



TONY MONTGOMERY REALTY & AUCTION COMPANY

507-259-7502 • 507-421-0232 • www.tmracompany.com

McDaniel Estate Farm 168.91 +/- Acre Farm

10-DAY ONLINE REAL ESTATE AUCTION

Saturday, March 21 – Tuesday, March 31, 2026

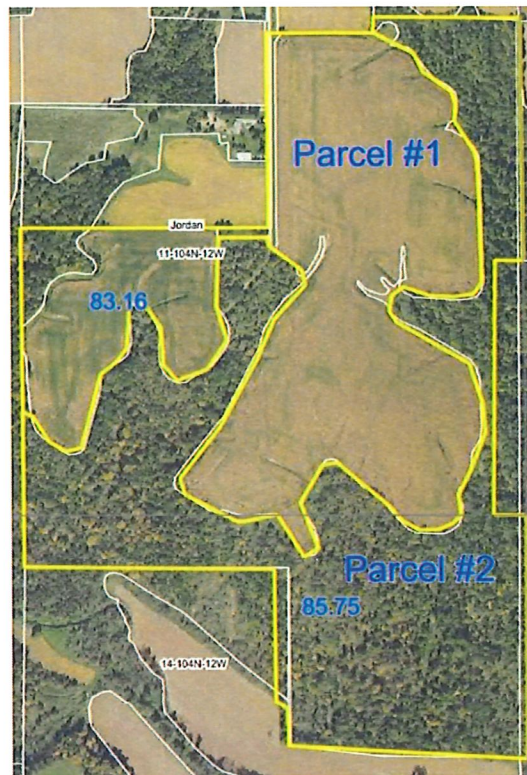
Auction starts closing at 6PM!

Farm Location: TBD 207th Ave Chatfield, MN 55923

Fillmore County, Jordan Township, Sections 11 & 14.

(From Chatfield: Go west on County Road 2 for 2.5 miles and then left, south, onto 207th Ave for .7 miles. Farm at deadend road)

SCAN QR CODE FOR LOCATION AND DIRECTIONS



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. TMRA is representing the sellers exclusively in the sale of this land.



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168.91 ACRES OFFERED IN 2 PARCELS

TMRA is excited to offer such a unique opportunity to acquire great tillable acres as well as exception recreation land through the McDaniel Estate 10-Day Online Land Auction. This auction will feature a 168.91-acre farm located just SW of Chatfield, MN. The farm will be offered in 2 parcels, allowing bidders to focus on specific types of land that suit their needs either tillable and/or recreational and hunting land.

Parcels to be sold:

Parcel #1 – 83.16 +/- Surveyed Acres. Jordan Twp, Section 11. This is a great opportunity to purchase good productive tillable ground in Jordan Twp! This parcel contains 83.16 certified surveyed acres with approximately 80.5 acres of cropland. The Fayette soils are supported with excellent clay based for moisture retention. Two fields make up this attractive parcel. This cropland has been run by one family since the 1970's. This auction surely will give a great opportunity for someone looking for good productive land with a good location! Parcel is buildable. (In certified survey recognized as parcel A)

Parcel #2 – 85.75 +/- Surveyed Acres. Jordan Twp, Sections 11 & 14. Incredible! If you are a fan of nature, you will surely want a chance at this parcel. With 85.75 certified surveyed acres of mature hardwoods adorn this parcel with mother nature promoting wildlife throughout! This parcel is buildable! Remember, located on a dead-end township road gives a spectacular secluded opportunity! This area is renowned for its beauty and exclusivity! (In certified survey recognized as parcel B)

Parcel #1 - Bid Price X 83.16 +/- acres + 3% Buyers Fee = Full Contract Purchase Price.

Parcel #2 - Bid Price X 85.75 +/- acres + 3% Buyers Fee = Full Contract Purchase Price.

Closing of Auction:

Parcel 1 (83.16 acres) will be offered and sold first. Once parcel 1 has closed, and additional 10 minutes will be given to Parcel 2 (85.75 acres) before closing parcel 2. Please note that any bidding on any lot with 2 minutes or less remaining will extend the bid time back to 5 minutes.



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TERMS: Terms of sale include but not limited to buyer(s) being responsible to perform their own “due diligence” regarding all aspects of the purchase. Tony Montgomery Realty & Auction Company, (TMRA), is representing the seller exclusively on all aspects of this real estate sale. A 3% buyer’s fee will be added on to final bid price to achieve full contract purchase price. Buyer(s) shall have all financing secured before bidding on this auction as there will be no buyer contingencies accepted within this auction. There will be no contingencies allowed at this auction including, but not limited to, financing. Real Estate taxes due and payable in the year of 2026 will be paid for by buyer. Real Estate taxes due in 2025 were \$5,196. At the conclusion of the auction, buyer(s) and sellers shall enter into a standard MN purchase agreement drafted by TMRA and buyer shall deposit non-refundable earnest money as time is of the essence. Earnest money deposited with TMRA shall be 10% of full contract purchase price for each parcel. Closing shall be on or before May 1, 2026. Seller, TMRA and all representatives of before mentioned are making no warranties or guarantees other than that stipulated through a Warranty Deed.

OPEN HOUSE DATE: Saturday, March 21 @ 10AM – Noon or by appt.

Closing: Closing for this transaction will be on or before May 1, 2026.

Real Estate Taxes: 2026 Real Estate taxes will be paid for by buyer. Due to the split that is taking place to create the 2 parcels for this auction. Taxes will be created by County after recording of split is complete.

Possession: Buyer will take possession of the farms after closing.

Registration: All interested bidders will be required to pre-register with TMRA at www.tmracompany.com to bid on this auction.

CALL: Brad Jech @ 507-421-0232; John Keefe @ 507-932-4656; Tony Montgomery @ 507-259-7502; Chelsie Jech @ 507-421-0351.

William and Jean McDaniel Estate

Elizabeth Whalen, Kathy Stinar & John McDaniel (Survivorship) - Owners



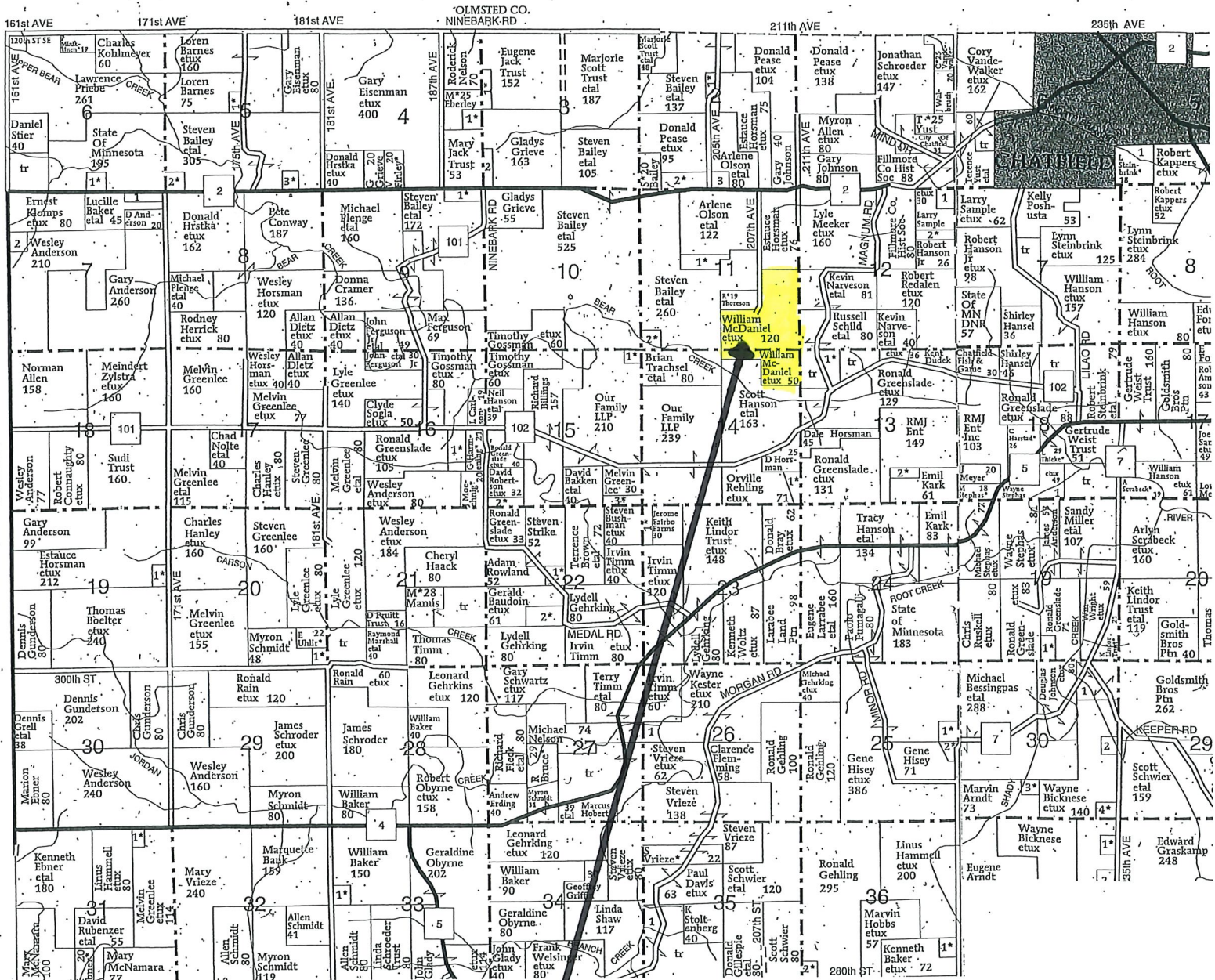
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T-104-N

