

LIVE & ONLINE BIDDING ON 155 ACRES IN SECTION 36 WALCOTT TOWNSHIP, RICE CO., MN

91 Crop Productivity Index,
Some Drain Tile, Selling in
Two Separate Parcels

Auction Location: Maring Auction Building
930 Red Wing Ave. • Kenyon, MN

MATT MARING

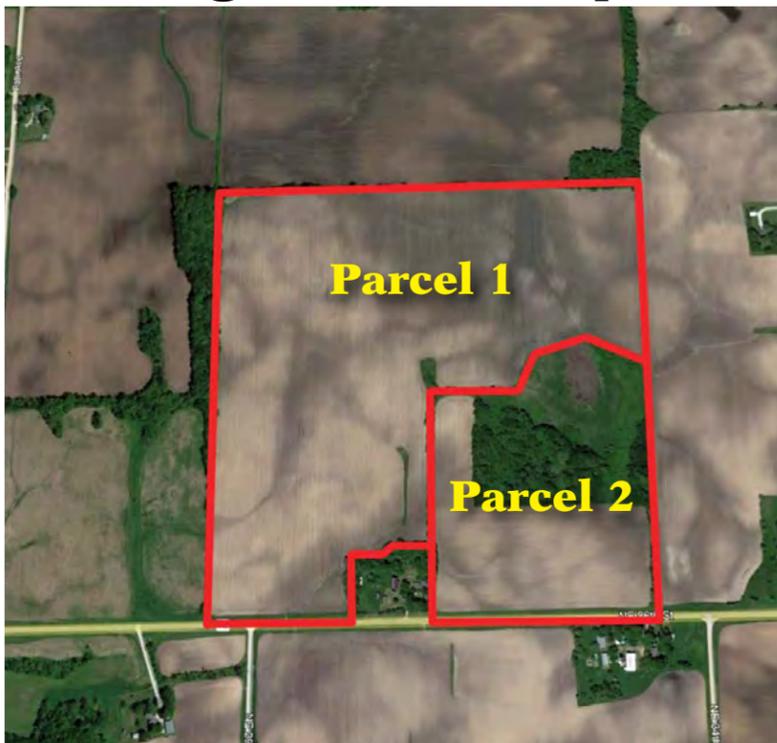


Wednesday, March 2, 2022 10:00 a.m.

Directions to Farm: From Faribault, MN Take HWY 60 (Kenyon, BLVD) East to Gates Ave., South on Gates Ave. to 270th Street East, West on 270th Street East, then continue West on 86th Street, Watch For Signs.

FOR ONLINE BIDDING AND INFORMATIONAL PACKET GO TO WWW.MARINGAUCTION.COM

155 Acres of Bare Land, 130 Tillable Crop Land, Selling in Two Separate Parcels, Rural Faribault, MN



~ PARCEL 1 ~

**110+/- ACRES OF BARE CROP LAND,
SEC. 36 WALCOTT TOWNSHIP, RICE CO. MN**

*** Area: 110+/- Acres (Survey To Be Completed By Auction Date)

*** Address: 65XX NE 86th Street, Faribault, MN 55021

*** Tillable Acres: Approx. 109 Tillable Crop Acres

*** Crop Productivity Index: 80 Average, Good Soils

*** Good Field Driveways From NE 86th Street

~ PARCEL 2 ~

**45+/- ACRES OF BARE CROP LAND,
SEC. 36 WALCOTT TOWNSHIP, RICE CO. MN**

*** Area: 45+/- Acres (Survey To Be Completed By Auction Date)

*** Address: 65XX NE 86th Street, Faribault, MN 55021

*** Tillable Acres: 21.92 Tillable Crop Acres

*** Crop Productivity Index: 95.6 Average, Good Soils

*** 23 Acres Of Pasture and Woodland

***** Farmland Is Leased Out For The 2022 Crop Growing Season.**

Special Note: Seller to Pay All Real Estate Taxes Due and Payable for the Year of 2022. Buyer Shall Receive All Cash Rents for the 2022 Growing Season. Rent is \$250 Per Acre. This Will Be Paid to Buyer at Closing.

Please Contact Us to Get Pre-Qualified for Online Bidding at 800-801-4502

Terms: \$25,000 down per parcel the day of the auction; which is non-refundable if buyer fails to close on said property. The balance is due and payable in full to the seller on or before April 15, 2022; at which time the buyer shall receive clear and marketable title and cash rent receipts for tillable acres at the rate of \$250 per tillable acre. All taxes due and payable in the year of 2022 shall be paid by the seller. All real estate is selling is as-is condition with no warranties or guarantees expressed or implied by the seller or any of their agents. All bidders and buyers must have their finances in order prior to auction date.

Richard & Anna M. Willette Estate



We Sell the Earth & Everything On It.
Design and Print provided by greghepola@yahoo.com

With Questions About the Farm or Bidding Call 800-801-4502

MATT MARING AUCTION CO., INC.

