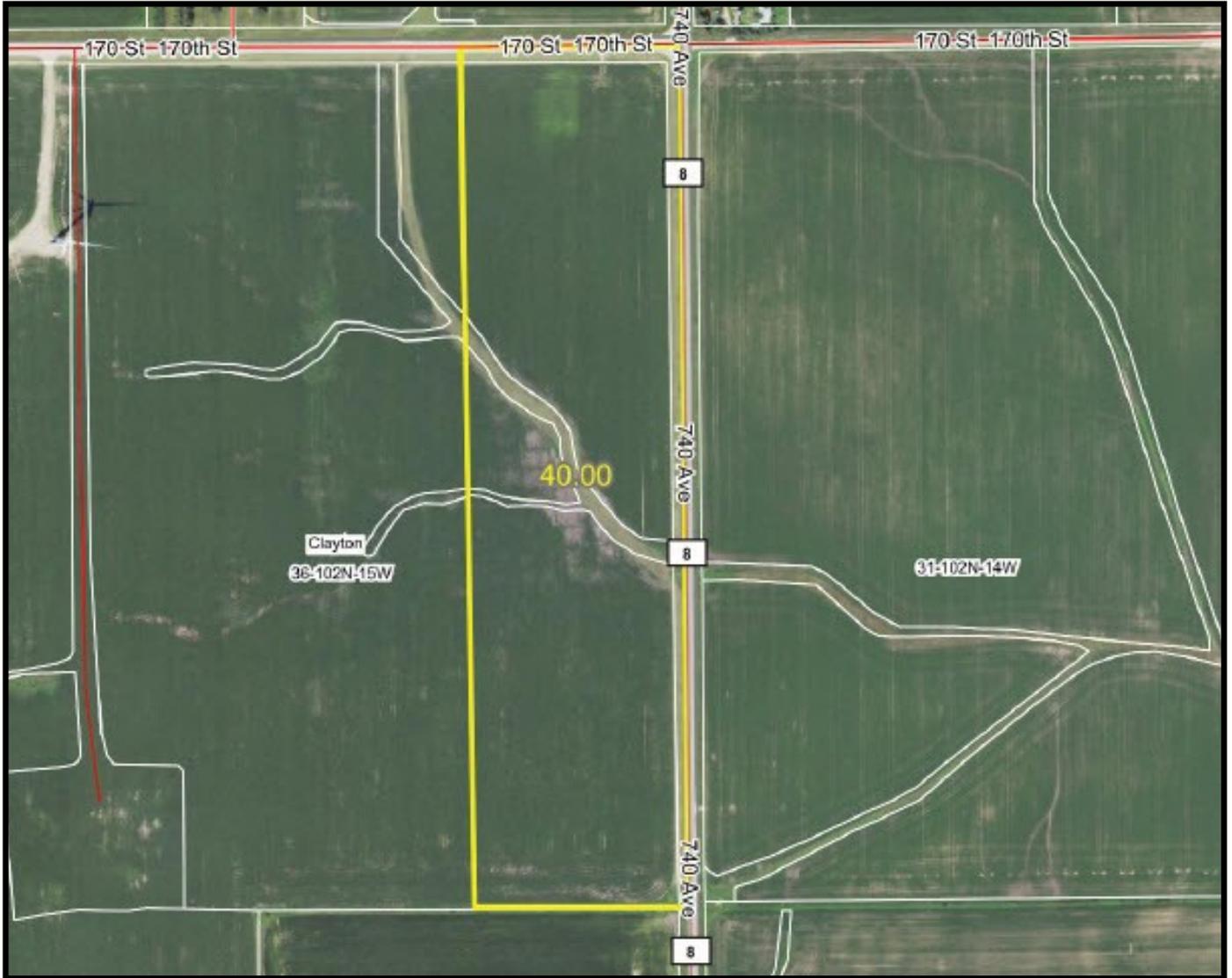


# LAND FOR SALE

LISTING #15519

**40 ACRES M/L**  
MOWER COUNTY, MN



**DOUGLAS R. YEGGE**

C: 563-320-9900

O: 563-659-8185

[Doug@PeoplesCompany.com](mailto:Doug@PeoplesCompany.com)

**ALAN MCNEIL**

C: 563-321-1125

O: 563-659-8185

[Alan@PeoplesCompany.com](mailto:Alan@PeoplesCompany.com)

[YEGGEMCNEILLAND.COM](http://YEGGEMCNEILLAND.COM)

563-659-8185

700 6th Ave  
DeWitt, Iowa 52742

# LAND FOR SALE

**LEGAL DESCRIPTION:** 40 acres MOL, East 1/2 of the East 1/2 of the Northeast 1/4, Section 36, Township 102 North, Range 15 West.

