

# FARMLAND FOR SALE BY PRIVATE TREATY

592.08 Acres +/- in Galena & Cedar Twps, Martin Co.,  
& Long Lake Twp, Watonwan Co., MN



**PARCEL #1:** LEGAL DESCRIPTION: N 1/2 of the NE 1/4 E of RR & N 1/2 of the S 1/2 & S 1/2 of the NE 1/4 E of RR in Section 17 of Galena Township, Martin County, MN T104N, R32W containing 267 deeded acres (which includes 6.5 acre building site that can be purchased separately). The bldg. site includes a nice house, an approx. 80' x 240' like new shed a 54' x 98' shed and 2 smaller grain bins. **LOCATION:** 3 miles NE of Trimont, MN on State Hwy 4.



**PARCEL #2:** LEGAL DESCRIPTION: E 1639.82' of the SE 1/4 in Section 35 of Cedar Township, Martin County, MN T104N, R33W containing 97.74 deeded acres. **LOCATION:** 2 miles West of Trimont, MN.

**PARCEL #3:** LEGAL DESCRIPTION: N 1/2 of the SE 1/4 ( Excepting 12.65 acre Building site), & S 1/2 of the SE 1/4 all in Section 28 of Long Lake Township, & N 1/2 of the NE 1/4 in Section 33 of Long Lake Twp., Watonwan Co., MN T105N, R28W containing 227.34 deeded acres. **LOCATION:** 1 1/2 miles northeast of Ormsby, MN.

**REAL ESTATE SALE TERMS:** The terms of sale for this farm are based on a cash sale with possession for the 2020 crop year if sold before spring planting. The successful buyer will enter into a purchase agreement & make a 20% down payment. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. Property is being sold AS IS-WHERE IS. Property is being sold subject to any and all zoning, environmental, state, federal laws or any easements including road, drainage, utility, or other easements of record. Any appraisal or loan fees are buyer's obligation. It is interested bidder's obligation to inspect property prior to their purchase of it. Land Services Unlimited and Sales Staff represent the seller in this transaction.

**NOTES & COMMENTS:** We are excited to have the opportunity to offer this high quality farmland for sale. These farms have excellent CPI's and would make a nice addition to anyone's farming operation or investment portfolio! This information provided by the sellers and their agents is believed to be correct, but is not guaranteed. The buyers/bidders shall make themselves familiar with the property and verify all information and data for themselves before their purchase of it. All offers and sales are subject to owners approval. We look forward to hearing from you!

## ADDITIONAL PROPERTY INFORMATION:

These parcels are being marketed and sold by the Private Sale Method. To receive information on price, terms, & other pertinent information, interested parties please contact Dustyn Hartung 507-236-7629 or Kevin Kahler 507-920-8060 with Land Services Unlimited, Inc. Call us today!

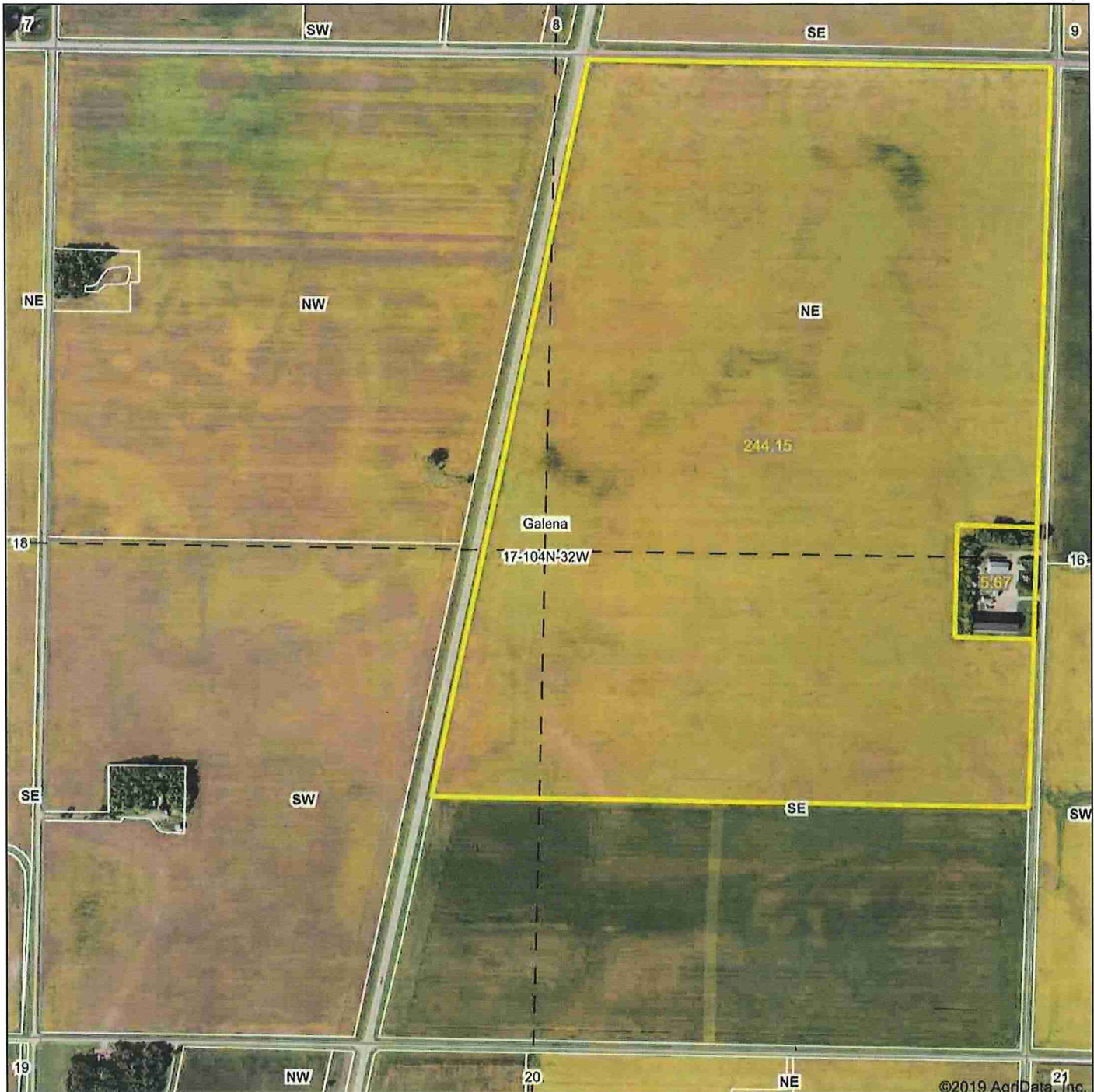
### REAL ESTATE SALES STAFF

ALLEN KAHLER-CAI-MN Broker #RA-415792  
KEVIN KAHLER-507-920-8060  
DUSTYN HARTUNG-507-236-7629



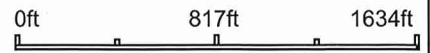
[www.landservicesunlimited.com](http://www.landservicesunlimited.com)  
105 S State Street Fairmont, MN 56031  
507-238-4318

# Aerial Map

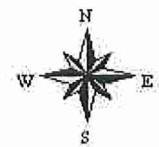


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Map Center: 43° 48' 44.9, -94° 42' 15.36



**17-104N-32W**  
**Martin County**  
**Minnesota**



1/18/2020



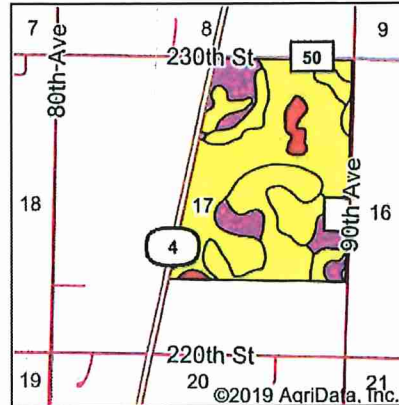
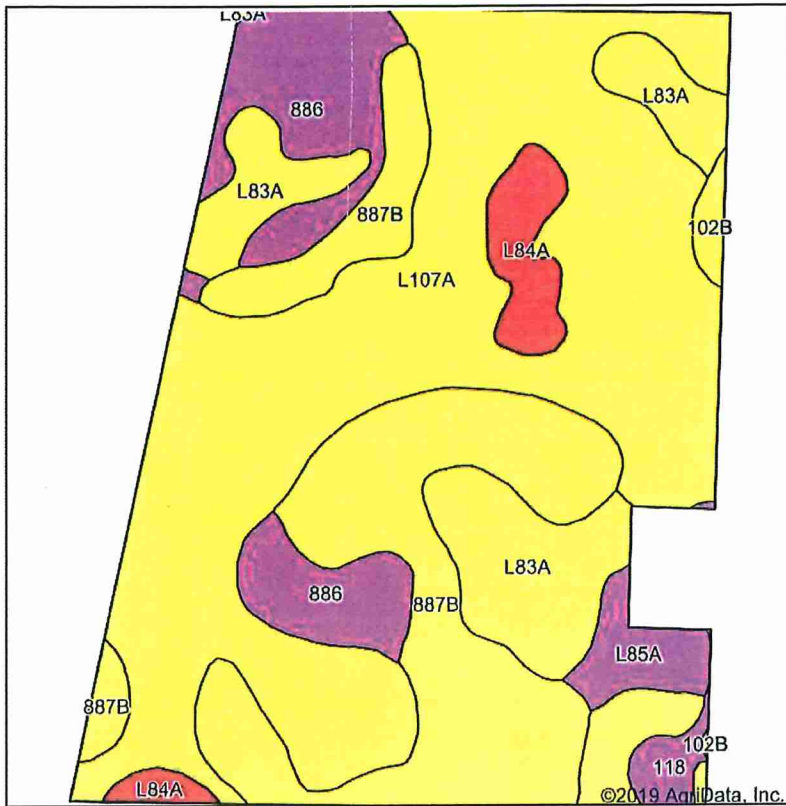
Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

