

Live Public **LAND AUCTION**

**Battle Plain TWP &
Vienna TWP,
Rock County, MN**

This Land Is Located Northeast &
Southeast Of Hardwick, MN!
This Land Is Available To Farm For
The 2026 Crop Year!!

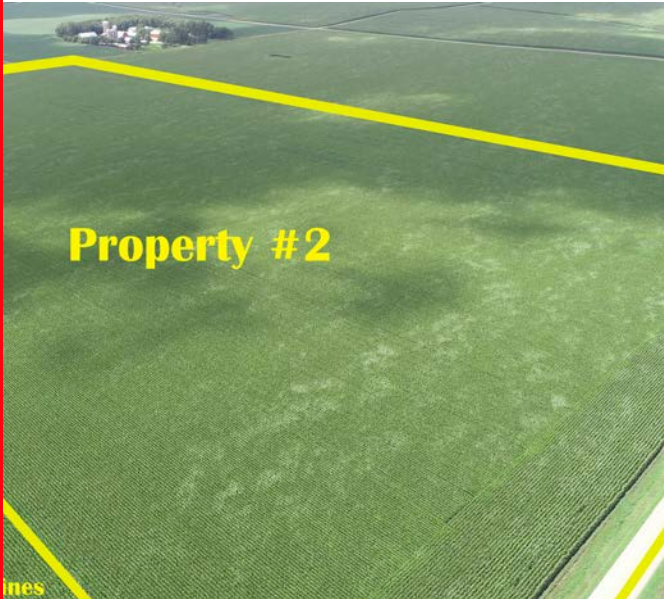
**PROPERTY 1: 79.36+/- ACRES
PROPERTY 2: 79.59+/- ACRES
PROPERTY 3: 149.41+/- ACRES**

