

"The Experienced Farmland Professionals!"

Quarterly Combine

"Combining what's happening with what you need."

1 Stop Realty, Inc.

SPRING ISSUE, 2009

The Land Office, LLC.

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Our Mission:

To handle all your Agricultural real estate needs, in a professional friendly manor, so that sellers, buyers, landlords and tenants have a pleasant and enjoyable experience.

THE MANAGEMENT MINUTE

The Agriculture census has finally been released. It was taken in 2007 and released in February of 2009. The following numbers should be looked at whether you are a producer or a landlord.

One of the statistics that caught my eye was from our area. It stated that 50% or more of the farms are leased to others. That means a lot of you have written lease contracts or should have by now.

50% or more of Dodge County farms are leased to others.

1Stop Realty can handle most any kind of contract. The contract that is very workable and a good contract is a flex contract which we talked about in our last issue. Keep this type of contract in mind for the year 2010. If 1Stop Realty can be of assistance with this, please give us a call.

Some other stats that are of interest.

- There are 2,204,792 farms. That is up 4% from 2002.
- 306,209 females are principal farm operators and that is up 30% from 2002.
- Average age is 57 years for all farms.
- 45% call farming their primary occupation.
- Income sales increased 48% from 2002.
- Production expenses went up 39% from 2002.
- Fuel and gas went up 93%, Fertilizer up 86%, seed up 55%.

For those of us that are not involved in production agriculture, we have to say thank you to the most efficient people in the world for putting food on our tables at a very reasonable price.

Spring is here and the farmers are geared up and ready to get in the fields. Everyone be careful on the roads. Be alert for all the big equipment that will be moving about as the farmers try to get the crop in.



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PLANTING AND THE GPS EVOLUTION

How amazing is the Global Positioning Satellite system? It can map the world, help you find a street number or restaurant while you drive, and now it can even help you farm.

The GPS evolution has grown by leaps and bounds over the last 10 years. When GPS was first introduced it was a mysterious contraption that sparked everyone's imagination to how this gadget worked. It wasn't very accurate at first, and sometimes was just plain wrong. As time progressed so did the technology to where it is today, with the fraction of an inch accuracy with auto steer. You can even read the operators' manual or the morning newspaper with a cup of coffee while you're planting corn.

Look Ma! No hands!

GPS does it all.

In the early days of spraying we counted rows, which worked well, but took time and didn't work at all in the dark.

Then we used a foam marker which was better than counting rows, but in drilled beans was quite a challenge. With wind and tall beans the foam would get lost in the foliage, and we would end up with my so-called 'test strips' to see if the spray mix actually worked.

Then I broke down and bought a light bar and

Could you imagine being able to know, to the inch, the parts of your fields that were producing poor, good, and excellent yields?

screen that used the WAAS differential—which I thought was 'great'—very few test strips in the beans were present.

Then came GPS field mapping and yield monitoring. Could you imagine being able to know to the inch the parts of your fields that were producing poor, good, and excellent yields? Then being able to apply the most profitable amounts of fertilizer to get the most bang for your buck? We wasted a lot less fertilizer and pesticides, keeping a little more money for ourselves.

Now it has come even one step further—planters can even increase or decrease seed rates to match soil fertility levels. This maximizes seed usage and increases profit.

Now with auto steer, even I can set a straight line across the field and turn a mediocre driver into the best driver of the crew. It makes you wonder what is next for us in the ever-evolving world of agriculture.



'Uff Da!'

Ole and Lena went to the Olympics. While sitting on a bench a lady turned to Ole and said, "Are you a pole vaulter?" Ole said, "No, I'm Norwegian...and my name isn't Valter."

Ole was looking for a job and spied an ad that interested him in the paper. "Help Wanted, Private Investigator, clear thinking type with lots of ambition." Ole thought, "That's me all right," and went for the interview.

The interviewer started with a little small chat and sized Ole up pretty quickly. "Ole, just a few more questions and I think I can make a decision. First, what's one plus one?" Ole thought and quickly replied with a smile, "11." "Good answer Ole, now for one a little harder. What two days of the week start with a T?" Now Ole was happy, cause he knew this one too, "Today and tomorrow," he replied. The interviewer was a little startled.

