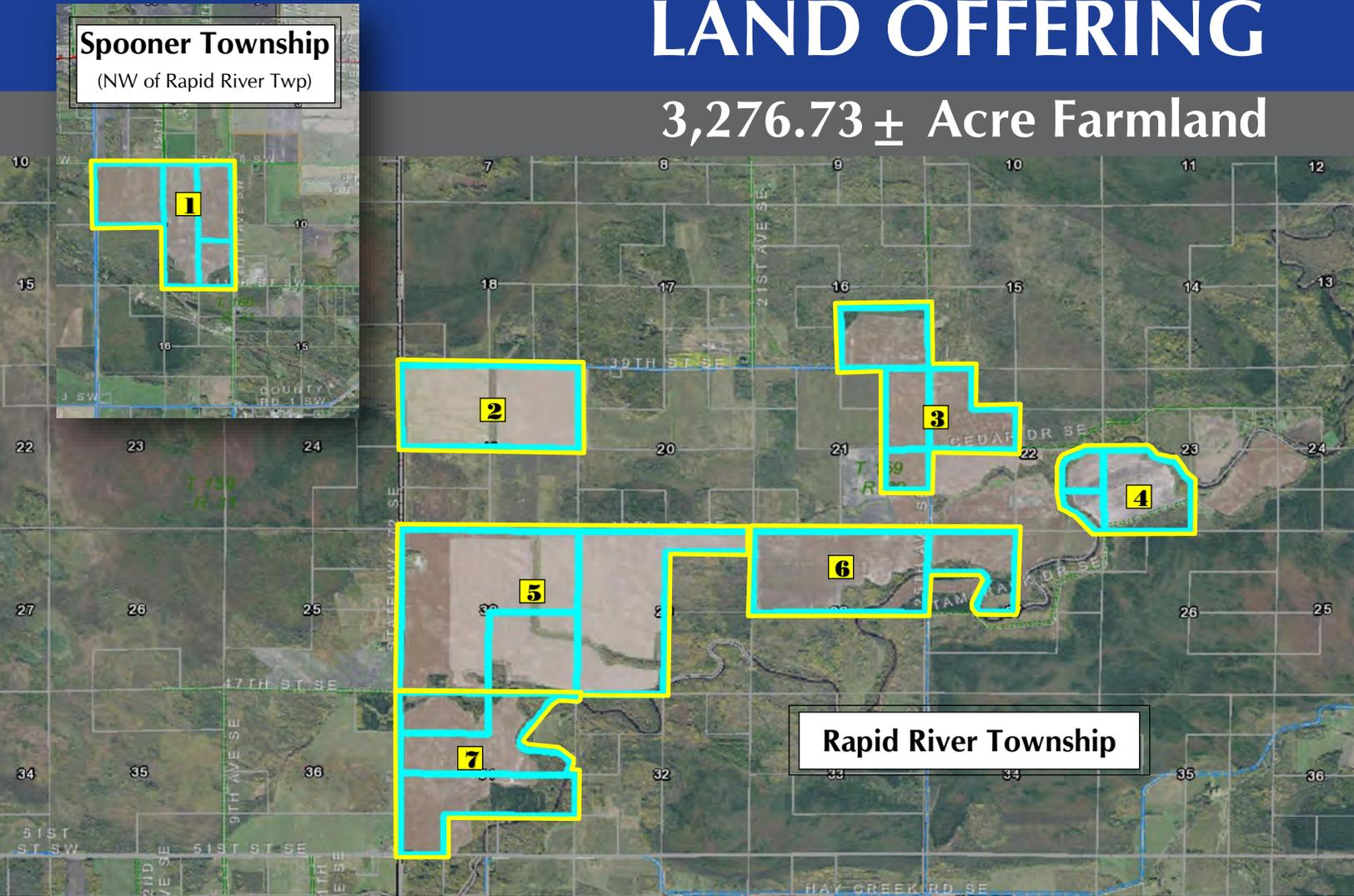


LAND OFFERING

3,276.73 ± Acre Farmland

Spoooner Township

(NW of Rapid River Twp)



3,276.73 ± Acre Farmland (7 total tracts)

Rapid River & Spooner Twps | Lake of the Woods Co., MN

Lake of the Woods County...known for fishing, hunting, forest, water, clean air and land. With minimal acres of land for sale in the county, you won't find any better farming land for sale. The Rapid River runs through part of the farm for excellent recreation possibilities. So, if you're looking to start or build on your current investment, here's **3,276 ± total gross acres with 2,708 ± pattern tiled tillable acres** available today. The uniqueness of this farm lends itself to large farming, as a good amount of land on this farm is contiguous. This is likely one of the finest large tracts to be offered to the market in some time. Possible splits are available and have already been divided into 7 smaller Tracts. Call today so you too can build on Minnesota's natural assets.

**1STOP
REALTY** INC

Call us for more info:

📞 507-634-7033

LAND OFFERING

3,276.73 ± Acre Farmland

Farm Summary

Legal Description: See Exhibit "A"

Property Tax: \$16,184 payable in 2020

PID:

Parcel 1: 30-09-11-000, 30-09-12-000, 30-09-21-000, 30-09-41-010
Parcel 2: 38-19-11-000
Parcel 3: 38-16-41-010, 38-21-11-000, 38-21-41-000, 38-22-22-000
Parcel 4: 38-22-22-000, 38-22-44-010, 38-23-31-000
Parcel 5: 38-29-11-000, 38-30-11-000, 38-30-41-000
Parcel 6: 38-27-21-000, 38-28-11-000
Parcel 7: 38-31-11-000, 38-31-21-000

Gross Acres: 3,276.73±

Tillable Acres: 2,708.7±

Tile: Majority pattern tiled

Combined Farm Base Acres & Yields

Wheat Base:	1,057.56 acres	PLC Yield:	34 - 54
Bean Base:	295.98 acres	PLC Yield:	22
Canola Base:	591.90 acres	PLC Yield:	1006 - 1519
Barley Base:	42.01 acres	PLC Yield:	37 - 45
Oats Base:	27.50 acres	PLC Yield:	53
Flax Base:	20.30 acres	PLC Yield:	15
Corn Base:	4.40 acres	PLC Yield:	62

* Base Acres and Yields Data per Lake of the Woods County FSA Office

Terms: Cash - Buyer to participate in 1031 Tax Deferred Exchange

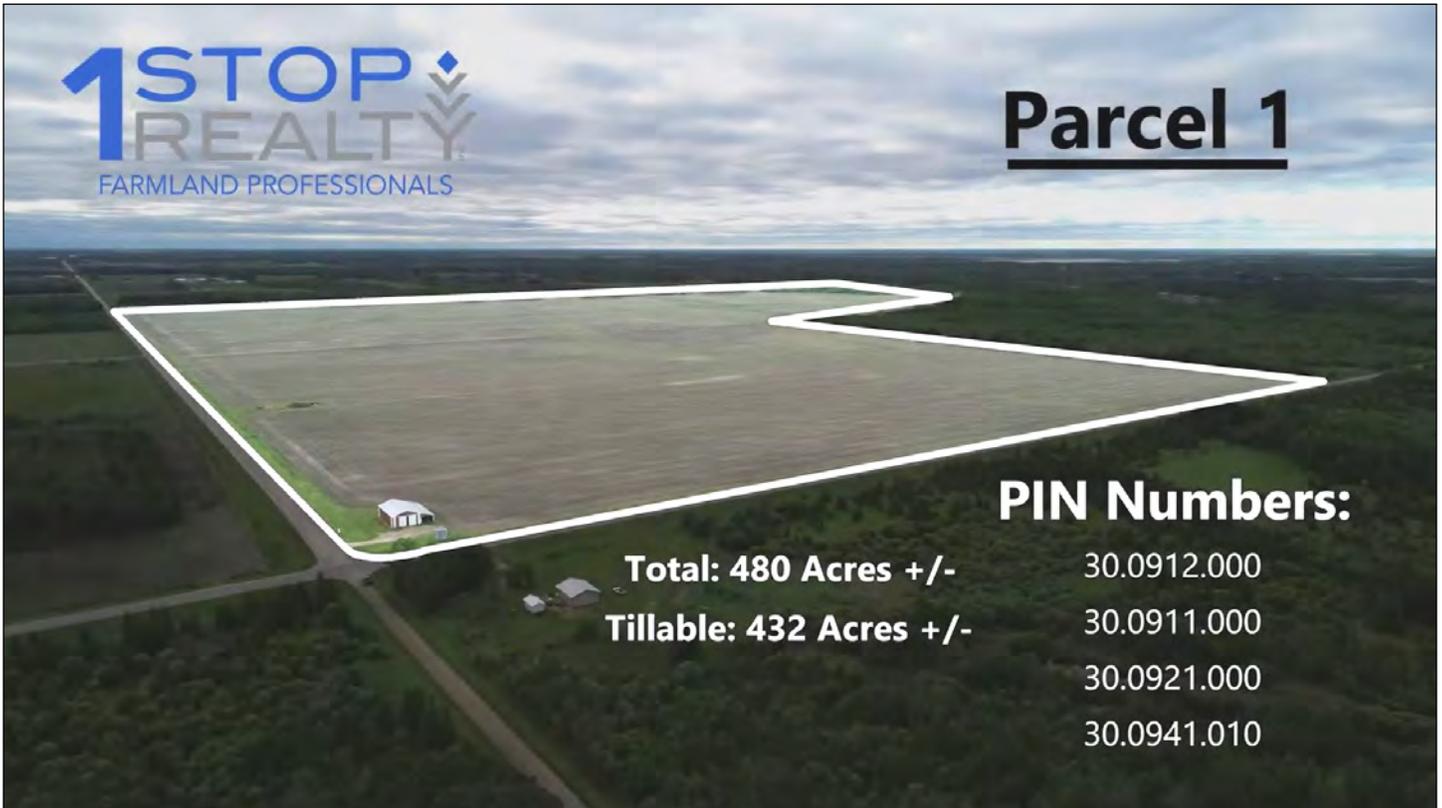
Offered at \$6,200,000



LAND OFFERING

3,276.73 ± Acre Farmland

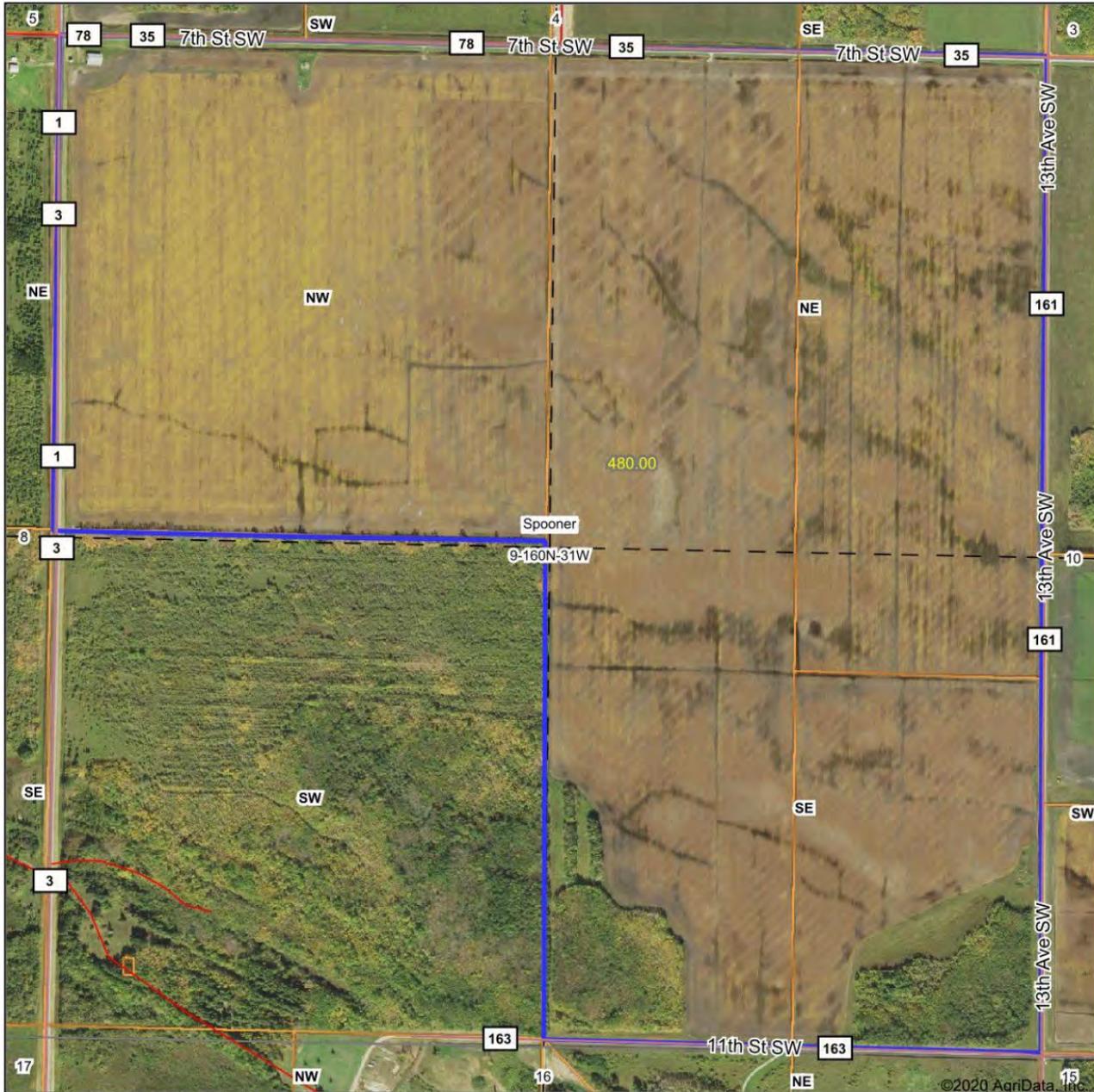
Parcel 1 - Aerial Photo



LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 1 - Aerial Map



1STOP REALTY
FARMLAND PROFESSIONALS

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2020 www.AgriDataInc.com

Map Center: 48° 41' 34.76, -94° 38' 15.92

0ft 829ft 1657ft

9-160N-31W
Lake Of Woods County
Minnesota

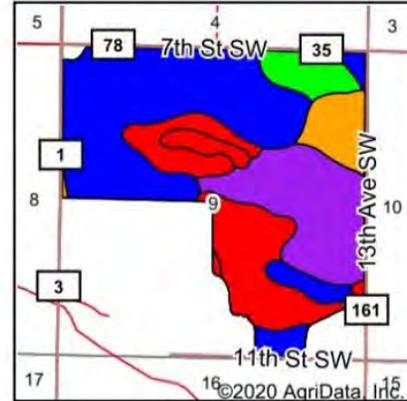
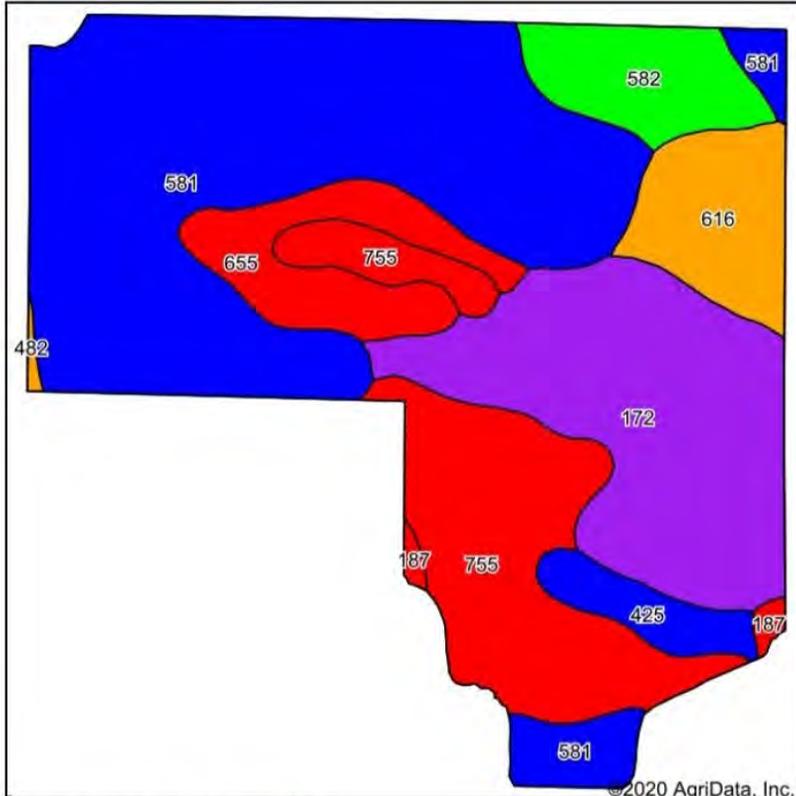


8/5/2020

LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 1 - Soils Map



State: **Minnesota**
 County: **Lake Of Woods**
 Location: **9-160N-31W**
 Township: **Spooner**
 Acres: **432.86**
 Date: **8/5/2020**



Area Symbol: MN077, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Soybeans	*n NCCPI Soybeans	
581	Percy fine sandy loam	179.57	41.5%	Blue	Poorly drained	Ilw	82	29	57	
172	Indus clay loam	87.86	20.3%	Purple	Poorly drained	Illw	51	18	30	
755	Woodslake clay	70.97	16.4%	Red	Very poorly drained	Vlw	15		9	
655	Bearville loamy fine sand	28.81	6.7%	Orange	Poorly drained	Illw	38	13	29	
616	Effie loam	26.69	6.2%	Yellow	Poorly drained	Ilw	80	28	57	
582	Roliss clay loam	23.91	5.5%	Green	Poorly drained	Ilw	92	32	60	
425	Donaldson loamy very fine sand	11.72	2.7%	Dark Blue	Somewhat poorly drained	Ile	85	30	56	
187	Haug muck	2.54	0.6%	Dark Red	Very poorly drained	Vlw	15		21	
482	Grygla loamy fine sand	0.79	0.2%	Light Orange	Poorly drained	Illw	72	25	41	
Weighted Average								61.9	20.9	*n 41.7

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

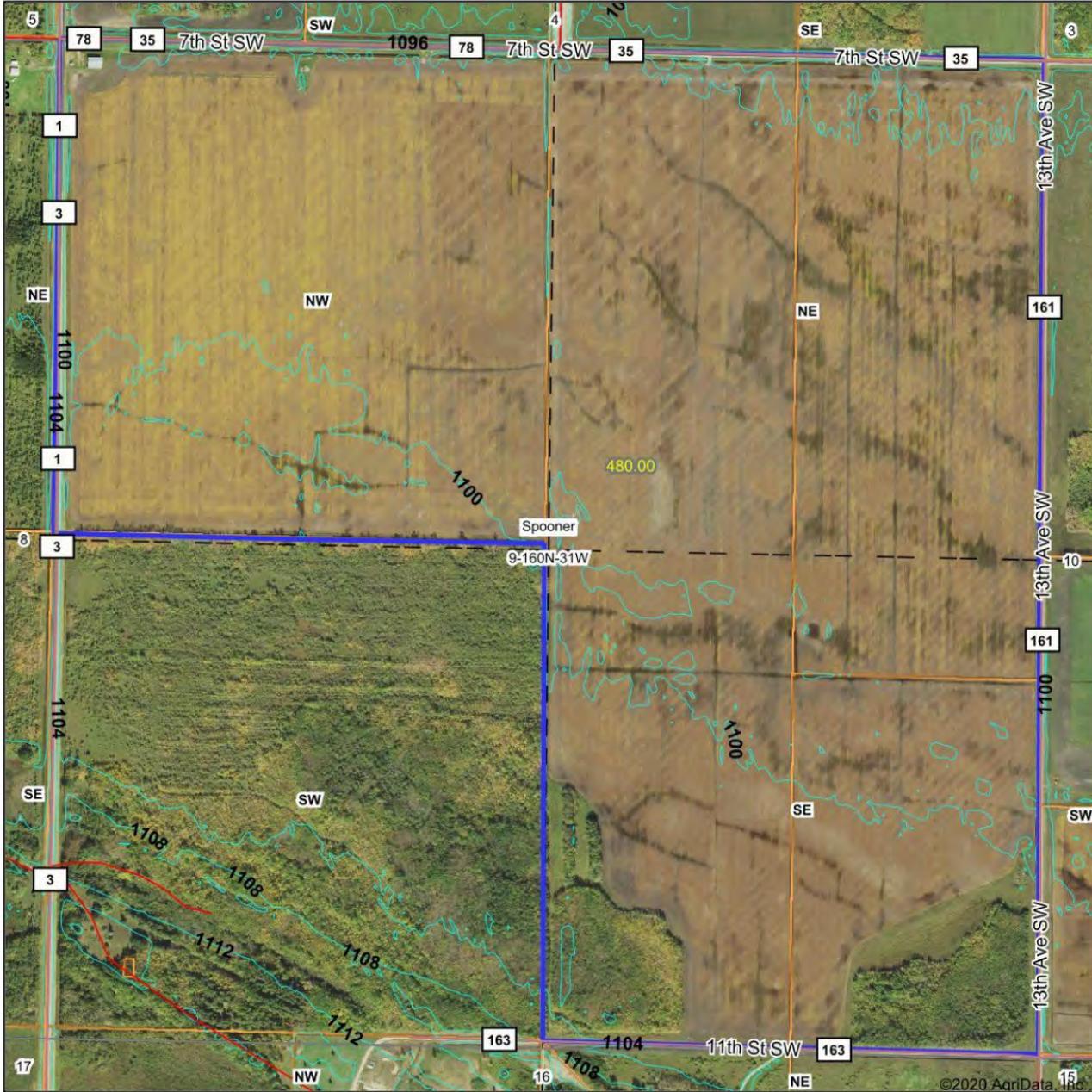
The information gathered in its entirety is from sources deemed reliable, but cannot be guaranteed by 1 Stop Realty, Inc. or its staff. The boundaries shown are approximates. It is not intended as a legal boundary. Please verify all information.



LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 1 - Topography Map with Contours



1STOP REALTY
FARMLAND PROFESSIONALS

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 1,094.3

Max: 1,105.3

Range: 11.0

Average: 1,099.0

Standard Deviation: 1.77 ft

0ft 831ft 1662ft



8/5/2020

9-160N-31W
Lake Of Woods County
Minnesota

Map Center: 48° 41' 34.76, -94° 38' 15.92

Parcel 1 - FSA Map

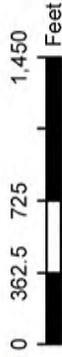


Lake of the Woods County, Minnesota

Farm 2511
Tract 2161

2020 Program Year

Map Created October 31, 2019



- Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRW, 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

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 432.86 acres



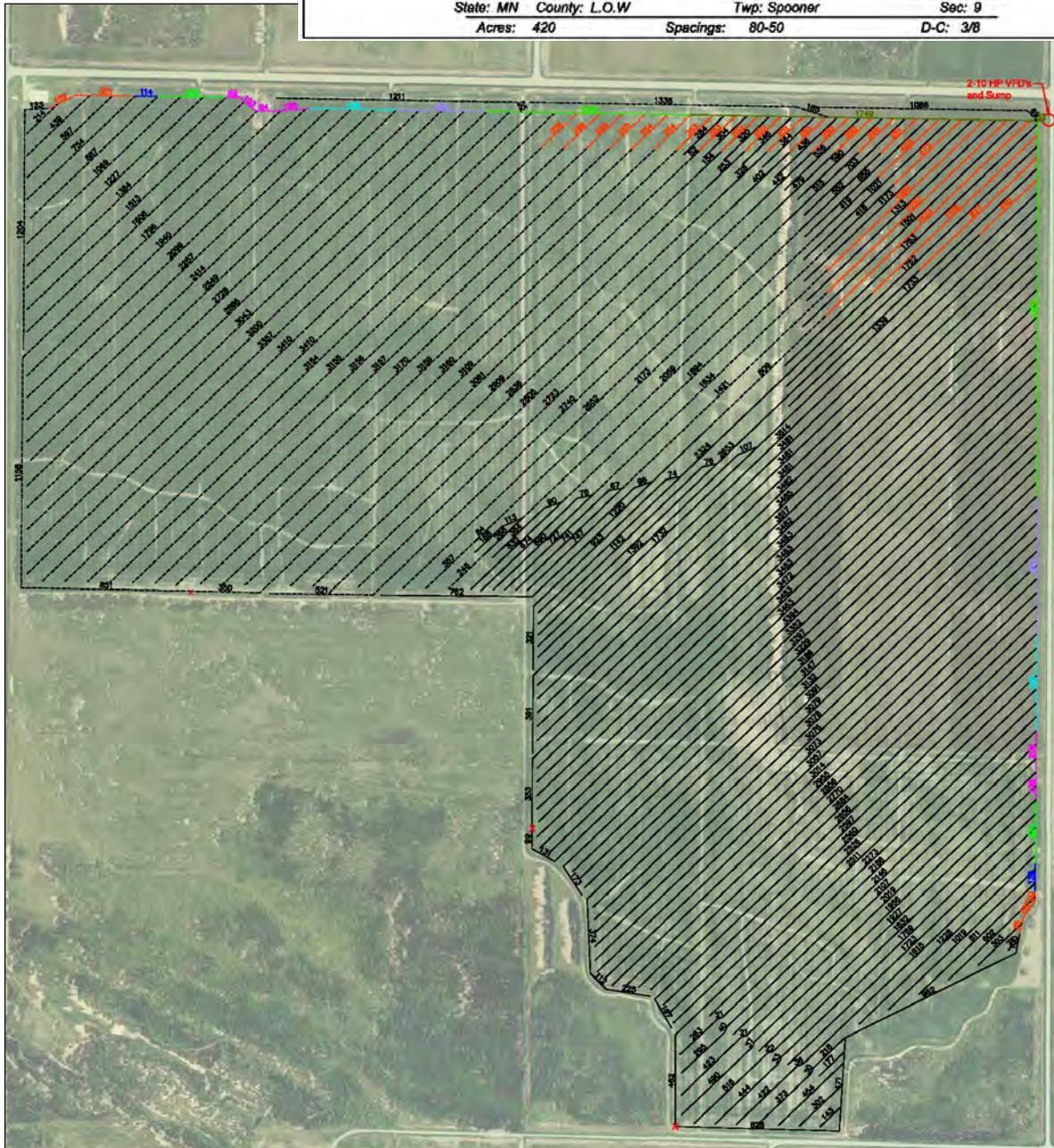
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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.

LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 1 - Tile Map

		56113 State Hwy 56 West Concord, MN 55985 507 527-2294 www.ellingsoncompanies.com		Zaitz_Spooner_9_Final 124371 Revision: 08-13-12 Job# 124371 Drawn by: Sam W			
Existing Tile	---	190847 Fl. 4" Perf	---	0 Fl. 3" NP	---	0 Fl. 3" Sock	---
Ditches & WW	- - - -	9809 Fl. 5" Perf	---	0 Fl. 4" NP	---	108540 Fl. 4" Sock	---
Parcel Boundary	---	139 Fl. 6" Perf	---	0 Fl. 5" NP	---	1984 Fl. 5" Sock	---
Elec & Tele Cable	- - - -	321 Fl. 8" Perf	---	0 Fl. 6" NP	---	114 Fl. 6" Sock	---
Gas Line	---	348 Fl. 10" Perf	---	0 Fl. 8" NP	---	342 Fl. 8" Sock	---
Trees	●	485 Fl. 12" Perf	---	0 Fl. 10" NP	---	445 Fl. 10" Sock	---
		0 Fl. 15" Perf	---	0 Fl. 12" NP	---	438 Fl. 12" Sock	---
		0 Fl. 18" Perf	---	0 Fl. 15" NP	---	0 Fl. 15" Sock	---
		1147 Fl. 12" DW	---	0 Fl. 16" NP	---	0 Fl. 16" Sock	---
		2914 Fl. 15" DW	---				
		1781 Fl. 18" DW	---				
Zaitz Land Trust		Renter:					
State: MN		County: L.O.W		Twp: Spooner		Sec: 9	
Acres: 420		Spacings: 80-50		D-C: 3/8			



LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 2 - Aerial Photo



LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 2 - Aerial Map



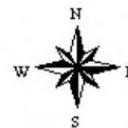
1STOP REALTY
FARMLAND PROFESSIONALS

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Map Center: 48° 34' 37.67, -94° 32' 57.77

0ft 837ft 1673ft

19-159N-30W
Lake Of Woods County
Minnesota

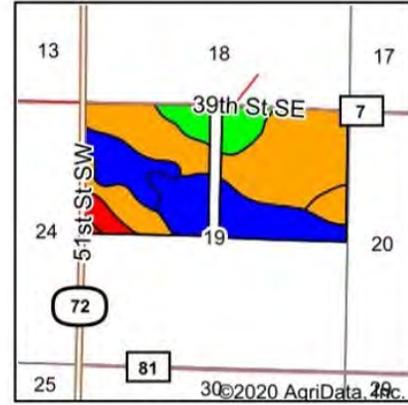
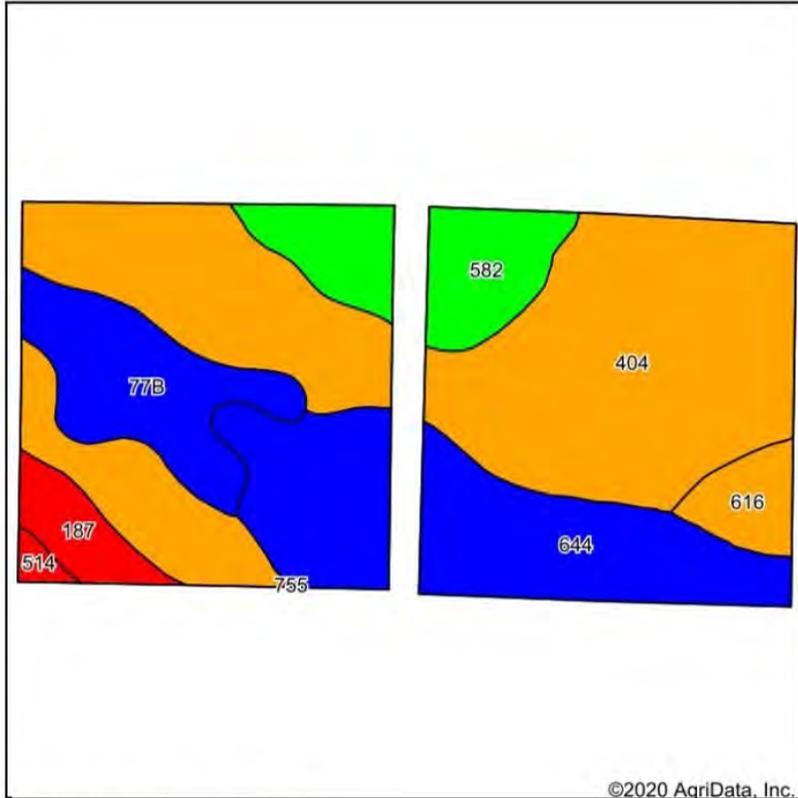


8/5/2020

LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 2 - Soils Map



State: **Minnesota**
 County: **Lake Of Woods**
 Location: **19-159N-30W**
 Township: **Rapid River**
 Acres: **311.44**
 Date: **8/5/2020**



Soils data provided by USDA and NRCS.

Area Symbol: MN077, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Soybeans	*n NCCPI Soybeans	
404	Chilgren fine sandy loam	157.87	50.7%	Orange	Poorly drained	IIw	77	27	61	
644	Boash clay loam	68.16	21.9%	Blue	Poorly drained	IIw	88	31	49	
77B	Garnes fine sandy loam, 1 to 4 percent slopes	32.99	10.6%	Blue	Moderately well drained	Ile	89	31	55	
582	Roliss clay loam	29.98	9.6%	Green	Poorly drained	IIw	92	32	60	
187	Haug muck	10.40	3.3%	Red	Very poorly drained	VIw	15		21	
616	Effie loam	9.93	3.2%	Orange	Poorly drained	IIw	80	28	57	
514	Tacoosh muck	2.01	0.6%	Red	Very poorly drained	VIw	5		31	
755	Woodslake clay	0.10	0.0%	Red	Very poorly drained	VIw	15		9	
Weighted Average								79.7	27.7	*n 56

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

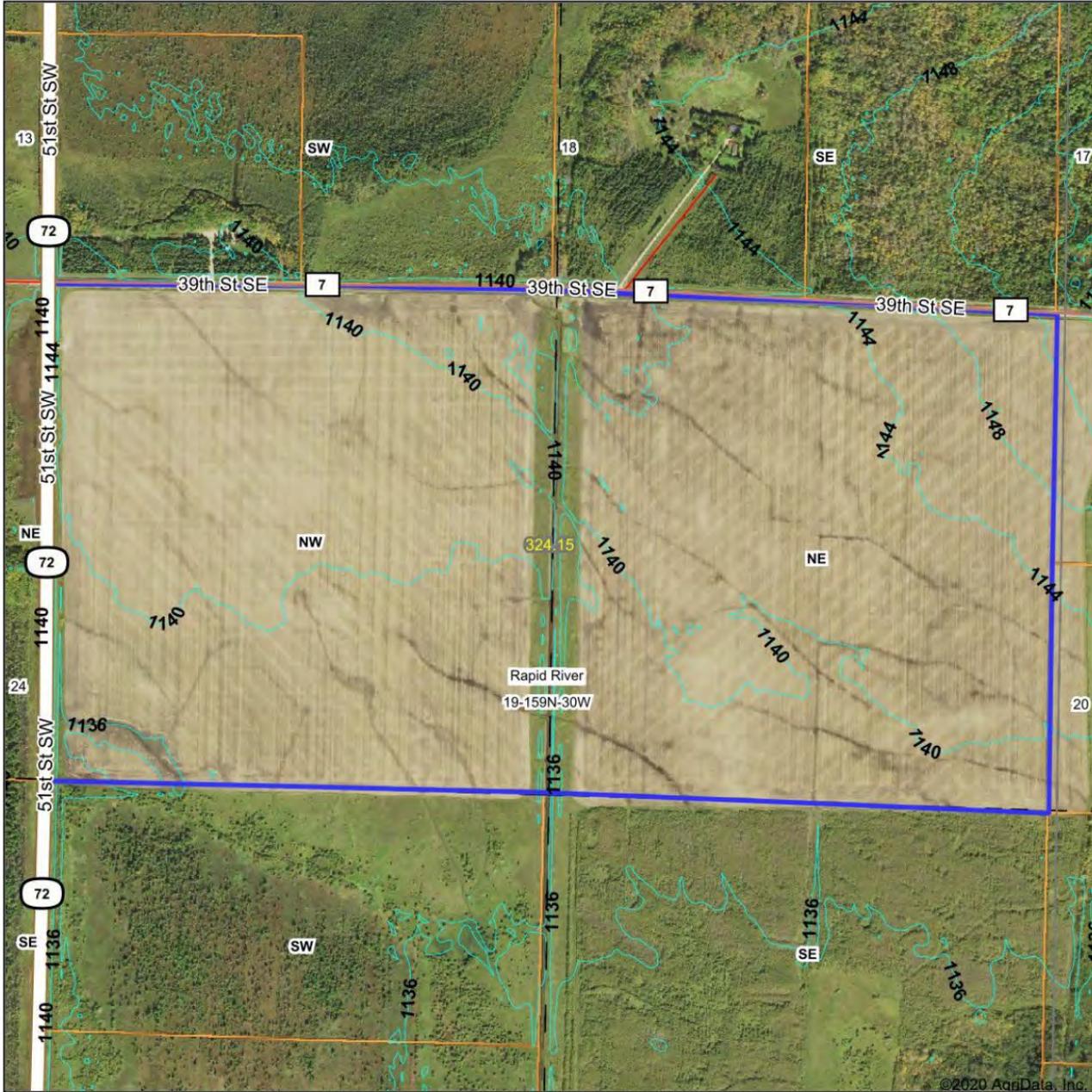
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LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 2 - Topography Map with Contours



Source: USGS 10 meter dem

Interval(ft): 4.0

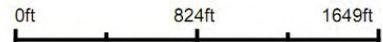
Min: 1,135.0

Max: 1,152.5

Range: 17.5

Average: 1,140.8

Standard Deviation: 2.43 ft



8/5/2020

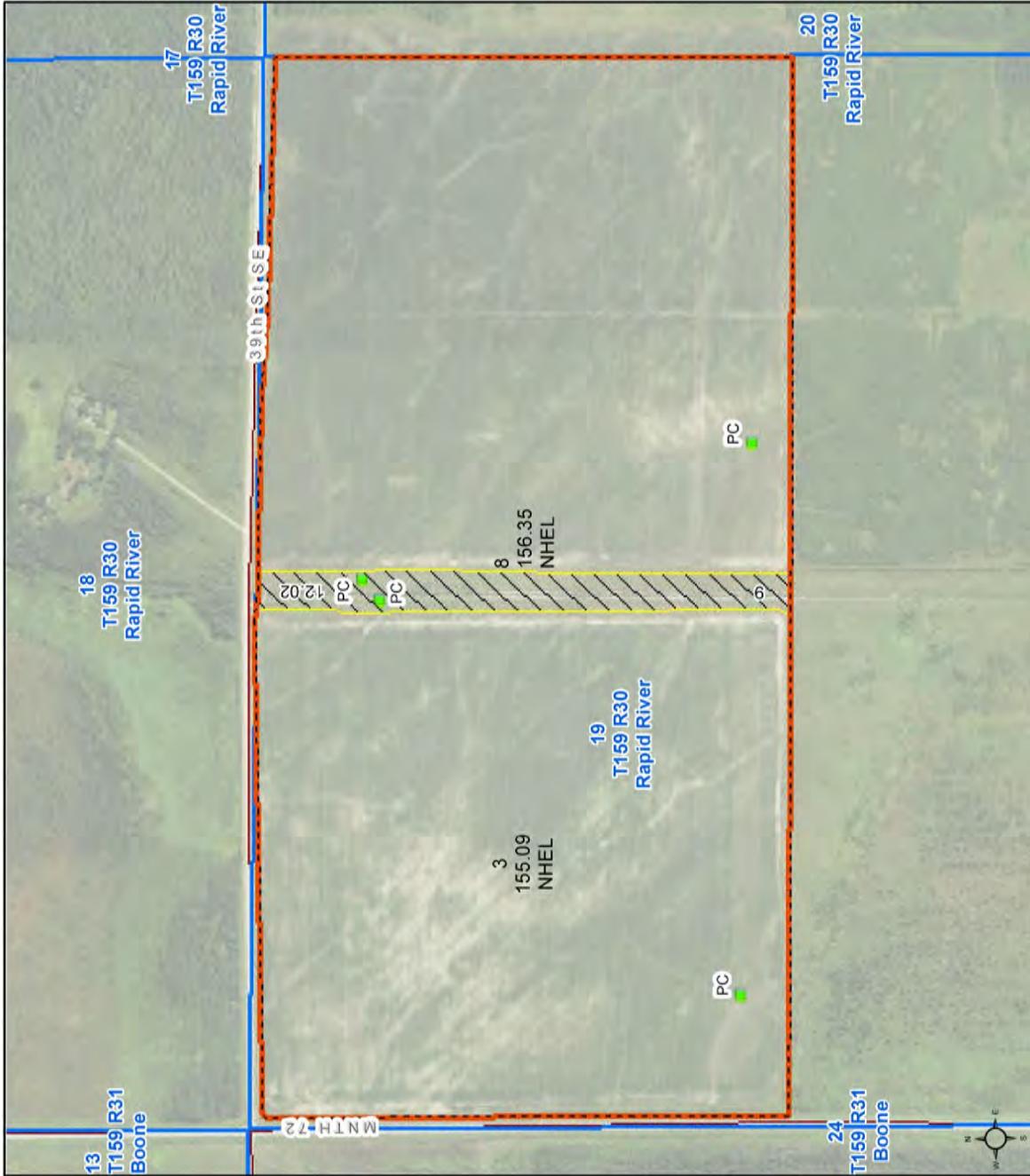
19-159N-30W
Lake Of Woods County
Minnesota

Map Center: 48° 34' 37.67, -94° 32' 57.77

Parcel 2 - FSA Map



Lake of the Woods County, Minnesota



Farm 2228
Tract 1026

2020 Program Year
Map Created October 31, 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
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: 311.44 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. The map 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.

LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 2 - Tile Map

Ellingson COMPANIES

56113 State Hwy 56
West Concord, MN 55985
507 527-2294
www.ellingsoncompanies.com

ZTL_RapidsRiver_19_Final 124412
Revision: 08-24-12
Job#: 124412
Drawn by: Kevin Leonard

64969 Fl. 4" Perf
18333 Fl. 5" Perf
0 Fl. 6" Perf
0 Fl. 8" Perf
0 Fl. 10" Perf
0 Fl. 12" Perf
0 Fl. 15" Perf
0 Fl. 18" DW
265 Fl. 15" DW
0 Fl. 18" DW

0 Fl. 3" NP
0 Fl. 4" NP
0 Fl. 5" NP
0 Fl. 6" NP
0 Fl. 8" NP
0 Fl. 10" NP
0 Fl. 12" NP
0 Fl. 15" NP
0 Fl. 18" NP

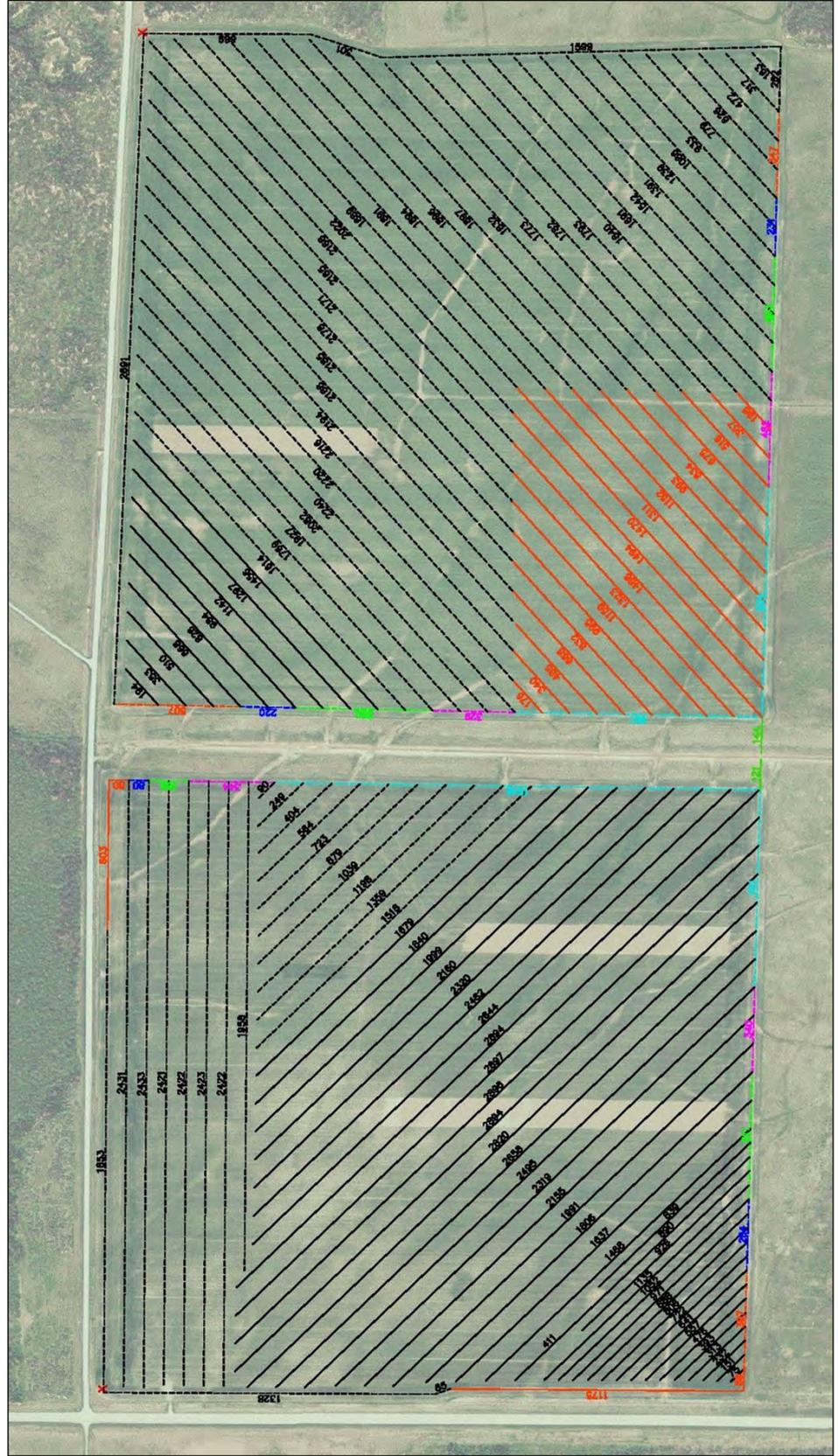
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93364 Fl. 4" Sock
1331 Fl. 5" Sock
815 Fl. 6" Sock
1883 Fl. 8" Sock
1476 Fl. 10" Sock
4662 Fl. 12" Sock
0 Fl. 15" Sock
0 Fl. 18" Sock

Existing Tile: ---
Ditches & WW: - - -
Parcel Boundary: ———
Elec & Tele Cable: —●—
Gas Line: —●—
Trees: ●

Renter:
Zaltz Land Trust
State: MN County: Lake of the Woods Twp: Rapids River Sec: 19
Acres: 310 Spacings: 80 D-C: 3/8

LAND OFFERING

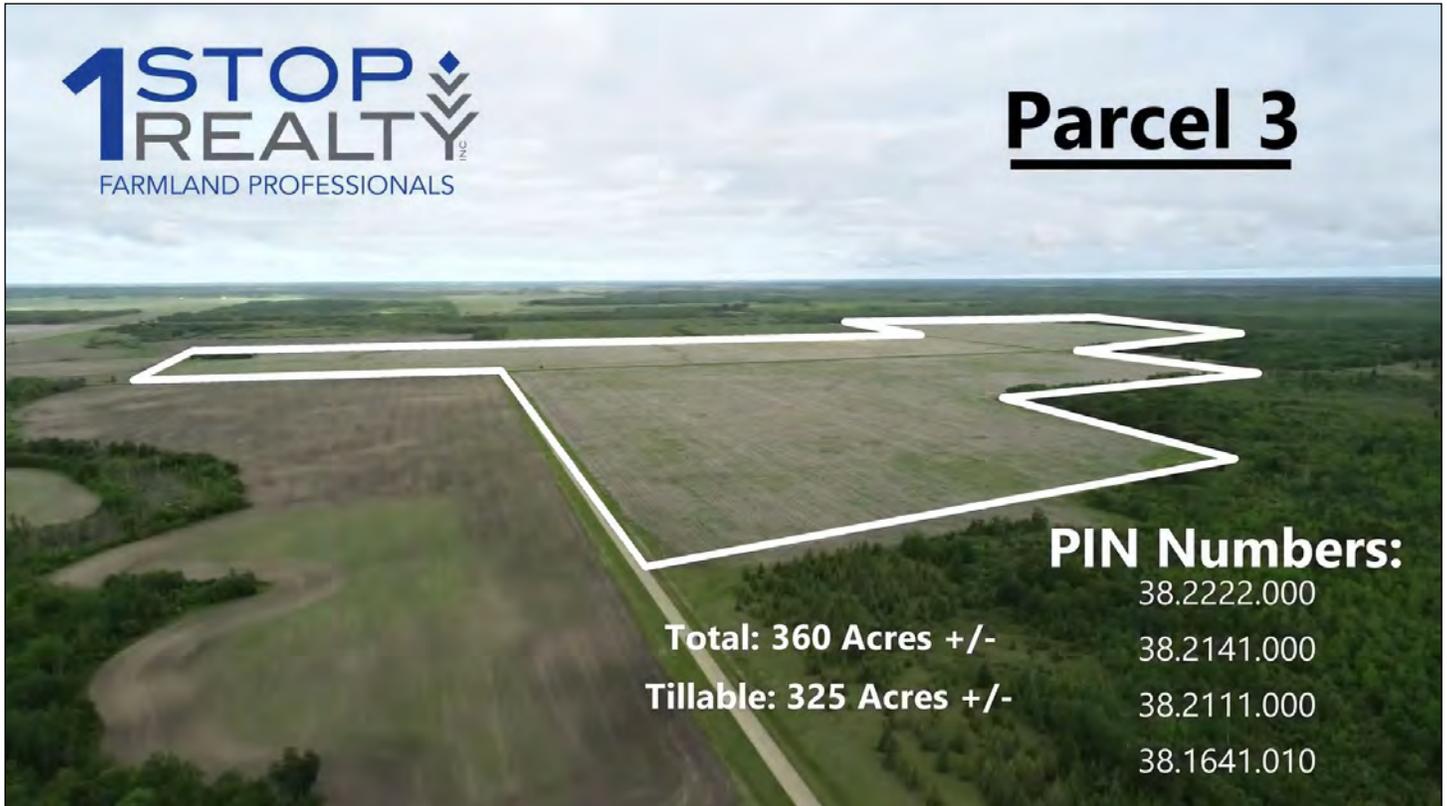
3,276.73 ± Acre Farmland



LAND OFFERING

3,276.73 ± Acre Farmland

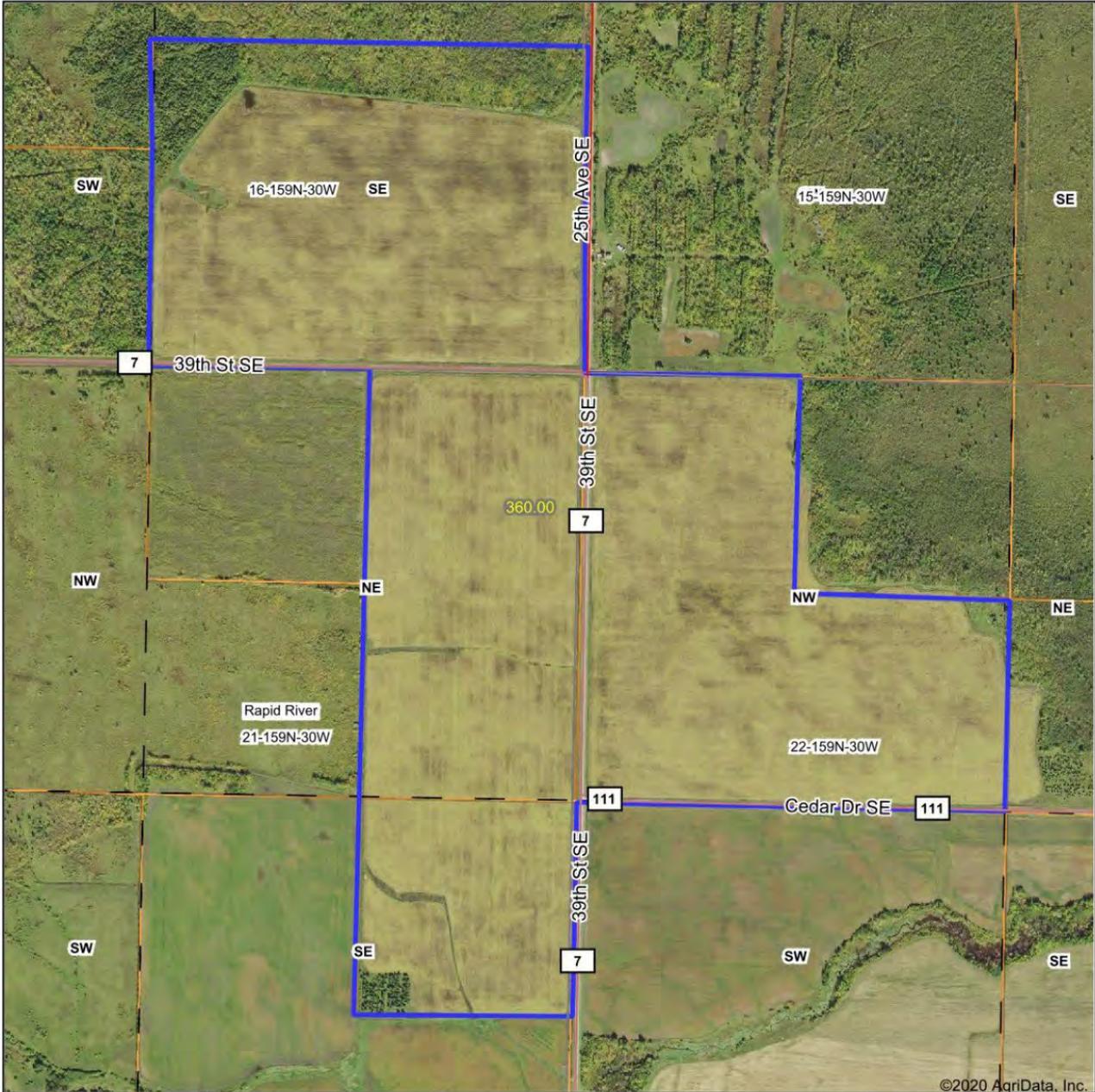
Parcel 3 - Aerial Photo



LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 3 - Aerial Map



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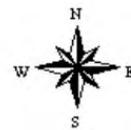


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Map Center: 48° 34' 52.38, -94° 29' 44.28



21-159N-30W
Lake Of Woods County
Minnesota

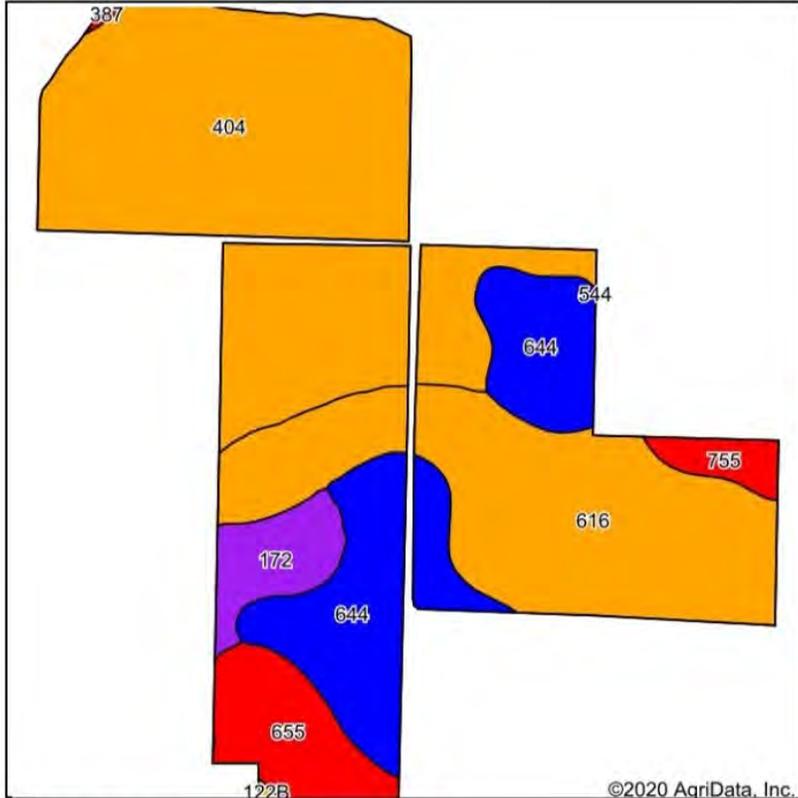


8/5/2020

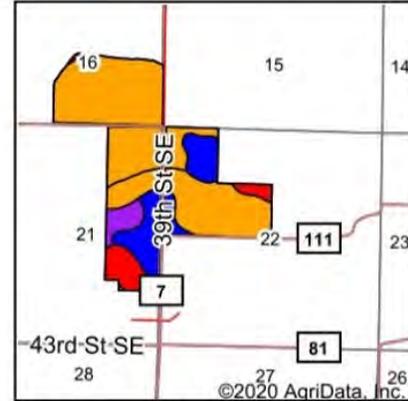
LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 3 - Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Lake Of Woods**
 Location: **16-159N-30W**
 Township: **Rapid River**
 Acres: **325.02**
 Date: **8/5/2020**



Maps Provided By:



Area Symbol: MN077, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Soybeans	*n NCCPI Soybeans	
404	Chilgren fine sandy loam	142.94	44.0%		Poorly drained	IIw	77	27	61	
616	Effie loam	85.15	26.2%		Poorly drained	IIw	80	28	57	
644	Boash clay loam	56.59	17.4%		Poorly drained	IIw	88	31	49	
655	Bearville loamy fine sand	20.32	6.3%		Poorly drained	IIIw	38	13	29	
172	Indus clay loam	13.31	4.1%		Poorly drained	IIIw	51	18	30	
755	Woodslake clay	5.89	1.8%		Very poorly drained	VIw	15		9	
387	Roliss loam, depressional	0.55	0.2%		Very poorly drained	VIw	15		28	
122B	Taylor loam, 1 to 8 percent slopes	0.27	0.1%		Moderately well drained	Ile	75	26	57	
Weighted Average								75	26.2	*n 53.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

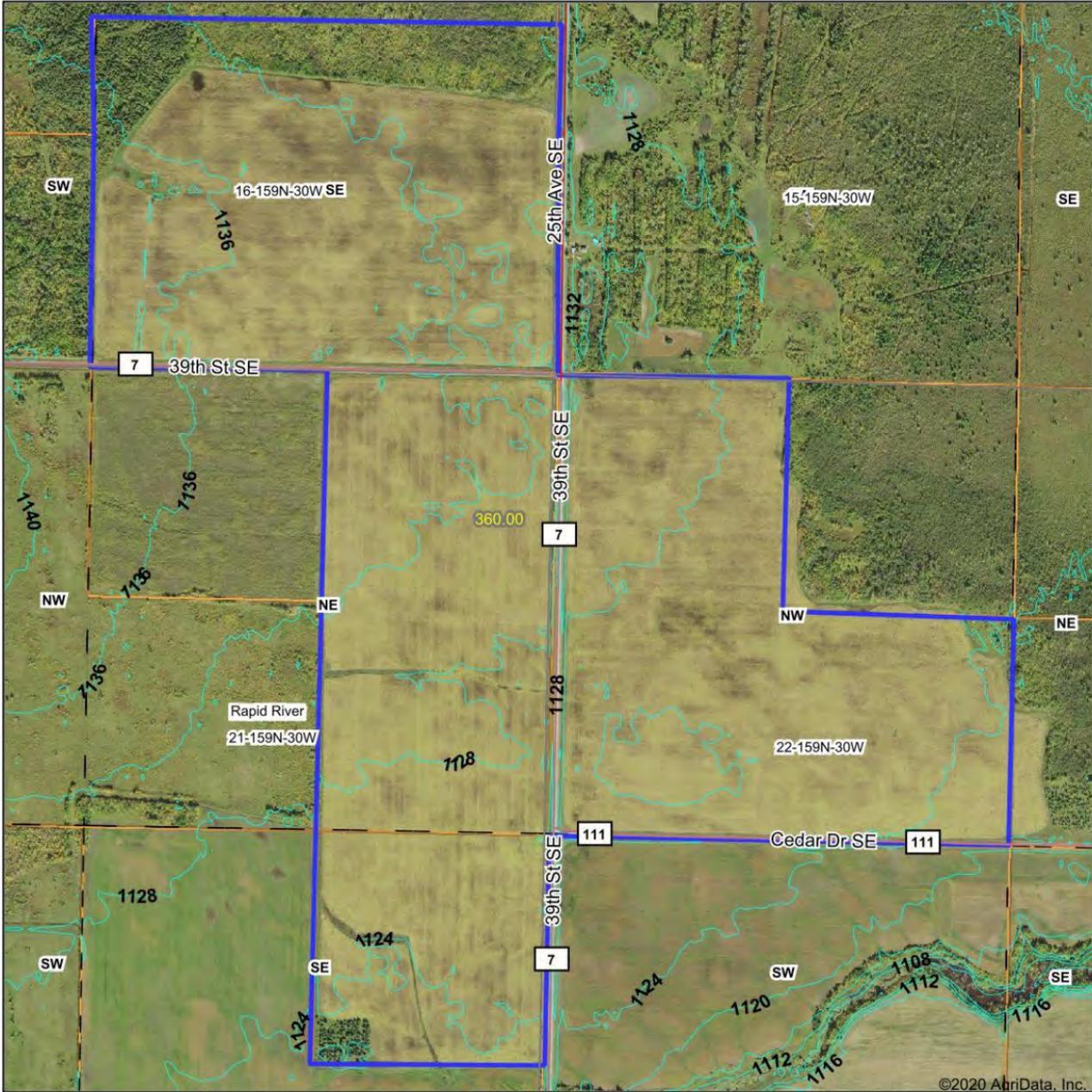
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LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 3 - Topography Map with Contours



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FARMLAND PROFESSIONALS

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 1,119.1

Max: 1,138.9

Range: 19.8

Average: 1,129.5

Standard Deviation: 3.64 ft

0ft 887ft 1774ft

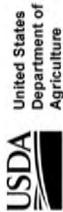


21-159N-30W
Lake Of Woods County
Minnesota

8/5/2020

Map Center: 48° 34' 52.38, -94° 29' 44.28

Parcel 3 - FSA Map



Lake of the Woods County, Minnesota

Farm 2512
Tract 2023

2020 Program Year

Map Created October 31, 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

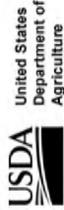
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 93.33 acres



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Parcel 3 - FSA Map



Lake of the Woods County, Minnesota



Farm 2531
Tract 1958

2020 Program Year

Map Created October 31, 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

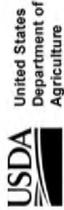
Tract Cropland Total: 118.00 acres

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.

