



TOTAL REALTY CO.

*Specializing in Farmland and
Residential Sales*



*Total Realty Co.
is pleased to present:*

102 acres more or less

Sections 25 & 26

Lansing Township, Mower Co., MN

*We specialize in:
Farm Sales
Exchanging Property
Investment Property*

700 6th Ave., DeWitt, IA 52742
Office: 563-659-8185 Fax: 563-659-8189
www.totalrealtyco.com



NOTICE OF AGENCY TO PROSPECTIVE PURCHASERS

Thank you for giving Total Realty Co. the opportunity to work with you. We feel it is important for you to know and be aware of the services that we can provide to you. We endeavor at all times to provide our customers with fair, honest and professional service.

As part of providing this service, we believe you should know that:

1. AS LISTING OR COOPERATING BROKER, ALL LICENSEES EMPLOYED BY OR ASSOCIATED WITH THE BROKER ARE THE AGENTS OF THE SELLER AS TO ALL PROPERTIES FOR WHICH WE WILL PROVIDE INFORMATION OR SHOW YOU.
2. As an agent of the seller, we have certain legal obligations to the seller, including the duties of loyalty and faithfulness.

As part of our professional service to you, we can and will:

1. Treat you fairly and honestly.
2. Provide information, locate, and show you available properties meeting criteria established by you.
3. Provide you with information and counseling about the financing of your purchase.
4. Disclose all material facts of which we are aware about the properties you are considering.

If you have any questions about our role, please feel free to ask. We look forward to having the opportunity to work with you and to provide you with our professional services.

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Main Office
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102 acres more or less in Mower Co., MN

TOTAL ACRES:	102 m/l
PRICE:	\$685,000.00

Price Per Acre: \$6,715

Owner: Helland

Operator:

County & State: Mower Co., Minnesota

Location: North of Austin

Possession Date: At closing

Drainage Info: Natural

Average PI : 70.8

Taxable Acres: 102

Net RE Taxes: \$4,550

Taxes payable in: 2013

Topography: Level

F.S.A. Information:

Farmland:	102	Corn Base:	48.4
Crop Acres:	88.9	Corn Yield:	119
CRP Acres:	8.4	Soybean Base:	32.5
Wheat Base:		Soybean Yield:	25
Wheat Yield:			

Approximate Breakdown of Acres:

Total Acres:	102
Tillable Acres:	83.4
CRP Acres:	8.4
Farmstead:	
Rail Road :	1.67
Crop Waterways:	5.57
Creek:	4.23
Pasture:	.04

Legal Description:

That part West of the Rail Road in the NW (1/4), Section 25;
N (1/2), NE (1/4), NE (1/4), Section 26, all in T-103-N, R-18-W
Of the 5th P.M., Mower County Minnesota

To Contact Listing Agent:

Call Reed Kuper
1-641-425-8617

Comments & Building Information:

Subject Property is Bare Land only. Nice parcel of land located
North of Austin Minnesota with good income potential along
with excellent recreational opportunities.

Lease/FSA Information:

Property is leased for 2013.
5.57 acres of waterway are considered tillable, but are not
being farmed. These acres are designated as Effective Crop
Acres. Overall Row Crop acres = 88.9