**Sale Date:
November 18, 2025
@ 10:30 A.M.**

**HEIRS OF HAROLD & ELINE FORSBERG
OWNER**



Property #1



Property #2



Property #3

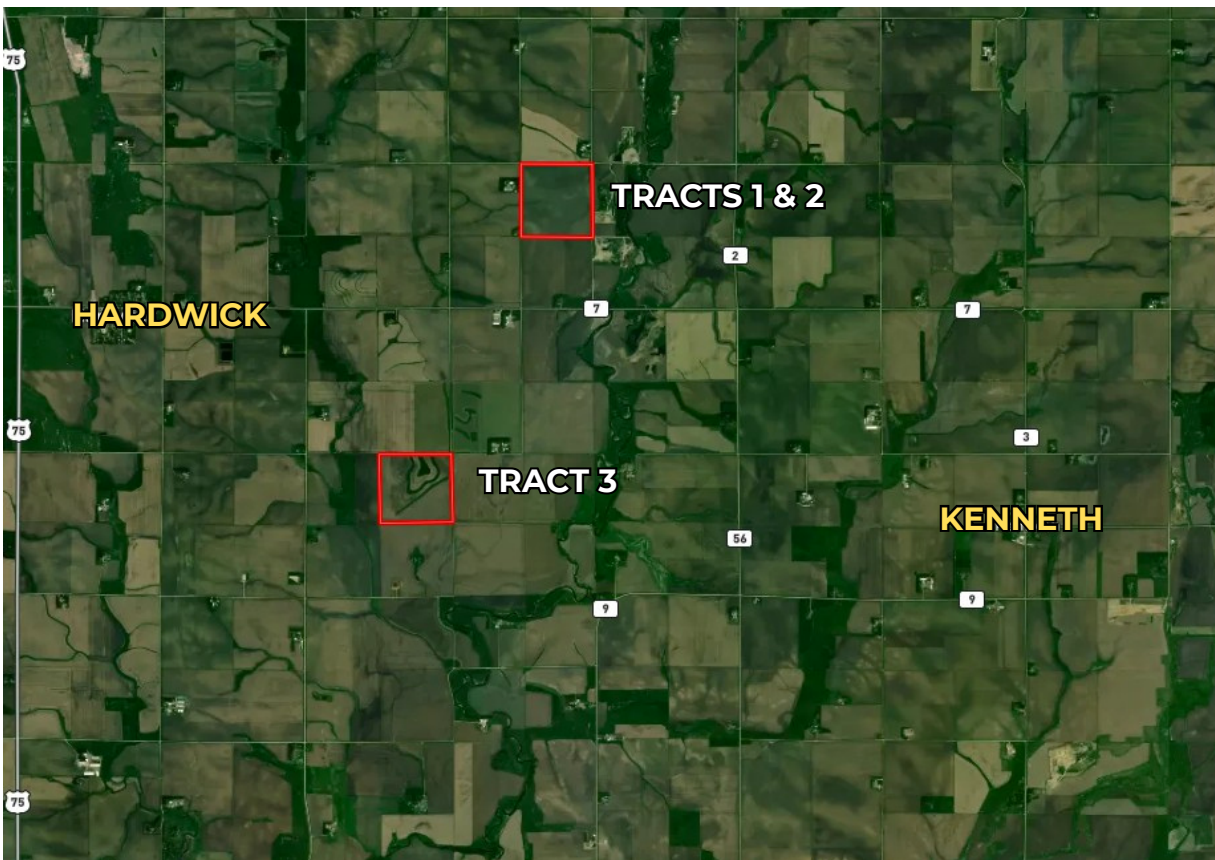


ZOMER 7 COMPANY
REALTY & AUCTION

712-476-9443

WWW.ZOMERCOMPANY.COM

Auctioneer's Note: This is an outstanding opportunity to purchase one or several tracts of Rock County, MN farmland! These tracts of land have been in the Forsberg family for many years and are now for the first time being offered for sale to the public at auction! When you look back at history most people are not disappointed that they made the right decision by purchasing land! Land is an investment that can help your family build generational wealth! Rock County, MN is known in Minnesota as being an excellent area to own farmland! Make plans today to attend this auction and purchase one or several or all of these tracts of land and begin building your family's future! Watch zomercompany.com in case of inclement weather!



Tracts 1 & 2 Location: From Hardwick, MN go East on 201st ST (7) for 2 1/2 miles to 164th St. then go North on 164th St. for 3/4 mile to both Tract 1 & Tract 2. Tracts 1 & 2 are both located on the East side of 164th ST.

Tract 3 Location: From Hardwick, MN go East on 201st ST (7) for 2 miles to 160th Ave. then go South on 160th Ave for 1 mile to Tract 3. Tract 3 is located in the Southwest corner of the intersection of 160th Ave. & 191st ST.

Auction Location: Auction of all 3 tracts will be held at the Luverne, MN golf course parking lot (1520 111th St., Luverne, MN 56156)



Abbreviated Legal Description of Tract 1: Tract 1 in the N1/2 of the NE1/4 of Section 29, TWP 104N, Range 44W, Rock County, MN. Sold subject to all public roads and easements of record. Sold subject to an easement for the acreage owner across the road to the West of the property to use the well on the property.

General description of Tract 1: According to the survey, this property contains 79.36+/- gross acres. According to FSA/Survey, this property contains approx. 75.55+/- tillable acres. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 152bu on corn and a PLC yield of 49bu on soybeans. This farm is classified as NHEL. The predominant soil types of the land include: P42A-Whitewood, P8A-Cylinder, P33A-Spillco, P16A-Graceville, P14B-Flandreau, P13A-Fairhaven, P46-Trent. According to Agri-Data this tillable land has a productivity index rating of 85.4 and an estimated average county CER rating of 72.69(Currently combined with Tract 2 with the Rock County Assessor). There is a well on this farm that the acreage owner to the West of the property has an easement to use. This farm offers predominantly all long 1/2 mile rows and would make a great addition to your current farming operation or investment portfolio! Making the decision to purchase land is a decision that you will be happy you made! This farm has great potential!

Abbreviated Legal Description of Tract 2: Tract 2 in the S1/2 of the NE1/4 of Section 29, TWP 104N, Range 44W, Rock County, MN. Sold subject to all public roads and easements of record. Sold subject to an easement for the acreage owner across the road to the West of the property to use the well on the property.

General description of Tract 2: According to the survey, this property contains 79.59+/- gross acres. According to FSA/Survey, this property contains approx. 77.96+/- tillable acres. This farm has a corn base and soybean base combined with the adjoining farmland with a PLC yield of 152bu on corn and a PLC yield of 49bu on soybeans. This farm is classified as NHEL. The predominant soil types of the land include: P42A-Whitewood, P8A-Cylinder, P13B-Fairhaven, P33A-Spillco, P13A-Fairhaven, P16A-Graceville, P34B-Splitrock. According to Agri-Data this tillable land has a productivity index rating of 81.4 and an estimated average county CER rating of 72.69(Currently combined with Tract 1 with the Rock County Assessor). There is a well on this farm that the acreage owner to the West of the property has an easement to use. This farm is farmed in 1/2 mile rows which makes it very conducive for farming! This is a great opportunity to purchase a tract of Minnesota farmland! If purchased in conjunction with Tract 1 this is a great opportunity to purchase a contiguous 158.95+/- acre tract of farmland!

Abbreviated Legal Description of Tract 3: The NE1/4 of Section 6, TWP 103, Range 44W, Rock County, MN EXCEPTING that part lying South of the former CRI&P Railroad right of way. Sold subject to all public roads and easements of record.

General description of Tract 3: According to the Rock County assessor this property contains 149.41+/- gross acres. According to FSA, this property contains approx. 136.92+/- tillable acres. This farm has a corn base of 69.10 acres with a PLC yield of 152bu and a soybean base of 69.10 acres with a PLC yield of 49bu. This farm is classified as UHEL & HEL. The predominant soil types of the land include: P34C2-Splitrock, P21A-Marcus, P11A-Dempster, P16A-Graceville, P37D-Talmo, P38C-Thurman, P34B-Splitrock, P19A-Alcester, P38B-Thurman, P42A-Whitewood, P46-Trent.

According to Agri-Data this tillable land has a productivity index rating of 77.7 and an estimated average county CER rating of 92.25. This farm has not been surveyed. Land in Vienna TWP is not often available for sale at auction! If you are looking for a nice tract of land to purchase then be sure to consider purchasing this farm. Purchasing land is an investment in your family's future! Do not wait to buy land, buy land and wait!

