



**TONY MONTGOMERY REALTY & AUCTION COMPANY**  
507-259-7502 • 507-421-0232 • [www.tmracompany.com](http://www.tmracompany.com)

## **BARE LAND FOR SALE**

TBD County Road 142 NE Dover, MN 55929

80 +/- Acres Buildable

62 +/- Acres Tillable

9 +/- Acres of Hay

Price: \$800,000

Olmsted County, Dover Township, Section 21

Note: All information contained herein this brochure is believed to be correct, however Tony Montgomery Realty & Auction Company and its agents, along with the owners, do not guarantee any of the information as to its accuracy. It is the perspective purchaser's responsibility to do their own "due diligence" in form of investigation as to any information they may rely on to purchase this property.





OLMSTED COUNTY  
 Property Records and Revenue  
 151 4th Street S.E.  
 P.O. Box 6681  
 Rochester, MN 55903-6681  
 (507)328-7636  
 www.co.olmsted.mn.us

# TAX STATEMENT

# 2023

2022 Values for Taxes Payable in

Property ID Number: RP 61.21.13.032123

Step	VALUES & CLASSIFICATIONS		
	Taxes Payable Year:	2022	2023
1	Estimated Market Value:	366,600	462,000
	Homestead Exclusion:	0	0
	Taxable Market Value:	366,600	462,000
	New Improvements:		
	Property Classification:	ACTIVE FARM	ACTIVE FARM
Sent in March 2022			
2	PROPOSED TAX		
	Proposed Tax:		3,092.00
Sent in November 2022			
3	PROPERTY TAX STATEMENT		
	First half Taxes:		1,549.00
	Second half Taxes:		1,549.00
	Total Taxes Due in 2023 :		3,098.00

**\$\$\$**  
**REFUNDS?**

*You may be eligible for one or even two  
 refunds to reduce your property tax.  
 Read the back of this statement to  
 find out how to apply.*

### Tax Detail for Your Property:

Taxes Payable Year:	2022	2023	Taxes Payable Year:	2022	2023
1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible.	<input type="checkbox"/>	0.00	10. Special taxing districts		
2. Use these amounts on Form M1PR to see if you are eligible for a special refund.	0.00		A. Other special taxing districts	61.88	78.22
<b>Property Tax and Credits</b>			B. Tax increment	0.00	0.00
3. Property tax before credits	3,285.06	3,928.30	11. Non-school voter approved referenda levies	0.00	0.00
4. Credits that reduce your property taxes			12. Total property tax before special assessments	2,782.00	3,098.00
A. Agricultural market value credits	503.06	830.30	<b>Special Assessments</b>		
B. Other credits	0.00	0.00	13. Special assessments	0.00	0.00
5. Property tax after credits	2,782.00	3,098.00	14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS	2,782.00	3,098.00
<b>Property Tax by Jurisdiction</b>					
6. Olmsted County	1,796.12	2,063.14			
7. City or township DOVER TOWNSHIP	367.84	385.14			
8. State general tax	0.00	0.00			
9. School district 0533					
A. Voter approved levies	237.76	338.40			
B. Other local levies	318.40	233.10			

### 2nd Half Payment Stub - Payable 2023

**TO AVOID PENALTY PAY ON OR BEFORE NOVEMBER 15, 2023**

Property ID Number: RP 61.21.13.032123

PLEASE READ BACK OF STATEMENT FOR IMPORTANT INFORMATION

If your address has changed please check this box  and show the change on the back of this stub

### Taxpayer(s):

FERRIER,CRAIG D  
 FERRIER,JOAN  
 5914 COUNTY RD 10 SE  
 DOVER MN 55929-9741

Total Property Tax for 2023: \$	3,098.00
<b>Second half Payment Due: \$</b>	<b>1,549.00</b>
<b>Second half Penalty Due: \$</b>	<b>0.00</b>
<b>Second half Payment Made: \$</b>	<b>0.00</b>
<b>Second half Due with Penalty: \$</b>	<b>1,549.00</b>

**Make Checks Payable To:**  
 OLMSTED COUNTY PRL  
 P.O. Box 6681  
 Rochester, MN 55903-6681

Duplicate/Revised Statement 07/2023

2022001612113032123000001549007

No Receipt sent. Your cancelled check is proof of payment. Do not send postdated checks or cash. \$30 fee for returned payments.

DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT.





"Conservation is the application of common sense to the common problems for the common good." ~ Gifford Pinchot

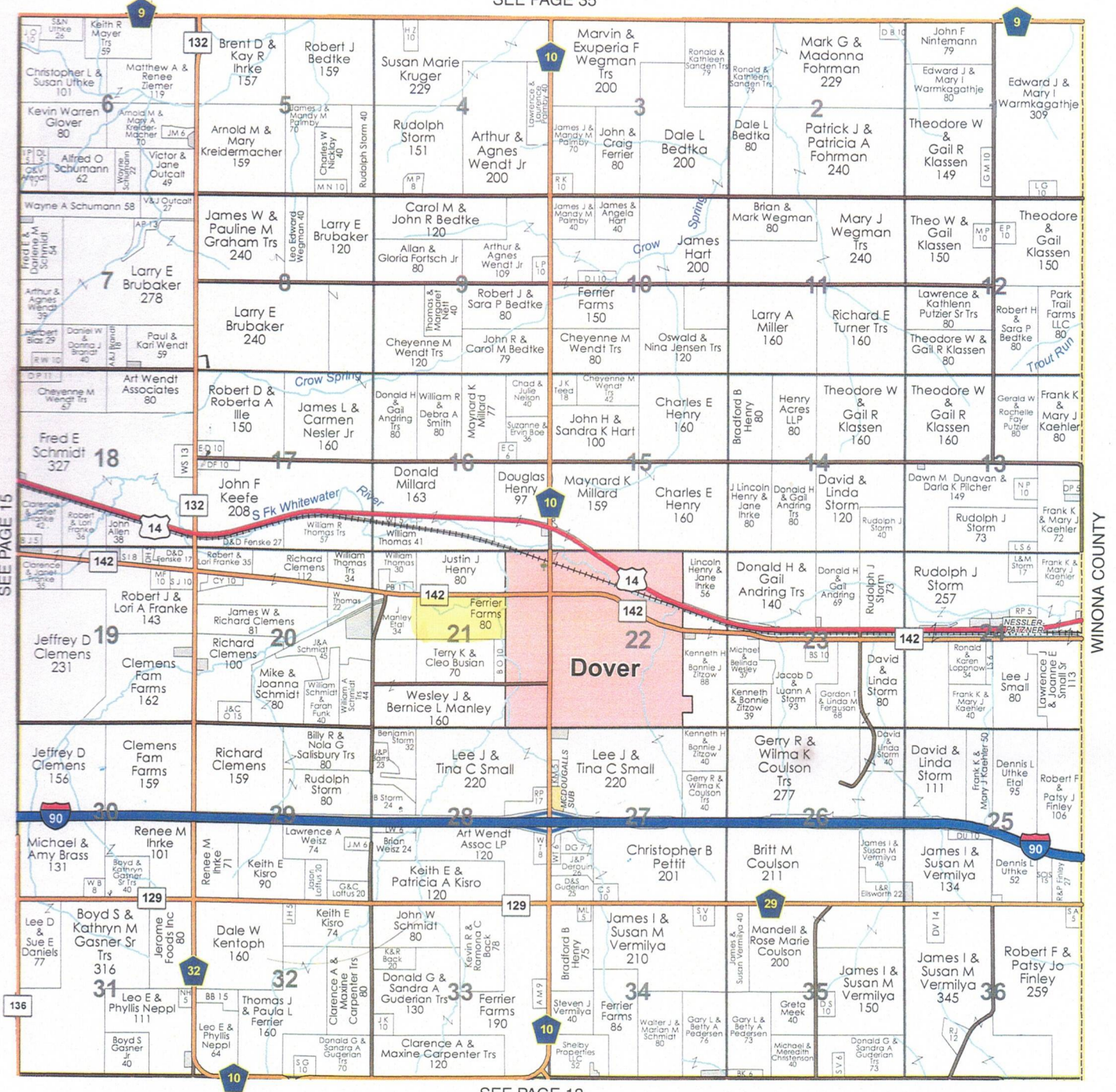


Dover

Township 106N - Range 11W

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WINONA COUNTY

SEE PAGE 13



# Ferrier 80 Acre Farm Aerial Map



©2023 AgriData, Inc.



