

Harland V. Morehart Sr. Estate - Farm No. 2 (Francis)

SE Minnesota, Olmsted County

Parcel: 53.32.41.041153

Acres: 150.51 Total; 131.50 Tillable

CPI: 77.3

Sale Price: \$18,750/ac or \$2,822,062 total

2025 Property Tax: \$9,474

Current Land Lease Agreement:

Reagan & Dave Miller through 2026
Transferred and pro-rated accordingly

Earnest Money Deposit: 1.5%

Closing fees: TBD Split 50/50

Title Services:

Title Services, Inc.
Hilary Stonelake-Curtis, Attorney
30 3rd St SE, Ste 400, Rochester, MN 55904

Sellers:

Morgan Morehart & Brenda Morehart Anderson, Trustees

Morgan Morehart
Email: mtmorehart@gmail.com
Ph: 303-715-8202

Brenda Morehart Anderson
Email: bkkroening@gmail.com
Ph: 507-261-4835



FRANCIS FARM (150.51 AC TOTAL, 131.50 AC TILLABLE)

AERIAL MAP



Center: 43.851731, -92.403406

32-105N-13W

Pleasant Grove Township

Olmsted County, MN

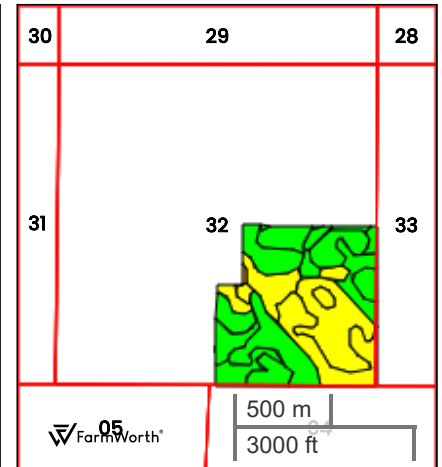
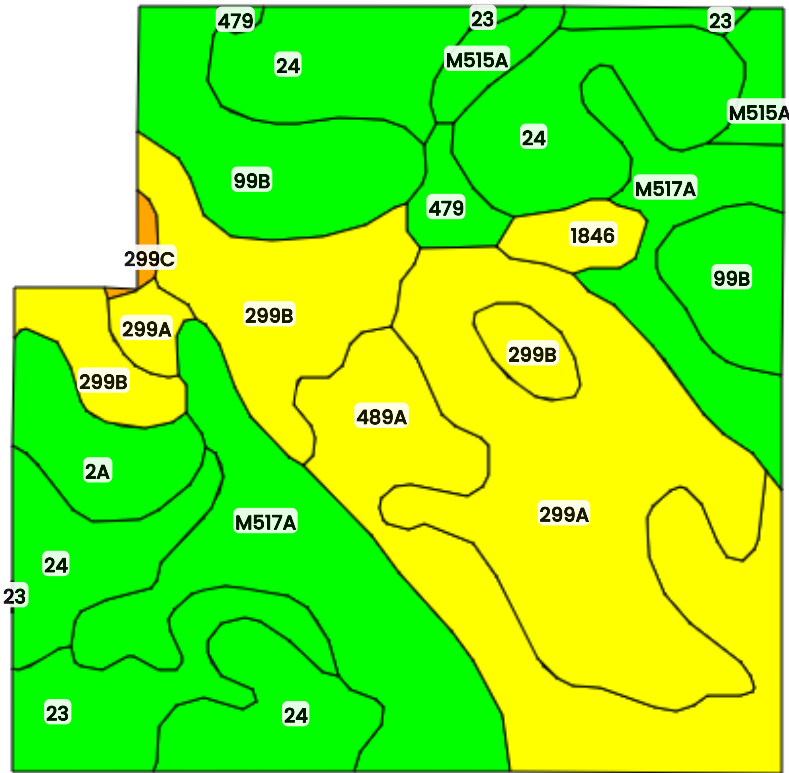


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FRANCIS FARM (150.51 AC TOTAL, 131.50 AC TILLABLE)

