

# Land For Sale

**ACREAGE:**

**388.46 Acres, m/l**

**LOCATION:**

**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**

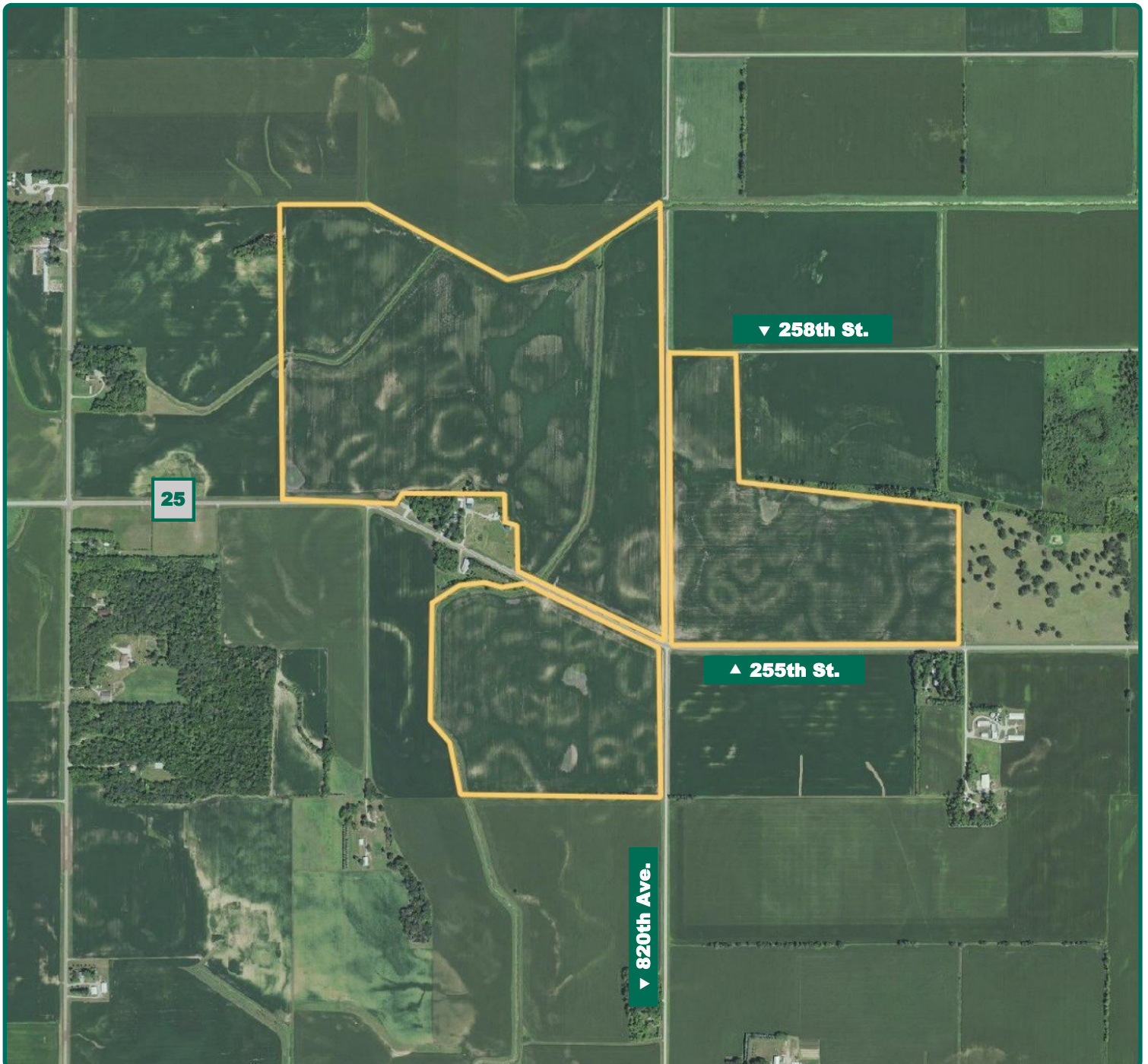
**507-345-5263**  
151 St. Andrews Ct. Ste., 1310  
Mankato, MN 56001  
**www.Hertz.ag**

