

53 Acres +/- of Martin County Farmland **PRIVATE LISTING FOR SALE**

SUBJECT LOCATION: From Sherburn, MN, 3 miles West on State Hwy 4 to County Hwy 7, then 3 miles North to 140th St, then West 2 1/4 miles. The farm is located approximately 8 miles Northwest of Sherburn, MN.

LEGAL DESCRIPTION: E 53 Acres of the W 1/2 of the SE 1/4 of Section 30 of Elm Creek Township, Martin County, MN T103N, R33W

REAL ESTATE SALE TERMS: The terms of sale for this farm are based on a cash sale with possession taking place after closing and the 2021 crop has been removed. The successful buyer will enter into a purchase agreement & make a 20% down payment to the Edman & Edman Trust account with closing following 30 days after. This sale is NOT CONTINGENT ON BUYER FINANCING and 20% down payment is NON-REFUNDABLE. There will be a 2% buyers premium added onto the final sales price. 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. The 2021 property taxes and land rent will prorated at the time of closing. Any new assessments of record after the signing of the purchase agreement will be the responsibility of the buyer. 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.

MAJORIE GANGL ESTATE-OWNER EDMAN & EDMAN-CLOSING ATTORNEY

ADDITIONAL PROPERTY INFORMATION:

This parcel of bare farmland is 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+ Call us today and thank you for looking!



REAL ESTATE SALES STAFF

DUSTYN HARTUNG 507-236-7629 KEVIN KAHLER 507-920-8060

LEAH HARTUNG MN Broker #40416719 Cell # 507-236-8786

www.landservicesunlimited.com

PROPERTY INFORMATION

DESCRIPTION PARCEL: The East 53 Acres of the West ½ of the SE ¼, Elm Creek Township, Martin County, MN T103N, R33W

*Not to be used on legal documents.

TAX PARCEL ID #: 040300250

BUILDINGS: Bare Farmland

REAL ESTATE TAXES: 2021 AG (NON-HSTD) Taxes = \$2,130

*These taxes are AG (NON-HSTD)

FSA INFORMATION: Total Acres = 53.00 +/- acres

FSA Tillable Acres = 52.34 +/- acres

Corn Base Acres = 28.94 +/- acres

Corn PLC Yield = 162 +/- bushels

Soybean Base Acres = 23.40 +/- acres

Soybean PLC Yield = 42 +/- bushels

Total Base Acres = 52.34 +/- acres

*Farm is currently being farmed under a larger tract with FSA. Once new Buyer purchases farm, it will be split at FSA and new base acres & tillable acres will be assigned to the new tract number. The acres above are approximate.

SOIL DESCRIPTION: Nicollet Clay Loam, Canisteo Clay Loam, Clarion Swanlake, Webster Clay Loam

*See Soils Map

CPI: Crop Productivity Index = 94.6 *Excellent

TOPOGRAPHY: Level

DRAINAGE: Farm has private tile which outlets to JD 15

*See Tile Maps/ Air Photos

NRCS CLASSIFICATIONS

ON TILLABLE ACRES: NHEL – Non-Highly Erodible Land.

WETLAND STATUS: Not Completed

LEASE STATUS: Farm is rented out for the 2021 crop year. New buyer may enter property for 2021 fall tillage after the 2021 crop has been removed. New buyer will have possession of the farm upon closing subject to the rights of the current tenant.

