

Land For Sale

ACREAGE:

LOCATION:

388.46 Acres, m/l

Freeborn County, MN



Property Key Features

- Large Parcel of Quality Freeborn County Farmland
- Open Ditch Drainage Outlets; System & Random Tiling
- 364.33 FSA/Eff. Crop Acres with a CPI of 80.00

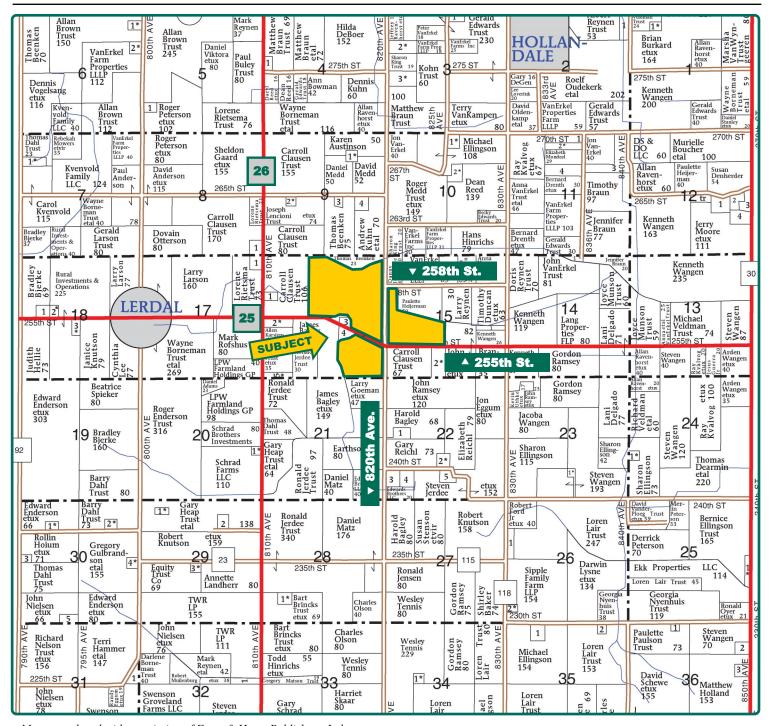
Charles Wingert, ALC Licensed Broker in MN & IA 507-381-9790 CharlesW@Hertz.ag **507-345-5263**151 St. Andrews Ct. Ste., 1310
Mankato, MN 56001 **www.Hertz.ag**

Co-List Agent: Glen Fladeboe Licensed Broker in MN FLADEBOE LAND 651-208-3262



Plat Map

Riceland Township, Freeborn County, MN

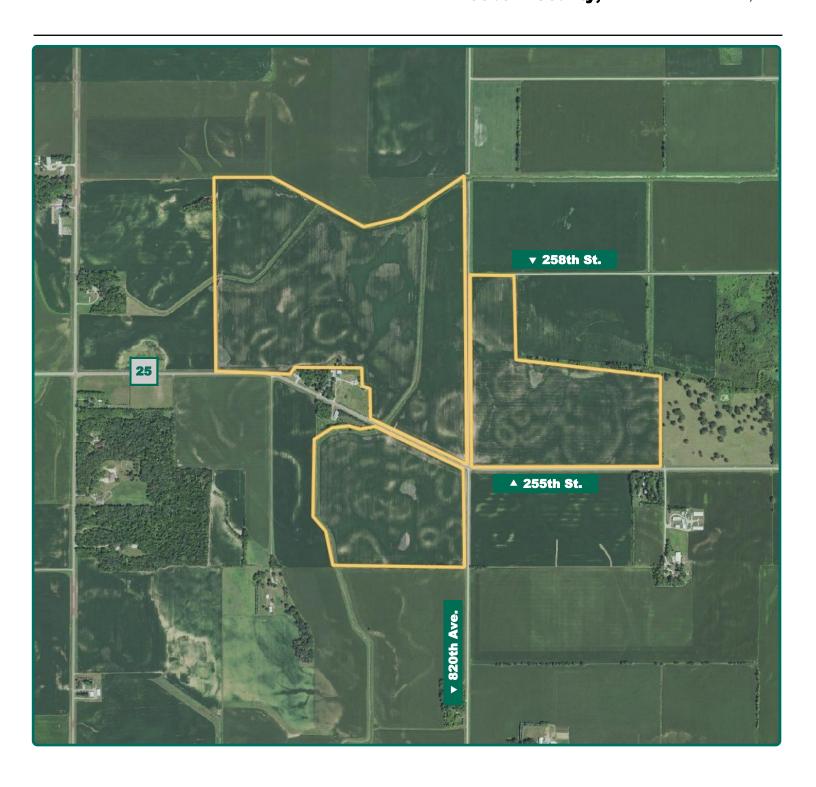


Map reproduced with permission of Farm & Home Publishers, Ltd.



