



TONY MONTGOMERY REALTY & AUCTION COMPANY
507-259-7502 • 507-421-0232 • www.tmracompany.com

Bruce and Cheyene Gasner

BARE LAND FOR SALE

TBD 150th Ave SE Dover, MN 55929
Olmsted County, Elmira Township, Sections 6
146.89 +/- Acres
137.24 +/- Acres Tillable

Asking: \$1,650,000

TMRA is proud to present the Bruce and Cheyenne Gasner farm. This farm is located along 150th Ave SE and offers great access on both the east and north sides of the farm. The farm offers 137.24 +/- tillable acres and carries a CPI of 84.9 with the majority of the farm being Floyd Silt, Racine, & Downs silt loams. There is good drainage on the farm with some tile located in the SE corner. This good producing farm would be a great addition to any farming operation or portfolio.

Contact: Tony – 507-259-7502; Brad – 507-421-0232; John – 507-932-4656

TMRA Note: All information contained herein this brochure is believed to be correct, however Tony Montgomery Realty & Auction Company and its agents, along with owners, do not guarantee any of the information as to its accuracy. It is the responsibility of the purchaser(s) to do their own due diligence as to the accuracy of such.

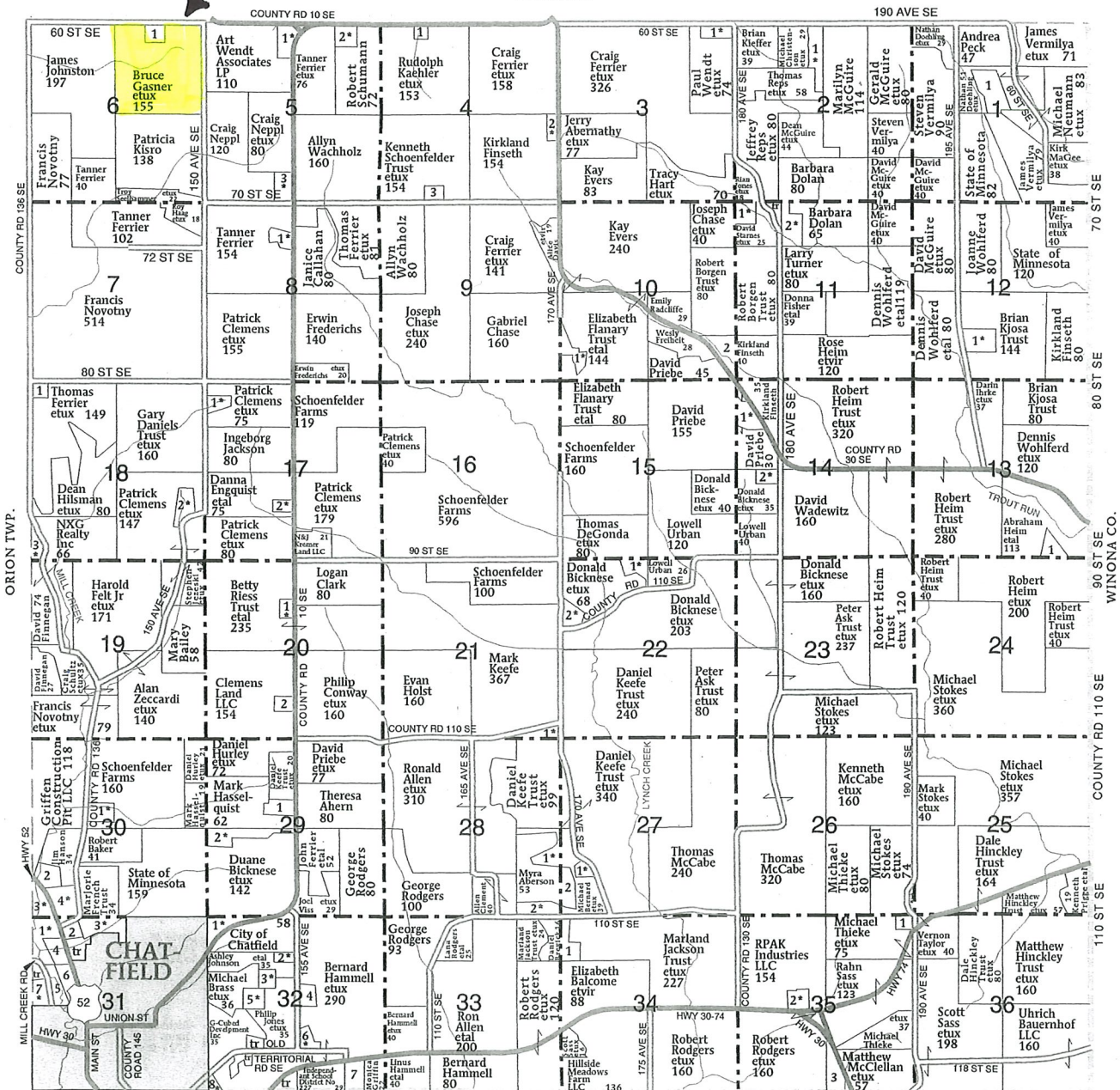
Subject Property

T-105-N

ELMIRA PLAT

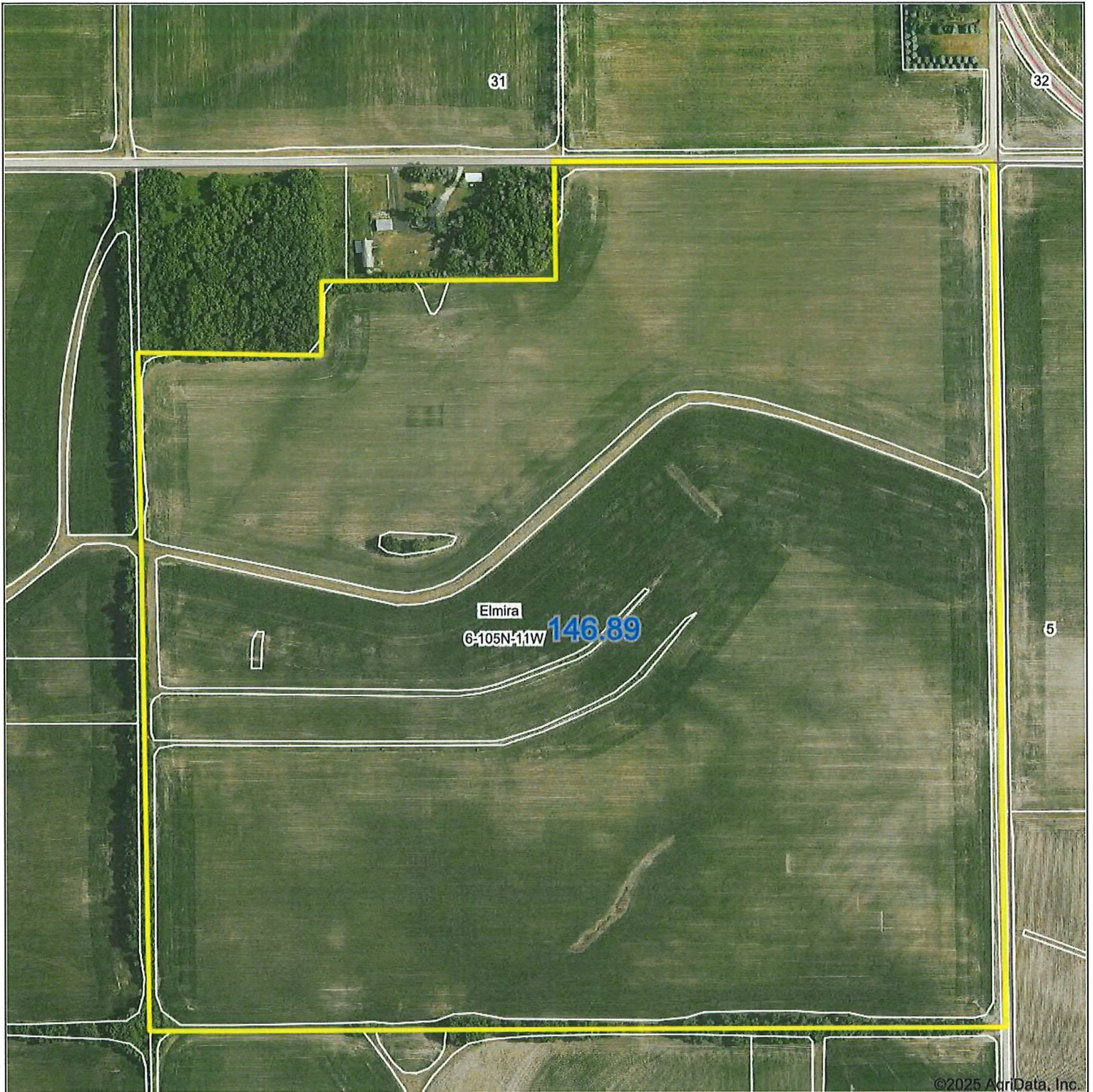
R-11-W

(Landowners)
DOVER TWP.



FILLMORE CO.

Gasner Farm Aerial Map



©2025 AgriData, Inc.