WIND PAYMENT: The farm does receive an annual payment from I-90 Wind LLC



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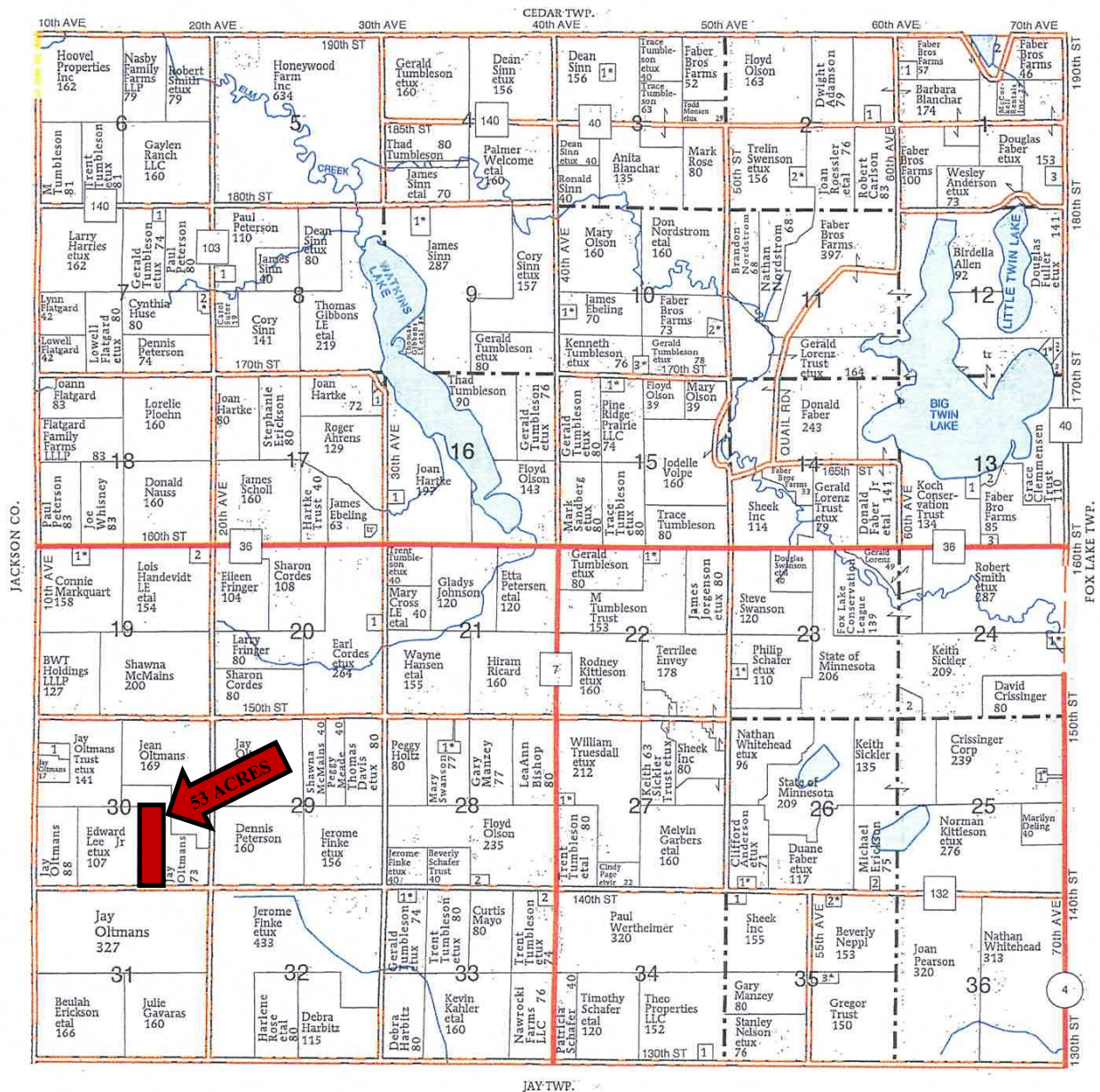
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T-103-N

