

Land For Sale

ACREAGE:

80.00 Acres, m/l

LOCATION:

Murray County, MN

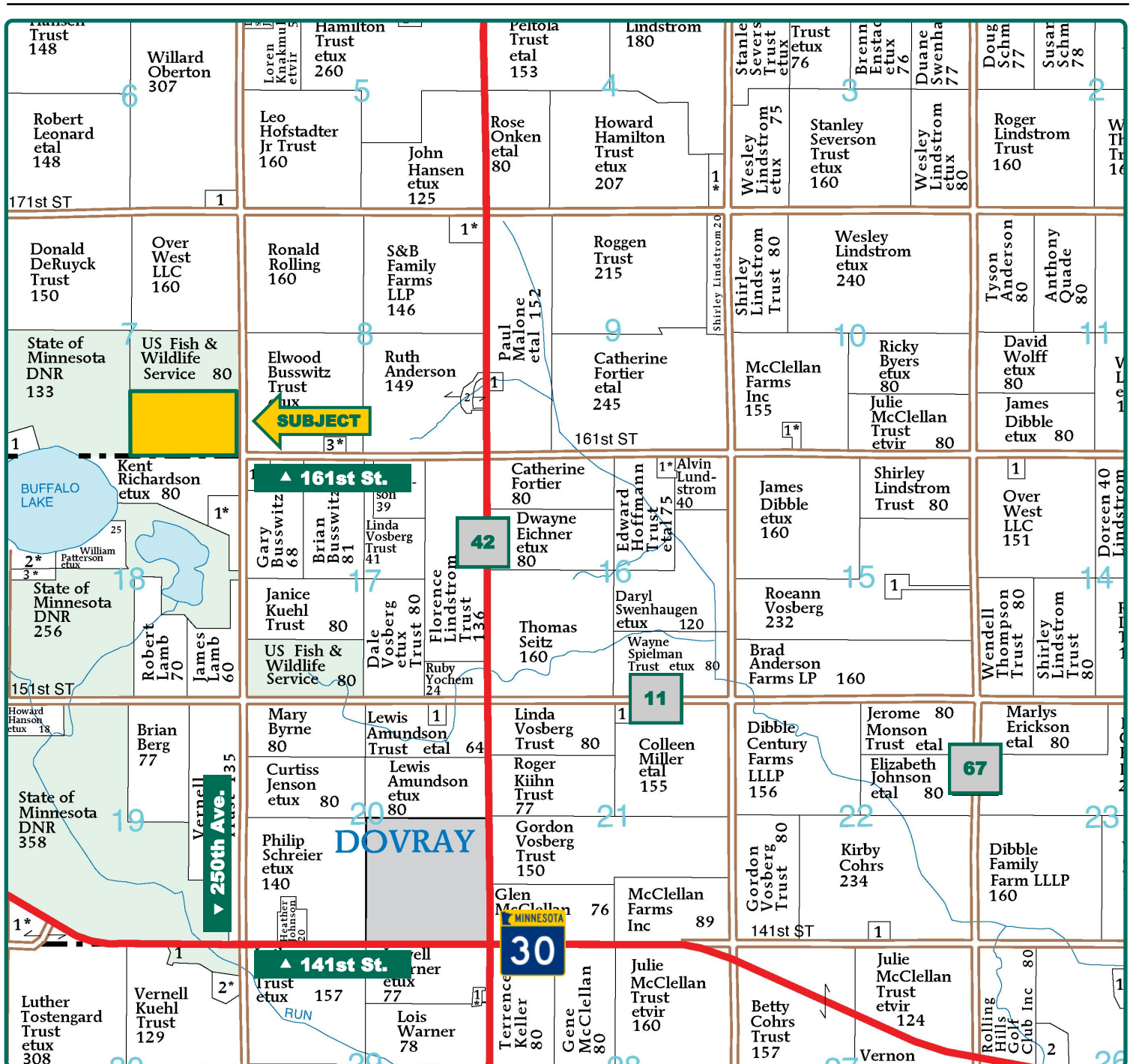


Property Key Features

- **Prairie and Hunting Land**
- **Deer, Pheasant and Waterfowl Habitat**
- **Food Plots Allowed, Water and Mature Trees Present**

Geoff Mead, ALC
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RIM Acres: 53.00
State Prairie Bank Acres: 38.83

Property Information

80.00 Acres, m/l

Location

From Dovray: go west on Hwy. 30 for ½ mile, then north on 250th Ave. for 2 miles. Farm is on the west side of 250th Ave.