Method of sale: All the properties will be offered in the choice method. The top successful bidder of the round of choice will have the option to select the tract of their choice, multiple tracts or all of the tracts. If all of the tracts are selected the auction will be over. If one or several of the tracts are selected then whichever tracts are still remaining will then be offered in the choice method again with the top successful bidder having the choice of selecting one of the remaining tracts, several of the remaining tracts or all of the remaining tracts. The auction will continue in this method until all of the tracts are sold. After a tract is sold in the round of choice it will not be available again to bid on. Once a tract is sold it will remain sold. There will be no combination of tracts offered other than the opportunity to select multiple tracts in the rounds of choice.

Auction Location: Auction of the tracts will be held at the Luverne, MN golf course parking lot (1520 111th St., Luverne, MN 56156)

Taxes: The current Real Estate Taxes according to the Rock County treasurer are as follows: approx. \$2,271.00 per year on Tract 1, approx. \$2,271.00 per year on Tract 2 and approx. \$3,688.00 per year on Tract 3. NOTE: All amounts are estimated only and will be reassessed due to the sale. Seller shall pay the 2025 RE taxes due in the calendar year 2025 which were based on the 2024 tax assessment. Buyer shall be responsible to pay the RE taxes due in the calendar year 2026 which were based on the 2025 tax assessments and all future taxes.

Possession: Full possession on March 1, 2026. This land is all available to farm for the 2026 crop year!

Terms: Purchaser (s) will be required to pay a non-refundable 15 % of the purchase price as earnest money deposit which will be payable to Wagner Oehler, LTD, and also agree to enter into a purchase agreement with the remaining balance due and payable on closing day when the seller will provide marketable title to the property. Closing day shall be on or before December 22, 2025. Owner's title insurance policy and closing fees will be split 50/50 between the buyer and seller. Abstracts will not be provided. Closing will be conducted by Wagner Oehler, LTD. These farms are being sold as is as a cash sale with no finance contingencies and as is with any/all defects and encroachments if any. While every effort has been made to ensure the accuracy of the information herein, all prospective buyers are encouraged to inspect the property and verify all data provided. No warranties are expressed or implied. Any lines on maps and pictures are for informational purposes only and are not guaranteed to be actual boundary lines of the property. Sellers do not warranty or guarantee that existing fences lie on the true boundary, and any new fencing if any will be the responsibility of the purchaser pursuant to MN statutes. If buyer delays closing penalties will apply. All buyers are encouraged to do buyers due diligence. Any announcements made day of the auction will supersede any advertisements. Aerial maps, soil maps and auction booklets are available upon request. This Property is being sold subject to the confirmation of the sellers. Auctioneer and Real Estate broker is representing the sellers.