TOTAL SOILS



County: **Olmsted County, MN**

Location: **32-105N-13W**

Township: **Pleasant Grove**

Acres: **150.51**

Date: **09/04/2025**



Field borders obtained from Farm Service Agency
as of 2008

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Code	Description	Acres	% of field	MN CPI	Soil Class (Non-Irr)	Drainage Class
24	Kasson silt loam, 1 to 4 percent slopes	28.22	18.75 %	95	2	Moderately well drained
299A	Rockton loam, 0 to 1 percent slopes	26.65	17.71 %	58	2	Well drained
M517A	Clyde silty clay loam, 0 to 3 percent slopes	24.44	16.24 %	86	2	Poorly drained
489A	Atkinson loam, 0 to 1 percent slopes	19.99	13.28 %	61	1	Well drained
299B	Rockton loam, 1 to 6 percent slopes	15.20	10.10 %	53	2	Well drained
99B	Racine loam, 2 to 5 percent slopes	13.79	9.16 %	91	2	Well drained
23	Skyberg silt loam, 0 to 3 percent slopes	8.29	5.51 %	95	1	Somewhat poorly drained
2A	Ostrander silt loam, 0 to 2 percent slopes	5.31	3.53 %	100	1	Well drained
M515A	Tripoli clay loam, 0 to 2 percent slopes	3.73	2.48 %	87	2	Poorly drained
479	Floyd silt loam, 1 to 4 percent slopes	2.26	1.50 %	100	2	Somewhat poorly drained
1846	Kato silty clay loam, depressional	2.12	1.41 %	57	3	Very poorly drained
299C	Rockton loam, 6 to 12 percent slopes	0.51	0.34 %	45	3	Well drained
Average:				77.2		

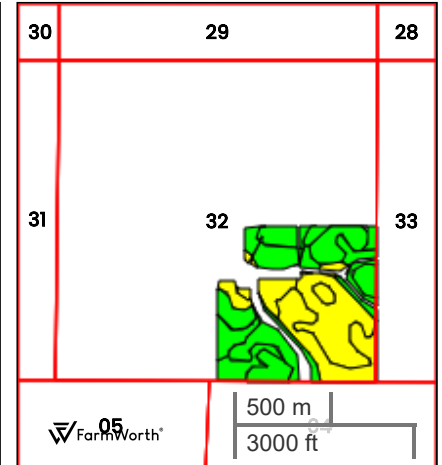
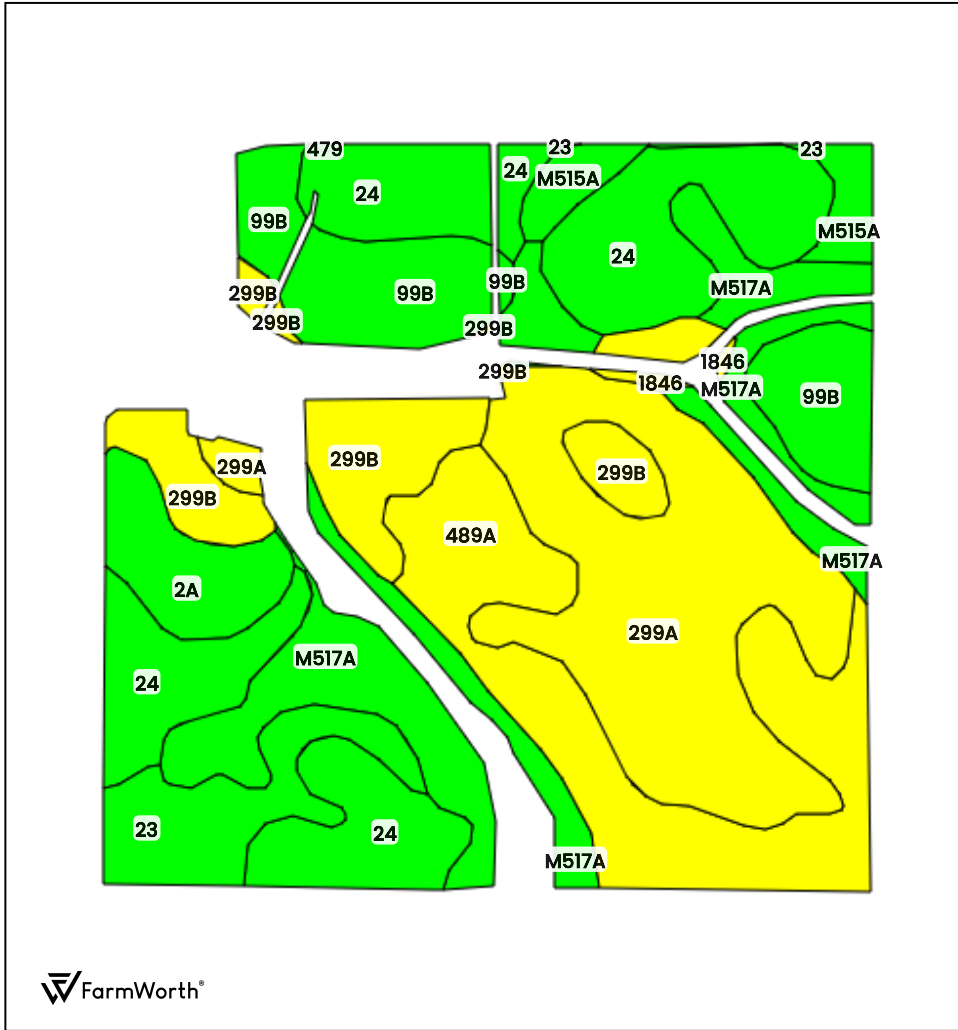
MN Productivity Index tables are obtained from the [NRCS Field Office Technical Guide](#)

Soils data provided by USDA and NRCS.



