



Phil & Holly Nasby Farmland Property Information

OWNER: Phil & Holly Nasby

Reference #260

PROPERTY ADDRESS: Rural Petersburg in southeast Jackson County, MN.

PRICE: \$7,800 per deeded acre (Actual deeded acres are subject to a survey to be completed upon signed purchase agreement. Survey will be provided at seller's expense.)

LEGAL DESCRIPTION: Approximately 45 to 46 acres (Subject to a survey to be completed) in the East Half of the Southeast Quarter (E1/2 of SE1/4), Section Twenty One (21), Township 101N (Petersburg), Range Thirty Four (34) West Jackson County, MN.

Features Include:

- 93.1 Crop Productivity Rating
- 42.97 acres more or less tillable per FSA
- Located on hard surface road
- Excellent topography
- Available for 2012 possession
- Has been very well farmed for many years
- Good investment potential

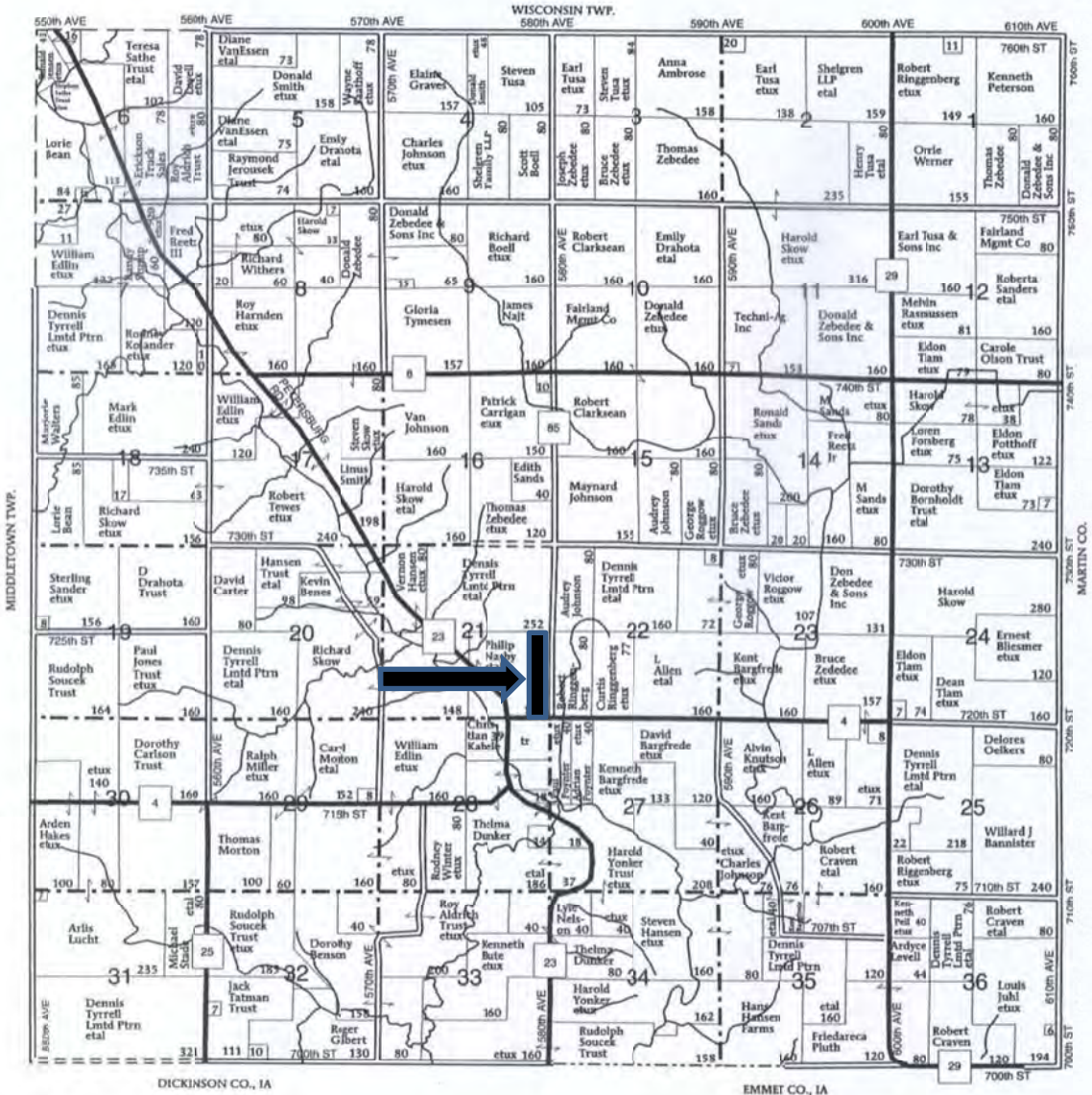
Just Listed – We have listed for sale this very good bare farmland land. It is located southeast of Jackson, MN approximately 7 miles on a good hard surface road. If you are looking for additional land to add to your farming operation or are looking for an investment opportunity this is certainly a farm that you will want to consider. Make sure to give Dan Pike a call today at 507-847-3468 or 507-841-0965.