Legal Description

S½ SE¼ Section 7, Township 107 North, Range 39 West of the 5th P.M., Murray County, MN.

Price & Terms

- \$145,000
- \$1,812.50/acre

Possession

As negotiated.

Real Estate Tax

Taxes and Special Assessments
Payable in 2022

Ag Non-Hmstd Taxes: \$430.50

Special Assessments: \$3.50

Total 2022 Real Estate Taxes: \$434.00

Net Taxable Acres: 80.00

Tax per Net Taxable Acre: \$5.43

Tax Parcel ID #s: 06-007-0030

Permanent Easements

- There are 53.00 acres enrolled as part of the Reinvest in Minnesota (RIM) program that are already non-cropland retired. This land does not have annual program payments. A maximum of 5.3 acres of food plots are allowed within the easement area.
- There is a State Prairie Bank Conservation Easement of 38.83 acres.

Land Description

Rolling. Trees and wetlands present.

Drainage

Natural.

Water & Well Information

No known wells.

Comments

Property had a controlled burn in 2017 and is due for another. Permanent deer stand present. Contact agent for details.

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AG-01012-01 (9/86)

STATE OF MINNESOTA
DEPARTMENT OF AGRICULTURE
REINVEST IN MINNESOTA
CONSERVATION EASEMENT
EXHIBIT "A"

Map 1 of 1

EASEMENT NUMBER 51-02-86-1

RIM RESERVE CONSERVATION AREA, MURRAY COUNTY,
STATE OF MINNESOTA EASEMENT AUTHORIZED BY REINVEST IN MINNESOTA ACT OF 1986.

T. 107 N., R. 39 W., SECTION 7, 1/4 1/4 1/4

Part of S $\frac{1}{2}$ SE $\frac{1}{4}$ Sec. 7 T. 107N R. 39W

Scale: 4 Inches = 1 mile
 8 Inches = 1 mile

This map delineates the RIM Reserve Conservation area(s) referred to in the attached easement conveyance dated April 27, 19 87 which the Grantor(s) agree to maintain.

LEGEND

Boundary of Easement Description
 Enrolled Area
 Lands Covered by Provisions of the Easement
 Lands Not Included in Easement Description

Prepared by:
Howard Konkol
(SWCD Representative)

