



Steffes Group, Inc.  
23579 MN Hwy 22 South, Litchfield, MN 55355  
(320) 693-9371 | SteffesGroup.com



# MULTI-COUNTY, MN (*SHERBURNE COUNTY TRACTS*) **COUNTRY HOMES & FARMLAND AUCTION**

## 1547± ACRES

**Auctioneer's Note:** Steffes Group is pleased to offer 1,547± acres of farmland, recreational land, including 4 homes and a 650,000± grain handling facility are coming up on public auction. This is a rare opportunity to purchase a variety of parcels. This auction will have 19 tracts and be sold on a Timed Online Auction ending December 3, 2025, at 1pm.

**SHERBURNE COUNTY TRACTS: TRACTS 1-14**



**PREVIEW:** Monday, November 17, 2:00PM - 6:00PM | **SECOND PREVIEW:** Monday, November 24, 2:00PM - 6:00PM

**Opening: Wednesday, November 26 | 8AM**  
**Closing: Wednesday, December 3 | 1PM <sup>CDT</sup> 2025**

**TIMED  
ONLINE**



Contact Steffes Group Representative Eric Gabrielson, (701) 238-2570, or visit SteffesGroup.com.

TERMS: Ten percent down upon signing purchase agreement, payable by cash or check. Balance due at closing within 30 days. This is a 5% buyer's premium auction. Scott Steffes MN14-51, Ashley Huhn MN47-002, Eric Gabrielson MN47-006, Randy Kath MN47-007, Scott Gillespie MN14-30

# Terms & Conditions

The Terms and Conditions of Sale are set forth upon this page in this Buyer's Prospectus and the Earnest Money Receipt and Purchase Agreement (the "Purchase Agreement"). The information set forth is believed to be accurate. However, the owner of the properties and Steffes Group make no warranties or guaranties expressed or implied. Information contained in this document was collected from sources deemed to be reliable and is true and correct to the best of the writer's knowledge. Auctioneers and owners will not be held responsible for advertising discrepancies or inaccuracies.

## ALL ANNOUNCEMENTS ON AUCTION DAY TAKE PRECEDENCE OVER PREVIOUSLY ADVERTISED INFORMATION.

Prospective buyers are advised to consult with an attorney of their choice with respect to the purchase of any real property including but not limited to, seeking legal advice from their own attorney regarding disclosures and disclaimers set forth below.



### SPECIFIC TERMS FOR ONLINE ONLY AUCTION

Steffes Group along with their employees are seller's agents and are licensed in the state where the property is located. We strongly recommend buyers secure buyer representation, at their expense, in all real estate transactions.

Bid placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and auction does not end until there are no bids for 4 minutes.

The sale of this property IS NOT contingent on the bidder securing financing.

**THE AUCTION BEGINS ON WEDNESDAY, NOVEMBER 26 AND WILL END AT 1PM WEDNESDAY, DECEMBER 3.**

All bidders must register with SteffesGroup.com as an online bidder to participate in the auction.

All bidders must register their name, address and telephone number in order for your bidding number to be approved.

The successful bidder will be required to sign an Earnest Money Receipt and Purchase Agreement at the close of the real estate auction. A total deposit of 10% of the contract sale price will be required. Those funds will be placed in a Real Estate Trust Account as good faith money until closing.

Purchasers who are unable to close because of insufficient funds will be in default and the deposit money will be forfeited.

The contract signing will take place at Steffes Group, 23579 MN Hwy 22 S, Litchfield, MN 55355

If the winning bidder is unable to come to the Steffes office for signing of the contract, arrangements will be made for signing through email using DocuSign.

### CLOSING & BALANCE

Balance of the purchase price must be paid in full at the time of the closing.

**Closing will take place 30 days after the Right of First Refusal is not exercised - See Right of First Refusal (ROFR) section for more details.**

Closing will take place at Custom Title Services, LLC in Monticello, MN.

- Seller will provide an Alta title insurance commitment for an owner's policy of title insurance in the amount of the purchase

price. Property will be conveyed by a **Limited Warranty Deed.**

- **2025 Taxes: Paid by seller.**
- **2026 Taxes: Paid by buyer.**
- Subsequent taxes and or special assessments, if any, to be paid by buyer. Real Estate Taxes are subject to reassessment under new owner
- Closing Agent Fee will be shared equally between Buyer and Seller.
- The auction sale is for registered bidders and their guests. All bidding is open to the public and the property is offered for sale to qualified purchasers without regard to sex, race, color, religion, natural origin or handicap.
- **THIS IS A 5% BUYER'S PREMIUM AUCTION. FIVE PERCENT WILL BE ADDED TO THE FINAL BID TO ARRIVE AT THE CONTRACT SALE PRICE.**
- Please note the bidding will not close and property will not be sold until everyone has had the opportunity to make his or her highest and best bid.
- **THE PROPERTY WILL BE SOLD AS IS WITH NO WARRANTIES EXPRESSED OR IMPLIED.**
- **THE PROPERTY WILL BE SOLD UPON SELLER CONFIRMATION.**

### PROPERTY SOLD WITHOUT WARRANTY

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents. The property will be sold AS IS and without any warranties or representations, expressed or implied.

### SUCCESSFUL BIDDER

The successful bidder of the property shall be determined by competitive bidding. Should any dispute arise between bidders, the auctioneer shall have the right to make the final decision either to determine the successful bidder or to re-offer the property that is in dispute. The auction will be recorded and the auctioneer's records shall be conclusive in all respects.

### SELLER'S PERFORMANCE

The Seller has agreed to the terms of the sale as published. However, the Broker and Auctioneer make no warranties or guaranties as to the Seller's performance.

### AGENCY DISCLOSURE

Steffes Group, Inc. is representing the Seller.

### POSSESSION

Possession will be at closing.

### MINERAL RIGHTS

All mineral rights, if any, held by Seller will be transferred upon closing. However, the Seller does not warrant the amount or adequacy of the mineral rights.

### ENVIRONMENTAL DISCLAIMER

The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. No warranties are made as to the existence or nonexistence of water wells on the property, or the condition of any well.

### EASEMENTS AND SURVEY

The property to be sold is subject to any restrictive covenants or easements of record and any results that an accurate survey may show.

### BIDDING PROCEDURE

As a buyer you have two objectives to accomplish:

1. Purchasing the property.
2. Purchasing the property at a price you can afford.

### HOW IS THIS ACCOMPLISHED?

1. Estimate comparative value.
2. Experienced buyers always decide what to pay before the bidding begins.
3. Inspect the property carefully.
4. Compare with other properties available in the area.
5. Check the selling price of previously sold properties.
6. Discuss your buying plans with a lender. Have your financing arrangements made in advance.
7. This sale is not subject to financing.

### AVOID OVER OR UNDER BIDDING

- Always bid on a property toward a price.
- Establish that price before the bidding begins. By doing this you will avoid getting caught up in the auction excitement and pay a price that is too high for the market or one that you cannot afford. It will also make you confident to bid to your established fair market value. Many bidders who do not plan ahead end up with regrets after the auction because they were too nervous or uncertain about their judgment to bid.

### THE BIDDING STRATEGY

- Research and know the value of the property.
- Have your financing arranged before the auction.
- Establish your highest and best bid before the bidding begins.
- Make your bids promptly to force other bidders up or out without delay.

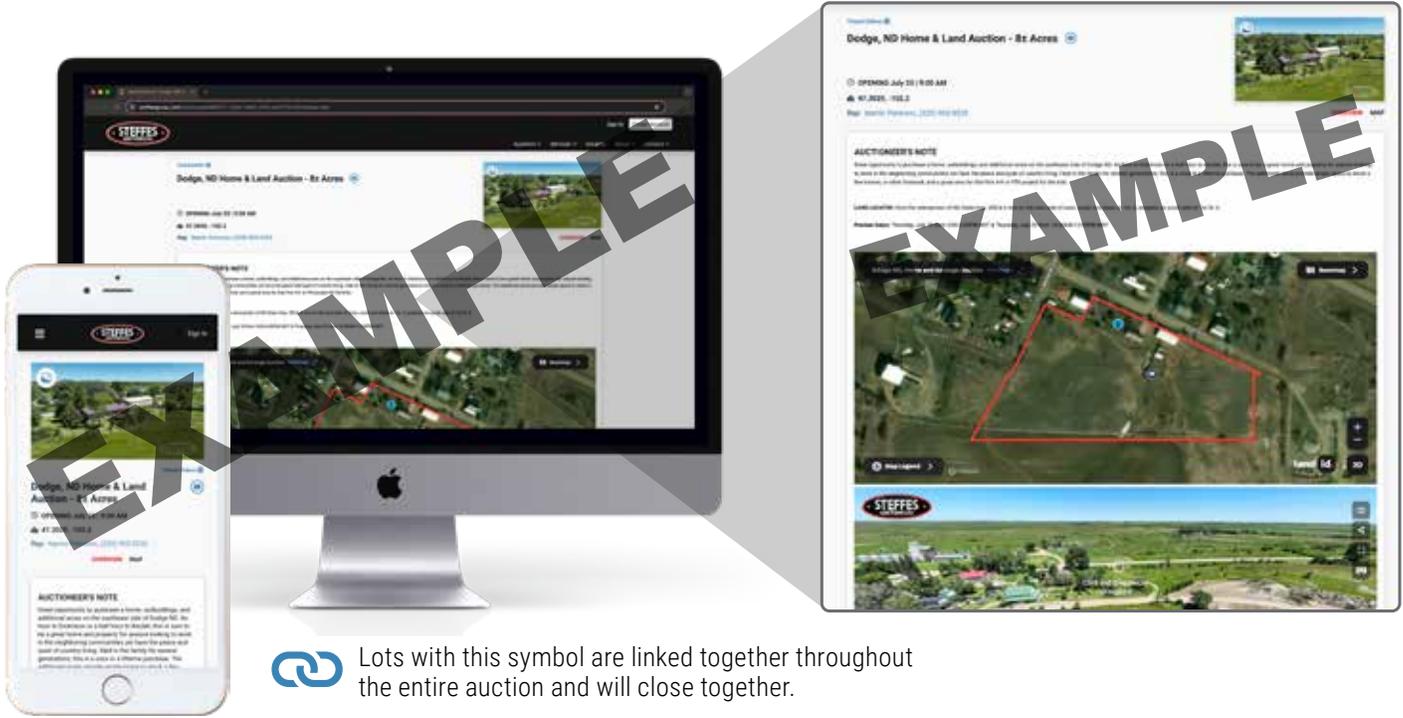
### RIGHT OF FIRST REFUSAL (ROFR)

- There is a statutory right of first refusal pursuant to Minn. Stat. 500.245. ROFR holder has (65) days to exercise the right of first refusal pursuant to Minn. Stat. 500.24. If the ROFR holder accepts the right to purchase the property, they then have ten (10) days from the date of acceptance to make the payment and actually purchase the property.

# Timed Online Bidding Process

Please note the bidding will not close until there has been no bidding activity for a period of 4 minutes. This is accomplished through the bid extension feature of our website. Bids placed within the last 4 minutes of the auction will extend the auction an additional 4 minutes. Bid extensions continue and the auction does not end until there are no bids for 4 minutes. Our goal is to realize the highest return to the seller, and satisfy all interested parties.

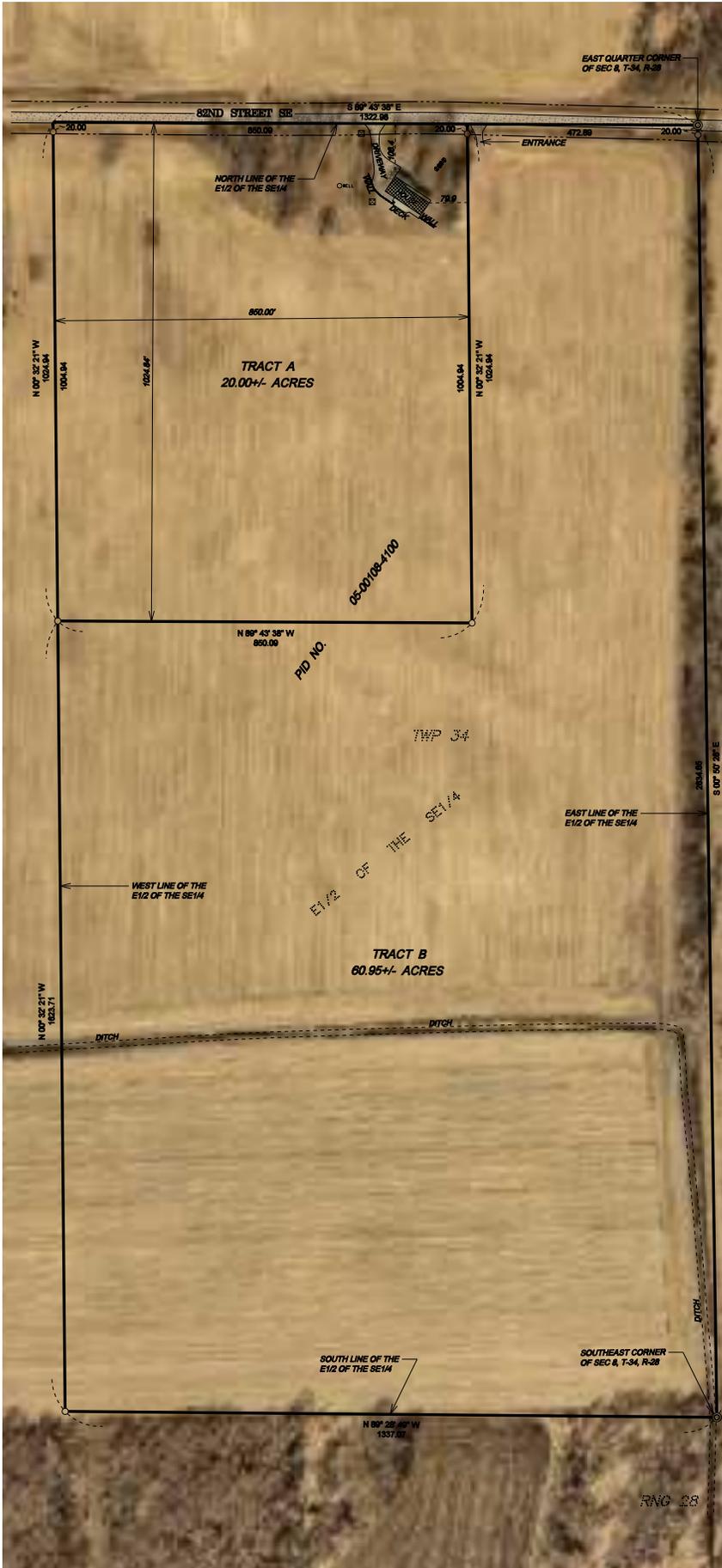
**This is an AUCTION! To the Highest Bidder. The bidding will not close and property will not be sold until everyone has had the opportunity to make their highest and best bid. PLEASE NOTE THIS IS A SAMPLE FOR THE TIMED ONLINE BIDDING PLATFORM AND DOES NOT REPRESENT THIS AUCTION SALE!**



## NOVEMBER / DECEMBER 2025

S	M	T	W	TH	F	S
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	OPENS 26	27	28	29
30	DEC 1	2	CLOSES 3	4	5	6
7	8	9	10	11	12	13

# Tract 7 & Tract 8 Survey



**Northstar**  
Surveying

(320)693-3710  
310 East Depot Street  
Litchfield, MN 55355  
dough.northstar@gmail.com  
paul.northstarsurveying@gmail.com

**CLIENT NAME:**  
Centra Sota Cooperative

**PROJECT ADDRESS**  
15221 82nd Street SE  
Becker, MN

DATE OF FIELD WORK: September 3, 2025	JOB NO.: 2025154B	HORIZONTAL DATUM: Sherburne County NAD83 2011
DATE OF MAP: September 8, 2025	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20____	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20____		

**PROPOSED LEGAL DESCRIPTION FOR TRACT A**

The North 1024.84 feet of the West 850.00 feet of the East Half of the Southeast Quarter (E1/2 of the SE1/4) of Section 8, Township 34, Range 28, Sherburne County, Minnesota.

Containing 20.00 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

**PROPOSED LEGAL DESCRIPTION FOR TRACT B**

The East Half of the Southeast Quarter (E1/2 of the SE1/4) of Section 8, Township 34, Range 28, Sherburne County, Minnesota.

EXCEPT  
The North 1024.84 feet of the West 850.00 feet of the East Half of the Southeast Quarter (E1/2 of the SE1/4) of Section 8, Township 34, Range 28, Sherburne County, Minnesota.

