

100 ACRES +/-

<<ID Number>>

<<First Name>> <<Middle Name>> <<Last Name>>

<<Full Name>>

<<Company>>

or current resident

<<Delivery Address>>

<<Alternate 1 Address>>

<<City>> <<State>> <<ZIP+4>>

PRST-STD U.S POSTAGE PAID Clear Lake, IA PERMIT NO. 20

<<Sack



PROVEN RESULTS. TRUSTED ADVICE.

## **CONDA & JOHN HAMMJE AND GENEVA & WAYNE GROOTERS**

Legal Description: The North 1650' of the Northeast Quarter of Section 7, Township 105 North, Range 37 West (Springfield Twp) Cottonwood County, MN.

Farm Information: 100 total acres +/- with a combination of 56.63 FSA tillable acres and 37.20 Conservation Reserve Program (CRP) acres with the balance in non-tillable and road right of way. The tillable acres have a CPI rating of 71.2. A tile drainage improvement of 8,710 feet was installed in 2019 and map is available. Farm also has excellent farmability and topography. The 37.20 acres of CRP consists of a very good stand of native grass species that

provides good habitat and cover for pheasants and is in a major wildlife corridor for excellent hunting. There are 2 contracts with the USDA with one contract containing 32.8 acres which pays an annual payment of \$182.54 per acre for a total of payment of \$5,914 until 9-30-2028. The second contract consists of 4.8 acres which pays an annual payment of \$131.59 per acre for a total payment of \$632 each year until 9-30-2030.

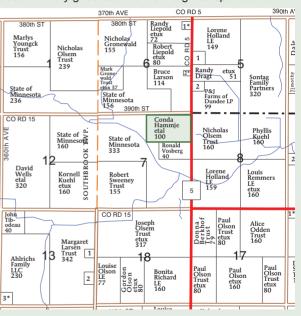
<u>Location:</u> 8 miles south of Storden, MN or 8 miles north of Heron Lake, MN with access along tar County RD 5 and township gravel road 390th St.

Asking Price: \$7,000/acre or \$700,000

Terms: 15% earnest money due with signed purchase agreement. Possession available after closing. Additional farm information is available online at www.nfmco.com or by calling Tyler Erickson, salesperson, at 507-532-5120.

This information provided herein is received from other sources and is believed to be correct. NORTHWESTERN FARM MANAGEMENT COMPANY, BROKER does not warrant its accuracy. We strongly suggest you contact the appropriate sources to confirm this information.







301 S. O'Connell Street . Marshall, MN 56258

Contact Tyler Erickson
Cell: (507) 227-8402
Office: (507) 532-5120
Fax: (507) 532-0293
tyler@nfmco.com
land@nfmco.com • www.nfmco.com