P.O. Box 37, Kenyon, MN 55946 • 800-801-4502

Matt Maring, Lic. #25-28 • 507-951-8354

Kevin Maring, Lic. #25-70 • 507-271-6280

Adam Engen, MN Lic. #25-93 • 507-213-0647

Broker: Maring Auction & Realty Inc., Lic# 40241191



Parcel 1

Parcel 2

23

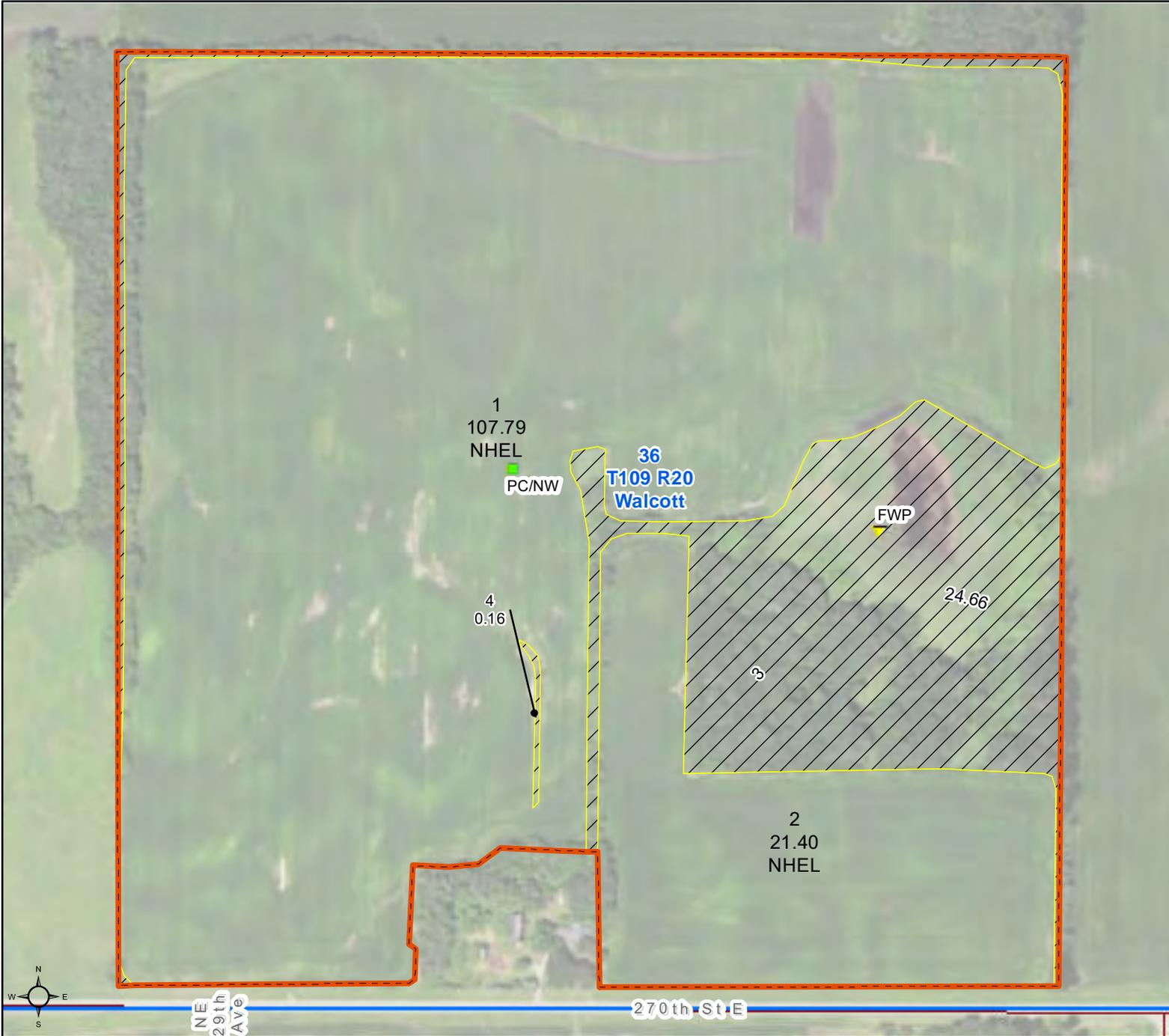
NE 23rd St

NE 23rd St

NE 34th St

Falk Ave

Falk Ave



- Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 129.19 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.



Abbreviated 156 Farm Record

Operator Name : CLINTON WILLETTE
 Farms Associated with Operator : 27-039-3731, 27-039-7732, 27-039-7749, 27-039-7787
 CRP Contract Number(s) : None
 Recon ID : 27-039-2022-46
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
154.01	129.19	129.19	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	129.19	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	113.50	0.00	184	
Soybeans	15.69	0.00	46	
TOTAL	129.19	0.00		

NOTES

--

Tract Number : 4070

Description : Sec. 36 Walcott
 FSA Physical Location : MINNESOTA/RICE
 ANSI Physical Location : MINNESOTA/RICE
 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 : ANNA WILLETTE
 Other Producers : None
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
154.01	129.19	129.19	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	129.19	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield


Abbreviated 156 Farm Record
Tract 4070 Continued ...

