

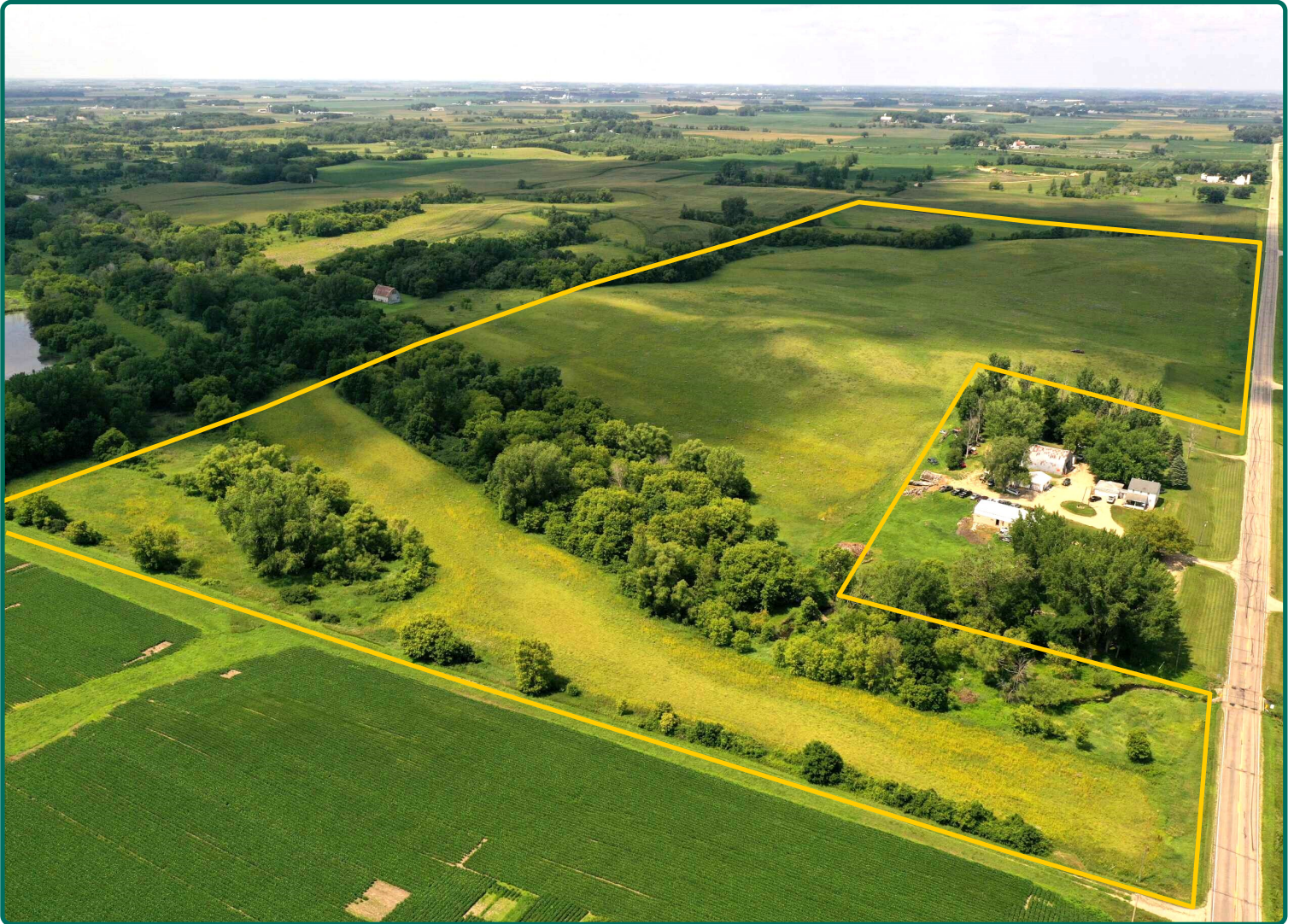
# Land For Sale

**ACREAGE:**

**75.11 Acres, m/l**

**LOCATION:**

**Waseca County, MN**



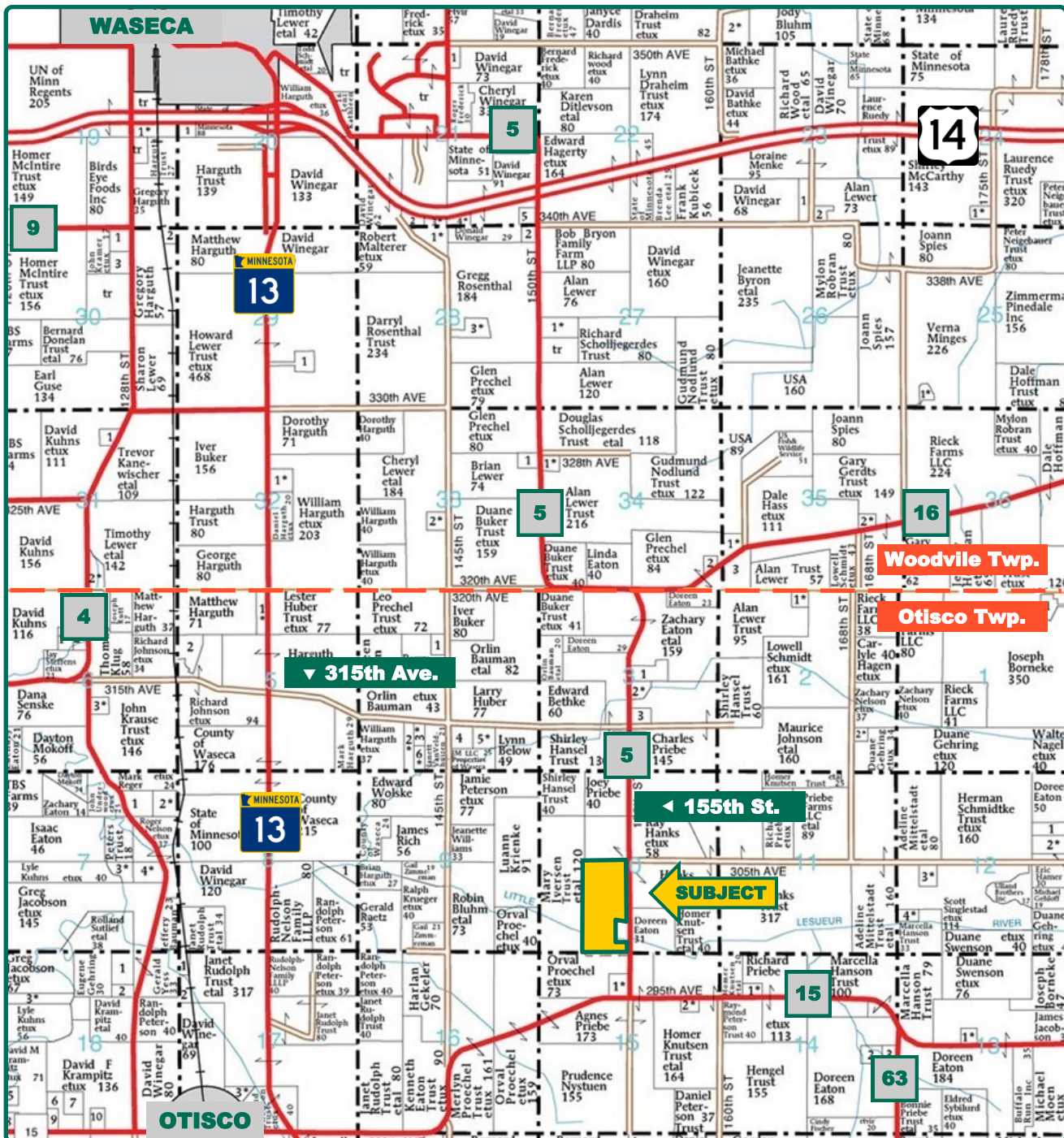
## Property *Key Features*

- Locally Known as Priebe Farms LLC
- Prime Hunting and Recreational Property with Income-Providing CRP
- CRP Payment: \$279.93/Acre or \$16,768.00 Annual Payment