**Balmer IRA, 40 Acres M/L, Mower County, MN**

**COMMENTS & BUILDING INFORMATION:**

Peoples Company is pleased to present 40 acres MOL of quality farmland located in Mower County, Minnesota. This farm consists of 36.82 cropland acres and carries an overall PI rating of 90.6, it's also pattern tiled on 60' centers. The soils are primarily Tripoli clay loam, Readlyn silt loam, Clyde silty clay loam, Racine loam and Racine silt loam. This property is located 7.5 miles Northwest of LeRoy, MN., in Section 36, Township 102 North, Range 15 West, Mower Co., MN.

**LEASE/FSA INFORMATION:**

Leased for the 2021 crop year.

**TO CONTACT LISTING AGENT:**

Call: **Douglas R. Yegge**  
 Cell: 563.320.9900  
 Office: 563.659.8185  
 Doug@PeoplesCompany.com

Call: **Alan McNeil**  
 Cell: 563.321-1125  
 Office: 563.659.8185  
 Alan@PeoplesCompany.com

[Yeggemcneilland.com](http://Yeggemcneilland.com)

<b>TOTAL ACRES:</b>	<b>40</b>
<b>PRICE:</b>	<b>\$360,000</b>
<b>Price Per Acre:</b>	\$9,000
<b>Owner:</b>	Gary Balmer S/D IRA
<b>Operator:</b>	
<b>County &amp; State:</b>	Mower Co., MN
<b>Location:</b>	NW of LeRoy, MN
<b>Possession Date:</b>	To be agreed
<b>Drainage Info:</b>	Pattern Tiled & Natural
<b>Average Productivity:</b>	90.6
<b>Taxable Acres:</b>	40
<b>Net RE Taxes:</b>	\$1,982
<b>Taxes Payable In:</b>	2021
<b>Topography:</b>	Level

**F.S.A. INFORMATION:**

<b>Farmland:</b>	36.82
<b>Crop Acres:</b>	36.82
<b>Effective DCP Cropland</b>	36.82
<b>CRP Acres:</b>	
<b>Corn Base:</b>	32.26
<b>Corn Yield:</b>	148
<b>Soybean Base:</b>	
<b>Soybean Yield:</b>	

**APPROXIMATE BREAKDOWN OF ACRES:**

<b>Total Acres:</b>	40
<b>Tillable Acres:</b>	36.82
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	3.18
<b>Waterways:</b>	
<b>Timber:</b>	
<b>Pasture:</b>	