BATTLE PLAIN TWP

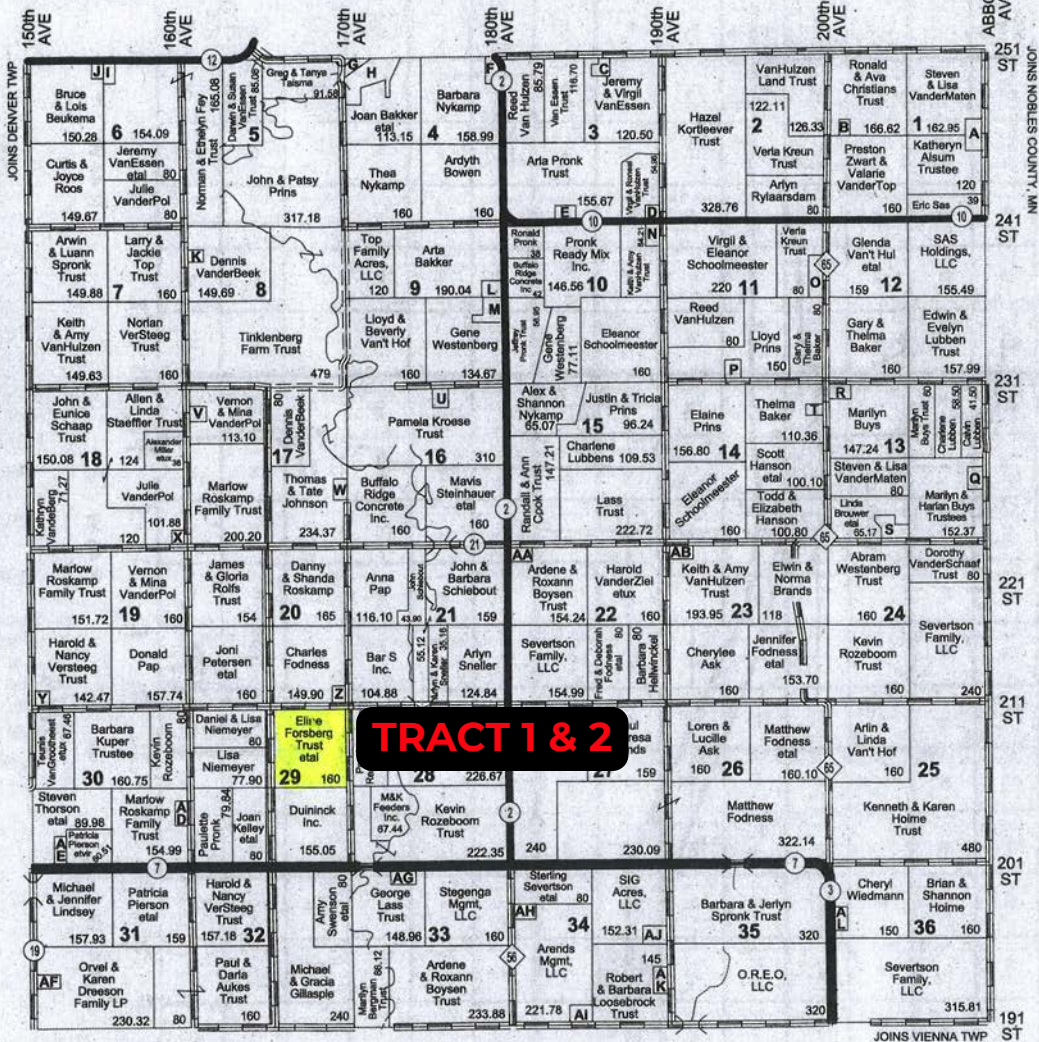
LAND OWNER

R 44 W

T 104 N

JOINS PIPESTONE COUNTY, MN

LAND OWNER & RURAL RESIDENT MAPS



Small Tracts

Section 1 A DVM Farms LLP - 6.68
 B Battle Rock 17, LLC - 5.43
 Section 3 C Sprink Bros, III Real Estate LLP - 11.07
 D Todd & Julie Vis - 7.98
 E Arlin & Linda Van't Hof - 15.44
 F James & Lisabeth Verhey - 12.67
 G Joan Bakker et al - 5.87
 H Jess & Darci Van Dyke - 53.68
 Section 6 I Dale & Tami Mesman - 15
 J Scott & Ryan Beukema - 7.98
 Section 9 L Leonard Van't Hof - 9.96
 M Rick Veld - 25.33
 Section 10 N VanHulzen Farms - 15.79
 Section 11 O Vernon Kortbever - 20
 P Justin & Tricia Prins - 10
 Q Briane & Jill Boeve - 7.63
 Section 13 R Wayne Landhuis - 10.81

Section 14 S Mark & Paula VanDam - 9.84
 Section 16 U BL Properties, LLC - 10
 Section 17 V Taylor Mongold - 6.90
 W Jeffrey Kindt - 5.63
 Section 18 X Mark & Julie VanderPol - 18.12
 Section 19 Y Roy Gardner - 5
 Section 20 Z Bryan & Mavis Fodness - 10.10
 Section 22 AA Karl Lewis-Mathews & Christopher Mathews - 5.76
 Section 23 AB Randy & Gina Hamm - 8.05
 Section 28 AC Ryan & Gail Brenner - 8.08
 Section 30 AD Rhonda Edwards - 5.51
 AE Keith & Pauline Thorson - 5
 Section 31 AF Justin & Amber Decker - 9.91
 Section 33 AG Karina Mahoney - 10.10
 Section 34 AH Gregory & Heather Dougherty - 6.49
 AI Ahren & Lexy Schiebout - 12.82
 AJ William Fluit - 7.69
 AK Aaron Sandbulte - 12
 Section 36 AL Martha & Adam Lee - 6

R 47 W	R 44 W	R 45 W	R 44 W
ROSE DELL	DENVER	BATTLE PLAIN	104 N
SPRINGWATER	MOUND	VIENNA	103 N
BEAVER CREEK	LUVERNE	MAGNOLIA	102 N
MARTIN	CLINTON	KANABAND	101 N

ROCK COUNTY, MN

Aerial Map



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 43° 47' 18.18, -96° 8' 16.49

29-104N-44W
Rock County
Minnesota

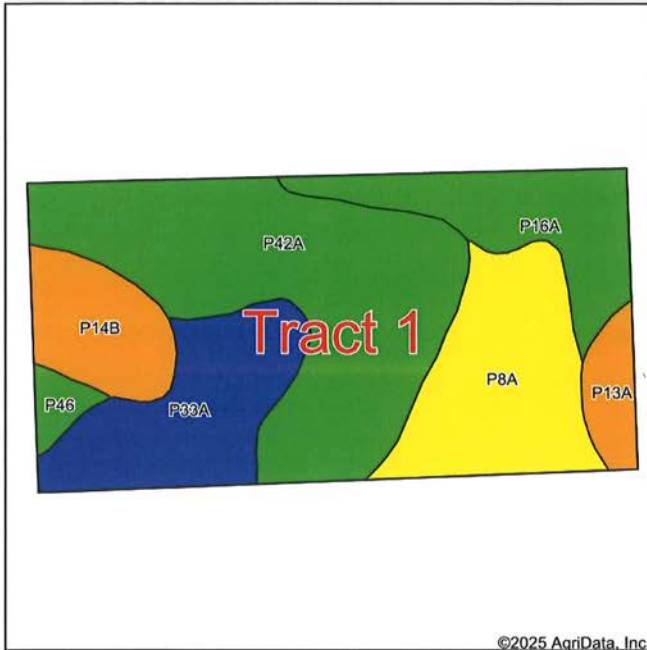
0ft 833ft 1666ft



9/23/2025



Soils Map



State: **Minnesota**
 County: **Rock**
 Location: **29-104N-44W**
 Township: **Battle Plain**
 Acres: **79.36**
 Date: **9/23/2025**