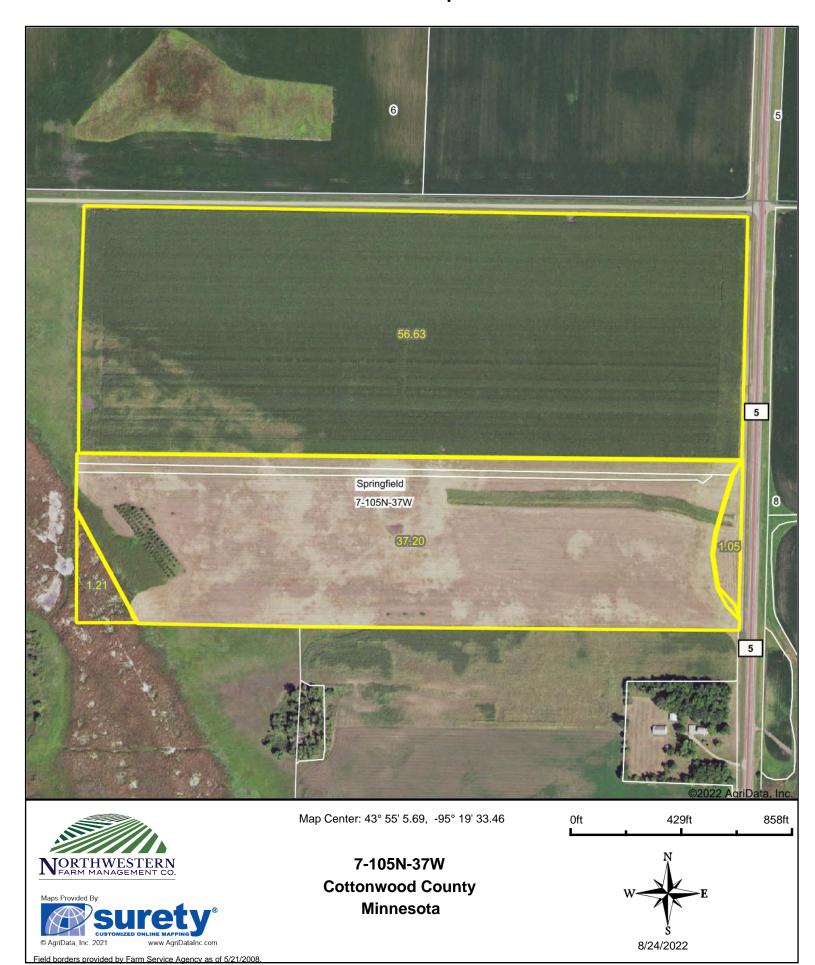


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# **Aerial Map**



This form is available electronically.					Fage 1 of i		
RP 1 U.S DEPARTMENT OF AGRIC	ULTVIPE	1 ST, 8 CO LOCATIO	CODE & ADMIN	2 SIGNUP &	RANGER .		
(10-22-45) Commodify Credit Corporation			21 (0)3		3,1		
AAUGERUATION BECERVÉ BEÔ	CDAM CONTRACT			130555	TO PERION I MEN'T		
CONSERVATION RESERVE PROGRAM CONTRACT			2. CONTRACT NUMBER 4		R ENROLLMENT		
A COUNTY OFFICE ADORESS (Include Zip Code)		5. FARM N		G TRACT HL	WBER(S) 002133		
OTTONWOOD COUNTY FARM SER	VICE AGENCY	The state of the s	1007271				
INDOM, MN 56101-1658		B OFFER (	Select and	9 CONTRAC INDM INM OB-YYOU	T PERIOD   TO:   (Mat(2) (277))		
B TELEPHONE NUMBER (MANDE Area Code) (50	17831-1550 x2		MIN PRICERY	19-01-201			
THIS CONTRACT IS extered into between the Commodity	y Cheut Carporator (referrent	as as "CCC" and the	และเพาะรู้เกลา อสการร	, operators di lette	its (referred to as This		
*articipant"). The Participant lightes to place the design renor from the date the Contract is assessed by the CCC airth acrosps and approved by the CCC and his Particip Contract, including the Appendix to this Contract, existent Participant articipant specified in the Appendix for family as in an arrown specified in the Appendix for contained to this Ferm CRP-1 and in the CRP-1 Appendix OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix	gre, Agymenany, tra manage L'Agymatic no CRP-1, Containt L'ha applicable age-lip denor ambigant articles a sido to contain mu lade and articles addendam more de and area addendam more de and area addendam more	nien Fasena Progra har here (staten in 50 acceptione in fin ocia: 87 signing i pp: CRP-2; CAP-20;	to Contract (reflered in such person Such person Such person Such section. The level is this CONTRACT PRoof CAP-76.	to an "Appairely"); person may agreed an conditions of the opposens ACKM	By signing balam, the to pay soon Aquitaled in contract are		
IOA, Rental Rata Par Acre \$ 182,54	11. Identificati	on of CRP Land (	See Fage 2 nov ac		E Total Estatabres		
09 Annue Contract Foyment 55, 914	A Trace Ser	B Field No	C Practice No	D Asses	Cogt Scarm		
(KL First Year Payment 5	9642137	i oudi	C22.98	36 - 10	2,5,164		
(Nem 100 applicable only to contribute signific when the Sist year payment is promised.)		and the same of th	Province and a second s	*			
12. PARTICIPANTS (N' more than three in	ndividuals are signing.	see Page 3.)	The second secon	***************************************	waged to a transfer out of the state of the		
AT) PARTICIPANTS NAME AND ADORESS (240 GENEVA GROOTERS 1301 S 3RD AVE	DIE! (2) SHARE	13(8)(2)(4)	E ATTACHE		इक्ष्री हुन्। 'हर्ना' हुन्।		
ROCK RAPIDS, IA 51246-1214	Santa Caracter Control of			12.	SATE (MALID FINE)		
BO) PARDOPANTENAME AVO ADDRESS ON: CONDA G HAMMJE 8230 S LAKE JESSIE BD SE	12) SHARE	ONLY CONLY	La Her	manile	0-19-1		
ALEXANDRIA, MN 56308-7957	1						
(31) PARTICIPANT'S NAME AND ADDRESS (ZIT	Code) (2) SHARF	(3) SIGNAT	URE	(4)	DATE MANDEYYYY)		
		76					
and the second of	DE HAR OCCOPRENITA	FriC	-	5	CATE WALLD YOU'S		
	OF CCC REPRESENTA		•		7-7-13		
NOTE: The Edwing statement is made in accordance at 10FB Part 1410 the Community Credit Compile (2014 (Pub L. 110 73). The information will intermediate make the intermediate make the latest authorized access to the information by statute Farto Records File (Audomated). Providing the needpibility to preciopate in and receive terrecitis.	control of the contro	participate in and mos of government aperica of applicable flooding of However, failure to e Program	tra benedit under the a. Tribul agencies, are lises ideatified at the Author the regressed	दिक्तामान्यक्रिके विकास । १ प्राप्तकृत्यका स्वाप्तकार वार्थ का प्रेट्टाक्टिक व्यक्तिकार व्यक्तिकार । १ प्राप्तकार व्यक्तिकार व्यक्तिकार ।	e Program The Uther Bert Asive been naus for USDAFSA 2 en a debettel BEGT of		
In a intermediate under bot is depropried from the productions of appropriate principal and but have country risk office.  The U.S. Department of Agriculture (USDA) prohibits during	I britally incident strengs up	b the although a pro-	Last des avendes avendes et	n the house of more of	are national orient are		
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Original - County Office Co	bu	Owner's Copy			serator's Copy		
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		JUN 29	2018	54 pin			