**Charles Wingert, ALC**  
Licensed Broker in MN & IA  
**507-381-9790**  
**CharlesW@Hertz.ag**

**507-345-5263**  
151 St. Andrews Ct. Ste., 1310  
Mankato, MN 56001  
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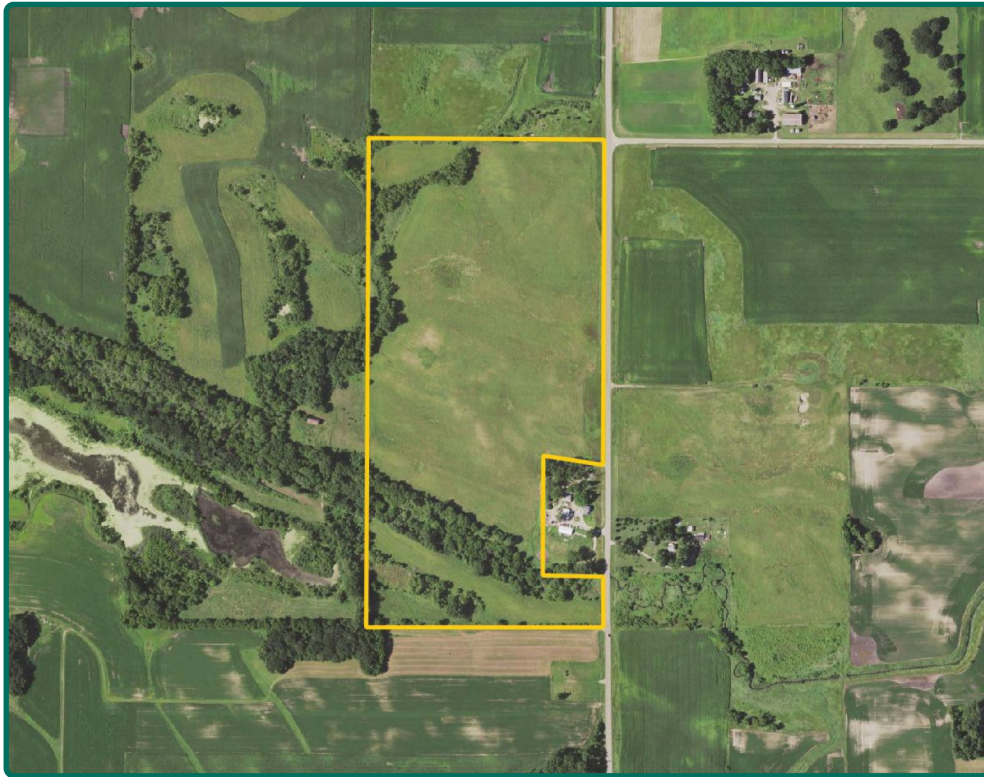
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# Aerial Photo

75.11 Acres, m/l



**CRP Acres:** 59.90  
**Soil Productivity:** 74.10 CPI

## Property Information 75.11 Acres, m/l

### Location

From Waseca: go southeast on State Hwy. 13 S. for 4.1 miles, then east on 315th Ave. for 2 miles. Turn south on 155th St. and continue for 1 mile. Property is on the west side of 155th St.

### Legal Description

E½ SW¼, excluding 4.89 acres, Section 10, Township 106 North, Range 22 West of the 4th P.M., Waseca, Co., MN.

### Price & Terms

- \$355,000.00
- \$4,726.40/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable in 2021  
Ag Non-Hmstd Taxes: \$2,860.00  
Net Taxable Acres: 75.11  
Tax per Net Taxable Acre: \$38.07

### FSA Data

Farm Number 5193, Tract 3366  
CRP Acres: 59.90

### NRCS Classification

HEL: Highly Erodible Land.  
Tract contains a wetland.

### CRP Contracts

There are 59.90 acres enrolled in a CP-23A contract that pays \$16,768.00 annually and expires September 30, 2026.

### Soil Types/Productivity

Main soil types are Reedslake-Estherville and Lester-Hawick. Crop Productivity Index (CPI) on the CRP acres is 74.10. See soil map for details.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

Level to rolling.

### Drainage

Natural.

### Buildings/Improvements

None.