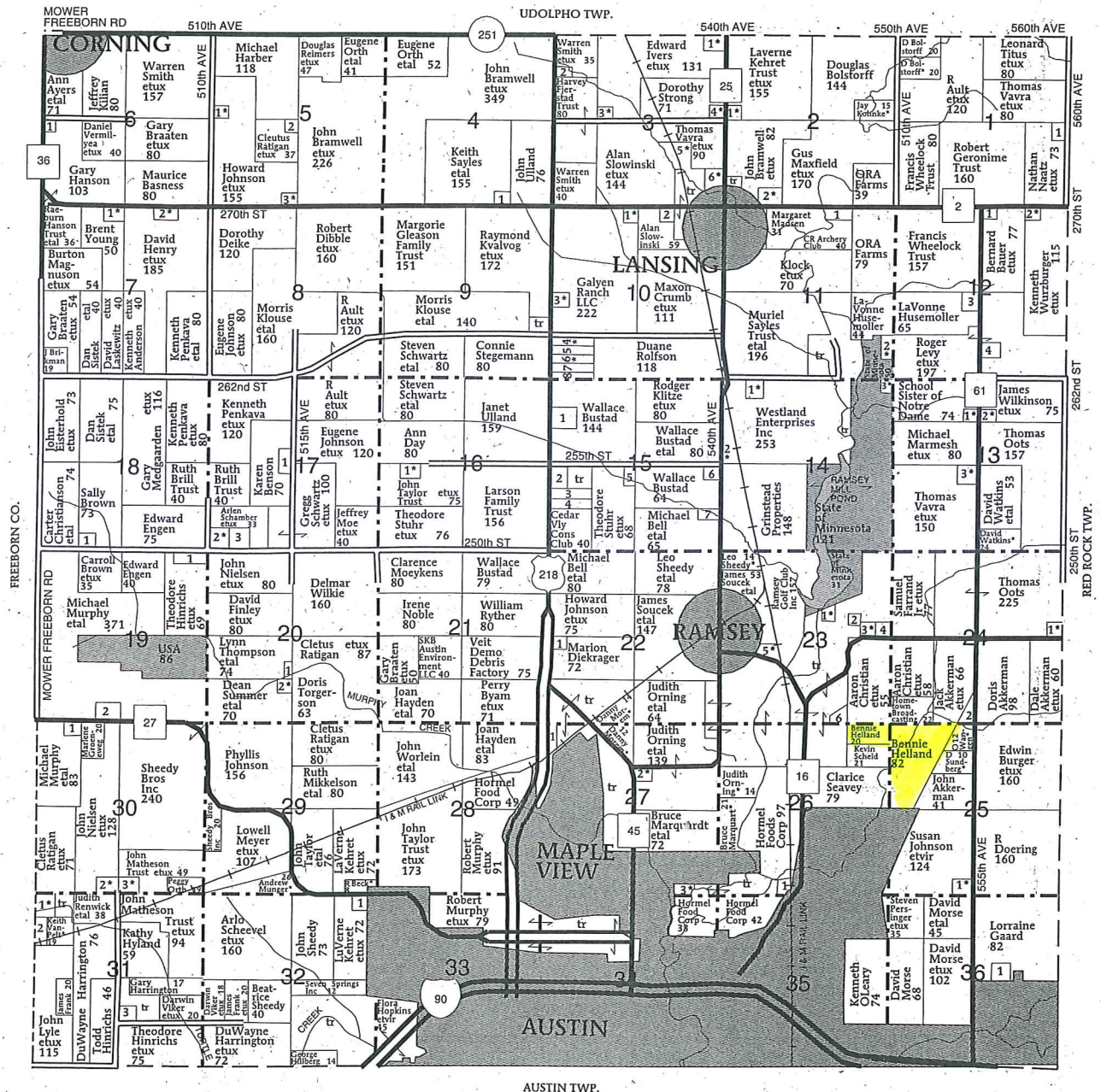
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**WELLS
FARGO**

T-103-N

LANSG PLAT

R-18-W



LANSING TOWNSHIP

SECTION 1

1. White, Peter 7
SECTION 2
 1. Bartlett, Michael 5
 2. Nisben, Roland 9
SECTION 3
 1. Ivers, Steven 15
 2. Bina, Matthew 5
 3. Finke, Bradley 8
 4. Bergstrom, Daniel 5
 5. Klock, Loyal 14
 6. Huffman, Richard 5
SECTION 4
 1. Medgaarden, Gary 5
SECTION 5
 1. Mayzlik, Ronald 5
 2. McConnell, Tracy 5

3. Penkava, Allen 5

SECTION 6

1. Wells Fargo Bank 9
SECTION 7
 1. Klaehn, Kyle 10
 2. Dolan, Brian 15
SECTION 10
 1. Peterson, Paul 5
 2. Heikes, Wayne 5
 3. Cummings, James 12
 4. Otterson, Lloyd 10
 5. Nguyen, Winston 5
 6. Krachmer, Shaun 5
 7. Yates, Thomas 10
 8. Carney Auto Salvage
 Inc 10
SECTION 11
 1. Nelson, Dennis 17

2. Levy, Roger 8

SECTION 1:

1. Knutson, Marc 10
 2. Kraft, Ronald 5
 3. Husemoller, Mark 10
 4. Knutson, Julie 6
- SECTION 13**
1. Nordby, David 6
 2. Mullenbach, Todd 5
 3. Rudsenske, Stanley 9
- SECTION 14**
1. Reimers, Douglas 9
 2. Mayzlik, Ronald 13
 3. Levy, Roger 8
- SECTION 15**
1. Hilfensteier, Douglas 15
 2. Century Wireless Group Inc 8

3. Lee, Raymond 10

4. Peter

5. Federal National
Mortgage Assn 12
6. Andersen, Jill 5
7. Bell, Michael 10
SECTION 16
1. Bridgeman, Bradley 5
SECTION 17
1. Connelly, Karen 10
2. Nielsen, John 10
3. Izaak Walton League 10
SECTION 18
1. Alvey, Michael 7
SECTION 19
1. Kelly, Cynthia 12
2. Nicol, Troy 11
SECTION 20

1. Schlichter, Jason 6

2. Becke

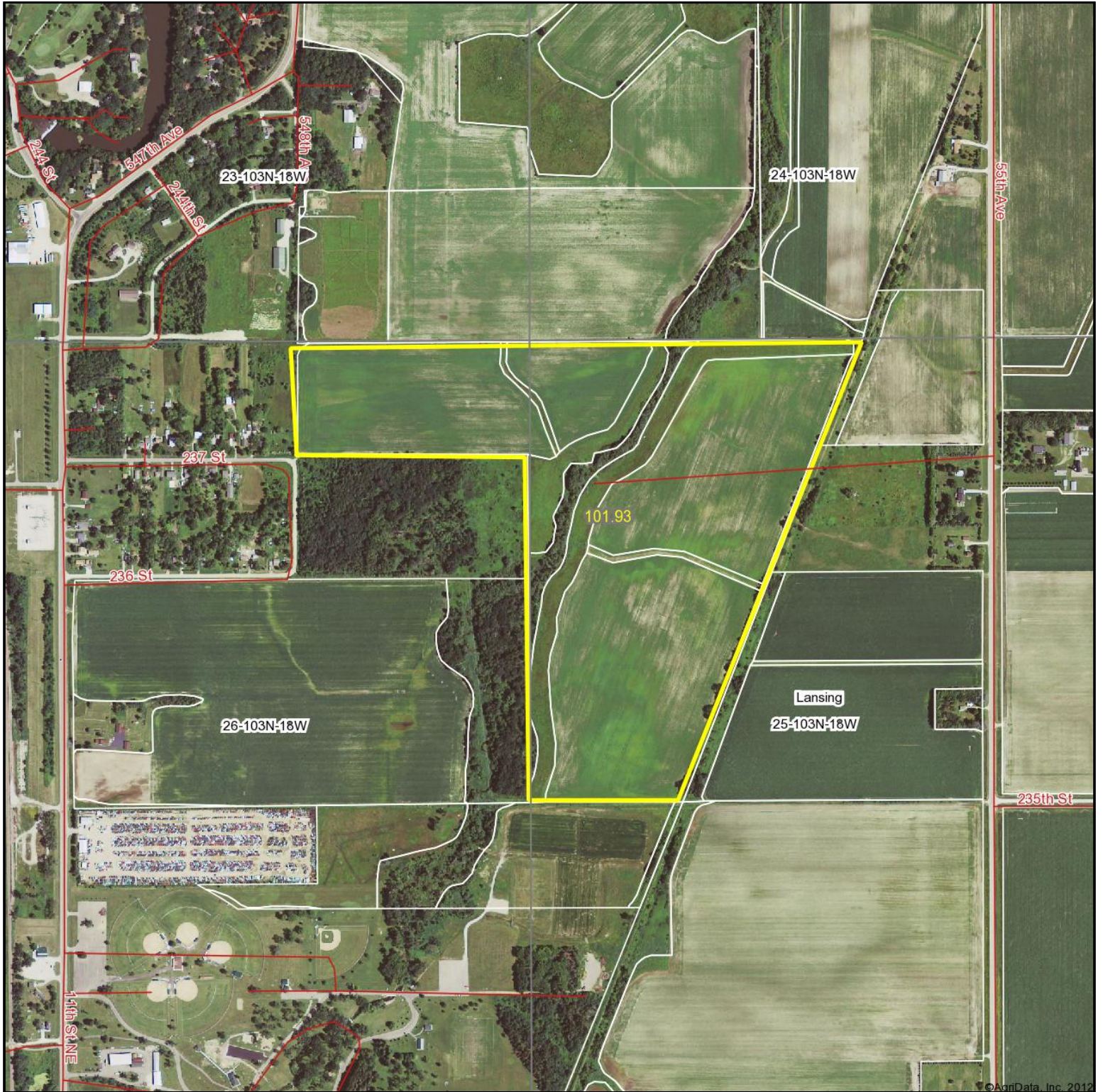
- SECTION 22**
1. Waste Oil Furnace
Distributing 5
- SECTION 23**
1. Heiny, Sidney 8
2. Koderabek, Martha 9
3. Wangen, Omer 9
4. Heiny, Robert 12
5. Besel, Paul 6
6. Anderson, David 10
- SECTION 24**
1. Soiney, Kevin 7
2. Freese, Karen 15
- SECTION 25**
1. Wagenaar, Gary 10
- SECTION 26**