ELM CREEK PLAT

R-33-W



Auctioneer
Alley

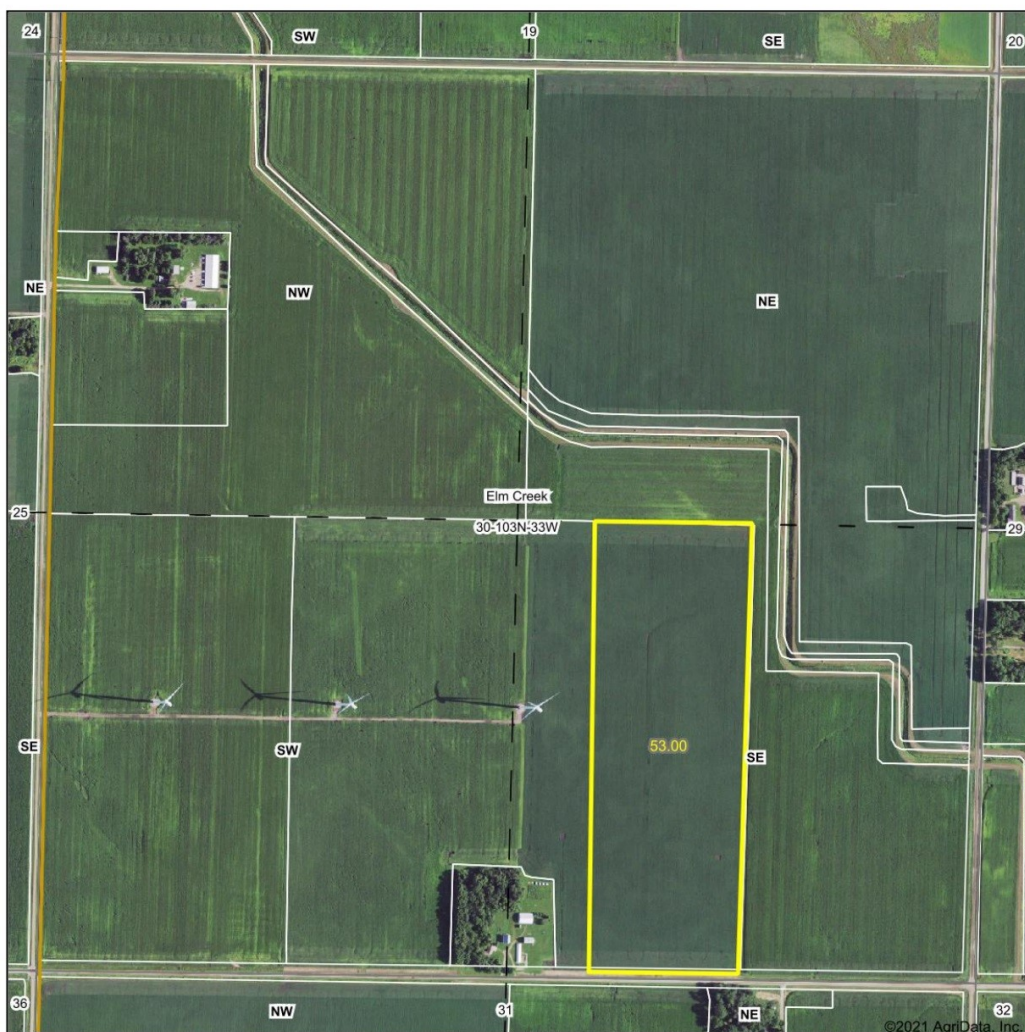
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Aerial Map



Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgridataInc.com

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

Map Center: 43° 41' 47.52, -94° 50' 39.17

0ft 844ft 1688ft

30-103N-33W
Martin County
Minnesota



6/18/2021



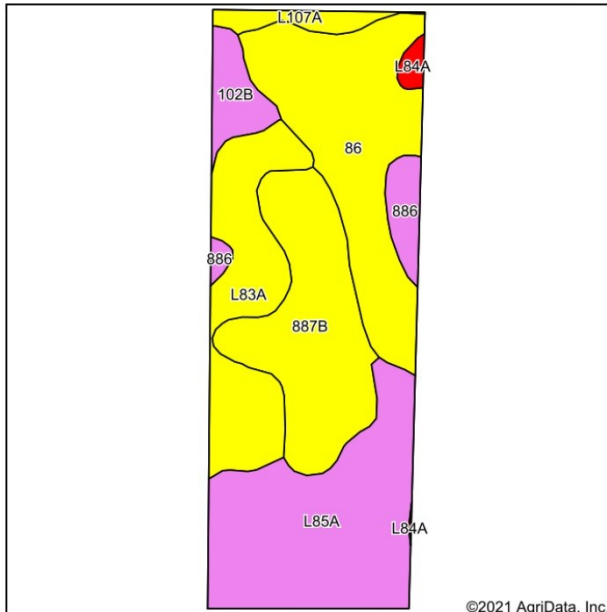
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Soils Map



State: **Minnesota**
 County: **Martin**
 Location: **30-103N-33W**
 Township: **Elm Creek**
 Acres: **52.34**
 Date: **6/18/2021**