Cottonwood County FSA

THIS CONTRACT is entered into between the Commodity Credit Corporation (referred to as "CCC") and the undersigned owners, operators, or tenants (referred to as "the Participant".) The Participant agrees to place the designated acreage into the Conservation Reserve Program ("CRP") or other use set by CCC for the stipulated contract period from the date the Contract is executed by the CCC. The Participant also agrees to implement on such designated acreage the Conservation Plan developed for such acreage and approved by the CCC and the Participant. Additionally, the Participant and CCC agree to comply with the terms and conditions contained in this Contract, including the Appendix to this Contract, entitled Appendix to CRP-1, Conservation Reserve Program Contract (referred to as "Appendix"). By signing below, the Participant acknowledges receipt of a copy of the Appendix/Appendices for the applicable contract period. The terms and conditions of this contract are contained in this Form CRP-1 and in the CRP-1 Appendix and any addendum thereto; BY SIGNING THIS CONTRACT PARTICIPANTS ACKNOWLEDGE RECEIPT OF THE FOLLOWING FORMS: CRP-1; CRP-1 Appendix and any addendum thereto; CRP-2; CRP-2C; or CRP-2G.

			and thought a ser				
9A. Rental Rate Per Acre \$131.59	10. Identification of CRP Land (See Page 2 for additional space)						
9B. Annual Contract Payment \$632.00	A. Tract No.	B. Field No.	C. Practice No.	D. Acres	E. Total Estimated Cost-Share		
9C. First Year Payment \$	2139	0009	CP23	0.90	\$ 99.00		
(Item 9C is applicable only when the first year payment is prorated.)	2139	0010	CP23A	3.90	\$ 429.00		
prorated.)							