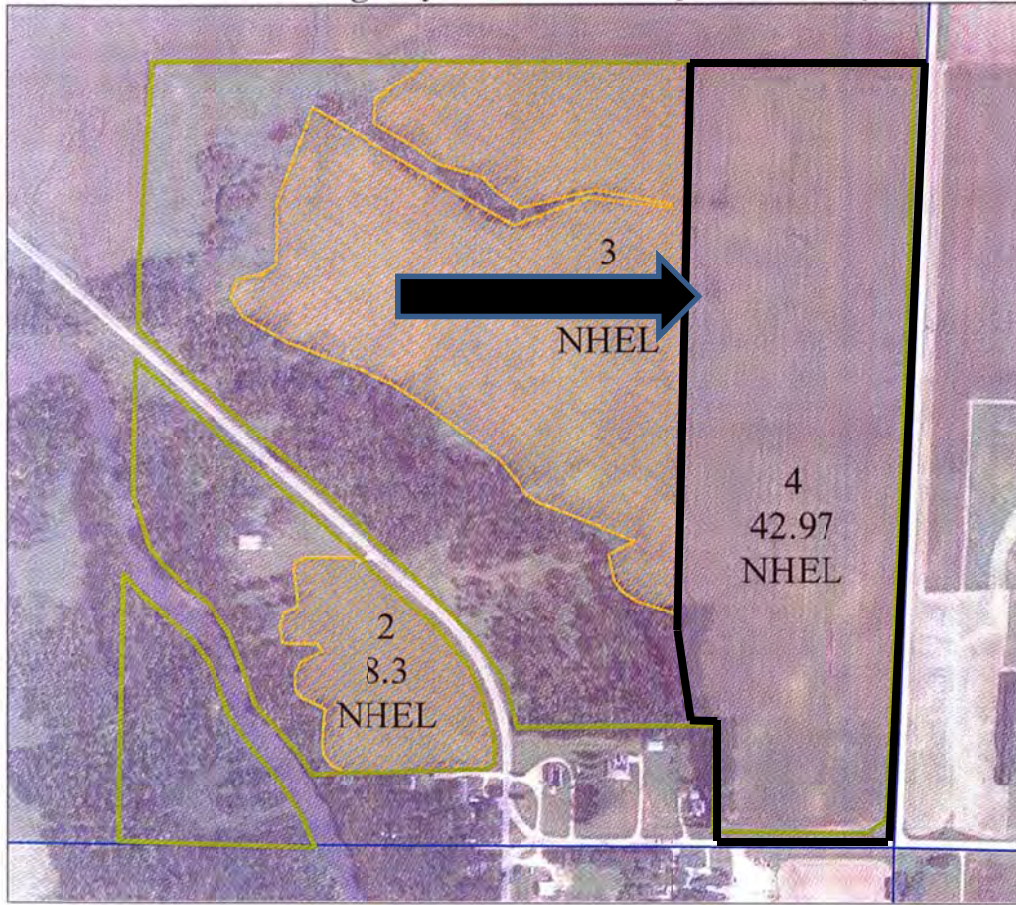
T-101-N

PETERSBURG PLAT

(Landowners)

R-34-W





T101R34 S21

Petersburg

May 11, 2011

2011 FSA Acreage Map

Scale: 1:4,800

Tract Number: 2742

Farm Number: 5874



Legend

- QUA Farm Boundary
- Acre Boundary
- Section Lines
- CRP Contracts
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Boundary identifiers do not represent the area, shape or specific dimensions of the area. Refer to your original determination of PPA IDs and attached maps for exact parcel boundaries and dimensions, or contact NRCS.

Acre Summary

Total Acres	
Total CRP	48.12
Cropland	91.09

This information is based on National Land Use data and is not intended to be used for any other purpose. All data are as reported by the farmer or landowner to the FSA for the reporting period.



USDA FSA maps are for FSA Program administration only. This map does not represent a final survey or reflect actual boundaries, either of Acreage or otherwise, established from the producer and/or the 2010 NAD map for Minnesota. The producer accepts the data as accurate and assumes all risks associated with use. The USDA Farm Service Agency assumes no responsibility for actual or consequential losses incurred as a result of any reliance on this data outside of FSA Programs.

Soils Map



State: **Minnesota**
 County: **Jackson**
 Location: **021-101N-034W**
 Township: **Petersburg**
 Acres: **43.3**
 Date: **10/13/2011**



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
 Soils data provided by USDA and NRCS.



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Bromegrass alfalfa hay	Corn	Oats	Soybeans	Spring wheat
102B2	Clarion loam, 4 to 8 percent slopes, eroded	13.5	31.2%		IIIe	95	5.5	180	87	52	56
102B	Clarion loam, 2 to 6 percent slopes	12.9	29.8%		Ile	95	5.6	180	89	52	58
336	Delft clay loam	7.5	17.4%		IIw	94	4.9	173	87	52	57
130	Nicollet clay loam	7.1	16.3%		I	99	5.6	187	90	54	58
327B	Dickman sandy loam, 1 to 6 percent slopes	2.3	5.4%		IIIe	49	2.6	93	61	27	40
Weighted Average						93.1	5.3	176.3	86.8	51	56.3