Boundary Center: 43° 58' 17.85, -92° 8' 56.64



21-106N-11W  
Olmsted County  
Minnesota



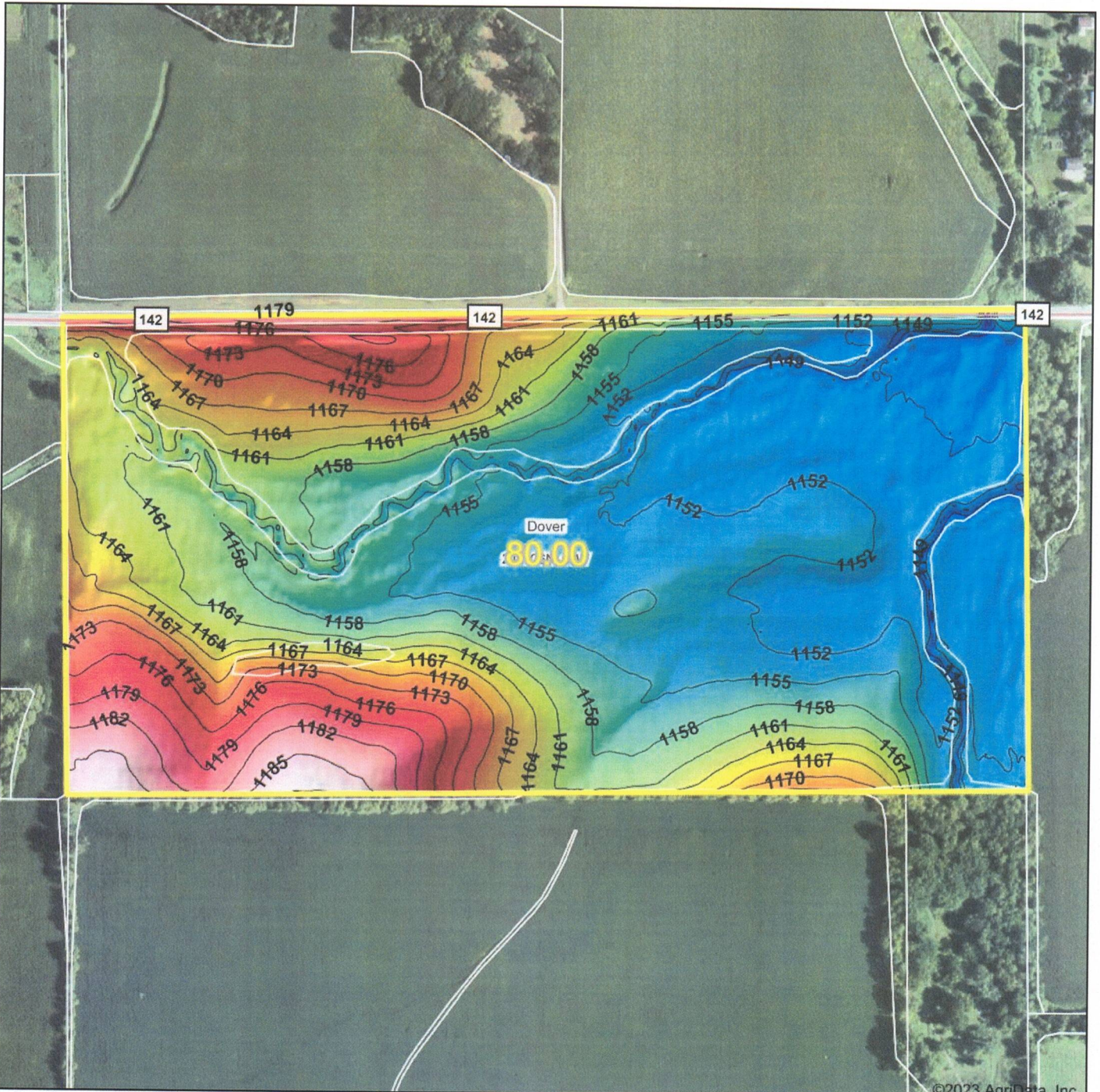
Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

7/20/2023

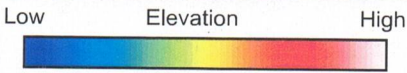
Field borders provided by Farm Service Agency as of 5/21/2008.