"Ok, Ole, ok, . . . How about, Who killed Abraham Lincoln?" Ole was happy as a lark. He got up and left the interview. On his way home he ran into Sven. Sven asked, "Ole how did the job interview go?" Ole replied, "Great, I got the job. They've already put me on a case!"

COOKING WITH JAN

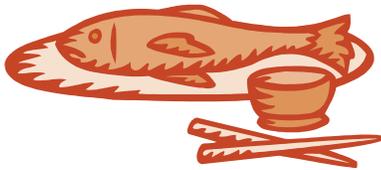
“GREG’S RITZ CRACKER FISH”

Take moistened fish and shake in bag of flour.

Beat up a couple of eggs, dip fish in eggs and shake fish in ground up Ritz crackers.

Fry each side in half inch deep cooking oil until golden brown.

ENJOY!



Welcome Spring! I don’t know about you, but I thought it was a long winter. Being a farmer’s daughter and a farmer’s wife, weather has been a daily topic, especially Spring Time!

My Dad would make out an Equinox weather forecast each year, and hung it over his desk right beside his calendar, and checked his weather report daily.

Equinox occurs twice a year, March 20/21–first day of Spring, and September 22/23–first day of Fall. This is when the sun cross's the Equator and the length of day and night are approximately equal.

Dad had a theory he learned from his dad; whatever direction the wind was blowing, temperature, sunny, cloudy or rainy, for that day that dictated what the weather would be like for the season. Might have been luck, he was correct 95% of the time!

Another theory was not to plant until an oak leaf was a big as a squirrels ear That was usually around Mother’s day and the opening for fishing season.

We also had a huge garden, but didn’t plant until around Memorial weekend, making for sure the frost was all out of the ground. We had the best garden around. I am glad we now have more modern technology to help us, yet you can’t beat those good old days!

Equinox occurs twice a year.

This is when the sun cross’s the Equator and the length of the day and night are approximately equal.

2009 AGRI-NEWS FARM SHOW HIGHLIGHTS



about how these shows work, and how important they are to the farming community. We owe it to our community to be out there and let them how we can help them in whatever stage of life they be in. We will continue to attend many more farm shows in the future.

We are also going back to what we use to do, attend our local fair. We plan on attending the Dodge County Free Fair this year. So please stop by to say hi and see what we have to offer you.

This was the first Agri-News Farm Show that we have participated in. We greatly enjoyed the experience and hope to make it a 1 Stop tradition. We saw many familiar faces, and met a lot of new ones. If you were there, we hope you stopped by to say ‘Howdy!’

We learned a great deal

OLIVIA, MN

Well we’ve all gotten our hair done, beards trimmed and gotten our new photos taken! Next issue we will be showing them off in an introduction of our new and expanded 1 Stop family!

Look forward to learning more about each of our “Experienced Farmland Professionals” and the history of 1 Stop Realty, Inc..

We have welcomed into the family an office in Olivia MN. Our clients will continue to get the quality service and respect they have come to expect from 1 Stop Realty, with expanded coverage of MN, to better serve everyone.

CONTACT US ANYTIME!

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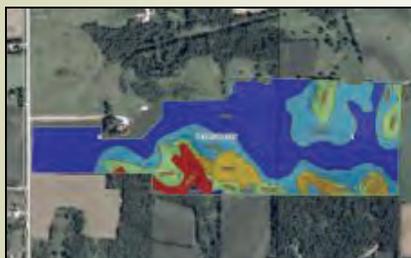
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WHAT'S CURRENTLY FOR SALE?



Listing # 4009651

114 +/- Acres Stewartville, MN
Existing dairy farm in the Stewartville area. approx 103+/- tillable acres. Good soils with an average CPI of 80.4, House, barn, and out buildings all to go! Can be split. Already surveyed with 10.02 Ac bldg site.



Listing # 4008679

87 +/- Acres- Pine Island, MN
Great location to build a home out in the country, yet still close to town. With income producing potential on 51 +/- tillable acres & the 24.09 CRP ac. Hills, trees and a great view. Exact acres TBD by a survey. **Addtl. acres available**



Listing # 4006602

Approved 40+/- AC building site just west Byron, MN
nestled in the woods only 1.5 miles to Hwy 14 and only 2 miles to Byron High School. Great locations and beautiful view. Must see! Call for us for more details.