Corn	113.50	0.00	184
Soybeans	15.69	0.00	46

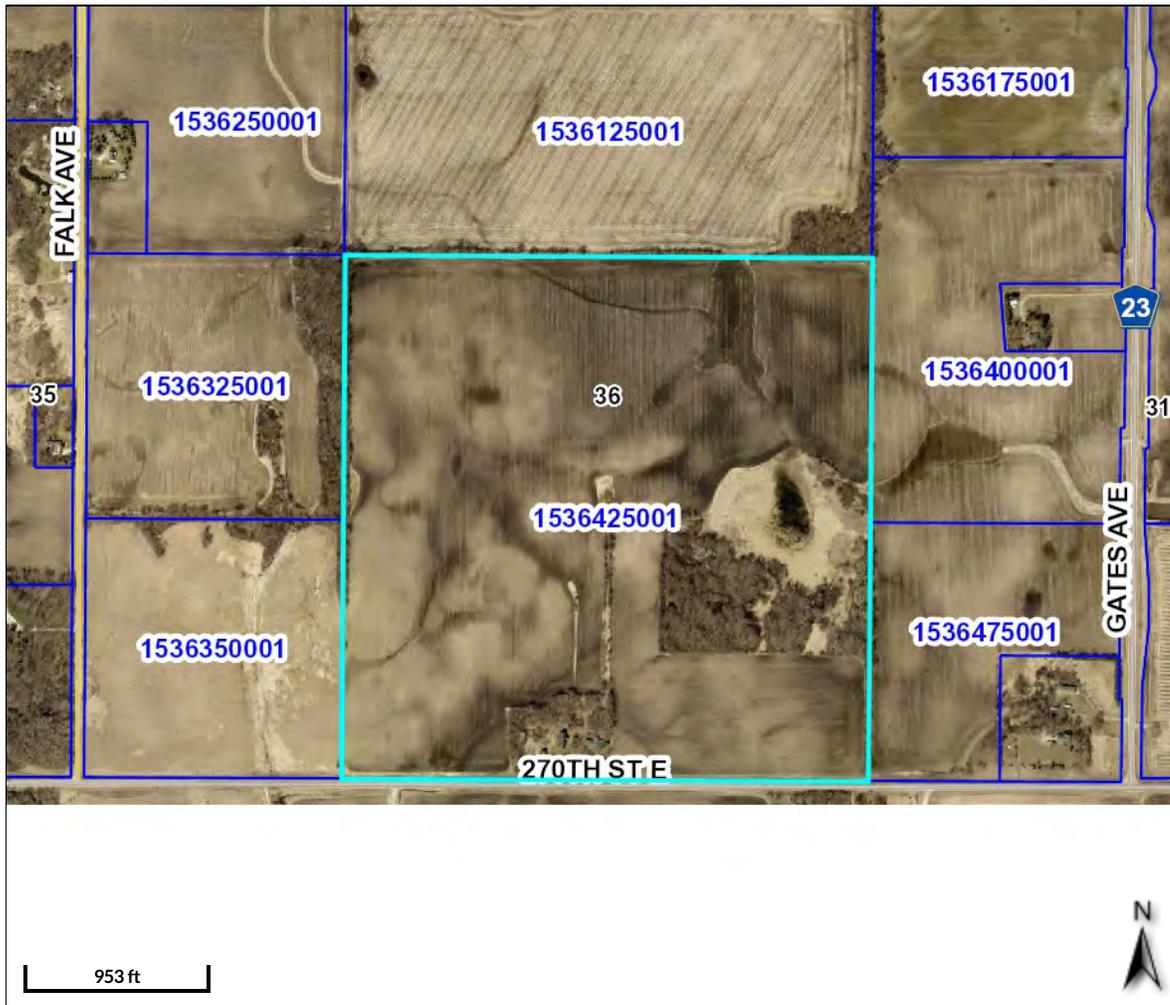
TOTAL **129.19** **0.00**

NOTES

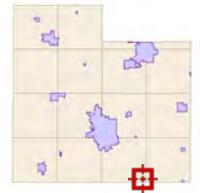
In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national 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 http://www.ascr.usda.gov/complaint_filing_cust.html 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) e-mail: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



Overview



Legend

-  Townships
-  Sections
-  Parcels
-  Roads
-  Road Numbers

Parcel ID	1536425001	Alternate ID	n/a	Owner Address	ANNA M WILLETTE
Sec/Twp/Rng	36/109/020	Class	2AHGA-Agricultural Homestead - HGA		21142 665TH ST
Property Address	6500 270TH ST E MEDFORD	Acreage	160		DODGE CENTER MN 55927
District	WALCOTT-SD763-HOSP				
Brief Tax Description	E2 SW4 & W2 SE4				
	<i>(Note: Not to be used on legal documents)</i>				

The parcels are the base parcels in Rice County.

Disclaimer: The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed.

