



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

Robert and Cindy Lehnertz Trust

BARE LAND FOR SALE

TBD 37th Street NE Dover, MN 55929
Olmsted County, Viola Twp Sections 13 & 24 & Quincy Township, Section 19
94.68 +/- Acres
79.1 +/- Acres Total Tillable
62.93 +/- Open Tillable Acres
16.17 +/- Total CRP Acres

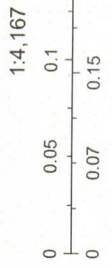
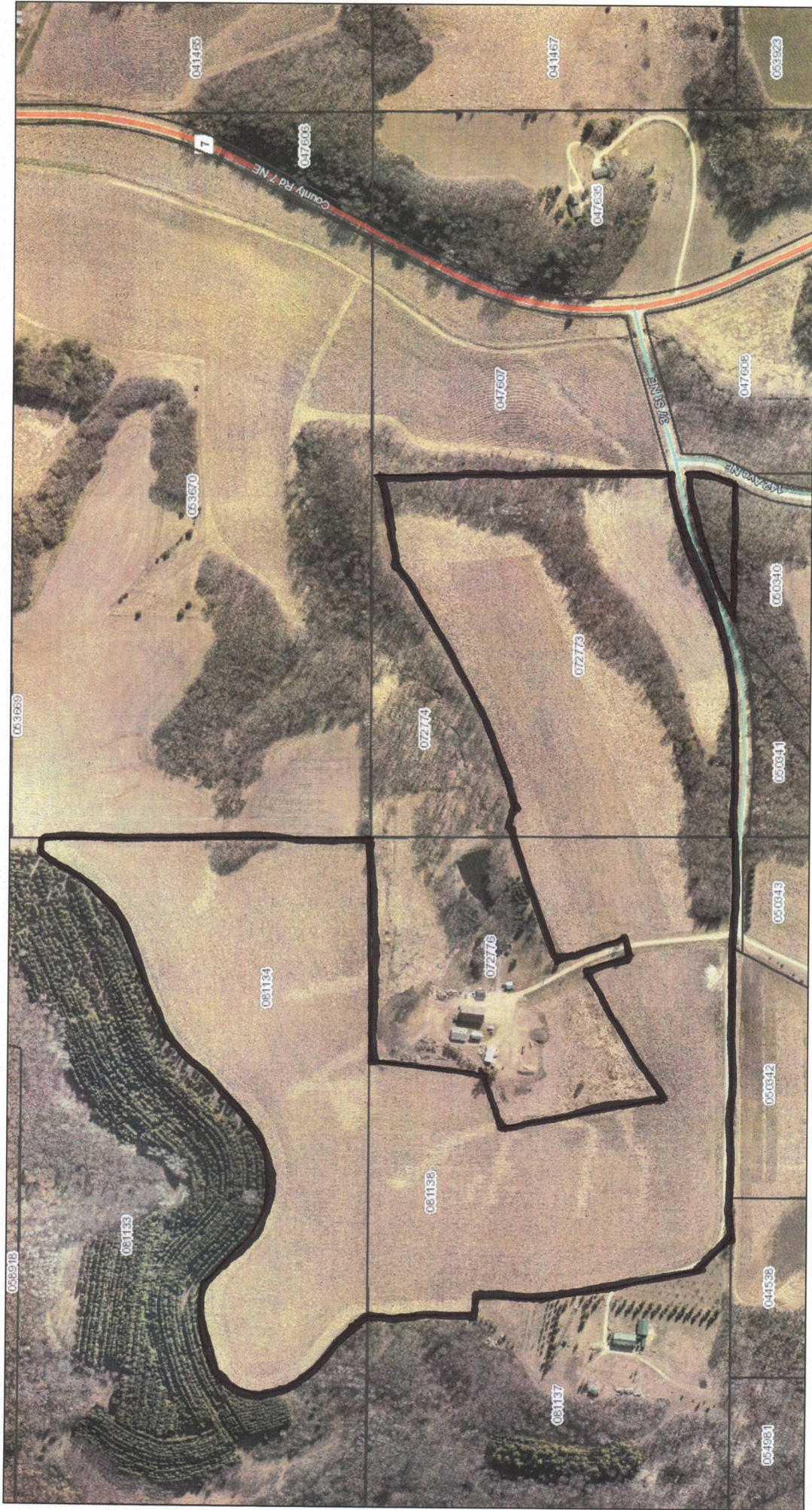
Asking: \$775,000

- 62.93 +/- Acres Rented @ \$285/acre = \$17,935.05
- CRP contract 1 – 10.35 acres @ \$276.31 = \$2,859.81
- CRP contract 2 – 5.82 acres @ \$283.75 = \$1,651.43

TMRA is proud to present the Rob and Cindy Lehnertz Trust Farm. This farm offers 79.1 +/- total acres tillable of which 62.93 +/- are currently being farmed. The tillable acres have a current 2-year rental contract on the bare land with the tenant paying \$285/acre. There are 2 CRP contracts on the farm that total 16.17 +/- acres of CRP lands. The CRP contracts are as follows; 10.35 Acres @ \$276.31/acre and 5.85 acres @ 283.75/acre for a total of \$4,511.24 of CRP income. Both CRP contracts expire on 9/30/2028.