FRANCIS FARM (150.51 AC TOTAL, 131.50 AC TILLABLE)

TILLABLE SOILS



County: Olmsted County, MN

Location: 32-105N-13W

Township: Pleasant Grove

Acres: 131.50

Date: 09/04/2025



Field borders obtained from Farm Service Agency as of 2008

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Code	Description	Acres	% of field	MN CPI	Soil Class (Non-Irr)	Drainage Class
24	Kassel silt loam, 1 to 4 percent slopes	26.67	20.28 %	95	2	Moderately well drained
299A	Rockton loam, 0 to 1 percent slopes	25.86	19.67 %	58	2	Well drained
489A	Atkinson loam, 0 to 1 percent slopes	19.80	15.06 %	61	1	Well drained
M517A	Clyde silty clay loam, 0 to 3 percent slopes	17.68	13.45 %	86	2	Poorly drained
99B	Racine loam, 2 to 5 percent slopes	12.38	9.42 %	91	2	Well drained
299B	Rockton loam, 1 to 6 percent slopes	10.57	8.04 %	53	2	Well drained
23	Skyberg silt loam, 0 to 3 percent slopes	6.98	5.31 %	95	1	Somewhat poorly drained
2A	Ostrander silt loam, 0 to 2 percent slopes	5.24	3.99 %	100	1	Well drained
M515A	Tripoli clay loam, 0 to 2 percent slopes	3.25	2.47 %	87	2	Poorly drained
479	Floyd silt loam, 1 to 4 percent slopes	1.64	1.25 %	100	2	Somewhat poorly drained
1846	Kato silty clay loam, depressional	1.42	1.08 %	57	3	Very poorly drained
Average:				77.3		

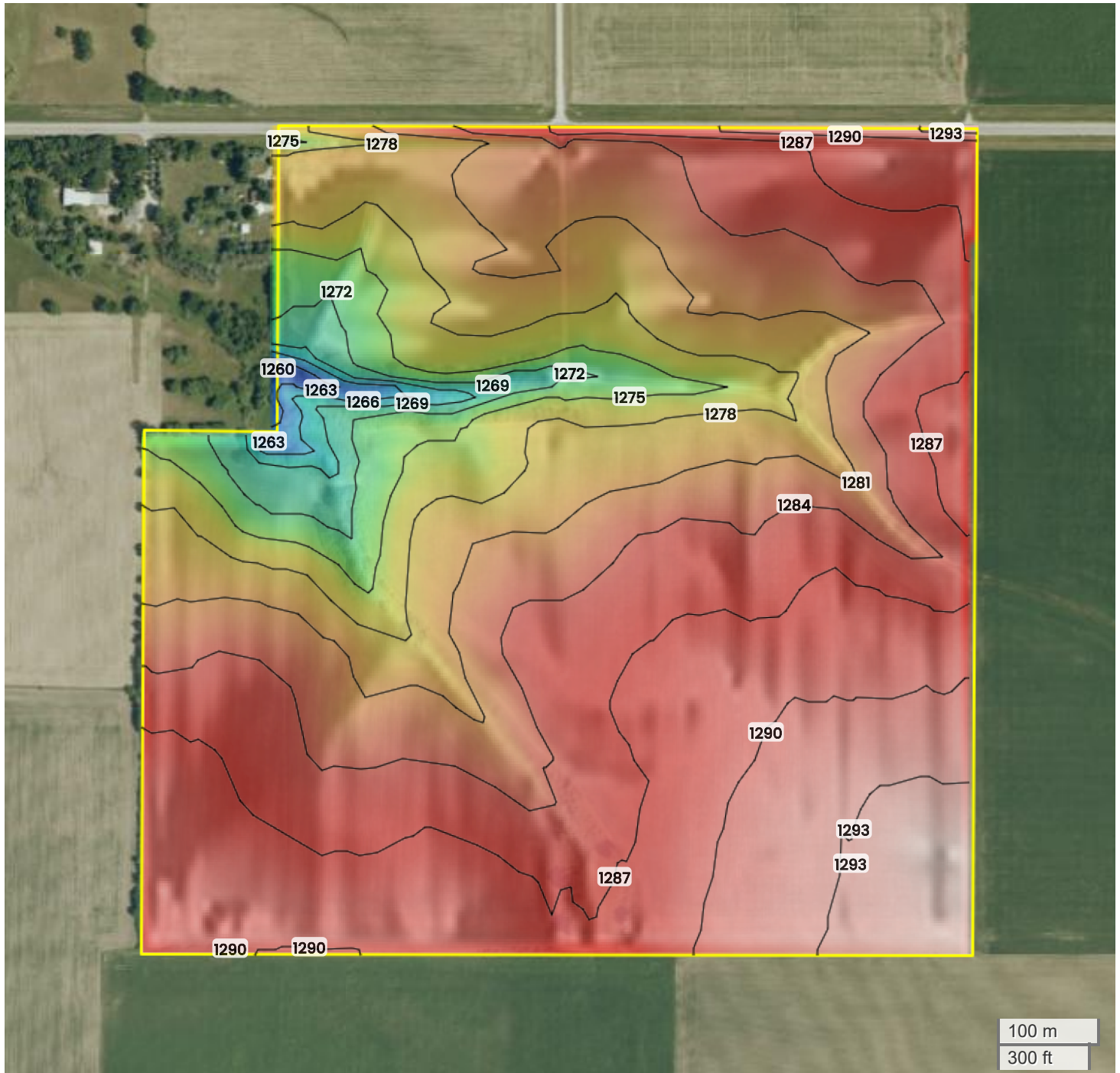
MN Productivity Index tables are obtained from the [NRCS Field Office Technical Guide](#)

