

Schulz and Co. Realty

Bill Schulz, Broker

*P.O. Box 6
Goodhue, MN 55027*

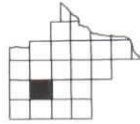
Phone: 651-923-4769 • Fax: 651-923-5096

CRAIG & KAREN VANGSNESS

LISTED PRICE	\$ 397,500
TERMS	CASH
APPROX. ACRES	61
APPROX. TILLABLE ACRES - SEE ATTACHED FSA MAP	
2020 REAL ESTATE TAXES BEFORE SPLIT FROM PARCEL #44.018.1301	\$ 3,012

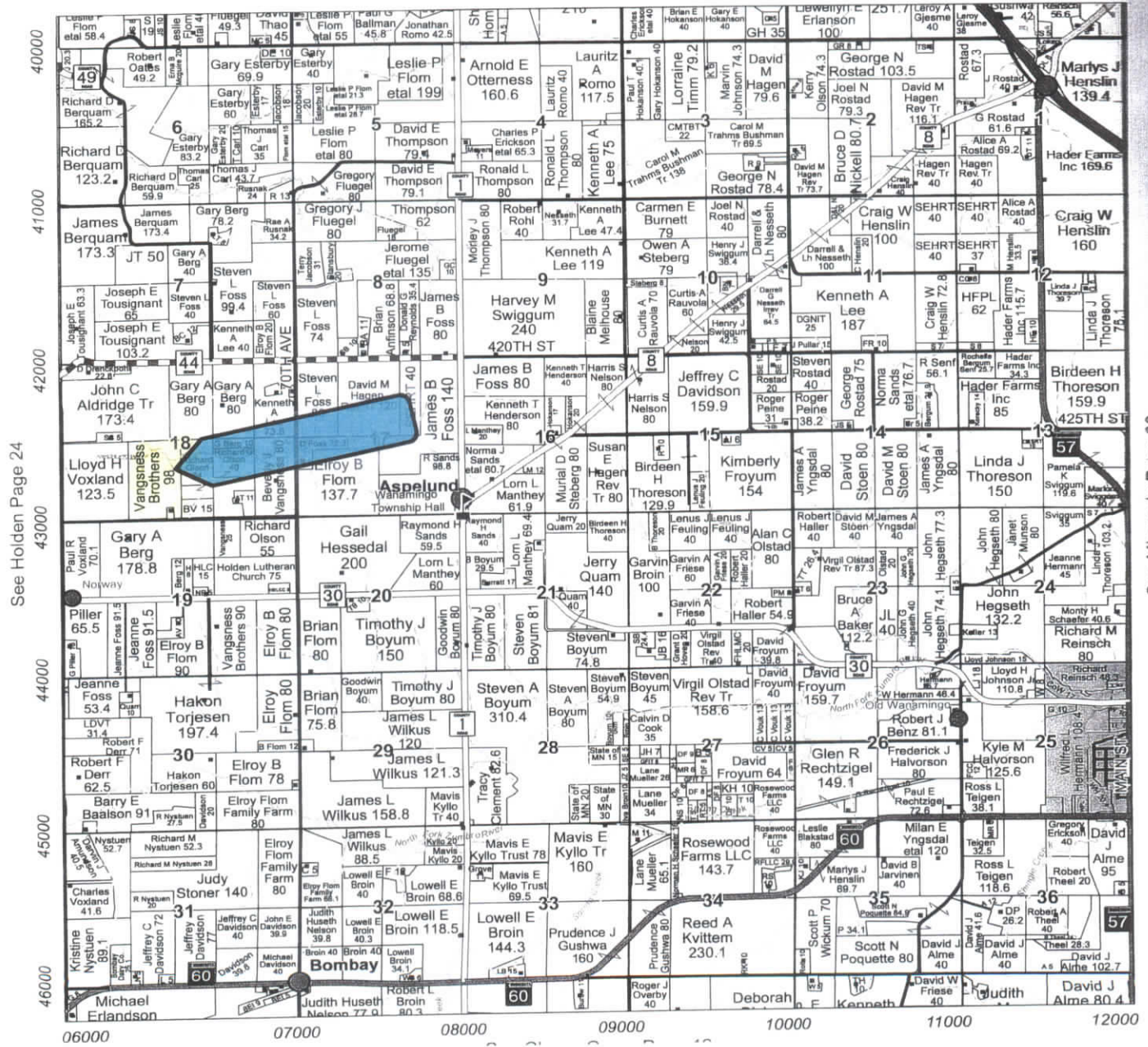
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WANAMINGO