Date created: 1/21/2022
Last Data Uploaded: 1/21/2022 5:48:29 AM

Developed by 



Summary

Parcel ID 15.36.4.25.001
Property Address 6500 270TH ST E
Sec/Twp/Rng 36/109/020
Brief E2 SW4 & W2 SE4
Tax Description
 (Note: Not to be used on legal documents)
Area 160.00 Acres
Use Code 2AHGA-Agricultural Homestead - HGA; 2AREM-Agricultural Homestead - Remainder; 2B-Rural Vacant Land/Non-Productive - Homestead
Tax Authority Group WALCOTT-SD763-HOSP



Owners

Primary Owner Anna M Willette 21142 665th St Dodge Center MN 55927	Alternate Taxpayer	Fee Owner
--	---------------------------	------------------

Land

Lot Area 160.00 Acres ; 6,969,600 SF

Agricultural Land

Description	Soil Type	Acres
Above Normal Site	AN SITE	1.00
Roads (NV)	ROADS	3.00
Tillable 82	82 CPI	129.30
Pasture	PASTURE	7.30
Woods	WOODS	8.40
Waste	WASTE	11.00
Total Acres:		160.00

Residential Dwellings

Residential Dwelling
Style 1 Story Frame
Architectural Style N/A
Year Built 1980
Exterior Material Wood Lap
Total Gross Living Area 1,965 SF
Attic Type Observed; 198 SF
Number of Rooms 7 above; 0 below
Number of Bedrooms 3 above; 0 below
Basement Area Type Full
Basement Area 1,965
Basement Finished Area
Plumbing 2 Full Bath; 1 Toilet Room;
Central Air No
Heat Yes
Fireplaces 1 Masonry;
Porches 1S Frame Open (12 SF);
Decks Wood Deck-Med (263 SF);
Additions
Garages 648 SF - Att Frame (Built 1980);
 780 SF (26F W x 30F L) - Det Frame (Built 1945);
 540 SF (18F W x 30F L) - Det Frame (Built 1945);

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built
0	Shed	GRANARY	16	22	1950
0	Shed		0	0	1950
0	Crib		0	0	1945
0	Shed	4S c/mTL	30	48	1962
0	Barn - Bank	TILE	34	62	1945
0	Milk House	TILE	12	10	1945
0	Silo - Concrete		0	0	1945
0	Crib	DBL.CRIB	24	36	1945
0	Swine Finish and Farrow (Old Style)	TIIILE HOG BARN	24	30	1945

Yard Extras

#1 - (1) Driveway Gravel, Standard Normal, Built 1980

Sales

Date	Seller	Buyer	Recording	eCRV	Sale Condition - NUTC	Type	Multi Parcel	Amount
9/8/2010	WILLETTE, RICHARD LOUIS	WILLETTE ANN M AKA WILLETTE, ANNA M	627671		RELATIVE SALE-RELATED BUSINESS	Affidavit		\$0.00
6/8/2007	JUDD, LEO J & STELLA E	WILLETTE,RICHARD L & ANNA M	589234		OLD SALES	Deed		\$105,000.00
2/21/2000	WILLETTE RICHARD L & ANNA M	E DEMARS, L WILSON, D PRICE, K WILLETTE, C WILLETTE C WILLETTE, C WILLETTE, ETC	471878		RELATIVE SALE-RELATED BUSINESS	Deed		\$0.00
9/27/1973	JUDD	WILLETTE	B362 P255		OLD SALES	Contract		\$106,400.00

Valuation

	Payable 2022 Values	Payable 2021 Values	Payable 2020 Values	Payable 2019 Values
EMV Improvement	\$282,200	\$266,500	\$241,000	\$232,100
EMV Land	\$1,042,600	\$1,042,600	\$1,096,600	\$1,015,600
EMV Machine	\$0	\$0	\$0	\$0
EMV (Estimated Market Value) Total	\$1,324,800	\$1,309,100	\$1,337,600	\$1,247,700
Green Acres Value	\$0	\$0	\$0	\$0
Homestead Exclusion	\$6,800	\$8,200	\$10,500	\$11,300

Taxation

	2021 Payable	2020 Payable	2019 Payable	2018 Payable	2017 Payable
Estimated Market Value	\$1,309,100	\$1,337,600	\$1,247,700		
Taxable Market Value	\$1,300,900	\$1,327,100	\$1,236,400		
Net Tax Amount	\$5,583.42	\$5,602.18	\$5,428.95	\$5,231.71	\$5,688.00
+ Special Assessments	\$154.58	\$157.82	\$161.05	\$164.29	\$40.00
= Total Taxes Due	\$5,738.00	\$5,760.00	\$5,590.00	\$5,396.00	\$5,728.00
+ Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Amount Paid	\$5,738.00	\$5,760.00	\$5,590.00	\$5,396.00	\$5,728.00
= Outstanding Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Taxes Paid

Please note that it may take up to three days from the date of payment for tax payments to be posted.