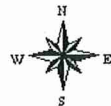
### Soils Map



State: **Minnesota**  
 County: **Martin**  
 Location: **17-104N-32W**  
 Township: **Galena**  
 Acres: **244.15**  
 Date: **12/12/2019**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN091, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans	Spring wheat	*n NCCPI Soybeans
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	117.94	48.3%	Yellow	IIw	91				79
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	55.83	22.9%	Yellow	IIe	92				82
L83A	Webster clay loam, 0 to 2 percent slopes	27.34	11.2%	Yellow	IIw	93				80
886	Nicollet-Crippin complex	24.56	10.1%	Purple	I	100	210	60	5.2	81
L84A	Glencoe clay loam, 0 to 1 percent slopes	8.15	3.3%	Red	IIIw	86				78
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.69	2.3%	Purple	Iw	99				78
118	Crippin loam, 1 to 3 percent slopes	2.86	1.2%	Purple	Ie	100				84
102B	Clarion loam, 2 to 6 percent slopes	1.78	0.7%	Yellow	IIe	95				83
<b>Weighted Average</b>						<b>92.5</b>	<b>21.1</b>	<b>6</b>	<b>0.5</b>	<b>*n 80</b>

\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

**Abbreviated 156 Farm Record**

**TracContinued ...**

Corn		0.00	0
Soybeans		0.00	0
<b>TOTAL</b>		<b>0.00</b>	

**NOTES**

**Tract Number** : 13016  
**Description** : NE4, N2 SE4 (17)GAL  
**FSA Physical Location** : MINNESOTA/MARTIN  
**ANSI Physical Location** : MINNESOTA/MARTIN  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : FARMERS STATE BANK OF TRIMONT  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
249.82	244.15	244.15	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	244.15	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	117.99	0.00	0	175
Soybeans	123.52	0.00	0	39
<b>TOTAL</b>	<b>241.51</b>	<b>0.00</b>		

**NOTES**

**Tract Number** : 13115  
**Description** : E2 NE4 (33)GAL  
**FSA Physical Location** : MINNESOTA/MARTIN  
**ANSI Physical Location** : MINNESOTA/MARTIN  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : FARMERS STATE BANK OF TRIMONT  
**Other Producers** : None  
**Recon ID** : None

Farm 11425  
Tract 13016

2019 Program Year

Map Created April 30, 2019



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 AGI, GMA, IGS = for forage  
Beans = Dry Edible  
NAG = for GZ  
Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 244.15 acres



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# Beacon<sup>TM</sup> Martin County, MN

## Summary

**Parcel ID** 080170100  
**Property Address** 2247 90TH AVE  
 TRIMONT  
**Sec/Twp/Rng** 17-104-032  
**Brief** Sect-17 Twp-104 Range-032 187.00 AC N 1/2 S 1/2 & S 1/2 NE1/4 E OF RR  
**Tax Description** 187.00AC  
 (Note: Not to be used on legal documents)  
**Deeded Acres** 187.00  
**Class** 101 - (NON-HSTD) AGRICULTURAL; 204 - (NON-HSTD) RES ON AG  
**District** (801) GALENA TWP-2448  
**School District** 2448  
**Neighborhood** 8 - GALENA  
**Contact Appraiser:** [Jessica Laue](#)  
**Creation Date** 07/07/1989



## Owner

**Primary Taxpayer**  
[Farmers State Bank Of Trimont](#)  
 220 Main St W  
 PO Box 388  
 Trimont, MN 56176

## Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILL A1 86-100 CPI	0	0	0	0	170.550	AC
2	BUILDING SITE 1	0	0	0	0	1.000	AC
3	ADDN SITE ACRES	0	0	0	0	4.750	AC
4	ROAD	0	0	0	0	10.700	AC
<b>Total</b>						<b>187.000</b>	

## Buildings

**Building 1**  
**Year Built** 1920  
**Architecture** CONVENTION  
**Heated Sq Ft** 2276  
**Finished Basement Sq Ft** 500  
**Construction Quality** AVERAGE  
**Condition** AC K, GOOD  
**Foundation Type** POURED CON  
**Frame Type** WOOD FRAME  
**Size/Shape** 2.00 IRR  
**Exterior Walls** VINYL SDNG  
**Windows** DH/WOOD  
**Roof Structure** GABLE/HIP  
**Roof Cover** COMP SHINGL  
**Interior Walls** PLASTER; DRYWALL  
**Floor Cover** CARPET; VINYL  
**Heat** AIR DUCTED  
**Air Conditioning** CENTRAL  
**Bedrooms** 3  
**Bathrooms** 1.75  
**Kitchen** HW/MANUF.  
**1st Floor Area Sq Ft** 1476  
**Ceiling** N/A  
**Stories** 2

**Sub Area Square Footage**

SubArea	Act Area	%	Adj Area	Heated	Prime	RCNLD
TWB 1920 2 STY/BMT	800	240	1,920	1,600	800	53,970
BMT 2007 BASEMENT	75	40	30	0	0	843
FOP 2007 F OPN PRCH	75	35	26	0	0	730
OWB 2007 1 STY/BMT	500	150	750	500	500	21,081
ONE 2002 1 STORY	176	115	202	176	176	5,677
BFM 2007 BMT FIN MD	500	30	150	0	0	4,215
<b>Total for Bldg 1</b>	<b>2,126</b>		<b>3,078</b>	<b>2,276</b>	<b>1,476</b>	<b>86,516</b>

[Click here to view a list of sub area descriptions.](#)

**Extra Features**

Seq	Code	Description	Dim 1	Dim 2	Units	UT
1	001102	GARAGE UNFINISHED	20	18	360.000	SF
2	002700	MODERN POLE BUILDING	98	54	5,292.000	SF
3	002600	OLDER POLE BARN	60	36	2,160.000	SF
4	001165	CONC	60	36	2,160.000	SF
5	002500	RURAL OUTBUILDINGS	36	27	972.000	SF
6	002500	RURAL OUTBUILDINGS	48	26	1,248.000	SF
7	001165	CONC	48	26	1,248.000	SF
8	002500	RURAL OUTBUILDINGS	16	30	480.000	SF
9	001165	CONC	16	30	480.000	SF
10	004201	SM BIN <15K BU	0	0	12,000.000	BU
11	004201	SM BIN <15K BU	0	0	8,300.000	BU
12	002700	MODERN POLE BUILDING	240	80	19,200.000	SF
13	002900	MODERN SHOP FIN	72	80	5,760.000	SF

**Valuation**

	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment	2015 Assessment
+ Estimated Land Value	\$1,332,600	\$1,409,400	\$1,409,400	\$1,452,000	\$1,636,600
+ Estimated Building Value	\$334,500	\$338,500	\$398,600	\$395,400	\$399,700
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
<b>= Total Estimated Market Value</b>	<b>\$1,667,100</b>	<b>\$1,747,900</b>	<b>\$1,808,000</b>	<b>\$1,847,400</b>	<b>\$2,036,300</b>

**Taxation**

	2019 Payable	2018 Payable	2017 Payable	2016 Payable
Estimated Market Value	\$1,747,900	\$1,808,000	\$1,847,400	\$2,036,300
- Exempt Value	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	(\$27,100)	(\$27,700)	(\$27,700)
<b>= Taxable Market Value</b>	<b>\$1,747,900</b>	<b>\$1,780,900</b>	<b>\$1,819,700</b>	<b>\$2,008,600</b>
Net Taxes Due	\$10,543.60	\$10,420.99	\$7,859.58	\$7,801.72
+ Special Assessments	\$244.40	\$251.01	\$496.42	\$512.28
<b>= Total Taxes Due</b>	<b>\$10,788.00</b>	<b>\$10,672.00</b>	<b>\$8,356.00</b>	<b>\$8,314.00</b>

IF YOU OWE BACK TAXES PLEASE CALL THE AUDITOR/TREASURER OFFICE

**Unpaid Taxes**

No taxes are due at this time



**Summary**

Parcel ID 080170200  
 Property Address  
 Sec/Twp/Rng 17-104-032  
 Brief Tax Description Sect-17 Twp-104 Range-032 80.00 AC N 1/2 NE 1/4 E OF RR 80 AC  
 (Note: Not to be used on legal documents)  
 Deeded Acres 80.00  
 Class 101 - (NON-HSTD) AGRICULTURAL  
 District (801) GALENA TWP-2448  
 School District 2448  
 Neighborhood 8 - GALENA  
 Contact Appraiser: [Jessica Laue](#)  
 Creation Date 07/07/1989

**Owner**

Primary Taxpayer  
[Farmers State Bank Of Trimont](#)  
 220 Main St W  
 PO Box 388  
 Trimont, MN 56176

**Land**

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILL A1 86-100 CPI	0	0	0	0	72.090	AC
2	ROAD	0	0	0	0	7.910	AC
<b>Total</b>						<b>80.000</b>	

**Valuation**

	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment	2015 Assessment
+ Estimated Land Value	\$540,700	\$568,400	\$568,400	\$586,300	\$639,900
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$540,700	\$568,400	\$568,400	\$586,300	\$639,900