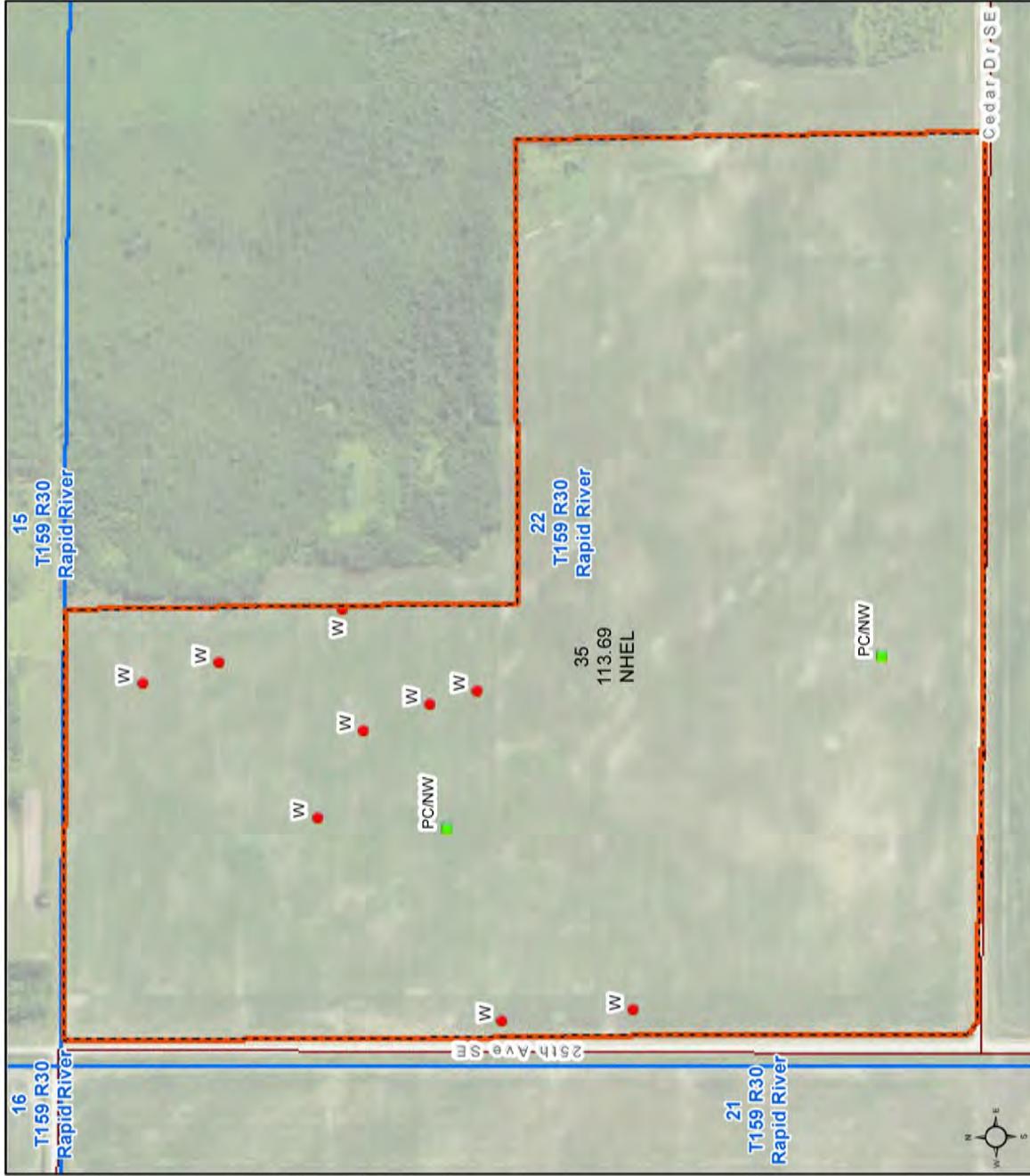
LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 3 - FSA Map



Lake of the Woods County, Minnesota



Farm 2529

Tract 2024

2020 Program Year

Map Created October 31, 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: 113.69 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.

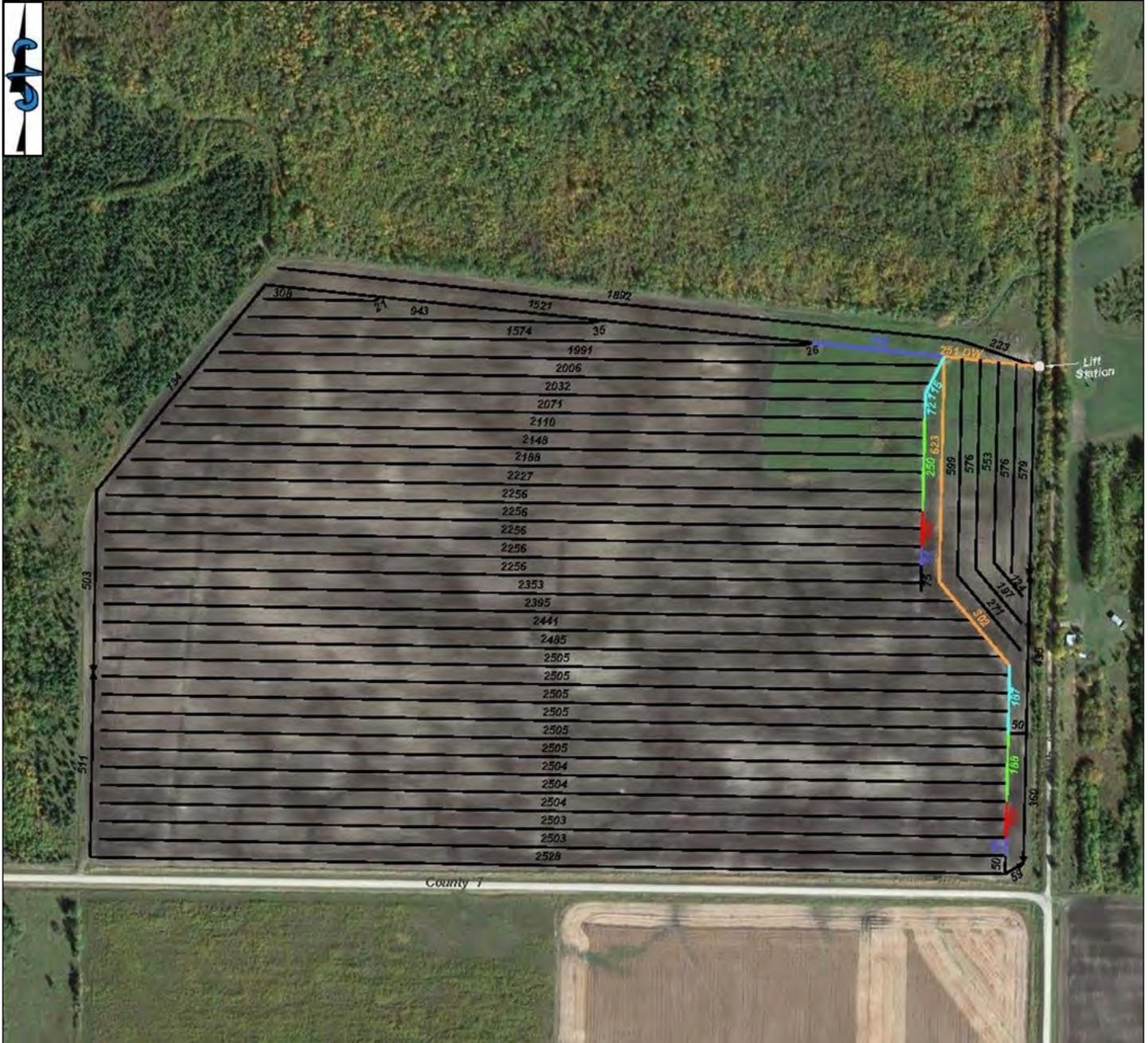
LAND OFFERING

3,276.73 ± Acre Farmland

LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 3 - Tile Map



Legend:	HODGMAN DRAINAGE COMPANY INC.	Materials	Estimate	Installed	Owner: Zaitz Trust
 Tile Line	PO Box 205 Claremont, MN 55924 Office: 507-528-2225 Fax: 507-218-2240 www.hodgmandrainage.com	4" Tile		80,598 LF	Township: Rapid River - Section 16
 Existing Tile Line		5" Tile		467 LF	County: Lake of the Woods
		6" Tile		200 LF	State: MN
		8" Tile		438 LF	Date: June 2014
		10" Tile		374 LF	Spacings: 50'
		12" Tile		925 LF	Filename: RR16
		12" DW		251 LF	

LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 3 - Tile Map

Elingson COMPANIES

56113 State Hwy 56
West Concord, MN 55965
507 527-2294
www.elingsoncompanies.com

Zaitz, RapldRivr_21_Final 12/4/18
Revised: 04-28-12
Job# 124418
Drawn By: Kevin Larson

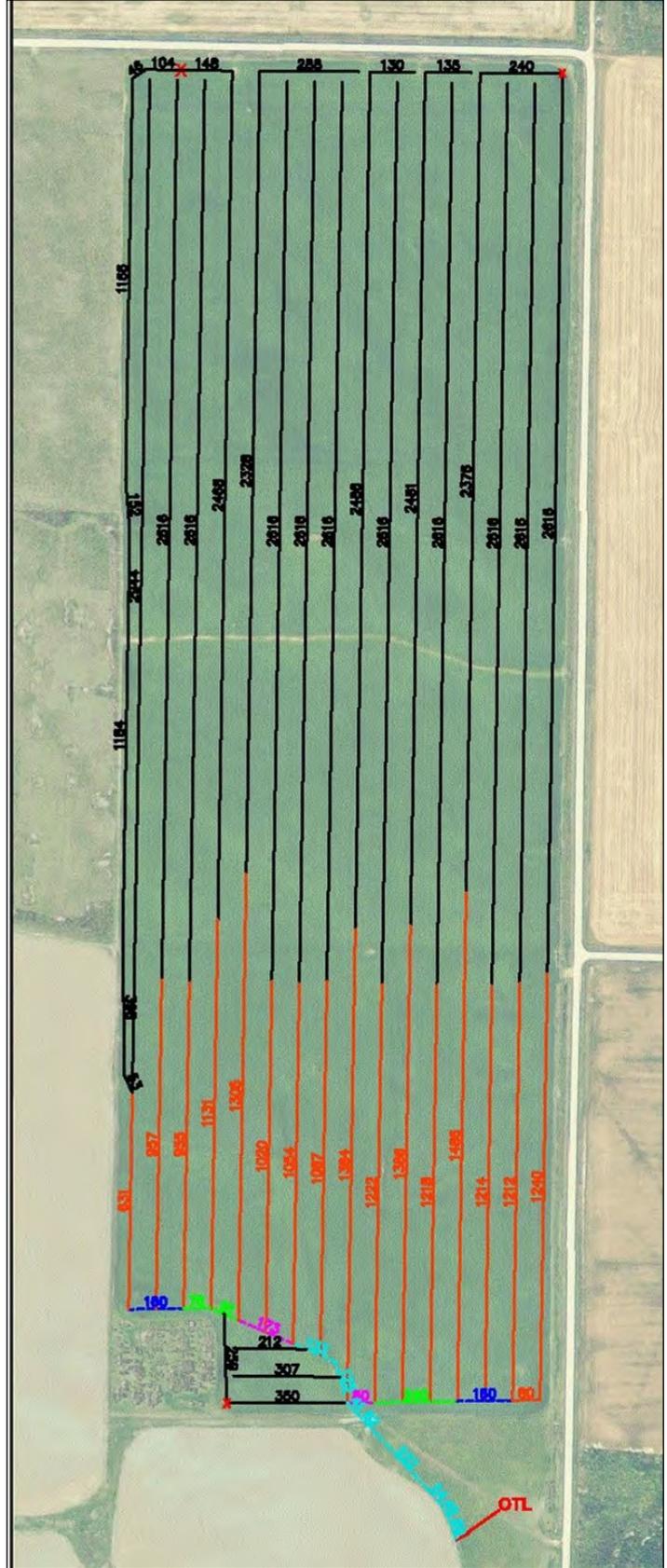
Existing Tile	0 FL 3" Perf	0 FL 3" NP	0 FL 3" Sock
Ditches & WW	46416 FL 4" Perf	0 FL 4" NP	0 FL 4" Sock
Parcel Boundary	16800 FL 6" Perf	0 FL 5" NP	80 FL 5" Sock
Elec & Tele Cable	0 FL 6" Perf	0 FL 6" NP	320 FL 6" Sock
Gas Line	0 FL 8" Perf	0 FL 8" NP	407 FL 8" Sock
Tress	0 FL 10" Perf	0 FL 10" NP	253 FL 10" Sock
	0 FL 12" Perf	475 FL 12" NP	299 FL 12" Sock
	0 FL 15" Perf	0 FL 15" NP	0 FL 15" Sock
	0 FL 18" Perf	0 FL 18" NP	0 FL 18" Sock
	0 FL 12" DIW		
	0 FL 15" DIW		
	0 FL 18" DIW		

1 inch = 440 ft

Rentler: Zaitz Land Trust

State: MN County: Lake of the Woods Twp: Rapld Rlver Sec: 21

Acres: 113 Spacings: 80 D-C: 38



LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 3 - Tile Map



Materials	Estimate	Installed	Owner:
4" Tile		97,252 LF	Zaitz Trust
5" Tile		2,862 LF	Township: Rapid River - Section 22
6" Tile		232 LF	County: Lake of the Woods
8" Tile		648 LF	State: MN
10" Tile		1,197 LF	Filename: RR22
12" Tile		1,570 LF	Spacing: 50'
15" DW Tile		1,172 LF	Date: June 2014

HODGMAN DRAINAGE COMPANY INC. P.O. Box 2105 Claremont, MN 55924 Office: 507-528-2225 Fax: 507-238-2240 www.hodgmandrainage.com	
---	--

Legend:

LAND OFFERING

3,276.73 ± Acre Farmland

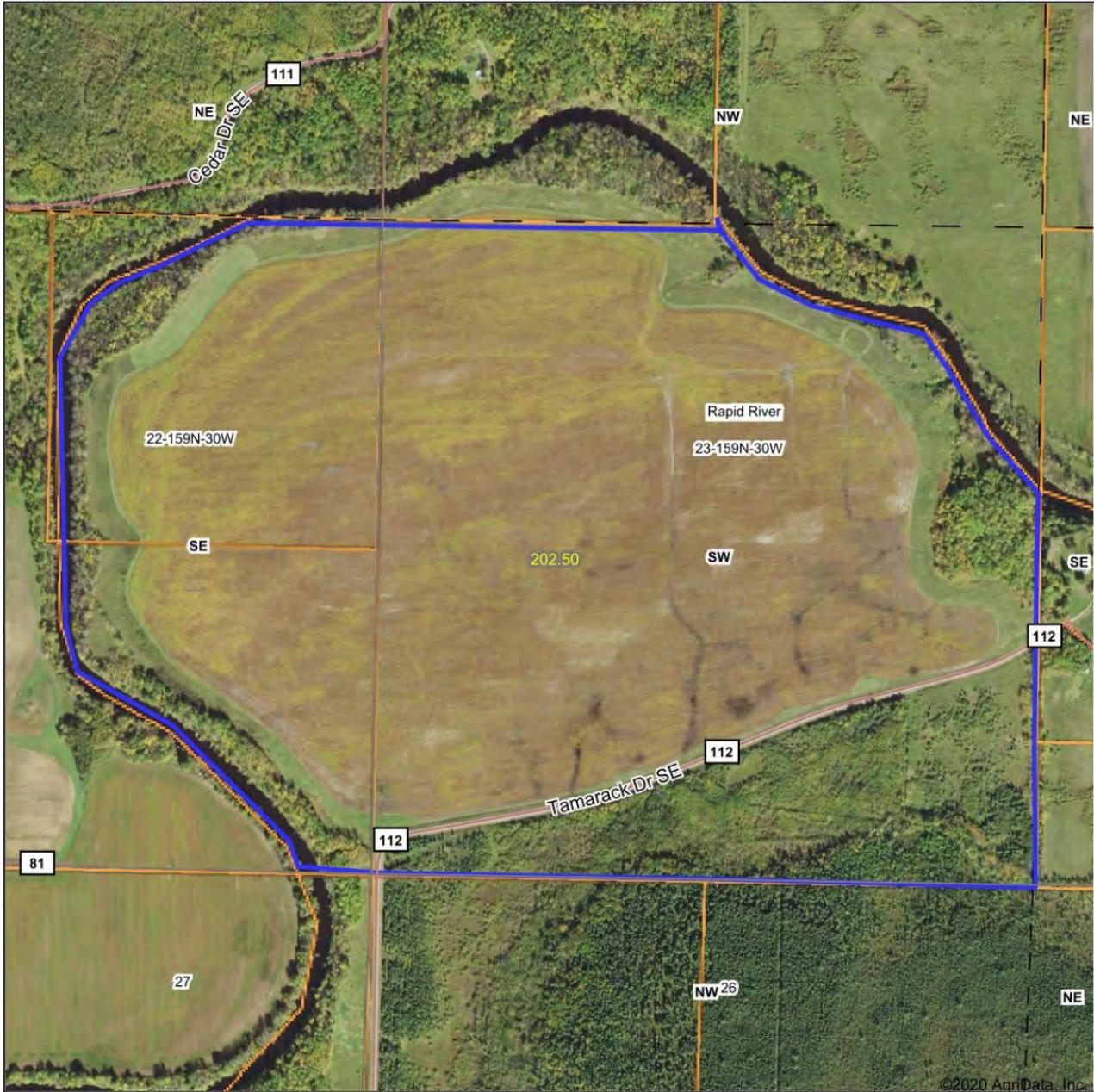
Parcel 4 - Aerial Photo



LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 4 - Aerial Map



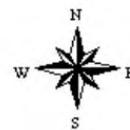
1STOP REALTY
FARMLAND PROFESSIONALS

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Map Center: 48° 34' 24.05, -94° 28' 12.81

23-159N-30W
Lake Of Woods County
Minnesota

0ft 619ft 1238ft

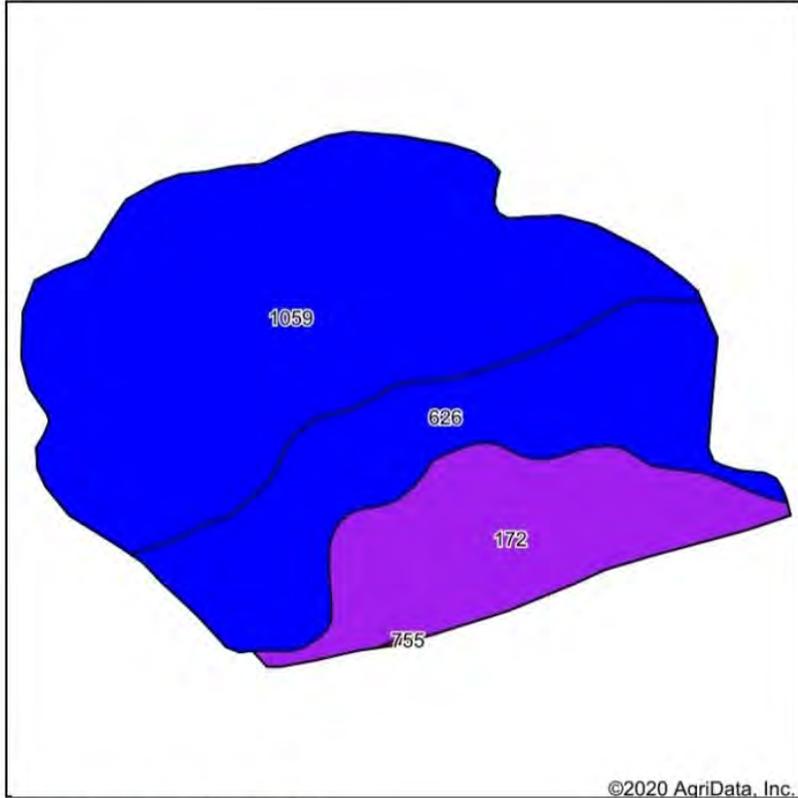


8/5/2020

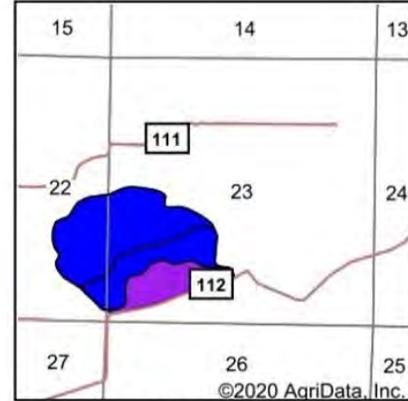
LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 4 - Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Lake Of Woods**
 Location: **23-159N-30W**
 Township: **Rapid River**
 Acres: **138.29**
 Date: **8/5/2020**