11. PARTICIPANTS (If more than three individuals are signing, see Page 3.)

A(1) PARTICIPANT'S NAME AND	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE	(5) DATE
ADDRESS (Include Zip Code) GENEVA GROOTERS		Λ.	INDIVIDUAL SIGNING IN THE	(MM-DD-YYYY)
510 S BRADLEY ST	50.00 %	Leneva Thooters	REPRESENTATIVE CAPACITY	04-03-20
ROCK RAPIDS, IA 51246-1851		MAINTE STREET		04-03-2
B(1) PARTICIPANT'S NAME AND	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE	(5) DATE
ADDRESS (Include Zip Code)		1	INDIVIDUAL SIGNING IN THE	(MM-DD-YYYY)
6230 S LAKE JESSIE RD SE	50.00%	medalteners	REPRESENTATIVE CAPACITY	7-25-20
ALEXANDRIA. MN 56308-7957	]. 50.00%	7		1-15-00
C(1) PARTICIPANT'S NAME AND	(2) SHARE	(3) SIGNATURE (By)	(4) TITLE/RELATIONSHIP OF THE	(5) DATE
ADDRESS (Include Zip Code)			INDIVIDUAL SIGNING IN THE	(MM-DD-YYYY)
	%		REPRESENTATIVE CAPACITY	
12. CCC USE ONLY A. SIGNATUR	REIOF CCC REP	PRESENTATIVE		B. DATE

NOTE: The following statement is made in accordance with the Privacy Act of 1974 (5 USC 552a - as amended). The authority for requesting the information identified on this form is the Commodity Credit Corporation Charter Act (15 U.S.C. 714 et seq.), the Food Security Act of 1985 (16 U.S.C. 3801 et seq.), the Agricultural Act of 2014 (16 U.S.C. 3831 et seq), the Agricultural Improvement Act of 2018 (Pub. L. 115-334) and 7 CFR Part 1410. The information will be used to determine eligibility to participate in and receive benefits under the Conservation Reserve Program. The information collected on this form may be disclosed to other Federal, State, Local government agencies, Tribal agencies, and nongovernmental entities that have been authorized access to the information by statute or regulation and/or as described in applicable Routine Uses identified in the System of Records Notice for USDA/FSA-2, Farm Records File (Automated). Providing the requested information is voluntary. However, failure to furnish the requested information will result in a determination of ineligibility to participate in and receive benefits under the Conservation Reserve Program.

Paperwork Reduction Act (PRA) Statement: The information collection is exempted from PRA as specified in 7 U.S.C. 9091(2)(c)(B). The provisions of appropriate criminal and civil fraud, privacy, and other statutes may be applicable to the information provided. RETURN THIS COMPLETED FORM TO YOUR COUNTY FSA OFFICE.

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at <a href="https://www.ascr.usda.gov/complaint\_filing\_cust.html">https://www.ascr.usda.gov/complaint\_filing\_cust.html</a> and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: <a href="mailto:program.intake@usda.gov">program.intake@usda.gov</a>. USDA is an equal opportunity provider, employer, and lender.

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Date Printed: 03/17/2020

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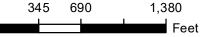
#### **Cottonwood County, Minnesota**

# Farm 7578 Tract 2139

#### 2022 Program Year

Map Created April 21, 2022

105377



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

Unless otherwise noted:

NAG = for GZ
Canola = Spring for seed

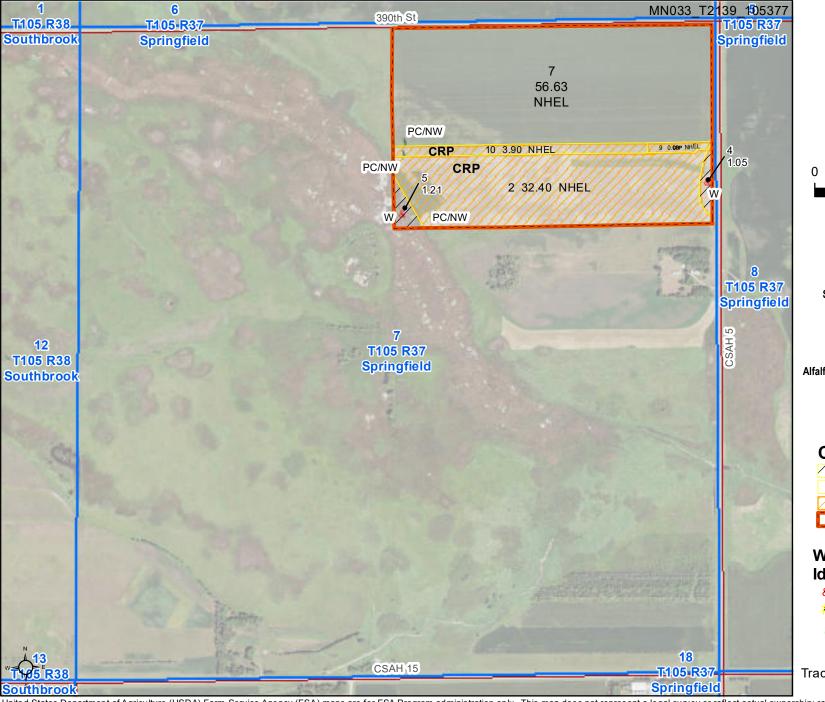
**Common Land Unit** 



# Wetland Determination Identifiers

- & Restricted Use
- **\*** Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 93.83 acres



**FARM: 7578** 

Minnesota U.S. Department of Agriculture Prepared: 8/23/22 2:18 PM

CottonwoodFarm Service AgencyCrop Year:2022Report ID: FSA-156EZAbbreviated 156 Farm RecordPage:1 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.

Operator Name Farm Identifier Recon Number

2014 - 201

Farms Associated with Operator:

None

ARC/PLC G/I/F Eligibility: Eligible

CRP Contract Number(s): 11478, 11337

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
96.09	93.83	93.83	0.0	0.0	0.0	37.2	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FW		ative Sod			
0.0	0.0	56.63	0.0	0.0	(	0.0			
				ARC/F	PLC				
PLC		ARC-CO	ARC-	IC	PLC-De	fault	ARC-CO-Defaul	t	ARC-IC-Default
NONE	<b>=</b>	CORN	NON	E	NON	E	NONE		NONE
Crop		ase eage		PLC Yield C	CCC-505 RP Reduction	on HIP			
CORN	56	6.6		114	0.00	0			
Total Base Acre	es: 56	6.6							

Tract Number: 2139 Description N100 AC NE4 S7 105-37 SPR

FSA Physical Location : Cottonwood, MN ANSI Physical Location: Cottonwood, MN

**BIA Range Unit Number:** 

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
96.09	93.83	93.83	0.0	0.0	0.0	37.2	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL/FWP	Native Sod	
0.0	0.0	56.63	0.0		0.0	0.0	

Crop	Base	PLC	CCC-505
	Acreage	Yield	CRP Reduction
CORN	56.6	114	0.00

Total Base Acres: 56.6

Owners: HAMMJE, CONDA GAIL GROOTERS, GENEVA

Other Producers: None

**FARM: 7578** 

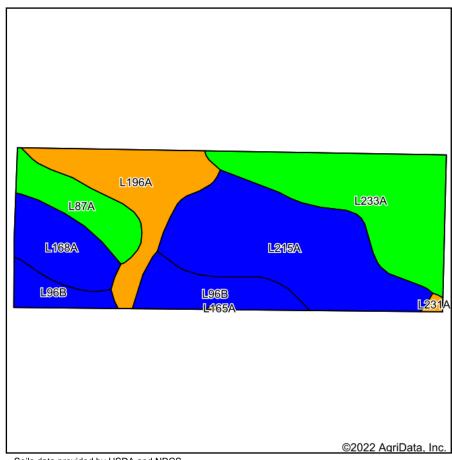
**U.S.** Department of Agriculture Prepared: 8/23/22 2:19 PM Minnesota