Tax Year	Receipt	Payment Date	Tax Amount	Special Assessment	Penalty	Interest	Fees	Total Payment
2021	U21.13599	7/26/2021	(\$2,791.71)	(\$77.29)	\$0.00	\$0.00	\$0.00	(\$2,869.00)
2021	U21.1014	3/29/2021	(\$2,791.71)	(\$77.29)	\$0.00	\$0.00	\$0.00	(\$2,869.00)
2020	U20.16647	10/9/2020	(\$2,801.09)	(\$78.91)	\$0.00	\$0.00	\$0.00	(\$2,880.00)
2020	U20.749	3/30/2020	(\$2,801.09)	(\$78.91)	\$0.00	\$0.00	\$0.00	(\$2,880.00)
2019	U19.16081	10/7/2019	(\$2,714.47)	(\$80.53)	\$0.00	\$0.00	\$0.00	(\$2,795.00)
2019	U19.743	3/25/2019	(\$2,714.48)	(\$80.52)	\$0.00	\$0.00	\$0.00	(\$2,795.00)
2018	U18.20727	10/23/2018	(\$2,615.86)	(\$82.14)	\$0.00	\$0.00	\$0.00	(\$2,698.00)
2018	U18.3356	4/18/2018	(\$2,615.85)	(\$82.15)	\$0.00	\$0.00	\$0.00	(\$2,698.00)
2017	U17.20256	10/23/2017	(\$2,844.00)	(\$20.00)	\$0.00	\$0.00	\$0.00	(\$2,864.00)
2017	U17.2159	4/11/2017	(\$2,844.00)	(\$20.00)	\$0.00	\$0.00	\$0.00	(\$2,864.00)
2016	U16.21868	11/15/2016	(\$2,921.00)	(\$20.00)	\$0.00	\$0.00	\$0.00	(\$2,941.00)

CERTIFICATE OF SURVEY
PART OF THE SW 1/4 AND PART OF THE SE 1/4
SECTION 36, T 109 N, R 20 W,
RICE COUNTY, MINNESOTA

DESCRIPTION

The East One-Half of the Southwest Quarter and the West One-Half of the Southeast Quarter of of Section 36, Township 109 North, Range 20 West, Rice County, Minnesota.

EXCEPTING THEREFROM:

That part of the Southwest Quarter and that part of the Southeast Quarter of Section 36, Township 109 North, Range 20 West, Rice County, Minnesota described as follows:

BEGINNING at the southeast corner of the Southwest Quarter of said Section 36; thence North 89 degrees 44 minutes 16 seconds West (Note: All bearings are in relationship with the Rice County Coordinate System NAD '83, Adjusted 1996), along the south line of said Southwest Quarter, 470.12 feet; thence North 00 degrees 15 minutes 44 seconds East, 480.64 feet; thence South 89 degrees 44 minutes 16 seconds East, 505.07 feet; thence South 00 degrees 04 minutes 57 seconds West, 480.64 feet to the south line of said Southeast Quarter; thence North 89 degrees 44 minutes 11 seconds West along said south line, 36.45 feet to the POINT OF BEGINNING.

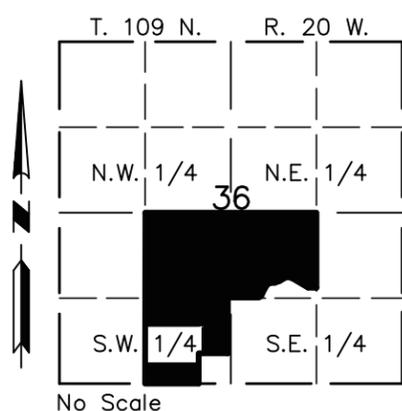
ALSO EXCEPTING THEREFROM:

That part of the Southwest Quarter and that part of the West-One Half of the Southeast Quarter all in Section 36, Township 109 North, Range 20 West, Rice County, Minnesota described as follows:

Commencing at the southwest corner of the Southeast Quarter of said Section 36; thence South 89 degrees 44 minutes 11 seconds East (NOTE: All bearings are in relationship with the Rice County Coordinate System NAD '83, Adjusted 1996), along the south line of said Southeast Quarter, 36.45 feet to the POINT OF BEGINNING; thence continue South 89 degrees 44 minutes 11 seconds East, along said south line, 1281.09 feet to the southeast corner of the West One-Half of said Southeast Quarter; thence North 00 degrees 27 minutes 54 seconds East, along the east line of the West One-Half of said Southeast Quarter, 1519.00 feet; thence North 89 degrees 25 minutes 45 seconds West, 66.00 feet; thence North 59 degrees 08 minutes 39 seconds West, 289.00 feet; thence North 72 degrees 18 minutes 27 seconds West, 75.00 feet; thence South 78 degrees 03 minutes 19 seconds East, 31.00 feet; thence South 60 degrees 09 minutes 33 seconds West, 116.00 feet; thence South 70 degrees 36 minutes 21 seconds West, 77.00 feet; thence South 87 degrees 15 minutes 19 seconds West, 57.00 feet; thence South 79 degrees 03 minutes 38 seconds West, 45.00 feet; thence South 43 degrees 33 minutes 08 seconds West, 28.00 feet; thence South 32 degrees 54 minutes 43 seconds West, 80.00 feet; thence South 26 degrees 01 minutes 47 seconds West, 121.00 feet; thence South 53 degrees 46 minutes 45 seconds West, 44.00 feet; thence North 89 degrees 44 minutes 11 seconds West, 491.00 feet; thence South 00 degrees 23 minutes 48 seconds West, 883.00 feet; thence South 89 degrees 44 minutes 16 seconds East, 46.00 feet; thence South 00 degrees 04 minutes 57 seconds West, 480.64 feet to south line of said Southeast Quarter and the POINT OF BEGINNING.

Said parcel contains 109.94 acres, more or less, including the C.S.A.H. No. 13 right-of-way.
 Said parcel is subject to the C.S.A.H. No. 13 right-of-way easement along the southerly boundary thereof and is subject to any other easements or encumbrances of record.