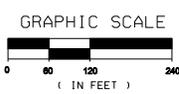
Containing 60.95 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

**CERTIFICATION:** I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

*Doug Huhn*  
\_\_\_\_\_  
Doug Huhn  
Registration No. 43808 - In the State of Minnesota

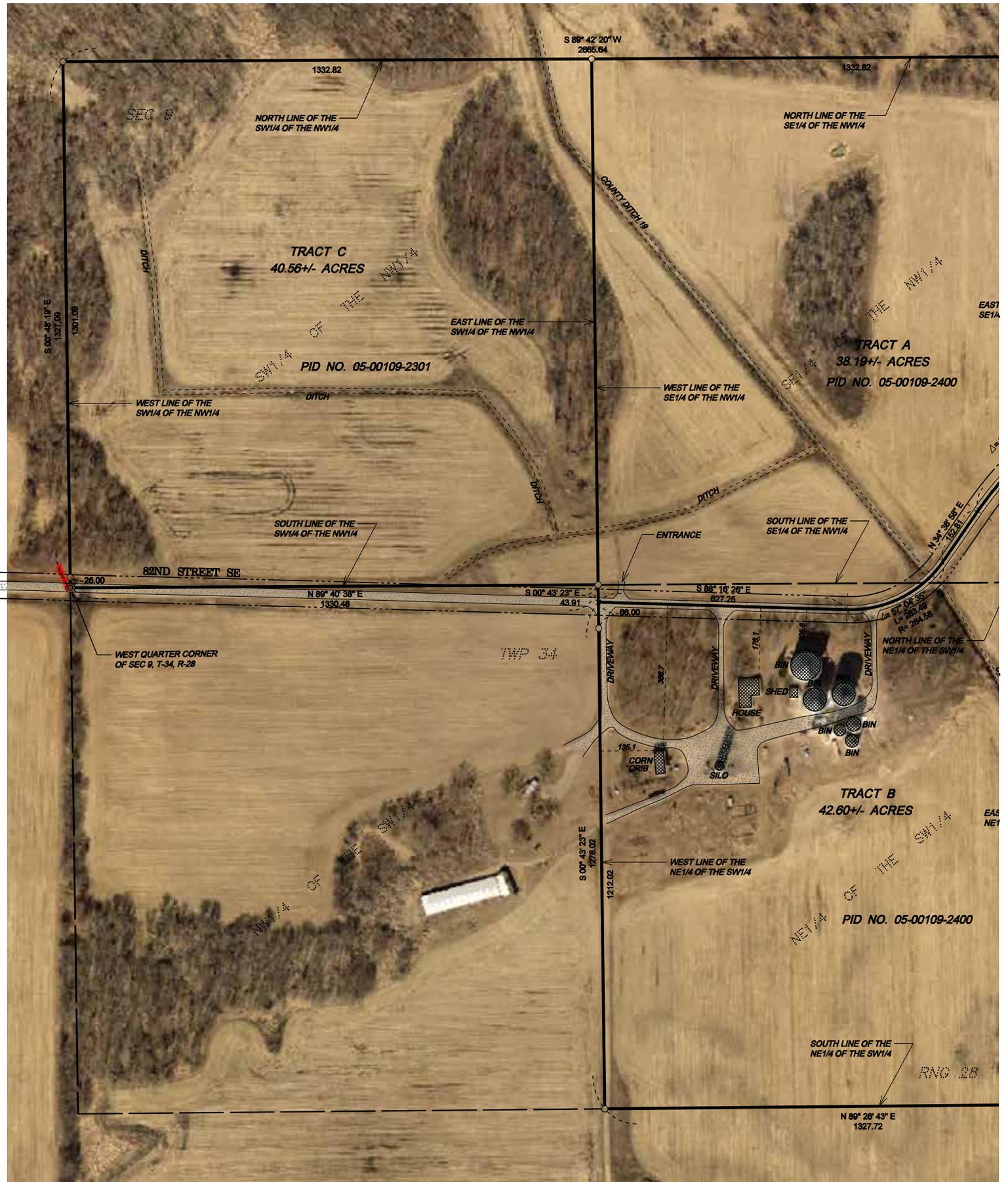
### Surveyor's Notes

- 1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.
- 2: Northstar Surveying was not contacted to locate the size, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.
- 3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.

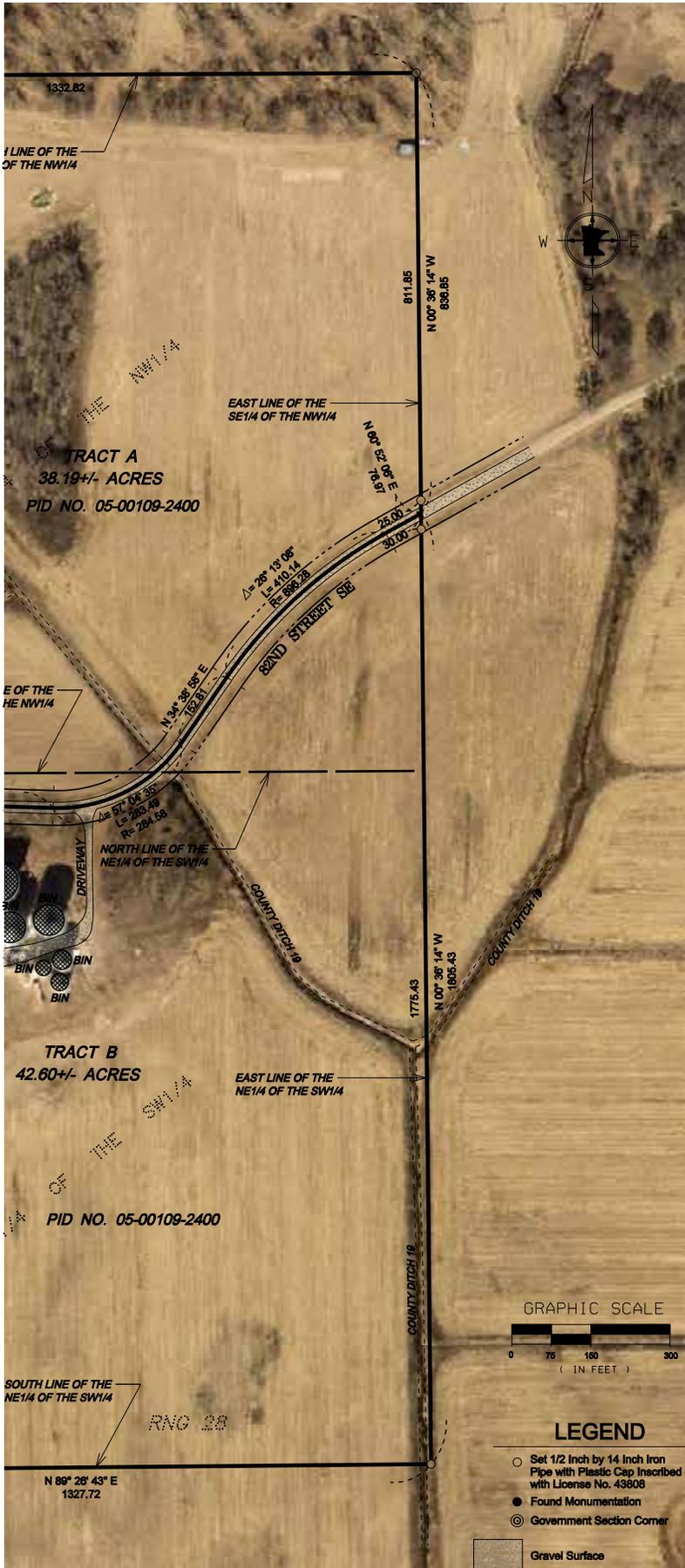


- LEGEND**
- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 43808
  - Found Monumentation
  - ⊙ Government Section Corner
  - ⊠ Utility Pedestal
  - ⊙ Septic Cleanout
  - ▨ Gravel Surface

# Tract 5 & Tract 12 Survey



# Tract 5 & Tract 12 Survey



**Northstar**  
Surveying

(320)693-3710  
310 East Depot Street  
Litchfield, MN 55355  
dough.northstar@gmail.com  
paul.northstarsurveying@gmail.com

**CLIENT NAME:**  
Centra Sota Cooperative

**PROJECT ADDRESS**  
15793 82nd Street SE  
Becker, MN

DATE OF FIELD WORK: September 3, 2025	JOB NO.: 2025154A	HORIZONTAL DATUM: Sherburne County NAD83 2011
DATE OF MAP: September 30, 2025	DRAFTED BY: PMH	VERTICAL DATUM: N/A
REVISION: _____ DATE _____, 20____	CHECKED BY: DSH	
REVISION: _____ DATE _____, 20____		

**PROPOSED LEGAL DESCRIPTION FOR TRACT A**

That part of the Southeast Quarter of the Northwest Quarter (SE1/4 of the NW1/4) and that part of the Northeast Quarter of the Southwest Quarter (NE1/4 of the SW1/4), all being in Section 9, Township 34, Range 28, Sherburne County, Minnesota, lying northerly of the following described line: Commencing at the West Quarter corner of said Section 9; thence on an assumed bearing of North 89 degrees 40 minutes 38 seconds East along the south line of the Southwest Quarter of the Northwest Quarter (SW1/4 of the NW1/4) of said Section 9, 1330.48 feet to the west line of said NE1/4 of the SW1/4; thence South 00 degrees 43 minutes 23 seconds East along last said line, 43.91 feet to the point of beginning of the line herein described; thence South 88 degrees 16 minutes 26 seconds East, 627.25 feet; thence northeasterly a distance of 283.49 feet along a tangential curve concave to the northwest, having a central angle of 57 degrees 04 minutes 35 seconds and a radius of 284.58 feet; thence North 34 degrees 38 minutes 58 seconds East, tangent to last said curve, 152.81 feet; thence northeasterly a distance of 410.14 feet along a tangential curve concave to the southeast, having a central angle of 28 degrees 13 minutes 08 seconds and a radius of 896.28 feet; thence North 60 degrees 52 minutes 06 seconds East, tangent to last said curve, 76.97 feet to the east line of said SE1/4 of the NW1/4 and said line terminating thereat.

Containing 38.19 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

**PROPOSED LEGAL DESCRIPTION FOR TRACT B**

That part of the Southeast Quarter of the Northwest Quarter (SE1/4 of the NW1/4) and that part of the Northeast Quarter of the Southwest Quarter (NE1/4 of the SW1/4), all being in Section 9, Township 34, Range 28, Sherburne County, Minnesota, lying southerly of the following described line: Commencing at the West Quarter corner of said Section 9; thence on an assumed bearing of North 89 degrees 40 minutes 38 seconds East along the south line of the Southwest Quarter of the Northwest Quarter (SW1/4 of the NW1/4) of said Section 9, 1330.48 feet to the west line of said NE1/4 of the SW1/4; thence South 00 degrees 43 minutes 23 seconds East along last said line, 43.91 feet to the point of beginning of the line herein described; thence South 88 degrees 16 minutes 26 seconds East, 627.25 feet; thence northeasterly a distance of 283.49 feet along a tangential curve concave to the northwest, having a central angle of 57 degrees 04 minutes 35 seconds and a radius of 284.58 feet; thence North 34 degrees 38 minutes 58 seconds East, tangent to last said curve, 152.81 feet; thence northeasterly a distance of 410.14 feet along a tangential curve concave to the southeast, having a central angle of 28 degrees 13 minutes 08 seconds and a radius of 896.28 feet; thence North 60 degrees 52 minutes 06 seconds East, tangent to last said curve, 76.97 feet to the east line of said SE1/4 of the NW1/4 and said line terminating thereat.

Containing 42.60 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

**EXISTING LEGAL DESCRIPTION FOR TRACT C**

The Southwest Quarter of the Northwest Quarter (SW1/4 of the NW1/4) of Section 9, Township 34, Range 28, Sherburne County, Minnesota.

Containing 40.56 Acres, more or less.  
Subject to easements of record.  
Subject to any and all enforceable restrictive covenants.

**CERTIFICATION:** I hereby certify that this survey was prepared by me or under my direct supervision and that I am a Professional Licensed Surveyor under the Laws of the State of Minnesota.

*Doug Huhn*  
Doug Huhn  
Registration No. 43808 - In the State of Minnesota

### Surveyor's Notes

- 1: Northstar Surveying prepared this survey without the benefit of a current abstract or title work. We reserve the right to revise the survey upon receipt of a current title commitment or title opinion.
- 2: Northstar Surveying was not contacted to locate the size, location, or existence of any/all easements, right-of-way lines, setback lines, agreements or other similar matters.
- 3: Subsurface buildings, improvements and/or Environmental issues may exist on site that we were not made aware of and therefore were not examined or considered during the process of this survey.

# Tract 1 Details

**Description:** SEC:15 TWP: 34.0 RG:28 NE 1-4 OF SE 1-4

**Total Acres:** 40±

**Cropland Acres:** 34.74±

**PID #:** 05-00115-4100

**Crop Productivity Index:** 39

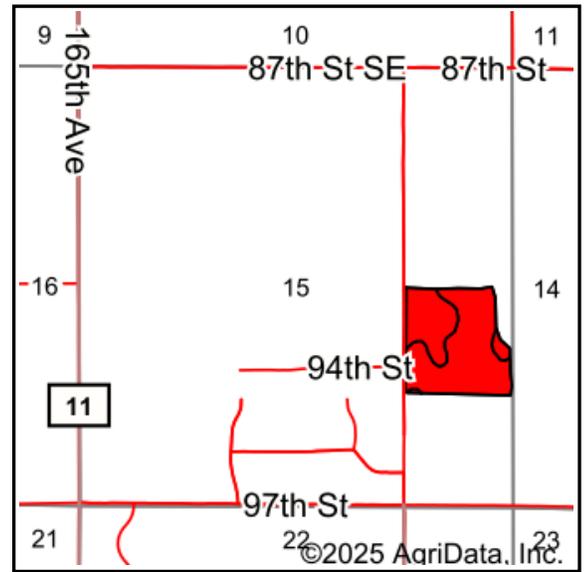
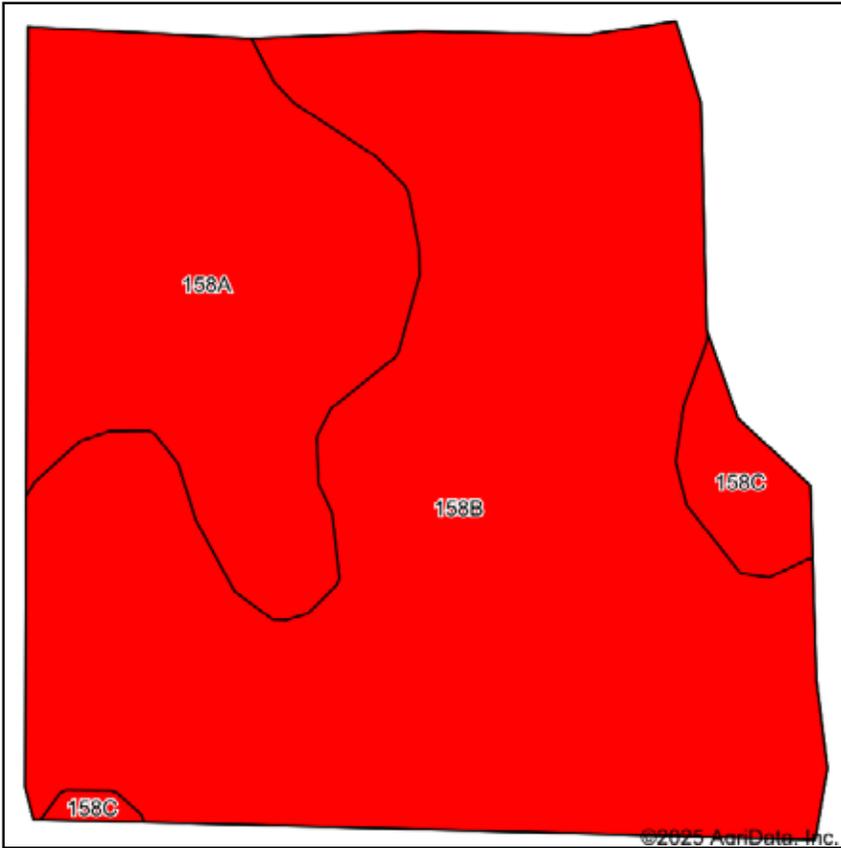
**Soils:** Zimmerman fine sand, 1 to 6 percent slopes (69.3%), Zimmerman fine sand, 0 to 2 percent slopes (27.2%), Zimmerman fine sand, 6 to 12 percent slopes (3.5%)

**Taxes (2025):** \$1,714.00

**NQ US Fish & Wildlife Easement**



# Tract 1 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN141, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
158B	Zimmerman fine sand, 1 to 6 percent slopes	23.82	69.3%		IVs	IVs	39
158A	Zimmerman fine sand, 0 to 2 percent slopes	9.34	27.2%		IVs	IVs	39
158C	Zimmerman fine sand, 6 to 12 percent slopes	1.19	3.5%		VIs	VIs	39
<b>Weighted Average</b>					<b>4.07</b>	<b>4.07</b>	<b>39</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Tract 2 Details

**Description:** SEC:10 TWP: 34.0 RG:28 NE 1-4 OF SW 1-4 & N 1-2 OF SE 1-4 OF SW 1-4

**Total Acres:** 59.88±

**Cropland Acres:** 60.43±

**PID #:** 05-00110-3100 & 05-00110-3400

**Crop Productivity Index:** 17.5

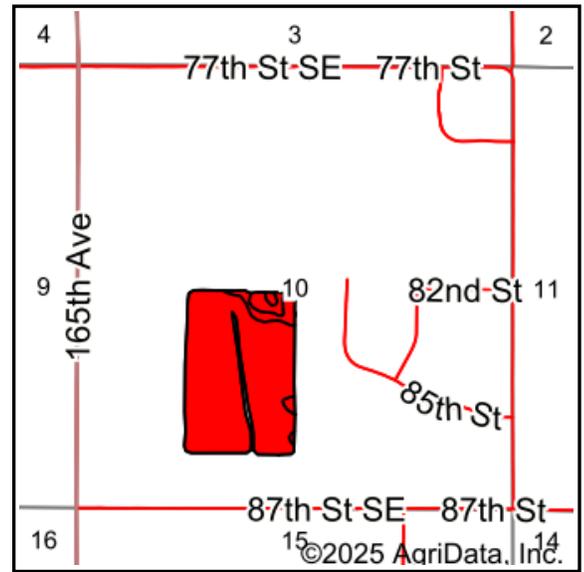
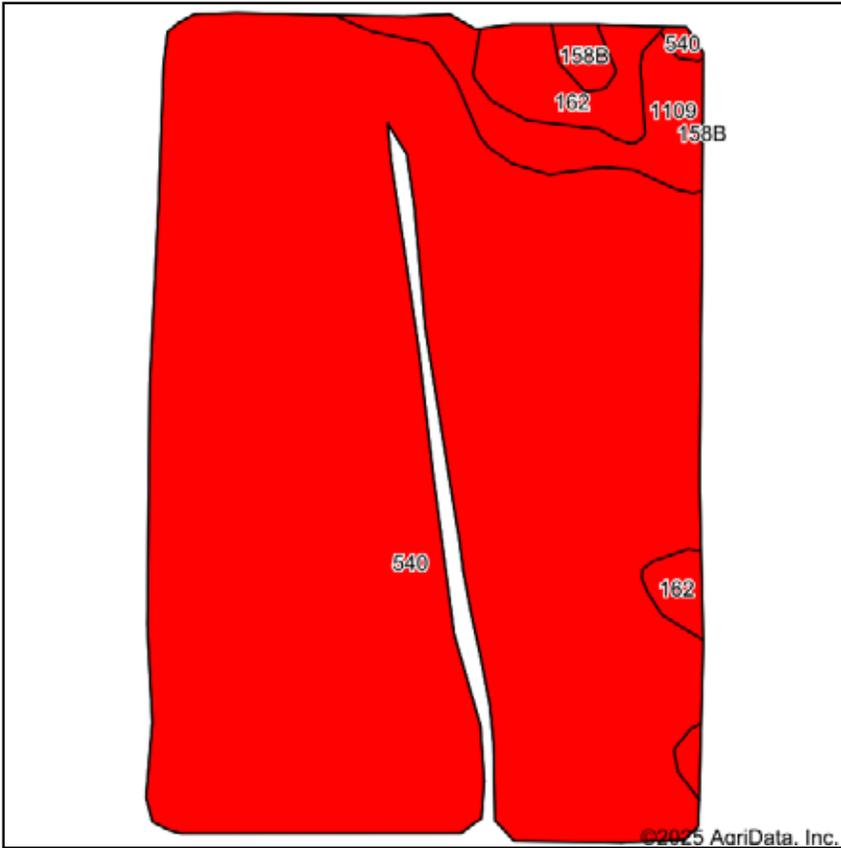
**Soils:** Seelyeville muck, 0 to 1 percent slopes (90.6%), Isanti loamy fine sand, 0 to 2 percent slopes (4.5%), Lino loamy fine sand, 0 to 2 percent slopes (4.2%), Zimmerman fine sand, 1 to 6 percent slopes (0.7%)

**Taxes (2025):** \$1,152.00

**NO US Fish & Wildlife Easement - No Legal Access**



# Tract 2 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN141, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
540	Seelyeville muck, 0 to 1 percent slopes	51.52	90.6%		Vlw		15
1109	Isanti loamy fine sand, 0 to 2 percent slopes	2.59	4.5%		IIIw		40
162	Lino loamy fine sand, 0 to 2 percent slopes	2.41	4.2%		III s		43
158B	Zimmerman fine sand, 1 to 6 percent slopes	0.41	0.7%		IVs	IVs	39
<b>Weighted Average</b>					<b>5.72</b>	<b>*-</b>	<b>17.5</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



## Tract 3 Details

**Description:** SEC: 9 TWP: 34.0 RG:28 N 1-2 OF SE 1-4 EX THAT PT LYING W OF SHER CO DITCH NO 19. SUB TO R OF W OF GREAT NORTHERN RAILWAY CO.

