

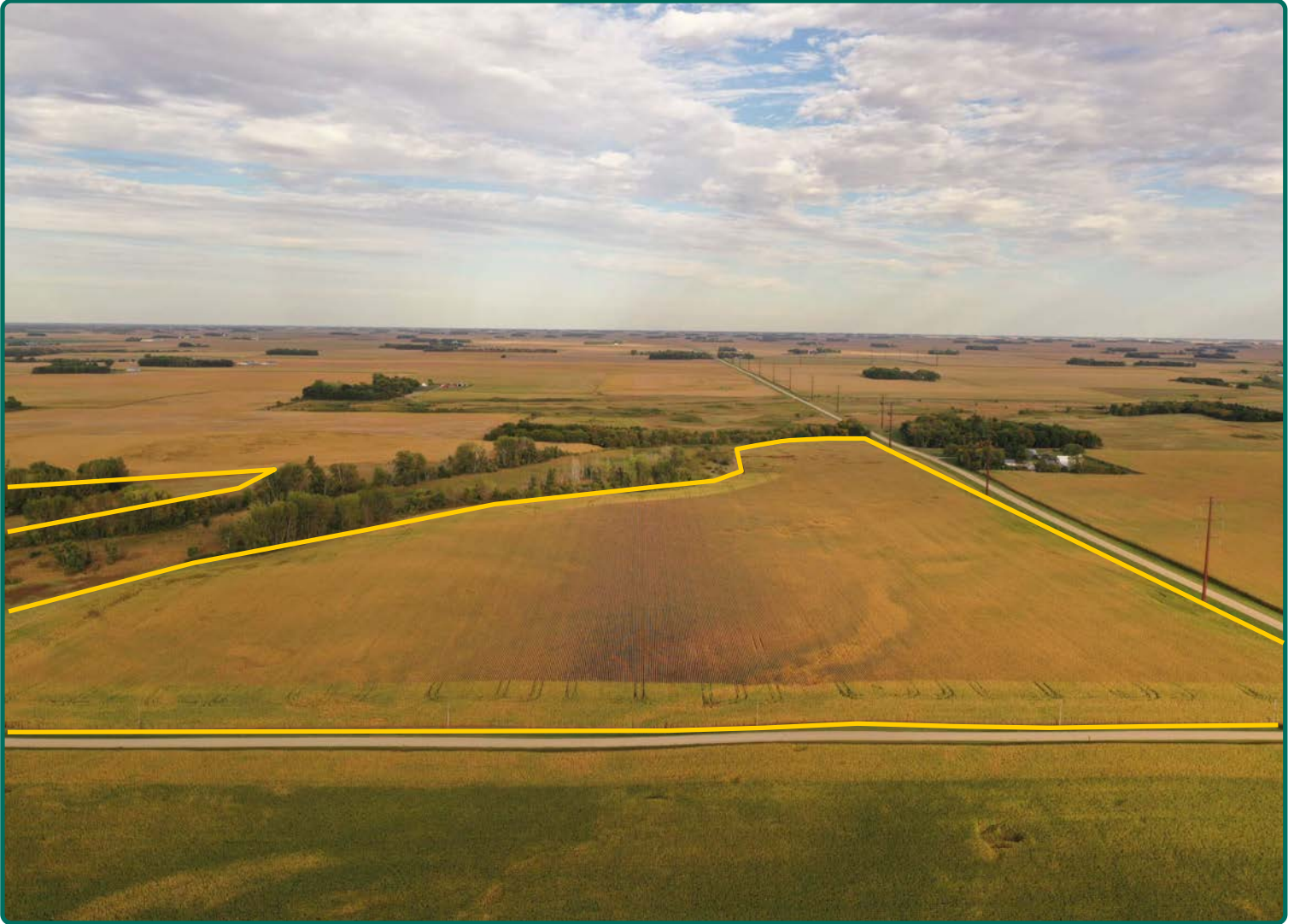
Land For Sale

ACREAGE:

121.48 Acres, m/l

LOCATION:

Redwood County, MN

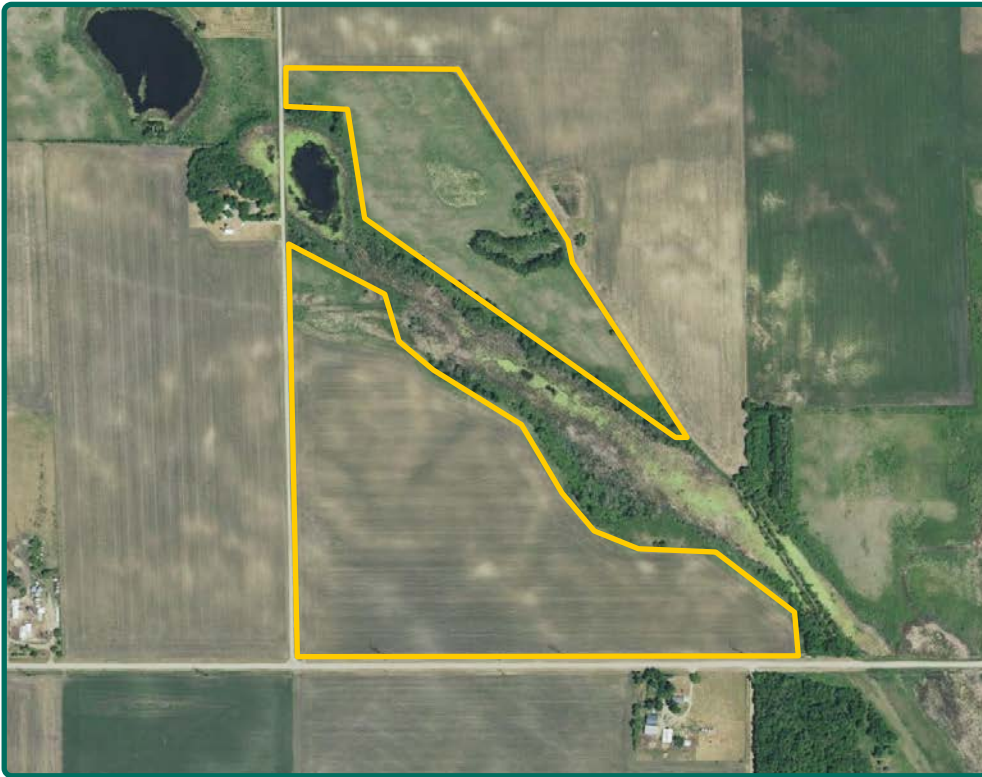


Property Key Features

- Highly Productive Farmland
- CRP Contracts on 45.12 Acres Through 2032
- Full Farming Rights for the 2023 Crop Year

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FSA/Eff. Crop Acres:	70.77
CRP Acres:	45.12
Corn Base Acres:	37.27
Bean Base Acres:	33.50
Soil Productivity:	95.10 CPI

Property Information

121.48 Acres, m/l

Location

From Seaforth: Go south on Hwy. 7 for 1 mile, then east on Hwy. 12 / 280th St. for 1 mile. The farm is on the north side of the road.

Legal Description

Part of the SW¼ and part of the SW¼ of the NW¼, Section 33, Township 112 North, Range 37 West of the 5th P.M., Redwood Co., MN. Updated abstract to govern.

Price & Terms

- \$1,100,000
- \$9,054.99/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

Taxes Payable in 2022
Ag Non-Hmstd Taxes: \$3,288.00
Net Taxable Acres: 121.48
Tax per Net Taxable Acre: \$27.07
Tax Parcel ID #: 640332060

Lease Status

Leased through the 2022 crop year with an open lease for the 2023 crop year.

FSA Data

Farm Number 1332, Tract 2886
FSA/Eff. Crop Acres: 70.77
CRP Acres: 45.12
Corn Base Acres: 37.27
Corn PLC Yield: 184 Bu.

Bean Base Acres: 33.50
Bean PLC Yield: 53 Bu.