Aerial Map

Freeborn County, MN - 388.46 Acres, m/l





Aerial Photo

388.46 Acres, m/l



FSA/Eff. Crop Acres: 364.33
Corn Base Acres: 260.38
Bean Base Acres: 85.82
Soil Productivity: 80.00 CPI

Property Information 388.46 Acres, m/l

Location

Located two miles east of Lerdal, Minnesota on the north and south side of Co. Rd. 25.

Legal Description

388.46 acres, m/l, located in Sections 15 & 16, Township 103 North, Range 20 West of the 5th P.M., Freeborn Co., MN.

Price & Terms

- \$3,533,710
- \$9,096.71/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes and Special Assessments Payable in 2022

Ag Non-Hmstd Taxes: \$19,436.81

Special Assessments: \$1,385.19 Total 2022 Real Estate Taxes: \$20,822.00

Net Taxable Acres: 388.46 Tax per Net Taxable Acre: \$53.60

Tax Parcel ID #s: R12.016.0030,

 $R12.016.0050,\,R12.016.0070,\,R12.015.0010$

& R12.040.0310

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 9818, Tract 56525 FSA/Eff. Crop Acres: 364.33 Corn Base Acres: 260.38 Corn PLC Yield: 139 Bu. Bean Base Acres: 85.82 Bean PLC Yield: 39 Bu.

NRCS Classification

HEL: Highly Erodible Land. NHEL: Non-Highly Erodible Land. PCNW: Prior Converted Non-Wetlands.

Soil Types/Productivity

Primary Main soil types are Hamel, Canisteo and Fieldon. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 80.00. 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.

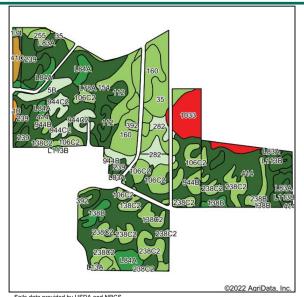
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Soil Map

364.33 FSA/Eff. Crop Acres





 County:
 Freeborn

 Location:
 16-103N-20W

 Township:
 Riceland

 Acres:
 364.33

 Date:
 11/28/2022







L78A Canisteo clay loam, 0 to 2 percent slopes 26.67 7.3% Ilw 9.95 180 Fieldon loam, 0 to 2 percent slopes 28.45 7.3% Ilw 7.2 238C2 Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded 24.28 6.7% Ille 7.7 106C2 Lester loam, 6 to 10 percent slopes, moderately eroded 22.09 6.1% Ille 7.7 35 Blue Earth mucky silt loam, 0 to 1 percent slopes 19.15 5.5% Illw 7.7 239 Le Sueur loam, 1 to 3 percent slopes 19.01 5.2% Illw 7.7 31033 Udipsamments 16.73 4.6% Illw 9.91 184A Glencoe clay loam, 0 to 1 percent slopes 11.04 3.9% Illw 6.6 282 Hanska loam, 0 to 2 percent slopes 11.04 3.9% Illw 6.8 184B Blue Earth muck 10.16 2.2% Illw 6.8 184B Blue Earth muck 10.16 2.2% Illw 6.8 184B	Soils data provided by USDA and NRCS.							
414 Hamel loam, 0 to 2 percent slopes 95.87 26.3% Ilw 99.87 L78A Canisteo day loam, 0 to 2 percent slopes 26.67 7.3% Ilw 99.87 160 Fieldon loam, 0 to 2 percent slopes 26.45 7.3% Ilw 77.3% 280C2 Kilkenny day loam, 6 to 10 percent slopes, moderately eroded 24.28 6.7% Illie 77.3 106C2 Lester loam, 6 to 10 percent slopes, moderately eroded 22.09 6.1% Illie 77.3 35 Blue Earth mucky silt loam, 0 to 1 percent slopes 19.15 5.3% Illie 77.3 239 Le Sueur loam, 1 to 3 percent slopes 19.01 5.2% Illie 99.9 1844 Glencoe clay loam, 0 to 1 percent slopes 14.21 3.9% Illiw 88 282 Hanska loam, 0 to 2 percent slopes 11.04 3.0% Illie 11.0 1854 Blue Earth muck 10.16 2.8% Illie 17.3 183A Webster clay loam, 0 to 2 percent slopes 9.94 2.2% Illie 19.4 183A Webster clay loam, 0 to 2 percent slopes 9.94<	Area Symbol: MN047, Soil Area Version: 18							
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238C2 Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded 24.28 6.7% Ille 77 106C2 Lester loam, 6 to 10 percent slopes, moderately eroded 22.09 6.1% Ille 76 35 Blue Earth mucky silt loam, 0 to 1 percent slopes 19.15 5.3% Illw 77 239 Le Sueur loam, 1 to 3 percent slopes 19.01 5.2% Illw 99 1033 Udipsamments 16.73 4.6% Illw 16.73 1244 Glencoe clay loam, 0 to 1 percent slopes 14.21 3.9% Illw 88 282 Hanska loam, 0 to 2 percent slopes 11.04 3.0% Illw 66 154 Blue Earth muck 10.16 2.8% Illw 96 154 Blue Earth muck 10.16 2.8% Illw 96 154 Blue Earth muck 10.16 2.8% Illw 97 154 Blue Earth muck 10.16 2.8% Illw 98 154 Blue Earth muck 10.2 percent slopes<	L78A	Canisteo clay loam, 0 to 2 percent slopes	26.67	7.3%		llw	93	
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Section Sect	238C2	Kilkenny clay loam, 6 to 10 percent slopes, moderately eroded	24.28	6.7%		Ille	74	
239 Le Sueur Ioam, 1 to 3 percent slopes 19.01 5.2% Iw 99 1033 Udipsamments 16.73 4.6% Image: Compound of the compound of	106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	22.09	6.1%		Ille	76	
1033 Udipsamments 16.73 4.6% — 0	35	Blue Earth mucky silt loam, 0 to 1 percent slopes	19.15	5.3%		IIIw	77	
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L1207B Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes 1.52 0.4% IIe 99 41B Estherville sandy loam, 2 to 6 percent slopes 0.89 0.2% IIIs 44 134 Okoboji sitly clay loam, 0 to 1 percent slopes 0.60 0.2% IIIw 86 L13A Klossner muck, 0 to 1 percent slopes 0.54 0.1% IIIw 7	238B	Kilkenny clay loam, 2 to 6 percent slopes	3.94	1.1%		lle	79	
41B Estherville sandy loam, 2 to 6 percent slopes 0.89 0.29 IIIs 44 134 Okoboji silty clay loam, 0 to 1 percent slopes 0.60 0.29 IIIw 86 L13A Klossner muck, 0 to 1 percent slopes 0.54 0.19 IIIw 7	41C	Estherville sandy loam, 6 to 12 percent slopes	3.40	0.9%		IVs	39	
134 Okoboji silty clay loam, 0 to 1 percent slopes 0.60 0.2% IIIw 8t L13A Klossner muck, 0 to 1 percent slopes 0.54 0.1% IIIw 7	L1207B	Le Sueur-Reedslake-Cordova complex, 0 to 5 percent slopes	1.52	0.4%		lle	95	
L13A Klossner muck, 0 to 1 percent slopes 0.54 0.1% Illw 7	41B	Estherville sandy loam, 2 to 6 percent slopes	0.89	0.2%		IIIs	44	
	134	Okoboji silty clay loam, 0 to 1 percent slopes	0.60	0.2%		IIIw	86	
Weighted Average *- 8	L13A	Klossner muck, 0 to 1 percent slopes	0.54	0.1%		Illw	77	
	Weighted Average *-							