**Total Acres:** 78±

**Cropland Acres:** 80.52±

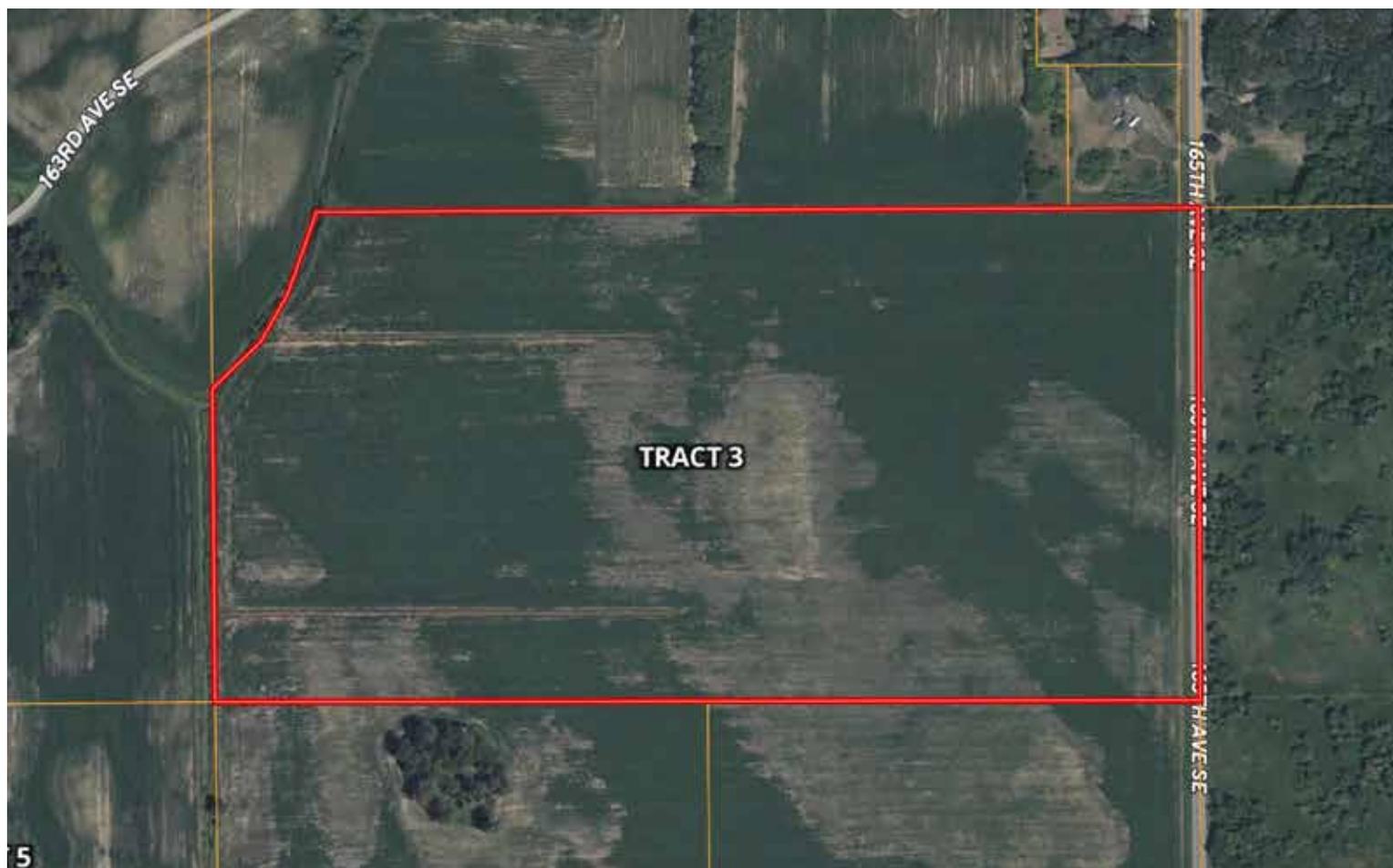
**PID #:** 05-00109-4100

**Crop Productivity Index:** 20.6

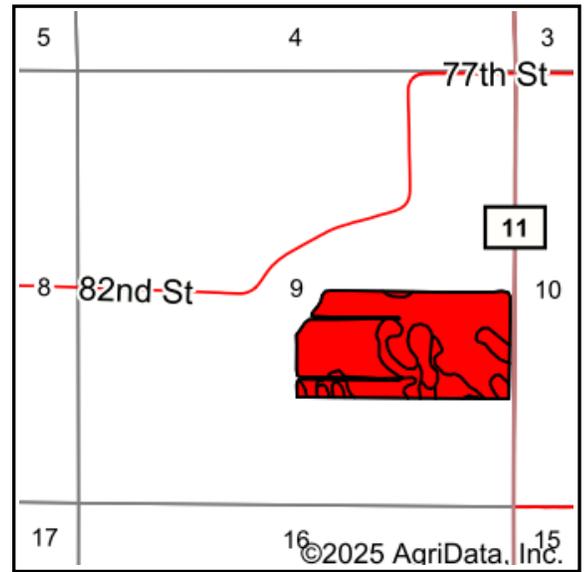
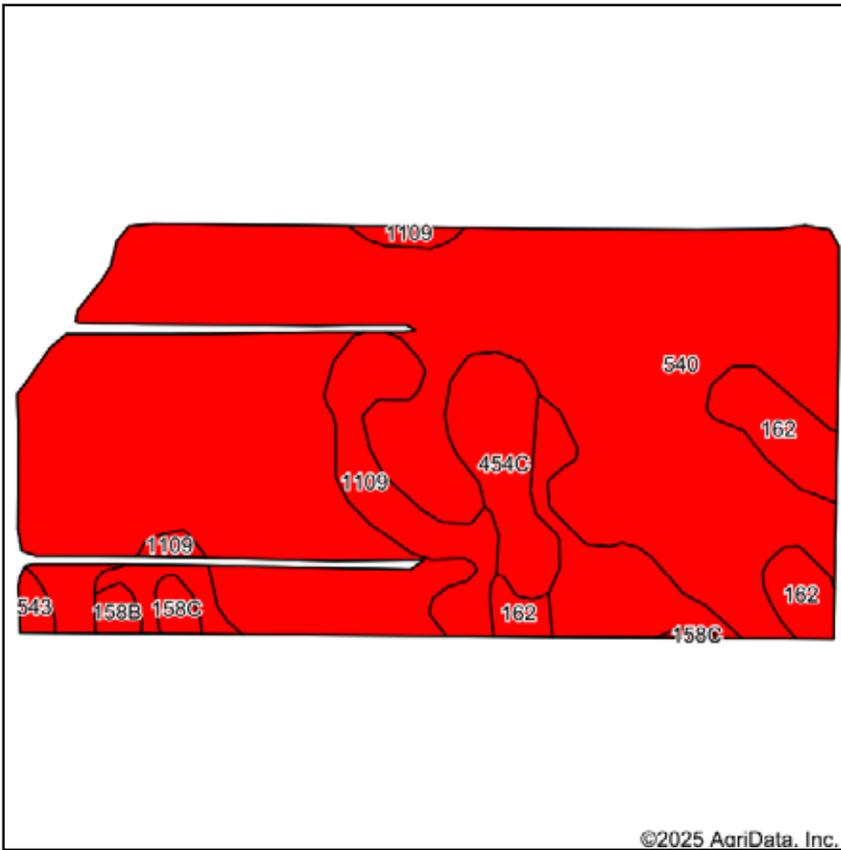
**Soils:** Seelyeville muck, 0 to 1 percent slopes (74.7%), Isanti loamy fine sand, 0 to 2 percent slopes (13.1%), Lino loamy fine sand, 0 to 2 percent slopes (5.3%), Mahtomedi loamy coarse sand, 6 to 15 percent slopes (5.0%), Zimmerman fine sand, 6 to 12 percent slopes (0.8%), Zimmerman fine sand, 1 to 6 percent slopes (0.6%), Markey muck, occasionally ponded, 0 to 1 percent slopes (0.5%)

**Taxes (2025):** \$2,292.00

**NO US Fish & Wildlife Easement**



# Tract 3 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN141, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
540	Seelyeville muck, 0 to 1 percent slopes	55.17	74.7%		Vlw		15
1109	Isanti loamy fine sand, 0 to 2 percent slopes	9.67	13.1%		IIIw		40
162	Lino loamy fine sand, 0 to 2 percent slopes	3.93	5.3%		IIIs		43
454C	Mahtomedi loamy coarse sand, 6 to 15 percent slopes	3.70	5.0%		VIs		27
158C	Zimmerman fine sand, 6 to 12 percent slopes	0.57	0.8%		VIs	VIs	39
158B	Zimmerman fine sand, 1 to 6 percent slopes	0.46	0.6%		IVs	IVs	39
543	Markey muck, occasionally ponded, 0 to 1 percent slopes	0.40	0.5%		Vlw		5
<b>Weighted Average</b>					<b>5.44</b>	<b>*-</b>	<b>20.6</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



## Tract 4 Details

**Description:** SEC: 9 TWP: 34.0 RG:28 SW 1-4 OF SE 1-4 & SE 1-4 OF SE 1-4

**Total Acres:** 80±

**Cropland Acres:** 62.18±

**PID #:** 05-00109-4301 & 05-00109-4401

**Crop Productivity Index:** 26.5

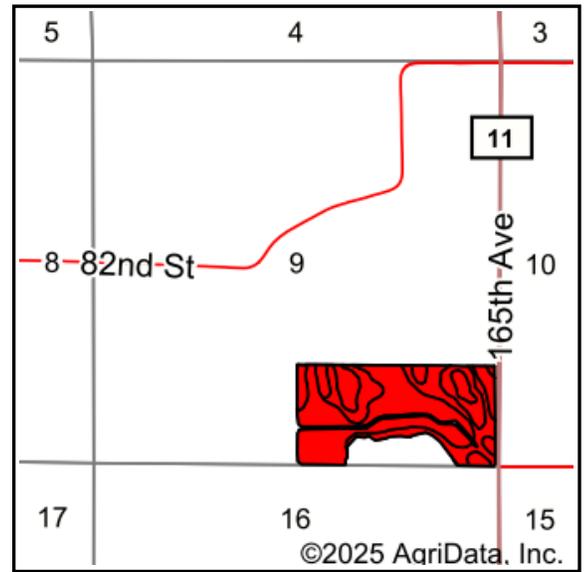
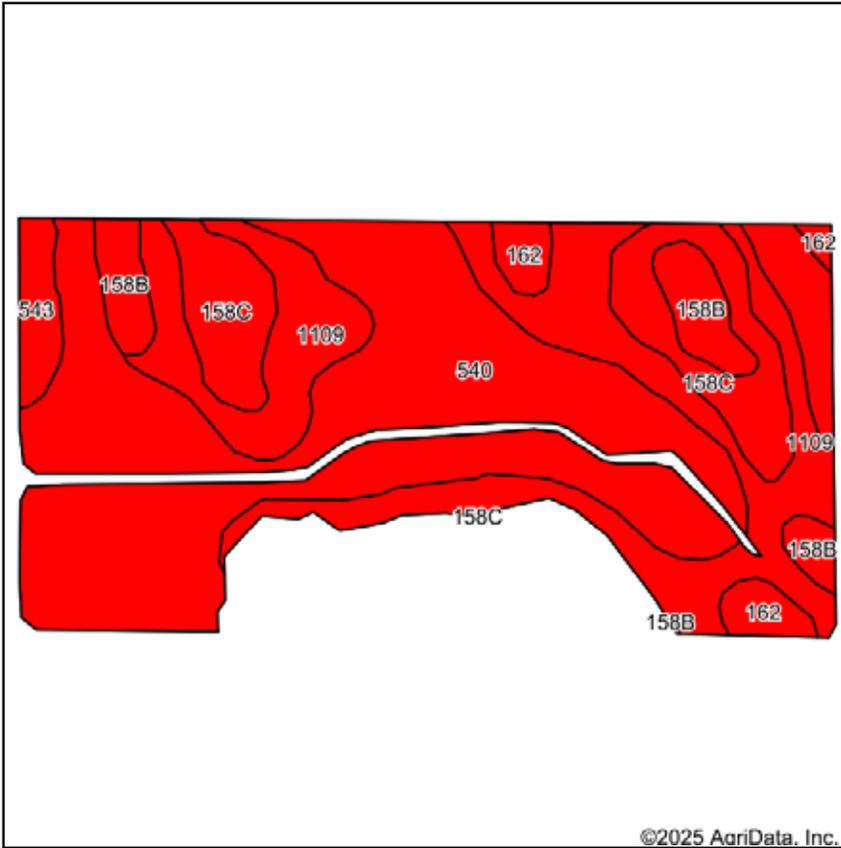
**Soils:** Seelyeville muck, 0 to 1 percent slopes (50.1%), Isanti loamy fine sand, 0 to 2 percent slopes (27.0%), Zimmerman fine sand, 6 to 12 percent slopes (11.4%), Zimmerman fine sand, 1 to 6 percent slopes (5.9%), Lino loamy fine sand, 0 to 2 percent slopes (3.1%), Markey muck, occasionally ponded, 0 to 1 percent slopes (2.5%)

**Taxes (2025):** \$2,218.00

**NQ US Fish & Wildlife Easement**



# Tract 4 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN141, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
540	Seelyeville muck, 0 to 1 percent slopes	32.53	50.1%		Vlw		15
1109	Isanti loamy fine sand, 0 to 2 percent slopes	17.56	27.0%		IIIw		40
158C	Zimmerman fine sand, 6 to 12 percent slopes	7.41	11.4%		VIIs	VIIs	39
158B	Zimmerman fine sand, 1 to 6 percent slopes	3.80	5.9%		IVs	IVs	39
162	Lino loamy fine sand, 0 to 2 percent slopes	2.04	3.1%		IIIIs		43
543	Markey muck, occasionally ponded, 0 to 1 percent slopes	1.61	2.5%		Vlw		5
<b>Weighted Average</b>					<b>4.98</b>	<b>*-</b>	<b>26.5</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



## Tract 5 Details

**Address:** 15793 82nd St. SE, Becker, MN 55308

**Description:** SEC:16 TWP: 34.0 RG:28 NE 1-4 OF NW 1-4, SE 1-4 OF SW 1-4, & part of SE 1-4 OF NW 1-4 & NE 1-4 OF SW 1-4

**Total Acres:** 122.6± (See survey, Tract B)

**Cropland Acres:** 104.37±

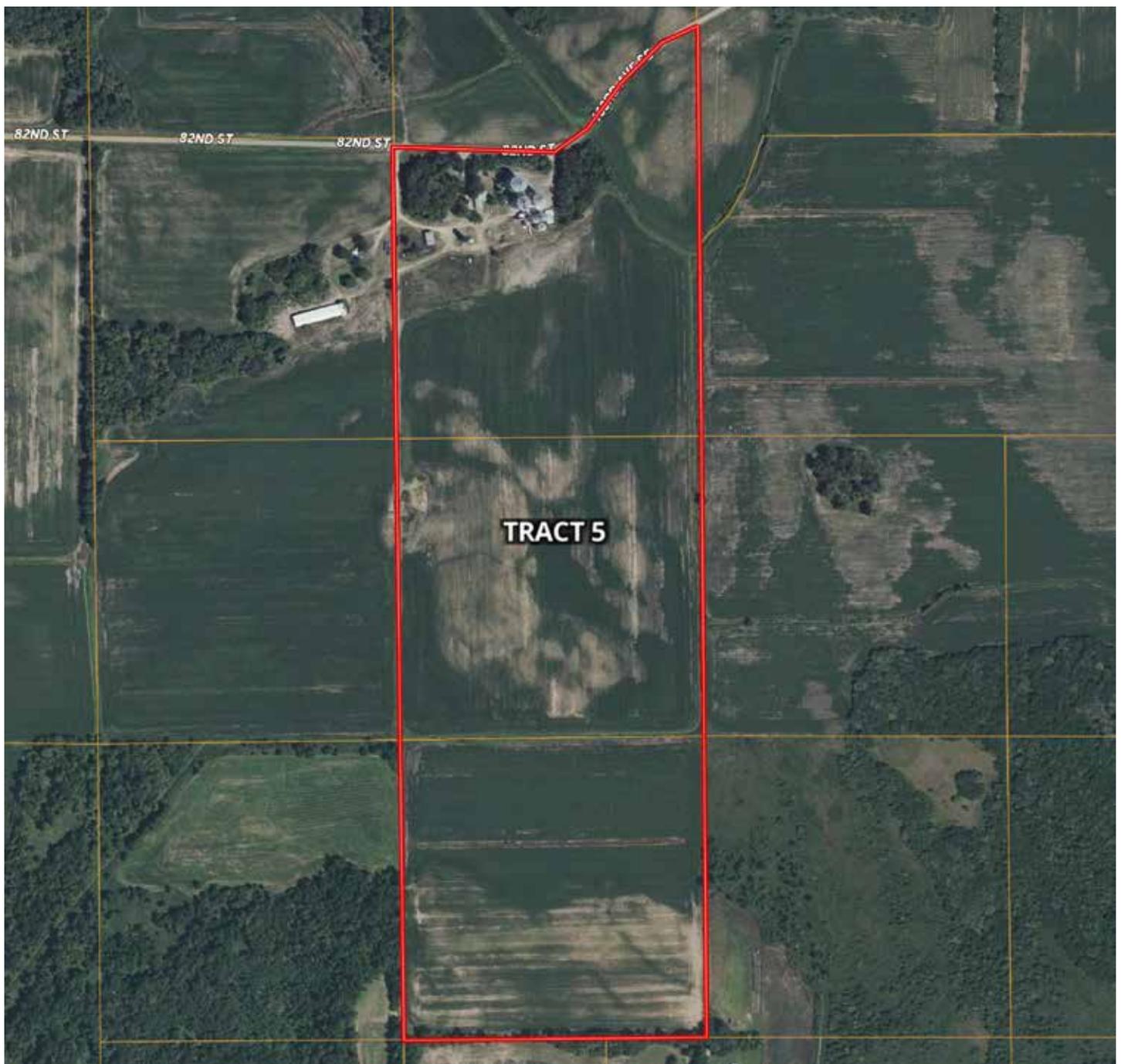
**PID #:** 05-00109-3400, 05-00116-2100 & 05-00109-2400 (That part of, new legal & PID# to be assigned)