563-659-8185

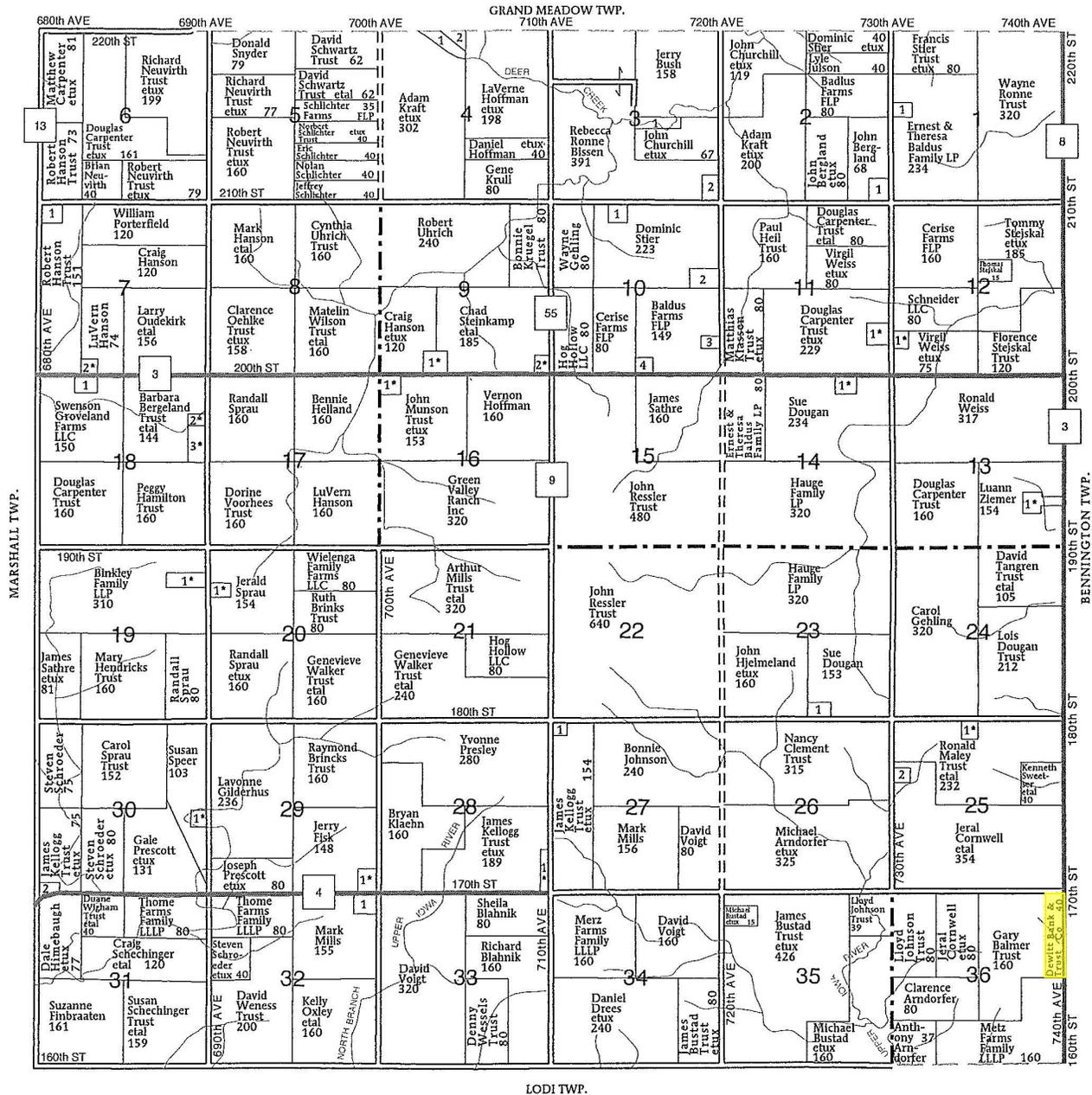
700 6th Ave  
 DeWitt, Iowa 52742

T-102-N

# CLAYTON PLAT

(Landowners)

R-15-W



LODI TWP.