Drainage

Open ditches. Part of CD J18 - Rice Lake Branch. System and random tiling present. Maps available, contact agent for details.

Buildings/Improvements

None.

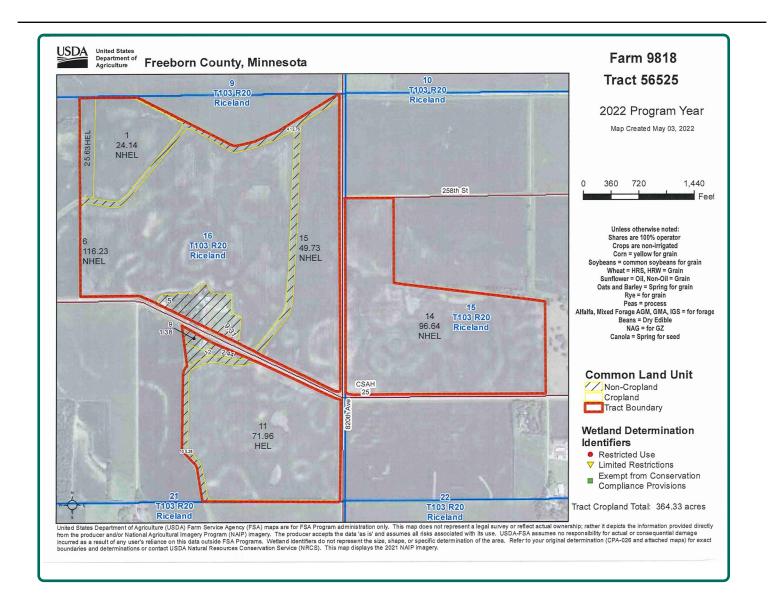
Water & Well Information

None.



FSA Aerial

364.33 FSA/Eff. Crop Acres



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.



Property Photos

Northeast Portion - 102 Ac., m/l



Southwest Portion - 76 Ac., m/l



Northwest Portion - 210 Ac., m/l





This property is co-operatively listed with:



Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

AND



- Auctions Live and Online
- Listings
- Appraisals
- Private Sale Negotiations
- Complimentary Consultations