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





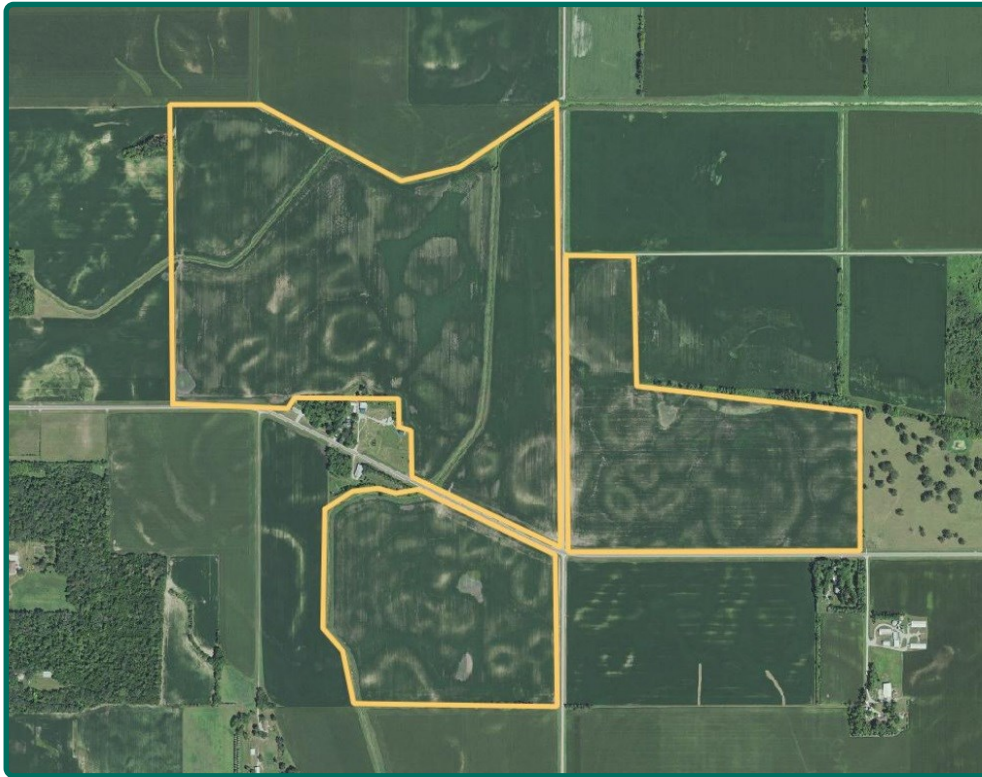




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<b>FSA/Eff. Crop Acres:</b>	<b>364.33</b>
<b>Corn Base Acres:</b>	<b>260.38</b>
<b>Bean Base Acres:</b>	<b>85.82</b>
<b>Soil Productivity:</b>	<b>80.00 CPI</b>

## 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.

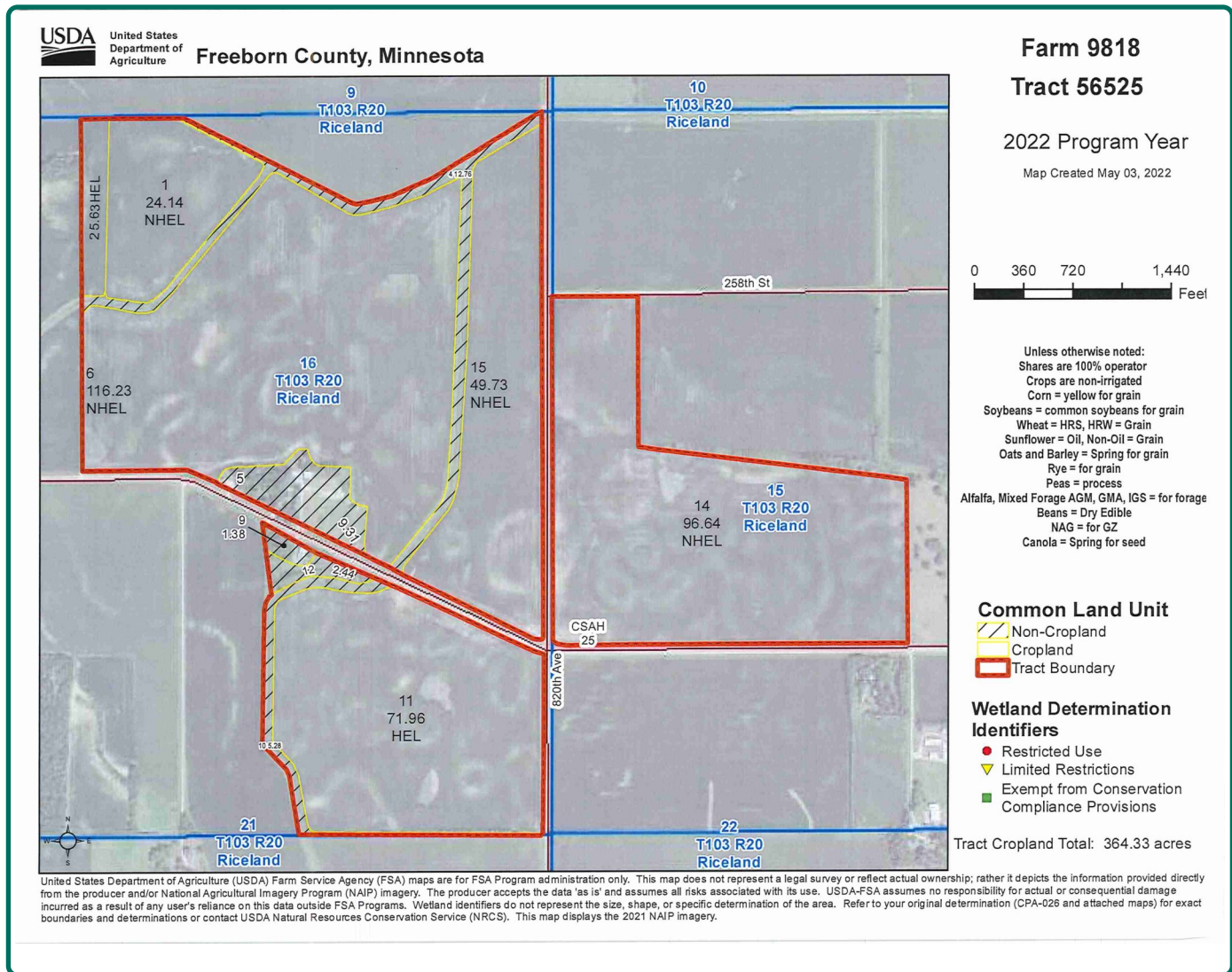
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. 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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Northeast Portion - 102 Ac., m/l



Southwest Portion - 76 Ac., m/l



Northwest Portion - 210 Ac., m/l



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**This property is co-operatively listed with:**



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**Make the Most of Your Farmland Investment**

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

**AND**



**FLADEBOE LAND**

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