**Taxation**

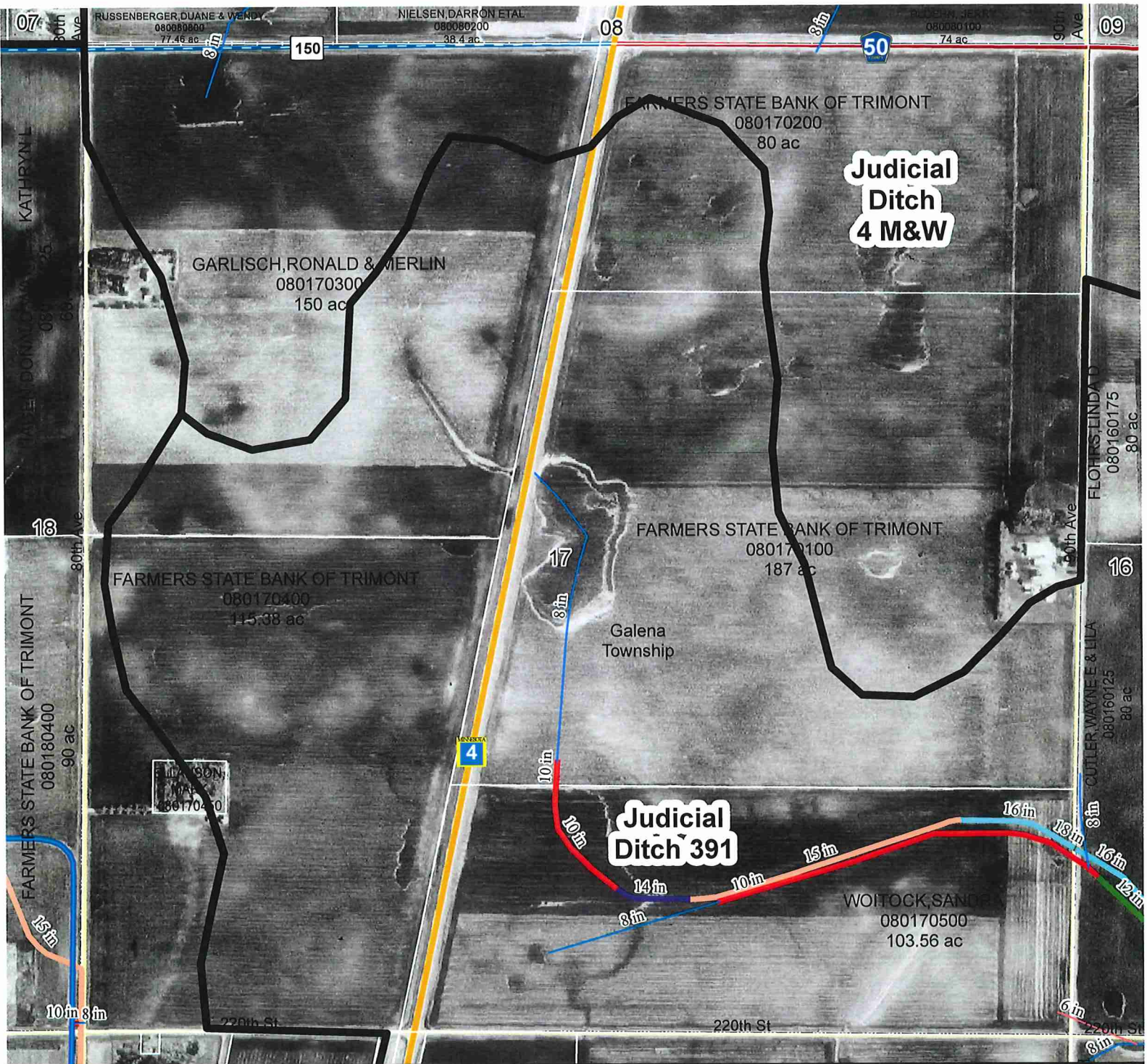
	2019 Payable	2018 Payable	2017 Payable	2016 Payable
Estimated Market Value	\$568,400	\$568,400	\$586,300	\$639,900
- Exempt Value	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$568,400	\$568,400	\$586,300	\$639,900
Net Taxes Due	\$3,319.84	\$3,223.29	\$2,957.16	\$3,067.72
+ Special Assessments	\$190.16	\$196.71	\$226.84	\$234.28
= Total Taxes Due	\$3,510.00	\$3,420.00	\$3,184.00	\$3,302.00

IF YOU OWE BACK TAXES PLEASE CALL THE AUDITOR/TREASURER OFFICE

**Unpaid Taxes**

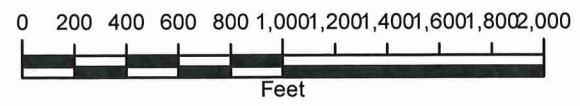
No taxes are due at this time





----- Abandoned	8 in	13 in	18 in	23 in	28 in	33 in	38 in
4 in	9 in	14 in	19 in	24 in	29 in	34 in	39 in
5 in	10 in	15 in	20 in	25 in	30 in	35 in	42 in
6 in	11 in	16 in	21 in	26 in	31 in	36 in	40 in
7 in	12 in	17 in	22 in	27 in	32 in	37 in	UNK

— Open Ditch       Drainage Watershed

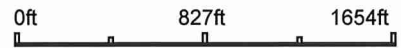


### Aerial Map

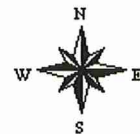


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Map Center: 43° 45' 48.4, -94° 45' 20.34



**35-104N-33W**  
**Martin County**  
**Minnesota**



1/13/2020

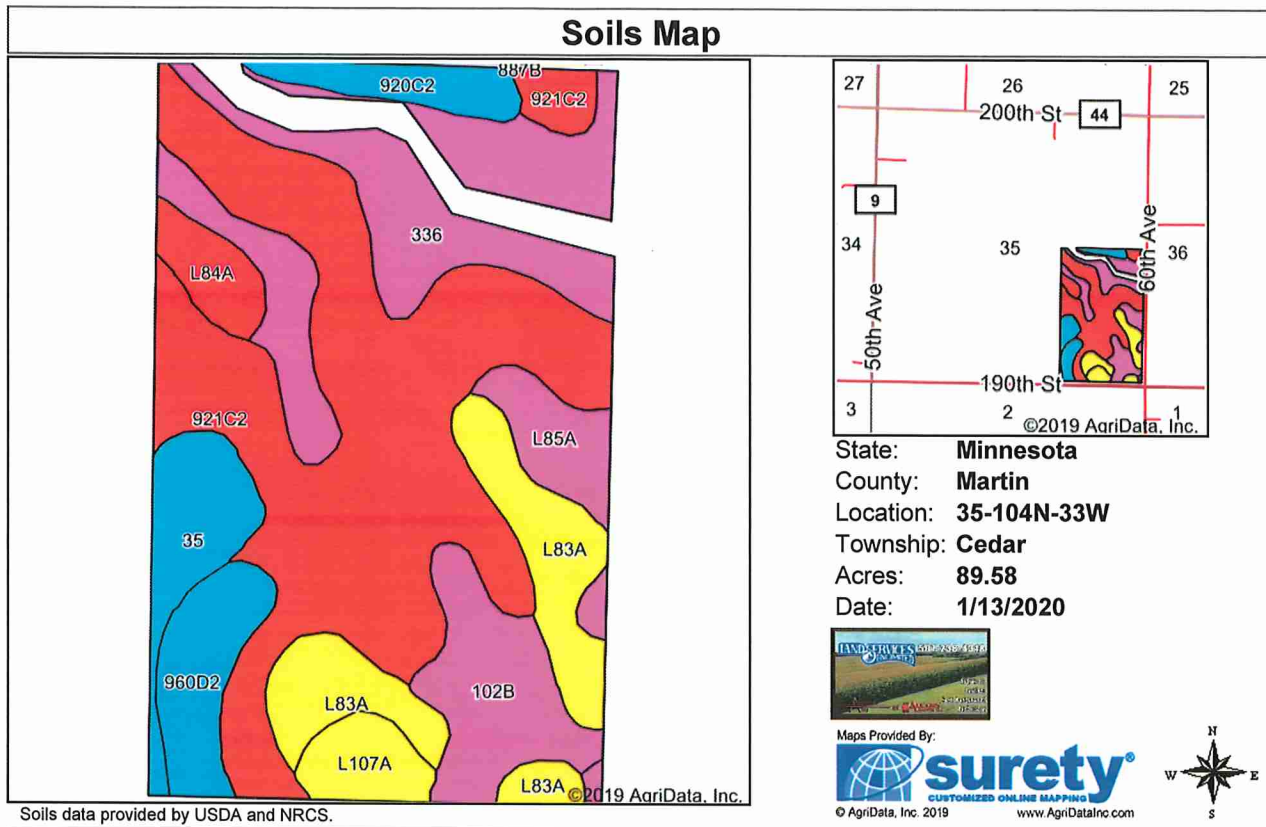


Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.



Area Symbol: MN091, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	36.24	40.5%	■	IIIe	87	65
336	Delft clay loam, 0 to 2 percent slopes	15.74	17.6%	■	IIw	94	76
L83A	Webster clay loam, 0 to 2 percent slopes	9.94	11.1%	■	IIw	93	80
102B	Clarion loam, 2 to 6 percent slopes	7.06	7.9%	■	IIe	95	83
35	Blue Earth mucky silt loam, 0 to 1 percent slopes	4.61	5.1%	■	IIIw	77	77
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	4.58	5.1%	■	IVe	76	61
L85A	Nicollet clay loam, 1 to 3 percent slopes	3.74	4.2%	■	Iw	99	78
920C2	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	2.68	3.0%	■	IIIe	73	57
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	2.64	2.9%	■	IIw	91	79
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.35	2.6%	■	IIIw	86	78
<b>Weighted Average</b>						<b>88.6</b>	<b>*n 71.5</b>

\*n: The aggregation method is "Weighted Average using major components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Farm 11425  
Tract 16222