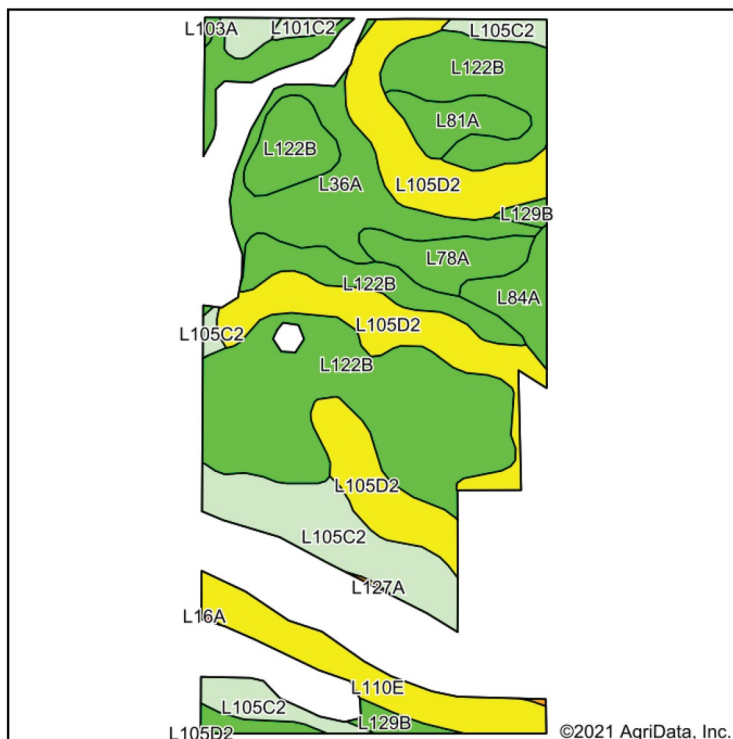
### Water & Well Information

No known wells.

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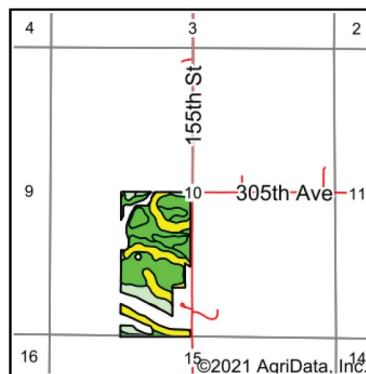
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Soils data provided by USDA and NRCS.

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State: **Minnesota**  
County: **Waseca**  
Location: **10-106N-22W**  
Township: **Otisco**  
Acres: **59.9**  
Date: **8/5/2021**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MN161, Soil Area Version: 15

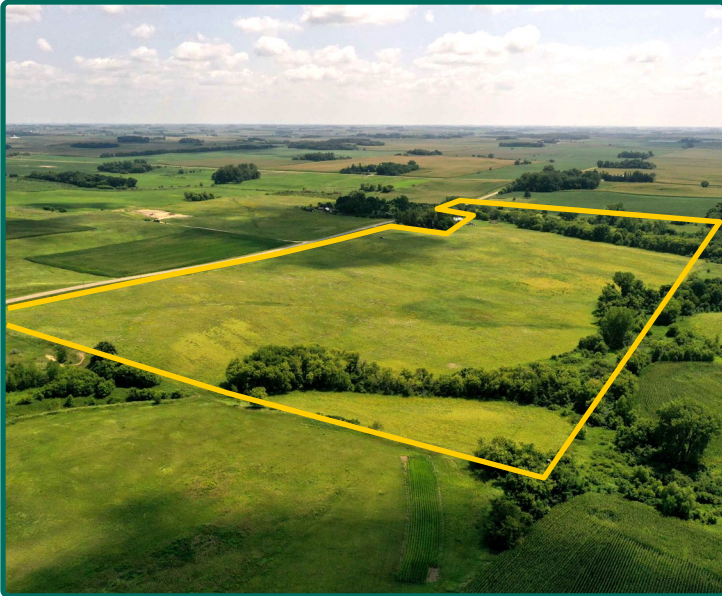
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L122B	Reedslake-Estherville complex, 2 to 6 percent slopes	21.08	35.2%		Ile	84
L105D2	Lester-Hawick complex, 12 to 18 percent slopes, eroded	12.41	20.7%		IVe	52
L36A	Hamel, overwash-Hamel complex, 0 to 3 percent slopes	7.25	12.1%		IIw	97
L105C2	Lester-Hawick complex, 6 to 12 percent slopes, eroded	7.09	11.8%		IIIe	63
L110E	Lester-Ridgton complex, 18 to 25 percent slopes	4.08	6.8%		VIe	41
L78A	Canisteo clay loam, 0 to 2 percent slopes	2.14	3.6%		IIw	93
L81A	Cordova clay loam, 0 to 2 percent slopes	1.78	3.0%		IIw	87
L84A	Glencoe clay loam, 0 to 1 percent slopes	1.63	2.7%		IIIw	86
L129B	Terril loam, 2 to 6 percent slopes	1.39	2.3%		Ile	99
L100B	Clarion-Estherville complex, 2 to 6 percent slopes	0.56	0.9%		Ile	76
L101C2	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	0.33	0.6%		IIIe	73
L103A	Fieldon-Canisteo complex, 0 to 2 percent slopes	0.10	0.2%		IIw	83
L127A	Coland clay loam, 0 to 2 percent slopes, frequently flooded	0.06	0.1%		Vw	20
Weighted Average						74.1