Soils data provided by USDA and NRCS.



FRANCIS FARM (150.51 AC TOTAL, 131.50 AC TILLABLE)

TOPOGRAPHY



1260 ft

1293 ft



Center: 43.851826, -92.403422

32-105N-13W

Pleasant Grove Township

Olmsted County, MN

Source: USGS 10m DEM

Interval(ft): 3

Max: 1293.0 ft

Min: 1260.0 ft

Range: 33.0 ft

Average: 1276.5 ft

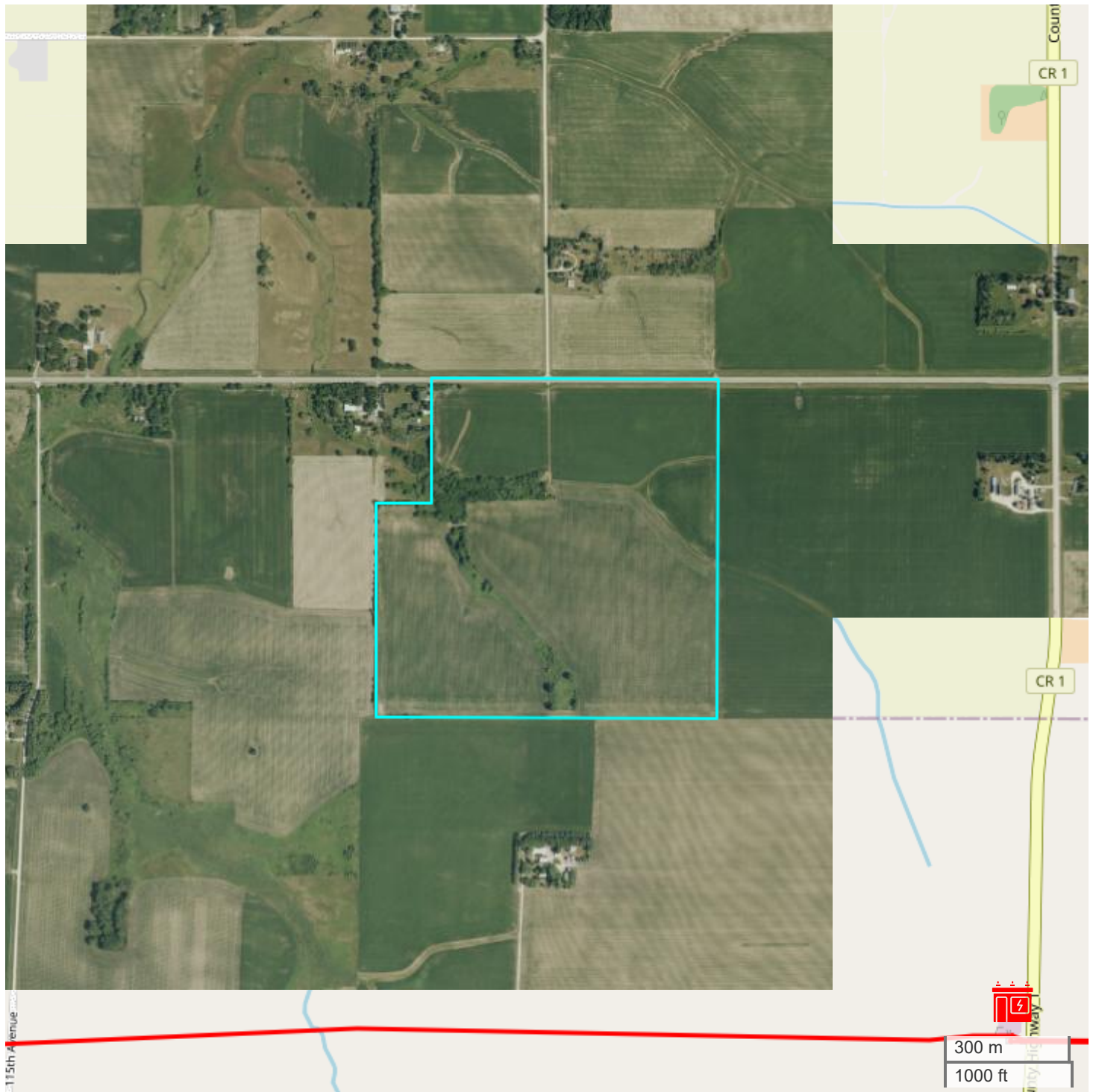


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FRANCIS FARM (150.51 AC TOTAL, 131.50 AC TILLABLE)

ENERGY MAP



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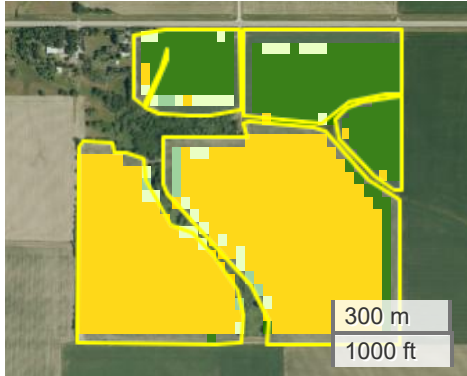
- Transmission Lines
- Substations
- Wind Turbine
- Wind Farm
- Solar
- Oil and Gas (Active)
- Oil and Gas (Abandoned)



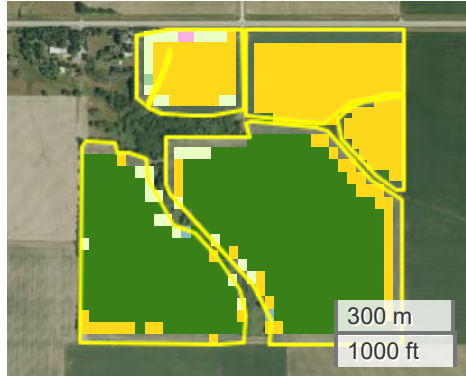
FRANCIS FARM (150.51 AC TOTAL, 131.50 AC TILLABLE)