Boundary Center: 43° 55' 48.77, -92° 11' 2.9

0ft 475ft 951ft



6-105N-11W
Olmsted County
Minnesota



8/14/2025

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

Farm 8651

2025 Program Year

Map Created April 28, 2025



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

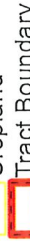
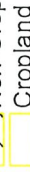
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage

Beans = Dry Edible

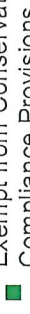
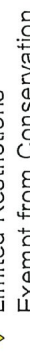
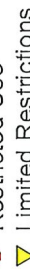
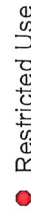
NAG = for GZ

Canola = Spring for seed

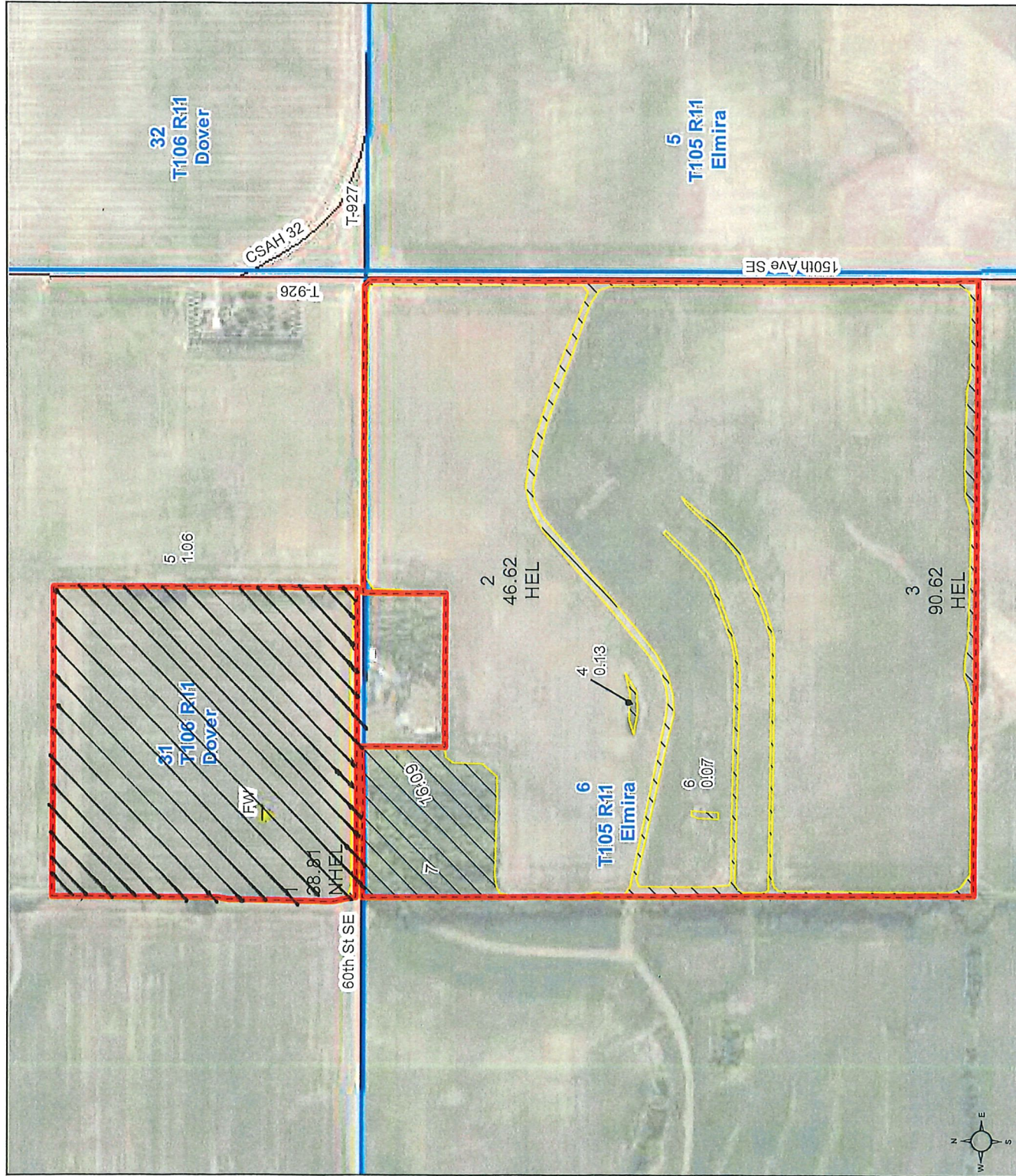
Common Land Unit



Wetland Determination Identifiers



Tract Cropland Total: 176.05 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 2023 NAIP imagery.