T.110N.- R.17W.

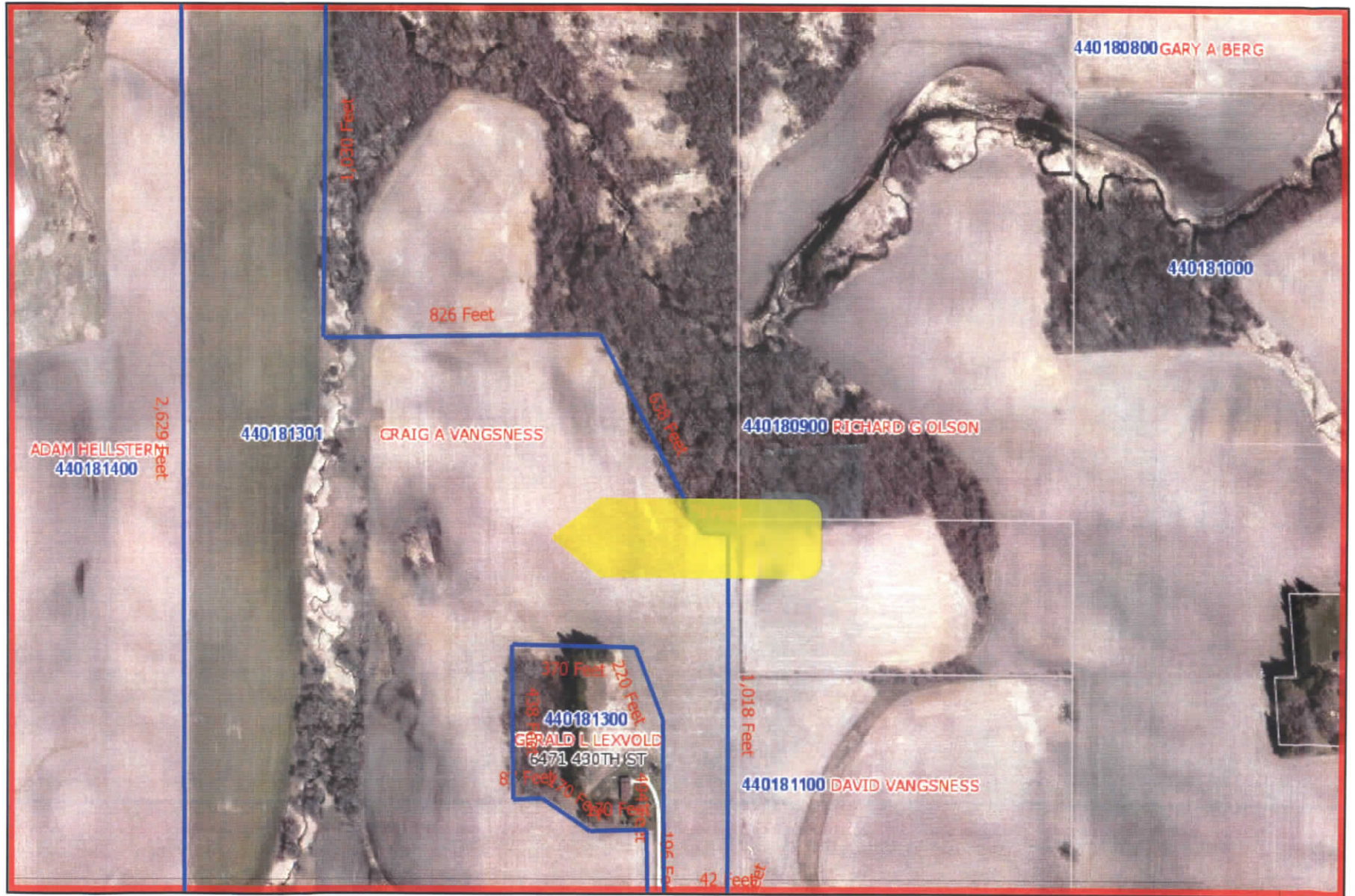
See Leon Page 28



See Holden Page 24

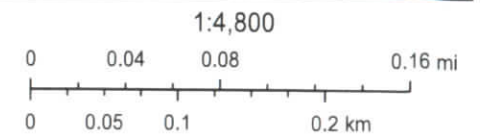
See Minneola Page 30

ArcGIS WebMap



July 25, 2019

- LandBaseTPV_7227
- Municipal Boundary
- Township or Other Roads
- ESRI Major Roads
- Parcels
- Full Address
- PIN
- Full Name





