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GENERAL INFORMATION: FARM/RANCH

NAME: Murray Farm **ACRES:** 74.86, more or less
(No warranties on acreage are made)

OWNERS: James and Claire Murray Rev Trust **PRICE:** 5,000 per acre

OPERATOR: Cedar Farms INC **TERMS:** Cash

LOCATION: From Morton, MN, go North on Hwy71 to County Road 2, Take County Road 2 west through Beaver Falls, MN. The farm is a mile west of Beaver Falls on the south side of County Road 2

LEGAL DESCRIPTION: E1/2 of NW1/4 Excepting the building site in NE1/4 of NW1/4; Section 21-113-35

BUILDINGS: There are no buildings located on this tract of land.

RE TAXES DUE AND PAYABLE IN: 2018 Homestead
 x Non-Homestead

Gross Tax: \$1,958.00

Special Assessments: None

Net Taxes: \$1,958.00

ACREAGE ESTIMATES:
(As per FSA aerial, not guaranteed)

Tillable (FSA) Acres	<u>72.00</u>
Farmstead	<u>0</u>
Roads, Waste & Ditches	<u>2.99</u>
Cropland	<u>74.86</u>

FSA INFORMATION:
(Estimated, not guaranteed)

	Base Acres	Farm Yield Direct C.C.
Corn	<u>63</u>	<u>130</u>
Wheat	<u> </u>	<u> </u>
Oats	<u> </u>	<u> </u>
Barley	<u> </u>	<u> </u>
Soybeans	<u>9.6</u>	<u>46</u>

SOIL, TOPOGRAPHY & DRAINAGE: Linder Loam and Estherville Loam soils make up 51.6% of the farm soils. The farm lies generally flat with one small area next to County Road 2 that has 6% to 12 % slopes. No tile maps have been provided for this farm. There are two labeled wetlands on the farm that have restricted uses.

COMMENTS: Here is a chance to add some additional Renville County acres to your operation. There is a township road on the east side of the property that provides very easy access to the farm.

UMMC stipulates that they are representing the seller exclusively in this transaction. This information is from sources deemed reliable, but is not guaranteed by agent. Package is subject to prior sale, price change, correction or withdrawal. The Buyer must make his own independent investigation of the property. The Buyer is purchasing the property "as is".

James & Claire Murray Rev. Trust Farmland Sale

PROPERTY DESCRIPTION

The property is composed of one tract of land totaling +/-74.86 acres, more or less, in Section 21 of Beaver Falls Twp., Renville County, MN. The farm has 72.00 +/- tillable acres.

LEGAL DESCRIPTION

East 1/2 of NW 1/4, Excepting Building site in NE 1/4 of the NW 1/4 Section 21-113-35, Renville County, Minnesota.

ZONING

Property is zoned as Agricultural.

HEL & WETLANDS

There is no Highly Erodible Land mapped on this farm. There are 2 wetlands that have a restricted use.

TERMS AND CONDITIONS

The farm will be offered as one tract of land with 74.86 total farm acres.

- Earnest money in the amount of ten (10%) percent of the contract price shall be due at the time of offer. Earnest money paid at the time of accepted offer will be deposited in the Real Estate Trust Account of Upper Midwest Management the following business day. Certified funds will be required at the time of closing for the remaining balance of the purchase.
 - The balance shall be paid in the form of certified funds upon closing. A Trustees Deed will convey the title.
 - Updated abstract(s) will be provided to the buyer at the seller's expense.
 - The real estate taxes due and payable in 2018 are \$1,958.00 (Parcel ID 02-01270-00) as estimated by Renville County and no special assessments. Taxes are Non-Homestead. The buyer will be responsible for the real estate taxes payable in 2019 and thereafter and any assessments hereafter levied. The buyer will assume any future assessments with the purchase of the property.
- The property is under lease for 2018. The new buyer will have possession of the property at closing, subject to the existing 2018 crop year lease. At the time of closing the 2018 rent will be accepted by the seller. Buyer will be able to plant or rent out the farm in 2019.
- "The seller reserves the right to reject any and all offers."

(Continued)

POSSESSION

Possession will be granted at closing, subject to the existing 2018 crop year lease.