2019 Program Year

Map Created April 30, 2019



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

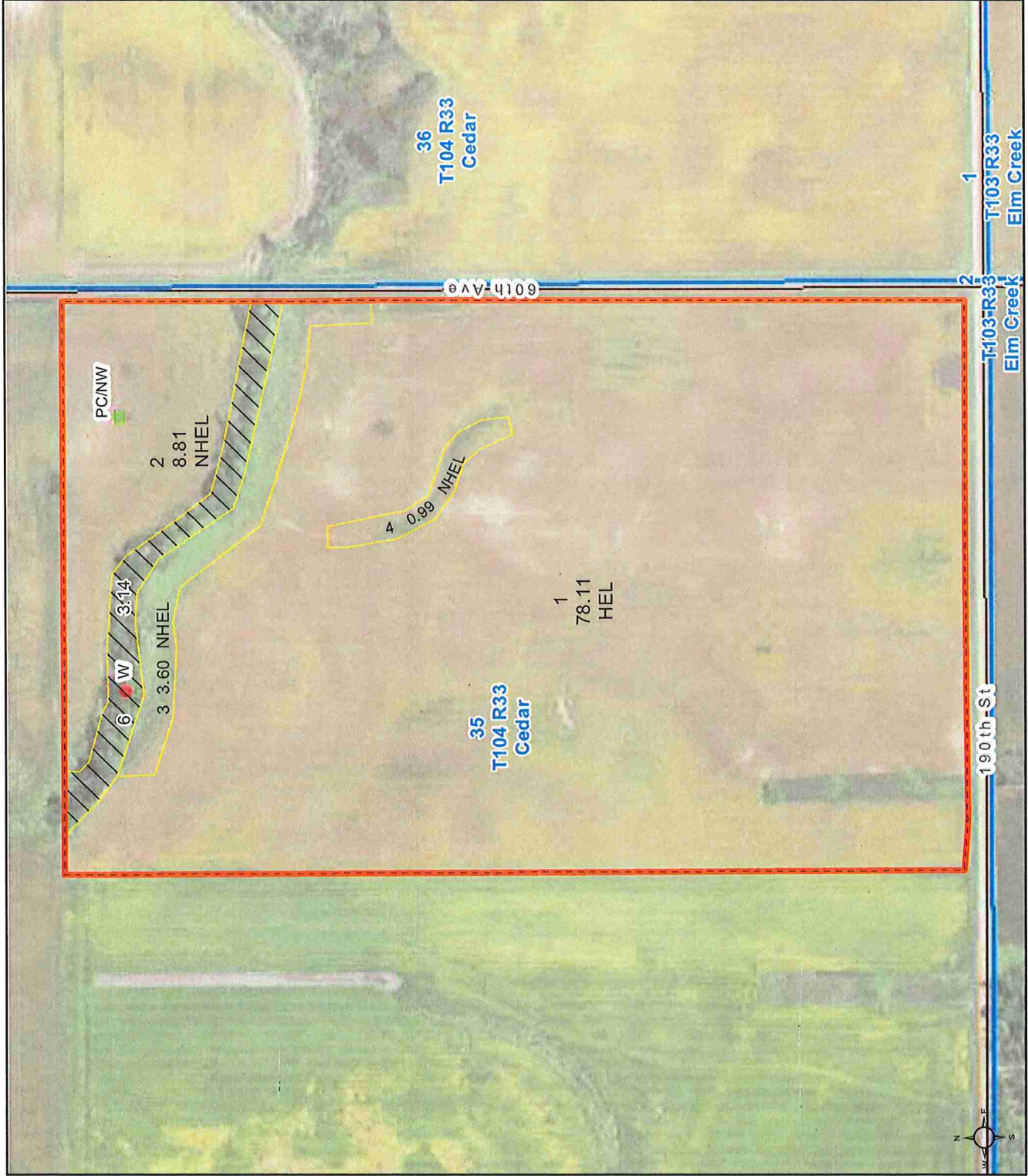
Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Provisions

Tract Cropland Total: 91.51 acres



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). This map displays the 2017 NAIP imagery.

Abbreviated 156 Farm Record

Tract

Corn		0.00	0
Soybeans		0.00	0

**TOTAL** 0.00

NOTES

**Tract Number** : 16222  
**Description** : E 1/2 of SE4 (inc 4.6A CRP) (35) Ced  
**FSA Physical Location** : MINNESOTA/MARTIN  
**ANSI Physical Location** : MINNESOTA/MARTIN  
**BIA Unit Range Number** :  
**HEL Status** : HEL field on tract.Conservation system being actively applied  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : FARMERS STATE BANK OF TRIMONT  
**Other Producers** : None  
**Recon ID** : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
94.65	91.51	91.51	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	91.51	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	3.30	0.00	0	40
Corn	42.51	0.00	0	175
Soybeans	39.70	0.00	0	39
<b>TOTAL</b>	<b>85.51</b>	<b>0.00</b>		

NOTES

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**Summary**

Parcel ID 010350350  
 Property Address  
 Sec/Twp/Rng 35-104-033  
 Brief Tax Description Sect-35 Twp-104 Range-033 97.74 AC E 1639.82' SE 1/4 97.74 AC  
 (Note: Not to be used on legal documents)  
 Deeded Acres 97.74  
 Class 101 - (NON-HSTD) AGRICULTURAL  
 District (101) CEDAR TWP-2448  
 School District 2448  
 Neighborhood 1 - CEDAR  
 Contact Appraiser: Jessica Laue  
 Creation Date 06/19/2012

**Owner**

Primary Taxpayer  
 Farmers State Bank Of Trimont  
 220 Main St W  
 PO Box 388  
 Trimont, MN 56176

**Land**

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILL A1 86-100 CPI	0	0	0	0	74.560	AC
2	TILL B1 70-74 CPI	0	0	0	0	12.000	AC
3	TILL C1 50-59 CPI	0	0	0	0	5.000	AC
4	WASTE/DITCH/BUFFER	0	0	0	0	3.000	AC
5	ROAD	0	0	0	0	3.180	AC
<b>Total</b>						<b>97.740</b>	

**Valuation**

	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment	2015 Assessment
+ Estimated Land Value	\$648,900	\$689,000	\$683,400	\$704,300	\$768,000
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
<b>= Total Estimated Market Value</b>	<b>\$648,900</b>	<b>\$689,000</b>	<b>\$683,400</b>	<b>\$704,300</b>	<b>\$768,000</b>

**Taxation**

	2019 Payable	2018 Payable	2017 Payable	2016 Payable
Estimated Market Value	\$689,000	\$683,400	\$704,300	\$768,000
- Exempt Value	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
<b>= Taxable Market Value</b>	<b>\$689,000</b>	<b>\$683,400</b>	<b>\$704,300</b>	<b>\$768,000</b>
Net Taxes Due	\$3,574.00	\$3,510.00	\$3,758.00	\$3,666.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
<b>= Total Taxes Due</b>	<b>\$3,574.00</b>	<b>\$3,510.00</b>	<b>\$3,758.00</b>	<b>\$3,666.00</b>

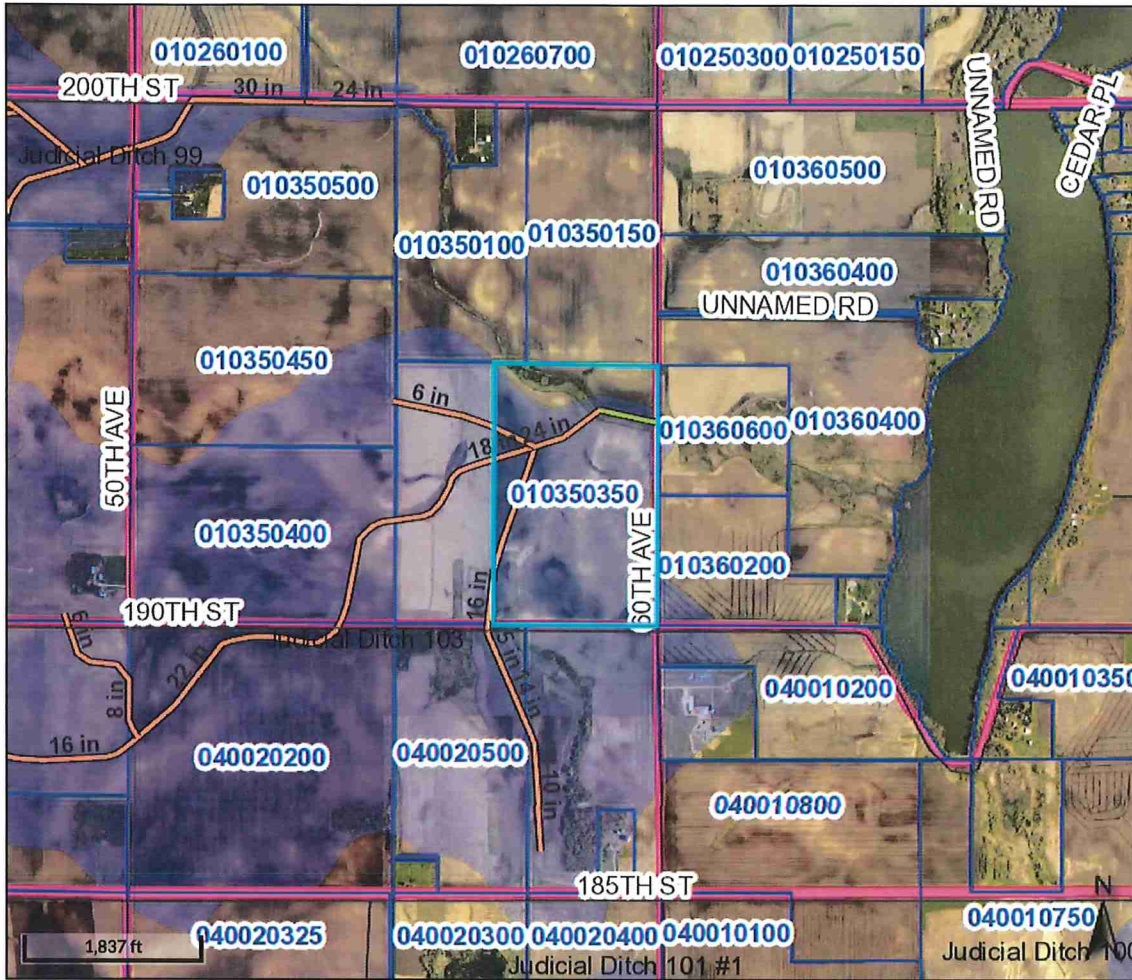
IF YOU OWE BACK TAXES PLEASE CALL THE AUDITOR/TREASURER OFFICE

**Unpaid Taxes**

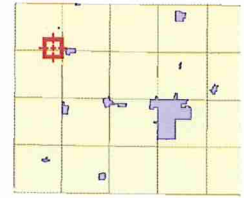
No taxes are due at this time

**Taxes Paid**

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
436644	11/14/2019	2019	\$0.00	\$0.00	\$0.00	(\$1,787.00)
418425	5/10/2019	2019	\$0.00	\$0.00	\$0.00	(\$1,787.00)
408204	11/6/2018	2018	\$0.00	\$0.00	\$0.00	(\$1,755.00)
393405	5/10/2018	2018	\$0.00	\$0.00	\$0.00	(\$1,755.00)
376099	9/15/2017	2017	\$0.00	\$0.00	\$131.53	(\$3,889.53)
4753	9/15/2017	2016	\$0.00	\$0.00	\$669.79	(\$4,345.79)
334118	2/16/2016	2015	\$0.00	\$0.00	\$213.05	(\$2,022.05)
320470	5/15/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,799.00)
305075	11/14/2014	2014	\$0.00	\$0.00	\$0.00	(\$1,527.00)
290790	5/14/2014	2014	\$0.00	\$0.00	\$0.00	(\$1,527.00)
277577	11/13/2013	2013	\$0.00	\$0.00	\$0.00	(\$1,344.00)
263310	5/14/2013	2013	\$0.00	\$0.00	\$0.00	(\$1,344.00)