JORDAN PLAT

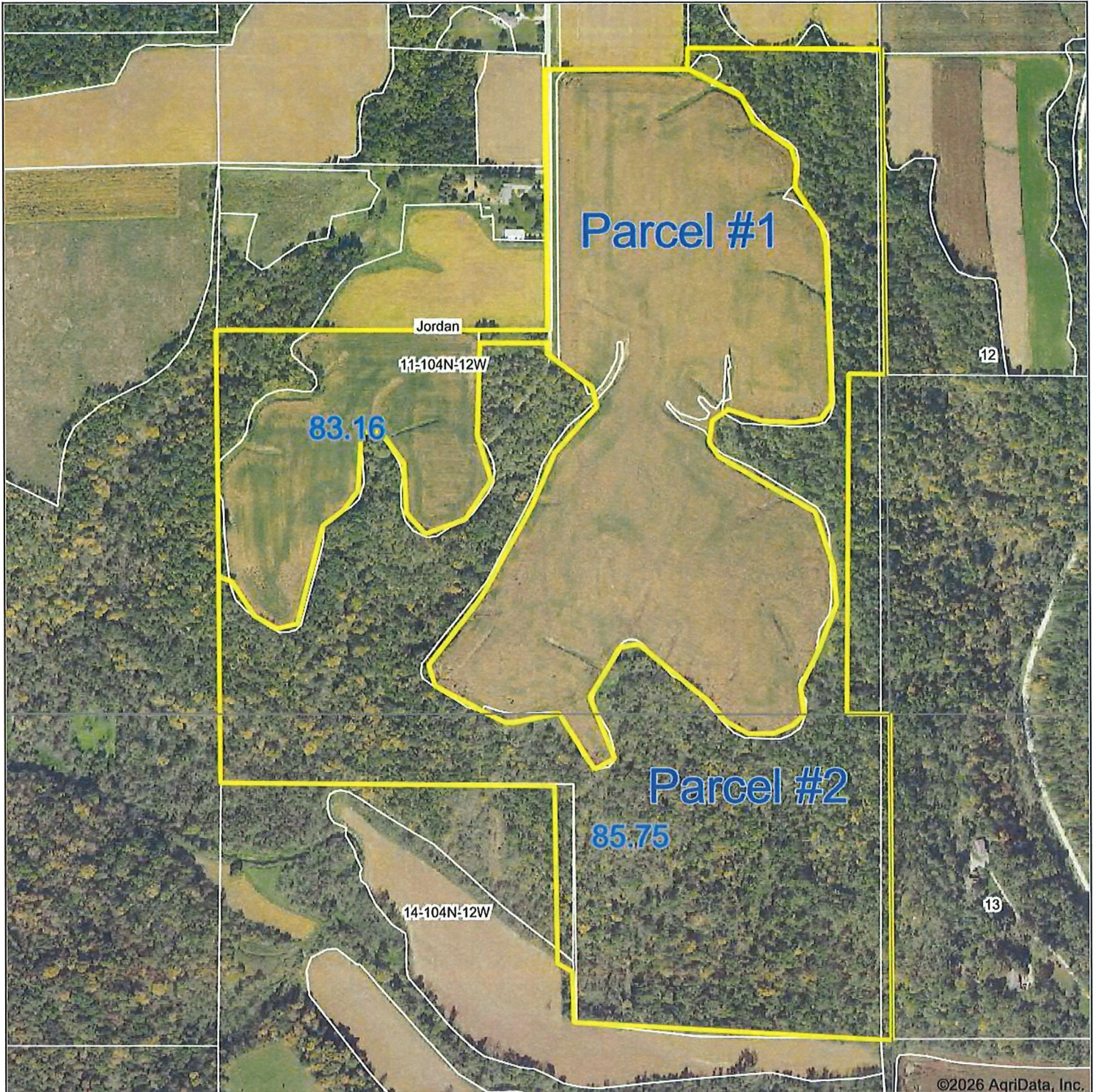
R-12-WT-104-N



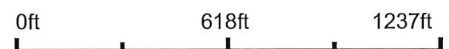
McDaniel Farm

540 N. Wabasha Street • Plainview, MN 55964

McDaniel Farm Parcels Aerial Map



Boundary Center: 43° 49' 13.4, -92° 14' 1.98



11-104N-12W
Fillmore County
Minnesota



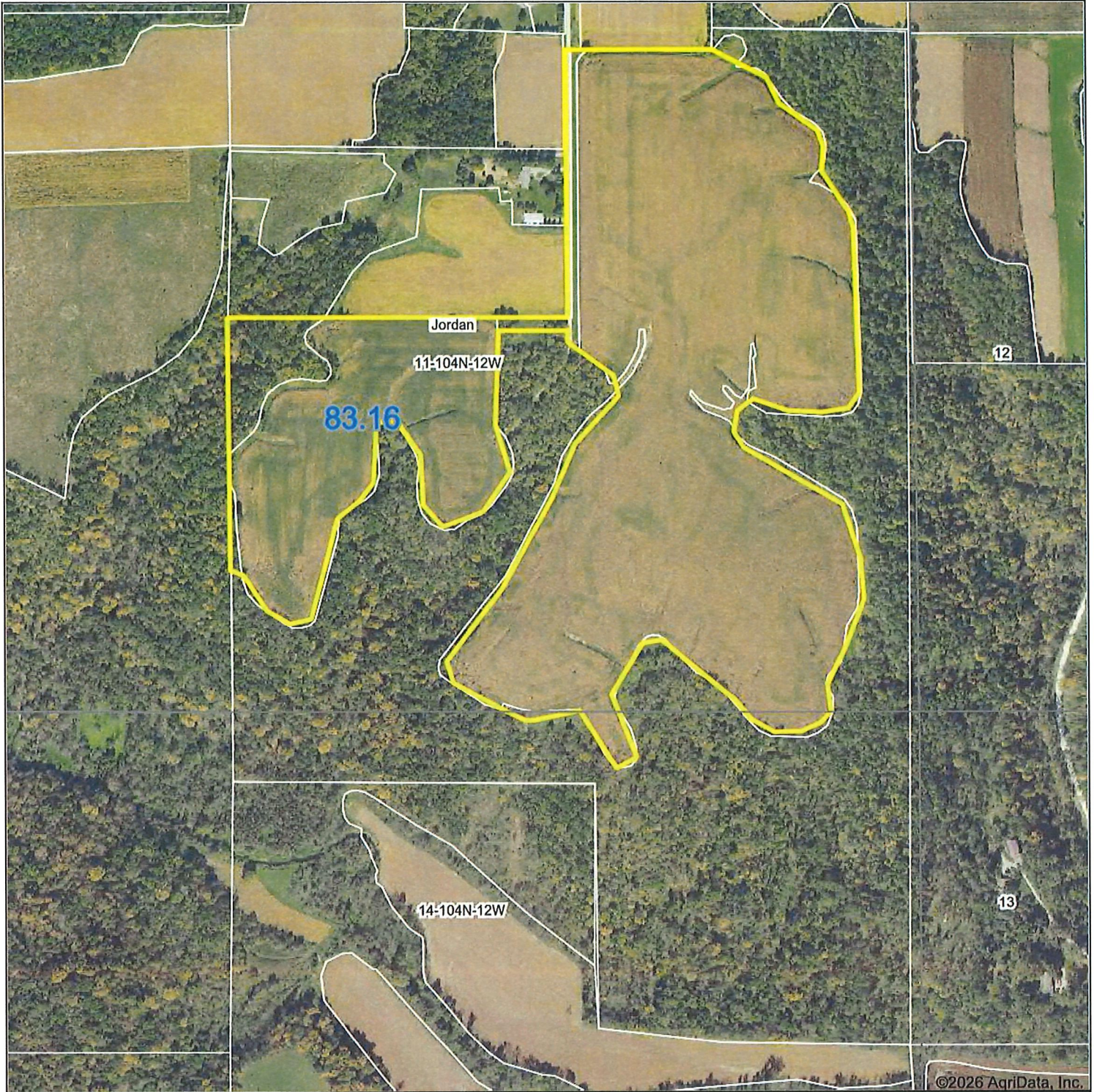
Maps Provided By:

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2/23/2026

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

McDaniel Parcel #1 Aerial Map



Boundary Center: 43° 49' 18.39, -92° 14' 3.4



11-104N-12W
Fillmore County
Minnesota



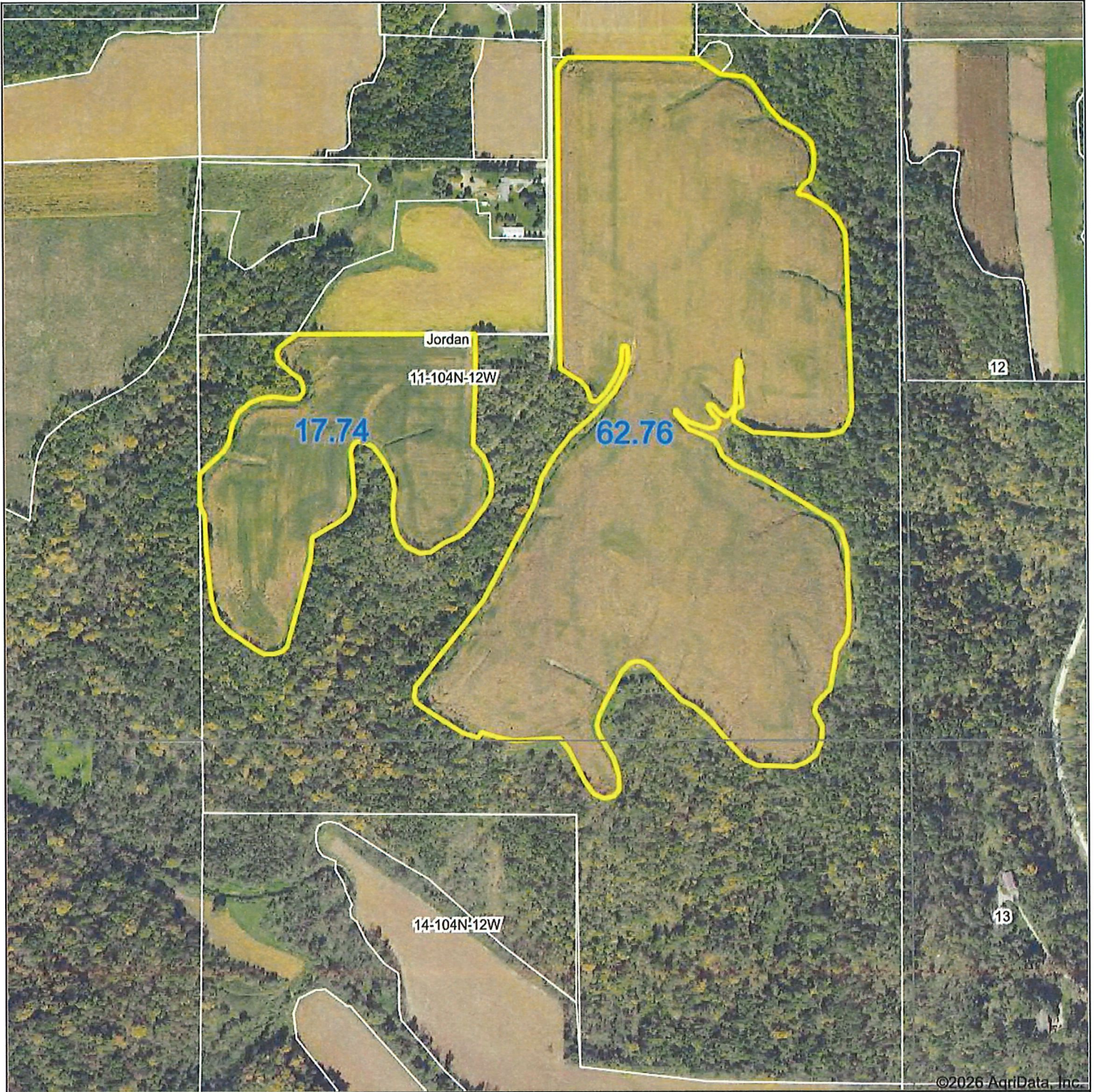
Maps Provided By:

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2/23/2026

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

McDaniel Tillable Acres Aerial Map



Boundary Center: 43° 49' 18.39, -92° 14' 3.37



11-104N-12W
Fillmore County
Minnesota



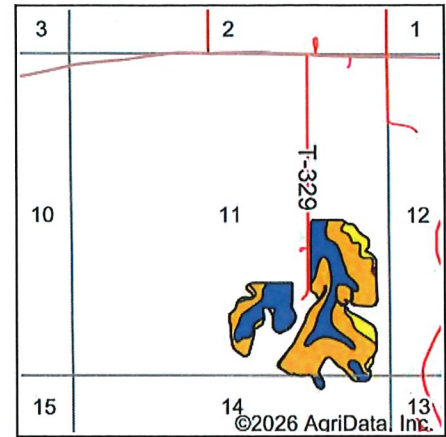
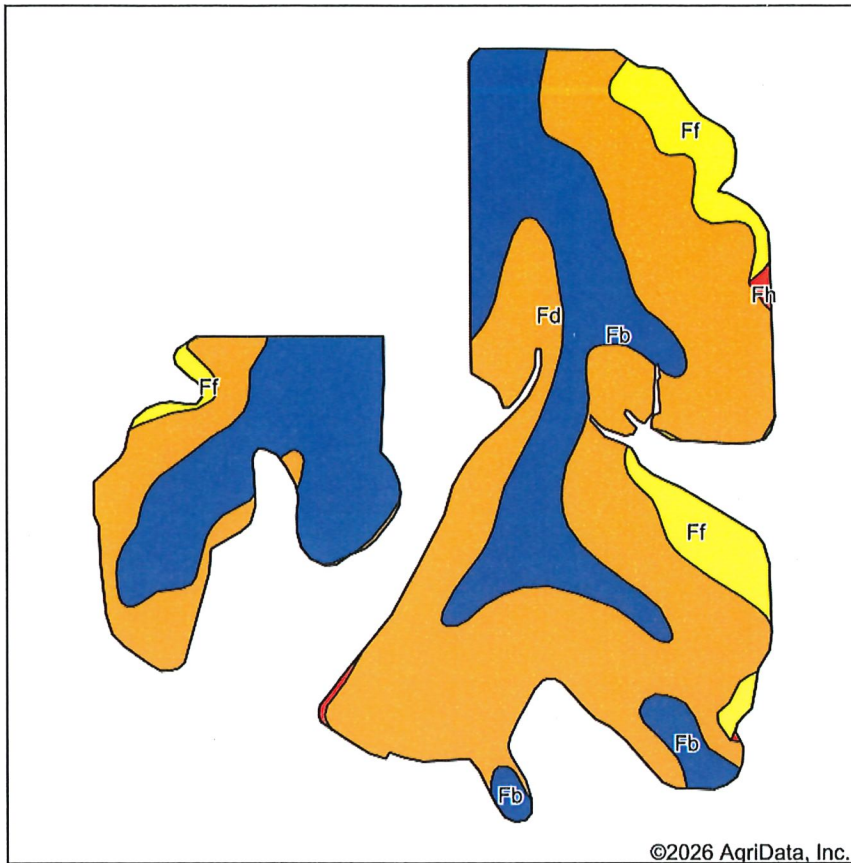
Maps Provided By:

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2/23/2026

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

McDaniel Tillable Acres Soils Map



State: **Minnesota**
 County: **Fillmore**
 Location: **11-104N-12W**
 Township: **Jordan**
 Acres: **80.5**
 Date: **2/23/2026**



Soils data provided by USDA and NRCS.

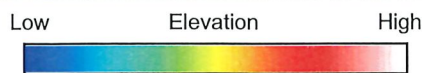
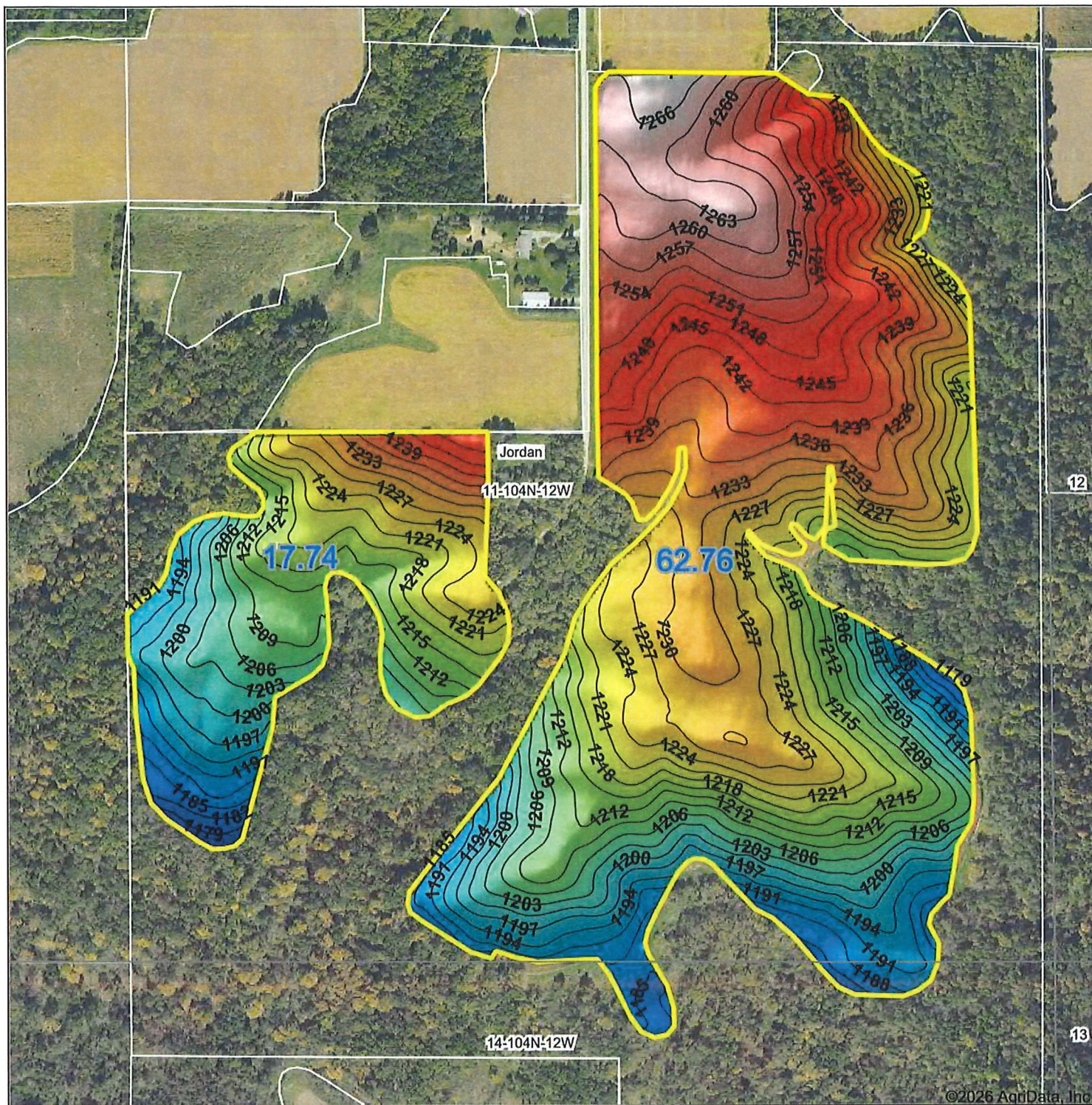
Area Symbol: MN045, Soil Area Version: 21

| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index | *n NCCPI Soybeans | |
|-------------------------|---|-------|------------------|-----------|------------------|--------------------|-------------------|----------------|
| Fd | Fayette silt loam, 6 to 12 percent slopes, moderately eroded | 45.60 | 56.6% | | IIIe | 72 | 65 | |
| Fb | Fayette silt loam, 2 to 6 percent slopes | 28.17 | 35.0% | | IIe | 85 | 76 | |
| Ff | Fayette silt loam, 12 to 20 percent slopes, moderately eroded | 6.44 | 8.0% | | IVe | 61 | 60 | |
| Fh | Fayette silt loam, 18 to 35 percent slopes, moderately eroded | 0.29 | 0.4% | | VIe | 27 | 9 | |
| Weighted Average | | | | | | 2.74 | 75.5 | *n 68.2 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

McDaniel Tillable Topography Hillshade



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

Source: USGS 3 meter dem
 Interval(ft): 3
 Min: 1,176.8
 Max: 1,268.7
 Range: 91.9
 Average: 1,223.1
 Standard Deviation: 21.26 ft



2/23/2026

11-104N-12W
 Fillmore County
 Minnesota

Boundary Center: 43° 49' 18.39, -92° 14' 3.37

McDaniel Productive Acres



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2025

*Productive Acres: **79.2** **98.4%**

NDVI between: 73 and 85 Exclude

Crop:

[Cloud Check](#) [Analyze](#)

Client:

Farm:

Field:

Acres: 80.5 Date: 2/23/2026

| Average *Productive Acres | |
|---------------------------|--------------|
| All Crops | |
| 74.2 | 92.1% |

| | | |
|----------|---|-------|
| | 1 | 98.4% |
| Corn | 4 | 92.5% |
| Soybeans | 4 | 90.2% |