NOTICE

Acreage shown is not guaranteed. For the purposes of this sale, the property is being sold as 74.86 total farm acres. All sales are based on the total amount bid and accepted regardless of actual acreage.

All information contained in this brochure has been gained from sources considered to be reliable. However, buyers are invited to inspect the property and make their own investigations with respect thereto. All sales are presumed to be made by the individual judgment of the purchaser. The property is being sold "as is".

Upper Midwest Management Corp. stipulates that they are representing the seller exclusively in this transaction.

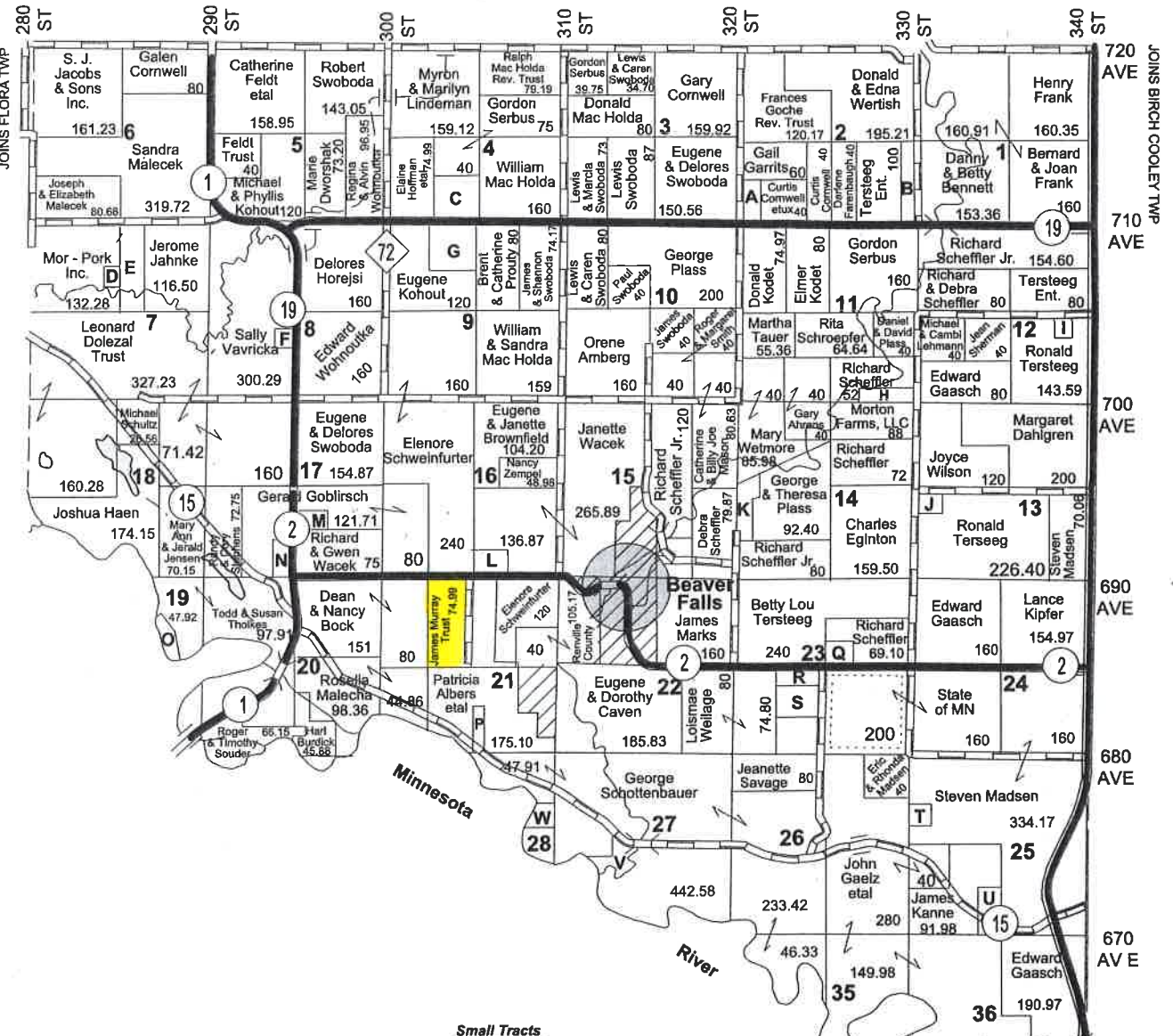
BEAVER FALLS TWP

LAND OWNER

T 113 N

R 35 W

JOINS HENRYVILLE TWP

