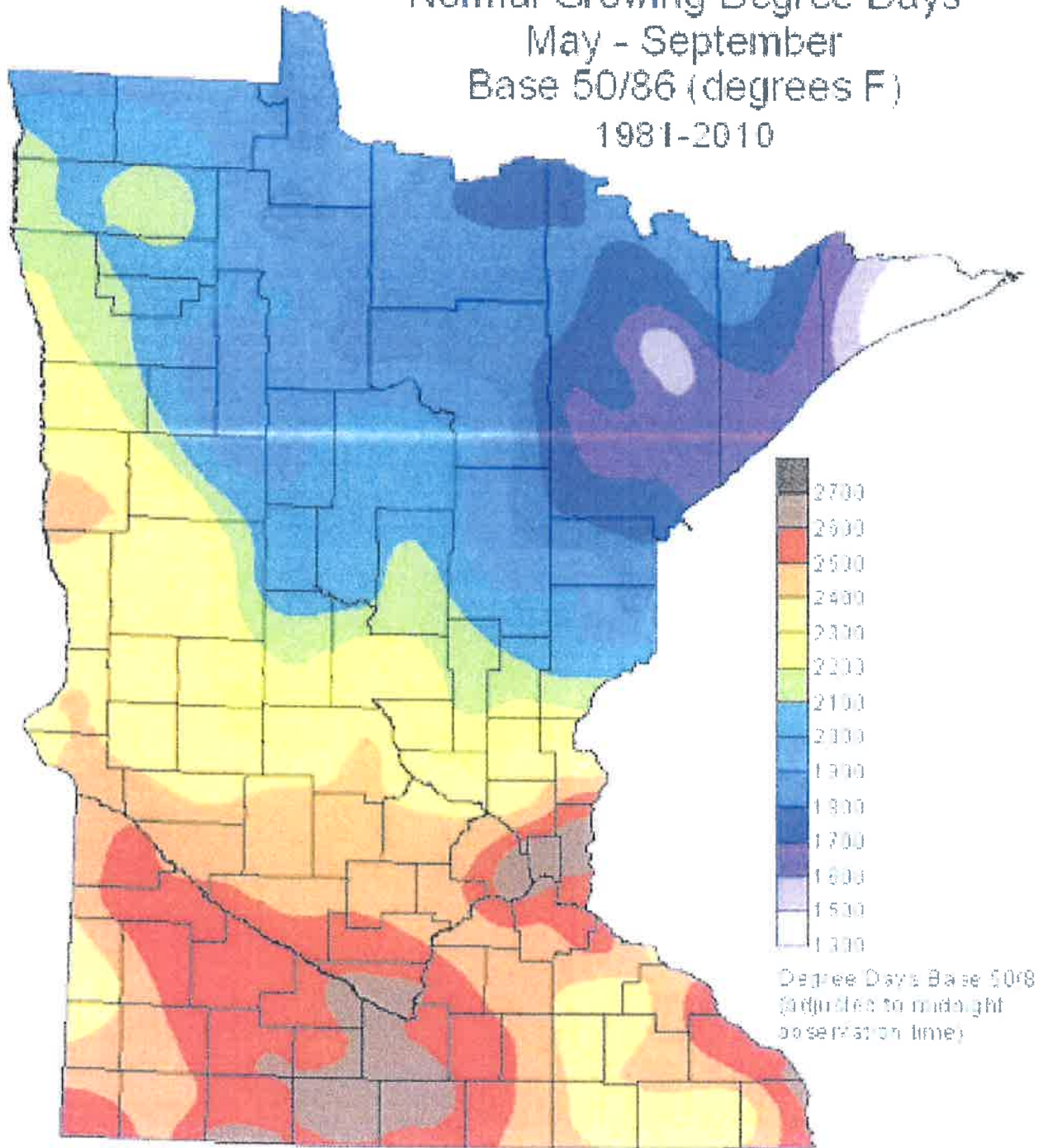
Assessment & Tax

| Assessment Year | 2015 | 2014 | 2013 |
|---------------------------|------------------|--------------------|-------------------|
| Market Value - Total | \$854,000 | \$854,500 | \$789,100 |
| Market Value - Land | \$761,200 | \$761,200 | \$698,500 |
| Market Value - Improved | \$92,800 | \$93,300 | \$90,600 |
| Assessed Value - Total | \$827,300 | \$827,900 | \$762,000 |
| Assessed Value - Land | \$754,616 | \$754,679 | \$691,533 |
| Assessed Value - Improved | \$72,684 | \$73,221 | \$70,467 |
| YOY Assessed Change (\$) | -\$600 | \$65,900 | |
| YOY Assessed Change (%) | -0.07% | 8.65% | |
| Payable Tax Year | Total Tax | Change (\$) | Change (%) |
| 2014 | \$3,284 | | |
| 2015 | \$3,258 | -\$26 | -0.79% |
| 2016 | \$3,292 | \$34 | 1.04% |

2017 taxes should be substantially Reduced for land value & building site removal.

MN Annual Growing Days

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



MN Average Annual Precipitation

Normal Annual Precipitation