CROP HISTORY

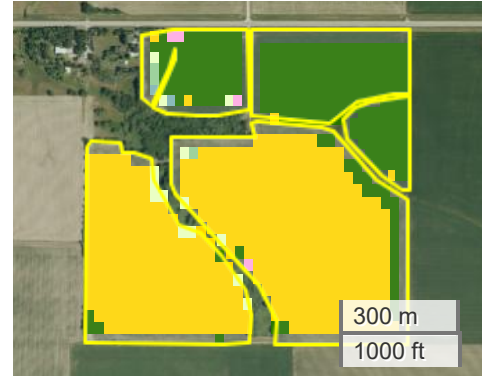
2024



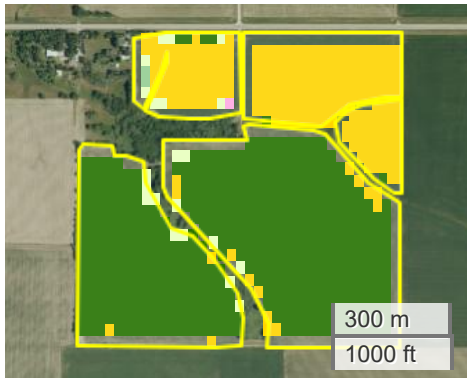
2023



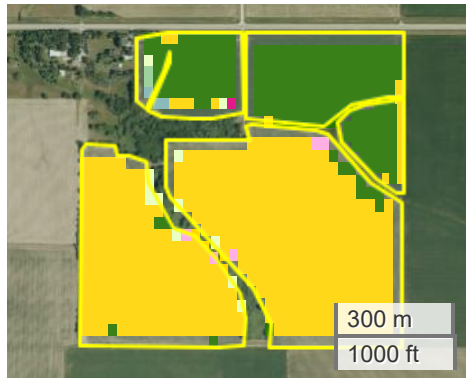
2022



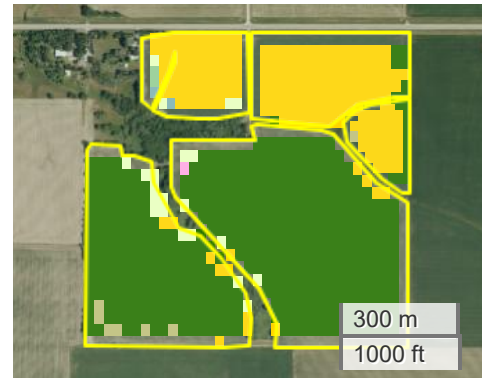
2021



2020



2019



Crop History

		Percent Area (>0.5 %)						
	Crop	2024	2023	2022	2021	2020	2019	Average