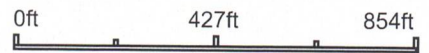
# Topography Hillshade



©2023 AgriData, Inc.



Source: USGS 3 meter dem  
 Interval(ft): 3  
 Min: 1,142.6  
 Max: 1,187.2  
 Range: 44.6  
 Average: 1,159.8  
 Standard Deviation: 9.65 ft



**21-106N-11W**  
**Olmsted County**  
**Minnesota**

Boundary Center: 43° 58' 17.91, -92° 8' 56.66

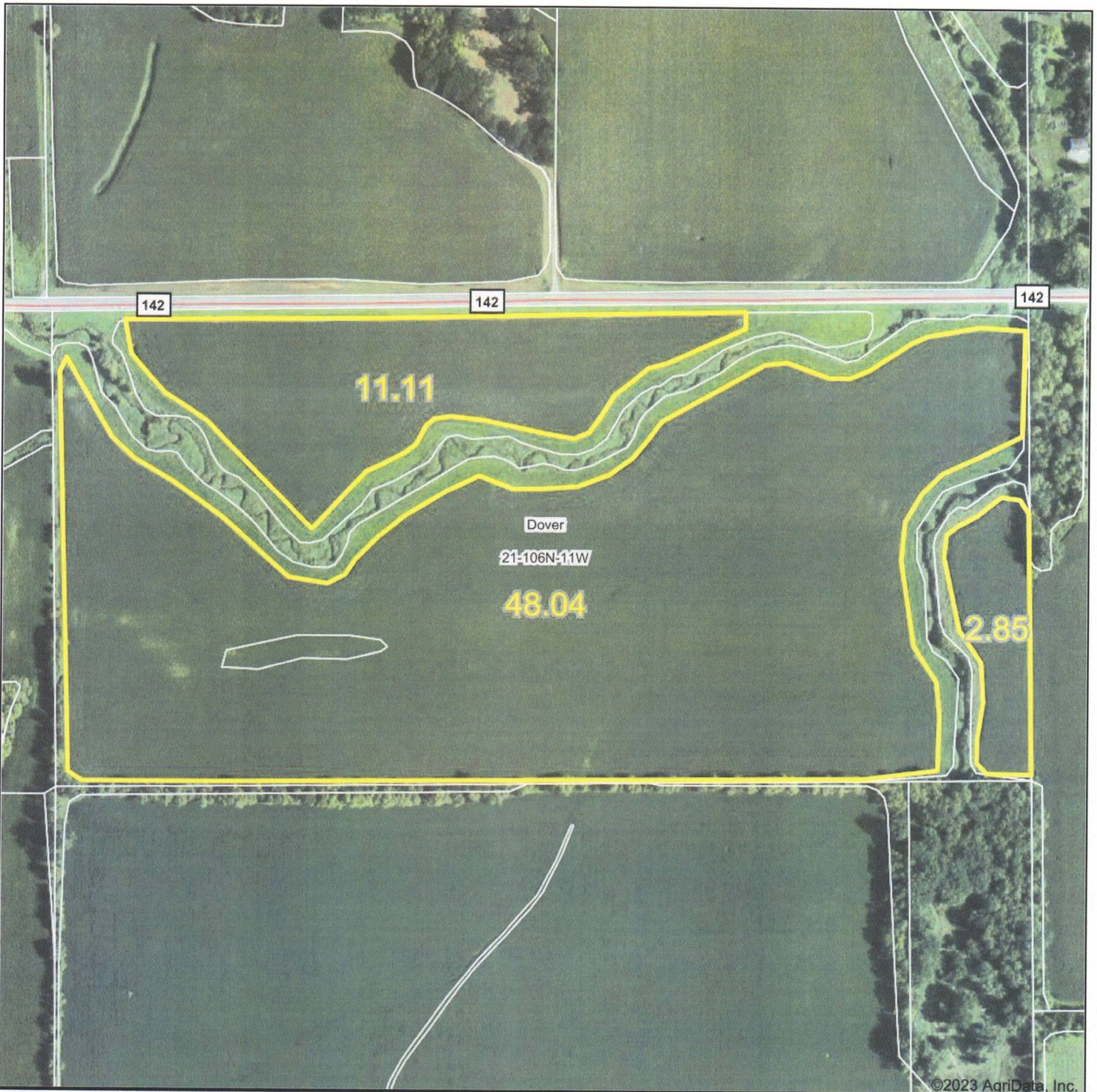
**TMRA**  
**TONY MONTGOMERY**  
 REALTY & AUCTION COMPANY