Overview



Legend

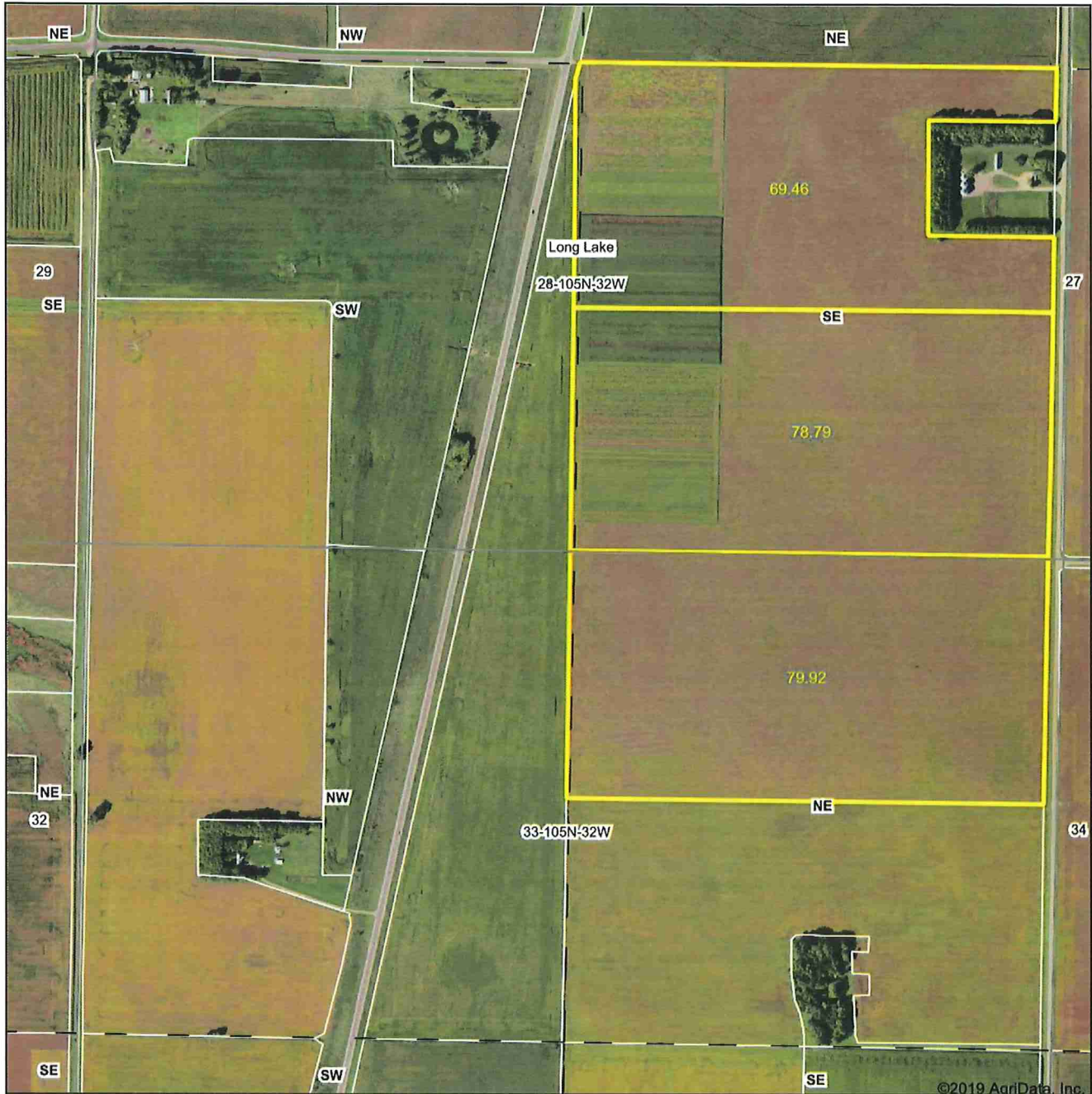
-  Parcels
-  Road Centerlines
-  Road Right of Way
-  Corporate Limits
-  Drainage Districts
- Legal Drains**
-  <all other values>
-  Open
-  Tile

Parcel ID	010350350	Alternate ID	n/a	Owner Address	FARMERS STATE BANK OF TRIMONT
Sec/Twp/Rng	35-104-033	Class	101 - AGRICULTURAL		220 MAIN ST W
Property Address		Acreeage	97.74		PO BOX 388
				Note	TRIMONT, MN 56176
					n/a
District	CEDAR TWP-2448				
Brief Tax Description	Sect-35 Twp-104 Range-033 97.74 AC E 1639.82' SE 1/4 97.74 AC				
	(Note: Not to be used on legal documents)				

Date created: 1/13/2020  
 Last Data Uploaded: 1/13/2020 2:08:32 AM

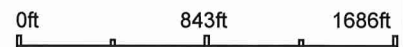
Developed by  Schneider  
 GEOSPATIAL

### Aerial Map

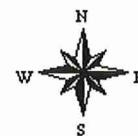


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Map Center: 43° 51' 45.85, -94° 41' 23.91



**28-105N-32W**  
**Watwan County**  
**Minnesota**



1/13/2020



Maps Provided By:

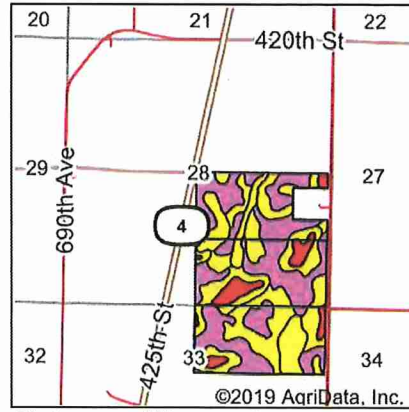
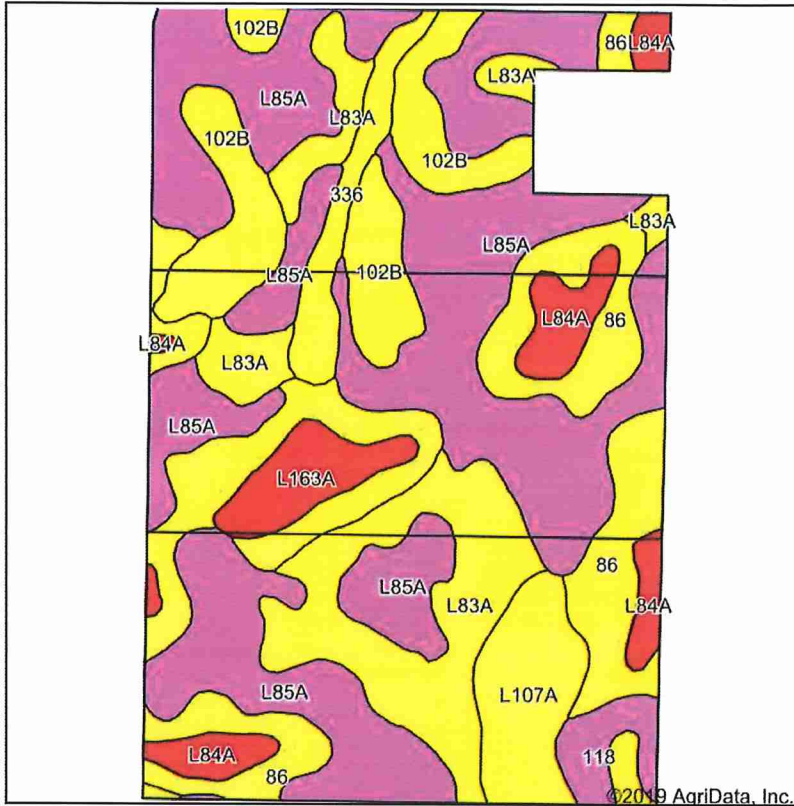


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Field borders provided by Farm Service Agency as of 5/21/2008.



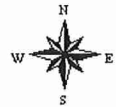
### Soils Map



State: **Minnesota**  
 County: **Watwan**  
 Location: **28-105N-32W**  
 Township: **Long Lake**  
 Acres: **228.17**  
 Date: **12/12/2019**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN165, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
L85A	Nicollet clay loam, 1 to 3 percent slopes	90.08	39.5%		lw	99	78
86	Canisteo clay loam, 0 to 2 percent slopes	41.73	18.3%		llw	93	79
L83A	Webster clay loam, 0 to 2 percent slopes	32.55	14.3%		llw	93	80
102B	Clarion loam, 2 to 6 percent slopes	22.89	10.0%		lle	95	83
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	12.44	5.5%		llw	91	79
L84A	Glencoe clay loam, 0 to 1 percent slopes	10.88	4.8%		lllw	86	78
336	Delft clay loam, 0 to 2 percent slopes	6.69	2.9%		llw	94	76
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	6.60	2.9%		lllw	86	77
118	Crippin loam, 1 to 3 percent slopes	4.31	1.9%		le	100	84
<b>Weighted Average</b>						<b>95.1</b>	<b>*n 79.1</b>

\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

**Abbreviated 156 Farm Record**

**TracContinued ...**

Soybeans		0.00	0
----------	--	------	---

**TOTAL** 0.00

**NOTES**

**Tract Number** : 14233  
**Description** : N2 SE4 SEC (28)LONG LAKE-WATONWAN  
**FSA Physical Location** : MINNESOTA/WATONWAN  
**ANSI Physical Location** : MINNESOTA/WATONWAN  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : FARMERS STATE BANK OF TRIMONT  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.25	69.46	69.46	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	69.46	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	57.80	0.00	0	175
Soybeans	11.59	0.00	0	39
<b>TOTAL</b>	<b>69.39</b>	<b>0.00</b>		

**NOTES**

**Tract Number** : 14234  
**Description** : S2 SE4 (28)LONG LAKE-WATONWAN  
**FSA Physical Location** : MINNESOTA/WATONWAN  
**ANSI Physical Location** : MINNESOTA/WATONWAN  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : FARMERS STATE BANK OF TRIMONT  
**Other Producers** : None  
**Recon ID** : None

Abbreviated 156 Farm Record

Tract Land Data

Tract 14234 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
78.79	78.79	78.79	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	78.79	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	0.30	0.00	0	40
Corn	40.35	0.00	0	175
Soybeans	37.43	0.00	0	39
<b>TOTAL</b>	<b>78.08</b>	<b>0.00</b>		