PROPERTY LOCATION MAP



WSE + MASSEY
ENGINEERING & LAND SURVEYING
 P.O. BOX 100, KASSON, MN 55944
 PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

THIS SURVEY AND DRAWING
 WAS PREPARED FOR THE
 EXCLUSIVE USE OF:
 CLINT WILLETTE
 MEDFORD, MN

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

MONUMENTS
 ● FOUND (AS INDICATED)
 ○ SET (5/8" PIPE UNLESS NOTED OTHERWISE)

Date _____

DATE: 2/28/2022

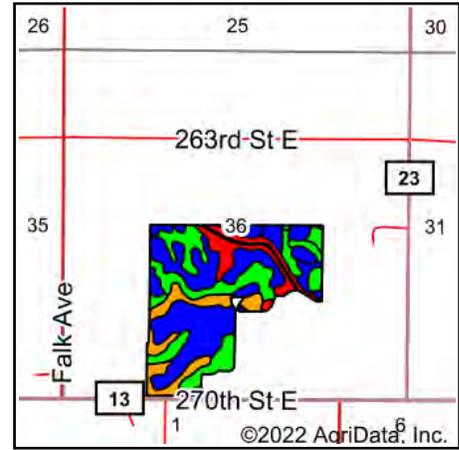
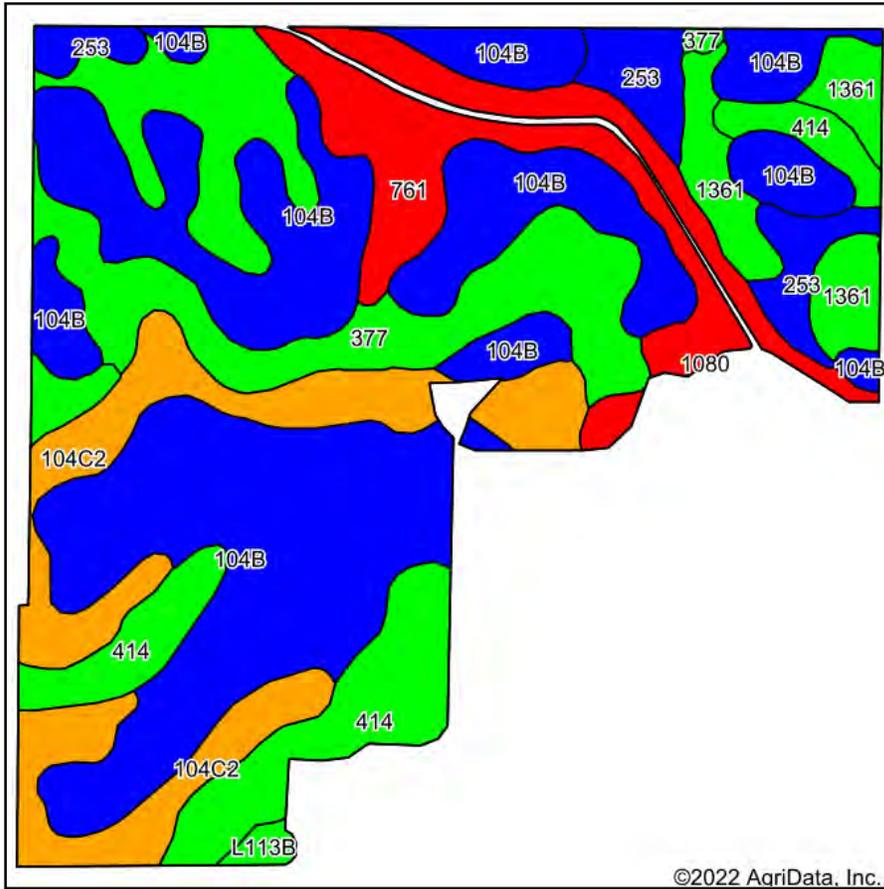
LIC. NO.: 59823

DWG NO. 3828SC02 JOB NO. 3828

Reinhold W. Zieman

DRAWN BY: G.D.Z. SHEET 2 OF 2

Soils Map



State: **Minnesota**
 County: **Rice**
 Location: **36-109N-20W**
 Township: **Walcott**
 Acres: **109.02**
 Date: **1/21/2022**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

©2022 AgriData, Inc.

Area Symbol: MN131, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay Tons	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Soybeans
104B	Hayden loam, 2 to 6 percent slopes	44.97	41.2%	Blue	Ile	85					83
377	Merton silt loam, 1 to 3 percent slopes	16.67	15.3%	Green	I	99	6.4	196	94	59	89
104C2	Hayden loam, 6 to 10 percent slopes, moderately eroded	13.76	12.6%	Orange	IIIe	71					71
761	Epsom silty clay loam, 0 to 2 percent slopes, frequently flooded	11.87	10.9%	Red	Vlw	20					2
414	Hamel loam, 0 to 2 percent slopes	11.18	10.3%	Light Green	IIw	94					87
1361	Le Sueur loam, moderately coarse substratum, 1 to 3 percent slopes	5.27	4.8%	Yellow-Green	I	98	6.1	194	90	59	82
253	Maxcreek silty clay loam, 0 to 1 percent slopes	4.79	4.4%	Light Blue	IIw	88	4.5	174	78	53	71
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	0.51	0.5%	Light Green	Ile	98					82
Weighted Average					2.36	80	1.5	47	22.2	14.2	*n 73.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

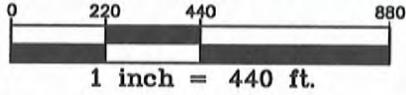
Soils data provided by USDA and NRCS.