**Crop Productivity Index:** 26.1

**Soils:** Seelyeville muck, 0 to 1 percent slopes (57.2%), Zimmerman fine sand, 1 to 6 percent slopes (22.8%), Zimmerman fine sand, 6 to 12 percent slopes (6.8%), Markey muck, occasionally ponded, 0 to 1 percent slopes (4.6%), Nebish fine sandy loam, 2 to 6 percent slopes (2.7%), Nebish fine sandy loam, 6 to 12 percent slopes (2.6%), Eckvoll loamy fine sand, 0 to 3 percent slopes (2.1%), Lino loamy fine sand, 0 to 2 percent slopes (1.2%)

**Taxes (2025):** \$9,014.00 (For entire land. New tax amount TBD)

**NO US Fish & Wildlife Easement**



# Tract 5 Details

## HOUSE DETAILS

(2) Bedroom  
(1) Full bathroom  
Kitchen, including stove & microwave  
Dining room  
Living room  
Office with ½ bathroom  
(2) Water heaters  
Water softener  
Unfinished, block wall basement  
Goodman forced air furnace  
Central A/C  
Aluminum siding  
Shingle roof

### Attached 2-car garage

Insulated  
Concrete floor

### Unattached 2-car garage

Uninsulated  
Concrete floor  
Aluminum siding  
Shingle roof

**Non-compliant septic to be brought to compliance at buyer's expense**

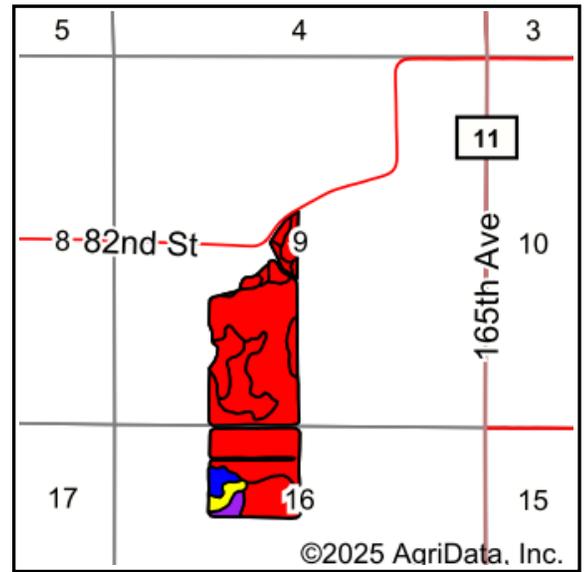
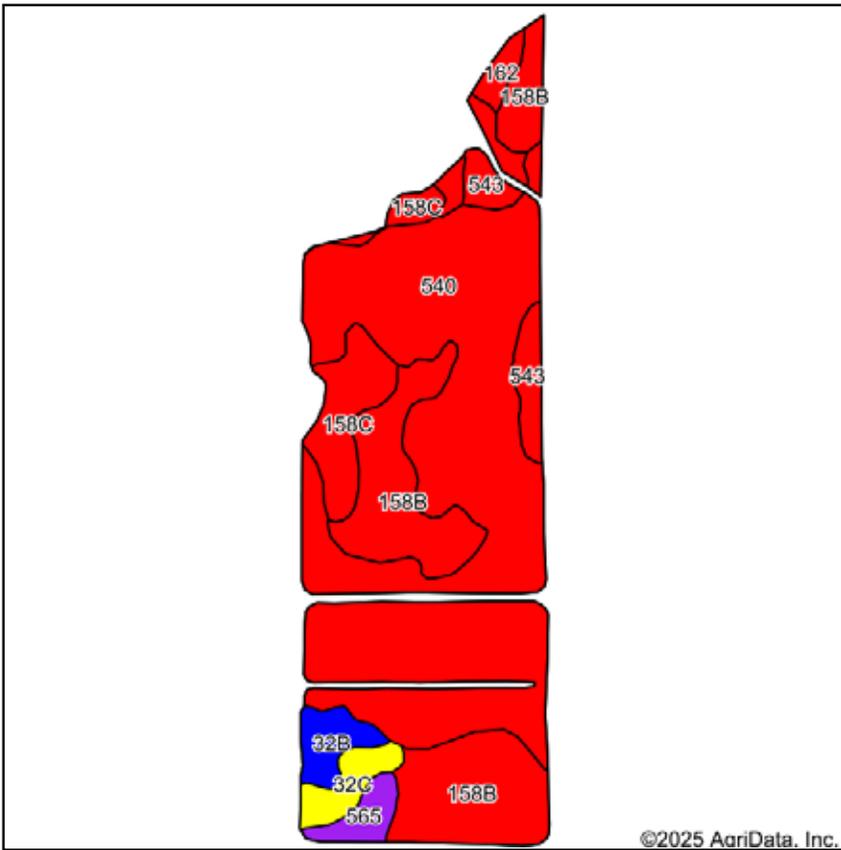
## GRAIN HANDLING FACILITY DETAILS

(6) Grain bins  
Sioux, 235,000± bu., 72' diameter, side draw, 10" unload, 20hp, 3ph, staircase  
MFS, 160,000± bu., 60' diameter, 10" unload, 15hp, 3ph, staircase, connecting catwalk  
MFS, 160,000± bu., 60' diameter, 10" unload, 15hp, 3ph, connecting catwalk  
MFS, 24,000± bu., 27' diameter, Springland unload, 10hp, 3ph  
MFS, 42,000± bu., 36' diameter, Neco 8" unload, 15hp, 3ph  
MFS, 29,500± bu., 36' diameter, 7.5hp, 3ph  
Lamberton grain leg, 82'±, 10" wide cups  
York grain leg, 170'±, 8-way distributor, 9" wide cups  
CF-1300M Farm Fans dryer, 26', double stacked, shows 8,435 hrs., natural gas, 3ph, DMC Calc-U-Dri control box, digital moisture display, temp display, with printer, S/N: X-13002 (North/South dryer)  
CF-1000H Farm Fans dryer, 20', double stacked, shows 4,450 hrs., natural gas, 3ph, DMC Calc-U-Dri control box, digital moisture display, temp display, with printer, S/N: B-22006 (East/West dryer)  
Dryer & bin site control room  
Lamberton overhead cross conveyor





# Tract 5 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN141, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
540	Seelyeville muck, 0 to 1 percent slopes	58.39	57.2%		VIw		15
158B	Zimmerman fine sand, 1 to 6 percent slopes	23.31	22.8%		IVs	IVs	39
158C	Zimmerman fine sand, 6 to 12 percent slopes	6.92	6.8%		VIIs	VIIs	39
543	Markey muck, occasionally ponded, 0 to 1 percent slopes	4.73	4.6%		VIw		5
32B	Nebish fine sandy loam, 2 to 6 percent slopes	2.72	2.7%		Ile		83
32C	Nebish fine sandy loam, 6 to 12 percent slopes	2.69	2.6%		IIIe		69
565	Eckvoll loamy fine sand, 0 to 3 percent slopes	2.13	2.1%		IIIs		60
162	Lino loamy fine sand, 0 to 2 percent slopes	1.21	1.2%		IIIs		43
<b>Weighted Average</b>					<b>5.26</b>	<b>*-</b>	<b>26.1</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



## Tract 6 Details

**Address:** 15751 82nd St. SE, Becker, MN 55308

**Description:** SEC: 9 TWP: 34.0 RG:28 NW 1-4 OF SW 1-4 & SW 1-4 OF SW 1-4

**Total Acres:** 80±

**Cropland Acres:** 54.91±

**PID #:** 05-00109-3200 & 05-00109-3300

**Crop Productivity Index:** 34.5

**Soils:** Seelyeville muck, 0 to 1 percent slopes (56.6%), Nebish fine sandy loam, 2 to 6 percent slopes (17.0%), Talmoon loam, 0 to 2 percent slopes (8.3%), Markey muck, occasionally ponded, 0 to 1 percent slopes (6.6%), Braham loamy fine sand, 6 to 12 percent slopes (4.8%), Zimmerman fine sand, 1 to 6 percent slopes (4.8%), Zimmerman fine sand, 6 to 12 percent slopes (1.1%), Cantlin loamy fine sand, 0 to 3 percent slopes (0.8%)

**Taxes (2025):** \$2,482.00

**NO US Fish & Wildlife Easement**



# Tract 6 Details

## MODULAR HOUSE DETAILS

(2) Bedroom

(1) Bathroom

Kitchen includes refrigerator and stove

Living room

Laundry room

LP heater

Well

**Non-compliant septic to be brought to compliance at buyer's expense**

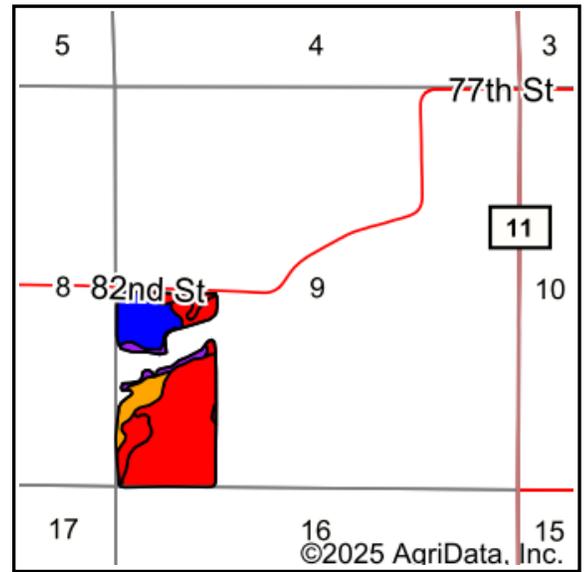
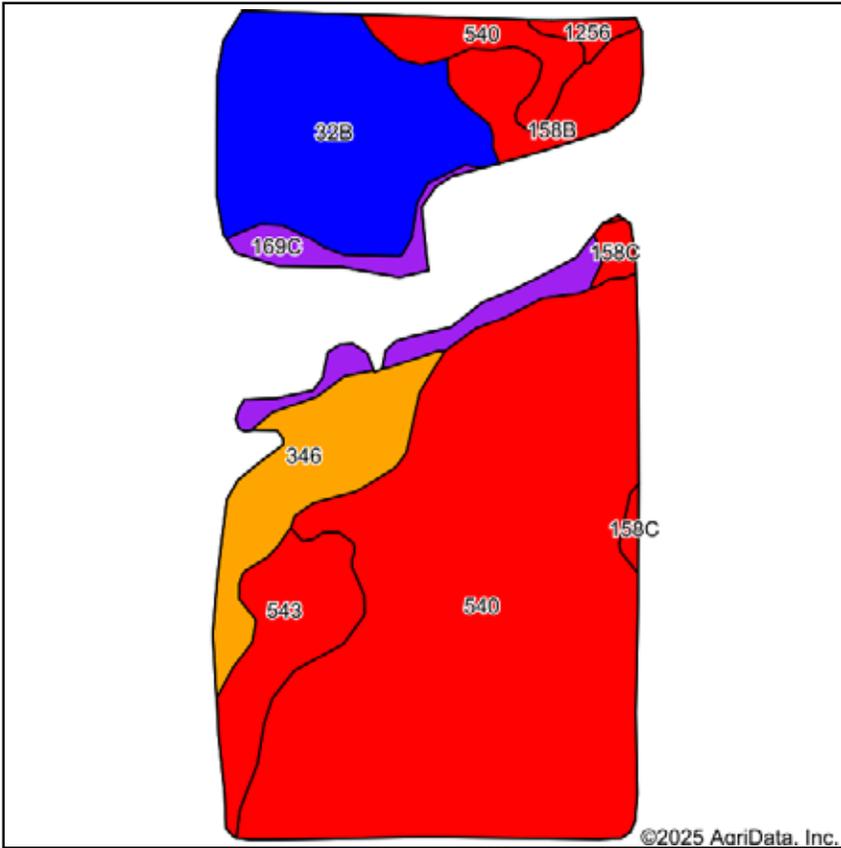
Playground

Garden Shed

Pole Shed



# Tract 6 Soils Map



Area Symbol: MN141, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
540	Seelyeville muck, 0 to 1 percent slopes	37.03	56.6%	Red	Vlw		15
32B	Nebish fine sandy loam, 2 to 6 percent slopes	11.07	17.0%	Blue	Ile		83
346	Talmoon loam, 0 to 2 percent slopes	5.41	8.3%	Yellow	Ilw		78
543	Markey muck, occasionally ponded, 0 to 1 percent slopes	4.28	6.6%	Red	Vlw		5
169C	Braham loamy fine sand, 6 to 12 percent slopes	3.16	4.8%	Purple	IVe		52
158B	Zimmerman fine sand, 1 to 6 percent slopes	3.11	4.8%	Red	IVs	IVs	39
158C	Zimmerman fine sand, 6 to 12 percent slopes	0.71	1.1%	Red	VIs	VIs	39
1256	Cantlin loamy fine sand, 0 to 3 percent slopes	0.51	0.8%	Red	IVs		43
<b>Weighted Average</b>					<b>4.78</b>	<b>*-</b>	<b>34.5</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



## Tract 7 Details

**Address:** 15221 82nd St. SE, Becker, MN 55308

**Description:** The North 1024.84 feet of the West 850.00 feet of the East Half of the Southeast Quarter (E1/2 of the SE1/4) of Section 8, Township 34, Range 28, Sherburne County, Minnesota.

**Total Acres:** 20± (See Survey, Tract A)

**Cropland Acres:** Approximately 16.74±

**PID #:** 05-00108-4100 (That part of, new legal & PID# to be assigned)

**Crop Productivity Index:** 68

**Soils:** Nebish fine sandy loam, 6 to 12 percent slopes (39.3%), Nebish fine sandy loam, 2 to 6 percent slopes (19.1%), Eckvoll loamy fine sand, 0 to 3 percent slopes (14.9%), Talmoon loam, 0 to 2 percent slopes (12.4%), Braham loamy fine sand, 3 to 6 percent slopes (9.4%), Seelyeville muck, 0 to 1 percent slopes (4.9%)

**Taxes (2025):** \$6,868.00 (For entire land. New tax amount TBD)

**NQ US Fish & Wildlife Easement**



# Tract 7 Details

## HOUSE DETAILS

(3) Bedrooms

(3) Full bathrooms

Master has granite countertops and jacuzzi tub

Kitchen

Granite countertops

Soft-close doors

Dishwasher

Dining room

Living room

Laundry area off kitchen with washer and dryer

Office

Walk out basement

In-floor heat

Sheet rocked

Family room area

Storage room

Storm shelter room

(1) Unfinished bedroom

Utility room with water heater

Fantech air exchange

Goodman LP furnace

2015 Classic Model 6048 central wood boiler

Central A/C

Poured wall foundation

Aluminum siding

Shingle roof

Rented LP Tank

**3-car attached garage insulated with in-floor heat**

**Well**

**Compliant septic system**

**Composite deck**

**Block retaining wall**

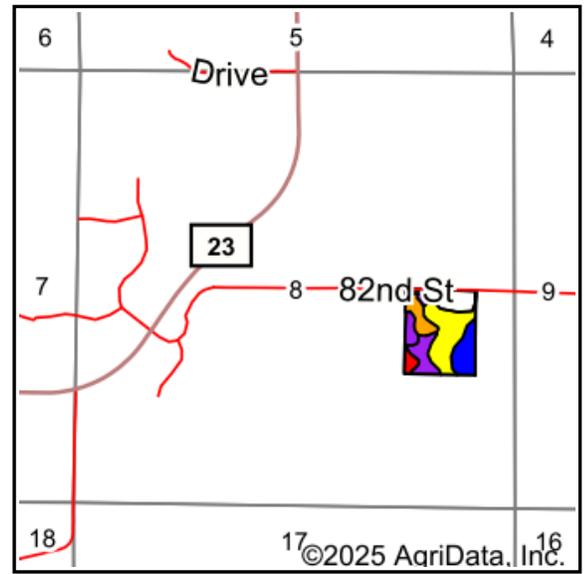
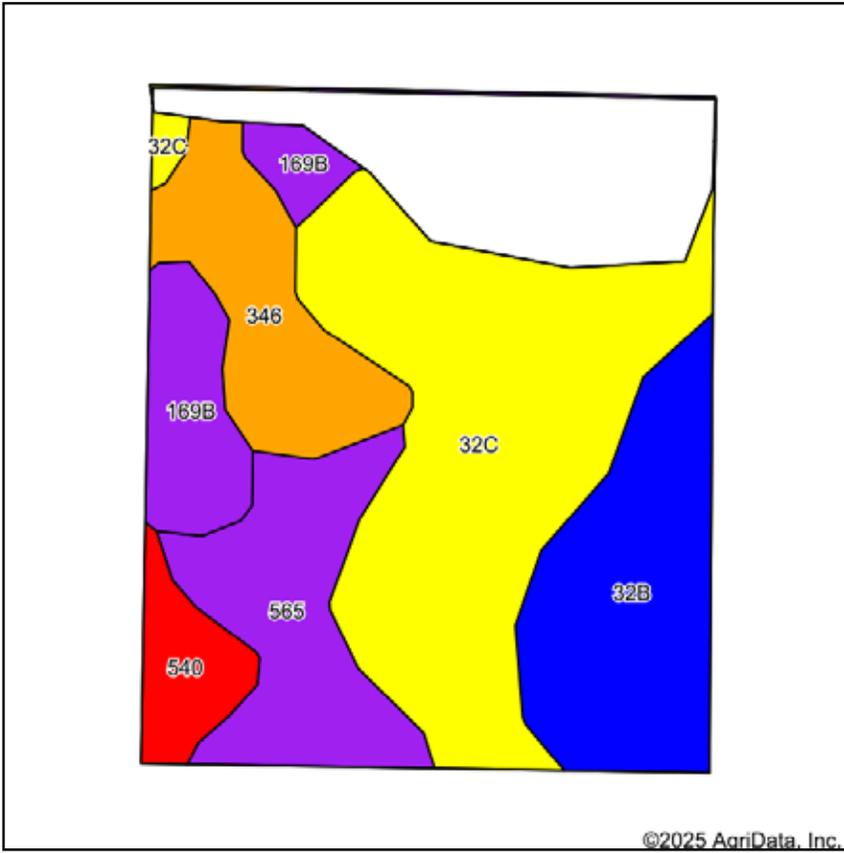
**Mature oak trees**



# Tract 7 Photography



# Tract 7 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN141, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
32C	Nebish fine sandy loam, 6 to 12 percent slopes	6.58	39.3%		IIIe	69
32B	Nebish fine sandy loam, 2 to 6 percent slopes	3.19	19.1%		Ile	83
565	Eckvoll loamy fine sand, 0 to 3 percent slopes	2.49	14.9%		IIIs	60
346	Talmoon loam, 0 to 2 percent slopes	2.08	12.4%		IIw	78
169B	Braham loamy fine sand, 3 to 6 percent slopes	1.58	9.4%		IIIs	60
540	Seelyeville muck, 0 to 1 percent slopes	0.82	4.9%		VIw	15
<b>Weighted Average</b>					<b>2.83</b>	<b>68</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Tract 8 Details

**Description:** The East Half of the Southeast Quarter (E1/2 of the SE1/4) of Section 8, Township 34, Range 28, Sherburne County, Minnesota.  
EXCEPT The North 1024.84 feet of the West 850.00 feet of the East Half of the Southeast Quarter (E1/2 of the SE1/4) of Section 8, Township 34, Range 28, Sherburne County, Minnesota.