Maps Provided By:



Area Symbol: MN077, Soil Area Version: 17										
Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Soybeans	*n NCCPI Soybeans	
1059	Wega silt loam	75.41	54.5%	Blue	Somewhat poorly drained	IIw	84	29	67	
626	Suomi loam, 1 to 4 percent slopes	35.43	25.6%	Dark Blue	Moderately well drained	Ile	81	28	53	
172	Indus clay loam	27.39	19.8%	Purple	Poorly drained	IIIw	51	18	30	
755	Woodslake clay	0.06	0.0%	Red	Very poorly drained	VIw	15		9	
Weighted Average								76.7	26.6	*n 56.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

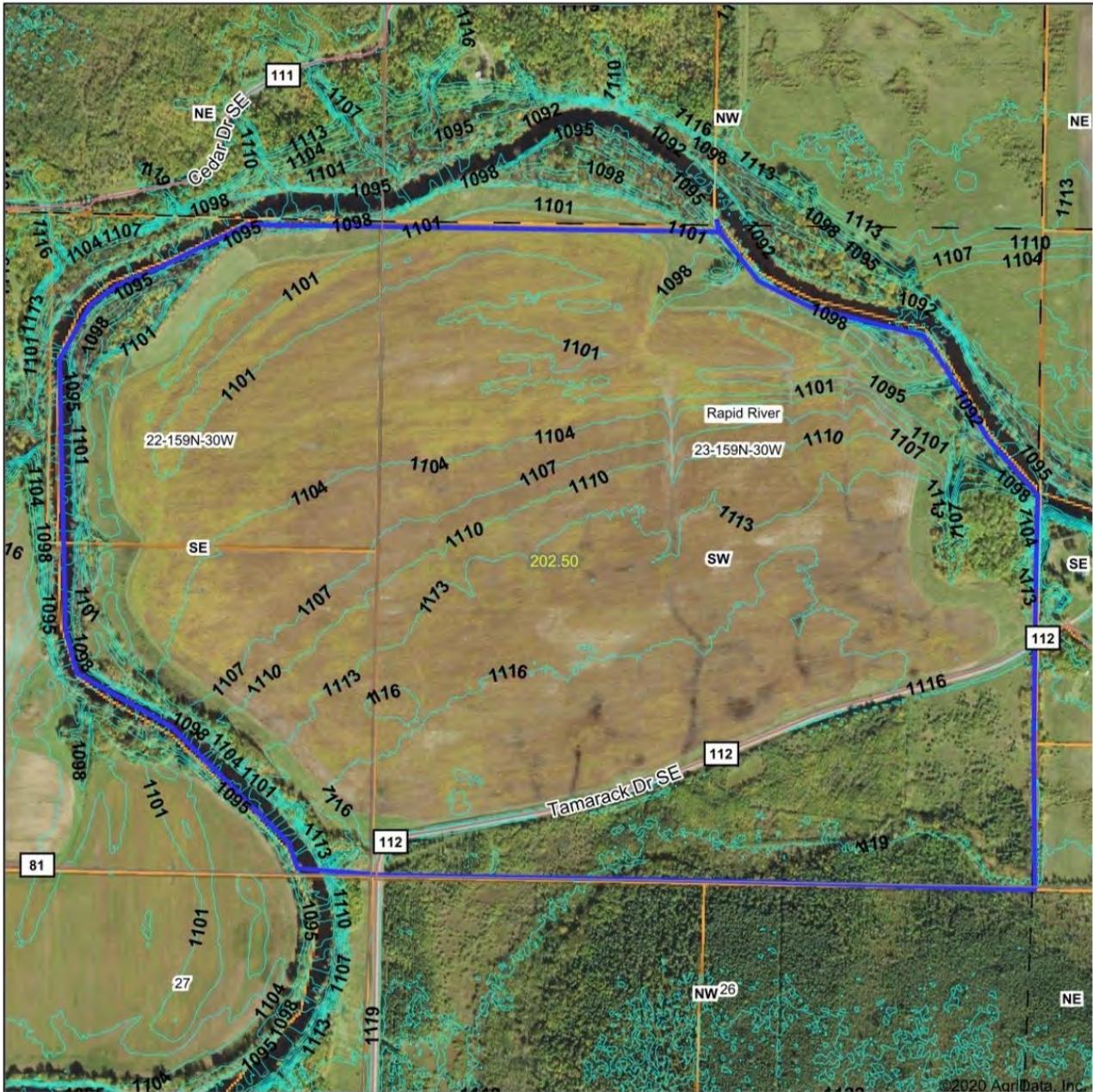
The information gathered in its entirety is from sources deemed reliable, but cannot be guaranteed by 1 Stop Realty, Inc. or its staff. The boundaries shown are approximates. It is not intended as a legal boundary. Please verify all information.



LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 4 - Topography Map with Contours



1STOP REALTY
FARMLAND PROFESSIONALS

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 3 meter dem

Interval(ft): 3.0

Min: 1,090.2

Max: 1,120.0

Range: 29.8

Average: 1,109.2

Standard Deviation: 7.58 ft

0ft 619ft 1237ft



8/5/2020

23-159N-30W
Lake Of Woods County
Minnesota

Map Center: 48° 34' 24.05, -94° 28' 12.81

Parcel 4 - FSA Map



Lake of the Woods County, Minnesota



Farm 2511
Tract 1836

2020 Program Year
Map Created October 31, 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
 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: 138.29 acres

LAND OFFERING

3,276.73 ± Acre Farmland

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LAND OFFERING

3,276.73 ± Acre Farmland

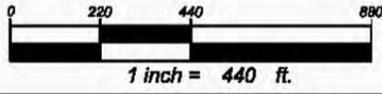
Parcel 4 - Tile Map



56113 State Hwy 56
West Concord, MN 55985
507 527-2294
www.ellingsoncompanies.com

ZTL_RapidRiver_23_Final 124418
Revision:
09-19-12
Job# 124418
Drawn by: G Beltingen

	Existing Tile	---	0 Ft. 3" Perf	---	0 Ft. 3" NP	---	0 Ft. 3" Sock	---
	Ditches & VAW	---	85369 Ft. 4" Perf	---	0 Ft. 4" NP	---	0 Ft. 4" Sock	---
	Parcel Boundary	---	287 Ft. 5" Perf	---	0 Ft. 5" NP	---	0 Ft. 5" Sock	---
	Elec & Tele Cable	---	241 Ft. 6" Perf	---	0 Ft. 6" NP	---	0 Ft. 6" Sock	---
	Gas Line	---	711 Ft. 8" Perf	---	0 Ft. 8" NP	---	0 Ft. 8" Sock	---
	Trees	● ○	1121 Ft. 10" Perf	---	0 Ft. 10" NP	---	0 Ft. 10" Sock	---
			812 Ft. 12" Perf	---	140 Ft. 12" NP	---	0 Ft. 12" Sock	---
			0 Ft. 15" Perf	---	0 Ft. 15" NP	---	0 Ft. 15" Sock	---
			0 Ft. 18" Perf	---	0 Ft. 18" NP	---	0 Ft. 18" Sock	---
			0 Ft. 12" DW	---		---		---
		0 Ft. 15" DW	---		---		---	
		0 Ft. 18" DW	---		---		---	



<u>Zaitz Land Trust</u>		<u>Renter:</u>	
State: MN	County: Lake of the Woods	Twp: Rapid River	Sec: 23
Acres: 102	Spacings: 50	D-C: 3/8	

LAND OFFERING

3,276.73 ± Acre Farmland

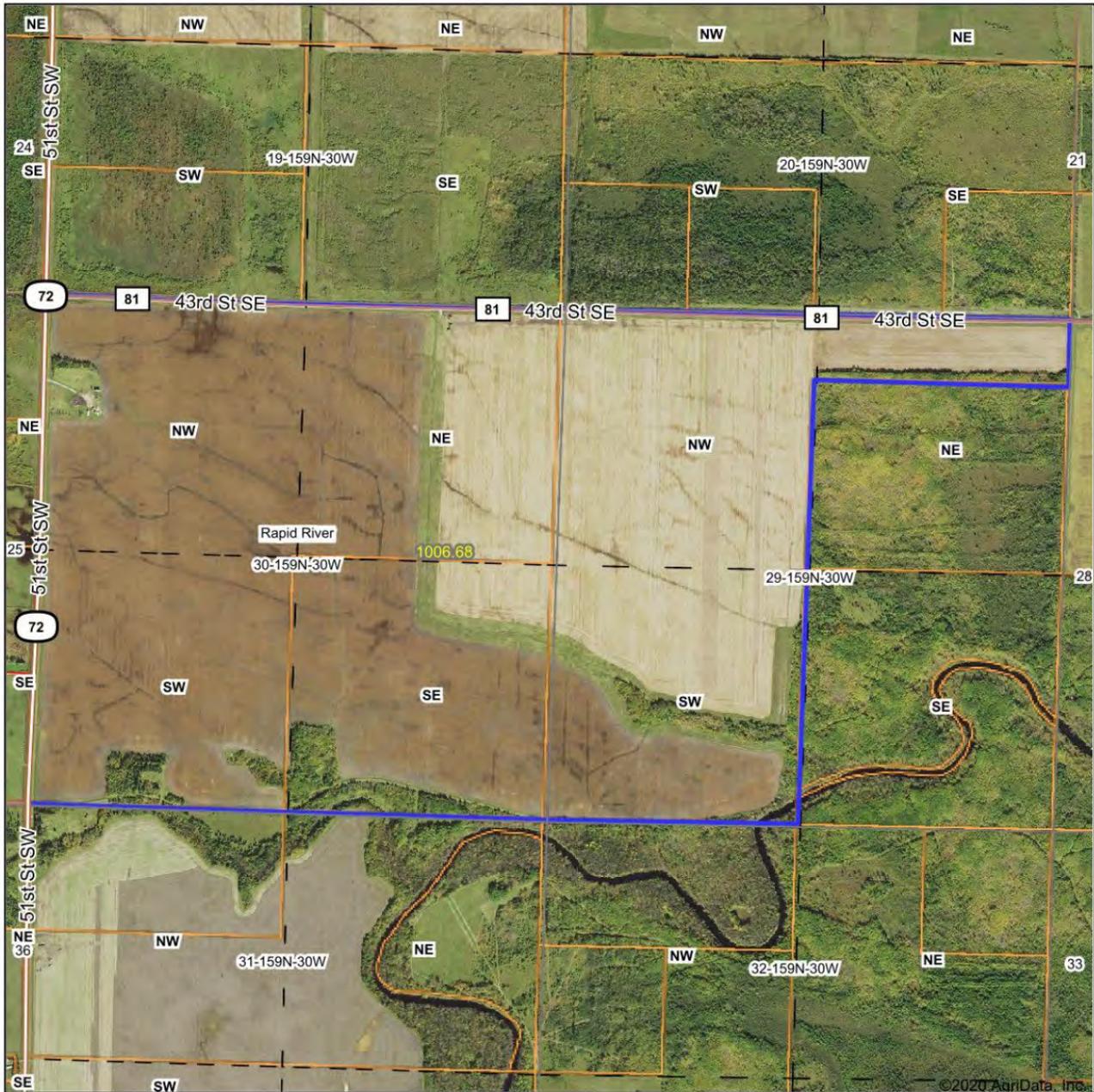
Parcel 5 - Aerial Photo



LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 5 - Aerial Map



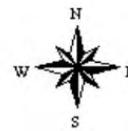
1STOP REALTY
FARMLAND PROFESSIONALS

Maps Provided By:
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Map Center: 48° 33' 46.76, -94° 32' 19.41

0ft 1609ft 3218ft

30-159N-30W
Lake Of Woods County
Minnesota

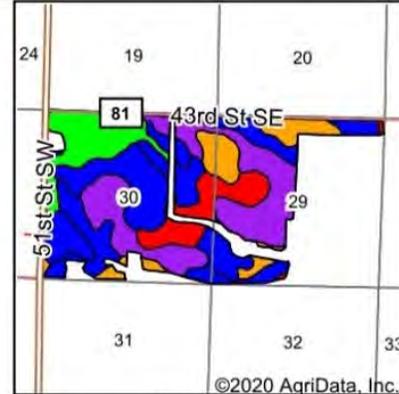
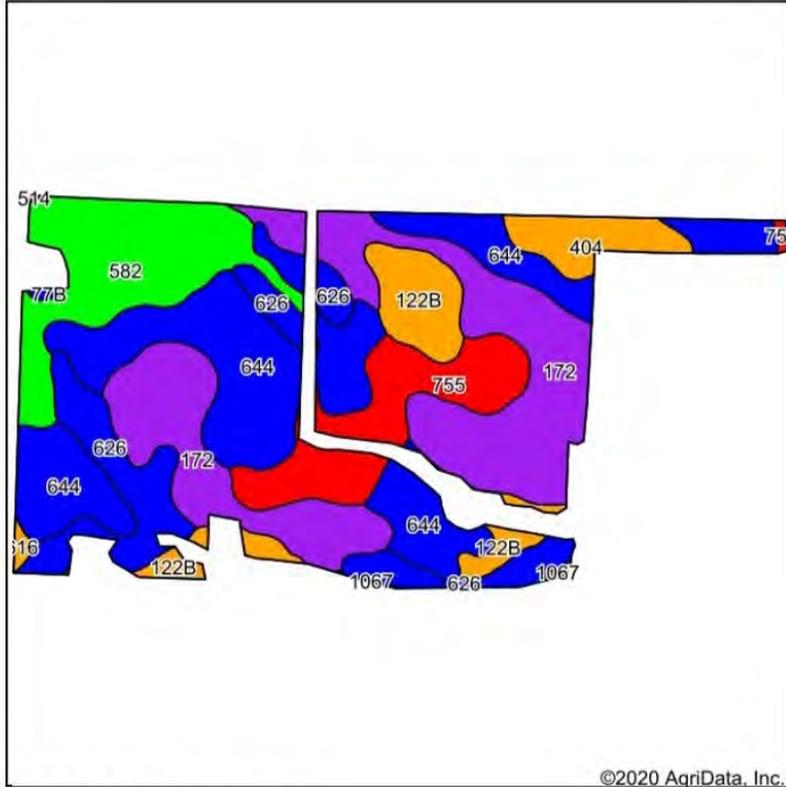


8/5/2020

LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 5 - Soils Map



State: **Minnesota**
 County: **Lake Of Woods**
 Location: **30-159N-30W**
 Township: **Rapid River**
 Acres: **876**
 Date: **8/5/2020**



Soils data provided by USDA and NRCS.

Area Symbol: MN077, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Soybeans	*n NCCPI Soybeans	
644	Boash clay loam	243.05	27.7%	Blue	Poorly drained	IIw	88	31	49	
172	Indus clay loam	234.68	26.8%	Purple	Poorly drained	IIIw	51	18	30	
582	Roliss clay loam	112.61	12.9%	Green	Poorly drained	IIw	92	32	60	
626	Suomi loam, 1 to 4 percent slopes	102.26	11.7%	Blue	Moderately well drained	Ile	81	28	53	
755	Woodslake clay	86.06	9.8%	Red	Very poorly drained	VIw	15		9	
122B	Taylor loam, 1 to 8 percent slopes	59.95	6.8%	Orange	Moderately well drained	Ile	75	26	57	
404	Chilgren fine sandy loam	31.64	3.6%	Orange	Poorly drained	IIw	77	27	61	
616	Effie loam	2.73	0.3%	Orange	Poorly drained	IIw	80	28	57	
1067	Waupaca-Eutroboralfs complex, 0 to 60 percent slopes	1.53	0.2%	Red	Poorly drained	Vw	15		30	
77B	Games fine sandy loam, 1 to 4 percent slopes	1.29	0.1%	Blue	Moderately well drained	Ile	89	31	55	
514	Tacoosh muck	0.20	0.0%	Red	Very poorly drained	VIw	5		31	
Weighted Average								69.2	23.7	*n 42.8

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

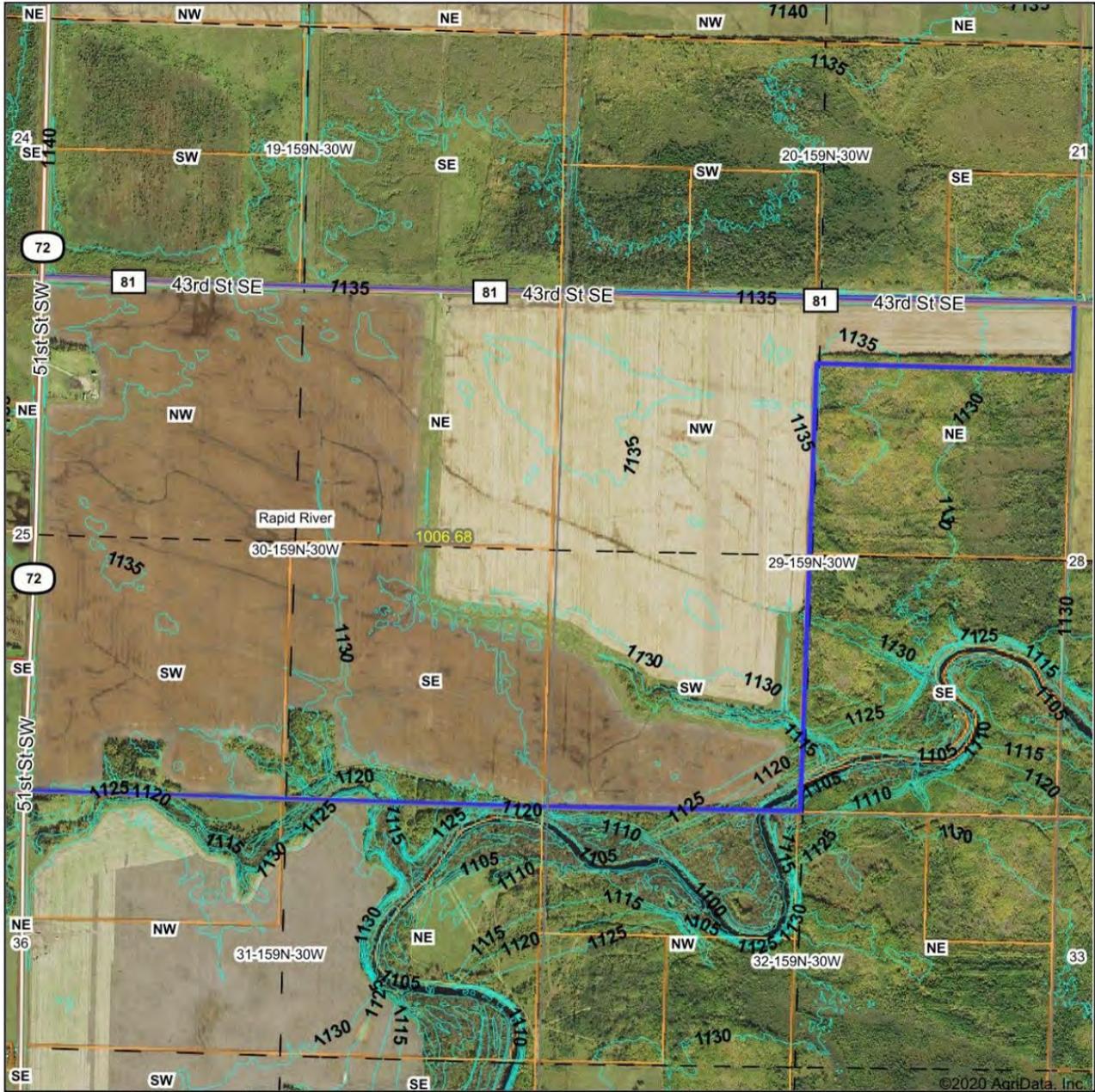
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LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 5 - Topography Map with Contours