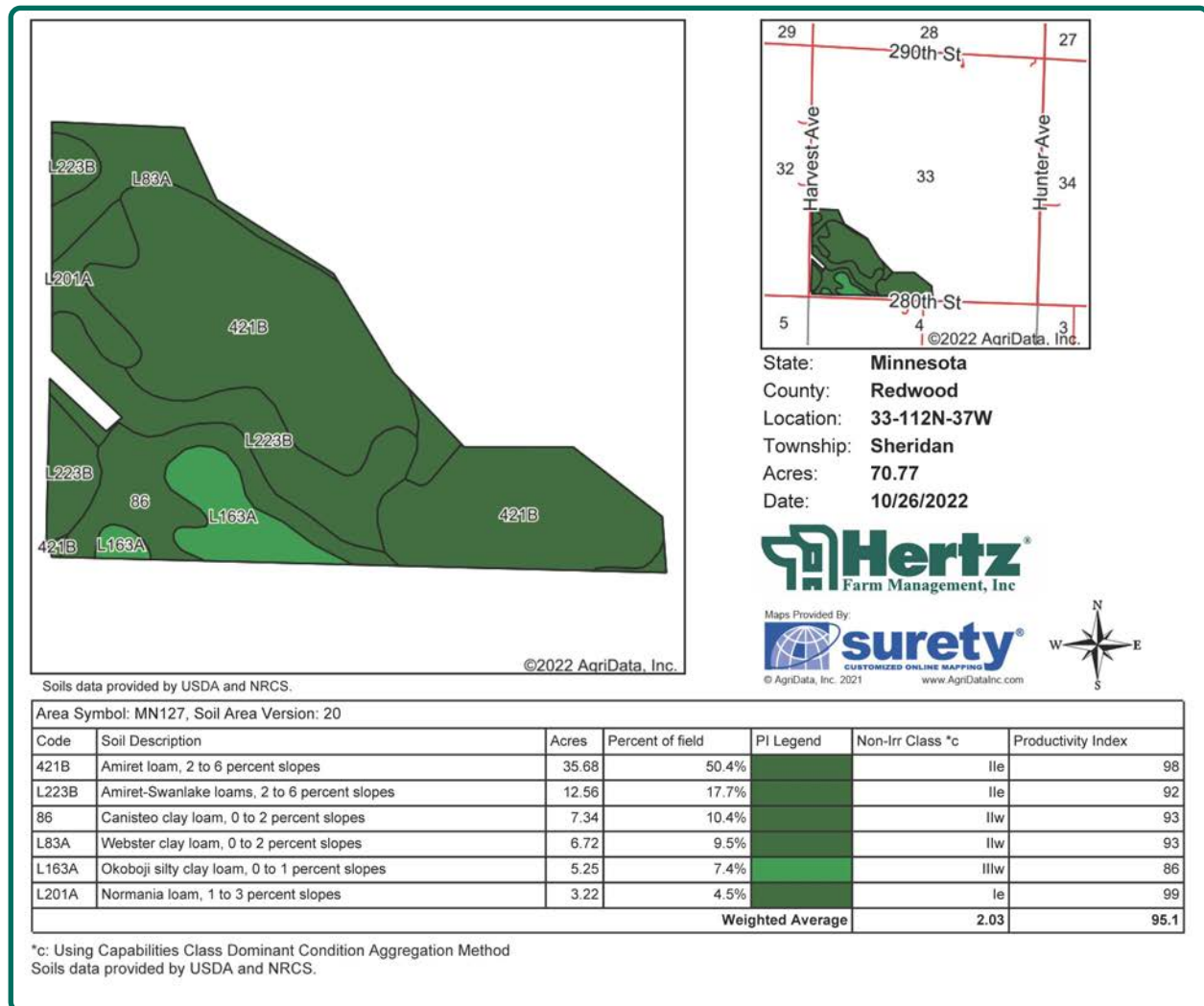
NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract contains a wetland or farmed wetland.

CRP Contracts

There are two CRP contracts on this property:

- There are 19.80 acres enrolled in a CP-21 contract that pays \$281.55/acre or \$5,575.00 annually and expires on September 30, 2032.
- There are 25.32 acres enrolled in a CP-27 & 28 contract that pays \$258.53/acre or \$6,546.00 annually and expires on September 30, 2032.



Soil Types/Productivity

Main soil types are Amiret and Amiret-Swanlake. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 95.10. 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 gently sloping to depressional.

Drainage

Some tile. No maps available.

Water & Well Information

None.

Comments

Highly productive Redwood County farmland with CRP contracts through 2032.