Maps Provided By



Area Symbol: MN091, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat	*n NCCPI Soybeans
L85A	Nicollet clay loam, 1 to 3 percent slopes	14.16	27.1%		Somewhat poorly drained	lw	99						82
86	Canisteo clay loam, 0 to 2 percent slopes	13.01	24.9%		Poorly drained	llw	93						81
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	11.06	21.1%		Moderately well drained	lle	92						83
L83A	Webster clay loam, 0 to 2 percent slopes	8.48	16.2%		Poorly drained	llw	93						82
102B	Clarion loam, 2 to 6 percent slopes	2.10	4.0%		Moderately well drained	lle	95						84
886	Nicollet-Crippin complex	1.75	3.3%		Somewhat poorly drained	l	100	5.2	210	94	60	5.2	83
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	1.31	2.5%		Poorly drained	llw	91						81
L84A	Glencoe clay loam, 0 to 1 percent slopes	0.47	0.9%		Very poorly drained	lllw	86						76
Weighted Average							94.6	0.2	7	3.1	2	0.2	*n 82

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



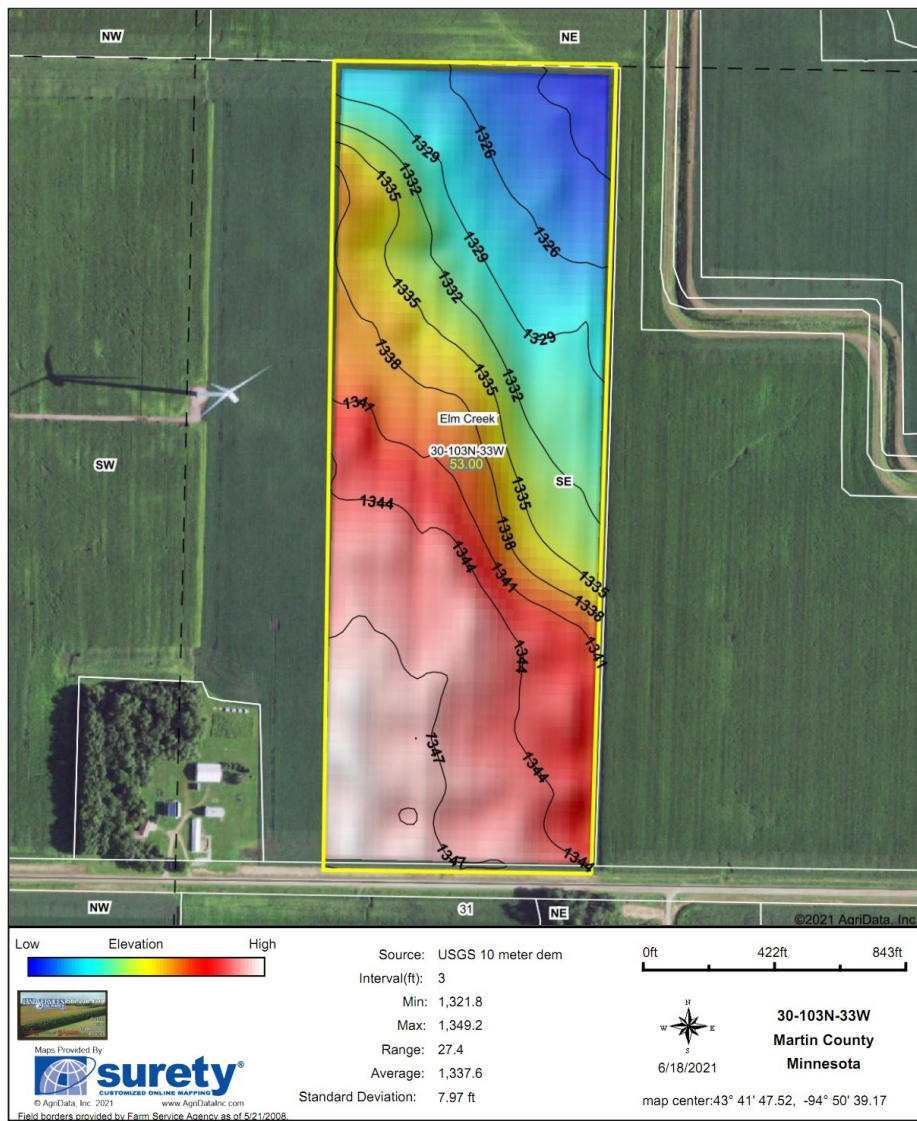
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Topography Hillshade