1. City of Austin 5

SECTION 2

1. Bustad, Wallace 5
2. Dolan, Brian 10
3. McAllister, Lawrence 5
SECTION 30
1. Fawyer, Ryan 10
2. Bergstrom, Daniel 10
3. Weisert, Robert 10
SECTION 31
1. Kontinakis, Peter 8
2. Haney, Everett 12
3. Simpson, Zetta 7
SECTION 32
1. Zicafoose, Earl 10
SECTION 36
1. Gaard, Adrian 11

Aerial Map



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Maps provided by:



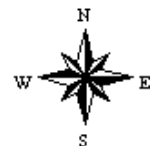
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25-103N-18W
Mower County
Minnesota

map center: 43° 41' 59.63, 92° 56' 57.87

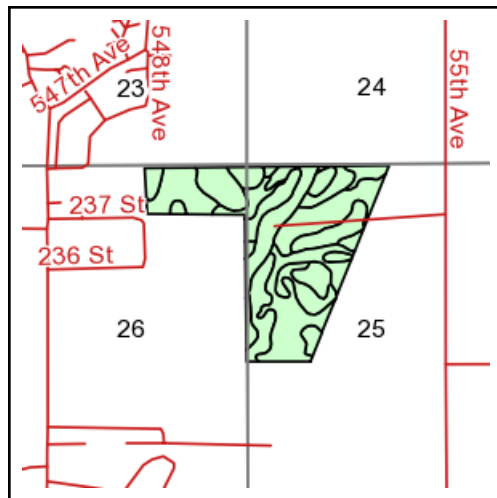
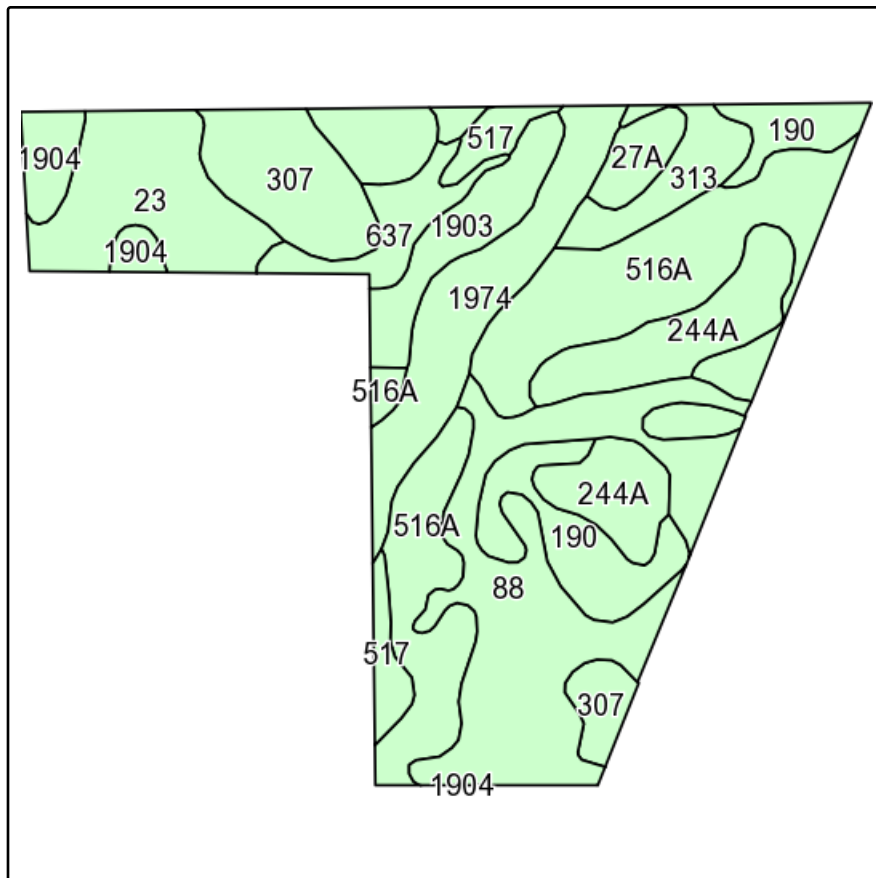
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6/12/2013