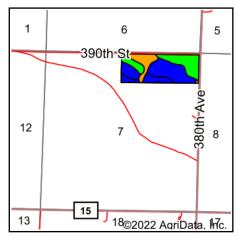
Cottonwood **Farm Service Agency** Crop Year: 2022

**Abbreviated 156 Farm Record Page:** 2 of 2 Report ID: FSA-156EZ

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.

### **Soils Map**





State: Minnesota County: Cottonwood Location: 7-105N-37W Township: **Springfield** 

Acres: 56.63 Date: 8/24/2022







Soils data provided by USDA and NRCS.

Area Sy	ymbol: MN033, Soil Area Version: 22					
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index
L215A	Dickman sandy loam, 0 to 2 percent slopes	17.41	30.7%		IIIs	49
L233A	Lakefield silty clay loam, 0 to 3 percent slopes	13.55	23.9%		lw	100
L196A	Spicer silty clay loam, 0 to 2 percent slopes	8.48	15.0%		llw	91
L96B	Estherville-Hawick complex, 2 to 6 percent slopes	7.00	12.4%		Ills	43
L168A	Minneopa sandy loam, 0 to 3 percent slopes	5.34	9.4%		Ills	51
L87A	Kingston silty clay loam, 1 to 3 percent slopes	4.55	8.0%		lw	100
L231A	Mayer clay loam, loamy substratum, 0 to 2 percent slopes	0.23	0.4%		llw	80
L165A	Mayer loam, 0 to 2 percent slopes	0.07	0.1%		llw	72
				Weighted Average	2.21	71.2

<sup>\*</sup>c: Using Capabilities Class Dominant Condition Aggregation Method Soils data provided by USDA and NRCS.

COTTONWOOD COUNTY DONNA TORKELSON, AUDITOR/TREASURER TC 4,377 4,158 900 3RD AVENUE WINDOM, MN 56101 Values and Classification STATEMENT 507-831-1342 Taxes Payable Year 2021 2022 SPRINGFIELD www.co.cottonwood.mn.us **Estimated Market Value:** 437,700 415,800 Step **Homestead Exclusion:** 1 Taxable Market Value: 437,700 415,800 Property ID Number: 16-007-0100 New Improve/Expired Excls: Property Description: SECT-07 TWP-105 RANG-37 AGRI NON-HSTD AGRI NON-HSTD **Property Class:** N1650' OF NE1/4 100. Sent in March 2021 **Proposed Tax** Step \* Does Not Include Special Assessments 2.620.00 2 Sent in November 2021 CONDA HAMMJE -GENEVA GROOTERS 13916-T **Property Tax Statement** Step 6230 S LAKE JESSIE RD SE First half Taxes: 1,324.00 ACRES 100.00 **ALEXANDRIA** MN 56308 Second half Taxes: 1,324.00 3 Total Taxes Due in 2022 2,648.00 You may be eligible for one or even two refunds to \$\$\$ reduce your property tax. REFUNDS? Read the back of this statement to find out how to apply 2022 Taxes Payable Year 2021 .00 1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund ........... File by August 15th. IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE 2. Use these amounts on Form M1PR to see if you are eligible for a special refund .00 **Property Tax** 3. Property taxes before credits 3,296.51 3,172.73 and Credits 4. A. Agricultural and rural land tax credits ..... .00 .00 504.51 524.73 B. Other credits to reduce your property tax ..... 5. Property taxes after credits 2,792.00 2,648.00 **Property Tax** 1,700.48 1,666.95 6. County by Jurisdiction 7. City or Town 314.97 314.76 8. State General Tax .00 .00 9. School District: A. Voter approved levies ..... 378.70 321.47 B. Other local levies ... 391.24 338.08 A. REGION 8 6.74 10. Special Taxing Districts: 6.61 B C. D. 11. Non-school voter approved referenda levies 2.792.00 2.648.00 12. Total property tax before special assessments Special Assessments on Your Property B. C. D. E. 2,792.00 2,648.00 14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS Detach and Return This Stub with Your Full/1st Half Payment Detach and Return This Stub with Your 2nd Half Payment Make Checks Payable To: Cottonwood County, Auditor/Treasurer Make Checks Payable To: Cottonwood County, Auditor/Treasurer PRCL# 16-007-0100 RCPT# 4951 PRCL# 16-007-0100 RCPT# 4951 AGRI NON-HSTD AGRI NON-HSTD **AMOUNT DUE** AMOUNT DUE 2,648.00 NOVEMBER 15, 2022 MAY 16, 2022 1,324.00 1,324.00 YOUR CANCELLED CHECK TAXES OF \$100.00 OR LESS IS YOUR RECEIPT. MUST BE PAID IN FULL. CONDA HAMMJE -GENEVA GROOTERS 13916-T CONDA HAMMJE -GENEVA GROOTERS 13916-T 6230 S LAKE JESSIE RD SE 6230 S LAKE JESSIE RD SE **ALEXANDRIA** MN 56308 **ALEXANDRIA** MN 56308 2nd Half Pay Stub 2022 1st Half Pay Stub 2022 COTTONWOOD COTTONWOOD