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Aerial Map



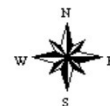
Maps Provided By
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CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 43° 41' 47.52, -94° 50' 39.17

0ft 844ft 1688ft

30-103N-33W
Martin County
Minnesota



6/18/2021

LAND SERVICES UNLIMITED
The People That Make Things Happen

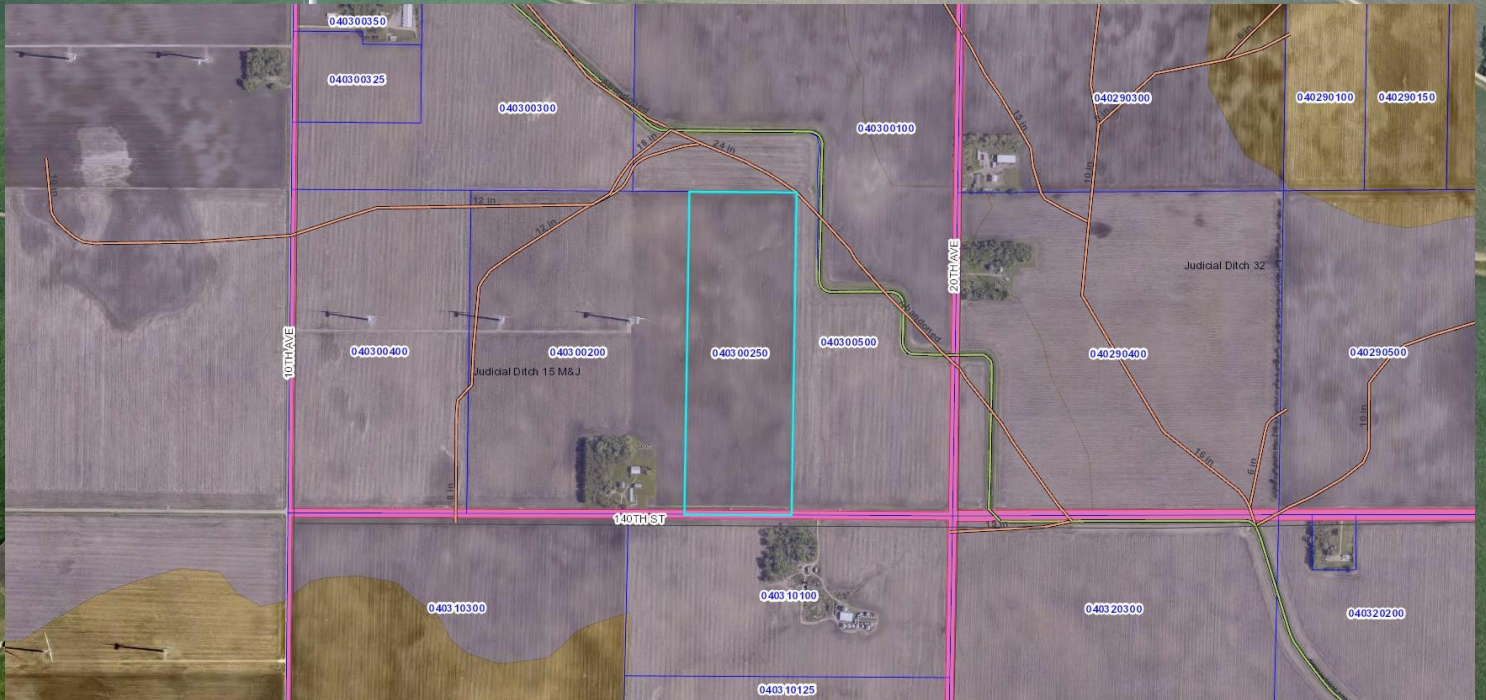
Auctioneer
Alley

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Beacon™ Martin County, MN

Summary

Parcel ID 040300250
 Property Address 30-103-033
 Sec/Twp/Rng Sect-30 Twp-103 Range-033 53.00 AC E 53 AC OF THE W1/2 SE1/4 53 AC
 Brief Tax Description (Note: Not to be used on legal documents)
 Deeded Acres 53.00
 Class 101 - (NON-HSTD) AGRICULTURAL
 District (401) ELM CREEK-2448
 School District 2448
 Neighborhood 4 - ELM CREEK
 Contact Appraiser: [Jessica Laue](#)
 Creation Date 07/07/1989