Use with caution. May have



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2024

*Productive Acres: **77.7** **96.5%**

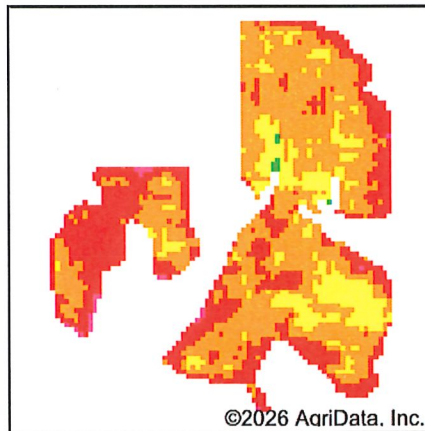
NDVI between: 74 and 82 Exclude

Crop: Corn - 98%
Deciduous Forest - 1%

[Cloud Check](#) [Analyze](#)

Productivity Index: 75.5

| Low RELATIVE BIOMASS High | Value |
|---------------------------|----------|
| | 86 - 120 |
| | 81 - 85 |
| | 76 - 80 |
| | 71 - 75 |
| | 66 - 70 |
| | 61 - 65 |
| | 51 - 60 |
| | 41 - 50 |
| | 21 - 40 |
| | 1 - 20 |
| | 0 - 0 |



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2023

*Productive Acres: **65.9** **81.9%**

NDVI between: 63 and 77 Exclude

Crop: Soybeans - 100%

[Cloud Check](#) [Analyze](#)

Elevation Range: 91.9 ft.

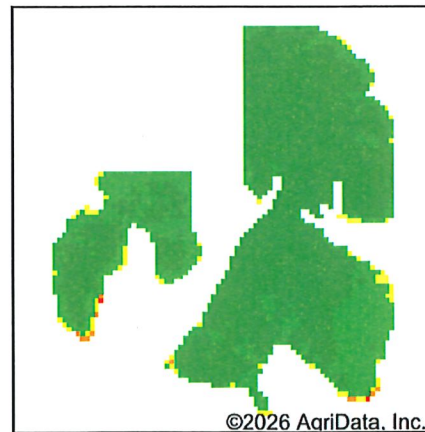
State: MN

County: Fillmore

Location: 11-104N-12W

Township: Jordan

Boundary Center: 43° 49' 18.39, -92° 14' 3.37



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2022

*Productive Acres: **72.8** **90.4%**

NDVI between: 78 and 85 Exclude

Crop: Corn - 100%

[Cloud Check](#) [Analyze](#)



Maps Provided By:



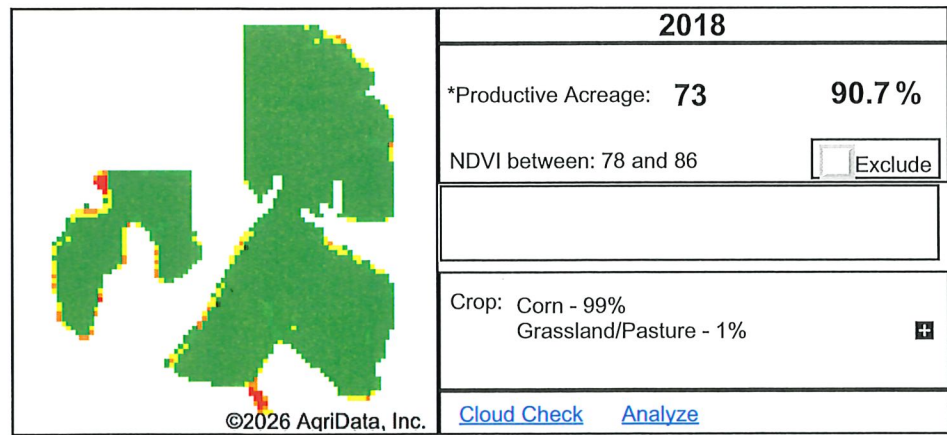
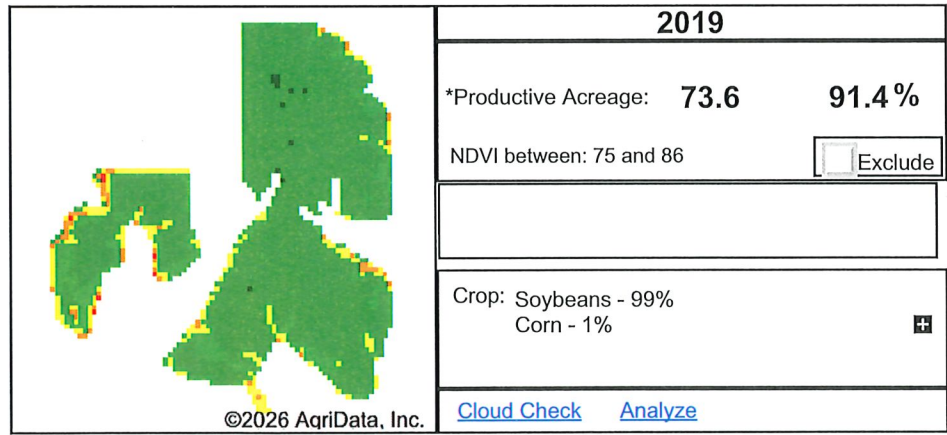
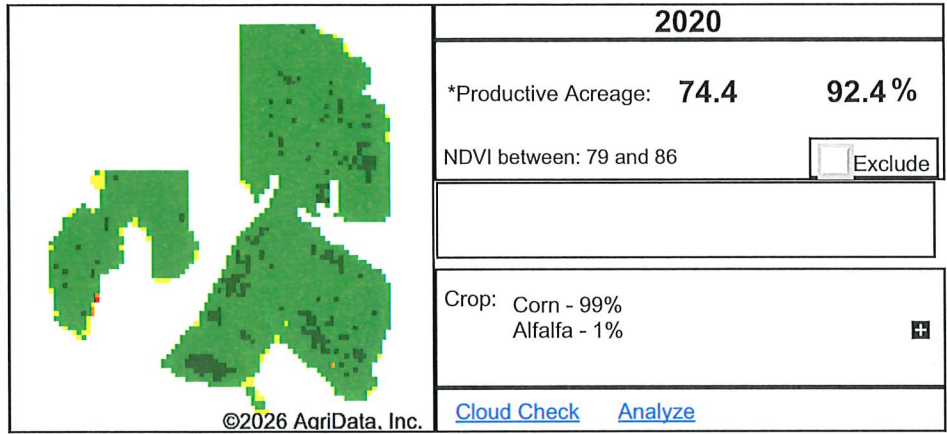
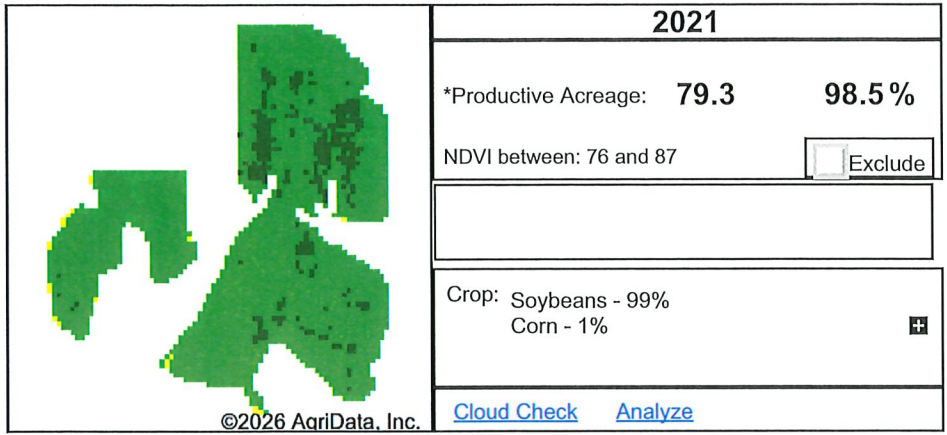
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*Acres in the productive range calculated by taking the Maximum NDVI value(remove top 2%) minus 10 (minus 7 for corn).

** Reviewed for Clouds and/or Shadows



| Average *Productive Acres | |
|---------------------------|-----------------------|
| All Crops | |
| 74.2 | 92.1% |
| NDVI Mean: 79.4 | Std. Dev: 3.07 |

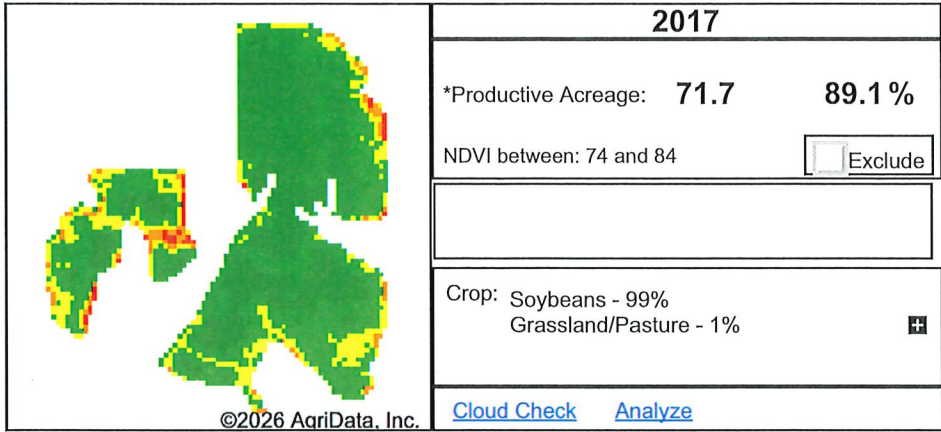
Productivity Index: 75.5

| Low Relative Biomass High | Value |
|---------------------------|----------|
| | 86 - 120 |
| | 81 - 85 |
| | 76 - 80 |
| | 71 - 75 |
| | 66 - 70 |
| | 61 - 65 |
| | 51 - 60 |
| | 41 - 50 |
| | 21 - 40 |
| | 1 - 20 |
| | 0 - 0 |

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*Acres in the productive range calculated by taking the Maximum NDVI value(remove top 2%) minus 10 (minus 7 for corn).

