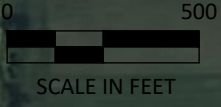


FSA INFO PACKET



A DIVISION OF WHITETAIL
PROPERTIES REAL ESTATE, LLC

RANCHANDFARMAUCTIONS.COM



LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 44996
- MONUMENT FOUND

N 1/4 CORNER SECTION 30-108-33
2" IRON PIPE

W 1/4 CORNER SECTION 30-108-33
2" IRON PIPE

CENTER SECTION 30-108-33
CALC POSITION

E 1/4 CORNER SECTION 30-108-33
1/2" IRON PIPE



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SHEET 1 OF 2

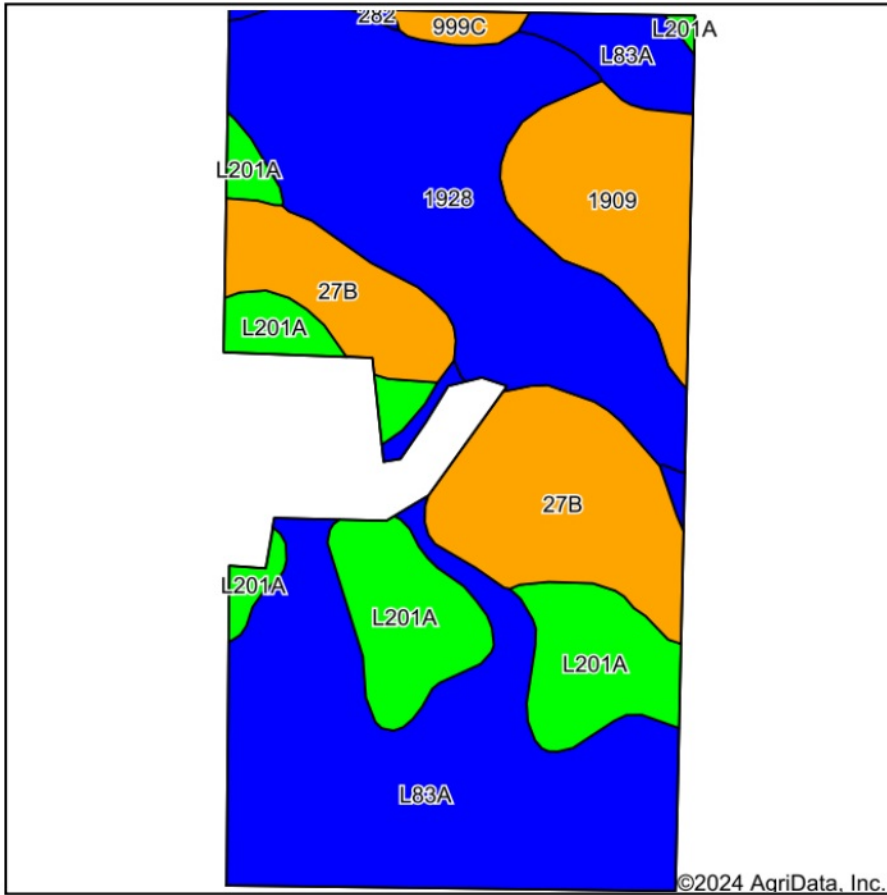
CERTIFICATE OF SURVEY
MULLIGAN TOWNSHIP, BROWN COUNTY, MINNESOTA

BOLTON & MENK
1243 CEDAR STREET NE
SLEEPY EYE, MN 56085
(507) 794-5541

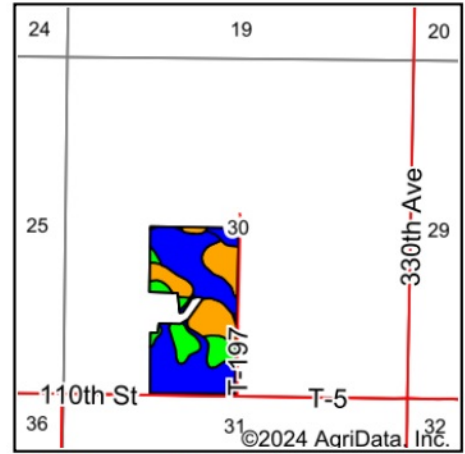
PART OF SW 1/4 SECTION 30-108-33
FOR: ELAINE TORABI (EAST PARCEL)