**Total Acres:** 60.95± (See Survey, Tract B)

**Cropland Acres:** Approximately 57.37±

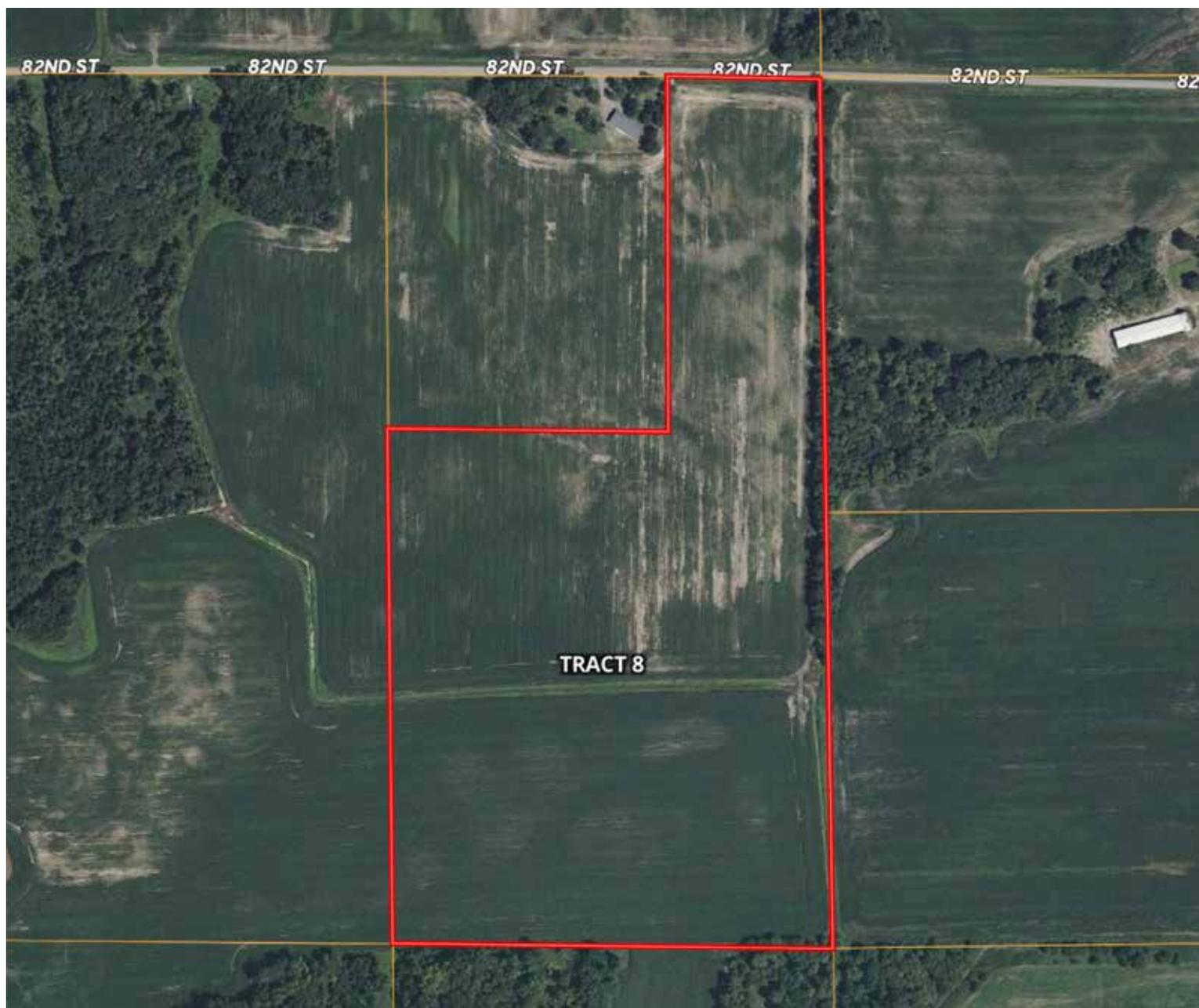
**PID #:** 05-00108-4100 (That part of, new legal & PID# to be assigned)

**Crop Productivity Index:** 71.7

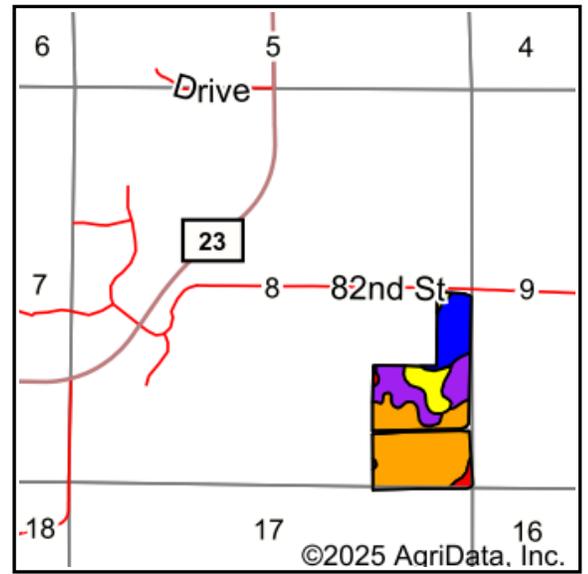
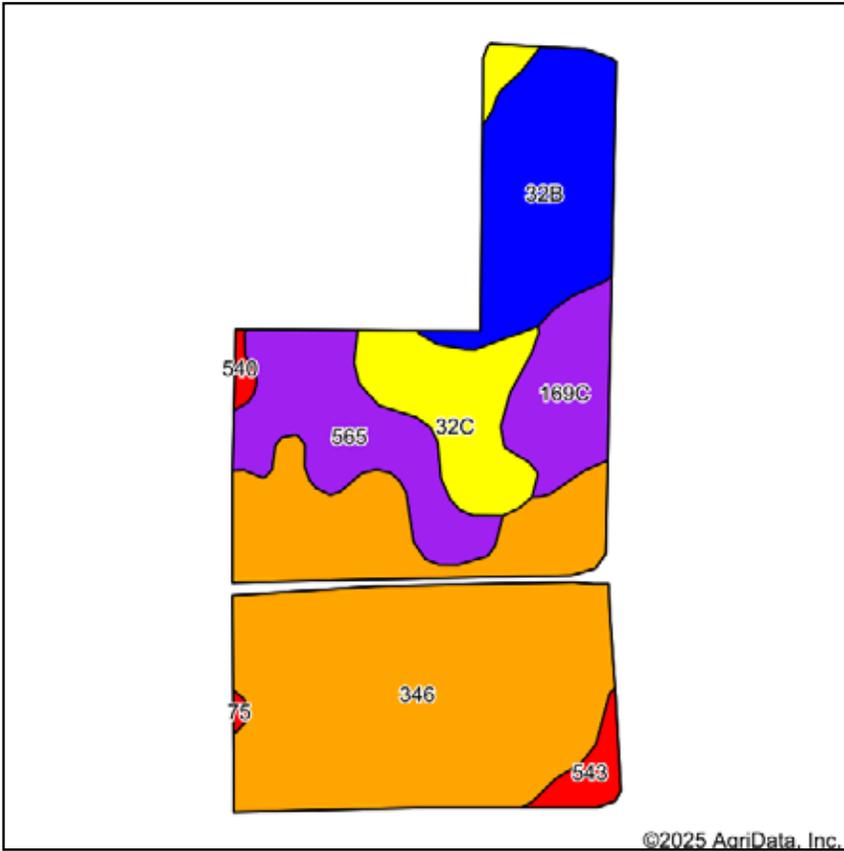
**Soils:** Talmoon loam, 0 to 2 percent slopes (51.2%), Nebish fine sandy loam, 2 to 6 percent slopes (15.8%), Eckvoll loamy fine sand, 0 to 3 percent slopes (12.6%), Nebish fine sandy loam, 6 to 12 percent slopes (10.2%), Braham loamy fine sand, 6 to 12 percent slopes (7.5%), Markey muck, occasionally ponded, 0 to 1 percent slopes (2.0%), Seelyeville muck, 0 to 1 percent slopes (0.5%), Bluffton loam, depressional, 0 to 1 percent slopes (0.2%)

**Taxes (2025):** \$6,868.00 (For entire land. New tax amount TBD)

**NQ US Fish & Wildlife Easement**



# Tract 8 Soils Map



Area Symbol: MN141, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
346	Talmoon loam, 0 to 2 percent slopes	29.40	51.2%		IIw	78
32B	Nebish fine sandy loam, 2 to 6 percent slopes	9.06	15.8%		IIe	83
565	Eckvoll loamy fine sand, 0 to 3 percent slopes	7.20	12.6%		IIIs	60
32C	Nebish fine sandy loam, 6 to 12 percent slopes	5.85	10.2%		IIIe	69
169C	Braham loamy fine sand, 6 to 12 percent slopes	4.28	7.5%		IVe	52
543	Markey muck, occasionally ponded, 0 to 1 percent slopes	1.15	2.0%		VIw	5
540	Seelyeville muck, 0 to 1 percent slopes	0.31	0.5%		VIw	15
75	Bluffton loam, depressional, 0 to 1 percent slopes	0.12	0.2%		VIw	15
<b>Weighted Average</b>					<b>2.49</b>	<b>71.7</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Tract 9 Details

**Description:** SEC: 8 TWP: 34.0 RG:28 W 1-2 OF SE 1-4, SEC:17 TWP: 34.0 RG:28 NW 1-4 OF NE 1-4, & NE 1-4 OF NW 1-4

**Total Acres:** 160±

**Cropland Acres:** 53.1±

**PID #:** 05-00108-4200, 05-00117-2100, & 05-00117-1200

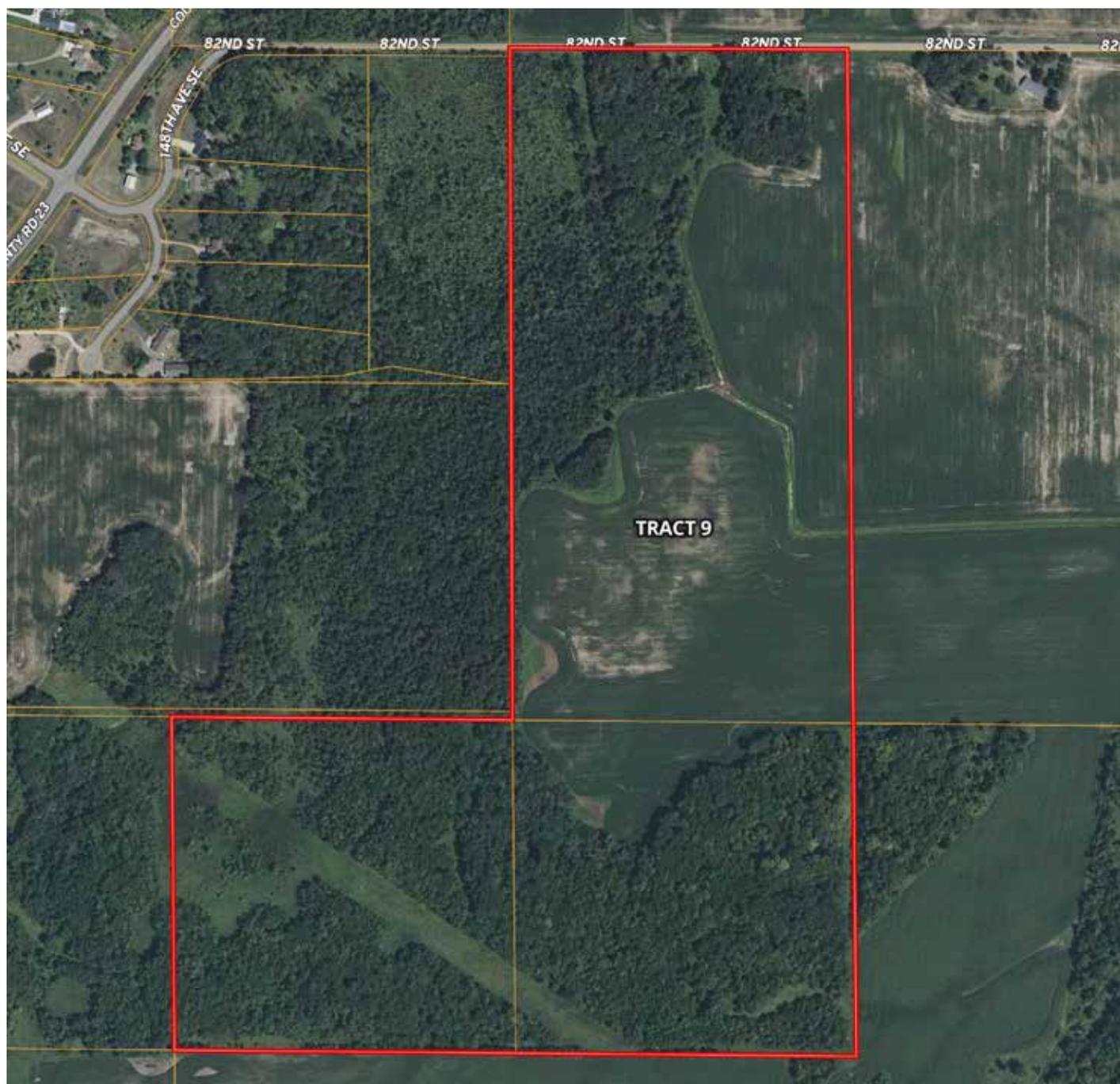
**Crop Productivity Index:** 44

**Soils:** Seelyeville muck, 0 to 1 percent slopes (25.0%), Talmoon loam, 0 to 2 percent slopes (22.5%), Bluffton loam, depressional, 0 to 1 percent slopes (22.0%), Nebish fine sandy loam, 6 to 12 percent slopes (14.2%), Braham loamy fine sand, 6 to 12 percent slopes (8.8%), Eckvoll loamy fine sand, 0 to 3 percent slopes (3.9%), Braham loamy fine sand, 3 to 6 percent slopes (2.2%), Beltrami fine sandy loam, 0 to 3 percent slopes (1.4%)

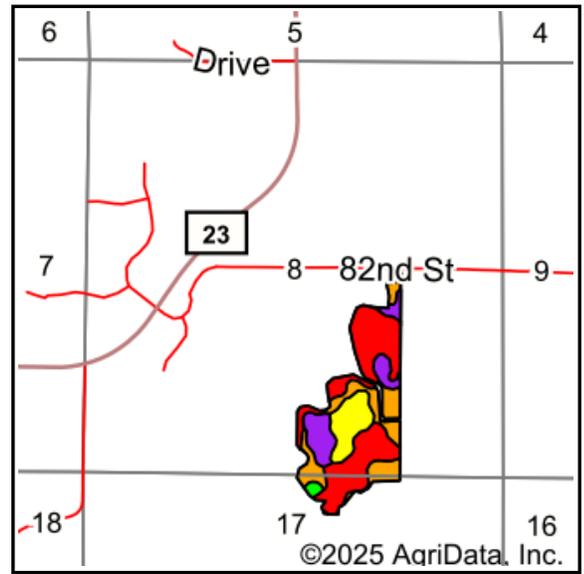
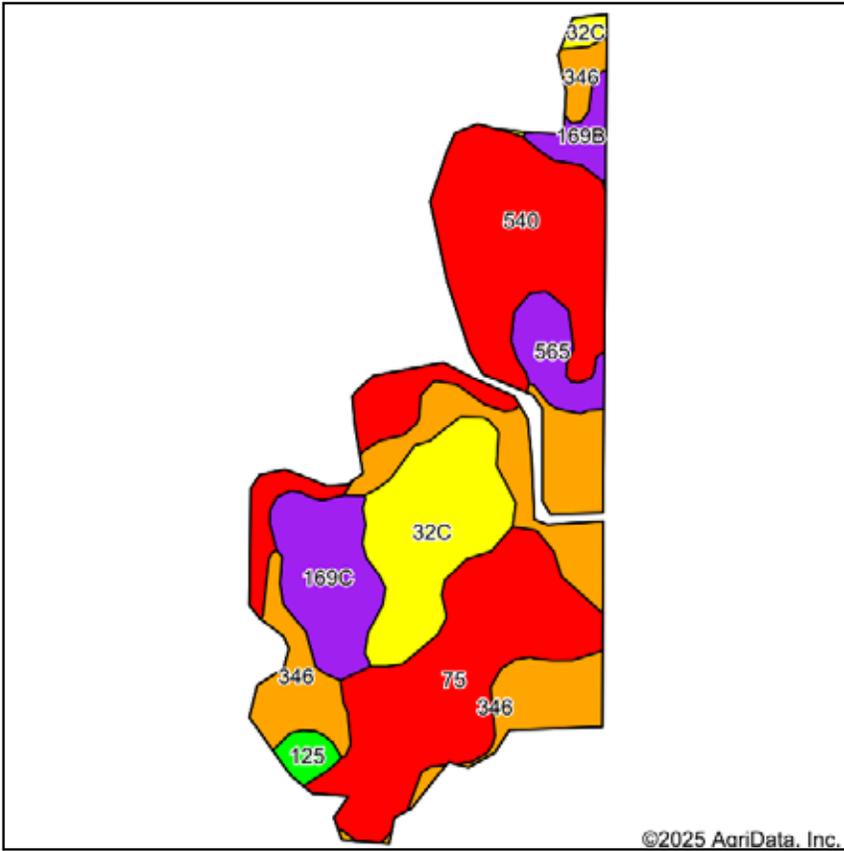
**Taxes (2025):** \$2,648.00