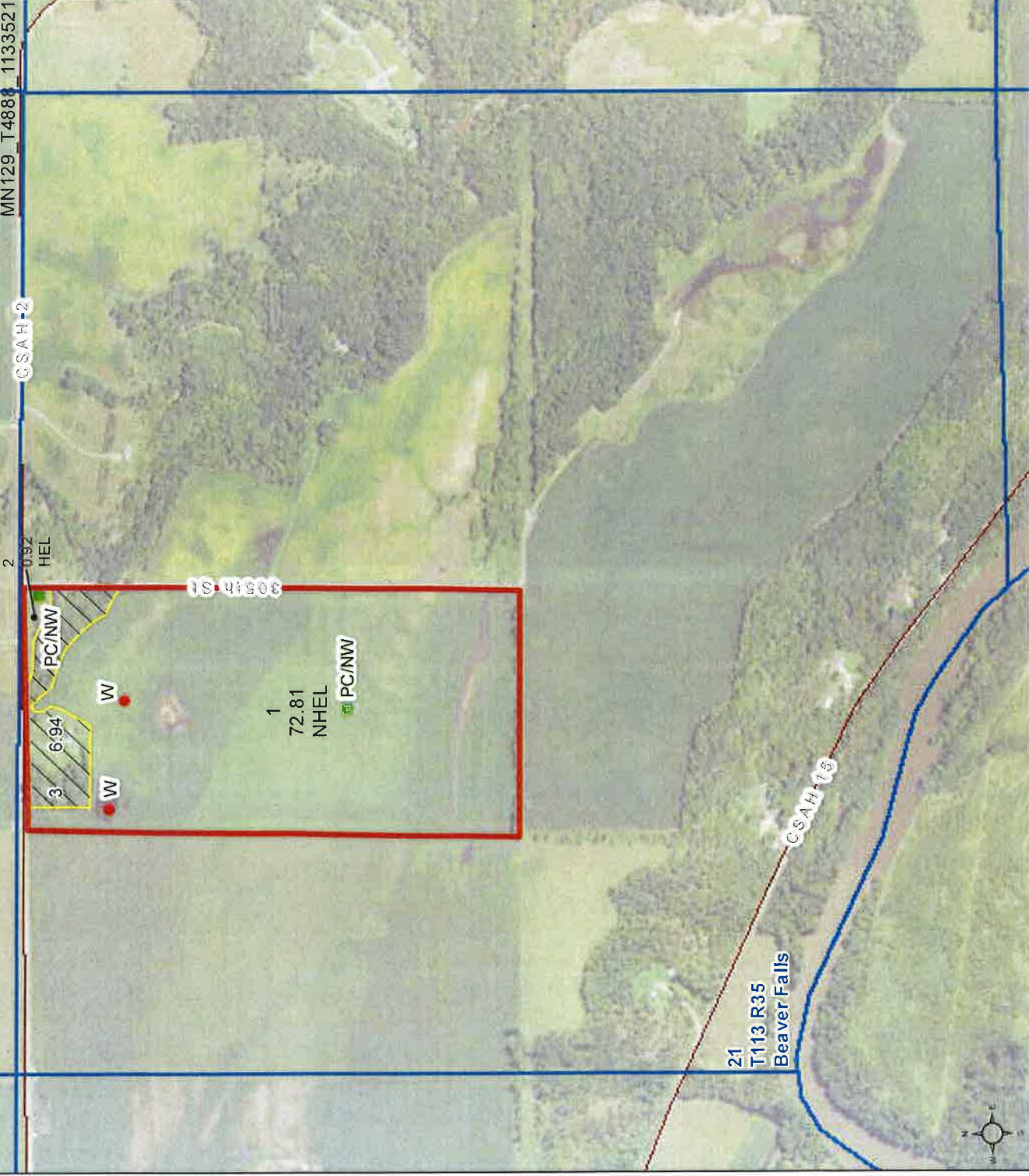




United States
Department of
Agriculture

Renville County, Minnesota

Farm 20

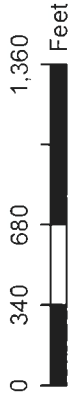


Tract 4888

2018 Program Year

1133521

Map Created May 15, 2018



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, ICS = for forage

Beans = Dry Edible

NAG = for GZ

Canola = Spring for seed

Common Land Unit

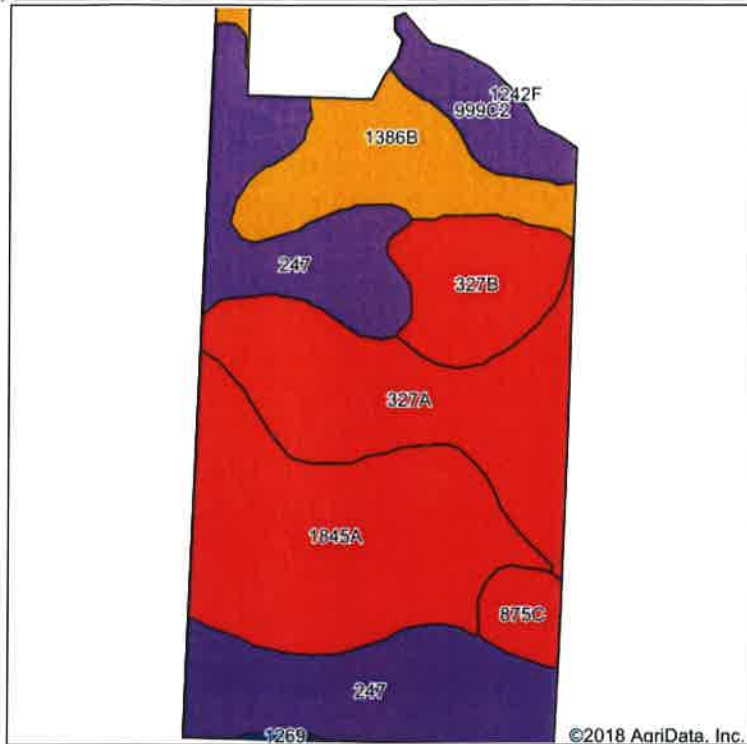
- Non_Cropland
- Cropland
- Tract Boundary
- PLSS

Wetland Determination Identifiers

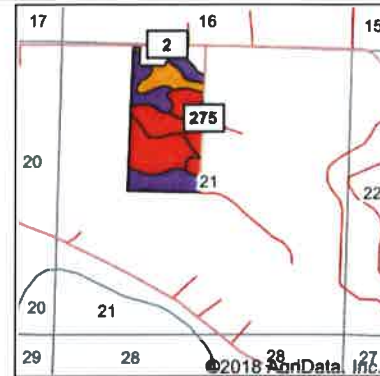
- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 73.73 acres

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Renville**
 Location: **21-113N-35W**
 Township: **Beaver Falls**
 Acres: **72.81**
 Date: **5/23/2018**



Maps Provided By:



Area Symbol: MN129, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans
247	Linder loam, 0 to 2 percent slopes	19.29	26.5%		IIs	60	110	33
1845A	Estherville loam, 0 to 2 percent slopes	18.30	25.1%		IIIs	44	81	24
327A	Dickman sandy loam, 0 to 2 percent slopes	14.38	19.8%		IIIs	49	90	27
1386B	Amiret-Swanlake-Hawick complex, 2 to 6 percent slopes	8.64	11.9%		Ile	80	147	44
327B	Dickman sandy loam, 2 to 6 percent slopes	6.17	8.5%		IIle	49	90	27
999C2	Ves-Storden-Hawick complex, 6 to 12 percent slopes, eroded	3.85	5.3%		IIle	60	110	33
875C	Hawick-Estherville complex, 6 to 12 percent slopes	2.01	2.8%		IVs	39	71	21
1269	Lowlein silt loam, 0 to 2 percent slopes	0.17	0.2%		I	89	163	49
Weighted Average						54.7	100.5	30.1