### CLAYTON TOWNSHIP

#### SECTION 1

- 1. Fuller, Robert 6

#### SECTION 2

- 1. Warmka, John 12

#### SECTION 3

- 1. Southland Sportmans Club 13

#### SECTION 4

- 2. Julson, Dina 8

#### SECTION 5

- 1. Mittelsted, Peter 12
- 2. Steinkamp Trust, Alan 5

#### SECTION 7

- 1. County of Mower 7

- 2. Hanson, Craig etux 6

#### SECTION 9

- 1. Schulz, Mark etux 10

- 2. Bergland, Dale etux 5

#### SECTION 10

- 1. Minnesota Family Farms Coop 7

- 2. Minnesota Family Farms Coop 10

- 3. Minnesota Family Farms Coop 6

#### SECTION 11

- 1. Carpenter, Matthew etux 11

#### SECTION 12

- 1. Landers, Gene etux 5

#### SECTION 13

- 1. Marx, Andrew etux 6

#### SECTION 14

- 1. Hale, Troy etux 6

#### SECTION 16

- 1. Munson, Stanley etux 7

#### SECTION 18

- 1. Kinney, Jeffrey 10

- 2. Rayman, Robert etal 5

- 3. Schulz, Mark etux 11

#### SECTION 19

- 1. Schulz, Mark etux 12

#### SECTION 20

- 1. Sprau Trust, Jerald etal 6

#### SECTION 23

- 1. FPL Energy Mower County LLC 7