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FARMLAND PROFESSIONALS

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem

Interval(ft): 5.0

Min: 1,097.2

Max: 1,141.4

Range: 44.2

Average: 1,132.1

Standard Deviation: 3.44 ft

0ft 1596ft 3191ft



8/5/2020

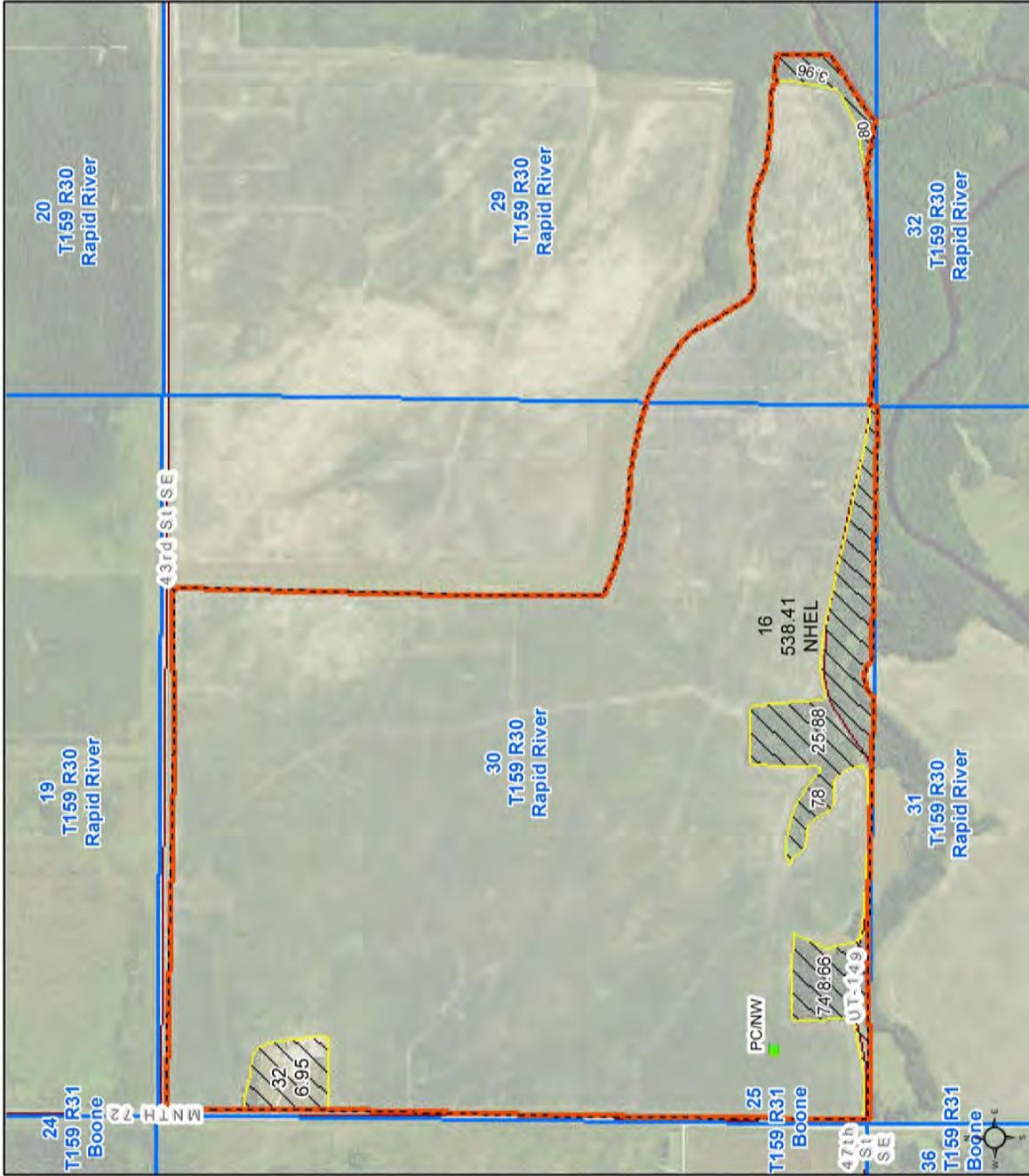
30-159N-30W
Lake Of Woods County
Minnesota

Map Center: 48° 33' 46.76, -94° 32' 19.41

Parcel 5 - FSA Map



Lake of the Woods County, Minnesota



Farm 2228
Tract 1965

2020 Program Year

Map Created October 31, 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: 538.41 acres

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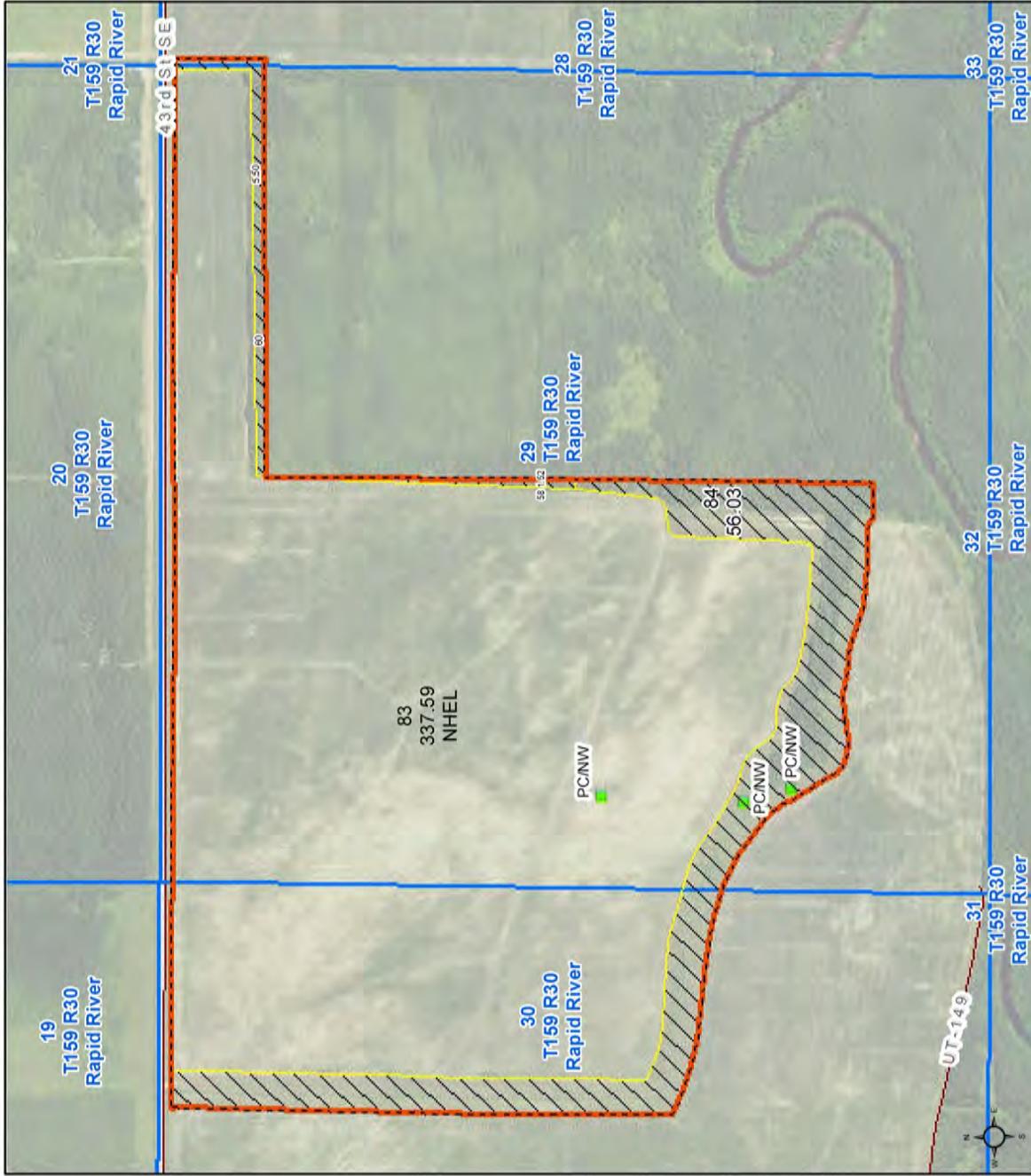
LAND OFFERING

3,276.73 ± Acre Farmland

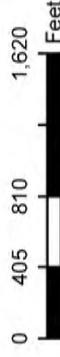
Parcel 5 - FSA Map



Lake of the Woods County, Minnesota



Farm 2512
Tract 1966
 2020 Program Year
 Map Created October 31, 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: 337.59 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.

LAND OFFERING

3,276.73 ± Acre Farmland

LAND OFFERING

3,276.73 ± Acre Farmland

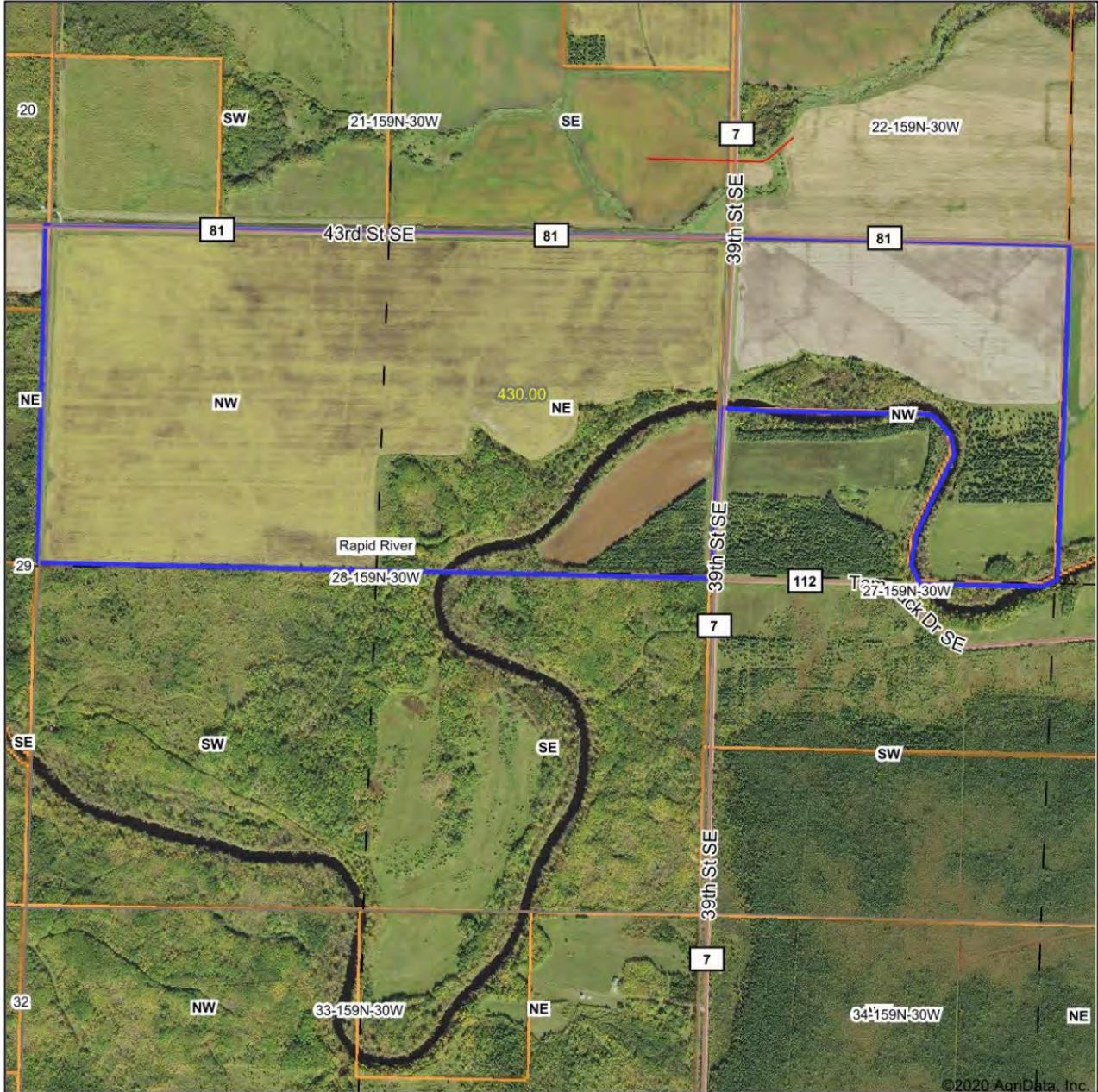
Parcel 6 - Aerial Photo



LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 6 - Aerial Map



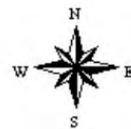
1STOP REALTY
FARMLAND PROFESSIONALS

Maps Provided By
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CUSTOMIZED ONLINE MAPPING
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Map Center: 48° 33' 47.25, -94° 30' 1.36

28-159N-30W
Lake Of Woods County
Minnesota

0ft 1209ft 2418ft

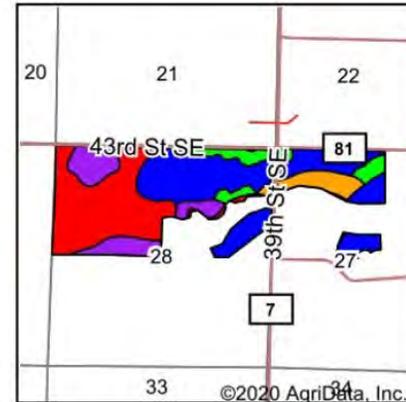
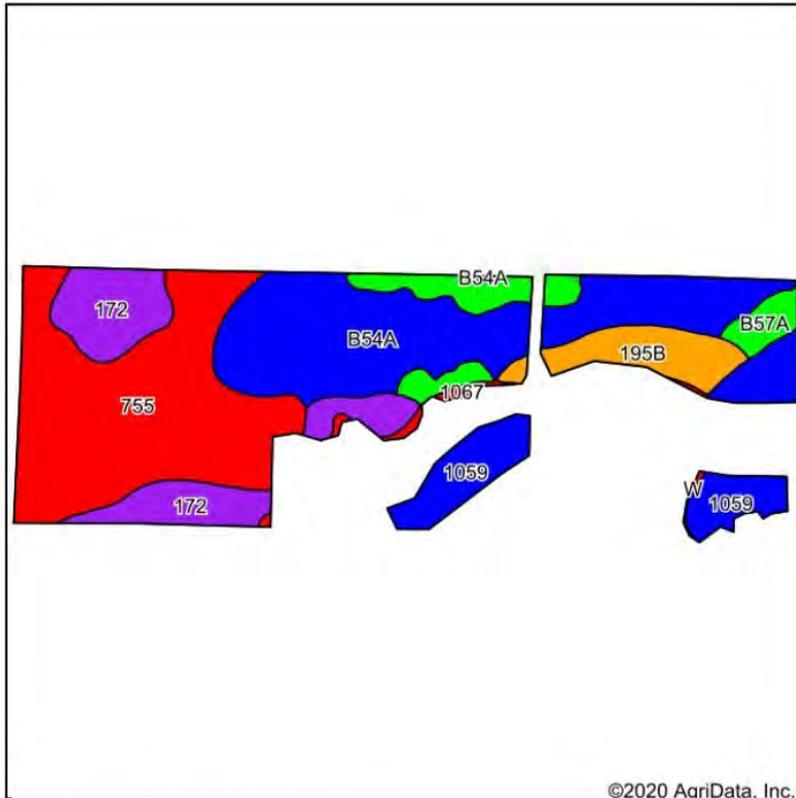


8/5/2020

LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 6 - Soils Map



State: **Minnesota**
 County: **Lake Of Woods**
 Location: **28-159N-30W**
 Township: **Rapid River**
 Acres: **328.61**
 Date: **8/5/2020**



Soils data provided by USDA and NRCS.

Area Symbol: MN077, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Soybeans	*n NCCPI Soybeans	
755	Woodslake clay	105.93	32.2%		Very poorly drained	Vlw	15		9	
B54A	Spooner-Littleswan complex, 0 to 2 percent slopes	94.08	28.6%		Poorly drained	Illw	82		67	
172	Indus clay loam	43.98	13.4%		Poorly drained	Illw	51	18	30	
1059	Wega silt loam	36.64	11.1%		Somewhat poorly drained	Ilw	84	29	67	
B57A	Littleswan silt loam, 0 to 3 percent slopes	19.98	6.1%		Somewhat poorly drained	Illw	93		74	
195B	Taylor loamy fine sand, 1 to 4 percent slopes	19.81	6.0%		Moderately well drained	Ile	75	26	47	
B57B	Baudette-Littleswan complex, 0 to 6 percent slopes	4.80	1.5%		Moderately well drained	Ile	92		73	
1067	Waupaca-Eutroboralfs complex, 0 to 60 percent slopes	3.04	0.9%		Poorly drained	Vw	15		30	
W	Water	0.35	0.1%				0			
Weighted Average								56.2	7.2	*n 42.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

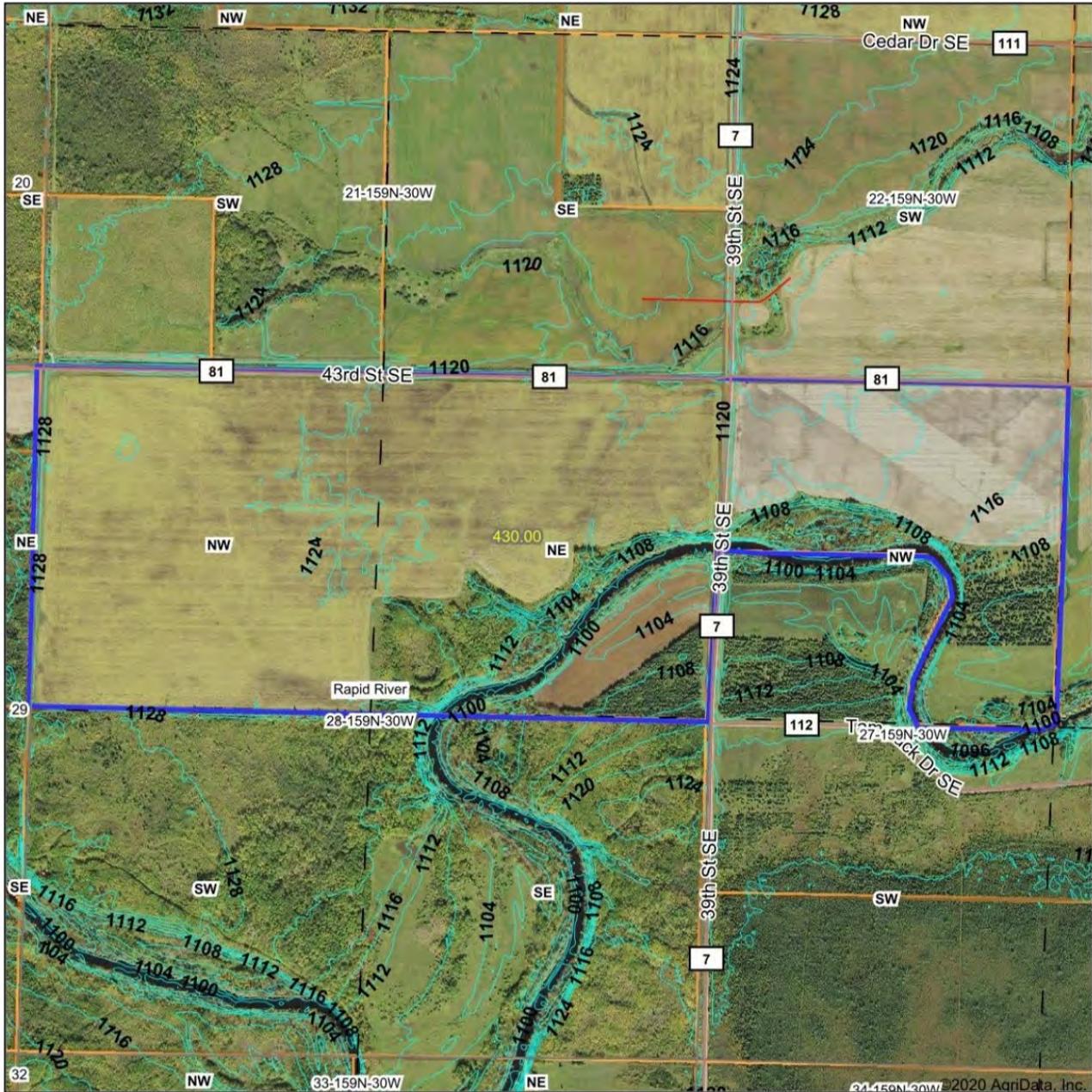
The information gathered in its entirety is from sources deemed reliable, but cannot be guaranteed by 1 Stop Realty, Inc. or its staff. The boundaries shown are approximates. It is not intended as a legal boundary. Please verify all information.



LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 6 - Topography Map with Contours



1STOP REALTY
FARMLAND PROFESSIONALS

Maps Provided By:
surety
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Source: USGS 10 meter dem
Interval(ft): 4.0
Min: 1,092.3
Max: 1,129.9
Range: 37.6
Average: 1,119.1
Standard Deviation: 8.56 ft

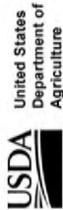
0ft 1197ft 2394ft



28-159N-30W
Lake Of Woods County
Minnesota

8/5/2020
Map Center: 48° 33' 47.25, -94° 30' 1.36

Parcel 6 - FSA Map



Lake of the Woods County, Minnesota



Farm 2276
Tract 1968

2020 Program Year
Map Created October 31, 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
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed
- Alfalfa, Mixed Forage AGM, GMA, IGS = for forage

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Provisions

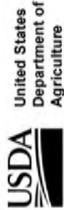
Tract Cropland Total: 253.94 acres

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 (NRC). This map displays the 2017 NAIP imagery.

LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 6 - FSA Map



Lake of the Woods County, Minnesota



Farm 2512
Tract 1967

2020 Program Year
Map Created October 31, 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: 63.50 acres

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LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 6 - FSA Map



Lake of the Woods County, Minnesota



Farm 2535
Tract 1963

2020 Program Year

Map Created October 31, 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: 11.17 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.

LAND OFFERING

3,276.73 ± Acre Farmland

LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 6 - Tile Map

56113 State Hwy 56
West Concord, MN 55985
507 527-2294
www.ellingsoncompanies.com

Zeitz Rapid River_28_Final 124384
Revision:
08-16-12
Jdlf:124384
Drawn by: Kevin Leonard

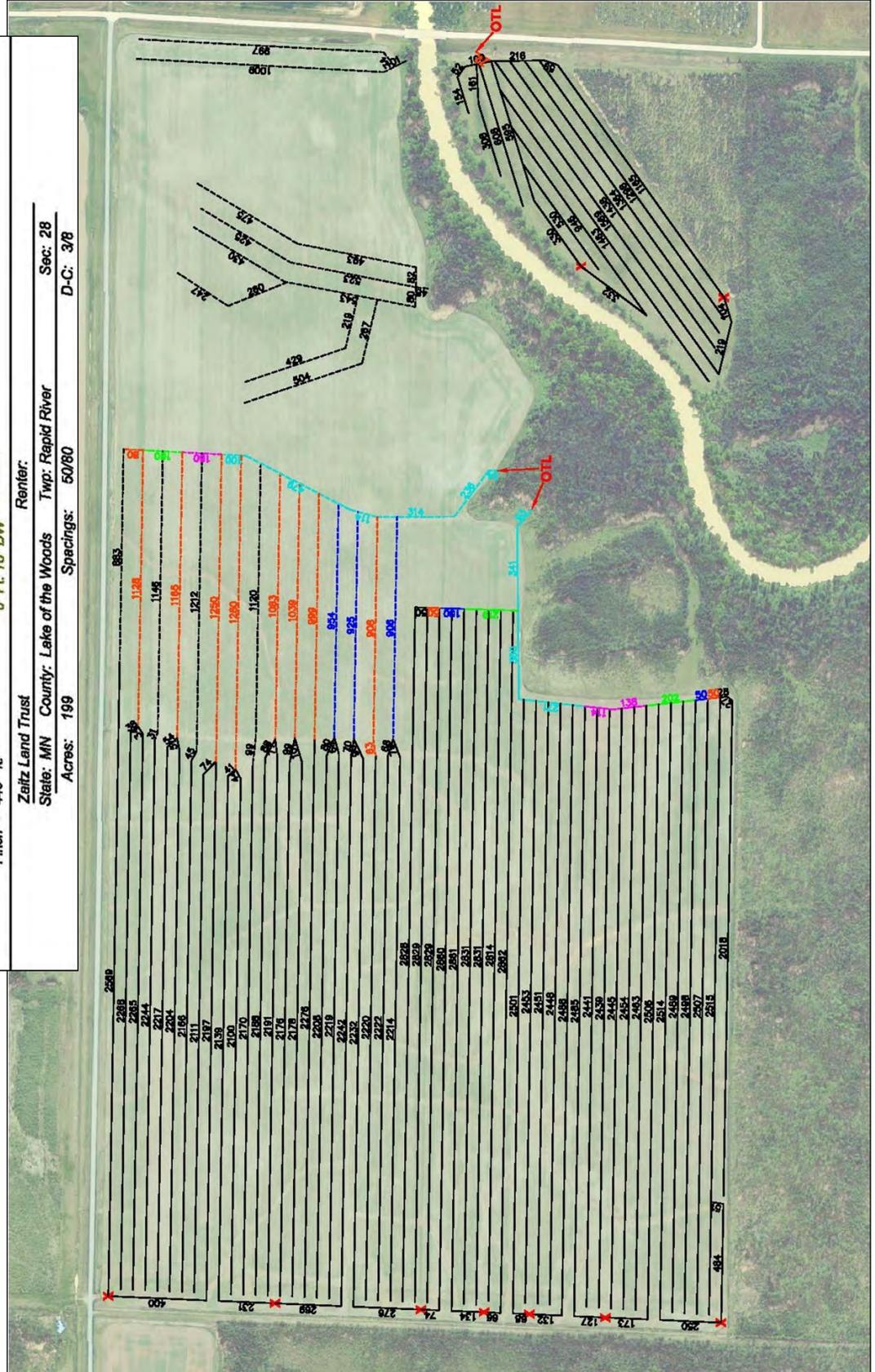
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	Ditches & WW		0 Ft. 4" NP		11697 Ft. 4" Sock
	Parcel Boundary		0 Ft. 5" NP		8995 Ft. 5" Sock
	Elec & Tele Cable		0 Ft. 6" NP		2785 Ft. 6" Sock
	Gas Line		0 Ft. 8" NP		160 Ft. 8" Sock
	Trees		0 Ft. 10" NP		160 Ft. 10" Sock
			0 Ft. 12" NP		1276 Ft. 12" Sock
			0 Ft. 15" NP		0 Ft. 15" Sock
			0 Ft. 18" NP		0 Ft. 18" Sock

139939 Ft. 4" Perf
173 Ft. 5" Perf
150 Ft. 6" Perf
421 Ft. 8" Perf
252 Ft. 10" Perf
1065 Ft. 12" Perf
0 Ft. 15" Perf
0 Ft. 18" Perf

0 Ft. 12" DW
0 Ft. 15" DW
0 Ft. 18" DW

Zeitz Land Trust
State: MN County: Lake of the Woods Twp: Rapid River Sec: 28
Acres: 199 Spacings: 50/80 D-C: 3/8

1 inch = 440 ft.



Parcel 6 - Tile Map

LAND OFFERING

3,276.73 ± Acre Farmland



56113 State Hwy 56
West Concord, MN 55985
507 527-2294
www.ellingsoncompanies.com

Zaitz Rapid River_27_Final 124415
Revision:
08-18-12
Job# 124415
Drawn by: Kevin Leonard

0 Ft. 3" Perf	0 Ft. 3" NP	0 Ft. 3" Sock
0 Ft. 4" Perf	0 Ft. 4" NP	33139 Ft. 4" Sock
0 Ft. 5" Perf	0 Ft. 5" NP	960 Ft. 5" Sock
0 Ft. 6" Perf	0 Ft. 6" NP	723 Ft. 6" Sock
0 Ft. 8" Perf	0 Ft. 8" NP	518 Ft. 8" Sock
0 Ft. 10" Perf	0 Ft. 10" NP	0 Ft. 10" Sock
0 Ft. 12" Perf	0 Ft. 12" NP	0 Ft. 12" Sock
0 Ft. 15" Perf	0 Ft. 15" NP	0 Ft. 15" Sock
0 Ft. 18" Perf	0 Ft. 18" NP	0 Ft. 18" Sock
0 Ft. 12" DW		
0 Ft. 15" DW		
0 Ft. 18" DW		

Existing Tile: - - - - -

Ditches & IAW: - - - - -

Parcel Boundary: ————

Elec & Tele Cable: - · - · -

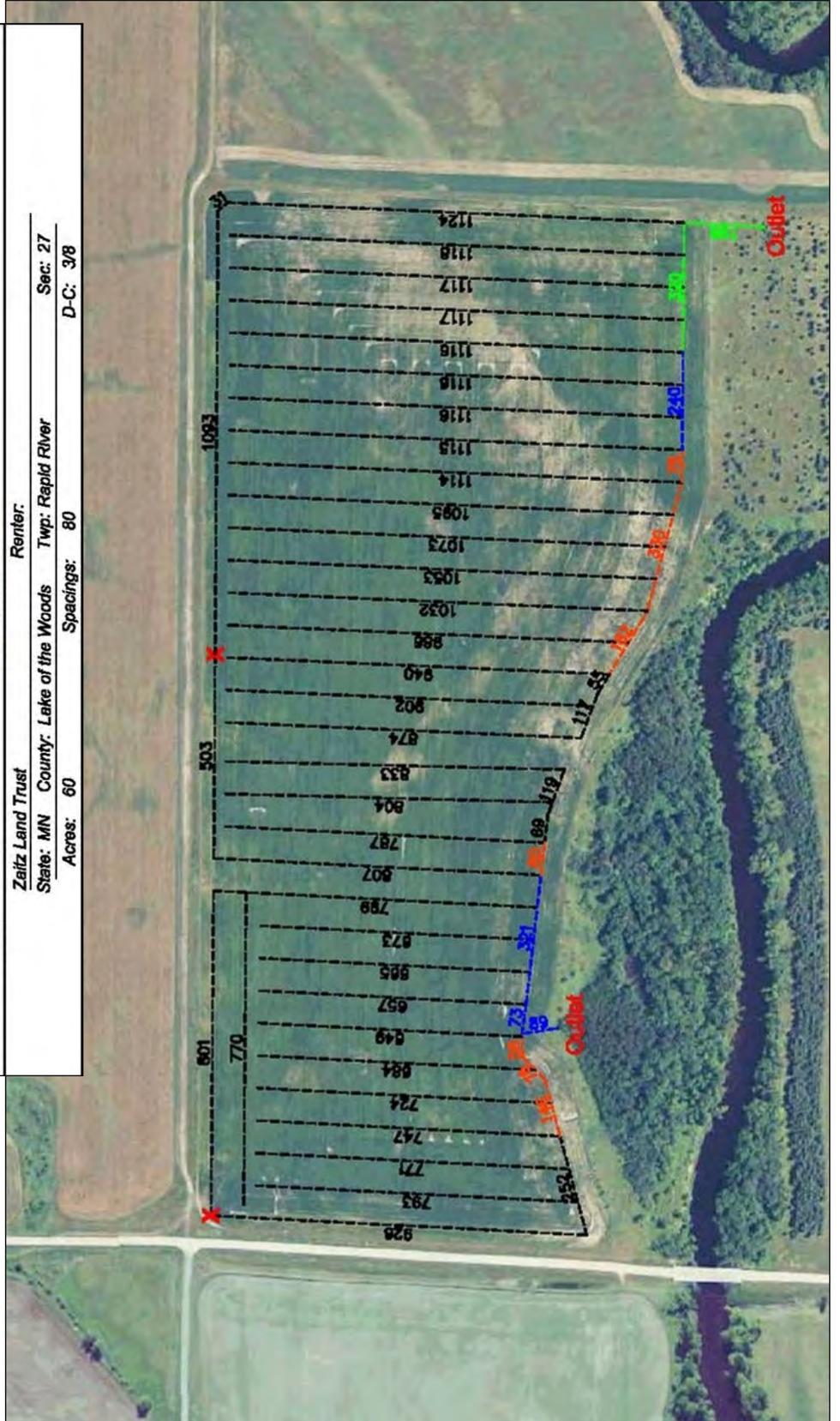
Gas Line: ————

Trees: ●



1 Inch = 440 ft.

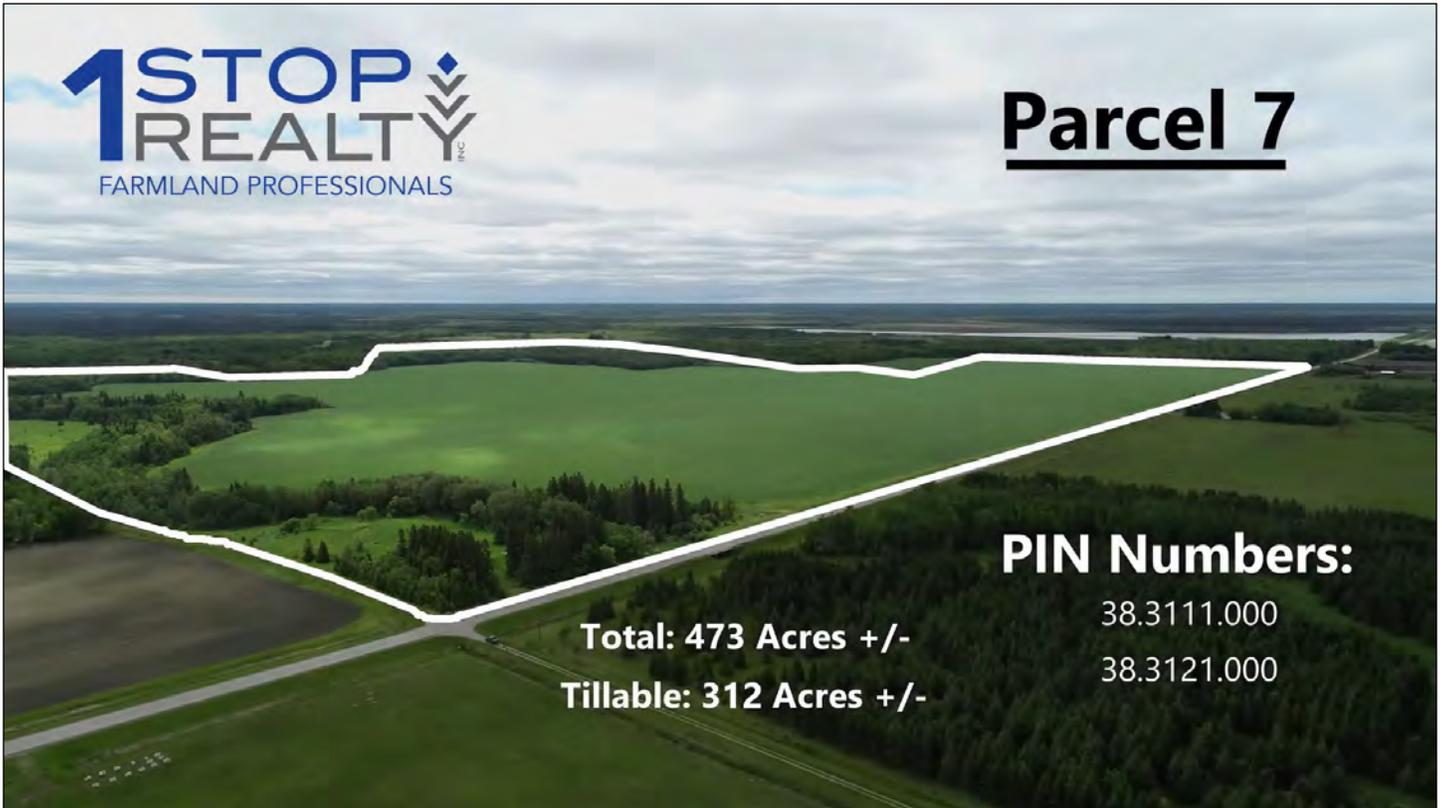
Zaitz Land Trust Renter:
State: MN County: Lake of the Woods Twp: Rapid River Sec: 27
Acres: 60 Spacings: 80 D-C: 3/8



LAND OFFERING

3,276.73 ± Acre Farmland

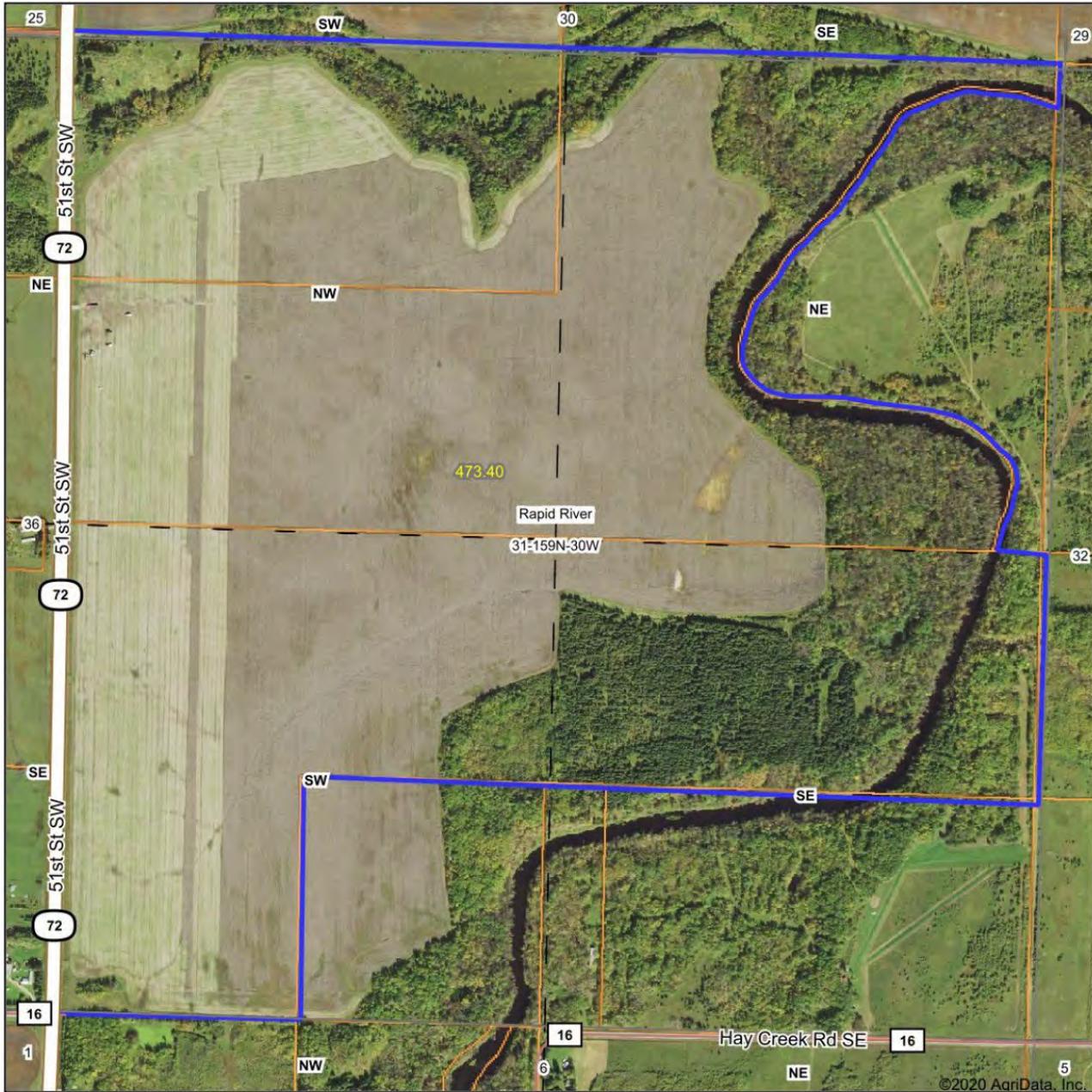
Parcel 7 - Aerial Photo



LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 7 - Aerial Map



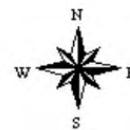
1STOP REALTY
FARMLAND PROFESSIONALS

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2020 www.AgriDataInc.com

Map Center: 48° 32' 52.84, -94° 32' 59.39

0ft 837ft 1674ft

31-159N-30W
Lake Of Woods County
Minnesota

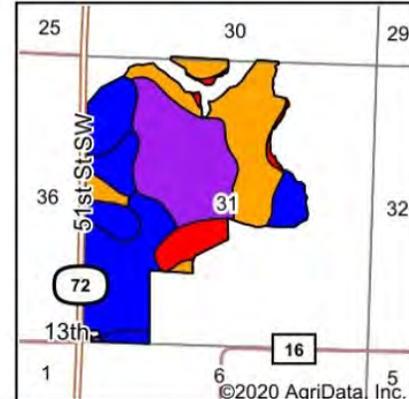
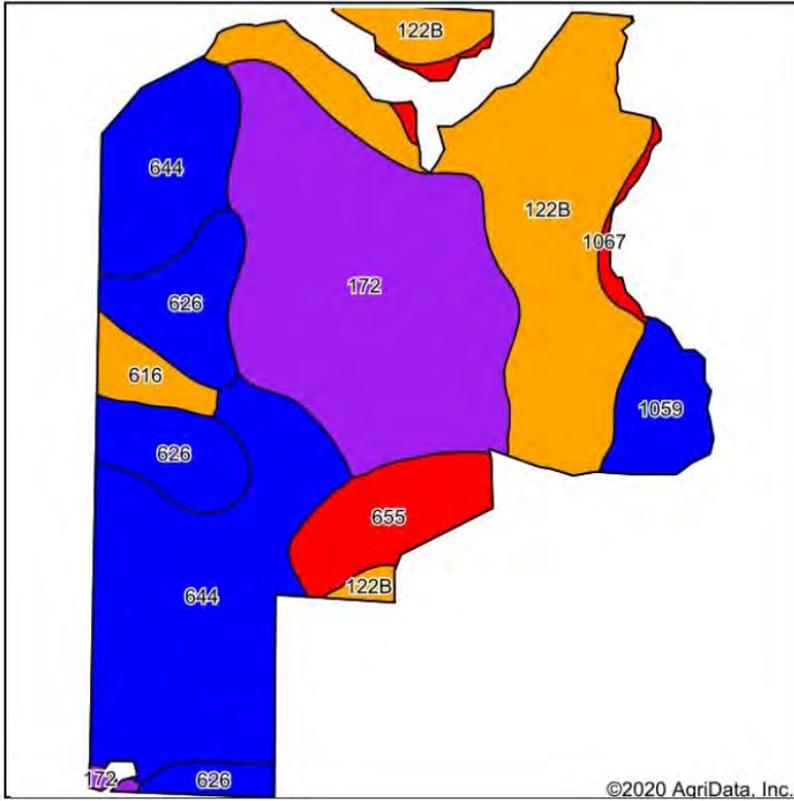


8/5/2020

LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 7 - Soils Map



State: **Minnesota**
 County: **Lake Of Woods**
 Location: **31-159N-30W**
 Township: **Rapid River**
 Acres: **312.67**
 Date: **8/5/2020**



Soils data provided by USDA and NRCS.

