±40.00 Acres
McLeod County, Minnesota

Hunting Land For Sale

Price: $42,000

Naddy Family

Heller Group Land Company, LLC
P.O. Box 26 · Olivia, MN 56277
Ph: (320) 523-1050
www.HellerGroupLandSales.com

Dated: May 15, 2019
REAL ESTATE TAXES:

Tax Year: 2019
Total Taxes Payable: $426.00

TERMS:
Property is being sold “AS-IS, WHERE IS”. 10% non refundable earnest money made payable to Heller Group Land Co, LLC Trust Account with an accepted purchase agreement. Remaining balance due by certified funds or cashier’s check at closing. Possible seller financing with preapproved credit check by seller (call for details). Closing to be on or before 30 days from accepted purchase agreement.

Agency:
The broker and the broker’s agents disclose they represent the seller exclusively.

Methamphetamine Production:
Seller is not aware of any methamphetamine production that has occurred on the property.

Wells & Subsurface Sewage:
Seller is not aware of a subsurface sewage treatment system on or serving the property. Seller is not aware of any wells serving the property.

Comments & Features: Land is in the RIM program. Has a good, established evergreen tree line on west side of property. Long time seeded grass land. Grass has been mowed over the years. No evidence of volunteer trees growing. Great duck, pheasant and deer hunting.

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LOCATION:
From Stewart, go approximately 5.5 miles north on Hwy 7. Turn east onto 115th St. Subject farm is on the north side with signs.
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<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>Percent of field</th>
<th>PI Legend</th>
<th>Non-irr Class</th>
<th>Productivity Index</th>
<th>Bromegrass alfalfa</th>
<th>Bromegrass alfalfa hay</th>
<th>Corn</th>
<th>Oats</th>
<th>Soybeans</th>
<th>%n NCCPI Soybeans</th>
</tr>
</thead>
<tbody>
<tr>
<td>1092</td>
<td>Harps-Glencoe complex</td>
<td>16.47</td>
<td>41.1%</td>
<td>Ilw</td>
<td>88</td>
<td>4.8</td>
<td>3.7</td>
<td>173</td>
<td>82</td>
<td>48</td>
<td>79</td>
<td></td>
</tr>
<tr>
<td>1075</td>
<td>Kossaner and Muskego soils, ponded, 0 to 1 percent slopes</td>
<td>9.28</td>
<td>23.2%</td>
<td>Vllw</td>
<td>5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>L13A</td>
<td>Kossaner muck, 0 to 1 percent slopes</td>
<td>8.67</td>
<td>21.6%</td>
<td>Ilw</td>
<td>77</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>L85A</td>
<td>Nicollet clay loam, 1 to 3 percent slopes</td>
<td>4.77</td>
<td>11.9%</td>
<td>Iw</td>
<td>90</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>887B</td>
<td>Clarion-Swanlake complex, 2 to 6 percent slopes</td>
<td>0.87</td>
<td>2.2%</td>
<td>Ile</td>
<td>92</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Weighted Average: 67.8

| Acres | 1.5 | 71.1 | 33.7 | 20.1 | *n 63.7 |

*n: The aggregation method is "Weighted Average using major components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.
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NRCS Determination

<table>
<thead>
<tr>
<th>4. Name of USDA Agency or Person Requesting Determination</th>
<th>8. Farm No. and Tract No.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>7-9853</td>
</tr>
</tbody>
</table>

**SECTION I - HIGHLY ERODIBLE LAND**

<table>
<thead>
<tr>
<th>Field No. (s)</th>
<th>Total Acres</th>
</tr>
</thead>
</table>

7. Is soil survey now available for making a highly erodible land determination?  Yes [ ] No [ ]
8. Are there highly erodible soil map units on this farm?  Yes [ ] No [ ]
9. List highly erodible fields that, according to ASCS records, were used to produce an agricultural commodity in any crop year during 1981-1985.
10. This Highly Erodible Land determination was completed in the Office [ ] Field [ ]

**SECTION II - WETLAND**

<table>
<thead>
<tr>
<th>Field No. (s)</th>
<th>Total Acres</th>
</tr>
</thead>
</table>