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

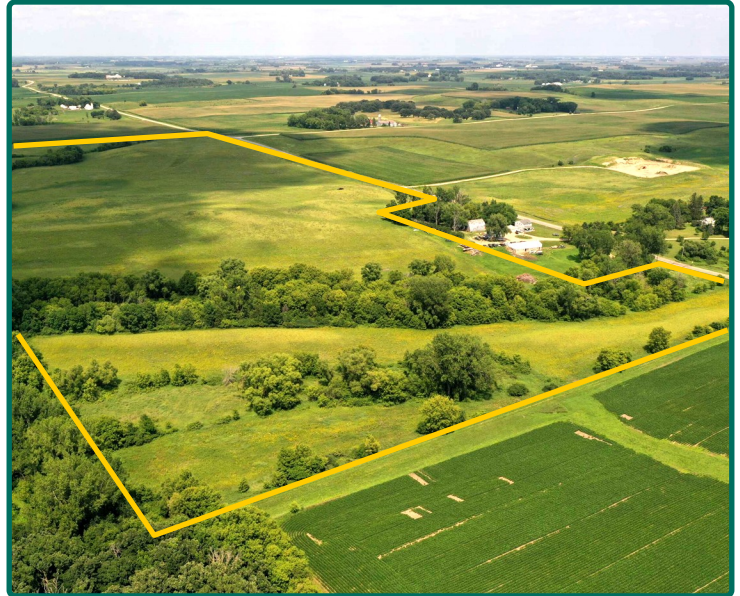
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Northwest Looking Southeast



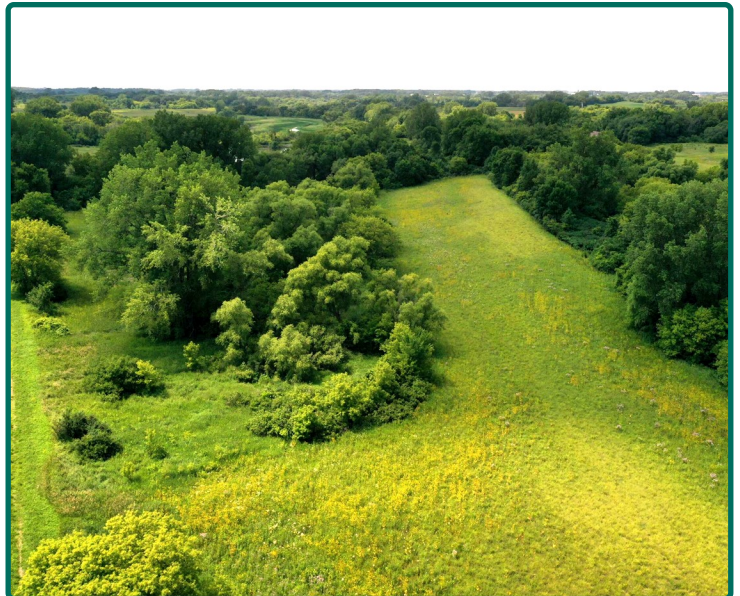
Southwest Looking Northeast



CRP Land



CRP Land and Timber





## Make the Most of Your Farmland Investment

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