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.



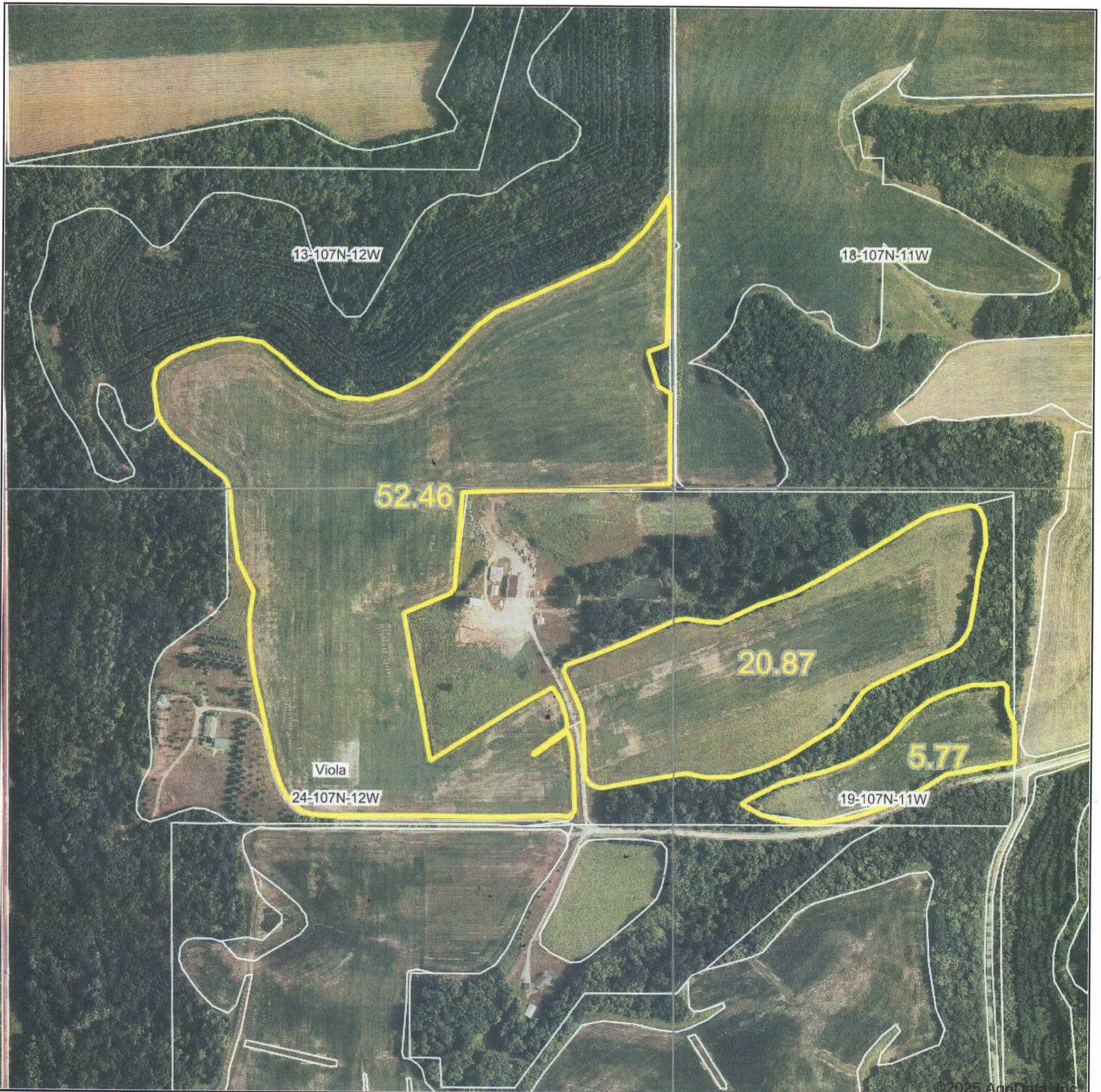
March 28, 2025

1:4,167

Olmsted County MN GIS, Olmsted County, MN GIS Division

Olmsted MN Assessment and Tax office

Lehnertz Tillable Aerial Map



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Boundary Center: 44° 3' 49.81, -92° 12' 2.19