11. Are there hydric soils on this farm?  Yes [ ] No [ ]
12. Wetlands (W), including abandoned wetlands, or Farmed Wetlands (FW) or Farmed Wetlands Pasture (FWP). Wetlands may be farmed under natural conditions. Farmed Wetlands may be farmed and maintained in the same manner as they were prior to December 23, 1985, as long as they are not abandoned.
13. Prior Converted Cropland (PC). Wetlands that were converted prior to December 23, 1985. The use, management, drainage, and alteration of prior converted cropland (PC) are not subject to the wetland conservation provisions unless the area returns to wetland as a result of abandonment.
14. Artificial Wetlands (AW). Artificial wetlands include irrigation-induced wetlands. These wetlands are not subject to the wetland conservation provisions.
15. Minimal Eff Wetlands (MFW). Wetlands on which a person is actively mitigating a frequently cropped area or a wetland converted between December 23, 1985 and November 28, 1990.
16. Restoration with Violation (RWV-year). A restored wetland that was in violation as a result of conversion after November 28, 1990, or the planting of an agricultural commodity or forage crop.
17. Restoration without Violation (RSW). A restored wetland created between December 23, 1985 and November 28, 1990 on which an agricultural commodity has not been planted.
18. Replacement Wetlands (RPW). Wetlands which are converted for purposes other than to increase production, where the wetland values are being replaced at a second site.
19. Good Faith Wetlands (GF). Wetlands on which ASCS has determined a violation to be in good faith and the wetland has been restored.
20. Converted Wetlands (CW). Wetlands converted after December 23, 1985 and prior to November 28, 1990. In any year that an agricultural commodity is planted on these Converted Wetlands, you will be ineligible for USDA benefits.
21. Converted Wetland (CW-year). Wetlands converted after November 28, 1990. You will be ineligible for USDA program benefits until this wetland is restored.
22. Converted Wetland Non-Agricultural use (CWN). Wetlands that are converted for trees, fish production, shrubs, cranberries, vineyards or building and road construction.
23. Converted Wetland Technical Error (CWT). Wetlands that were converted as a result of technical error by SCS.
24. The planned alteration measures on wetlands in fields are considered maintenance and are in compliance with FSA.
25. The planned alteration measures on wetlands in fields are not considered to be maintenance and if installed will cause the area to become a Converted Wetland (CW). See item 22 for information on CW-year.
27. The wetland determination was completed in the Office [ ] field [ ] and was delivered [ ] mailed [ ] to the person on [ ]

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NRCS Map

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### Soil Test Results

<table>
<thead>
<tr>
<th>Sample/Field Number: LOW13</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Soil Test Results</strong></td>
</tr>
<tr>
<td><strong>pH</strong></td>
</tr>
<tr>
<td><strong>Organic Matter %</strong></td>
</tr>
<tr>
<td><strong>Buffer Holes</strong></td>
</tr>
<tr>
<td><strong>Soluble Salts</strong></td>
</tr>
<tr>
<td><strong>KCl</strong></td>
</tr>
<tr>
<td><strong>Ppo4</strong></td>
</tr>
<tr>
<td><strong>P</strong></td>
</tr>
<tr>
<td><strong>Potassium (K)</strong></td>
</tr>
<tr>
<td><strong>Low</strong></td>
</tr>
<tr>
<td><strong>Medium</strong></td>
</tr>
<tr>
<td><strong>High</strong></td>
</tr>
<tr>
<td><strong>V. High</strong></td>
</tr>
<tr>
<td><strong>Zinc</strong></td>
</tr>
<tr>
<td><strong>Boron</strong></td>
</tr>
<tr>
<td><strong>Magnesium</strong></td>
</tr>
<tr>
<td><strong>Lead</strong></td>
</tr>
</tbody>
</table>

#### Interpretation of Soil Test Results:

- **Phosphorus (P)**: 5 - 25 ppm
  - Low
  - Medium
  - High
  - V. High

- **Potassium (K)**: 90 - 225 ppm
  - Low
  - Medium
  - High
  - V. High

#### Lime Recommendation:

- **Nitrogen**: 0.15 lbs/100 sq.ft.
- **Phosphate**: 0.4 lbs/100 sq.ft.
- **Potash**: 0.4 lbs/100 sq.ft.

The approximate ratio or proportion of these nutrients is 15-40-40.

Use a fertilizer with the percentage of nutrients closest to the above ratio. Apply according to the instructions on the fertilizer bag or container, or determine the amount required from the instructions given on the back side of this report. Since meeting the exact amount required for each nutrient will not be possible in most cases, it is more important to apply the amount of nitrogen required and compromise some for phosphorus and potassium.

If a fertilizer contains phosphorus and/or potassium, it can be mixed in the spring or fall into the top 4-6 inches of topsoil. If a fertilizer containing only nitrogen is used, it should be applied in the spring, summer, or fall. It is easily leached through soil.

For sweet corn, tomatoes, cabbage, and vine crops such as squash and cucumbers, an additional application of 1/2 lb. nitrogen per 100 sq. ft. may be desirable at midseason. This can be accomplished by applying 1/2 lb. (about one cup) of 34-0-2 fertilizer. Thoroughly water fertilizer into the soil.

### County: McLeod

For additional information, contact the YARD & GARDEN LINE: Phone: 912-524-4771 Website: www.extension.umn.edu/yardandgarden