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING

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



# Ferrier Tillable Acres Aerial Map



**TMRA**  
**TONY MONTGOMERY**  
REALTY & AUCTION COMPANY

Boundary Center: 43° 58' 17.75, -92° 8' 56.51

0ft 417ft 833ft

Maps Provided By:  
  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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**21-106N-11W**  
**Olmsted County**  
**Minnesota**

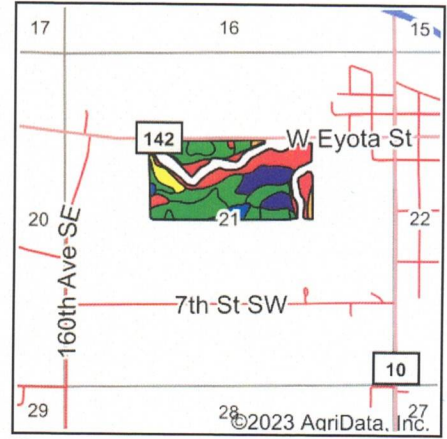
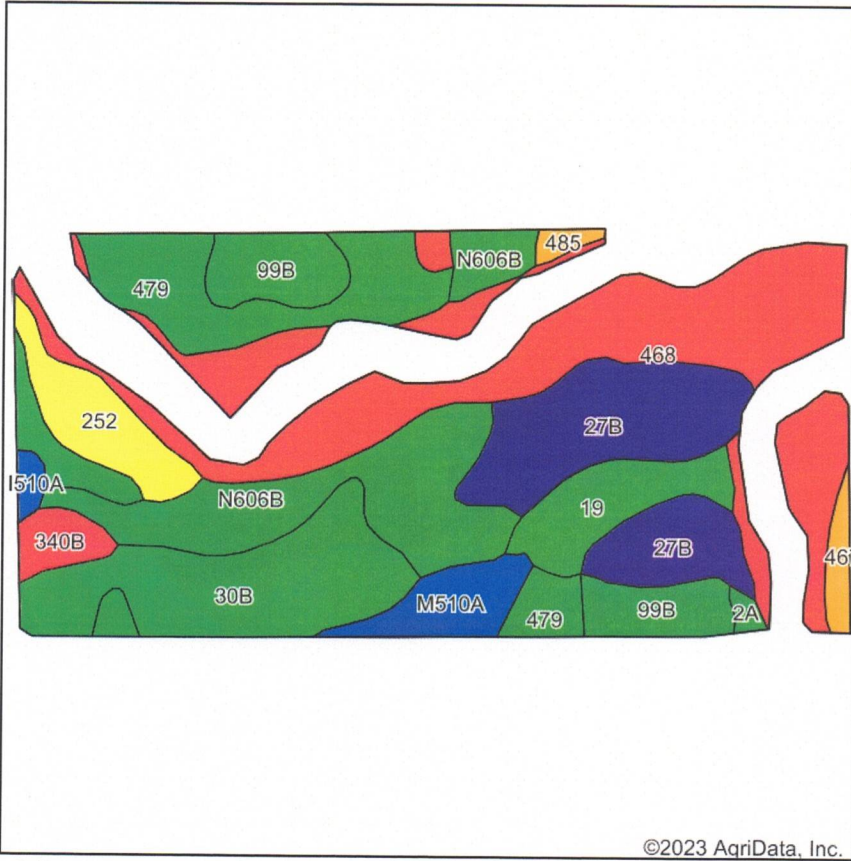