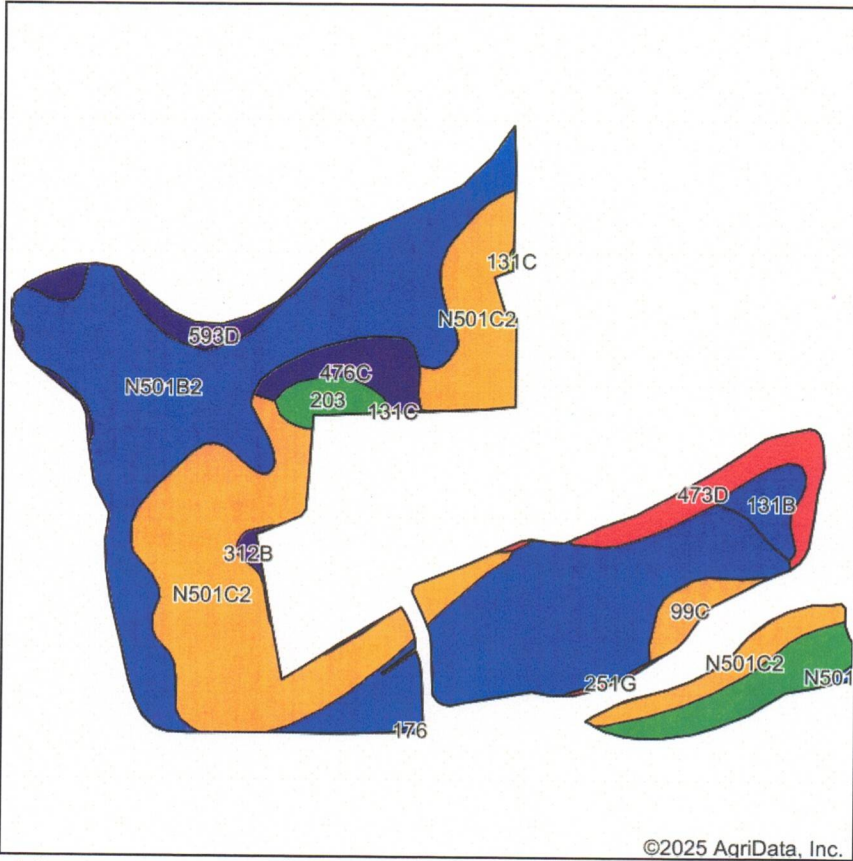
24-107N-12W
Olmsted County
Minnesota



3/17/2025

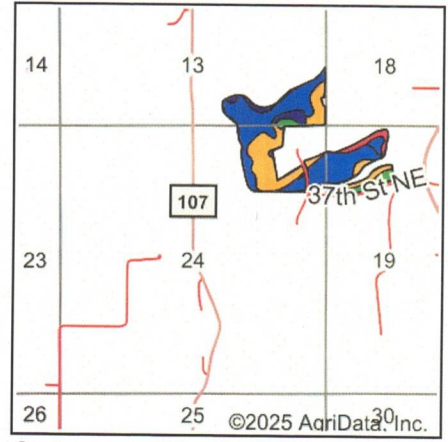
Field borders provided by Farm Service Agency as of 5/21/2008.

Lehnertz Total Tillable Soils Map



©2025 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Olmsted**
 Location: **24-107N-12W**
 Township: **Viola**
 Acres: **79.1**
 Date: **3/17/2025**



Maps Provided By:



Area Symbol: MN109, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay Tons	Oats Bu	*n NCCPI Soybeans	
N501B2	Downs silt loam, 2 to 6 percent slopes, moderately eroded	39.51	50.1%		Ile	90			73	
N501C2	Downs silt loam, 6 to 12 percent slopes, moderately eroded	23.48	29.7%		IIle	80			71	
N518B	Lindstrom silt loam, 2 to 6 percent slopes	3.36	4.2%		Ile	99			87	
473D	Dorerton loam, 12 to 25 percent slopes	3.18	4.0%		VIle	27		2	36	
476C	Frankville silt loam, 6 to 12 percent slopes	2.47	3.1%		IIle	55		2	57	
593D	Elbaville silt loam, 12 to 18 percent slopes	2.17	2.7%		IVe	53			62	
131B	Massbach silt loam, 2 to 6 percent slopes	1.59	2.0%		Ile	84		4	73	
203	Joy silt loam, 1 to 4 percent slopes	1.37	1.7%		Ile	98	1	12	84	
99C	Racine silt loam, 6 to 12 percent slopes	1.35	1.7%		IIle	76			76	
312B	Shullsburg silt loam, 2 to 6 percent slopes	0.37	0.5%		Ile	56			69	
251G	Marlean silty clay loam, 40 to 80 percent slopes	0.19	0.2%		VIIe	4			7	
131C	Massbach silt loam, 6 to 12 percent slopes	0.06	0.1%		IIle	69		3	65	
Weighted Average						2.57	82.2	*-	0.4	*n 70.8

*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.