	Corn	63.3	34.7	63.2	31.4	67.0	29.6	48.2
	Soybeans	30.5	59.6	33.6	65.2	29.7	65.7	47.4
	Grass/Pasture	4.8	5.0	2.0	3.0	1.7	3.0	3.2

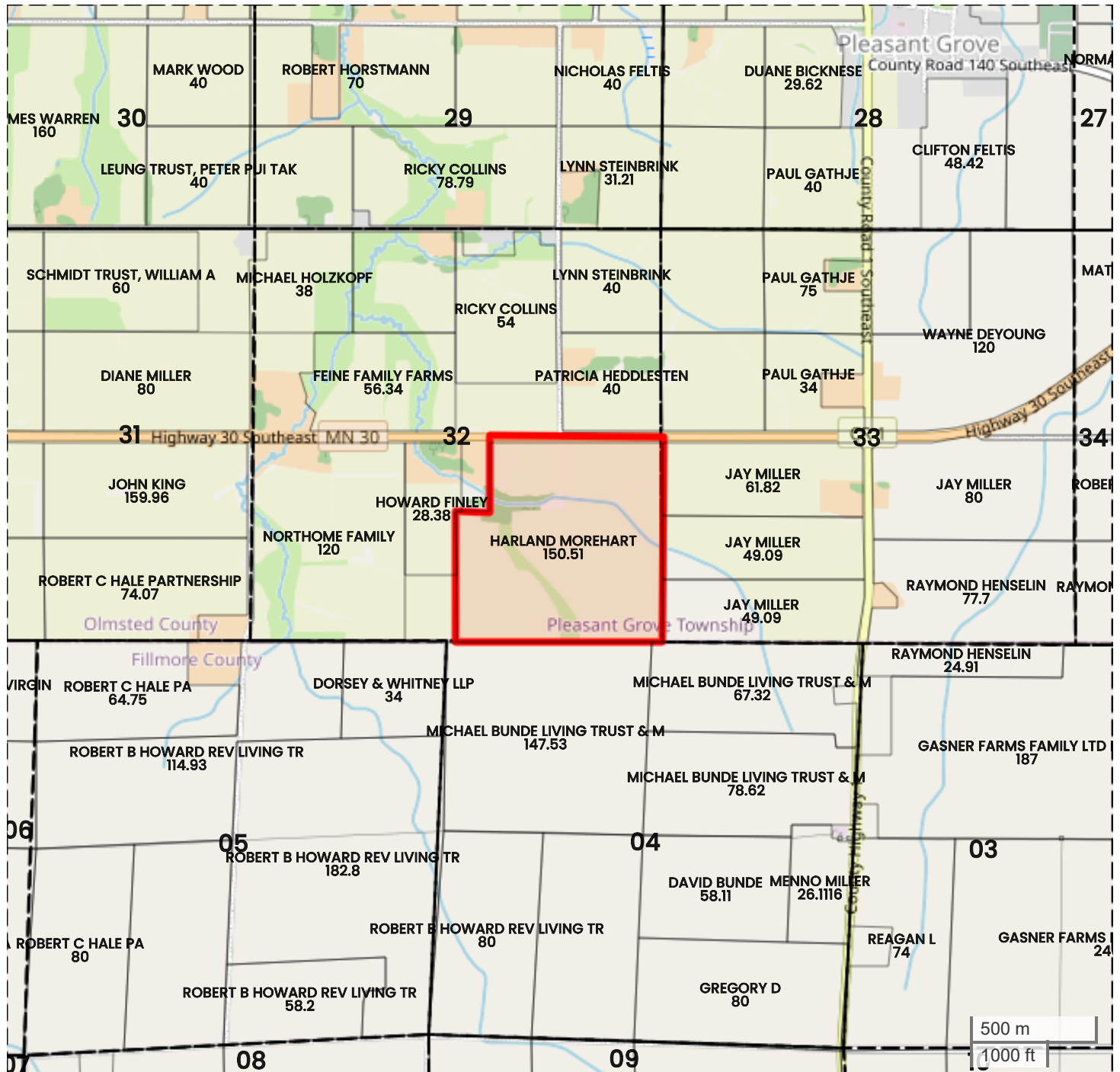


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FRANCIS FARM (150.51 AC TOTAL, 131.50 AC TILLABLE)