#### SECTION 25

- 1. Waksdahl, Michael etux 8

#### SECTION 27

- 1. Kellogg, Edward 6

#### SECTION 28

- 1. Kellogg, Morten etux 10

#### SECTION 29

- 1. Voigt, Darin etux 12

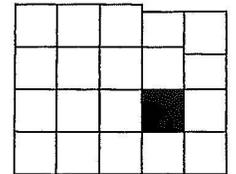
#### SECTION 30

- 1. Prescott, Joseph etal 6

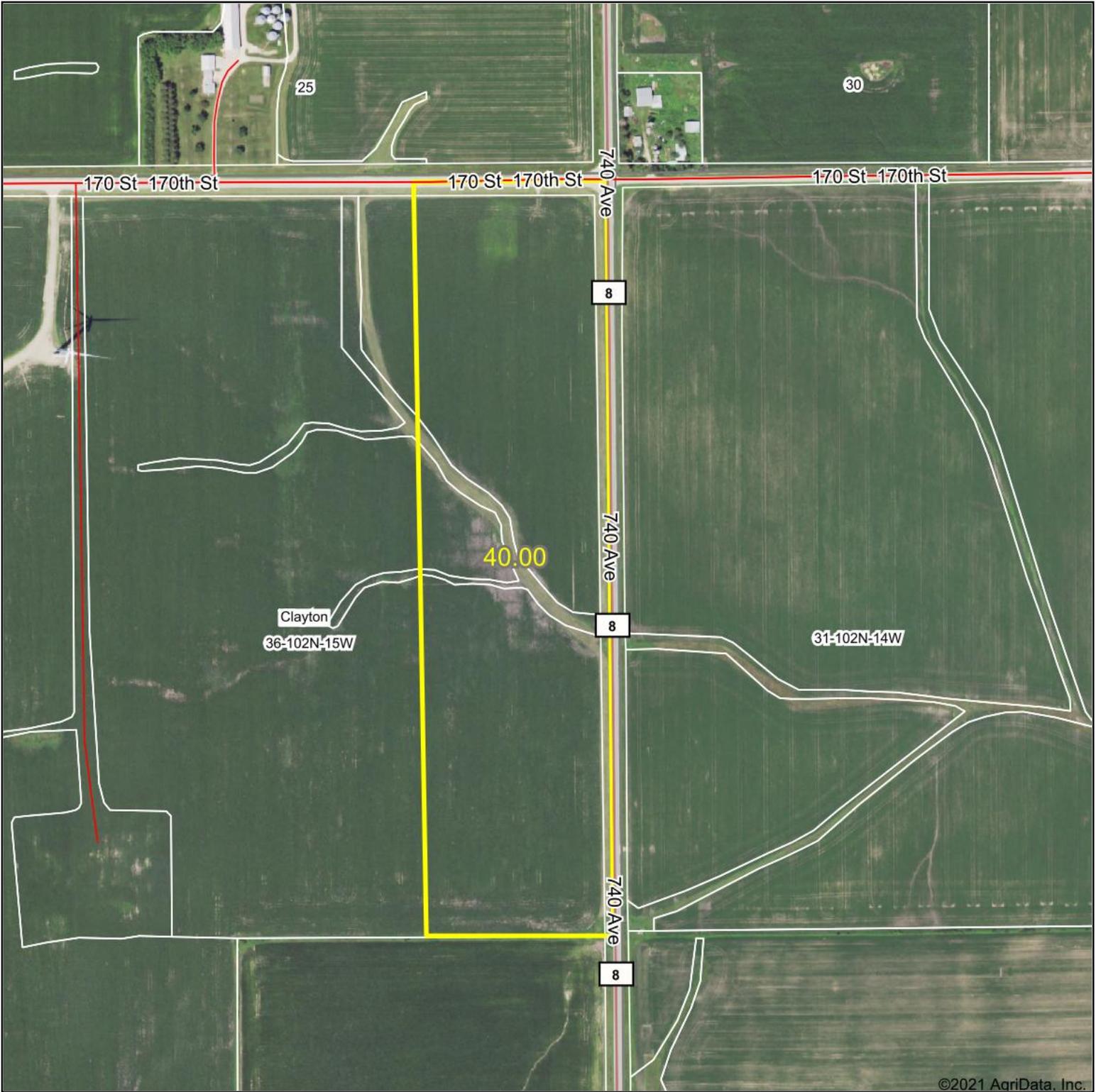
- 2. Kiefer, Kenneth 5

#### SECTION 32

- 1. Voigt, David 5



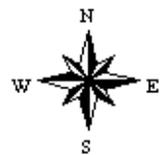
# Aerial Map



Map Center: 43° 35' 53.11, -92° 34' 12.11



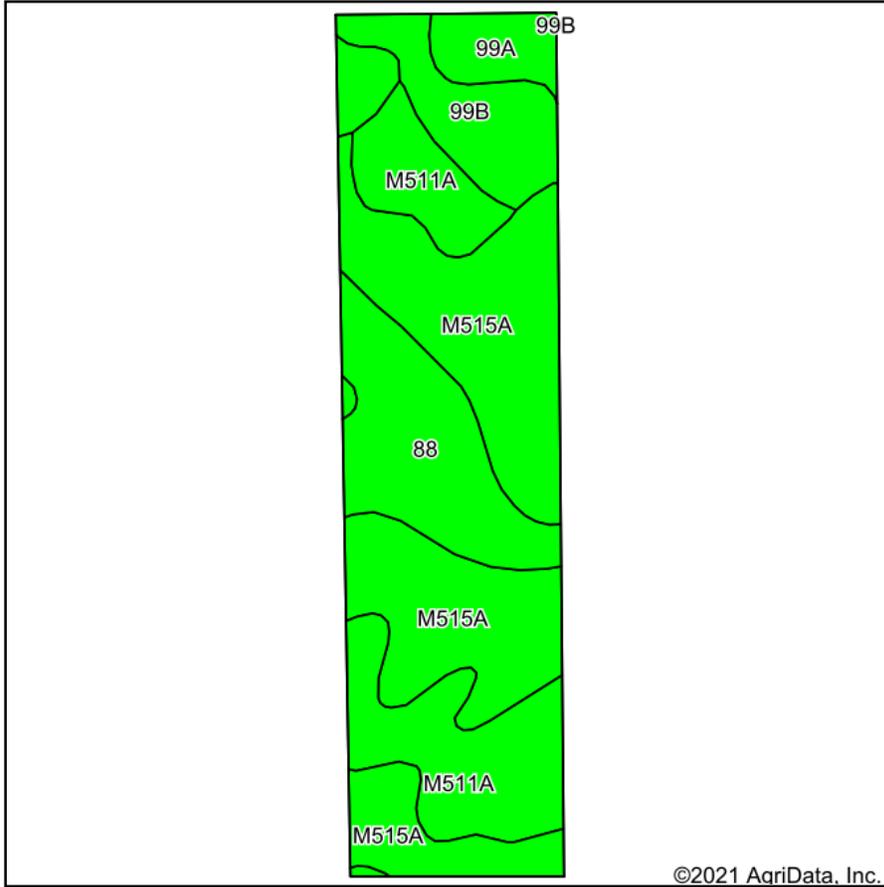
**36-102N-15W**  
**Mower County**  
**Minnesota**



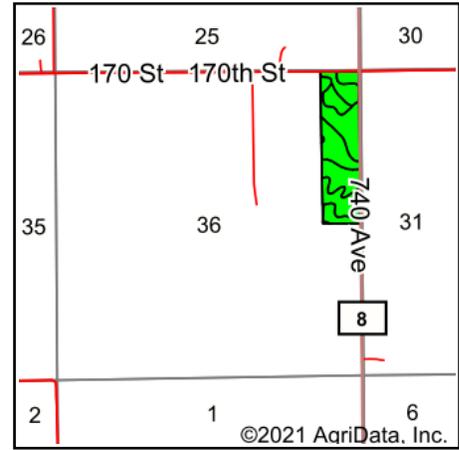
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4/21/2021

# Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Mower**  
 Location: **36-102N-15W**  
 Township: **Clayton**  
 Acres: **40**  
 Date: **4/21/2021**



Maps Provided By:



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Area Symbol: MN099, Soil Area Version: 16