Owner

Primary Taxpayer
 Marjorie Ann Gangl
 6265 Foothill Blvd
 Las Vegas, NV 89118

Land

Seq	Code	CER	Dim 1	Dim 2	Dim 3	Units	UT
1	TILL A1 86-100 CPI	0	0	0	0	52.340	AC
2	ROAD	0	0	0	0	0.660	AC
Total						53.000	

Valuation

	2021 Assessment	2020 Assessment	2019 Assessment	2018 Assessment	2017 Assessment
+ Estimated Land Value	\$397,800	\$413,500	\$392,600	\$416,100	\$391,000
+ Estimated Building Value	\$0	\$0	\$0	\$0	\$0
+ Estimated Machinery Value	\$0	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$397,800	\$413,500	\$392,600	\$416,100	\$391,000

Taxation

	2021 Payable	2020 Payable	2019 Payable	2018 Payable
Classification	101 - (NON-HSTD) AGRICULTURAL	101 - (NON-HSTD) AGRICULTURAL	101 - (NON-HSTD) AGRICULTURAL	101 - (NON-HSTD) AGRICULTURAL
Estimated Market Value	\$413,500	\$392,600	\$416,100	\$391,000
- Exempt Value	\$0	\$0	\$0	\$0
- Excluded Value	\$0	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0	\$0
= Taxable Market Value	\$413,500	\$392,600	\$416,100	\$391,000
Net Taxes Due	\$2,130.00	\$2,104.00	\$2,146.00	\$2,014.00
+ Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$2,130.00	\$2,104.00	\$2,146.00	\$2,014.00

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

Unpaid Taxes

	2021 Payable
Unpaid Tax	\$2,130.00
+ Unpaid Spec Asmt	\$0.00
+ Unpaid Fees	\$0.00
+ Unpaid Penalty	\$85.20
+ Unpaid Interest	\$0.00
= Unpaid Total	\$2,215.20



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United States
Department of
Agriculture

Martin County, Minnesota

Farm 9301

Tract 1093

2021 Program Year

Map Created April 06, 2021



0 175 350 700
Feet

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: 148.22 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 2019 NAIP imagery.



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MINNESOTA

MARTIN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture
 Farm Service Agency

FARM : 9301

Prepared : 6/2/21 8:55 AM

Crop Year : 2021

Abbreviated 156 Farm Record

Operator Name : None
 Farms Associated with Operator : None
 CRP Contract Number(s) :
 Recon ID :
 Transferred From : None
 ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
156.81	148.22	148.22	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.Rel. Activity	Broken From Native Sod
0.00	0.00	148.22	0.00		0.00		0.00	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	PLC Yield	HIP
Corn	81.90	0.00	162	
Soybeans	66.20	0.00	42	

TOTAL 148.10 0.00

NOTES

Tract Number : 1093

Description : (1G) E2 SW4, W2 SE4 (30)ELM
 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 : MARJORIE GANGL,
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
156.81	148.22	148.22	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	148.22	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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8 1 1 4 1 3 1
Tx: 4057064

Office of County Recorder
County of Martin, Minnesota
I hereby certify that the within
instrument was filed in this office
for recording on 06/26/2019 01:02 PM
and was duly recorded as Document No.
2019R-441455
Diane Sanders, Martin Co Recorder

REC FEE: 46.00
PAGES: 3

(reserved for recording data)

UTILITY EASEMENT

Date: June 5, 2018

Marjorie Ann Gangl, a single person by Mark Gangl, her attorney-in-fact, hereinafter ("Grantor") hereby grants and conveys to Red Rock Rural Water System, a public body organized and existing under the laws of the State of Minnesota ("RRRWS") a permanent easement to place, construct, maintain, operate, inspect, repair, replace, and/or remove pipelines and all appurtenances associated with the transmission of water upon the following terms and conditions:

1. That the easement shall be located on, under, across, and through the following described real estate:

The South 80.00 feet of the East 53 acres of the West Half of the Southeast Quarter (W½ SE¼) of Section 30, Township 103 North, Range 33 West of the Fifth Principal Meridian, in Martin County, Minnesota.