PLAT MAP



Center: 43.851814, -92.403421

32-105N-13W

Pleasant Grove Township

Olmsted County, MN



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FRANCIS FARM (150.51 AC TOTAL, 131.50 AC TILLABLE)

PROXIMITY MAP



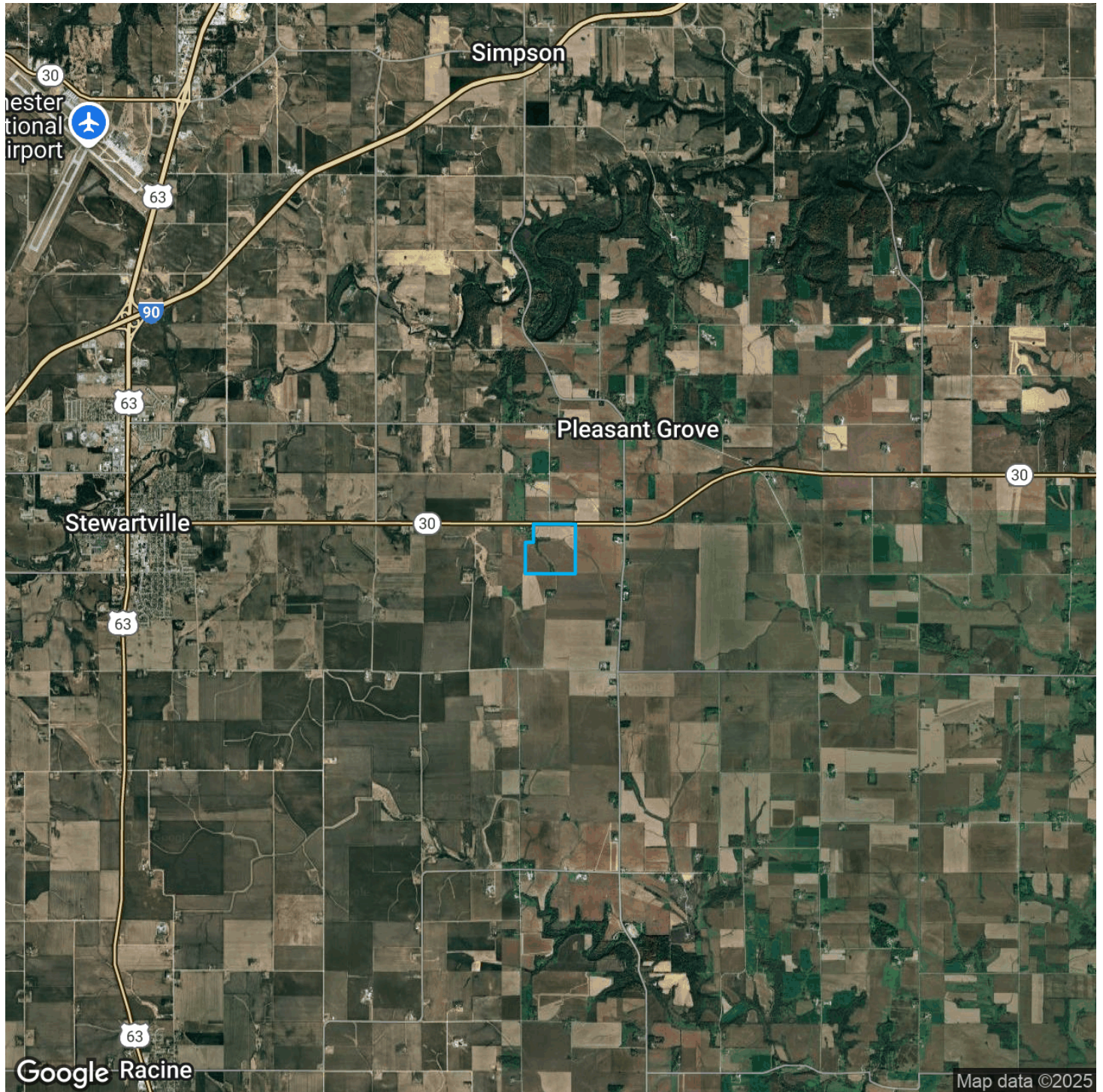
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 [Get Driving Directions](#)