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

Area Symbol: MN133, Soil Area Version: 22									
Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class *c	Irr Class *c	Productivity Index	*n NCCPI Soybeans
P42A	Whitewood silty clay loam, 0 to 2 percent slopes	29.96	37.8%		> 6.5ft.	Ilw		94	73
P8A	Cylinder loam, 0 to 2 percent slopes, occasionally flooded	14.71	18.5%		2ft.	IlS		65	58
P33A	Spillco silt loam, 0 to 2 percent slopes, occasionally flooded	12.73	16.0%		> 6.5ft.	Iw	Iw	83	75
P16A	Graceville silty clay loam, 0 to 2 percent slopes	10.30	13.0%		> 6.5ft.	Is		98	68
P14B	Flandreau silt loam, 2 to 6 percent slopes	7.14	9.0%		> 6.5ft.	Ile		78	54
P13A	Fairhaven silt loam, 0 to 2 percent slopes	3.05	3.8%		> 6.5ft.	IlS		78	63
P46	Trent silty clay loam, 0 to 3 percent slopes	1.47	1.9%		> 6.5ft.	I	I	100	75
Weighted Average						1.69	*-	85.4	*n 67.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



Aerial Map



Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 43° 47' 5.04, -96° 8' 16.26

29-104N-44W
Rock County
Minnesota

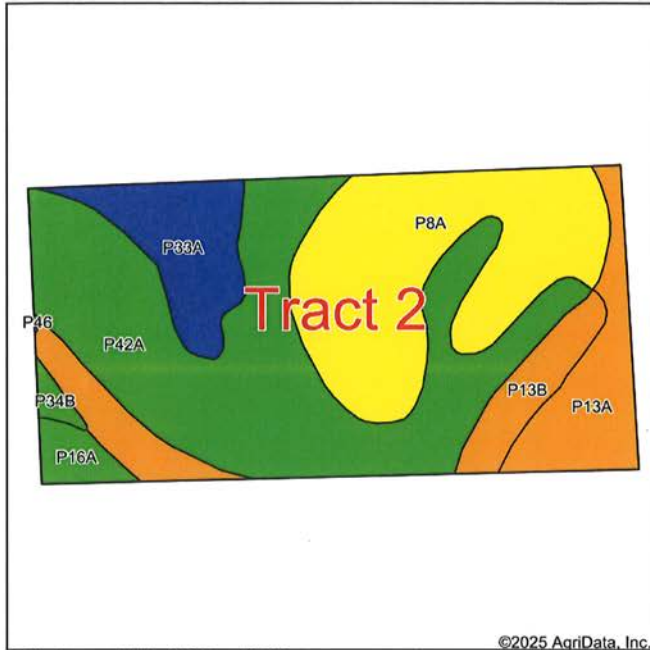
0ft 833ft 1666ft



9/23/2025



Soils Map



State: **Minnesota**
 County: **Rock**
 Location: **29-104N-44W**
 Township: **Battle Plain**
 Acres: **79.59**
 Date: **9/23/2025**



Maps Provided By:
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Soils data provided by USDA and NRCS.

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Area Symbol: MN133, Soil Area Version: 22									
Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class *c	Irr Class *c	Productivity Index	*n NCCPI Soybeans
P42A	Whitewood silty clay loam, 0 to 2 percent slopes	32.96	41.4%		> 6.5ft.	Ilw		94	73
P8A	Cylinder loam, 0 to 2 percent slopes, occasionally flooded	22.03	27.7%		2ft.	IlS		65	58
P13B	Fairhaven silt loam, 2 to 6 percent slopes	7.62	9.6%		> 6.5ft.	Ile		71	54
P33A	Spillco silt loam, 0 to 2 percent slopes, occasionally flooded	7.34	9.2%		> 6.5ft.	Iw	Iw	83	75
P13A	Fairhaven silt loam, 0 to 2 percent slopes	7.10	8.9%		> 6.5ft.	IlS		78	63
P16A	Graceville silty clay loam, 0 to 2 percent slopes	1.85	2.3%		> 6.5ft.	Is		98	68
P34B	Splitrock silty clay loam, 2 to 5 percent slopes	0.69	0.9%		> 6.5ft.	Ile		91	67
Weighted Average						1.88	*-	81.4	*n 66.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*-: Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.