56113 State Hwy 56
West Concord, MN 55985
507 527-2294
www.ellingsoncompanies.com

Existing Tile - - - - -
Waterways and Ditches - - - - -
Property and field Borders - - - - -
Elec. or Tele. Cable - - - - -
Gas Line - - - - - Trees
Wetland Surface Intake

4" Non-Perf 120 Ft. 3" Tile - - - - -
18719 Ft. 4" Tile - - - - -
0 Ft. 5" Tile - - - - -
0 Ft. 6" Tile - - - - -
0 Ft. 8" Tile - - - - -
0 Ft. 10" Tile - - - - -
0 Ft. 12" Tile - - - - -
0 Ft. 15" Tile - - - - -
0 Ft. 18" Tile - - - - -



Willitte Richard
Section: 36
County: Rice

Acres: 33
Township: Walcott
State: MN

Drawn by: Arcand
Spacings: 80, 70
10-09-06



Aerial Map



©2022 AgriData, Inc.

Map Center: 44° 12' 1.16, -93° 10' 20.28



36-109N-20W
Rice County
Minnesota



1/21/2022

Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

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

CERTIFICATE OF SURVEY

PART OF THE SW 1/4 & SE 1/4 SECTION 36, T 109 N, R 20 W, RICE COUNTY, MINNESOTA

DESCRIPTION

That part of the Southwest Quarter and that part of the West–One Half of the Southeast Quarter all in Section 36, Township 109 North, Range 20 West, Rice County, Minnesota described as follows:

Commencing at the southwest corner of the Southeast Quarter of said Section 36; thence South 89 degrees 44 minutes 11 seconds East (NOTE: All bearings are in relationship with the Rice County Coordinate System NAD '83, Adjusted 1996), along the south line of said Southeast Quarter, 36.45 feet to the POINT OF BEGINNING; thence continue South 89 degrees 44 minutes 11 seconds East, along said south line, 1281.09 feet to the southeast corner of the West One–Half of said Southeast Quarter; thence North 00 degrees 27 minutes 54 seconds East, along the east line of the West One–Half of said Southeast Quarter, 1519.00 feet; thence North 89 degrees 25 minutes 45 seconds West, 66.00 feet; thence North 59 degrees 08 minutes 39 seconds West, 289.00 feet; thence North 72 degrees 18 minutes 27 seconds West, 75.00 feet; thence South 78 degrees 03 minutes 19 seconds East, 31.00 feet; thence South 60 degrees 09 minutes 33 seconds West, 116.00 feet; thence South 70 degrees 36 minutes 21 seconds West, 77.00 feet; thence South 87 degrees 15 minutes 19 seconds West, 57.00 feet; thence South 79 degrees 03 minutes 38 seconds West, 45.00 feet; thence South 43 degrees 33 minutes 08 seconds West, 28.00 feet; thence South 32 degrees 54 minutes 43 seconds West, 80.00 feet; thence South 26 degrees 01 minutes 47 seconds West, 121.00 feet; thence South 53 degrees 46 minutes 45 seconds West, 44.00 feet; thence North 89 degrees 44 minutes 11 seconds West, 491.00 feet; thence South 00 degrees 23 minutes 48 seconds West, 883.00 feet; thence South 89 degrees 44 minutes 16 seconds East, 46.00 feet; thence South 00 degrees 04 minutes 57 seconds West, 480.64 feet to south line of said Southeast Quarter and the POINT OF BEGINNING.

Said parcel contains 45.40 acres more or less including the C.S.A.H. NO. 13 right–of–way. Said parcel is subject to the C.S.A.H. NO. 13 right–of–way along the southerly side thereof and is subject to any other easements or encumbrances of record.

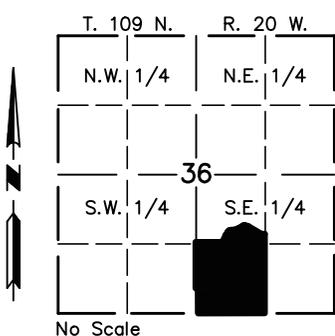
TOGETHER WITH (A 33.00 foot proposed easement shown on certificate of survey from WSE Massey dated 2/23/2021 Revised 3/30/2021):

A 33.00 foot easement for ingress and egress over, under and across that part of the Southwest and that part of the Southeast Quarter of Section 36, Township 109 North, Range 20 West, Rice County, Minnesota the centerline of said easement being described as follows:

Commencing at the southwest corner Southeast Quarter of said section 36; thence South 89 degrees 44 minutes 11 seconds East (Note: All bearings are in relationship with the Rice County Coordinate System NAD '83, Adjusted 1996), along the south line of said Southeast Quarter, 10.00 feet to the POINT OF BEGINNING of said centerline; thence North 00 degrees 04 minutes 57 seconds East, 66.50 feet; thence South 89 degrees 44 minutes 11 seconds East along a line parallel with the south line of said Southeast Quarter, 26.45 feet and said centerline there terminating.