2017 Program Year

Map Created February 14, 2017



- 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
- PLSS

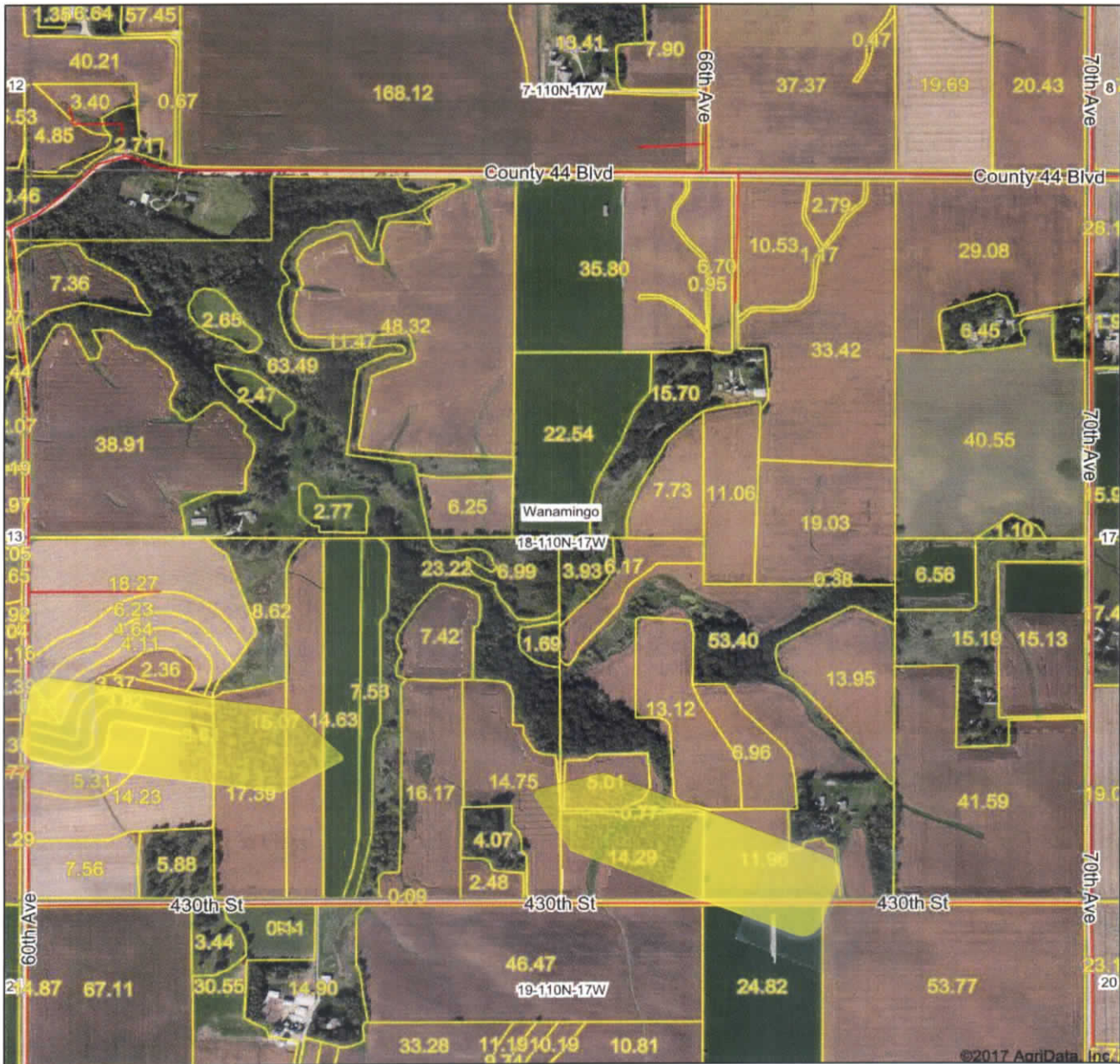
Wetland Determination Identifiers

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

Tract Cropland Total: 60.70 acres

USDA 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 the 2015 NAIP imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. The USDA Farm Service Agency 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 NRCS.

Aerial Map



map center: 44° 20' 3.99, -92° 54' 19.09



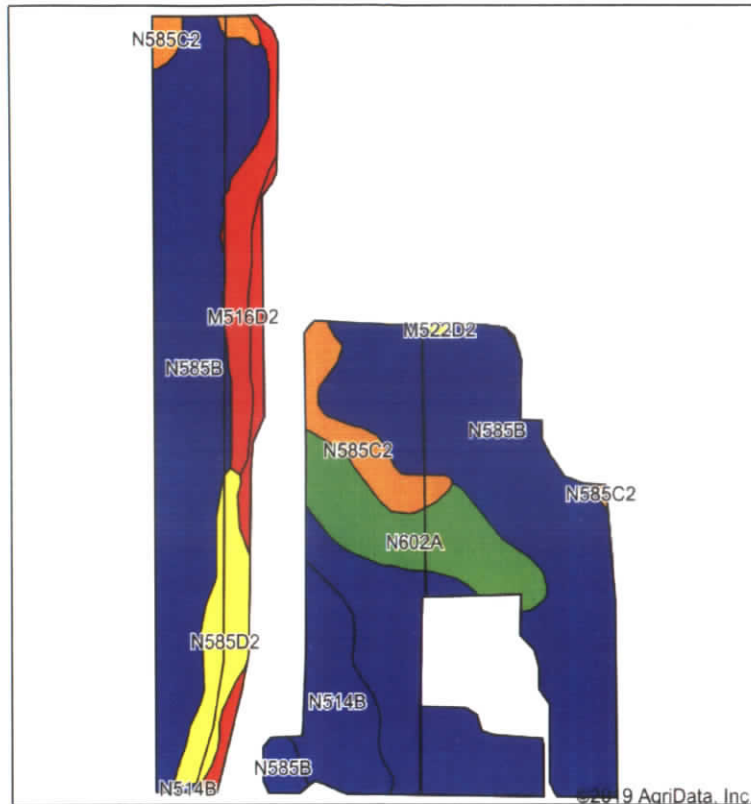
Maps Provided By
 **surety**
 CUSTOMIZED ONLINE MAPPING
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18-110N-17W
Goodhue County
Minnesota