2. That RRRWS shall pay Grantor 40 cents per lineal foot if the easement goes through real estate which does not contain planted, growing, or unharvested crops. RRRWS shall pay Grantor 80 cents per lineal foot if the easement goes through land where crops have been planted and not yet harvested. Grantor hereby acknowledges that this is adequate and sufficient consideration for this easement.
3. That Grantor hereby grants RRRWS the right of ingress and egress over the entire easement area, at any and all times, to carry out the purposes granted to RRRWS pursuant to this easement.
4. That Grantor hereby agrees not to construct any building(s), structure(s) or any other improvement(s) within the area covered by this easement, without the prior written consent of RRRWS.



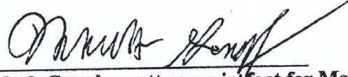
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LEAH HARTUNG MN Broker #40416719 Cell # 507-236-8786

5. That this is a permanent easement which shall run with the land and shall be binding upon Grantor and their respective heirs, successors, and assigns.

Grantors:



Mark Gangl, as attorney-in-fact for Marjorie Ann Gangl

STATE OF _____)
) ss.
COUNTY OF _____)

PLEASE SEE ATTACHED
CALIFORNIA ALL-PURPOSE
ACKNOWLEDGEMENT FORM

The foregoing instrument was acknowledged before me on 08-06-18, 2018,
by Mark Gangl in his capacity as attorney-in-fact for Marjorie Ann Gangl, a single person.

NOTARIAL STAMP OR SEAL

Signature of Notary Public or Other Official

THIS INSTRUMENT WAS DRAFTED BY:
Ronald J. Schramel
Attorney Reg. No. 254757
Schramel Law Office
910 Fourth Avenue, PO Box 505
Windom, MN 56101
P: (507) 831-1301
F: (507) 831-4200



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LEAH HARTUNG MN Broker #40416719 Cell # 507-236-8786

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Office of County Recorder
County of Martin, Minnesota
I hereby certify that the within
instrument was filed in this office
for recording on 05/28/2009 10:09 AM
and was duly recorded as Document No.

2009R-399440
Kay Wrucke, Martin County Recorder

REC FEE: 46.00
PAGES: 5

MEMORANDUM OF LAND LEASE AND WIND EASEMENT

THIS MEMORANDUM OF LAND LEASE AND WIND EASEMENT ("Memorandum of Lease") is entered into this 11th day of February, 2009 by and between Marjorie Ann Gangl, a single person (hereinafter "Lessor"), and I-90 Wind, LLC, a Minnesota limited liability company, and its successors and assigns (hereinafter "Lessee").

RECITALS:

A. Lessor and Lessee have entered into a certain Land Lease and Wind Easement dated February 11, 2009 (the "Lease Agreement"), whereby Lessor has agreed to lease to Lessee certain real property, together access easement rights and a wind easement across said premises in the County of Martin, State of Minnesota, and being more particularly described in Exhibit A attached hereto and made a part hereof (the "Premises").

B. The parties wish to give notice of the existence of such Lease Agreement.

IN CONSIDERATION of the sum of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. Lessor and Lessee have entered into the Lease Agreement dated February 11, 2009 (the "Effective Date") to lease and demise the Premises for wind energy purposes and to grant access and wind easements. Pursuant to the Lease Agreement, Lessee has the exclusive right to use the Premises for wind energy purposes, together with certain related wind, access and other easement rights and other rights related to the Premises, all as more fully described in the Lease Agreement. Wind energy purposes means converting wind energy into electrical energy and collecting and transmitting the electrical energy so converted, together with any and all activities related thereto.

2. The initial term of the Lease Agreement is for a period of seven (7) years, commencing on the Effective Date (the "Development Period"). The Lease Agreement shall automatically be extended for an Extended Term, as defined below, upon the earlier of (i) the date when construction of Wind Facilities on the Premises ("Construction Date") commences; or (ii) date when Lessor receives written notice from Lessee of Lessee's election to extend the term of the Lease Agreement for the extended term ("Extended Term Notice Date"). The Extended

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Term of the Lease Agreement ("Extended Term") is twenty (20) years from the earlier of either of the Construction Date or the Extended Term Notice Date unless sooner terminated in accordance with the terms of the Lease Agreement. In addition, Lessee has a right to extend the Extended Term for two (2) additional periods of ten (10) years upon written notice to Lessor.