7/20/2023

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



# Ferrier Tillable Acres Soils Map



State: **Minnesota**  
 County: **Olmsted**  
 Location: **21-106N-11W**  
 Township: **Dover**  
 Acres: **62**  
 Date: **7/20/2023**



Area Symbol: MN109, Soil Area Version: 17

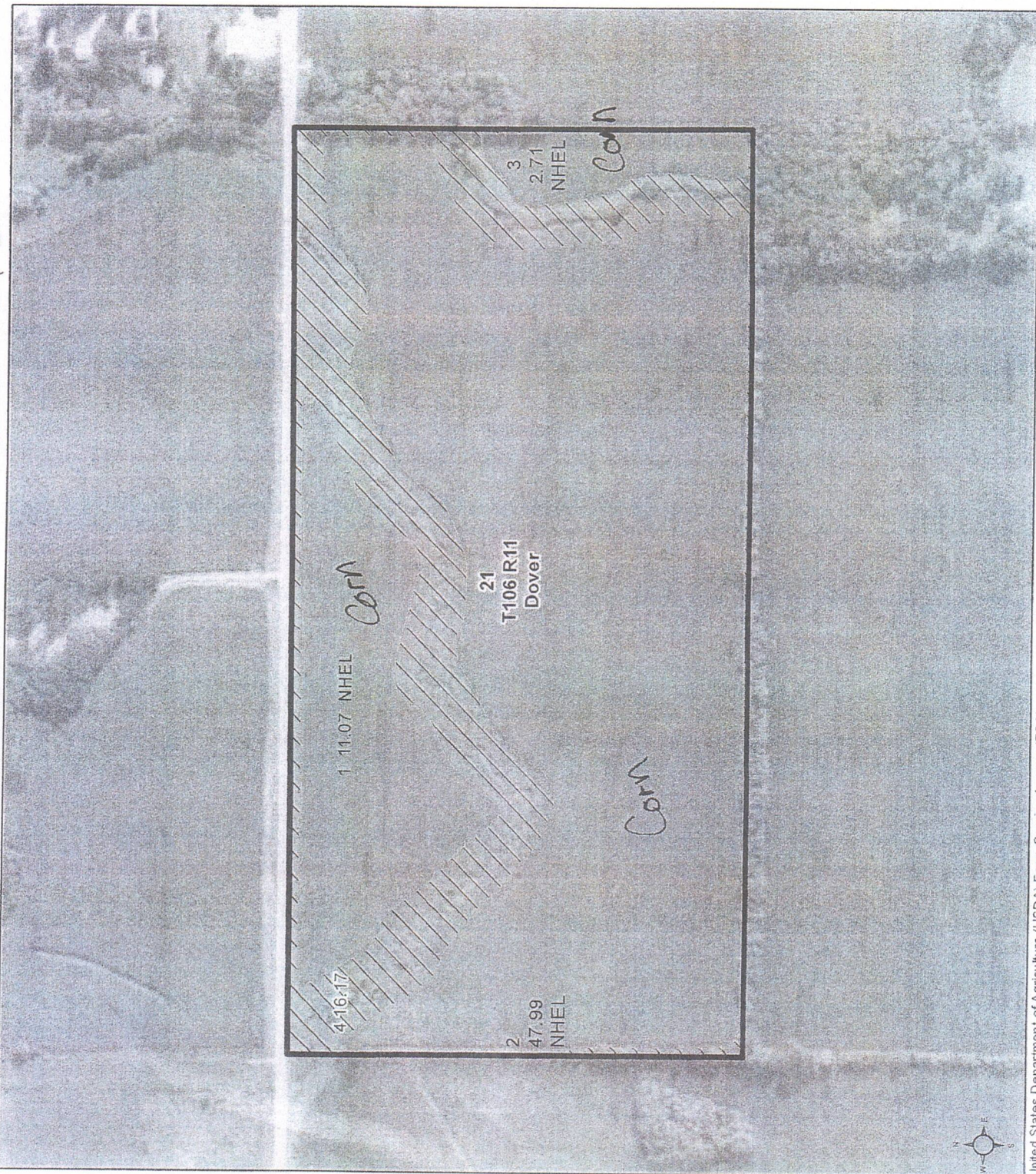
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans	
468	Otter silt loam, channeled	15.34	24.7%	[Red]	Vlw	20	15	
27B	Dickinson sandy loam, 2 to 6 percent slopes	8.45	13.6%	[Blue]	IIIe	60	42	
N606B	Richwood silt loam, 1 to 6 percent slopes	8.20	13.2%	[Green]	Ile	99	84	
30B	Kenyon loam, 2 to 5 percent slopes	7.50	12.1%	[Green]	Ile	97	71	
479	Floyd silt loam, 1 to 4 percent slopes	6.51	10.5%	[Green]	IIlw	100	75	
99B	Racine loam, 2 to 5 percent slopes	3.91	6.3%	[Green]	Ile	91	55	
19	Chaseburg silt loam, moderately well drained, 0 to 2 percent slopes	2.93	4.7%	[Green]	IIlw	92	84	
252	Marshan silt loam	2.79	4.5%	[Yellow]	IIIw	62	28	
M510A	Maxfield silt loam, 0 to 2 percent slopes	2.46	4.0%	[Blue]	IIlw	83	65	
340B	Whalan loam, 1 to 6 percent slopes	1.40	2.3%	[Red]	Ile	49	55	
477B	Littleton silt loam, 1 to 4 percent slopes	1.23	2.0%	[Green]	Ile	99	83	
467	Sawmill silty clay loam	0.70	1.1%	[Orange]	IIlw	79	79	
485	Lawler loam	0.34	0.5%	[Orange]	IIs	77	57	
2A	Ostrander silt loam, 0 to 2 percent slopes	0.24	0.4%	[Green]	Iw	100	69	
<b>Weighted Average</b>						<b>3.17</b>	<b>69.4</b>	<b>*n 52.6</b>