COUNTY

RCPT#

4951

COUNTY

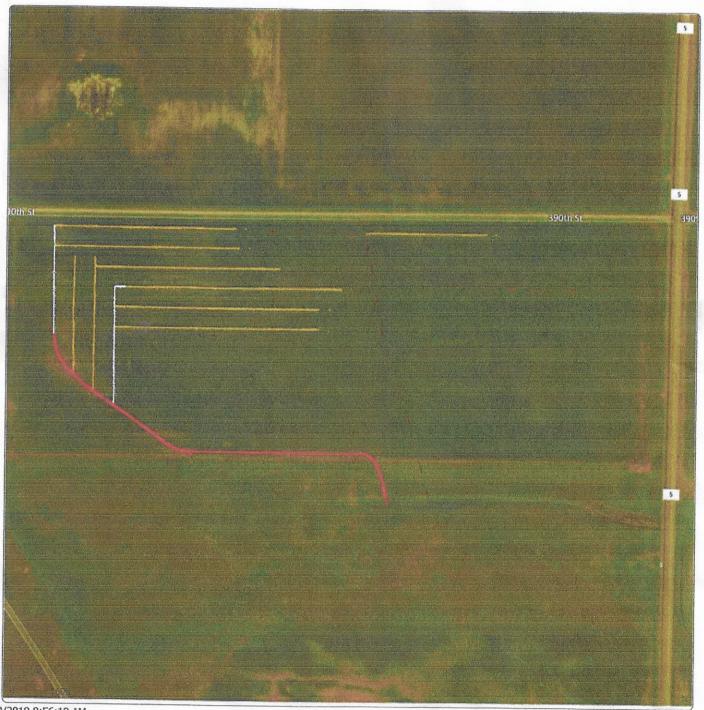
PRCL#

16-007-0100

Product - Name
4" tile(0.61 ac)
5" tile(0.10 ac)
6" tile(0.16 ac)

2019   Site Verificati	on   Multiple Products	- Corn   Instance - 1			
Dataset	Product	Length	Start		
	- Name		Date		
		ft			
R1:	4" tile	1980000 6101	5/14/2019		
R1:	5" tile	4000 9431	5/14/2019		
R1:	6" tile	1666	5/14/2019		
			•		
otals	Multiple	The Paris Courts	F/44/2046		
	ridicipie	8710'	5/14/2019 Minimum		

# Stenzel Farm Drainage Heron Lake, MN 56137 507-793-2420



5/22/2019 8:56:18 AM

Ag Leader Technology SMS Advanced

#### Topography Hillshade