3. Lessor shall have no ownership and other interest in any windpower facilities installed on the Premises by Lessee and Lessee may remove any or all windpower facilities at any time.

4. The Lease Agreement and the easement and rights granted Lessee therein shall burden the Premises and shall run with the land. The Lease Agreement shall inure to the benefit of and be binding upon and Lessee and, to the extent provided in any assignment or other transfer under the Lease Agreement, any assignee or Lessee, and their respective heirs, transferees, successors and assigns, and all persons claiming under them.

5. Lessee and any successor or assign of Lessee shall at all times have the right, without need for Lessor's consent, to do any of the following, conditionally or unconditionally, with respect to all or any portion of the Premises for wind energy purposes: grant co-leases, separate leases, subleases, easements, licenses or similar rights to one or more third parties; or sell, convey, lease, assign, mortgage, encumber or transfer to one or more third parties or to any affiliate of Lessee's the Lease, or any right or interest in the Lease, or any or all right or interest of Lessee in the Premises or in any or all of the Wind Facilities that Lessee or any other party may now or hereafter install on the Premises provided that (i) any such assignment, transfer or conveyance shall not be for a period beyond the Term of the Lease; (ii) the assignee or transferee shall be subject to all of the obligations, covenants and conditions applicable to the Lessee; and (iii) Lessee shall not be relieved from liability for any of its obligations under the Lease by virtue of the assignment or conveyance unless Lessee assigns or conveys all of its interests under the Lease to the assignee or transferee, in which event Lessee shall have no continuing liability.

6. This Memorandum of Lease has been executed and delivered by the parties for the purpose of recording and giving notice of the lease and easement rights in accordance with the terms, covenants and conditions of the Lease Agreement.

7. The terms and conditions of the Lease Agreement are incorporated by reference into this Memorandum of Lease as if set forth fully herein at length. In the event of any conflict between the terms and provisions of the Lease Agreement and this Memorandum of Lease, the Lease Agreement shall control.

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IN WITNESS WHEREOF, each of the parties hereto has caused this Memorandum of Lease to be duly executed as of the day and year first above written.

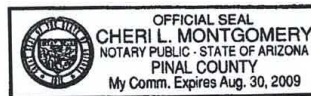
LESSOR

Marjorie Ann Gangl
Marjorie Ann Gangl

STATE OF Arizona)
COUNTY OF Pinal) ss.

The foregoing instrument was acknowledged before me this 9th day of January, 2008 by Marjorie Ann Gangl, a single person.
2009
mg

Cheri L. Montgomery
Notary Public



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LESSEE

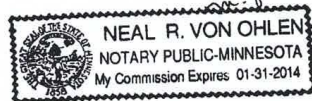
I-90 Wind, LLC,
a Minnesota limited liability company

By: Cory Ebeling

Its: Tres

STATE OF Minn)
COUNTY OF Jackson) ss.

The foregoing instrument was acknowledged before me this 11th day of Feb, 2008 by Cory Ebeling, the Tres of I-90 Wind, LLC, a Minnesota limited liability company, on behalf of the company.
2009



[Signature]
Notary Public

This instrument was drafted by:
Fredrikson & Byron, P.A. (KLN)
200 South Sixth Street, Suite 4000
Minneapolis, Minnesota 55402-1425

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**EXHIBIT A
TO MEMORANDUM OF LAND LEASE AND WIND EASEMENT**

Legal Description of Premises

The East 53 acres of the West Half of the Southeast Quarter (W ½ SE ¼) of Section Thirty (30), Township One Hundred Three (103) North, Range Thirty-three (33), West of the Fifth Principal Meridian, Martin County, Minnesota.

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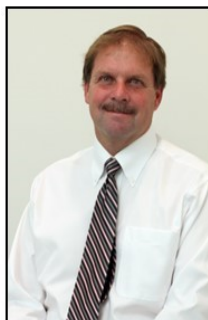
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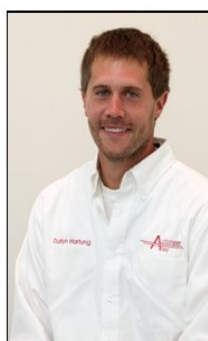
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