Gasner Farm Aerial Map



Boundary Center: 43° 55' 48.79, -92° 11' 3.07

0ft 438ft 876ft



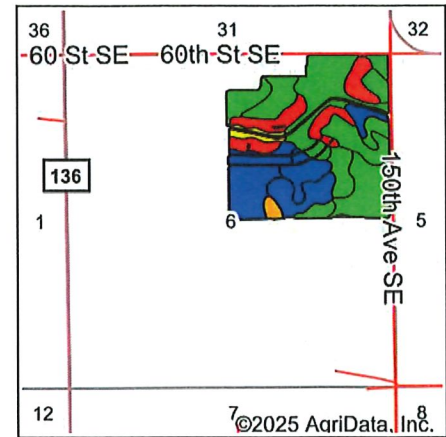
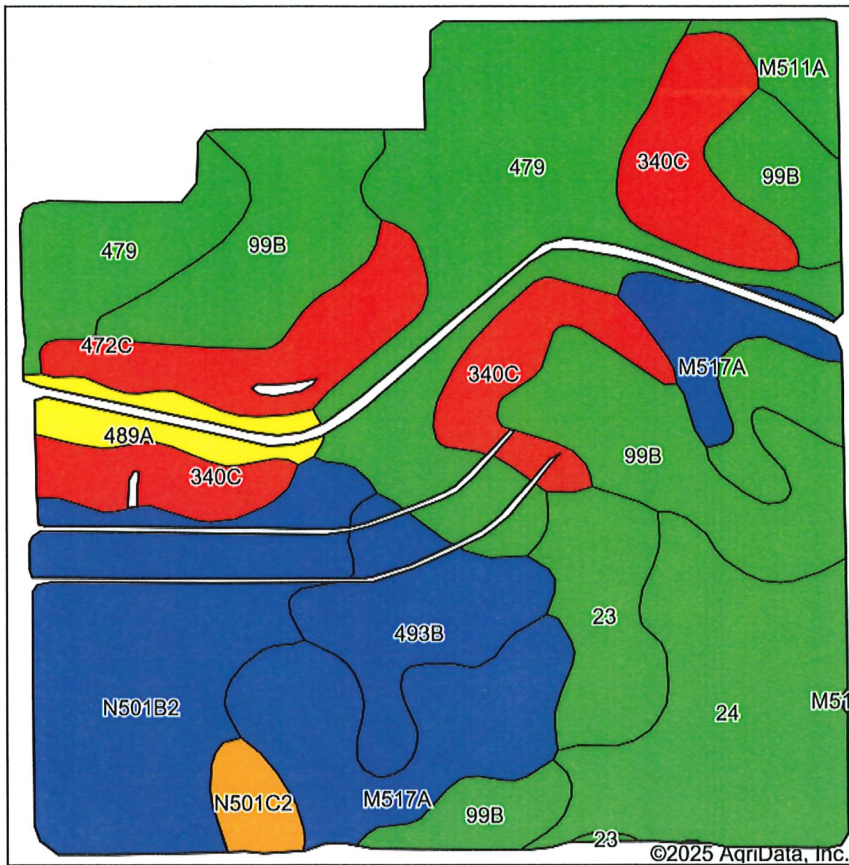
6-105N-11W
Olmsted County
Minnesota



8/8/2025

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

Gasner Soils Map



State: Minnesota
 County: Olmsted
 Location: 6-105N-11W
 Township: Elmira
 Acres: 137.24
 Date: 8/8/2025



Soils data provided by USDA and NRCS.

Area Symbol: MN109, Soil Area Version: 19								
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Oats Bu	*n NCCPI Soybeans
479	Floyd silt loam, 1 to 4 percent slopes	29.79	21.8%		IIw	100		75
99B	Racine loam, 2 to 5 percent slopes	22.34	16.3%		Ile	91		55
N501B2	Downs silt loam, 2 to 6 percent slopes, moderately eroded	18.25	13.3%		Ile	90		73
24	Kasson silt loam, 1 to 4 percent slopes	14.70	10.7%		Ile	95		63
M517A	Clyde silty clay loam, 0 to 3 percent slopes	13.16	9.6%		IIw	86		85
340C	Whalan loam, 6 to 12 percent slopes	13.10	9.5%		IIIle	43	3	51
493B	Oronoco loam, 2 to 6 percent slopes	7.34	5.3%		Ile	88	3	68
472C	Channahon loam, 6 to 12 percent slopes	5.90	4.3%		Vle	28		26
23	Skyberg silt loam, 0 to 3 percent slopes	5.81	4.2%		Iw	95		65
489A	Atkinson loam, 0 to 1 percent slopes	2.90	2.1%		Is	61	3	61
M511A	Readlyn silt loam, 1 to 3 percent slopes	2.17	1.6%		Iw	100		68
N501C2	Downs silt loam, 6 to 12 percent slopes, moderately eroded	1.78	1.3%		IIIle	80		71
Weighted Average					2.20	84.9	0.5	*n 65.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method