**NQ US Fish & Wildlife Easement**

**Easement in favor of Great River Energy**



# Tract 9 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN141, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
540	Seelyeville muck, 0 to 1 percent slopes	13.14	25.0%		Vlw	15
346	Talmoon loam, 0 to 2 percent slopes	11.87	22.5%		IIw	78
75	Bluffton loam, depressional, 0 to 1 percent slopes	11.62	22.0%		Vlw	15
32C	Nebish fine sandy loam, 6 to 12 percent slopes	7.51	14.2%		IIIe	69
169C	Braham loamy fine sand, 6 to 12 percent slopes	4.66	8.8%		IVe	52
565	Eckvoll loamy fine sand, 0 to 3 percent slopes	2.06	3.9%		IIIs	60
169B	Braham loamy fine sand, 3 to 6 percent slopes	1.14	2.2%		IIIs	60
125	Beltrami fine sandy loam, 0 to 3 percent slopes	0.75	1.4%		I	93
<b>Weighted Average</b>					<b>4.24</b>	<b>44</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Tract 10 Details

**Description:** SEC: 7 TWP: 34.0 RG:28 S 1-2 OF SE 1-4 LESS & EX E 33 FT OF SE 1-4 OF SE 1-4. SUBJ TO EASEMENT DESC AS PARCEL 82 SHERB CTY ROW PLAT 50

**Total Acres:** 79.52±

**Cropland Acres:** 63.62±

**PID #:** 05-00107-4202

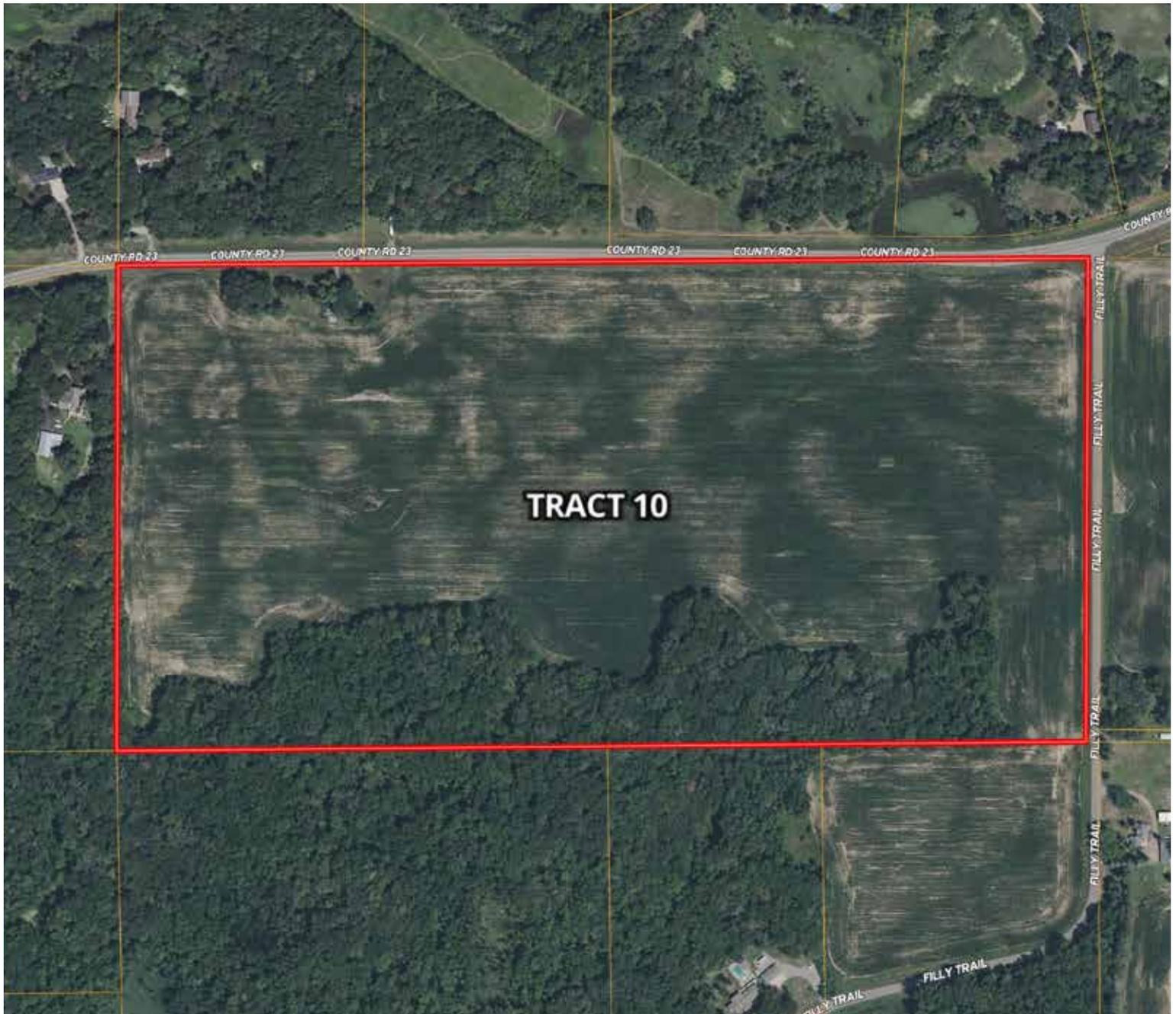
**Crop Productivity Index:** 75.3

**Soils:** Nebish fine sandy loam, 2 to 6 percent slopes (41.3%), Talmoon loam, 0 to 2 percent slopes (22.1%), Nebish fine sandy loam, 6 to 12 percent slopes (10.4%), Braham loamy fine sand, 3 to 6 percent slopes (8.4%), Beltrami fine sandy loam, 0 to 3 percent slopes (7.8%), Cathro muck, 0 to 1 percent slopes (4.6%), Ricelake fine sandy loam, 0 to 3 percent slopes (3.1%), Braham loamy fine sand, 6 to 12 percent slopes (2.3%)

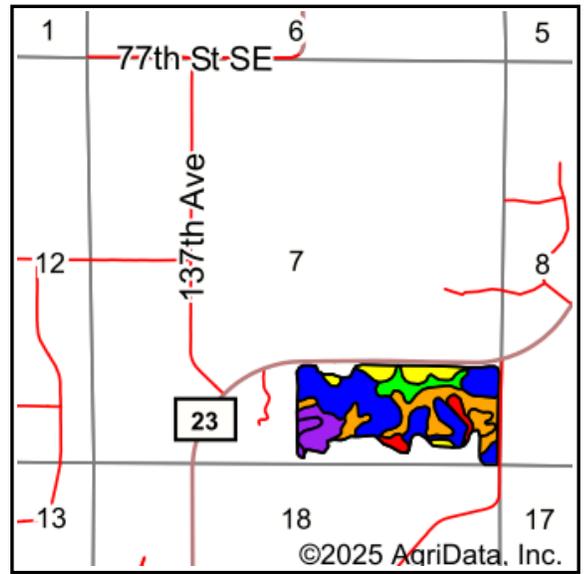
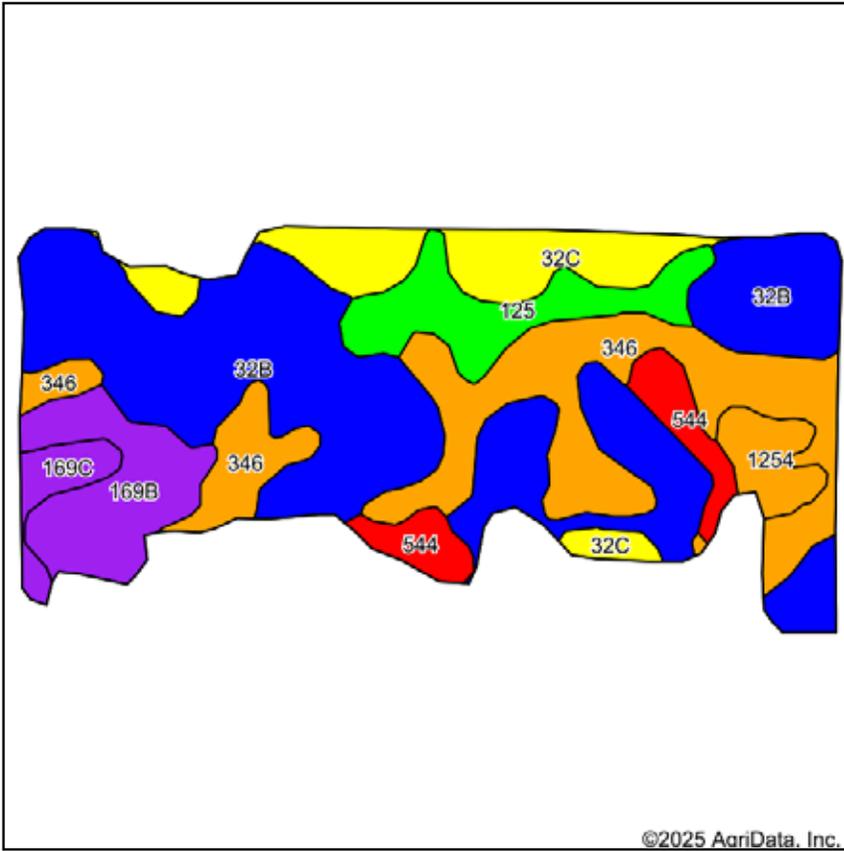
**Taxes (2025):** \$3,270.00

**NO US Fish & Wildlife Easement**

**Easement in favor of Great River Energy**



# Tract 10 Soils Map



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Soils data provided by USDA and NRCS.

Area Symbol: MN141, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
32B	Nebish fine sandy loam, 2 to 6 percent slopes	24.87	41.3%	Blue	Ile	83
346	Talmoon loam, 0 to 2 percent slopes	13.28	22.1%	Orange	IIw	78
32C	Nebish fine sandy loam, 6 to 12 percent slopes	6.23	10.4%	Yellow	IIIe	69
169B	Braham loamy fine sand, 3 to 6 percent slopes	5.07	8.4%	Purple	IIIs	60
125	Beltrami fine sandy loam, 0 to 3 percent slopes	4.68	7.8%	Green	I	93
544	Cathro muck, 0 to 1 percent slopes	2.78	4.6%	Red	VIw	15
1254	Ricelake fine sandy loam, 0 to 3 percent slopes	1.84	3.1%	Light Orange	IIw	78
169C	Braham loamy fine sand, 6 to 12 percent slopes	1.40	2.3%	Dark Purple	IVe	52
<b>Weighted Average</b>					<b>2.34</b>	<b>75.3</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# Tract 11 Details

**Description:** SEC:18 TWP: 34.0 RG:28 W 1-2 OF NE 1-4 NW OF ROAD

**Total Acres:** 65.99±

**Cropland Acres:** 33.39±

**PID #:** 05-00118-1200

**Crop Productivity Index:** 77.2

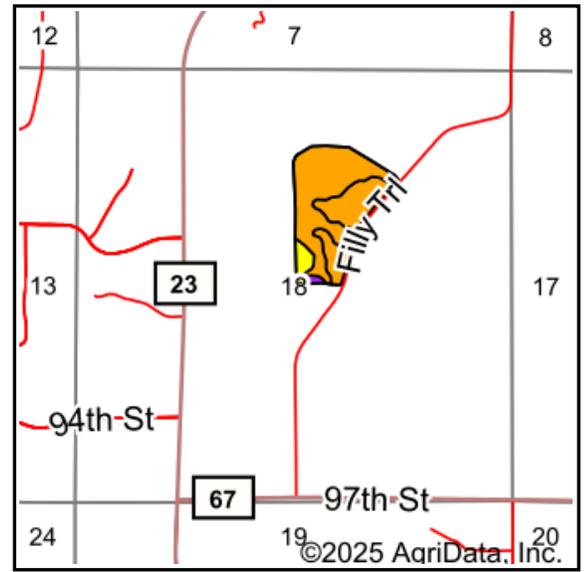
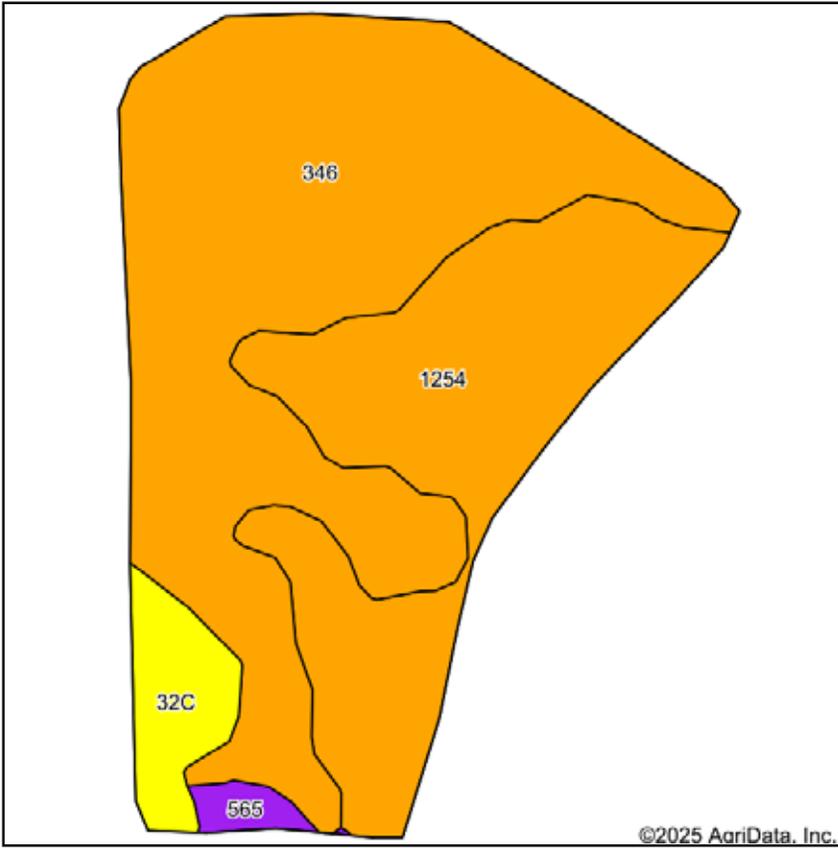
**Soils:** Talmoo loam, 0 to 2 percent slopes (58.9%), Ricelake fine sandy loam, 0 to 3 percent slopes (33.9%), Nebish fine sandy loam, 6 to 12 percent slopes (5.8%), Eckvoll loamy fine sand, 0 to 3 percent slopes (1.4%)

**Taxes (2025):** \$1,522.00

**NQ US Fish & Wildlife Easement**



# Tract 11 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN141, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
346	Talmoon loam, 0 to 2 percent slopes	19.21	58.9%		IIw	78
1254	Ricelake fine sandy loam, 0 to 3 percent slopes	11.06	33.9%		IIw	78
32C	Nebish fine sandy loam, 6 to 12 percent slopes	1.88	5.8%		IIIe	69
565	Eckvoll loamy fine sand, 0 to 3 percent slopes	0.46	1.4%		IIIs	60
<b>Weighted Average</b>					<b>2.07</b>	<b>77.2</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Tract 12 Details

**Description:** SEC: 9 TWP: 34.0 RG:28 NW 1-4 OF NW 1-4 & SW 1-4 OF NW 1-4

**Total Acres:** 118.75±

**Cropland Acres:** 55.48±

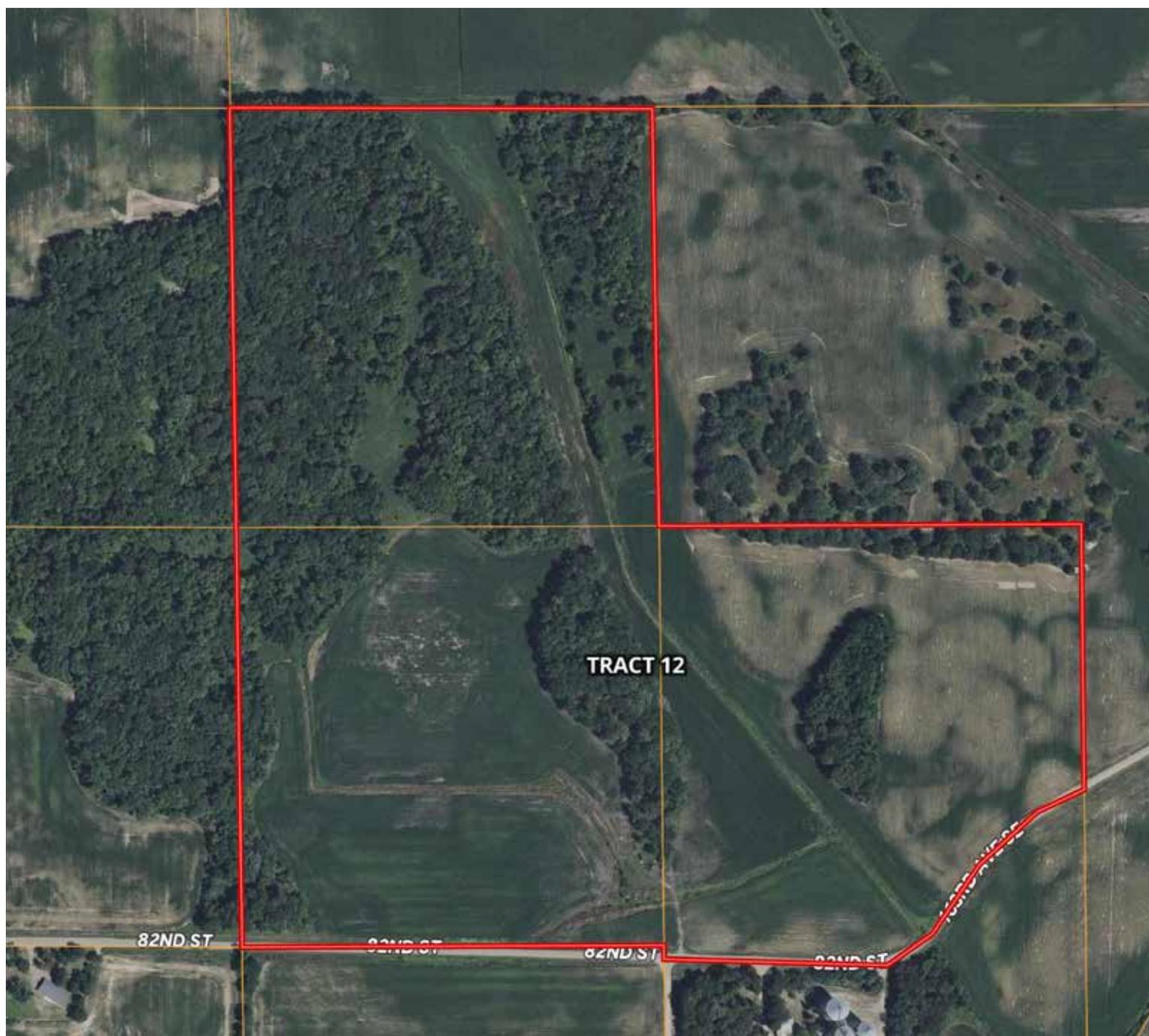
**PID #:** 05-00109-2201, 05-00109-2301, & 05-00109-2400 (That part of, new legal & PID# to be assigned)