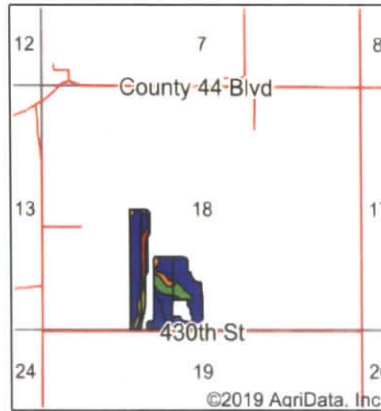


Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Goodhue**
 Location: **18-110N-17W**
 Township: **Wanamingo**
 Acres: **55.56**
 Date: **7/25/2019**



Area Symbol: MN049, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay	Corn	Kentucky bluegrass	Oats	Soybeans	*n NCCPI Soybeans
N585B	Mt. Carroll-Hersey complex, 2 to 6 percent slopes	37.13	66.8%		Ile	90	5.7	185		93	54	69
N602A	Joy silt loam, 1 to 3 percent slopes	4.72	8.5%		I	98	5.5	202		89	59	82
N514B	Joy-Ossian, occasionally flooded, complex, 1 to 5 percent slopes	3.77	6.8%		Iw	89	5	183	4.6	83	53	83
N585D2	Mt. Carroll-Hersey complex, 12 to 18 percent slopes, moderately eroded	2.83	5.1%		Ive	67	3.8	138		62	40	52
N585C2	Mt. Carroll-Hersey complex, 6 to 12 percent slopes, moderately eroded	2.78	5.0%		IIle	80	4.8	165		78	48	56
M516D2	Wangs-Wagen Prairie complex, 12 to 18 percent slopes, moderately eroded	2.72	4.9%		VIle	29	2.5		1.9			21
N522A	Otter silt loam, channeled upland, 0 to 2 percent slopes,	1.52	2.7%		Vw	20			3.9			24

	frequently flooded											
M522D2	Bassett-Racine complex, 12 to 18 percent slopes, moderately eroded	0.09	0.2%		Ive	65	2.8	131	2.3	45	39	51
Weighted Average						84	5.2	168.7	0.5	82.5	49.2	*n 65.9

*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.



All Existing tile installed by Ellingson Drainage

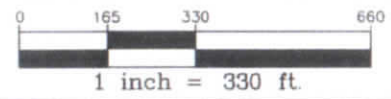
Hutton Inc.