** Reviewed for Clouds and/or Shadows



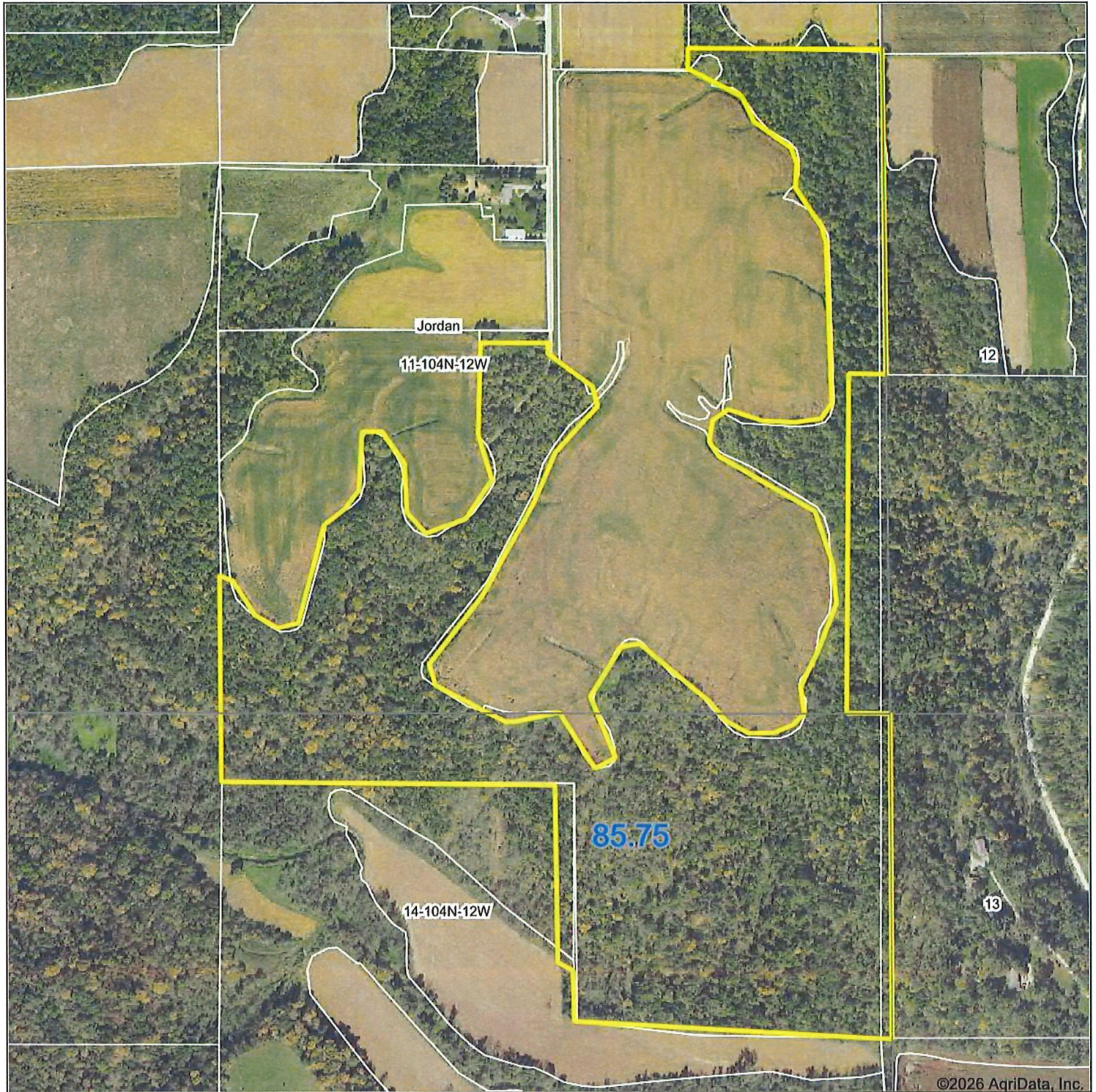
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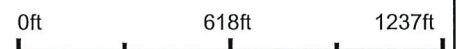
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McDaniel Parcel #2 Aerial Map



Boundary Center: 43° 49' 13.4, -92° 14' 1.98



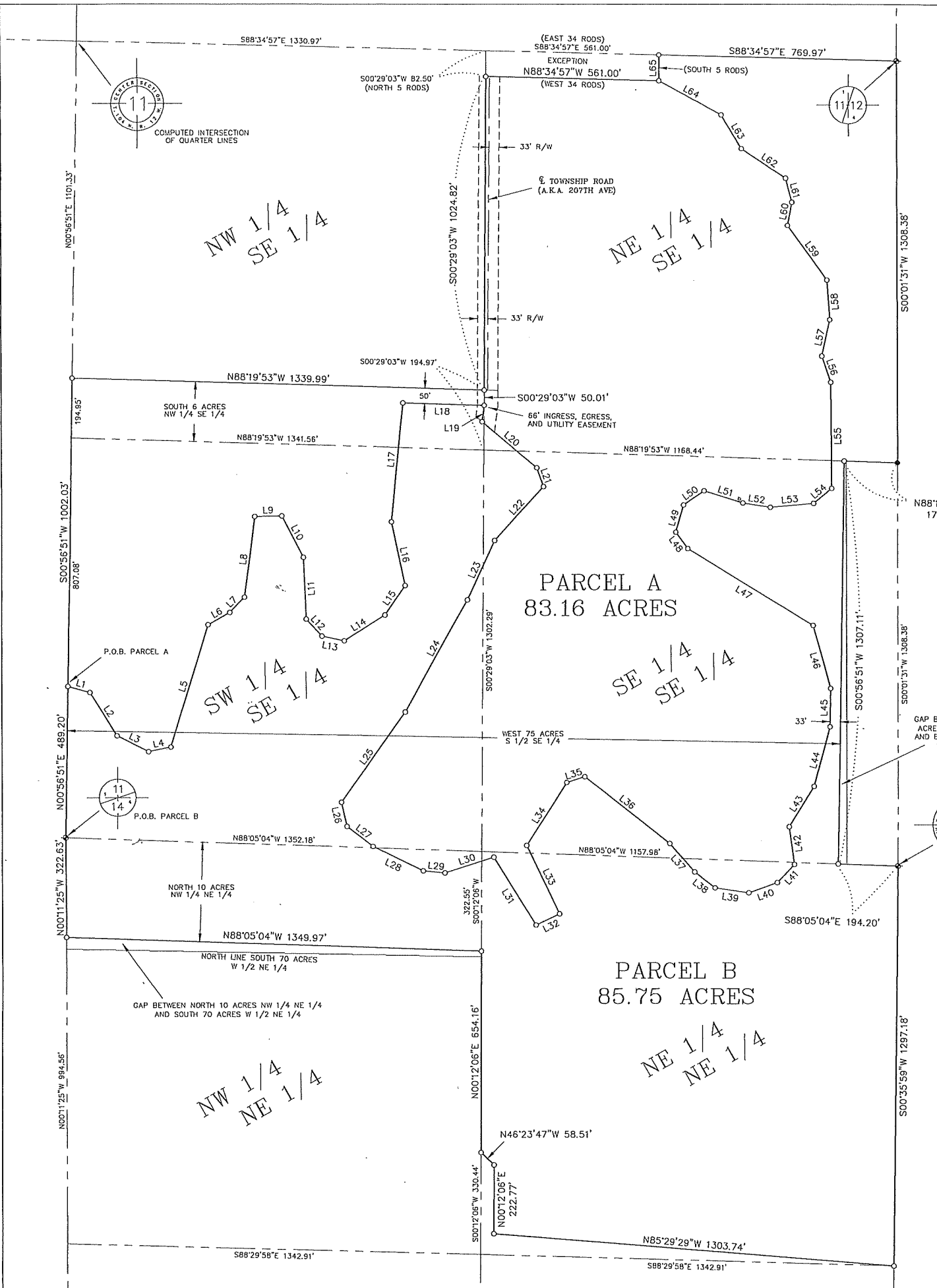
11-104N-12W
Fillmore County
Minnesota



Maps Provided By:
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CUSTOMIZED ONLINE MAPPING
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2/23/2026

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



NW 1/4
SE 1/4

NE 1/4
SE 1/4

PARCEL A
83.16 ACRES

SE 1/4
SE 1/4

SW 1/4
SE 1/4

PARCEL B
85.75 ACRES

NE 1/4
NE 1/4

NW 1/4
NE 1/4

CERTIFICATE OF SURVEY

SECTION 11 & 14
T. 104 N., R. 12 W.

LAND DESCRIPTIONS:

PARCEL A
That part of the West 75 acres of the South Half of the Southeast Quarter, the South 6 acres of the Northwest Quarter of the Southeast Quarter, and the Northeast Quarter of the Southeast Quarter except a parcel described as commencing at the Northwest corner of said Northeast Quarter of the Southeast Quarter, thence East 34 rods, thence South 5 rods, thence West 34 rods, thence North 5 rods to the place of beginning, the West 2 rods thereof in width being subject to an easement for township road, all in Section 11, Township 104 North, Range 12 West, Fillmore County, Minnesota, and that part of the Northeast Quarter of the Northeast Quarter, and the North 10 acres of the Northwest Quarter of the Northeast Quarter all in Section 14, Township 104 North, Range 12 West, Fillmore County, Minnesota, described as follows:

Commencing at the southwest corner of said South Half of the Southeast Quarter of Section 11; thence on assumed bearing of North 00° 56' 51" East, along the west line of said South Half of the Southeast Quarter, 489.20 feet to the point of beginning; thence South 74° 22' 05" East 73.61 feet; thence South 32° 12' 26" East 164.74 feet; thence South 63° 21' 23" East 115.31 feet; thence North 78° 15' 21" East 73.86 feet; thence North 17° 13' 13" East 414.80 feet; thence, North 60° 25' 38" East 80.88 feet; thence North 44° 01' 02" East 68.84 feet; thence North 07° 28' 09" East 263.46 feet; thence North 88° 45' 21" East 87.84 feet; thence South 27° 16' 36" East 150.88 feet; thence South 02° 47' 28" East 200.35 feet; thence South 41° 53' 27" East 75.16 feet; thence South 78° 02' 10" East 73.31 feet; thence North 57° 43' 31" East 157.49 feet; thence North 34° 15' 14" East 116.22 feet; thence North 11° 48' 29" West 210.53 feet; thence North 05° 33' 41" East 388.68 feet to a point 50.00 feet southerly of the north line of the said South 6 acres of the Northwest Quarter of the Southeast Quarter; thence South 88° 19' 53" East, along a line 50.00 feet southerly of and parallel with said north line, 264.60 feet to the east line of said Northwest Quarter of the Southeast Quarter; thence South 06° 41' 32" West 54.00 feet; thence South 49° 49' 19" East 230.51 feet; thence South 18° 58' 05" East 65.35 feet; thence South 42° 08' 22" West 235.68 feet; thence South 24° 42' 22" West 212.18 feet; thence South 29° 10' 01" West 417.27 feet; thence South 35° 37' 13" West 359.62 feet; thence South 12° 56' 34" East 80.07 feet; thence South 53° 01' 47" East 107.15 feet; thence South 64° 10' 28" East 180.96 feet; thence South 84° 43' 36" East 71.49 feet; thence North 72° 08' 03" East 166.44 feet; thence South 31° 35' 57" East 259.19 feet; thence North 64° 20' 13" East 84.55 feet; thence North 25° 29' 26" West 246.11 feet; thence North 32° 39' 19" East 241.50 feet; thence North 72° 11' 34" East 61.02 feet; thence South 52° 07' 04" East 350.65 feet; thence South 41° 38' 24" East 123.33 feet; thence South 51° 56' 06" East 83.69 feet; thence South 81° 37' 27" East 111.14 feet; thence North 69° 59' 40" East 98.30 feet; thence North 42° 56' 58" East 80.73 feet; thence North 08° 04' 45" West 122.83 feet; thence North 31° 49' 39" East 200.14 feet to a point 33.00 feet westerly of the east line of said West 75 acres of the South Half of the Southeast Quarter; thence North 00° 56' 51" East, along a line 33.00 feet westerly of and parallel with said east line, 123.18 feet; thence North 15° 07' 14" West 212.45 feet; thence North 58° 27' 55" West 475.57 feet; thence North 36° 37' 52" West 65.74 feet; thence North 16° 02' 01" East 91.82 feet; thence North 55° 20' 51" East 81.90 feet; thence South 72° 24' 40" East 131.88 feet; thence South 81° 13' 17" East 90.36 feet; thence North 84° 41' 14" East 139.65 feet; thence North 49° 53' 30" East 76.41 feet; thence North 00° 19' 20" West 345.76 feet; thence North 18° 50' 54" West 90.34 feet; thence North 12° 29' 56" East 121.60 feet; thence North 03° 56' 33" West 128.77 feet; thence North 35° 24' 25" West 219.37 feet; thence North 10° 58' 39" East 78.01 feet; thence North 14° 38' 45" West 80.82 feet; thence North 56° 01' 52" West 170.75 feet; thence North 30° 18' 08" West 129.18 feet; thence North 61° 28' 38" West 231.84 feet to a point 34 rods East and 5 rods South of the north line of said Northeast Quarter of the Southeast Quarter, 561.00 feet to the east line of said Northwest Quarter of the Southeast Quarter; thence South 00° 29' 03" West, along said east line, 1024.82 feet to the northeast corner of said South 6 acres of the Northwest Quarter of the Southeast Quarter; thence North 88° 19' 53" West, along the north line of said South 6 acres of the Northwest Quarter of the Southeast Quarter, 1339.99 feet to the northwest corner of said South 6 acres of the Northwest Quarter of the Southeast Quarter; thence South 00° 56' 51" West, along the west line of said Northwest Quarter of the Southeast Quarter and along the west line of said South Half of the Southeast Quarter, 1002.03 feet to the point of beginning.

The above described parcel contains 83.16 acres, more or less, and is subject to any easements, covenants and restrictions of record.

PARCEL B
That part of the West 75 acres of the South Half of the Southeast Quarter, the South 6 acres of the Northwest Quarter of the Southeast Quarter, and the Northeast Quarter of the Southeast Quarter except a parcel described as commencing at the Northwest corner of said Northeast Quarter of the Southeast Quarter, thence East 34 rods, thence South 5 rods, thence West 34 rods, thence North 5 rods to the place of beginning, the West 2 rods thereof in width being subject to an easement for township road, all in Section 11, Township 104 North, Range 12 West, Fillmore County, Minnesota, and that part of the Northeast Quarter of the Northeast Quarter, and the North 10 acres of the Northwest Quarter of the Northeast Quarter all in Section 14, Township 104 North, Range 12 West, Fillmore County, Minnesota, described as follows:

Beginning at the southwest corner of said South Half of the Southeast Quarter of Section 11; thence on assumed bearing of North 00° 56' 51" East, along the west line of said South Half of the Southeast Quarter, 489.20 feet; thence South 74° 22' 05" East 73.61 feet; thence South 32° 12' 26" East 164.74 feet; thence South 63° 21' 23" East 115.31 feet; thence North 78° 15' 21" East 73.86 feet; thence North 17° 13' 13" East 414.80 feet; thence, North 60° 25' 38" East 80.88 feet; thence North 44° 01' 02" East 68.84 feet; thence North 07° 28' 09" East 263.46 feet; thence North 88° 45' 21" East 87.84 feet; thence South 27° 16' 36" East 150.88 feet; thence South 02° 47' 28" East 200.35 feet; thence South 41° 53' 27" East 75.16 feet; thence South 78° 02' 10" East 73.31 feet; thence North 57° 43' 31" East 157.49 feet; thence North 34° 15' 14" East 116.22 feet; thence North 11° 48' 29" West 210.53 feet; thence North 05° 33' 41" East 388.68 feet to a point 50.00 feet southerly of the north line of the said South 6 acres of the Northwest Quarter of the Southeast Quarter; thence South 88° 19' 53" East, along a line 50.00 feet southerly of and parallel with said north line, 264.60 feet to the east line of said Northwest Quarter of the Southeast Quarter; thence South 06° 41' 32" West 54.00 feet; thence South 49° 49' 19" East 230.51 feet; thence South 18° 58' 05" East 65.35 feet; thence South 42° 08' 22" West 235.68 feet; thence South 24° 42' 22" West 212.18 feet; thence South 29° 10' 01" West 417.27 feet; thence South 35° 37' 13" West 359.62 feet; thence South 12° 56' 34" East 80.07 feet; thence South 53° 01' 47" East 107.15 feet; thence South 64° 10' 28" East 180.96 feet; thence South 84° 43' 36" East 71.49 feet; thence North 72° 08' 03" East 166.44 feet; thence South 31° 35' 57" East 259.19 feet; thence North 64° 20' 13" East 84.55 feet; thence North 25° 29' 26" West 246.11 feet; thence North 32° 39' 19" East 241.50 feet; thence North 72° 11' 34" East 61.02 feet; thence South 52° 07' 04" East 350.65 feet; thence South 41° 38' 24" East 123.33 feet; thence South 51° 56' 06" East 83.69 feet; thence South 81° 37' 27" East 111.14 feet; thence North 69° 59' 40" East 98.30 feet; thence North 42° 56' 58" East 80.73 feet; thence North 08° 04' 45" West 122.83 feet; thence North 31° 49' 39" East 200.14 feet to a point 33.00 feet westerly of the east line of said West 75 acres of the South Half of the Southeast Quarter; thence North 00° 56' 51" East, along a line 33.00 feet westerly of and parallel with said east line, 123.18 feet; thence North 15° 07' 14" West 212.45 feet; thence North 58° 27' 55" West 475.57 feet; thence North 36° 37' 52" West 65.74 feet; thence North 16° 02' 01" East 91.82 feet; thence North 55° 20' 51" East 81.90 feet; thence South 72° 24' 40" East 131.88 feet; thence South 81° 13' 17" East 90.36 feet; thence North 84° 41' 14" East 139.65 feet; thence North 49° 53' 30" East 76.41 feet; thence North 00° 19' 20" West 345.76 feet; thence North 18° 50' 54" West 90.34 feet; thence North 12° 29' 56" East 121.60 feet; thence North 03° 56' 33" West 128.77 feet; thence North 35° 24' 25" West 219.37 feet; thence North 10° 58' 39" East 78.01 feet; thence North 14° 38' 45" West 80.82 feet; thence North 56° 01' 52" West 170.75 feet; thence North 30° 18' 08" West 129.18 feet; thence North 61° 28' 38" West 231.84 feet to a point 34 rods East and 5 rods South of the northwest corner of said Northeast Quarter of the Southeast Quarter; thence North 00° 29' 03" East, parallel with and 34 rods East of the west line of said Northeast Quarter of the Southeast Quarter, 82.50 feet to the north line of said Northeast Quarter of the Southeast Quarter; thence South 88° 34' 57" East, along said north line, 769.97 feet to the northeast corner of said Northeast Quarter of the Southeast Quarter; thence South 00° 56' 51" West, along the east line of said Northeast Quarter of the Southeast Quarter, 1308.38 feet to the southeast corner of said Northeast Quarter of the Southeast Quarter; thence North 88° 19' 53" West, along the south line of said Northeast Quarter of the Southeast Quarter, 173.12 feet to the northeast corner of said West 75 acres of the South Half of the Southeast Quarter; thence South 00° 56' 51" West, along said east line of the West 75 acres of the South Half of the Southeast Quarter, 1307.11 feet to the southeast corner of said West 75 acres of the South Half of the Southeast Quarter; thence South 88° 05' 04" East, along the north line of said Northeast Quarter of the Northeast Quarter of Section 14, a distance of 194.20 feet to the northeast corner of said Northeast Quarter of the Northeast Quarter; thence South 00° 35' 59" West, along the east line of said Northeast Quarter of the Northeast Quarter, 1297.18 feet to the southeast corner of said Northeast Quarter of the Northeast Quarter; thence North 85° 29' 29" West 1303.74 feet; thence North 00° 12' 06" East, parallel with the west line of said Northeast Quarter of the Northeast Quarter, 222.77 feet; thence North 46° 23' 47" West 58.51 feet to said west line; thence North 00° 12' 06" East, along said west line, 654.16 feet to the southeast corner of said North 10 acres of the Northwest Quarter of the Northeast Quarter; thence North 88° 05' 04" West, along the south line of said North 10 acres of the Northwest Quarter of the Northeast Quarter, 1349.97 feet to the southwest corner of said North 10 acres of the Northwest Quarter of the Northeast Quarter; thence North 00° 11' 25" West, along the west line of said Northwest Quarter of the Northeast Quarter, 322.63 feet to the point of beginning.