NOTES

Tract Number : 14235  
 Description : N2 NE4 (33)LONG LAKE-WATONWAN  
 FSA Physical Location : MINNESOTA/WATONWAN  
 ANSI Physical Location : MINNESOTA/WATONWAN  
 BIA Unit Range Number :  
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields  
 Wetland Status : Tract does not contain a wetland  
 WL Violations : None  
 Owners : FARMERS STATE BANK OF TRIMONT  
 Other Producers : None  
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.92	79.92	79.92	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	79.92	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	0.30	0.00	0	40
Corn	40.41	0.00	0	175
Soybeans	37.71	0.00	0	39
<b>TOTAL</b>	<b>78.42</b>	<b>0.00</b>		

NOTES

**Farm 11425**  
**Tract 14233**




2019 Program Year

Map Created April 30, 2019







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

**Common Land Unit**

-  Non-Cropland
-  Cropland
-  Tract Boundary

**Wetland Determination Identifiers**

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

Tract Cropland Total: 69.46 acres



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**Farm 11425**  
**Tract 14234**

**2019 Program Year**

Map Created April 30, 2019



- 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, IGS = for forage  
 Beans = Dry Edible  
 MAG = for GZ  
 Canola = Spring for seed

**Common Land Unit**

- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

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

Tract Cropland Total: 78.79 acres



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**Farm 11425**  
**Tract 14235**

28  
T105 R32  
Long Lake

1  
79.92  
NHIEL

33  
T105 R32  
Long Lake

PC/NW

430th St

34  
T105 R32  
Long Lake

700th Ave

2019 Program Year

Map Created April 30, 2019







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

**Common Land Unit**

-  Cropland
-  Tract Boundary

**Wetland Determination Identifiers**

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

Tract Cropland Total: 79.92 acres

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). This map displays the 2017 NAIP imagery.



**Summary**

Parcel ID 050280700  
 Property Address  
 Sec/Twp/Rng 28-105-032  
 Brief Tax Description Sect-28 Twp-105 Range-032 80.00 AC S1/2 OF SE1/4  
 (Note: Not to be used on legal documents)  
 Deeded Acres 80.00  
 Class 101 - (NON-HSTD) AGRICULTURAL  
 District (502) LONG LAKE SD#0840  
 School District 0840  
 Creation Date 07/10/1989

**Owners**

Primary Taxpayer  
 Farmers State Bank Of Trimont  
 220 Main St W  
 PO Box 388  
 Trimont, MN 56176

**Land**

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	80.5	0	0	0	79.000	AC
2	ROADS 2A	0	0	0	0	1.000	AC
<b>Total</b>						<b>80.000</b>	

**Sales**

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price	eCRV
Y	WD	U	02/27/1998	RABBE,JOHN ETAL	WINKELMAN,DONALD & VELMA	\$0	\$0	
Y	CD	Q	12/29/1997	WINKELMAN,DONALD & VELMA	RABBE,JOHN ETAL	\$368,000	\$368,000	

+ There are other parcels involved in one or more of the above sales:

**Valuation**

	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment	2015 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$634,400	\$596,300	\$596,300	\$662,600	\$728,100
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
<b>= Estimated Market Value</b>	<b>\$634,400</b>	<b>\$596,300</b>	<b>\$596,300</b>	<b>\$662,600</b>	<b>\$728,100</b>

**Taxation**

	2019 Payable	2018 Payable	2017 Payable	2016 Payable
Estimated Market Value	\$596,300	\$596,300	\$662,600	\$728,100
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
<b>= Taxable Market Value</b>	<b>\$596,300</b>	<b>\$596,300</b>	<b>\$662,600</b>	<b>\$728,100</b>
Net Taxes Due	\$5,150.00	\$4,780.00	\$5,398.00	\$5,488.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
<b>= Total Taxes Due</b>	<b>\$5,150.00</b>	<b>\$4,780.00</b>	<b>\$5,398.00</b>	<b>\$5,488.00</b>

**Taxes Paid**

Receipt #	Receipt Print Date	Bill Pay Year	Amt Charge	Amt Payment
221556	11/14/2019	2019	\$0.00	(\$2,575.00)
212668	5/9/2019	2019	\$0.00	(\$2,575.00)
206473	11/5/2018	2018	\$0.00	(\$2,390.00)
199182	5/10/2018	2018	\$0.00	(\$2,390.00)
190465	10/10/2017	2017	\$0.00	(\$2,699.00)
186183	5/15/2017	2017	\$0.00	\$2,699.00
186478	5/15/2017	2017	\$0.00	(\$2,699.00)
3183	5/15/2017	2016	(\$1,029.00)	\$6,517.00
3189	5/15/2017	2016	\$1,029.00	(\$6,517.00)
3182	5/15/2017	2015	(\$699.80)	\$3,028.80
3188	5/15/2017	2015	\$699.80	(\$3,028.80)
160173	5/15/2015	2015	\$0.00	(\$2,314.00)
153026	11/17/2014	2014	\$0.00	(\$2,102.00)
146679	5/15/2014	2014	\$0.00	(\$2,102.00)
139151	11/15/2013	2013	\$0.00	(\$1,867.00)
132811	5/15/2013	2013	\$0.00	(\$1,867.00)
123933	11/7/2012	2012	\$0.00	(\$1,603.00)



**Summary**

Parcel ID 050280810  
 Property Address  
 Sec/Twp/Rng 28-105-032  
 Brief Tax Description Sect-28 Twp-105 Range-032 67.34 AC N1/2 OF SE1/4 LESS 12.65AC  
 (Note: Not to be used on legal documents)  
 Deeded Acres 67.34  
 Class 101 - (NON-HSTD) AGRICULTURAL  
 District (502) LONG LAKE SD#0840  
 School District 0840  
 Creation Date 12/02/1998

**Owners**

Primary Taxpayer  
 Farmers State Bank Of Trimont  
 220 Main St W  
 PO Box 388  
 Trimont, MN 56176

**Land**

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	86.5	0	0	0	66.840	AC
2	ROADS 2A	0	0	0	0	0.500	AC
<b>Total</b>						<b>67.340</b>	

**Sales**

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price	eCRV
N	WD	Q	12/01/1998	RABBE, JOEL & KIRSTEN	WINKELMAN, KEITH & LINDA	\$148,148	\$148,148	

**Valuation**

	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment	2015 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$576,800	\$542,100	\$542,100	\$602,400	\$662,000
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
<b>= Estimated Market Value</b>	<b>\$576,800</b>	<b>\$542,100</b>	<b>\$542,100</b>	<b>\$602,400</b>	<b>\$662,000</b>

**Taxation**

	2019 Payable	2018 Payable	2017 Payable	2016 Payable
Estimated Market Value	\$542,100	\$542,100	\$602,400	\$662,000
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
<b>= Taxable Market Value</b>	<b>\$542,100</b>	<b>\$542,100</b>	<b>\$602,400</b>	<b>\$662,000</b>
Net Taxes Due	\$4,682.00	\$4,346.00	\$4,906.00	\$4,990.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
<b>= Total Taxes Due</b>	<b>\$4,682.00</b>	<b>\$4,346.00</b>	<b>\$4,906.00</b>	<b>\$4,990.00</b>

**Taxes Paid**

Receipt #	Receipt Print Date	Bill Pay Year	Amt Charge	Amt Payment
221558	11/14/2019	2019	\$0.00	(\$2,341.00)
212673	5/9/2019	2019	\$0.00	(\$2,341.00)
206475	11/5/2018	2018	\$0.00	(\$2,173.00)
199187	5/10/2018	2018	\$0.00	(\$2,173.00)
189046	9/21/2017	2017	\$269.83	(\$5,175.83)
3222	9/21/2017	2016	\$1,126.37	(\$6,131.37)
167513	2/16/2016	2015	\$334.54	(\$2,438.54)
159968	5/15/2015	2015	\$0.00	(\$2,104.00)
153083	11/17/2014	2014	\$0.00	(\$1,911.00)
146693	5/15/2014	2014	\$0.00	(\$1,911.00)
139280	11/15/2013	2013	\$0.00	(\$1,697.00)
132788	5/15/2013	2013	\$0.00	(\$1,697.00)
125627	11/15/2012	2012	\$0.00	(\$1,457.00)
118756	5/15/2012	2012	\$0.00	(\$1,457.00)

**Tax Payments**

[Pay taxes online](#)





**Summary**

Parcel ID 050330200  
 Property Address  
 Sec/Twp/Rng 33-105-032  
 Brief Tax Description Sect-33 Twp-105 Range-032 80.00 AC N1/2 OF NE1/4  
 (Note: Not to be used on legal documents)  
 Deeded Acres 80.00  
 Class 101 - (NON-HSTD) AGRICULTURAL  
 District (502) LONG LAKE SD#0840  
 School District 0840  
 Creation Date 07/10/1989

**Owners**

Primary Taxpayer  
 Farmers State Bank Of Trimont  
 220 Main St W  
 PO Box 388  
 Trimont, MN 56176

**Land**

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	CER VALUE 2A	79.6	0	0	0	79.000	AC
2	ROADS 2A	0	0	0	0	1.000	AC
<b>Total</b>						<b>80.000</b>	

**Sales**

Multi Parcel	IN	Q	Sale Date	Buyer	Seller	Sale Price	Adj Price	eCRV
Y	WD	U	02/27/1998	RABBE,JOHN ETAL	WINKELMAN,DONALD & VELMA	\$0	\$0	
Y	CD	Q	12/29/1997	WINKELMAN,DONALD & VELMA	RABBE,JOHN ETAL	\$368,000	\$368,000	

+ There are other parcels involved in one or more of the above sales:

**Valuation**

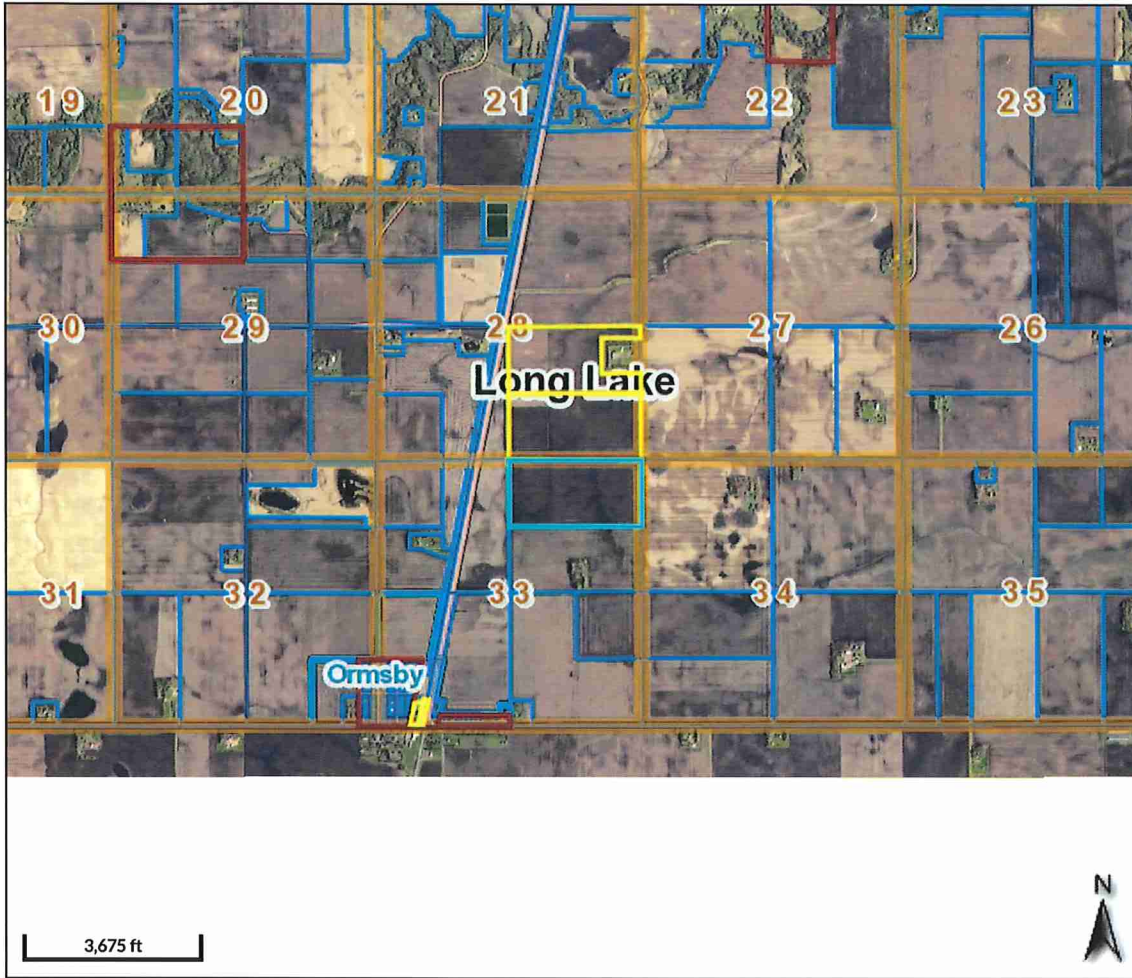
	2019 Assessment	2018 Assessment	2017 Assessment	2016 Assessment	2015 Assessment
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Land Value	\$627,300	\$589,700	\$589,700	\$655,200	\$720,000
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
<b>= Estimated Market Value</b>	<b>\$627,300</b>	<b>\$589,700</b>	<b>\$589,700</b>	<b>\$655,200</b>	<b>\$720,000</b>

**Taxation**

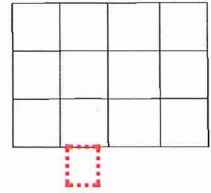
	2019 Payable	2018 Payable	2017 Payable	2016 Payable
Estimated Market Value	\$589,700	\$589,700	\$655,200	\$720,000
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
<b>= Taxable Market Value</b>	<b>\$589,700</b>	<b>\$589,700</b>	<b>\$655,200</b>	<b>\$720,000</b>
Net Taxes Due	\$5,092.00	\$4,728.00	\$5,338.00	\$5,428.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
<b>= Total Taxes Due</b>	<b>\$5,092.00</b>	<b>\$4,728.00</b>	<b>\$5,338.00</b>	<b>\$5,428.00</b>

**Taxes Paid**

Receipt #	Receipt Print Date	Bill Pay Year	Amt Charge	Amt Payment
221557	11/14/2019	2019	\$0.00	(\$2,546.00)
212669	5/9/2019	2019	\$0.00	(\$2,546.00)
206474	11/5/2018	2018	\$0.00	(\$2,364.00)
199183	5/10/2018	2018	\$0.00	(\$2,364.00)
190466	10/10/2017	2017	\$0.00	(\$2,669.00)
186184	5/15/2017	2017	\$0.00	\$2,669.00
186479	5/15/2017	2017	\$0.00	(\$2,669.00)
3185	5/15/2017	2016	(\$1,017.74)	\$6,445.74
3191	5/15/2017	2016	\$1,017.74	(\$6,445.74)
3184	5/15/2017	2015	(\$691.96)	\$2,994.96
3190	5/15/2017	2015	\$691.96	(\$2,994.96)
160174	5/15/2015	2015	\$0.00	(\$2,288.00)
153027	11/17/2014	2014	\$0.00	(\$2,078.00)
146680	5/15/2014	2014	\$0.00	(\$2,078.00)
139152	11/15/2013	2013	\$0.00	(\$1,846.00)
132812	5/15/2013	2013	\$0.00	(\$1,846.00)
123934	11/7/2012	2012	\$0.00	(\$1,585.00)



Overview



Legend

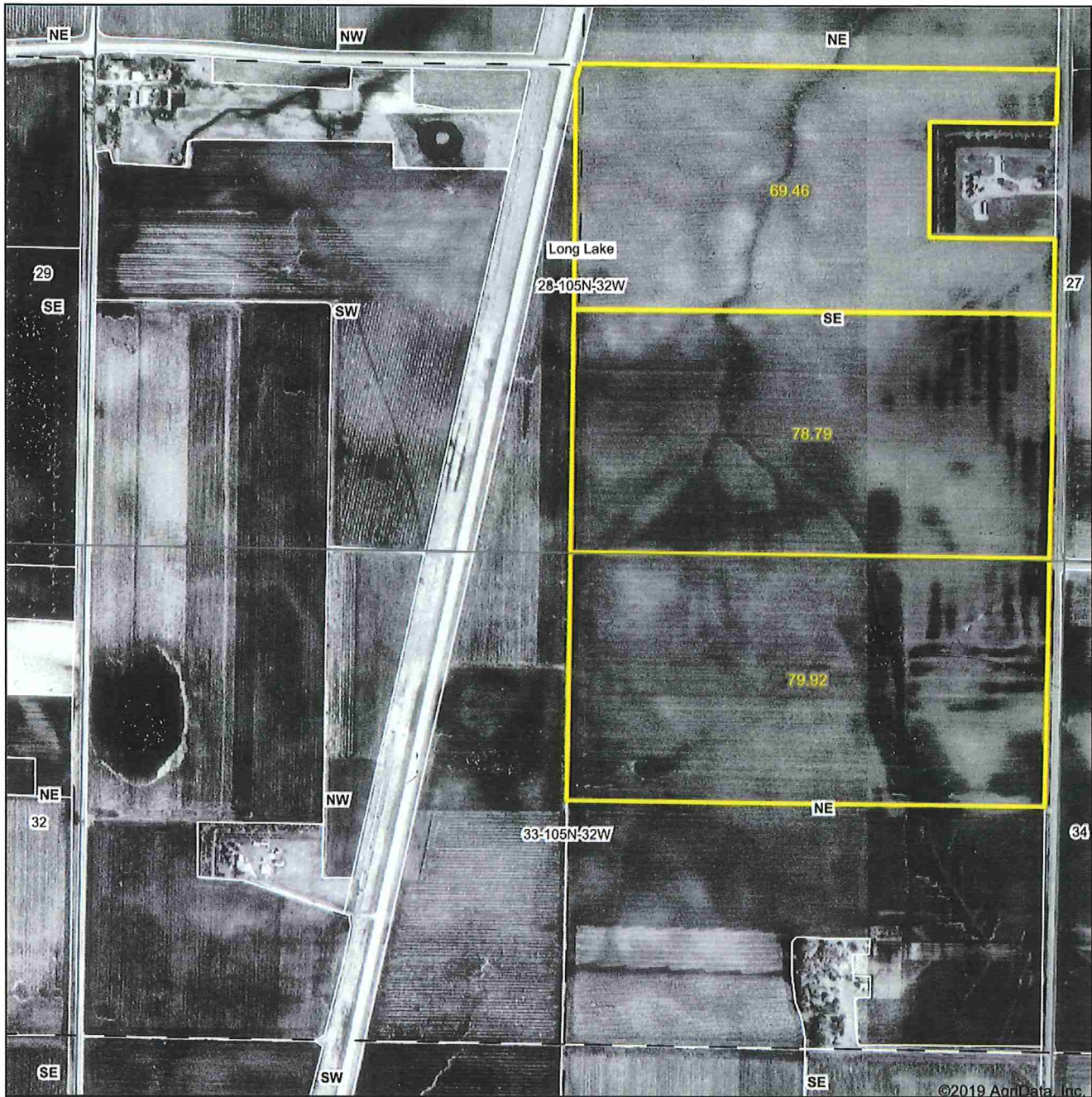
- RR\_Rights\_of\_Way
- Political Township
- Parcels
- USPLS Sections
- Corporation Limits
- Subdivisions
- Blocks
- Lots
- Road Rights of Wa
- Qtrr Qtrr Sections
- Government Lots
- Qtrr Sections

<b>Parcel ID</b>	050330200	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	FARMERS STATE BANK OF TRIMONT
<b>Sec/Twp/Rng</b>	33-105-032	<b>Class</b>	101 - AGRICULTURAL		220 MAIN STW
<b>Property Address</b>		<b>Acreeage</b>	80		PO BOX 388
					TRIMONT, MN 56176
<b>District</b>	LONG LAKE SD#0840				
<b>Brief Tax Description</b>	Sect-33 Twp-105 Range-032 80.00 AC N1/2 OF NE1/4				
	(Note: Not to be used on legal documents)				

Date created: 1/13/2020  
 Last Data Uploaded: 1/13/2020 1:05:03 AM

Developed by **Schneider**  
 GEOSPATIAL

### Aerial Map



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Map Center: 43° 51' 45.85, -94° 41' 23.91



**28-105N-32W**  
**Watonwan County**  
**Minnesota**



1/13/2020

Maps Provided By:



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Field borders provided by Farm Service Agency as of 5/21/2008.