Area Symbol: MN077, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Soybeans	*n NCCPI Soybeans	
644	Boash clay loam	85.53	27.4%	Blue	Poorly drained	IIw	88	31	49	
172	Indus clay loam	83.32	26.6%	Purple	Poorly drained	IIIw	51	18	30	
122B	Taylor loam, 1 to 8 percent slopes	73.24	23.4%	Orange	Moderately well drained	Ile	75	26	57	
626	Suomi loam, 1 to 4 percent slopes	31.07	9.9%	Blue	Moderately well drained	Ile	81	28	53	
655	Bearville loamy fine sand	17.04	5.4%	Red	Poorly drained	IIIw	38	13	29	
1059	Wega silt loam	12.14	3.9%	Blue	Somewhat poorly drained	IIw	84	29	67	
616	Effie loam	6.39	2.0%	Orange	Poorly drained	IIw	80	28	57	
1067	Waupaca-Eutroboralfs complex, 0 to 60 percent slopes	3.94	1.3%	Red	Poorly drained	Vw	15		30	
Weighted Average								70.4	24.6	*n 45.7

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

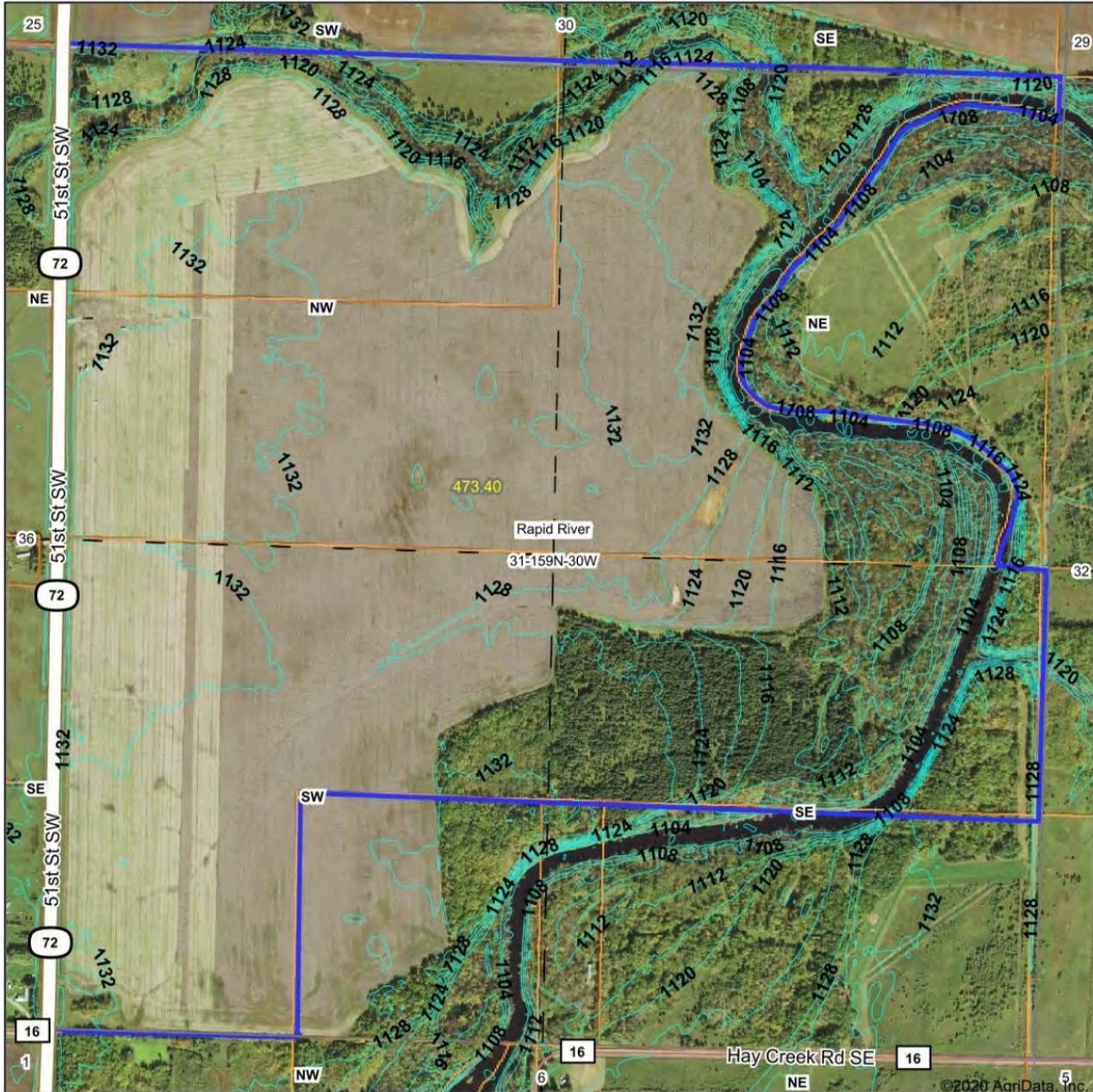
The information gathered in its entirety is from sources deemed reliable, but cannot be guaranteed by 1 Stop Realty, Inc. or its staff. The boundaries shown are approximates. It is not intended as a legal boundary. Please verify all information.



LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 7 - Topography Map with Contours



1STOP REALTY
FARMLAND PROFESSIONALS

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem

Interval(ft): 4.0

Min: 1,098.0

Max: 1,138.4

Range: 40.4

Average: 1,126.7

Standard Deviation: 9.06 ft

0ft 835ft 1670ft



8/5/2020

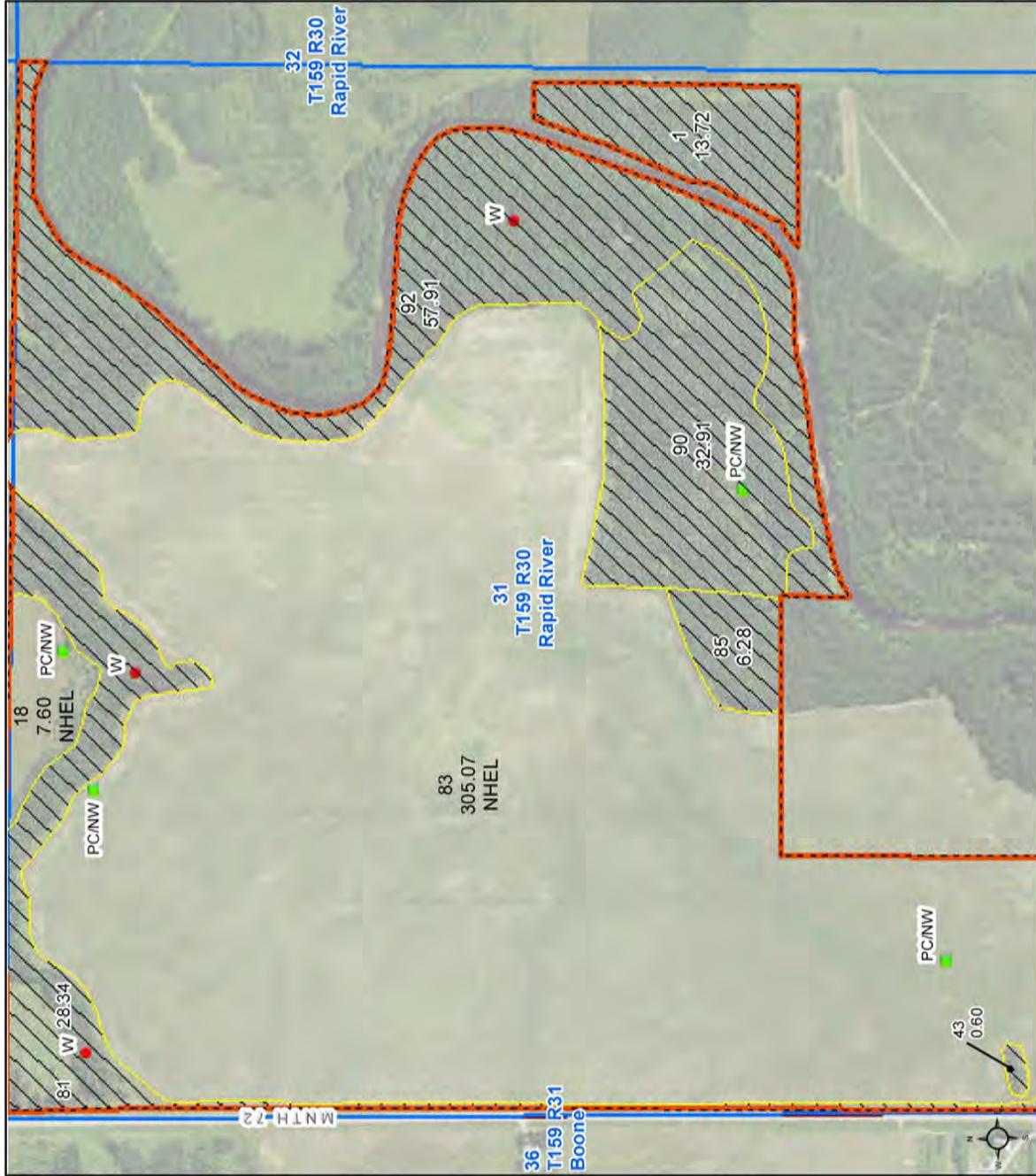
31-159N-30W
Lake Of Woods County
Minnesota

Map Center: 48° 32' 52.84, -94° 32' 59.39

Parcel 7 - FSA Map



Lake of the Woods County, Minnesota

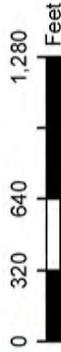


Farm 2531

Tract 2107

2020 Program Year

Map Created October 31, 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

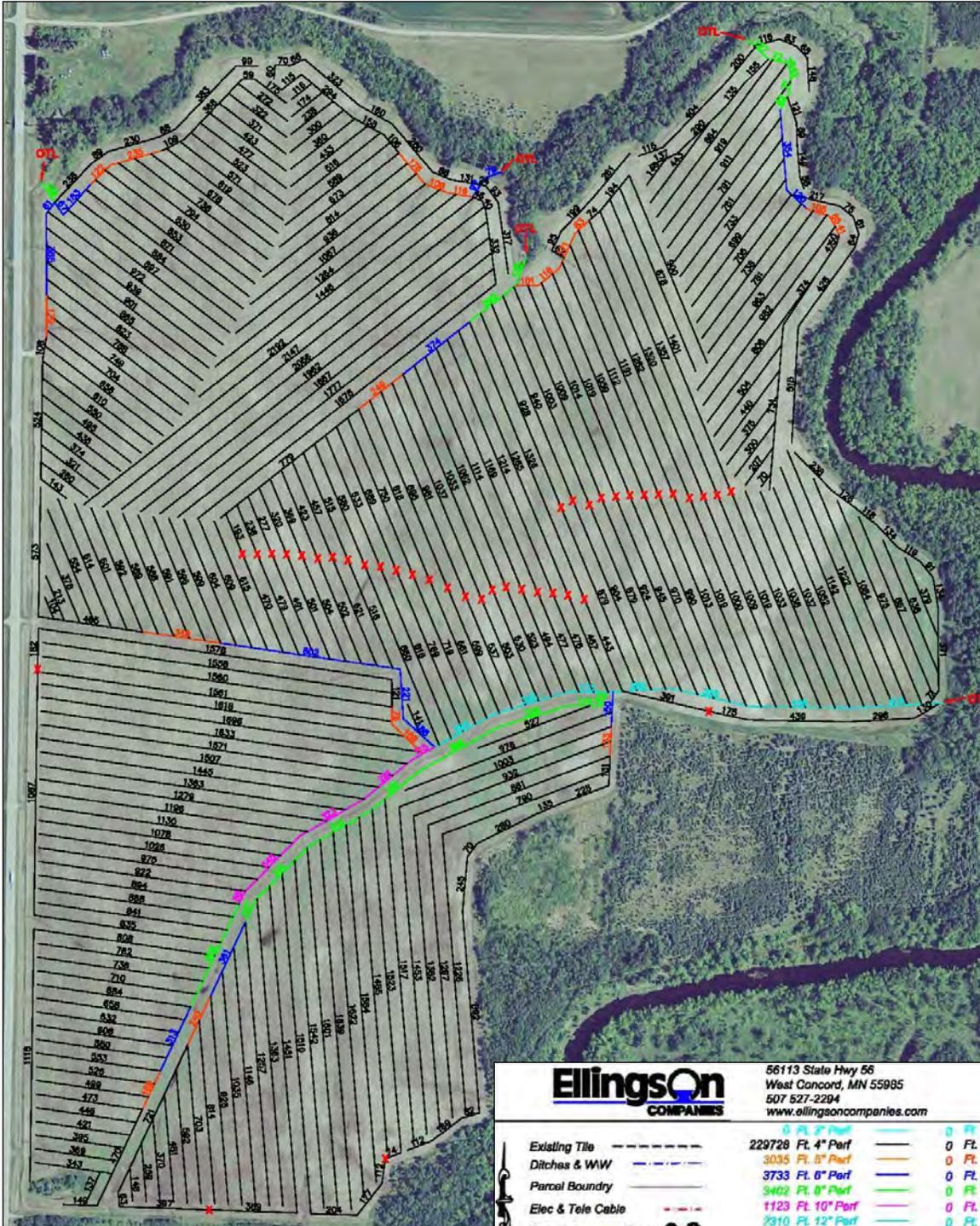
Tract Cropland Total: 312.67 acres

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LAND OFFERING

3,276.73 ± Acre Farmland

Parcel 7 - Tile Map



		56113 State Hwy 56 West Concord, MN 55985 507 527-2294 www.ellingsoncompanies.com		Zeitz_Rapid River_31_Final 124417 Revision: 08-25-12 Job# 124417 Drawn by: Kevin Leonard	
Existing Tile	229728 Ft. 4" Perf	0 Ft. 3" NP	0 Ft. 4" NP	0 Ft. 3" Sock	0 Ft. 4" Sock
Ditches & WW	3035 Ft. 5" Perf	0 Ft. 5" NP	0 Ft. 6" NP	0 Ft. 5" Sock	0 Ft. 6" Sock
Parcel Boundary	3733 Ft. 6" Perf	0 Ft. 6" NP	0 Ft. 8" NP	0 Ft. 6" Sock	0 Ft. 8" Sock
Elec & Tele Cable	3402 Ft. 8" Perf	0 Ft. 10" NP	0 Ft. 10" NP	0 Ft. 8" Sock	0 Ft. 10" Sock
Gas Line	1123 Ft. 10" Perf	0 Ft. 12" NP	0 Ft. 12" NP	0 Ft. 10" Sock	0 Ft. 12" Sock
Trees	2310 Ft. 12" Perf	0 Ft. 15" NP	0 Ft. 15" NP	0 Ft. 12" Sock	0 Ft. 15" Sock
	0 Ft. 15" Perf	0 Ft. 18" NP	0 Ft. 18" NP	0 Ft. 15" Sock	0 Ft. 18" Sock
	0 Ft. 18" Perf				
	0 Ft. 12" DW				
	0 Ft. 15" DW				
	0 Ft. 18" DW				
1 inch = 440 ft.		Zeitz Land Trust Renter:			
State: MN County: Lake of the Woods Twp: Rapid River Sec: 31					
Acres: 316		Spacings: 60		D-C: 3/8	

LAND OFFERING

3,276.73 ± Acre Farmland

Exhibit "A"

The S1/2 SE1/4, S1/2 N1/2 SE1/4, Section 16, Township 159 North, Range 30 West.
Split from Parcel ID No.: 38.16.31.000 (for reference only)

Government Lots 1 and 2, E1/2 NW1/4, NE1/4, Section 19, Township 159 North, Range 30 West.
Parcel ID No.: 38.19.11.000 (for reference only)

The E1/2 NE1/4, NE1/4 SE1/4, Section 21, Township 159 North, Range 30 West.
Parcel ID Nos.: 38.21.11.000 and 38.21.41.000 (for reference only)

The NW1/4 NW1/4, Section 22, Township 159 North, Range 30 West.
Split from Parcel ID No.: 38.22.21.000 (for reference only)

The S1/2 NW1/4, Section 22, Township 159 North, Range 30 West.
Split from Parcel ID No. 38.22.13.000 (for reference only)

The NE1/4 SE1/4, lying south and east of the Rapid River, Section 22, Township 159 North, Range 30 West.
Split from Parcel ID No., 38.22.41.000 (for reference only)

The SE1/4 SE1/4, lying east of the Rapid River, Section 22, Township 159 North, Range 30 West.
Parcel ID No.: 38.22.44.010 (for reference only)

The SW1/4, Section 23, Township 159 North, Range 30 West, EXCEPT the following deeded tract: All that tract of land lying and being on the North side of the Rapid River and in the N1/2 SW 1/4, Section 23, Township 159, Range 30.
Parcel ID No.: 38.23.31.000 (for reference only)

The N1/2 NW1/4, Section 27, Township 159 North, Range 30 West.
Split from Parcel ID No.: 38.27.11.010 (for reference only)

The S1/2 NW1/4, lying east and north of the Rapid River, Section 27, Township 159 North, Range 30 West.
Split from Parcel ID No.: 38.27.12.010 (for reference only)

The N1/2, Section 28, Township 159 North, Range 30 West.
Parcel ID No.: 38.28.11.000 (for reference only)

The W1/2 and N1/2 N1/2 NE1/4, Section 29, Township 159 North, Range 30 West.
Split from Parcel ID No.: 38.29.11.000 (for reference only)

Government Lots 1, 2, 3, 4, E1/2, NW1/4, E1/2 SW1/4, NE1/4, and SE1/4, Section 30, Township 159 North, Range 30 West.
Parcel ID Nos.: 38.30.11.000 and 38.30.41.000 (for references only)

Government Lots 1, 2, 3, 4, E1/2 NW1/4, NE1/4 SW1/4, NE1/4 lying west of the Rapid River, N1/2 SE1/4, Section 31, Township 159 North, Range 30 West.
Parcel ID Nos.: 38.31.21.000 and 38.31.11.000 (for reference only)

The NW1/4, Section 9, Township 160 North, Range 31 West.
Parcel ID No.: 30.09.21.000 (for reference only)

The W1/2 NE1/4 and W1/2 SE1/4, Section 9, Township 160 North, Range 31 West.
Parcel ID No.: 30.09.12.000 (for reference only)

The E1/2 NE1/4 and N1/2 NE1/4 SE1/4, Section 9, Township 160 North, Range 31 West.
Parcel ID No.: 30.09.11.000 (for reference only)

The SE1/4 SE1/4 and S1/2 NE1/4 SE1/4, Section 9, Township 160 North, Range 31 West.
Parcel ID No.: 30.09.41.000 (for reference only)



1 STOP REALTY, INC.

SALES | LAND MANAGEMENT | LAND & FARM AUCTIONS | 1031 TAX EXCHANGE

"The Experienced Farmland Professionals!"



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Farmland Broker
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admin@farmlandsales.com
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