The above described parcel contains 85.75 acres, more or less, and is subject to any easements, covenants and restrictions of record.

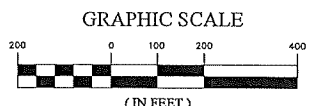
EASEMENT DESCRIPTION:

A perpetual easement for ingress, egress and utility purposes over, under and across that part of the Northwest Quarter of the Southeast Quarter and the Northeast Quarter of the Southeast Quarter, all in Section 11, Township 104 North, Range 12 West, Fillmore County, Minnesota, being a strip of land 66.00 feet in width, lying 22.00 feet westerly of and 44.00 feet easterly of, parallel, adjacent and contiguous to the following described centerline:

Beginning at the northeast corner of the South 6 acres of said Northwest Quarter of the Southeast Quarter of Section 11; thence on an assumed bearing of South 00° 29' 03" West, along the east line of said Northwest Quarter of the Southeast Quarter, 50.01 feet; thence South 06° 41' 32" West 54.00 feet and there terminating. The northerly end of said easement shall be prolonged or shortened to begin on the north line of said South 6 acres of the Northwest Quarter of the Southeast Quarter and its easterly extension which is also the end of the township road. The southerly end of said easement shall be prolonged or shortened to terminate on a line that bears South 49° 49' 19" East / North 49° 49' 19" West from the point of termination.

75
1/4
SE

| E TABLE | | LINE TABLE | | | LINE TABLE | | | LINE TABLE | | |
|---------|-------------|------------|--------|-------------|------------|--------|-------------|------------|--------|--------------|
| PTH | BEARING | LINE | LENGTH | BEARING | LINE | LENGTH | BEARING | LINE | LENGTH | BEARING |
| 61 | S74°22'05"E | L18 | 264.60 | S88°19'53"E | L34 | 241.50 | N32°39'19"E | L50 | 81.90 | N55°20'51"E |
| 74 | S32°12'26"E | L19 | 54.00 | S06°41'32"W | L35 | 61.02 | N72°11'34"E | L51 | 131.88 | N27°24'40"E |
| 31 | S63°21'23"E | L20 | 230.51 | S49°49'19"E | L36 | 350.65 | S52°07'04"E | L52 | 90.36 | S81°13'17"E |
| 86 | N78°15'21"E | L21 | 65.35 | S18°58'05"E | L37 | 123.33 | S41°38'24"E | L53 | 139.65 | N84°41'14"E |
| 80 | N17°13'13"E | L22 | 235.68 | S42°08'22"W | L38 | 83.69 | S51°56'06"E | L54 | 76.41 | N49°53'30"E |
| 88 | N60°25'38"E | L23 | 212.18 | S24°42'22"W | L39 | 111.14 | S81°37'27"E | L55 | 345.76 | N00°18'20"W |
| 84 | N44°01'02"E | L24 | 417.27 | S29°10'01"W | L40 | 98.30 | N69°59'40"E | L56 | 90.34 | N18°50'54"W |
| 46 | N07°28'09"E | L25 | 359.62 | S35°37'13"W | L41 | 80.73 | N42°56'58"E | L57 | 121.60 | N122°59'56"E |
| 84 | N88°45'21"E | L26 | 80.07 | S12°56'34"E | L42 | 122.83 | N08°04'45"W | L58 | 128.77 | N03°56'33"W |
| 88 | S27°16'36"E | L27 | 107.15 | S53°01'47"E | L43 | 154.09 | N31°49'39"E | L59 | 219.37 | N35°24'25"W |
| 35 | S02°47'28"E | L28 | 180.96 | S64°10'28"E | L44 | 200.14 | N14°55'16"E | L60 | 78.01 | N10°58'39"E |
| 16 | S41°53'27"E | L29 | 71.49 | S84°43'36"E | L45 | 123.18 | N00°56'51"E | L61 | 80.82 | N14°38'45"W |
| 31 | S78°02'10"E | L30 | 166.44 | N72°08'03"E | L46 | 212.45 | N15°07'14"W | L62 | 170.75 | N56°01'52"W |
| 49 | N57°43'31"E | L31 | 259.19 | N31°35'57"E | L47 | 475.57 | N58°27'55"W | L63 | 129.18 | N30°18'08"W |
| 22 | N34°15'14"E | L32 | 84.55 | N64°20'13"E | L48 | 65.74 | N36°37'52"W | L64 | 231.84 | N61°28'38"W |
| 53 | N11°48'29"W | L33 | 246.11 | N25°29'26"W | L49 | 91.82 | N16°02'01"E | L65 | 82.50 | S00°29'03"W |
| 68 | N05°33'41"E | | | | | | | | | |



- LEGEND**
- IRON PIPE WITH PLASTIC CAP STAMPED LS 21940 SET
 - FOUND MONUMENT
 - ◆ DENOTES FILLMORE COUNTY PUBLIC LAND SURVEY CORNER
 - (S00°00'00"W) DENOTES BEARING AND/OR DISTANCE OF RECORD

BEARINGS:
ALL BEARINGS ARE IN RELATIONSHIP WITH THE FILLMORE COUNTY COORDINATE SYSTEM NAD '83, ADJUSTED 1996.

I HEREBY CERTIFY THAT THIS SURVEY PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A PLAT LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

G-Cubed ENGINEERING SURVEYING PLANNING
14070 Hwy 52 S.E.
Chalfield, MN 55923

DATE: 1/27/2024 REG. NO. 21940
DATE OF SURVEY: 1-8-2026
Prepared For: Kathryn Stinar ETAL
710 ASHLEY DR
CHASKA, MN 55318
SHEET 1 OF 1 FILE NO. 26-009



FILLMORE COUNTY AUDITOR-TREASURER
 101 Fillmore Street
 PO BOX 627
 Preston, MN 55965-0627

Property ID#: R 31.0102.010 Taxpayer ID#: 51205
 Primary Taxpayer: KATHRYN A STINAR ETAL

TAXPAYER(S):
 12496*54**G50**1.242**1/8*****AUTO**ALL FOR AADC 553
 KATHRYN A STINAR ETAL
 710 ASHLEY DR
 CHASKA MN 55318-1541



Property Address:
 Property Description:SECT-11 TWP-104 RANGE-012 39.00 AC NE1/4 SE1/4
 EX 1A

| Tax Statement | | | |
|---------------------------------------|--------------------------|--------------------------|--|
| 2024 Values for Taxes Payable in 2025 | | | |
| Values and Classification | | | |
| Taxes Payable Year: | 2024 | 2025 | |
| Estimated Market Value: | \$289,600 | \$329,800 | |
| Homestead Exclusion: | \$0 | \$0 | |
| Taxable Market Value: | \$289,600 | \$329,800 | |
| New Improvements: | \$0 | \$0 | |
| Property Classification: | AG NON HSTD RVL NHSTD | AG NON HSTD RVL NHSTD | |

Sent in March 2024

| Proposed Tax | |
|-----------------------------|------------|
| 2025 Proposed Property Tax: | \$1,348.00 |

Sent in November 2024

| | |
|---------------------------------|-------------------|
| 1st Half Taxes: | \$677.00 |
| 2nd Half Taxes: | \$677.00 |
| Total Taxes Due in 2025: | \$1,354.00 |

\$\$\$ 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. 2-10-25 v2

| Tax Detail for Your Property: | | | |
|--|-------------------|-------------------|------------|
| Taxes Payable Year: | 2024 | 2025 | |
| 1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/> | | \$0.00 | |
| 2. Use these amounts on Form M1PR to see if you are eligible for a special refund. | \$0.00 | | |
| Property Tax and Credits | \$1,520.86 | \$1,729.94 | |
| 3. Property taxes before credits | | | |
| 4. Credits that reduce your property taxes: | | | |
| A. Agricultural market value credit | 324.86 | 375.94 | |
| B. Other Credits | 0.00 | 0.00 | |
| 5. Property taxes after credits | \$1,196.00 | \$1,354.00 | |
| Property Tax by Jurisdiction | | | |
| 6. County: Fillmore | 791.76 | 876.64 | |
| 7. City or town JORDAN TOWNSHIP | 167.94 | 175.74 | |
| 8. State General Tax | 0.00 | 0.00 | |
| 9. School District 0227 | 119.54 | 137.94 | |
| A. Voter approved levies | | | |
| B. Other local levies | 116.76 | 163.68 | |
| 10. Special Taxing Districts | 0.00 | 0.00 | |
| A. Other taxing districts | | | |
| B. Tax increment financing | 0.00 | 0.00 | |
| 11. Non-school voter approved referenda levies | 0.00 | 0.00 | |
| 12. Total property tax before special assessments | \$1,196.00 | \$1,354.00 | |
| Special Assessments on Your Property | | | |
| 13. Special assessments | PRINCIPAL: INT: | \$0.00 | \$0.00 |
| 14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS | | \$1,196.00 | \$1,354.00 |

PAYABLE 2025 2ND HALF PAYMENT STUB

To avoid penalty, pay on or before: 11/17/2025

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION

Please help us to update our records by completing the contact information on the reverse side.

Property ID#: R 31.0102.010

| | |
|----------------------------|----------|
| SECOND 1/2 TAX AMOUNT DUE: | \$677.00 |
|----------------------------|----------|

PENALTY:

TOTAL:
MAKE CHECKS PAYABLE TO:

ID #: 51205
 Taxpayer:
 KATHRYN A STINAR ETAL
 710 ASHLEY DR
 CHASKA MN 55318

Fillmore County Auditor-Treasurer
 101 Fillmore Street
 PO BOX 627
 Preston, MN 55965-0627

TO AVOID LATE FEES, YOUR PAYMENT MUST BE POSTMARKED BY THE DATE SHOWN ON THE FACE

PAYABLE 2025 1ST HALF PAYMENT STUB

To avoid penalty, pay on or before: 05/15/2025

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION

Please help us to update our records by completing the contact information on the reverse side.

Property ID#: R 31.0102.010

| | |
|---------------------------|------------|
| FULL TAX AMOUNT: | \$1,354.00 |
| FIRST 1/2 TAX AMOUNT DUE: | \$677.00 |

PENALTY:

TOTAL:
MAKE CHECKS PAYABLE TO:

ID #: 51205
 Taxpayer:
 KATHRYN A STINAR ETAL
 710 ASHLEY DR
 CHASKA MN 55318

Fillmore County Auditor-Treasurer
 101 Fillmore Street
 PO BOX 627
 Preston, MN 55965-0627

TO AVOID LATE FEES, YOUR PAYMENT MUST BE POSTMARKED BY THE DATE SHOWN ON THE FACE

DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT. DO NOT STAPLE.

DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT. DO NOT STAPLE.





FILLMORE COUNTY AUDITOR-TREASURER
 101 Fillmore Street
 PO BOX 627
 Preston, MN 55965-0627

Property ID#: R 31.0107.000 Taxpayer ID#: 51205
 Primary Taxpayer: KATHRYN A STINAR ETAL
 TAXPAYER(S):
 12496*54**G50**1.242**5/6*****AUTO**ALL FOR AADC 553
 KATHRYN A STINAR ETAL
 710 ASHLEY DR
 CHASKA MN 55318-1541

Property Address:
 Property Description:SECT-11 TWP-104 RANGE-012 81.00 AC W35A SE1/4
 SE1/4 & S46AW1/2 SE1/4

| Tax Statement | | |
|---------------------------------------|--------------------------|--------------------------|
| 2024 Values for Taxes Payable in 2025 | | |
| Values and Classification | | |
| Taxes Payable Year: | 2024 | 2025 |
| Estimated Market Value: | \$581,400 | \$665,600 |
| Homestead Exclusion: | \$0 | \$0 |
| Taxable Market Value: | \$581,400 | \$665,600 |
| New Improvements: | \$0 | \$0 |
| Property Classification: | AG NON HSTD RVL NHSTD | AG NON HSTD RVL NHSTD |

Step 1
Sent in March 2024

| Proposed Tax | |
|-----------------------------|------------|
| 2025 Proposed Property Tax: | \$2,720.00 |

Step 2
Sent in November 2024

| | |
|---------------------------------|-------------------|
| 1st Half Taxes: | \$1,366.00 |
| 2nd Half Taxes: | \$1,366.00 |
| Total Taxes Due in 2025: | \$2,732.00 |

Step 3

\$\$\$ 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. 2-10-25 v2

| Tax Detail for Your Property: | | |
|--|------------------------|-------------------|
| Taxes Payable Year: | 2024 | 2025 |
| 1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/> | | \$0.00 |
| 2. Use these amounts on Form M1PR to see if you are eligible for a special refund. | \$0.00 | |
| Property Tax and Credits | \$3,054.18 | \$3,490.70 |
| 3. Property taxes before credits | | |
| 4. Credits that reduce your property taxes: | | |
| A. Agricultural market value credit | 652.18 | 758.70 |
| B. Other Credits | 0.00 | 0.00 |
| 5. Property taxes after credits | \$2,402.00 | \$2,732.00 |
| Property Tax by Jurisdiction | | |
| 6. County: Fillmore | 1,590.46 | 1,768.68 |
| 7. City or town JORDAN TOWNSHIP | 337.16 | 354.62 |
| 8. State General Tax | 0.00 | 0.00 |
| 9. School District 0227 | | |
| A. Voter approved levies | 240.02 | 278.40 |
| B. Other local levies | 234.36 | 330.30 |
| 10. Special Taxing Districts | | |
| A. Other taxing districts | 0.00 | 0.00 |
| B. Tax increment financing | 0.00 | 0.00 |
| 11. Non-school voter approved referenda levies | 0.00 | 0.00 |
| 12. Total property tax before special assessments | \$2,402.00 | \$2,732.00 |
| Special Assessments on Your Property | | |
| 13. Special assessments | PRINCIPAL: INT: \$0.00 | \$0.00 |
| 14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS | \$2,402.00 | \$2,732.00 |

PAYABLE 2025 2ND HALF PAYMENT STUB

To avoid penalty, pay on or before: 11/17/2025

Property ID#: R 31.0107.000

| | |
|----------------------------|------------|
| SECOND 1/2 TAX AMOUNT DUE: | \$1,366.00 |
|----------------------------|------------|

PENALTY:

PLEASE READ THE BACK OF THIS STATEMENT FOR IMPORTANT INFORMATION
 Please help us to update our records by completing the contact information on the reverse side.

TOTAL:
MAKE CHECKS PAYABLE TO:

ID #: 51205
 Taxpayer:
 KATHRYN A STINAR ETAL
 710 ASHLEY DR
 CHASKA MN 55318

Fillmore County Auditor-Treasurer
 101 Fillmore Street
 PO BOX 627
 Preston, MN 55965-0627

TO AVOID LATE FEES, YOUR PAYMENT MUST BE POSTMARKED BY THE DATE SHOWN ON THE FACE

PAYABLE 2025 1ST HALF PAYMENT STUB

To avoid penalty, pay on or before: 05/15/2025

Property ID#: R 31.0107.000

| | |
|---------------------------|------------|
| FULL TAX AMOUNT: | \$2,732.00 |
| FIRST 1/2 TAX AMOUNT DUE: | \$1,366.00 |

PENALTY:

TOTAL:
MAKE CHECKS PAYABLE TO:

ID #: 51205
 Taxpayer:
 KATHRYN A STINAR ETAL
 710 ASHLEY DR
 CHASKA MN 55318

Fillmore County Auditor-Treasurer
 101 Fillmore Street
 PO BOX 627
 Preston, MN 55965-0627

TO AVOID LATE FEES, YOUR PAYMENT MUST BE POSTMARKED BY THE DATE SHOWN ON THE FACE

DETACH HERE AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT. DO NOT STAPLE.

DETACH HERE AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT. DO NOT STAPLE.





FILLMORE COUNTY AUDITOR-TREASURER
101 Fillmore Street
PO BOX 627
Preston, MN 55965-0627

Property ID#: R 31.0125.000 Taxpayer ID#: 51205
Primary Taxpayer: KATHRYN A STINAR ETAL
TAXPAYER(S):
12497*54**G50**0.91**3/6*****AUTO**ALL FOR AADC 553
KATHRYN A STINAR ETAL
710 ASHLEY DR
CHASKA MN 55318-1541

Property Address:
Property Description:SECT-14 TWP-104 RANGE-012 50.00 AC NE1/4 NE1/4 &
N10A W1/2NE1/4

| Tax Statement | | |
|---------------------------------------|--------------------------|--------------------------|
| 2024 Values for Taxes Payable in 2025 | | |
| Values and Classification | | |
| Taxes Payable Year: | 2024 | 2025 |
| Estimated Market Value: | \$220,100 | \$270,200 |
| Homestead Exclusion: | \$0 | \$0 |
| Taxable Market Value: | \$220,100 | \$270,200 |
| New Improvements: | \$0 | \$0 |
| Property Classification: | AG NON HSTD RVL NHSTD | AG NON HSTD RVL NHSTD |
| Sent in March 2024 | | |
| Proposed Tax | | |
| 2025 Proposed Property Tax: | | \$1,104.00 |
| Sent in November 2024 | | |
| 1st Half Taxes: | | \$555.00 |
| 2nd Half Taxes: | | \$555.00 |
| Total Taxes Due in 2025: | | \$1,110.00 |

\$\$\$ 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. 2-10-25 v2

| Tax Detail for Your Property: | | |
|--|-------------------|-------------|
| Taxes Payable Year: | 2024 | 2025 |
| 1. Use this amount on Form M1PR to see if you are eligible for a property tax refund. File by August 15. If this box is checked, you owe delinquent taxes and are not eligible. <input type="checkbox"/> | | \$0.00 |
| 2. Use these amounts on Form M1PR to see if you are eligible for a special refund. | \$0.00 | |
| Property Tax and Credits | | |
| 3. Property taxes before credits | \$1,156.90 | \$1,418.00 |
| 4. Credits that reduce your property taxes: | | |
| A. Agricultural market value credit | 246.90 | 308.00 |
| B. Other Credits | 0.00 | 0.00 |
| 5. Property taxes after credits | \$910.00 | \$1,110.00 |
| Property Tax by Jurisdiction | | |
| 6. County: Fillmore | 602.76 | 718.92 |
| 7. City or town JORDAN TOWNSHIP | 127.66 | 143.98 |
| 8. State General Tax | 0.00 | 0.00 |
| 9. School District 0227 | 90.86 | 113.02 |
| A. Voter approved levies | 88.72 | 134.08 |
| B. Other local levies | 0.00 | 0.00 |
| 10. Special Taxing Districts | 0.00 | 0.00 |
| A. Other taxing districts | 0.00 | 0.00 |
| B. Tax increment financing | 0.00 | 0.00 |
| 11. Non-school voter approved referenda levies | 0.00 | 0.00 |
| 12. Total property tax before special assessments | \$910.00 | \$1,110.00 |
| Special Assessments on Your Property | | |
| 13. Special assessments | PRINCIPAL: \$0.00 | INT: \$0.00 |
| 14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS | \$910.00 | \$1,110.00 |

PAYABLE 2025 2ND HALF PAYMENT STUB

To avoid penalty, pay on or before: 11/17/2025

Property ID#: R 31.0125.000

| | |
|----------------------------|----------|
| SECOND 1/2 TAX AMOUNT DUE: | \$555.00 |
|----------------------------|----------|

PENALTY:

TOTAL:
MAKE CHECKS PAYABLE TO:

ID #: 51205
Taxpayer:
KATHRYN A STINAR ETAL
710 ASHLEY DR
CHASKA MN 55318

Fillmore County Auditor-Treasurer
101 Fillmore Street
PO BOX 627
Preston, MN 55965-0627

TO AVOID LATE FEES, YOUR PAYMENT MUST BE
POSTMARKED BY THE DATE SHOWN ON THE FACE

PAYABLE 2025 1ST HALF PAYMENT STUB

To avoid penalty, pay on or before: 05/15/2025

Property ID#: R 31.0125.000

| | |
|---------------------------|------------|
| FULL TAX AMOUNT: | \$1,110.00 |
| FIRST 1/2 TAX AMOUNT DUE: | \$555.00 |

PENALTY:

TOTAL:
MAKE CHECKS PAYABLE TO:

ID #: 51205
Taxpayer:
KATHRYN A STINAR ETAL
710 ASHLEY DR
CHASKA MN 55318

Fillmore County Auditor-Treasurer
101 Fillmore Street
PO BOX 627
Preston, MN 55965-0627

TO AVOID LATE FEES, YOUR PAYMENT MUST BE
POSTMARKED BY THE DATE SHOWN ON THE FACE