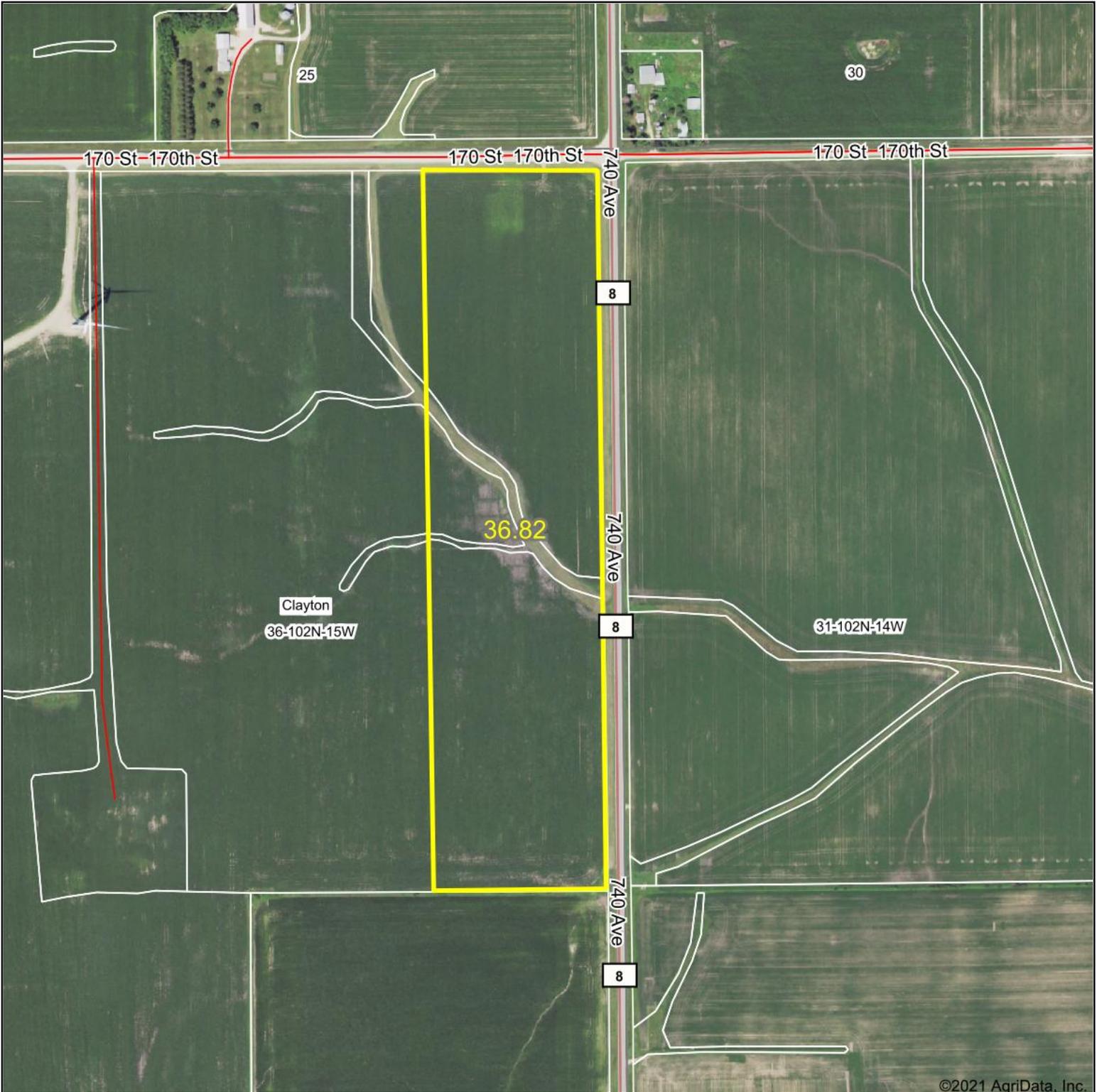
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Oats	Soybeans	*n NCCPI Corn	*n NCCPI Soybeans
M515A	Tripoli clay loam, 0 to 2 percent slopes	17.68	44.2%		Ilw	87				68	63
M511A	Readlyn silt loam, 1 to 3 percent slopes	8.97	22.4%		lw	100				80	68
88	Clyde silty clay loam, 0 to 3 percent slopes	7.66	19.2%		Ilw	86	193.5	76.5	56	90	85
99B	Racine loam, 2 to 5 percent slopes	3.85	9.6%		Ile	91				68	57
99A	Racine silt loam, 0 to 2 percent slopes	1.84	4.6%		lw	98	211	83	59	94	82
<b>Weighted Average</b>						<b>90.6</b>	<b>46.8</b>	<b>18.5</b>	<b>13.4</b>	<b>*n 76.1</b>	<b>*n 68.6</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