\*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.





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: 61.77 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.



**Actual Production History (APH) Database**

Multiple Peril Crop Insurance



Created By: W1700032BC  
Created: 04/13/2023

Policy #: MN-942-3069780-23

Agency Code: 70-0004  
Agency Name: COMPEER FINANCIAL - ROCHESTER

Insured Name: CRAIG FERRIER  
Crop Year: 2023

Crop Plan	CORN Yp	Unit #	0001-0001
County	109 - Olmsted		
Type	GSG		
Practice	NON IRR		
Options	OUTAYAYC	YC Opt Out	<input type="checkbox"/>
		Yield Limit	14-Default Yield Limitation

Farm Name	DOVER
Other Ident	
TWP-RGE	
108N-011W	
Section	
FSA Farm #	9352, 8605, 15264, 1635,
FSA Tract #	9799, 6306
FSA Parcel #	10023, 8777, 7368,
FSA Parcel #	9498

Crop Year of History	Total Production	Acres	Yields & Rec. Desc.	Prod. Type	YE Yld	TA Yld	YE Opt	Prac/Type Tmap Area
2012	2,044.0	10.70	191A		217			T Yield 198
2013	2,387.0	13.50	177A		201			Prior Yield 220
2014	13,054.0	62.10	210A		232			Yld Floor 158
2016	14,632.0	62.40	234A		251			Rate Yld 207
2017	12,786.0	62.44	205A		219			Yld Ind 229
2018	10,840.0	62.05	175A	D	187			Ave. Yeld 207
2019	9,508.0	50.98	187A	A	197			
2020	13,714.0	61.77	222A	A	229			
2021	15,523.0	61.77	251A	D	256			
2022	13,570.0	61.77	220A	D	222			
Yield Total								
# of Trees/Vines								
Processor #/Name								
Adj. Yield								
Apprv Yld								

DOVER 21

Multi crop year reporting reason	
Tenant/Landlord	
Insuring Other's Share	
Name of Other Person(s) Sharing	

Insured's Share	1.0000	Verify	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insurability						
Other						
Required	<input type="radio"/>	Field Review	<input type="radio"/>	Inspection	<input type="radio"/>	<input type="radio"/>

Actual Production History - Actual Landowner Crop/PI

# - Year designated for exclusion with selection of YE option1 - Has Inspe  
\*average yield without trend applied for rating purposes