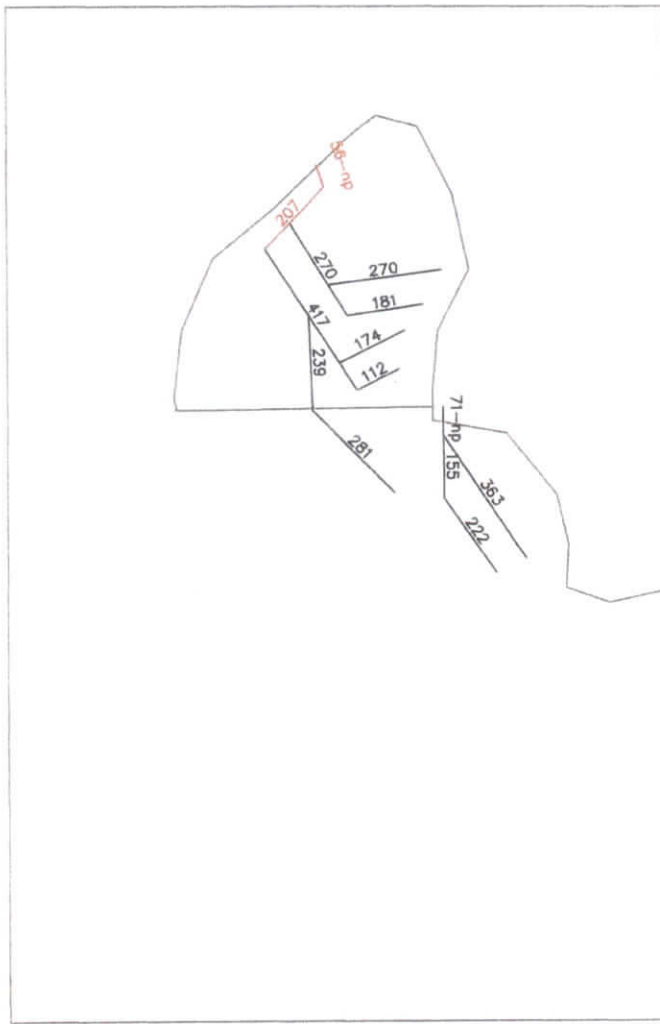
Drainage & Excavating

Vangsness Bros. Spacings: 50
 Section: 18 Township: Wanamingo
 County: Goodhue State: MN
 Drawn by: Jesse E. 04-28-15

0	LF 3" Tile	—————
2765	LF 4" Tile	—————
737	LF 5" Tile	—————
0	LF 6" Tile	—————
0	LF 8" Tile	—————
0	LF 10" Tile	—————
0	LF 12" Tile	—————
0	LF 15" Tile	—————

Existing Tile -----
 Waterways and Ditches -----
 Property and field Borders ———
 Elec. or Tele. Cable -----
 Gas Line ----- Surface Intake (O)





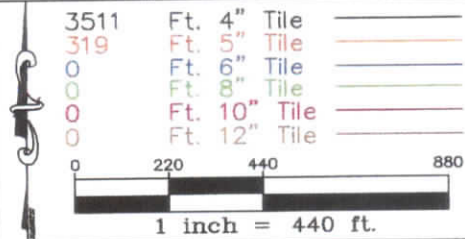
You may have to dig to the east 20 feet to hook into this. Note existing tile map. I think I put it on the pil though.

430th Street

wm18ne

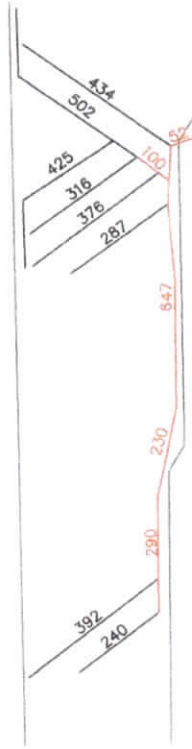
Vangsness Brothers
 Section: 18 Township: Wanamingo
 County: Goodhue State: MN

Drawn by: Donald Johnson
 Spacings: 80 Ft.
 October 1997



Ellingson
 DRAINAGE

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



wm18sw

Vangness Bros.		Drawn by: Donnie Avery	
Section: 18 Township: Wanamingo		Spacings: 80 Ft.	
County: Goodhue State: MN		Oct. 1998	

2974	Ft. 4" Tile	—————
1319	Ft. 5" Tile	—————
0	Ft. 6" Tile	—————
0	Ft. 8" Tile	—————
0	Ft. 10" Tile	—————
0	Ft. 12" Tile	—————

1 inch = 440 ft.

Ellings On

DRAINAGE

Existing Tile - - - - -

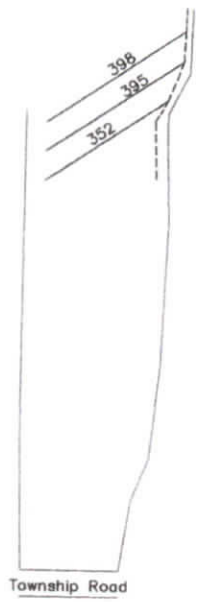
Waterways and Ditches - - - - -

Property and field Borders ———

Elec. or Tele. Cable - - - - -

Gas Line ——— Trees

Wetland Surface Intake ○



wm18sw1

Craig Vangness
 Section: Township: wanamingo
 County: Goodhue State: MN

Drawn by: Jeremy Ellingson
 Spacings: 80
 11-15-99

0	Ft. 3" Tile	
1145	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	

1 inch = 440 ft.

Ellingson
 DRAINAGE

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