**Crop Productivity Index:** 26.8

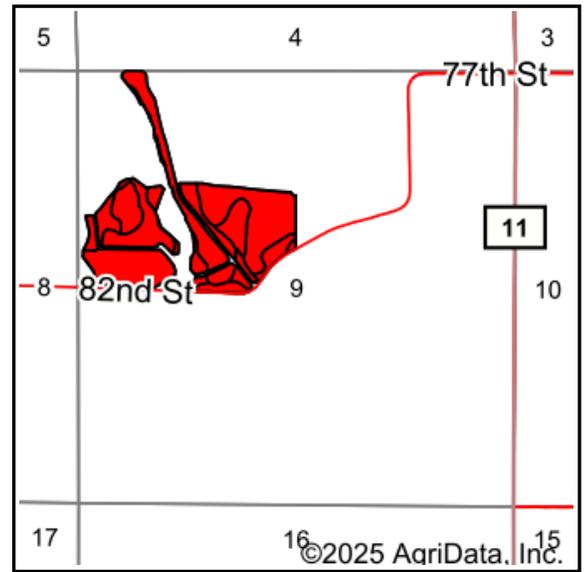
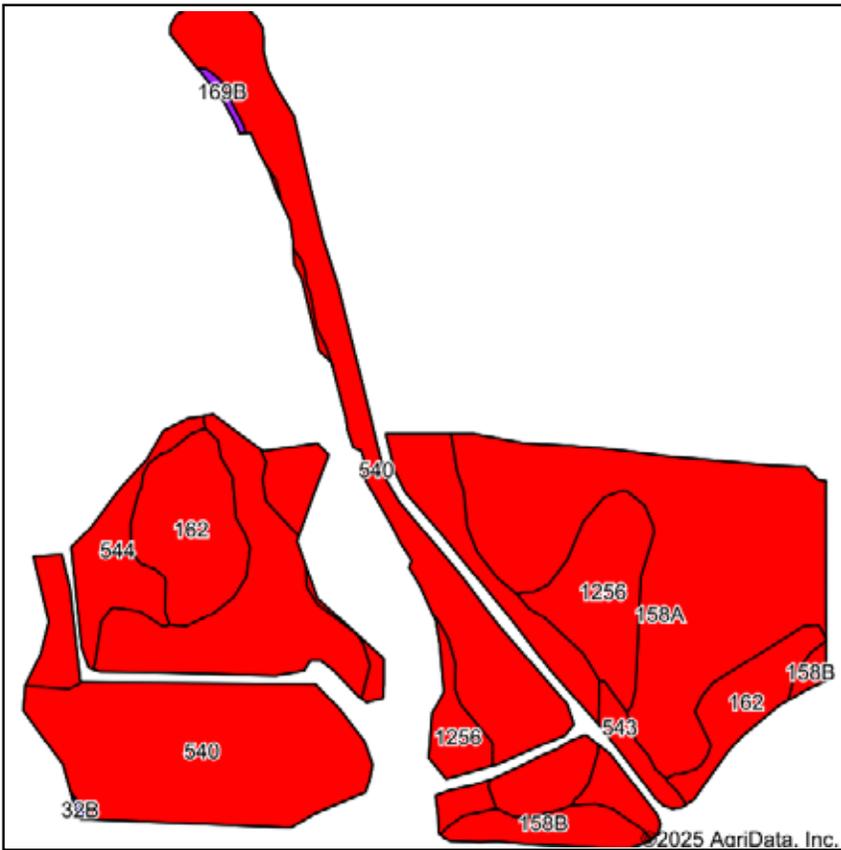
**Soils:** Seelyeville muck, 0 to 1 percent slopes (45.6%), Zimmerman fine sand, 0 to 2 percent slopes (23.8%), Cantlin loamy fine sand, 0 to 3 percent slopes (10.2%), Lino loamy fine sand, 0 to 2 percent slopes (9.4%), Cathro muck, 0 to 1 percent slopes (5.5%), Zimmerman fine sand, 1 to 6 percent slopes (2.9%), Markey muck, occasionally ponded, 0 to 1 percent slopes (2.4%), Braham loamy fine sand, 3 to 6 percent slopes (0.2%)

**Taxes (2025):** \$8,344.00 (For entire land. New tax amount TBD)

**NQ US Fish & Wildlife Easement**



# Tract 12 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN141, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
540	Seelyeville muck, 0 to 1 percent slopes	28.21	45.6%		Vlw		15
158A	Zimmerman fine sand, 0 to 2 percent slopes	14.76	23.8%		IVs	IVs	39
1256	Cantlin loamy fine sand, 0 to 3 percent slopes	6.31	10.2%		IVs		43
162	Lino loamy fine sand, 0 to 2 percent slopes	5.82	9.4%		IIIs		43
544	Cathro muck, 0 to 1 percent slopes	3.43	5.5%		Vlw		15
158B	Zimmerman fine sand, 1 to 6 percent slopes	1.80	2.9%		IVs	IVs	39
543	Markey muck, occasionally ponded, 0 to 1 percent slopes	1.46	2.4%		Vlw		5
169B	Braham loamy fine sand, 3 to 6 percent slopes	0.14	0.2%		IIIs		60
<b>Weighted Average</b>					<b>4.97</b>	<b>*-</b>	<b>26.8</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



## Tract 13 Details

**Description:** SEC: 5 TWP: 34.0 RG:28 THE SE 1/4 OF SE 1/4 & THAT PART OF THE SW 1/4 OF SE 1/4 WHICH LIES SLY OF THE FOLL DESC LINE; COMM AT THE SW CORNER OF SAID SW

**Total Acres:** 129.25±

**Cropland Acres:** Approximately 75.67±

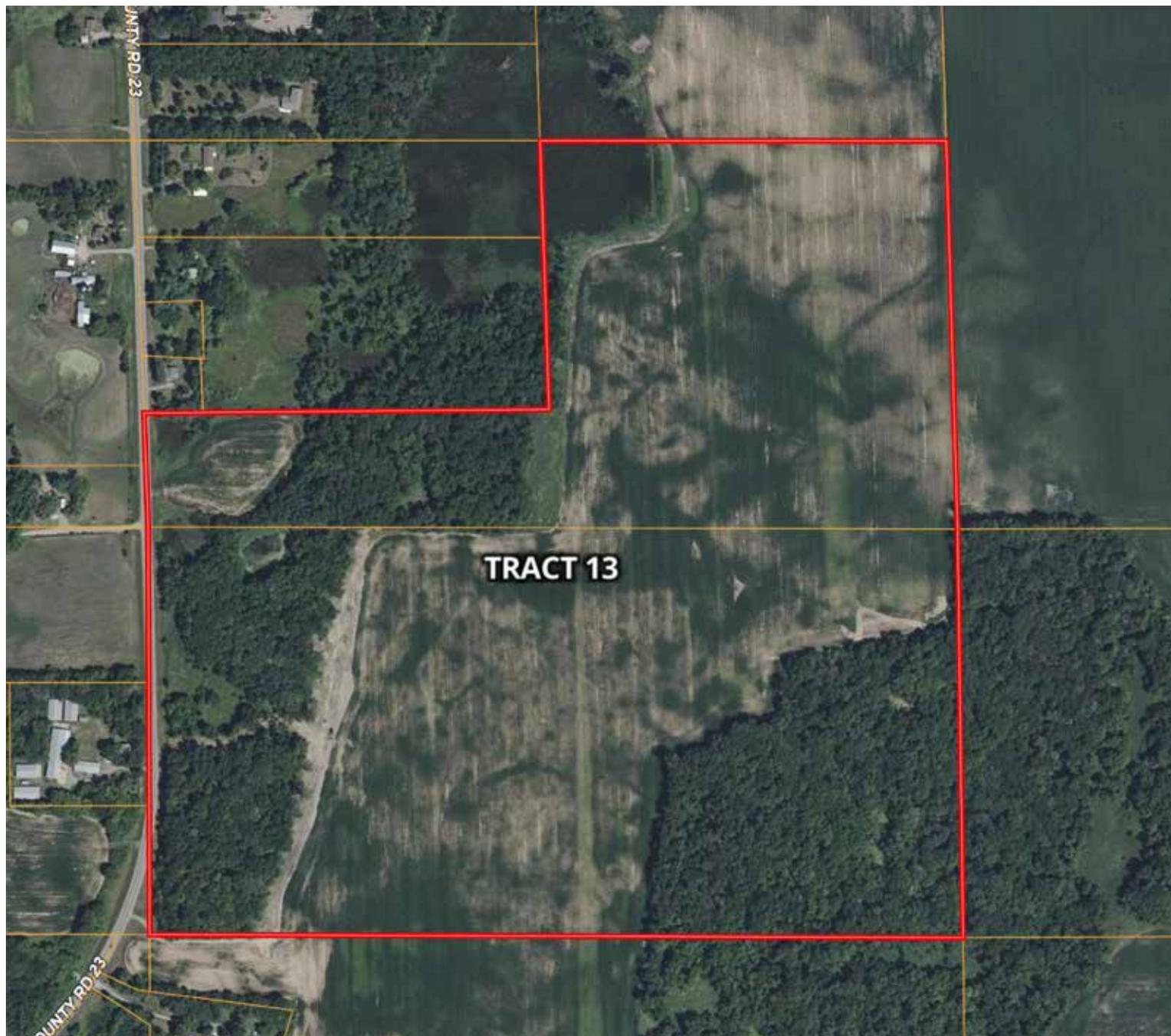
**PID #:** 05-00105-4400 & 05-00108-1100

**Crop Productivity Index:** 61.3

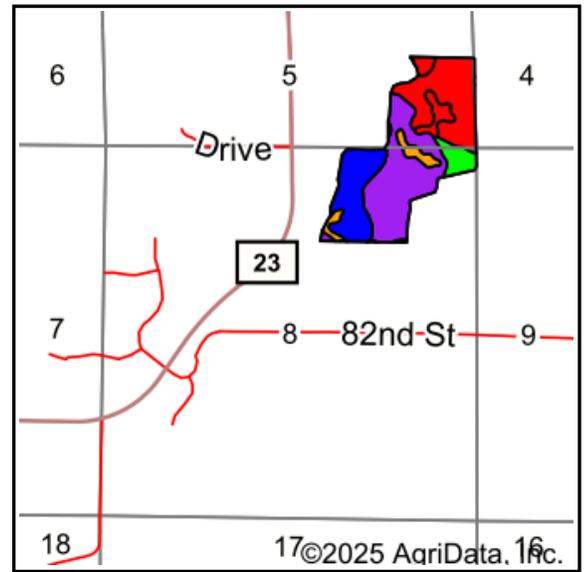
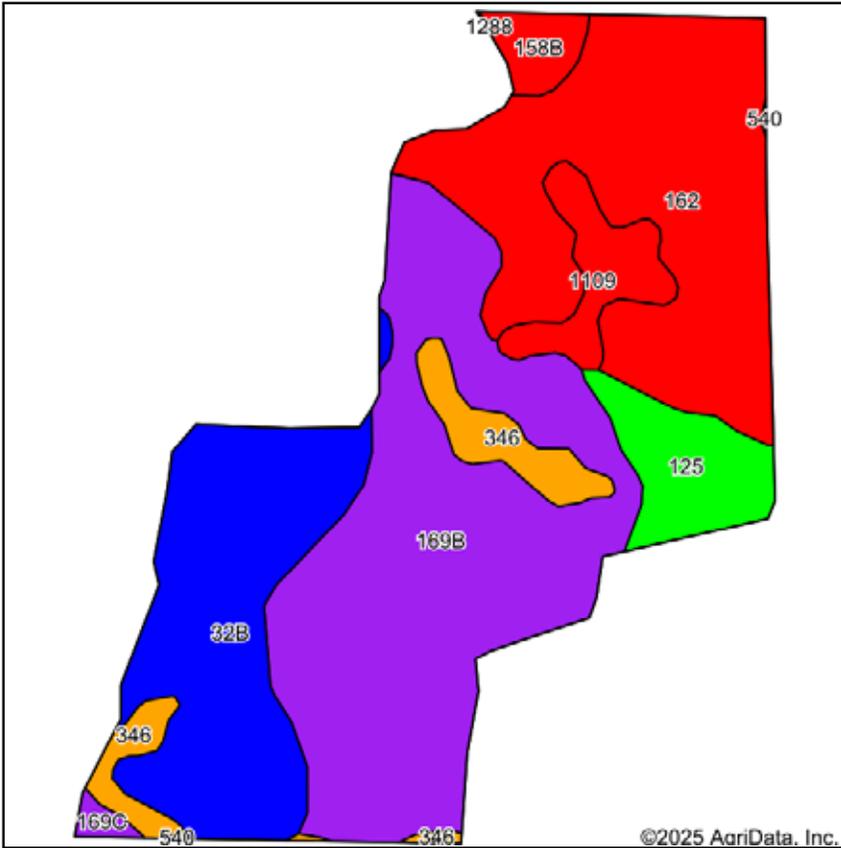
**Soils:** Braham loamy fine sand, 3 to 6 percent slopes (36.6%), Lino loamy fine sand, 0 to 2 percent slopes (27.0%), Nebish fine sandy loam, 2 to 6 percent slopes (19.5%), Beltrami fine sandy loam, 0 to 3 percent slopes (5.6%), Talmoon loam, 0 to 2 percent slopes (4.8%), Isanti loamy fine sand, 0 to 2 percent slopes (4.1%), Zimmerman fine sand, 1 to 6 percent slopes (1.9%), Braham loamy fine sand, 6 to 12 percent slopes (0.5%)

**Taxes (2025):** \$3,300.00

**NO US Fish & Wildlife Easement**



# Tract 13 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN141, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	
169B	Braham loamy fine sand, 3 to 6 percent slopes	27.67	36.6%			IIIs	60	
162	Lino loamy fine sand, 0 to 2 percent slopes	20.41	27.0%			IIIs	43	
32B	Nebish fine sandy loam, 2 to 6 percent slopes	14.76	19.5%			Ile	83	
125	Beltrami fine sandy loam, 0 to 3 percent slopes	4.21	5.6%			I	93	
346	Talmoon loam, 0 to 2 percent slopes	3.65	4.8%			IIw	78	
1109	Isanti loamy fine sand, 0 to 2 percent slopes	3.14	4.1%			IIIw	40	
158B	Zimmerman fine sand, 1 to 6 percent slopes	1.43	1.9%			IVs	IVs	39
169C	Braham loamy fine sand, 6 to 12 percent slopes	0.40	0.5%			IVe		52
<b>Weighted Average</b>					<b>2.67</b>	<b>*-</b>	<b>61.3</b>	

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



# Tract 14 Details

**Description:** SEC: 5 TWP: 34.0 RG:28 THAT PT OF NE 1-4 DESC AS FOLLOWS: BEG AT E 1-4 COR; THENCE ON AN ASSUMED BEARING OF N 89 DEG 41 MIN 35 SEC W ALONG S LINE OF SAID NE & NE 1-4 OF SE 1-4