United States
Department of
Agriculture

Rock County, Minnesota

Farm 6786

Tract 8355

2025 Program Year

Map Created April 18, 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

Cropland
Tract Boundary

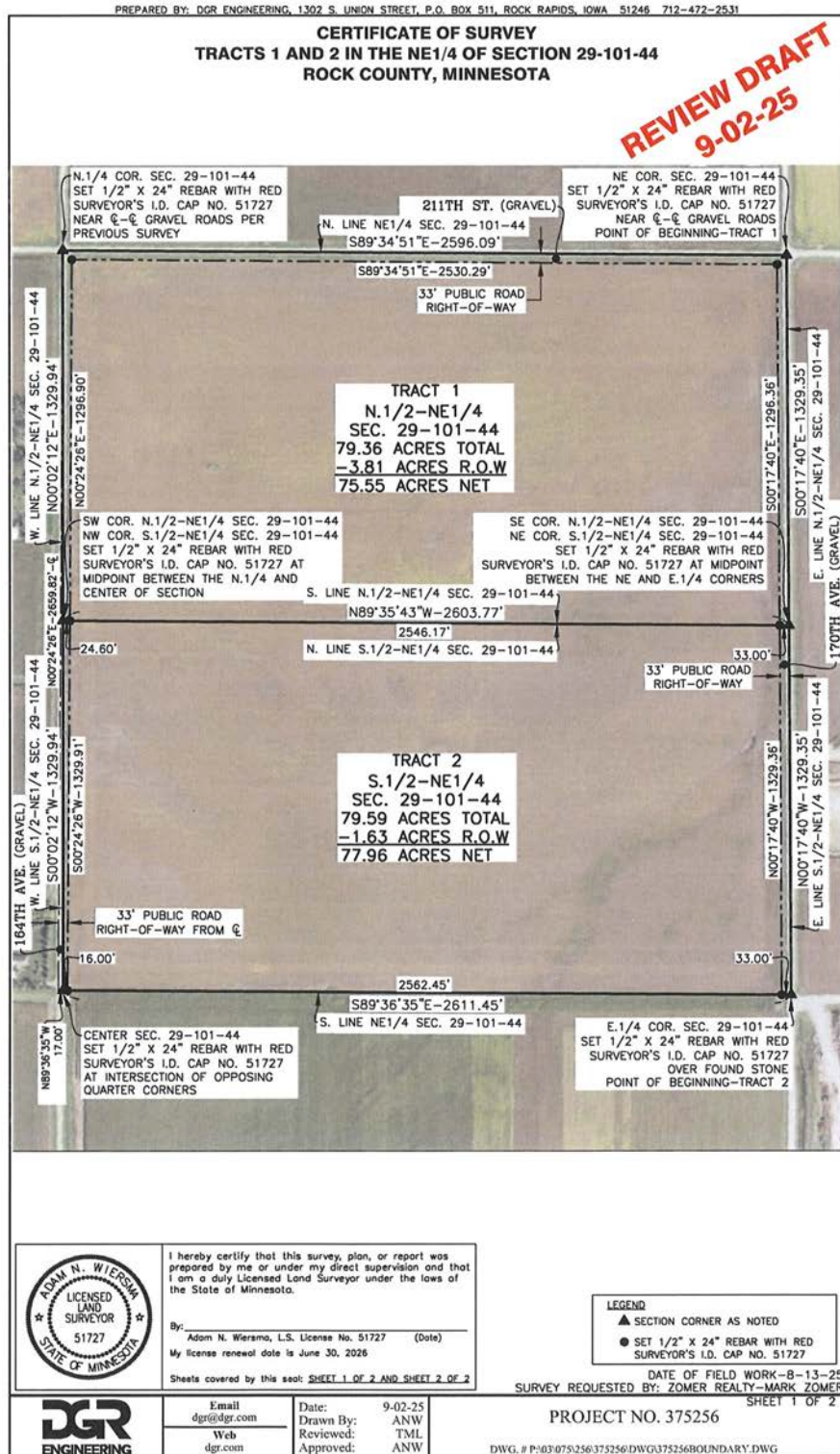
Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 153.96 acres