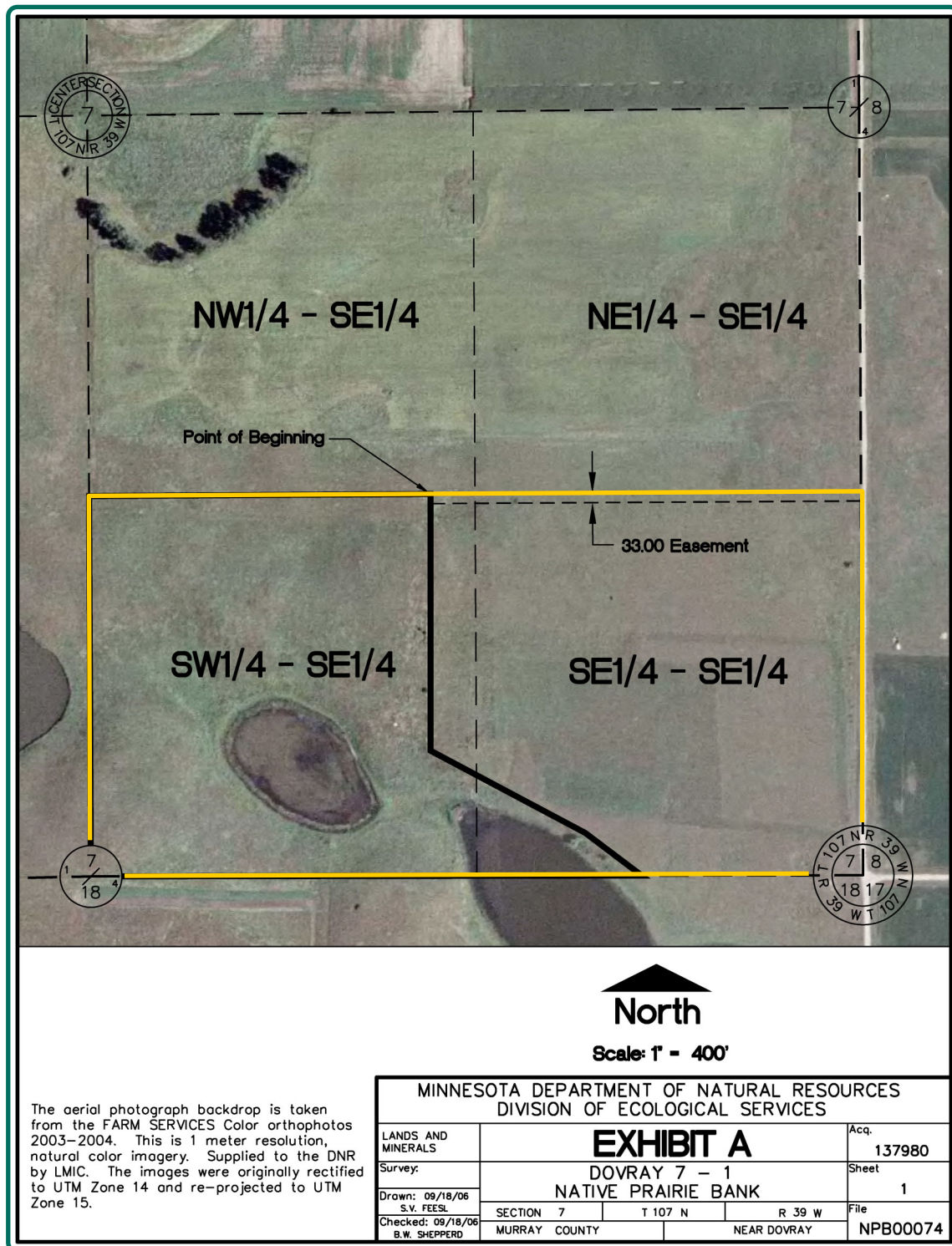
Dated:
January 5, 1987

County Recorder Use Only:

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management 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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Southwest Looking Northeast



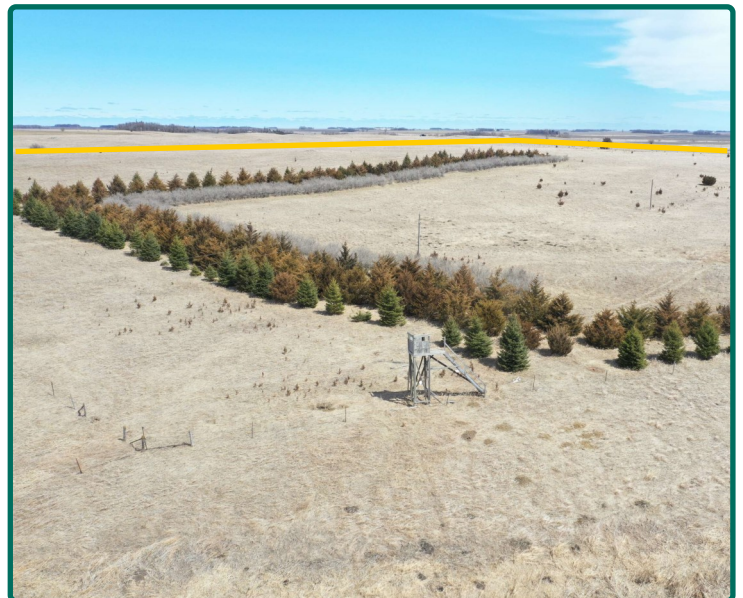
Northwest Looking Southeast



Southeast Looking Northwest



Mature Trees



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