**Total Acres:** 120.96±

**Cropland Acres:** Approximately 99.8±

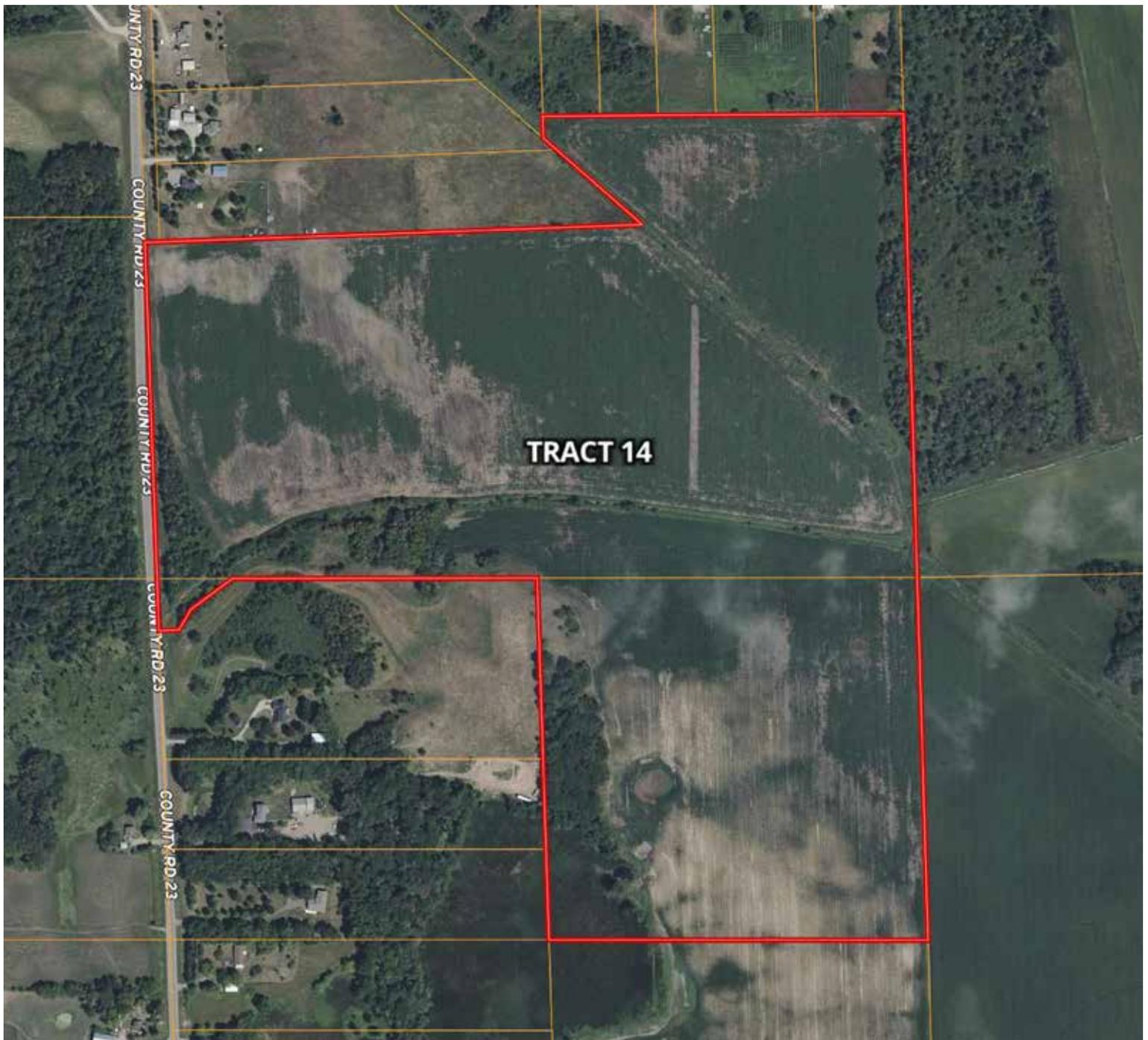
**PID #:** 05-00105-1102 & 05-00105-4101

**Crop Productivity Index:** 21.2

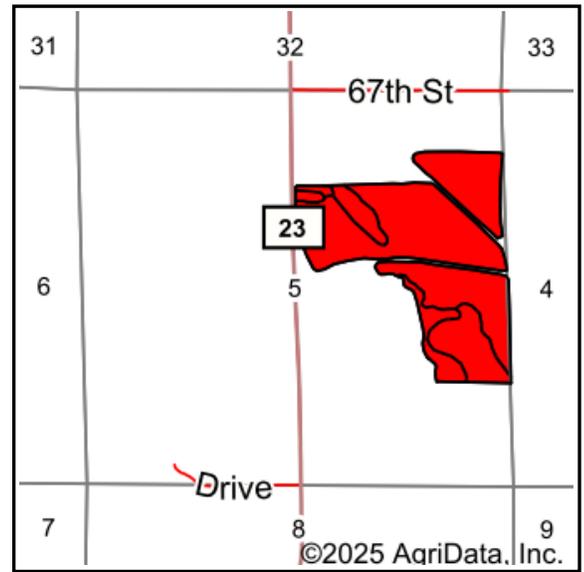
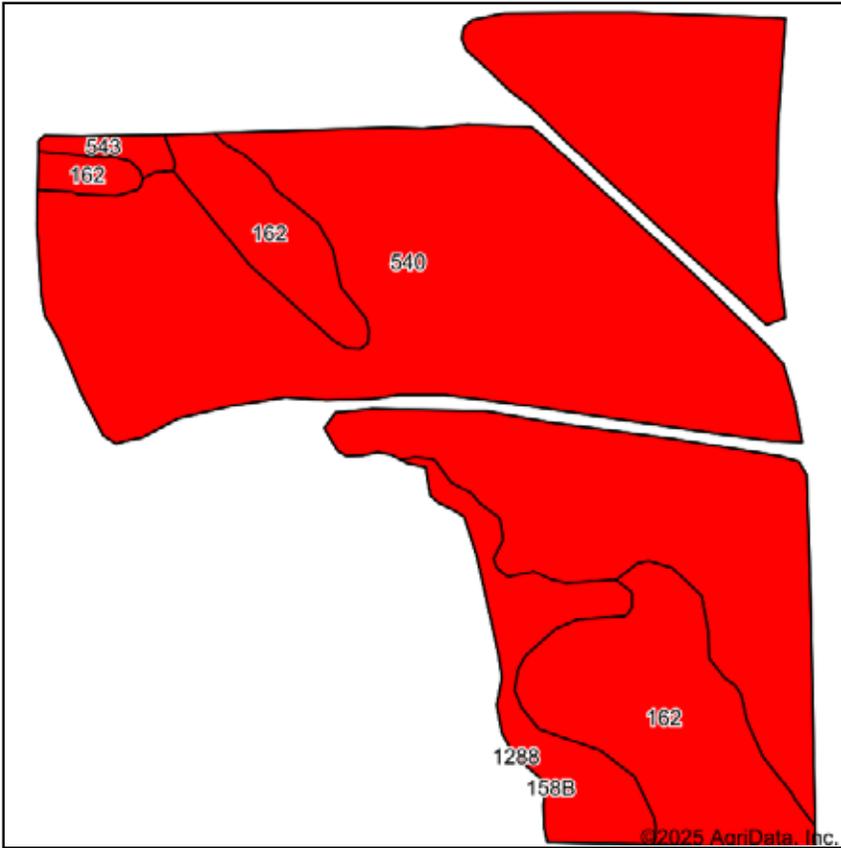
**Soils:** Seelyeville muck, 0 to 1 percent slopes (75.8%), Lino loamy fine sand, 0 to 2 percent slopes (17.0%), Zimmerman fine sand, 1 to 6 percent slopes (6.3%), Markey muck, occasionally ponded, 0 to 1 percent slopes (0.9%)

**Taxes (2025):** \$3,558.00

**NQ US Fish & Wildlife Easement**



# Tract 14 Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: MN141, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
540	Seelyeville muck, 0 to 1 percent slopes	75.70	75.8%		VIw		15
162	Lino loamy fine sand, 0 to 2 percent slopes	16.97	17.0%		IIIs		43
158B	Zimmerman fine sand, 1 to 6 percent slopes	6.26	6.3%		IVs	IVs	39
543	Markey muck, occasionally ponded, 0 to 1 percent slopes	0.87	0.9%		VIw		5
<b>Weighted Average</b>					<b>5.36</b>	<b>*-</b>	<b>21.2</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.



# Tract 1 FSA Map & Abbreviated 156 Farm Records

USDA United States Department of Agriculture  
 Sherburne County, Minnesota

**Farm 4024**

**Tract 617**

2024 Program Year

Map Created April 30, 2024



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
- Limited
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 34.74 acres

**Tract Number** : 617  
**Description** : T34NR28WS15 SE4 BECKER  
**FSA Physical Location** : MINNESOTA/SHERBURNE  
**ANSI Physical Location** : MINNESOTA/SHERBURNE  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract does not contain a wetland  
**WL Violations** : None  
**Owners** : CSC HOLDINGS LLC  
**Other Producers** : None  
**Recon ID** : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
39.10	34.74	34.74	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	34.74	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	31.13	0.00	122

**TOTAL** **31.13** **0.00**

# Tract 2 FSA Map & Abbreviated 156 Farm Records



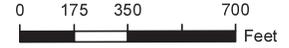
Sherburne County, Minnesota

**Farm 4024**

**Tract 618**

2024 Program Year

Map Created April 30, 2024



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
- Limited
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 60.43 acres

**Tract Number : 618**

**Description :** T34NR28WS10 SW4 BECKER  
**FSA Physical Location :** MINNESOTA/SHERBURNE  
**ANSI Physical Location :** MINNESOTA/SHERBURNE  
**BIA Unit Range Number :**  
**HEL Status :** NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status :** Tract contains a wetland or farmed wetland  
**WL Violations :** None  
**Owners :** CSC HOLDINGS LLC  
**Other Producers :** None  
**Recon ID :** None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
61.59	60.43	60.43	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	60.43	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	59.89	0.00	122

**TOTAL 59.89 0.00**

# Tract 3 FSA Map & Abbreviated 156 Farm Records


 United States Department of Agriculture  
**Sherburne County, Minnesota**

**Farm 4024**

**Tract 7263**

2024 Program Year

Map Created April 30, 2024



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
- ▼ Limited
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 80.52 acres

**Tract Number** : 7263

**Description** : T34NR28WS9 SE4 BECKER  
**FSA Physical Location** : MINNESOTA/SHERBURNE  
**ANSI Physical Location** : MINNESOTA/SHERBURNE  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : CSC HOLDINGS LLC  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
80.52	80.52	80.52	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	80.52	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	78.26	0.00	122

**TOTAL** **78.26** **0.00**

# Tracts 4-8 & Tracts 12-14 FSA Map & Abbreviated 156 Farm Records



United States  
Department of  
Agriculture

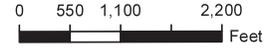
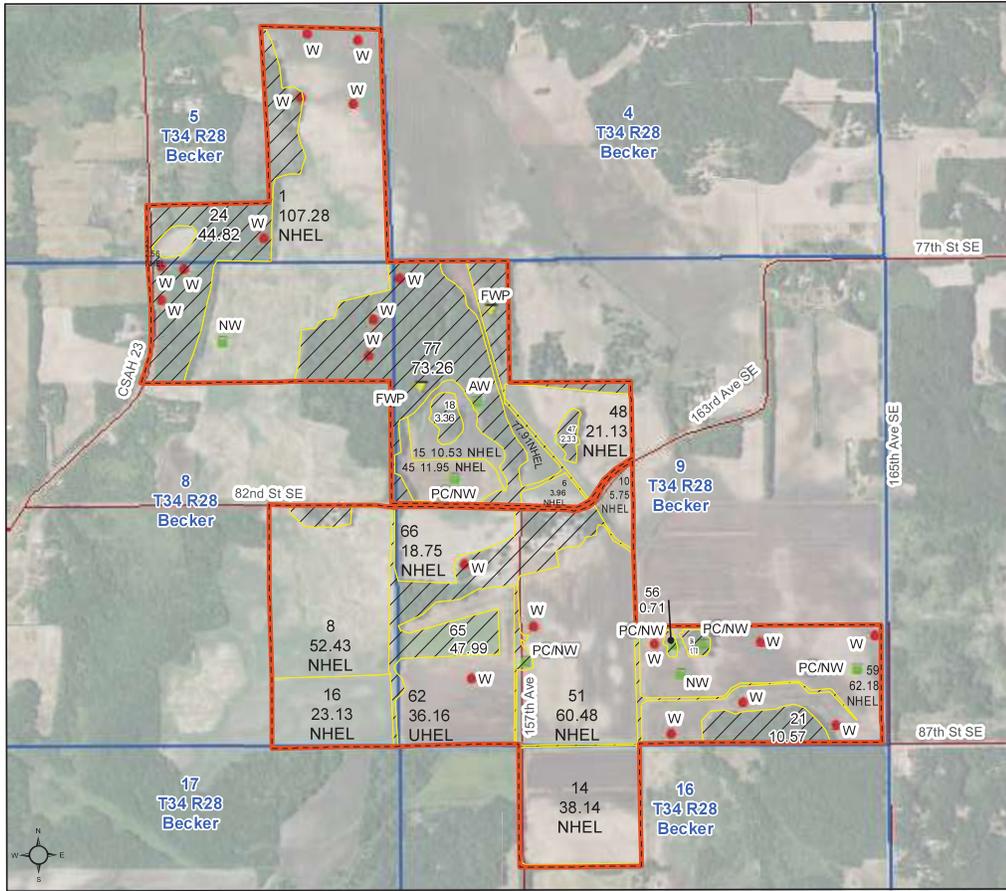
Sherburne County, Minnesota

Farm 5093

Tract 9487

2024 Program Year

Map Created May 01, 2024



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

### Wetland Determination Identifiers

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

Tract Cropland Total: 462.34 acres

<b>Tract Number</b>	: 9487
<b>Description</b>	: T34NR28WS5 SE4 S8E2 S9W2,S2SE4 S16NE4NW4 N BECKER
<b>FSA Physical Location</b>	: MINNESOTA/SHERBURNE
<b>ANSI Physical Location</b>	: MINNESOTA/SHERBURNE
<b>BIA Unit Range Number</b>	:
<b>HEL Status</b>	: NHEL: No agricultural commodity planted on undetermined fields
<b>Wetland Status</b>	: Tract contains a wetland or farmed wetland
<b>WL Violations</b>	: None
<b>Owners</b>	: CSC HOLDINGS LLC
<b>Other Producers</b>	: None
<b>Recon ID</b>	: 27-141-2024-44

### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
647.08	462.34	462.34	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	462.34	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	457.72	0.00	122
<b>TOTAL</b>	<b>457.72</b>	<b>0.00</b>	

# Tract 9 FSA Map & Abbreviated 156 Farm Records



United States  
Department of  
Agriculture

Sherburne County, Minnesota

**Farm 4024**

**Tract 503**

2024 Program Year

Map Created April 30, 2024



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
- Limited
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 57.21 acres

<b>Tract Number</b>	: 503
<b>Description</b>	: T34NR28WS8 SE4 S17 N2 BECKER
<b>FSA Physical Location</b>	: MINNESOTA/SHERBURNE
<b>ANSI Physical Location</b>	: MINNESOTA/SHERBURNE
<b>BIA Unit Range Number</b>	:
<b>HEL Status</b>	: NHEL: No agricultural commodity planted on undetermined fields
<b>Wetland Status</b>	: Tract contains a wetland or farmed wetland
<b>WL Violations</b>	: None
<b>Owners</b>	: CSC HOLDINGS LLC
<b>Other Producers</b>	: None
<b>Recon ID</b>	: None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
163.30	57.21	57.21	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	57.21	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	52.65	0.00	122
<b>TOTAL</b>	<b>52.65</b>	<b>0.00</b>	

# Tract 10 & 11 FSA Map & Abbreviated 156 Farm Records



United States  
Department of  
Agriculture

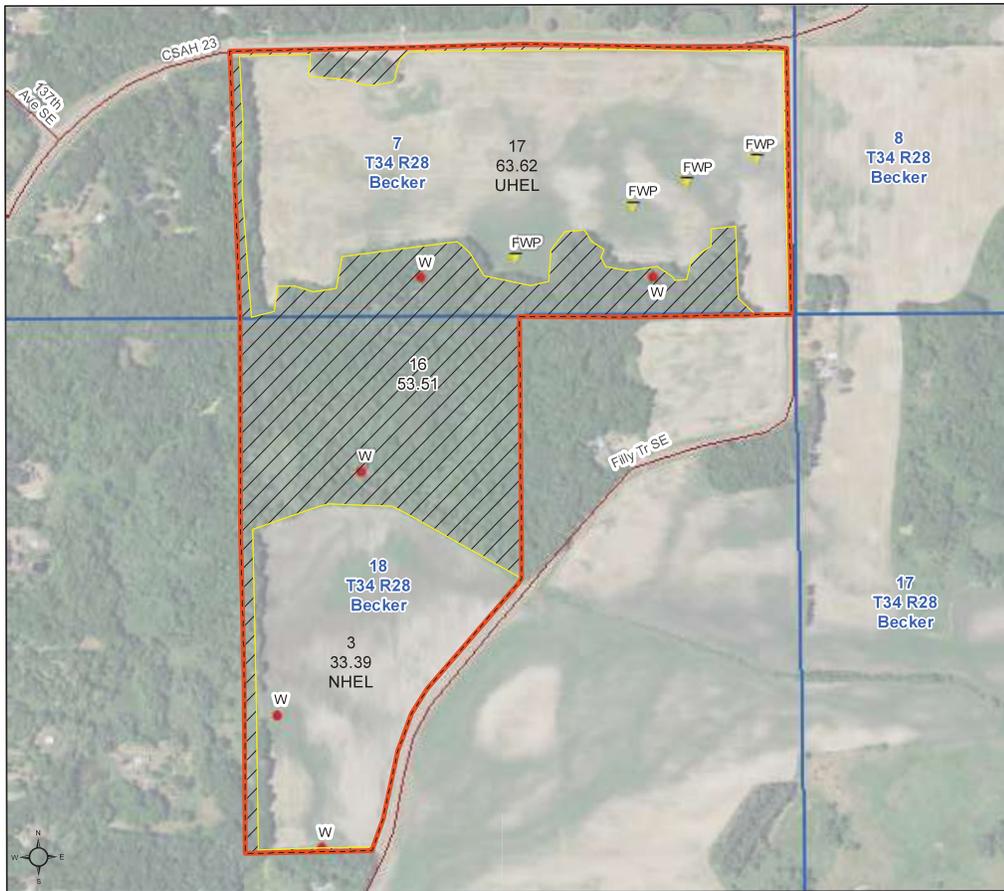
Sherburne County, Minnesota

**Farm 4024**

**Tract 8236**

2024 Program Year

Map Created April 30, 2024



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
- Limited
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 97.01 acres

**Tract Number : 8236**

**Description :** T34NR28WS7 SE4 S18SW4 BECKER  
**FSA Physical Location :** MINNESOTA/SHERBURNE  
**ANSI Physical Location :** MINNESOTA/SHERBURNE  
**BIA Unit Range Number :**  
**HEL Status :** NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status :** Tract contains a wetland or farmed wetland  
**WL Violations :** None  
**Owners :** CSC HOLDINGS LLC  
**Other Producers :** None  
**Recon ID :** None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
150.52	97.01	97.01	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	97.01	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	90.35	0.00	122

**TOTAL 90.35 0.00**

# Tract 14 FSA Map & Abbreviated 156 Farm Records



United States  
Department of  
Agriculture

Sherburne County, Minnesota

**Farm 4024**

**Tract 7461**

2024 Program Year

Map Created April 30, 2024



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
- Limited
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 70.04 acres

**Tract Number** : 7461

**Description** : T34NR28WS5 NE4 BECKER  
**FSA Physical Location** : MINNESOTA/SHERBURNE  
**ANSI Physical Location** : MINNESOTA/SHERBURNE  
**BIA Unit Range Number** :  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Tract contains a wetland or farmed wetland  
**WL Violations** : None  
**Owners** : CSC HOLDINGS LLC  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
81.66	70.04	70.04	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	70.04	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	68.08	0.00	122

**TOTAL** : **68.08** **0.00**



SHERBURNE COUNTY  
**MINNESOTA**



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23579 MN Hwy 22 South, Litchfield, MN 55355