30-108-33 (30)

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Brown**
 Location: **30-108N-33W**
 Township: **Mulligan**
 Acres: **74.36**
 Date: **1/21/2024**



WHITETAIL PROPERTIES REAL ESTATE
 HUNTING | RANCH | FARM | TIMBER

Maps Provided By:



Area Symbol: MN015, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
L83A	Webster clay loam, 0 to 2 percent slopes	23.76	32.0%		IIw	93	83
1928	Hanska loam, 0 to 2 percent slopes	19.14	25.7%		IIw	61	67
27B	Dickinson sandy loam, 2 to 6 percent slopes	12.62	17.0%		IIIe	60	62
L201A	Normania loam, 1 to 3 percent slopes	11.18	15.0%		Ie	99	83
1909	Lemond loam, depressional	6.74	9.1%		IIIw	69	59
999C	Ves-Storden-Estherville complex, 6 to 12 percent slopes	0.76	1.0%		IIIe	60	58
282	Hanska sandy loam	0.16	0.2%		IIw	61	64
Weighted Average					2.12	77.5	*n 72.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

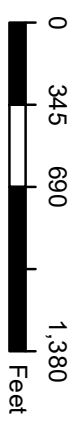
Farm 5160

Tract 4827


2023 Program Year

Map Created November 15, 2022

1083330



- 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
 MAG = 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: 152.40 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 2021 NAIP Imagery.



See Page 3 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : THOMAS LESTER BERBERICH
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/W Eligibility : Eligible

NOTE: ONLY THE EAST 1/2 OF THIS FARM IS BEING OFFERED FOR SALE

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
241.79	230.20	230.20	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	230.20	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	97.70	0.00	160	0
Soybeans	97.70	0.00	43	0
TOTAL	195.40	0.00		

NOTES

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Tract Number : 4826

Description : N2 SE4 36-108-35 Stately BROWN
FSA Physical Location : MINNESOTA/BROWN
ANSI Physical Location : MINNESOTA/BROWN
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 : ELAINE TORABI
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.80	77.80	77.80	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 4826 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	77.80	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	33.02	0.00	160
Soybeans	33.02	0.00	43
TOTAL	66.04	0.00	

NOTES

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Tract Number : 4827

Description : SW4 30-108-33 Mulligan BROWN
FSA Physical Location : MINNESOTA/BROWN
ANSI Physical Location : MINNESOTA/BROWN
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 : ELAINE TORABI, TOORAJ TORABI
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
163.99	152.40	152.40	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	152.40	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	64.68	0.00	160
Soybeans	64.68	0.00	43
TOTAL	129.36	0.00	

NOTES

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MINNESOTA
WATONWAN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