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VIENNA TWP

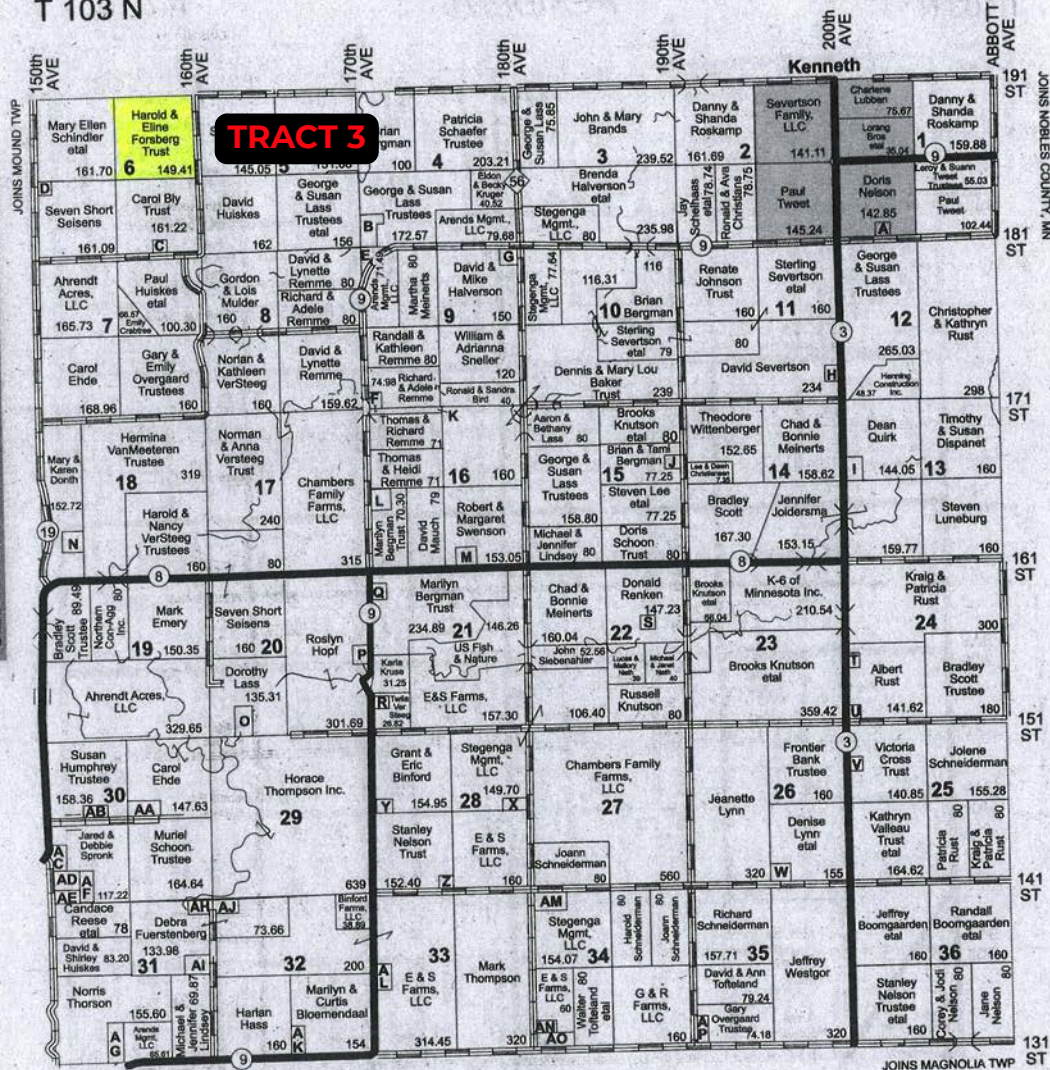
LAND OWNER

T 103 N

R 44 W

JOINS BATTLE PLAIN TWP

LAND OWNER & RURAL RESIDENT MAPS



Small Tracts

- Section 1 A Ronald Fruechte - 5.30
- Section 4 B Randall & Victoria Smook - 31.64
- Section 6 C Schwartz Farms Inc. - 5
- Section 9 E Eric & Cheryl Hartman - 5.56
- Section 11 H Jay & Shandell Swets - 6
- Section 13 I Dennis & Jennifer Kvaas - 15.95
- Section 15 J Marilyn Bergman Trust - 5.50
- Section 16 K Thomas & Heidi Remme - 10
- Section 18 N Aaron Lass - 13.28
- Section 20 Q Darrell Ruddy - 24.69
- Section 21 P Dustin Donth et al - 6.47
- Section 22 R Austin & April Spronk - 7.39
- Section 24 T Altel Communications LLC - 12.38
- Section 25 V Dennis & Deanna Pick - 15
- Section 26 W Anthony & Lexi Lynn - 5
- Section 28 X Dustin & Karen Hubbling - 10.30
- Section 30 Y Mark Emery - 5.05
- Section 31 AG Wrede & Barbara Vogel - 14.39
- Section 32 AJ Douglas & Rebecca Eeten - 6.34
- Section 33 AL Arends Farms Inc. - 5.55
- Section 34 AM Schwartz Farms Inc. - 5.93
- Section 35 AP Andrew & Courtney DeBoer - 5.82

R 42 W	R 43 W	R 44 W	R 45 W
ROSE DELL	DENVER	BATTLE PLAIN	VIENNA
SPRINGWATER	MOUND	VIENNA	MAGNOLIA
BEAVER CREEK	LUVIERNE	MAGNOLIA	KANABAZZI
MARTIN	CLINTON	KANABAZZI	

ROCK COUNTY, MN



Aerial Map



Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 43° 45' 27.63, -96° 9' 27.13