FRANCIS FARM (150.51 AC TOTAL, 131.50 AC TILLABLE)

REGIONAL MAP



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 [Get Driving Directions](#)



FRANCIS FARM (150.51 AC TOTAL, 131.50 AC TILLABLE)

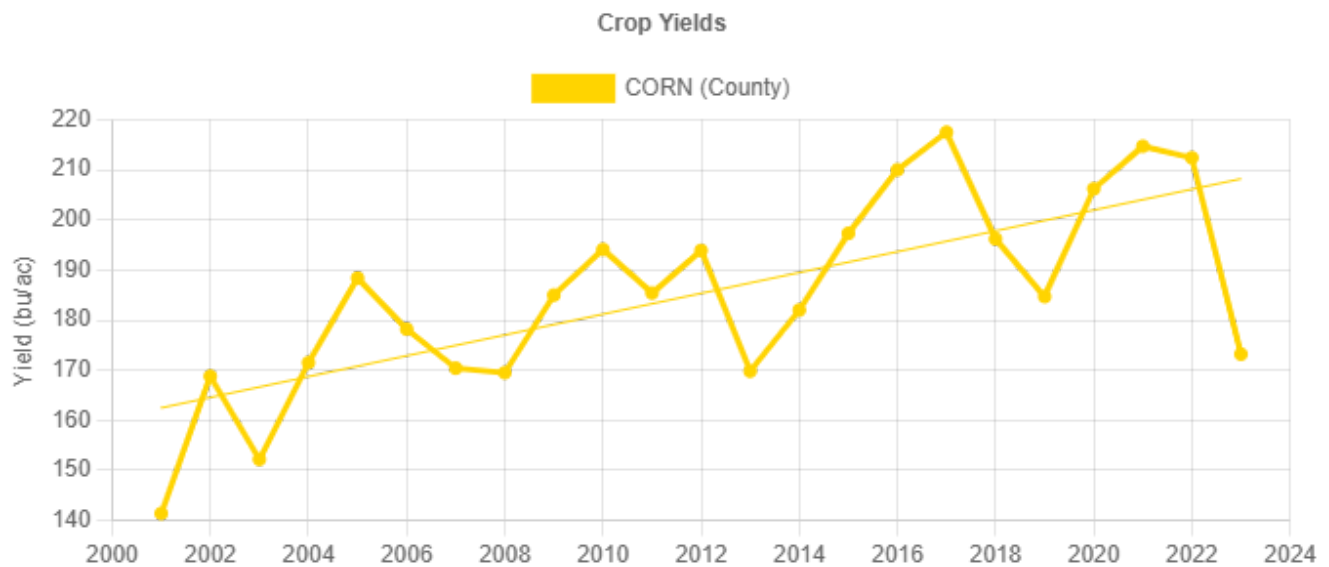
FARMLAND INSIGHTS

Farmland Statistics for Olmsted County, MN for 2023

	Attribute	Year	Value
MN Average	Farmland Value (\$/ac)	2023	\$6,310
	Cash Rent (\$/ac)	2023	\$198
	Farmland Returns (%)	2023	10.83%
Olmsted County Average	Price (\$/ac)	2023	\$8,253
	National Productivity Index (NCCPI3 All Crops)	2023	68
	MN CPI	2023	71

RMA Statistics for Olmsted County, MN for 2022

Top Crops	Year	Expected Yield (bu/ac)	APA Trend Adjustment (bu/year)
Corn	 2022	209.3	2.4



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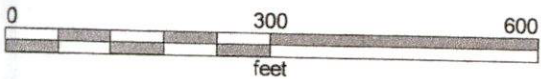
Hwy 30



Driveway

waterway

Harlan morehart (Francis Farm)



Client: [REDACTED]
Farm: Moore Hart Farm
Field: Moore Hart Farm
Name: 2017 Spring
Date: 5/23/2017

4 Inch Tile	2474.07 ft
5 Inch Tile	604.87 ft
6 Inch Tile	0.00 ft
8 Inch Tile	1432.58 ft
10 Inch Tile	0.00 ft
Existing Tile	0.00 ft

Doug Egeland Tiling
1761 Sand Road
Ossian, IA 52161
563-532-9369

Tile Spacing _____ ft.



United States
Department of
Agriculture

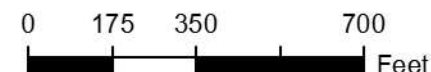
Olmsted County, Minnesota

Farm 7048

Tract 3569

2025 Program Year

Map Created April 28, 2025



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: 131.50 acres



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