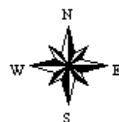
Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Soils Map



State: **Minnesota**
 County: **Mower**
 Location: **25-103N-18W**
 Township: **Lansing**
 Acres: **101.9**
 Date: **6/12/2013**

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surety
 CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
516A	Dowagiac loam, 0 to 2 percent slopes	21.6	21.1%	IIs	66		4.7	142	76	40
88	Clyde silty clay loam	17.8	17.4%	IIw	86	7	4.3	185	75	52
23	Skyberg silt loam	11.2	11.0%	IIw	94	6	4.8	202	76	56
244A	Lilah sandy loam, 0 to 2 percent slopes	9.1	8.9%	IVs	43	3.6	2.8	92	51	26
1974	Coland-Spillville loams, frequently flooded	8.5	8.3%	Vw	20	6.8				
307	Sargeant silt loam	8.2	8.0%	IIIw	86	5	4.2	185	70	52
190	Hayfield loam	7.4	7.3%	IIs	72	5.3	4.7	155	78	43
1903	Udolpho silt loam, loamy substratum, swales	4.5	4.4%	IIIw	70		4.3	151	70	42
313	Spillville loam, occasionally flooded	3.5	3.5%	IIw	91	10.4	6.2	196	88	55
637	Schley silt loam	3.2	3.2%	IIw	84	8.9	4.8	181	76	50
517	Shandep clay loam	2.6	2.6%	IIIw	78	4.8	3.7	168	68	47
1904	Udolpho silt loam, loamy substratum	2.5	2.5%	IIw	70		4.2	151	70	42
27A	Dickinson fine sandy loam, 0 to 2 percent slopes	1.8	1.8%	IIIs	60	7.9	5.1	129	80	36
Weighted Average					70.7	4.5	4	148.4	66.8	41.6

Tract Number: Description NE4 S26 & NW4 S25/T8FAV/WR History
BIA Range Unit Number:Y

HEL Status: Classified as not HEL

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
102.0	97.3	97.3	0.0	0.0	8.4	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP	
0.0	0.0	88.9	0.0	0.0	0.0	

Crop	Base Acreage	Direct Yield	CC Yield	CRP Reduction	CRP Pending	CRP Yield	CCC-505 CRP Reduction	PTPP Reduction
CORN	48.4	119	119	0.0	0.0	0	0.0	0.0
SOYBEANS	32.5	25	25	0.0	0.0	0	0.0	0.0
Total Base Acres:	80.9							

Owners:

Other Producers: None



United States
Department of
Agriculture

Mower County, Minnesota

Farm 6363

Tract 1361



2013 Program Year

Map Created May 19, 2013

Common Land Unit

Cropland

Non-cropland

Conservation Reserve Program

Wetland Determination Identifiers

Restricted Use

Limited Restrictions

Exempt from Conservation
Compliance Provisions

Tract Boundary

Section Line

1:6,052

0 165 330 660
Feet

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

Canola = Spring for seed

Sunflower = oil or non-oil for grain



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