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.



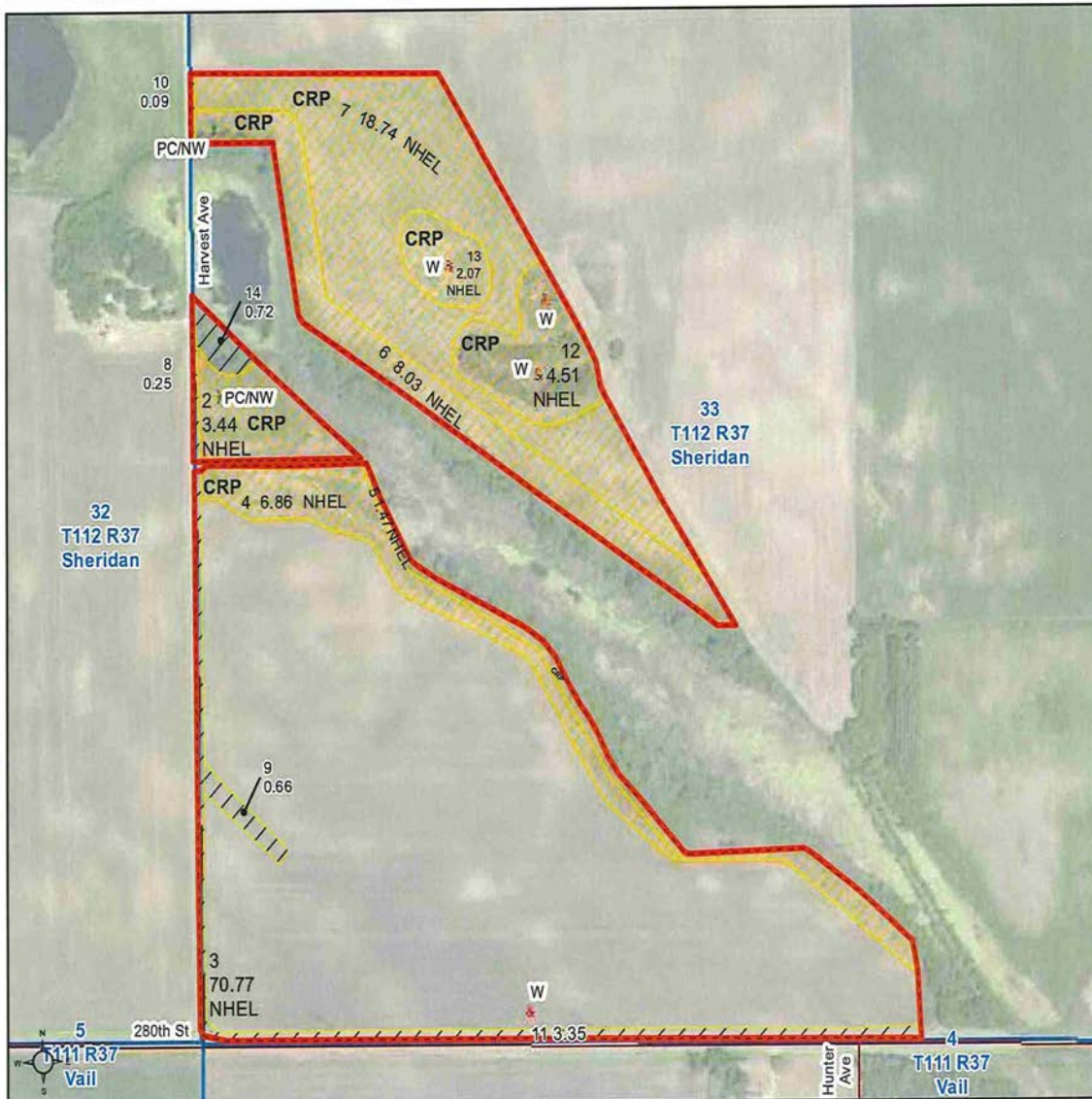
Redwood County, Minnesota

Farm 1332

Tract 2886

2022 Program Year

Map Created April 07, 2022



0 235 470 940
Feet

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
- CRP
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 115.89 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.

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Northwest looking Southeast



Southwest looking Northeast



West looking East



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