Lehnertz Open Tillable Acres Aerial Map



Boundary Center: 44° 3' 49.69, -92° 12' 1.77

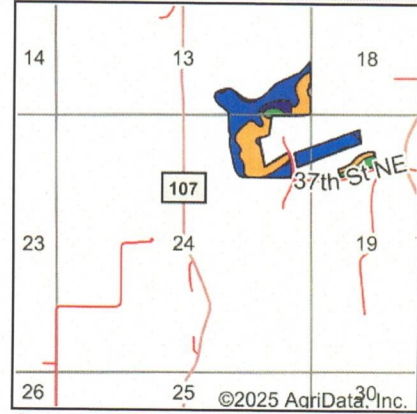
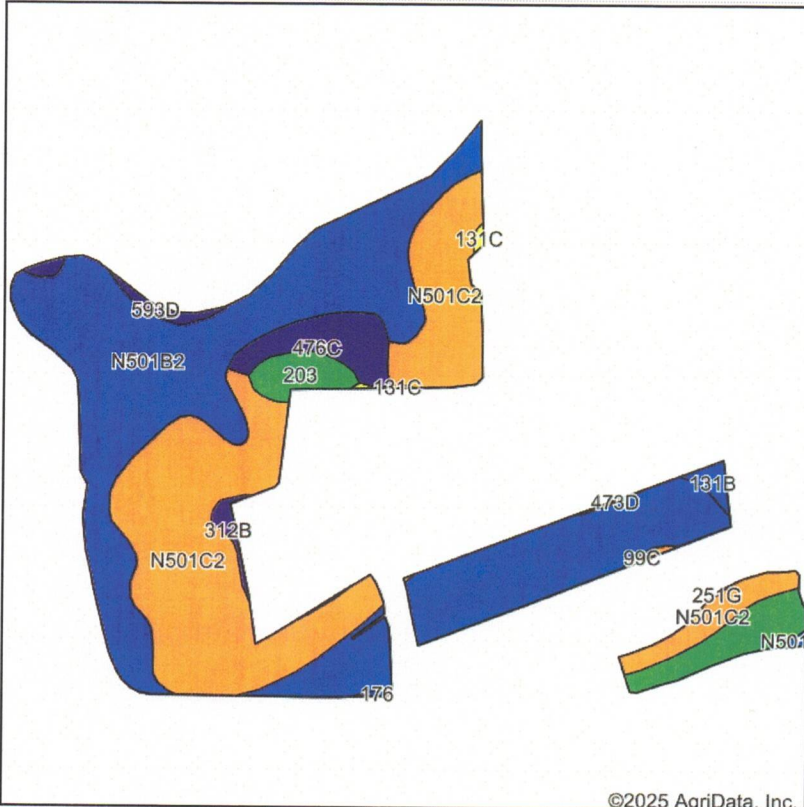


24-107N-12W
Olmsted County
Minnesota

3/28/2025

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

Lehnertz Open Tillable Soils Map



State: **Minnesota**
 County: **Olmsted**
 Location: **24-107N-12W**
 Township: **Viola**
 Acres: **62.93**
 Date: **3/28/2025**

TMRA **TONY MONTGOMERY**
 REALTY & AUCTION COMPANY

Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Bromegrass alfalfa hay Tons	Oats Bu	*n NCCPI Soybeans
N501B2	Downs silt loam, 2 to 6 percent slopes, moderately eroded	32.27	51.3%	■	Ile	90			73
N501C2	Downs silt loam, 6 to 12 percent slopes, moderately eroded	22.44	35.7%	■	IIIe	80			71
N518B	Lindstrom silt loam, 2 to 6 percent slopes	2.50	4.0%	■	Ile	99			87
476C	Frankville silt loam, 6 to 12 percent slopes	2.47	3.9%	■	IIIe	55	2		57
203	Joy silt loam, 1 to 4 percent slopes	1.41	2.2%	■	Ile	98	1	12	84
593D	Elbaville silt loam, 12 to 18 percent slopes	0.63	1.0%	■	IVe	53			62
131B	Massbach silt loam, 2 to 6 percent slopes	0.42	0.7%	■	Ile	84		4	73
312B	Shullsburg silt loam, 2 to 6 percent slopes	0.40	0.6%	■	Ile	56			69
131C	Massbach silt loam, 6 to 12 percent slopes	0.15	0.2%	■	IIIe	69		3	65
99C	Racine silt loam, 6 to 12 percent slopes	0.11	0.2%	■	IIIe	76			76
176	Garwin silty clay loam	0.07	0.1%	■	IIw	86			72
473D	Dorerton loam, 12 to 25 percent slopes	0.06	0.1%	■	VIe	27		2	36
Weighted Average						2.42		*. 0.4	*n 72.3

*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.