The sidelines of said easement are to be prolonged or shortened to terminate on the south line of said Southwest Quarter and Southeast Quarter and on a line bearing North 00 degrees 04 minutes 57 seconds East and South 00 degrees 04 minutes 57 seconds West from the point of termination.

PROPERTY LOCATION MAP



WSE + MASSEY

ENGINEERING & LAND SURVEYING

P.O. BOX 100, KASSON, MN 55944

PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date _____

LIC. NO.: **59823**

Reinhold W. Zieman

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

CLINT WILLETTE
MEDFORD, MN

MONUMENTS

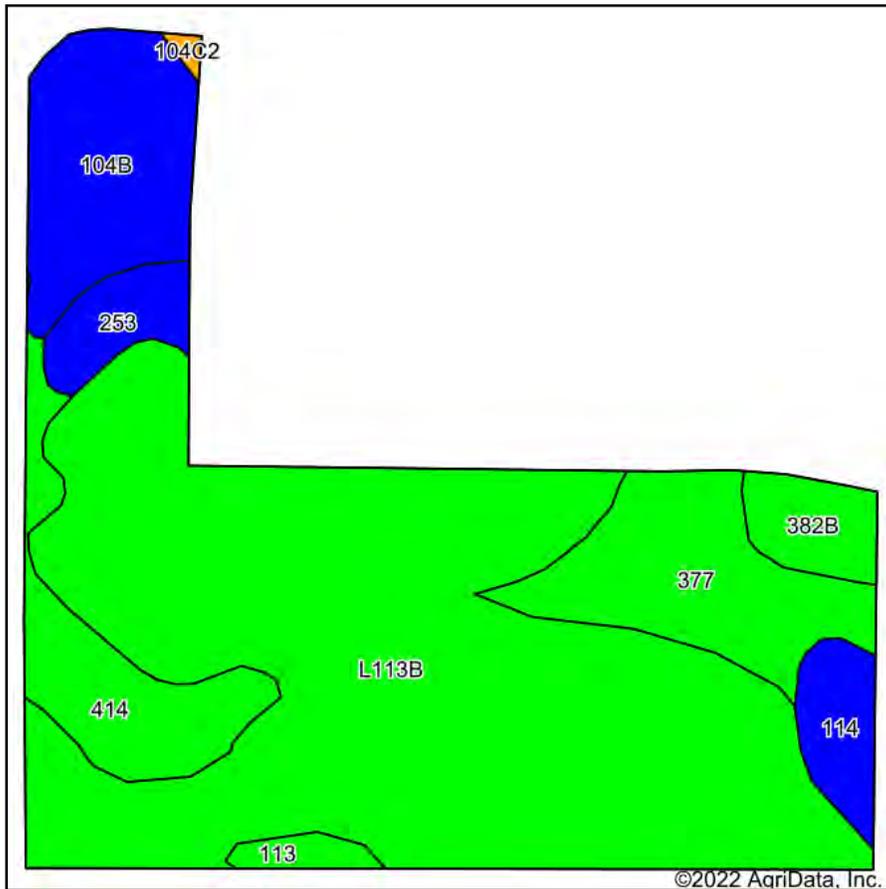
- FOUND (5/8" PIPE UNLESS NOTED OTHERWISE)
- SET (5/8" PIPE UNLESS NOTED OTHERWISE)

DATE: 2/2/2022

DWG NO. 3828SC01 JOB NO. 3828

DRAWN BY: G.D.Z. SHEET 2 OF 2

Soils Map



State: **Minnesota**
 County: **Rice**
 Location: **36-109N-20W**
 Township: **Walcott**
 Acres: **21.92**
 Date: **1/21/2022**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: MN131, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay Tons	Corn Bu	Oats Bu	Soybeans Bu	*n NCCPI Soybeans	
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	13.70	62.5%		Ile	98					82	
377	Merton silt loam, 1 to 3 percent slopes	2.24	10.2%		I	99	6.4	196	94	59	89	
104B	Hayden loam, 2 to 6 percent slopes	2.17	9.9%		Ile	85					83	
414	Hamel loam, 0 to 2 percent slopes	1.65	7.5%		IIw	94					87	
114	Glencoe clay loam, 0 to 1 percent slopes	0.66	3.0%		IIIw	86					76	
382B	Blooming silt loam, 2 to 6 percent slopes	0.64	2.9%		Ile	91	6	180	90	55	81	
253	Maxcreek silty clay loam, 0 to 1 percent slopes	0.63	2.9%		IIw	88	4.5	174	78	53	71	
113	Webster clay loam, 0 to 2 percent slopes	0.23	1.0%		IIw	93					82	
Weighted Average						1.93	95.6	1	30.3	14.5	9.2	*n 82.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



©2022 AgriData, Inc.

Map Center: 44° 11' 55.55, -93° 10' 11.74



36-109N-20W
Rice County
Minnesota



1/21/2022

Maps Provided By:
**surety**[®]
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

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