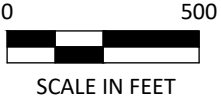
Abbreviated 156 Farm Record

FARM : 5160
Prepared : 1/22/24 3:08 PM CST
Crop Year : 2024

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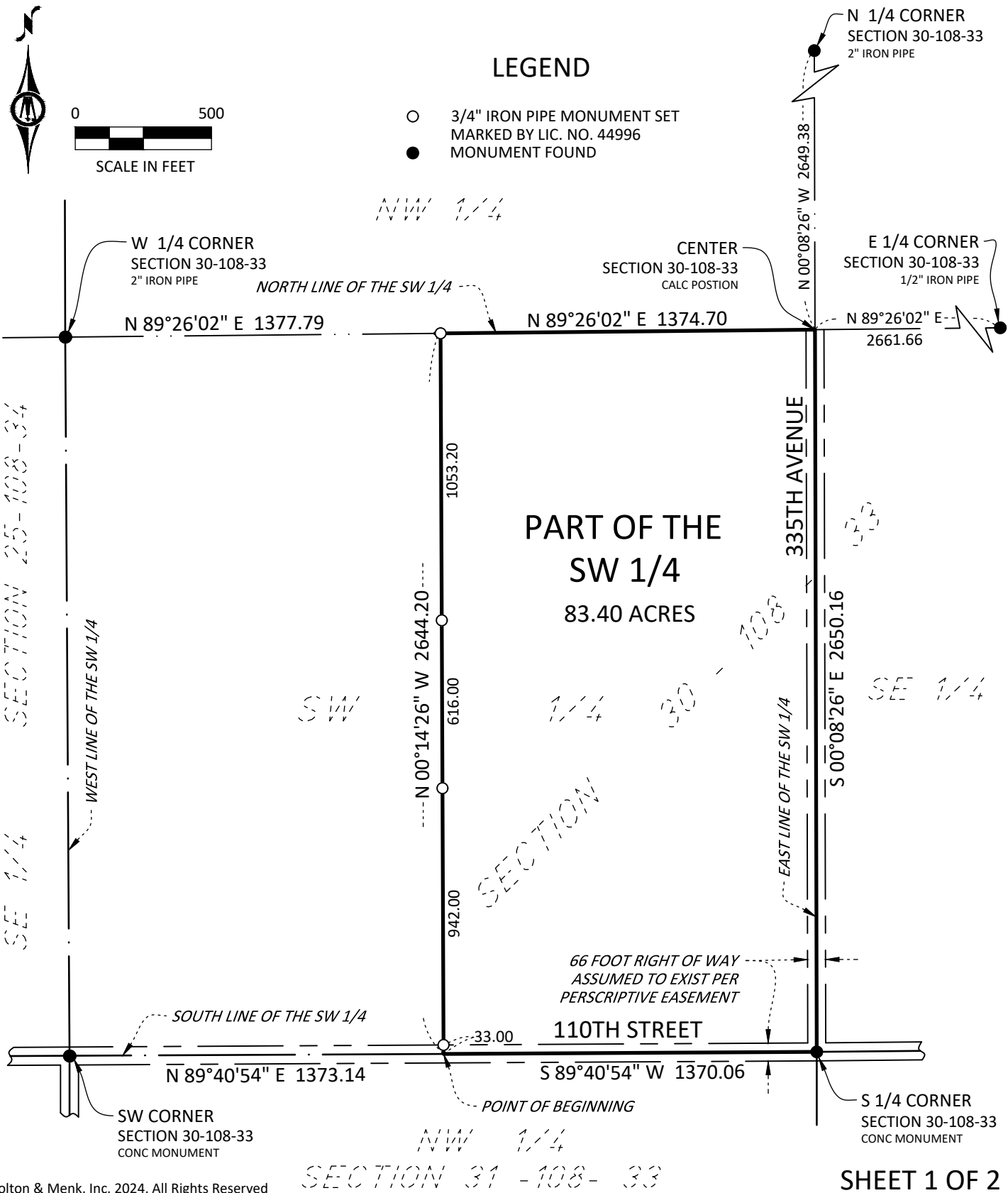
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LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 44996
- MONUMENT FOUND



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SHEET 1 OF 2

CERTIFICATE OF SURVEY
MULLIGAN TOWNSHIP, BROWN COUNTY, MINNESOTA



BOLTON & MENK

1243 CEDAR STREET NE
SLEEPY EYE, MN 56085
(507) 794-5541

PART OF SW 1/4
SECTION 30-108-33

FOR: ELAINE TORABI
(EAST PARCEL)

30-108-33 (30)

LEGAL DESCRIPTION

All that part of the Southwest Quarter of Section 30, Township 108 North, Range 33 West, Brown County, Minnesota, lying east of the described line as follows:

Commencing at the Southwest corner of said Section 30; thence North 89 degrees 40 minutes 54 seconds East, bearings based on Brown County Coordinate System NAD83(96) on the south line of said Southwest Quarter of Section 30, a distance of 1373.14 feet to the point of beginning; thence North 00 degrees 14 minutes 26 seconds West, a distance of 2644.20 feet to the north line of said Southwest Quarter and there terminating.

Contains 83.40 acres of land.

SURVEYOR'S CERTIFICATION

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.

Jesse D. Zeig
Jesse D. Zeig
License Number 44996

01/16/2024
Date

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SHEET 2 OF 2

CERTIFICATE OF SURVEY MULLIGAN TOWNSHIP, BROWN COUNTY, MINNESOTA		PART OF SW 1/4 SECTION 30-108-33
 BOLTON & MENK	1243 CEDAR STREET NE SLEEPY EYE, MN 56085 (507) 794-5541	FOR: ELAINE TORABI (EAST PARCEL)

30-108-33 (30)