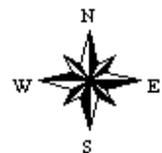
# Aerial Map Tillable Acres



Map Center: 43° 35' 51.85, -92° 34' 12.33



**36-102N-15W**  
**Mower County**  
**Minnesota**



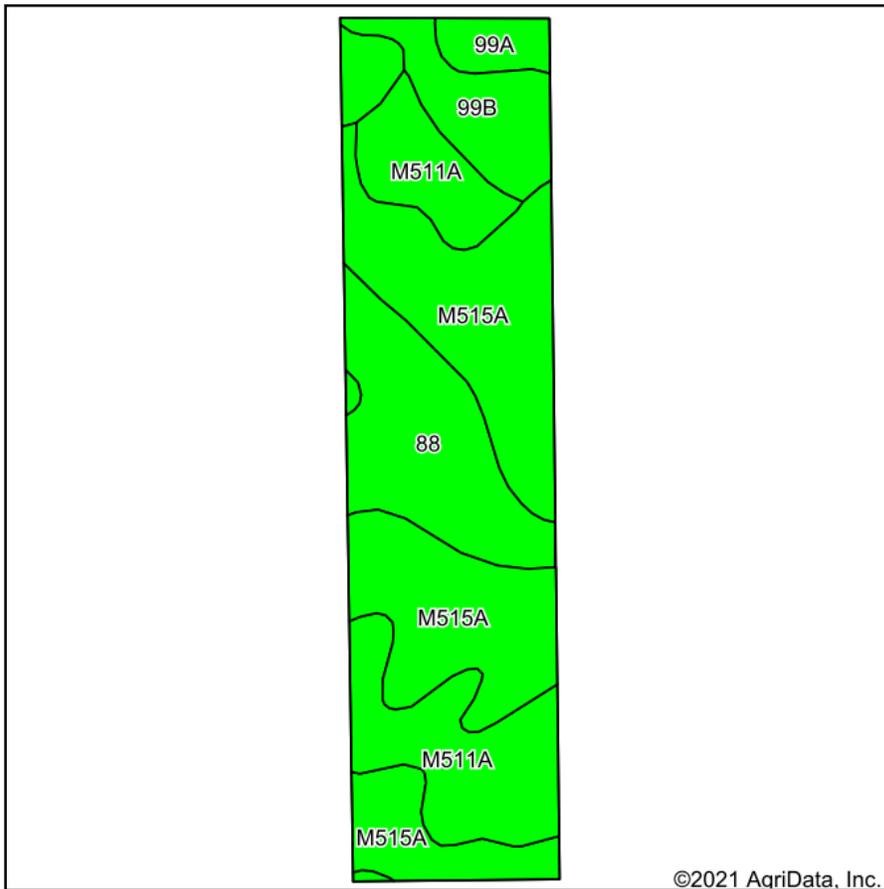
4/21/2021



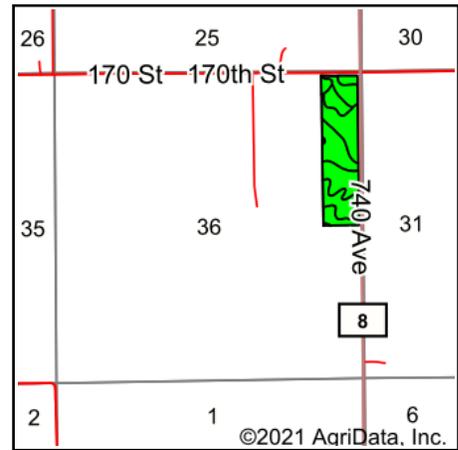
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Field borders provided by Farm Service Agency as of 5/21/2008.

# Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Mower**  
 Location: **36-102N-15W**  
 Township: **Clayton**  
 Acres: **36.82**  
 Date: **4/21/2021**



Maps Provided By:



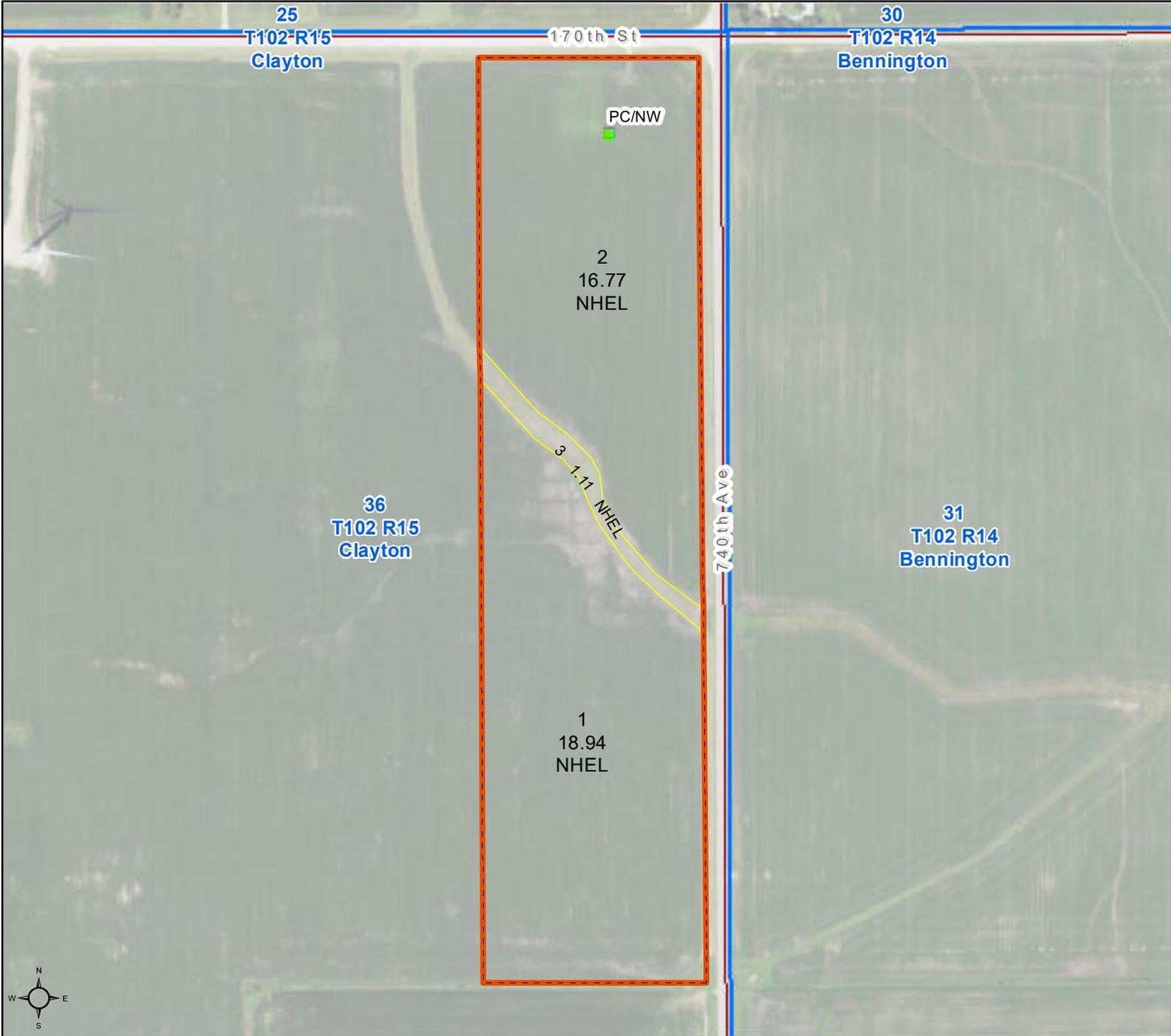
Area Symbol: MN099, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Oats	Soybeans	*n NCCPI Corn	*n NCCPI Soybeans
M515A	Tripoli clay loam, 0 to 2 percent slopes	16.23	44.1%		Ilw	87				68	63
M511A	Readlyn silt loam, 1 to 3 percent slopes	8.60	23.4%		lw	100				80	68
88	Clyde silty clay loam, 0 to 3 percent slopes	7.54	20.5%		Ilw	86	193.5	76.5	56	90	85
99B	Racine loam, 2 to 5 percent slopes	3.25	8.8%		Ile	91				68	57
99A	Racine silt loam, 0 to 2 percent slopes	1.20	3.3%		lw	98	211	83	59	94	82
<b>Weighted Average</b>						<b>90.5</b>	<b>46.5</b>	<b>18.4</b>	<b>13.4</b>	<b>*n 76.2</b>	<b>*n 68.8</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



- 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: 36.82 acres

Minnesota

U.S. Department of Agriculture

FARM: 340

Mower

Prepared: 5/4/21 2:47 PM

Farm Service Agency

Crop Year: 2021

Report ID: FSA-156EZ

Abbreviated 156 Farm Record

Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 5582 Description E4NE4 S36 CLAYTON

FSA Physical Location : Mower, MN

ANSI Physical Location: Mower, MN

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Recon Number

Wetland Status: Tract does not contain a wetland

2011- 33

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
36.82	36.82	36.82	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	Native Sod		
0.0	0.0	36.82	0.0	0.0	0.0		

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
CORN	32.26	148	0.00
<b>Total Base Acres:</b>	32.26		

Owners: GARY BALMER S/D IRA TRUST

Other Producers: None