6-103N-44W
Rock County
Minnesota

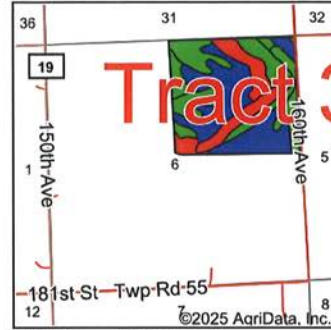
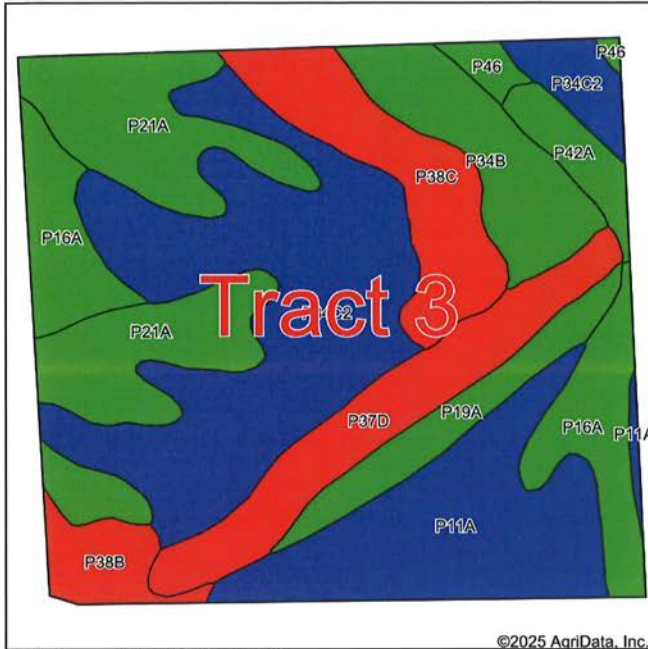
0ft 834ft 1667ft



9/23/2025



Soils Map



State: **Minnesota**
 County: **Rock**
 Location: **6-103N-44W**
 Township: **Vienna**
 Acres: **149.41**
 Date: **9/23/2025**



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Soils data provided by USDA and NRCS.

Area Symbol: MN133, Soil Area Version: 22								
Code	Soil Description	Acres	Percent of field	PI Legend	Water Table	Non-Irr Class *c	Irr Class *c	*n NCCPI Soybeans
P34C2	Splitrock silty clay loam, 5 to 9 percent slopes, eroded	39.78	26.6%		> 6.5ft.	IIIe		83 59
P21A	Marcus silty clay loam, 0 to 2 percent slopes	23.25	15.6%		2.5ft.	IIw		93 75
P11A	Dempster silt loam, 0 to 2 percent slopes	20.75	13.9%		> 6.5ft.	IIIs		81 57
P16A	Graceville silty clay loam, 0 to 2 percent slopes	13.62	9.1%		> 6.5ft.	Is		98 68
P37D	Talmo gravelly sandy loam, 6 to 35 percent slopes	13.34	8.9%		> 6.5ft.	VIIIs		21 16
P38C	Thurman loamy fine sand, terrace, 6 to 11 percent slopes	12.34	8.3%		> 6.5ft.	IVe	IVe	45 33
P34B	Splitrock silty clay loam, 2 to 5 percent slopes	10.58	7.1%		> 6.5ft.	IIe		91 67
P19A	Alcester silty clay loam, cool, 0 to 2 percent slopes	6.42	4.3%		> 6.5ft.	I	I	100 72
P38B	Thurman sandy loam, 2 to 6 percent slopes	4.29	2.9%		> 6.5ft.	IIIe		47 34
P42A	Whitewood silty clay loam, 0 to 2 percent slopes	3.49	2.3%		> 6.5ft.	IIw		94 73
P46	Trent silty clay loam, 0 to 3 percent slopes	1.55	1.0%		> 6.5ft.	I	I	100 75
Weighted Average						2.76	*-	77.7 *n 56.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.





Rock County, Minnesota

Farm 6786
Tract 1831

2025 Program Year

Map Created April 17, 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

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- ▲ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 142.40 acres



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MINNESOTA

ROCK

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.

United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6786

Prepared : 9/9/25 10:39 AM CST

Crop Year : 2025

Operator Name : *

CRP Contract Number(s) : None

Recon ID : 27-133-2024-117

Transferred From : None

ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
301.71	296.36	296.36	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	296.36	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	143.49	0.00	152	0
Soybeans	143.49	0.00	49	
TOTAL	286.98	0.00		

NOTES

Tract Number : 1831

Description : NE 6 VIENNA

FSA Physical Location : MINNESOTA/ROCK

ANSI Physical Location : MINNESOTA/ROCK

BIA Unit Range Number :

HEL Status : HEL field on tract.Conservation system being actively applied

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : ELINE F. FORSBERG SURVIVOR'S TRUST, HAROLD E. FORSBERG FAMILY TRUST

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
147.75	142.40	142.40	0.00	0.00	0.00	0.00	0.0



MINNESOTA
ROCK
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 6786
Prepared : 9/9/25 10:39 AM CST
Crop Year : 2025

Tract 1831 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	142.40	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	69.10	0.00	152
Soybeans	69.10	0.00	49
TOTAL	138.20	0.00	

NOTES

Tract Number : 8355

Description : NE 29 BATTLE PLAIN
FSA Physical Location : MINNESOTA/ROCK
ANSI Physical Location : MINNESOTA/ROCK
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : ELINE F. FORSBERG SURVIVOR'S TRUST, HAROLD E. FORSBERG FAMILY TRUST
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
153.96	153.96	153.96	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	153.96	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	74.39	0.00	152
Soybeans	74.39	0.00	49
TOTAL	148.78	0.00	

NOTES



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