EXHIBIT "7"

#89365 RD  
Abst. #98279

AGREEMENT

Whereas, the parties to this agreement are desirous of entering into an agreement for the purpose of establishing their rights in and to a main tile drainage system, and also to determine and fix their rights in reference to said drainage system, and provide for the permanent maintenance and repair thereof, and

WHEREAS, the parties hereto are the owners of the following lands, viz:

First Parties:	NW $\frac{1}{4}$ 27-105-32.
Second Party:	A township road located between Sections 27 & 28-105-32.
Third parties:	NE $\frac{1}{4}$ E of Railroad in Sec. 28, and SE $\frac{1}{4}$ NW $\frac{1}{4}$ E of Railroad in Sec. 28-105-32.
Fourth parties;	SE $\frac{1}{4}$ 28 and N $\frac{1}{2}$ NE $\frac{1}{4}$ 33-105-32.
Fifth party:	N $\frac{1}{2}$ SW $\frac{1}{4}$ & SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 28 less Railroad r-o-w; E $\frac{1}{2}$ NW $\frac{1}{4}$ Sec. 33 less Railroad r-o-w, all in 105-32.
Sixth parties:	S $\frac{1}{2}$ NE $\frac{1}{4}$ 33; E $\frac{1}{2}$ SW $\frac{1}{4}$ 33; W $\frac{1}{2}$ SW $\frac{1}{4}$ E of Railroad 33-105-32.
Seventh parties:	W $\frac{1}{2}$ SE $\frac{1}{4}$ 33-105-32.
Eighth parties:	SW $\frac{1}{4}$ SW $\frac{1}{4}$ 28 and W $\frac{1}{2}$ NW $\frac{1}{4}$ 33-105-32.
Ninth parties:	NW $\frac{1}{4}$ SW $\frac{1}{4}$ 33-105-32.
Tenth party:	Village of Ormsby, a Municipal corp. for the benefit of the entire village.

NOW THEREFORE, for a good and valuable consideration, and in consideration of the promises and agreements herein contained, the receipt of which is hereby acknowledged, IT IS MUTUALLY AGREED AS FOLLOWS:

Main Tile: That the main tile as constructed has been laid substantially along the following Course: Commencing on the W line of First parties said land at a point about 30 rods N of the SW corner of said NW $\frac{1}{4}$  27-105-32; thence W across second parties highway through a culvert and into third parties said land; thence SW'ly on third parties land a distance of about 1500'; thence entering fourth parties said land at a point about 40 rods W of the NE corner of the SW $\frac{1}{4}$  28; thence in a SW'ly direction across the SW $\frac{1}{4}$  28, entering fifth parties land at a point about 10 rods S of the NE corner of the NW $\frac{1}{4}$  33; thence running S on fifth parties land for approximately 2000'; thence SW'ly approximately 1500' and entering sixth parties land at a point approximately 25 rods west of the NE corner of the E $\frac{1}{2}$  SW $\frac{1}{4}$  33; thence SW'ly approximately 200'; thence W approximately 500'; thence across Trunk Highway No. 4 onto and across the right of way of the Minneapolis and St. Louis Railway into ninth parties said lands, entering said land at a point about 10 rods south of the north line of ninth parties said land; thence southwesterly approximately 1000 feet, entering the Village limits of the Village of Ormsby, which said point would be about 15 rods W of the NE corner of SW $\frac{1}{4}$  SW $\frac{1}{4}$  33 and there to terminate.

Branch No. 1: Commencing on the main on the township highway between Sections 28 & 27, Township 105, Range 32 at about the place where said main tile commences; thence running on W side of the r-o-w of said township road approximately 800', entering fourth parties said lands at the NE corner of SE $\frac{1}{4}$  28; thence SW'ly approximately 300' and there to terminate.

Branch No. 2: Commencing on fourth parties land on the main line at a point about 100 rods S of the point where the main tile enters fourth parties said land; thence W approximately 1000'; thence entering fifth parties said land at a point about 5 rods S of the NE corner of SE $\frac{1}{4}$  SW $\frac{1}{4}$  28; thence W approximately 1000' through trunk Highway No. 4 and across the railroad r-o-w of the Minneapolis and St. Louis Railway; thence S approximately 1500'; thence W approximately 300' and into eighth parties land for a distance of about 1 rod.

Sub-branch No. 2 Commencing at a point on fifth parties said land on Branch No. 2, thence W approximately 500' entering eighth parties said land for a distance of 1 rod and there to terminate.

Branch No. 3 Commencing on fourth parties said land about 110 rods south of the point where the main tile enters fourth parties said land, thence running Southeast for about 2400 feet, entering sixth parties said lands and continuing for approximately 1 rod and there to terminate.

Branch No. 4 Commencing on fifth parties said land on the main at about 20 rods N of the north line of the SE $\frac{1}{4}$  NW $\frac{1}{4}$  33, running SE a distance of approximately 500' into the N $\frac{1}{2}$  NE $\frac{1}{4}$  33; thence S across sixth parties said land a distance of approximately 800'; thence entering into the NW $\frac{1}{4}$  SE $\frac{1}{4}$  33 and continuing for approximately 1 rod.

Branch No. 5 Commencing on the main on ninth parties land at the point where the main enters ninth parties land, thence north approximately 600' into eighth parties said land; thence NE approximately 200' into fifth parties said land and continuing for a distance of approximately 1 rod.

Size of Tile

The main tile drain as above provided for shall be constructed as follows: Starting at the outlet on the main an 18 inch tile for approximately 3300'; thence a 16 inch tile for approximately 1700'; thence a 14 inch tile for approximately 3000'; thence a 12 inch tile for approximately 1000' to and into the Village of Ormsby limits.

Branch No. 1 shall be an 8 inch tile.

Branch No. 2 shall be a 10 inch tile for 1600' and the balance thereof an 8 inch tile

Sub-branch No. 2 shall be an 8 inch tile

Branch No. 3 shall be an 8 inch tile.

Branch No. 4 shall be a 10 inch tile.

Branch No. 5 shall be an 8 inch tile.

## 3.

Cost of Construction

The cost of the construction of the system as provided for in paragraph No. 1 shall be paid in the following proportions:

First parties	None of cost of construction
Second party	None of cost of construction
Third parties	None of cost of construction
Fourth parties	32% of cost of construction
Fifth party	26% of cost of construction
Sixth parties	20% of cost of construction
Seventh parties	7% of cost of construction
Eighth parties	7% of cost of construction
Ninth parties	8% of cost of construction

Tenth party has paid \$1500.00 toward the construction of the main system and is to pay no further part of the cost of the construction or for repair or maintenance.

## 4.

Cost of Maintenance and Repair of Main System as described in Paragraph No. 1.

First parties	None of cost of maintenance or repair
Second party	None of cost of maintenance or repair
Third parties	None of cost of maintenance or repair
Fourth parties	32% of cost of Maintenance or repair
Fifth party	26% of cost of maintenance or repair
Sixth parties	20% of cost of maintenance or repair
Seventh parties	7% of cost of maintenance or repair
Eighth parties	7% of cost of maintenance or repair
Ninth parties	8% of cost of maintenance or repair

It is expressly understood and agreed that the Village of Ormsby has paid the sum of \$1500.00 toward the construction of the tile system and that no part of the cost of repair or maintenance is to be charged against said village.

The Village of Ormsby is granted the absolute and perpetual right of draining the entire village as now incorporated, or as the same may be hereafter changed, and every individual, whether corporation or individual person shall have the right to connect with any system that the Village of Ormsby may now have or hereafter have for the purpose of draining said Village.

## 5.

The parties to this agreement shall at all times have the right to construct at their own cost such additional branches and laterals and connect the same with said main tile and branches above described as located on their said respective lands as they deem necessary or expedient for the drainage of their respective tracts of land, the cost of construction and maintenance of such additional branches and laterals shall at all times be borne by the party or parties so constructing the same.

## 6.

In event the main tile and branches as described in paragraph No. 1 shall require maintenance or rebuilding at anytime, then any one or more of the parties to this agreement may demand in writing that the others join in causing <sup>said</sup> work to be done, and if thirty days elapse after written demand is made on the owners of the land and they or any of them do not join in doing said work and furnishing material, then one or more of the then owners may cause said main tile system and branches to be repaired or reconstructed. Such person or persons making said repairs or reconstruction shall keep an account of the cost and expense thereof, and after demanding payment of the shares which the other respective land owners should pay may bring suit and recover from the others the proportionate cost thereof in an action at law or otherwise, and if judgment is entered the same shall become a specific lien on the property of the person or persons not paying.

The right to the foregoing action shall not be construed as barring any right or remedy which such person forcing collection may have or be permitted at law or equity.

7.

Each of the parties to this agreement does hereby grant to the other the right to go upon the lands of the other for the purpose of making inspection, repairs or reconstruction of any part of said tile system herein described, and may do all necessary acts and things on the lands of the others for the purpose of transporting material and laborers, and to do any and all things necessary in the digging, laying, construction, repair and maintenance of said main tile drain except unnecessary damage to the crops that may be growing on said lands.

8.

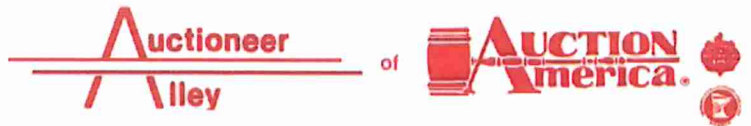
Only the lands herein described and referred to shall drain through the system herein provided for, and none of the parties to this agreement, or their successors in interest shall permit any other land to drain into the main tile or branches herein described, except with the written agreement of all parties to this agreement.

9.

In event of a sale or transfer of any of the lands owned by the respective parties to this agreement, their respective successor or successors in interest shall be liable for the proportionate part of the cost of repair, maintenance or reconstruction of said main tile drain and branches herein described on the basis of the percentage which each is to pay for the maintenance as hereinbefore provided.

10.

This agreement shall bind the heirs, executors, administrators and assigns of the respective parties hereto, and shall be considered as a covenant running with the land.



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