

Land For Sale

ACREAGE:

81.23 Acres, m/l

LOCATION:

Dodge County, MN



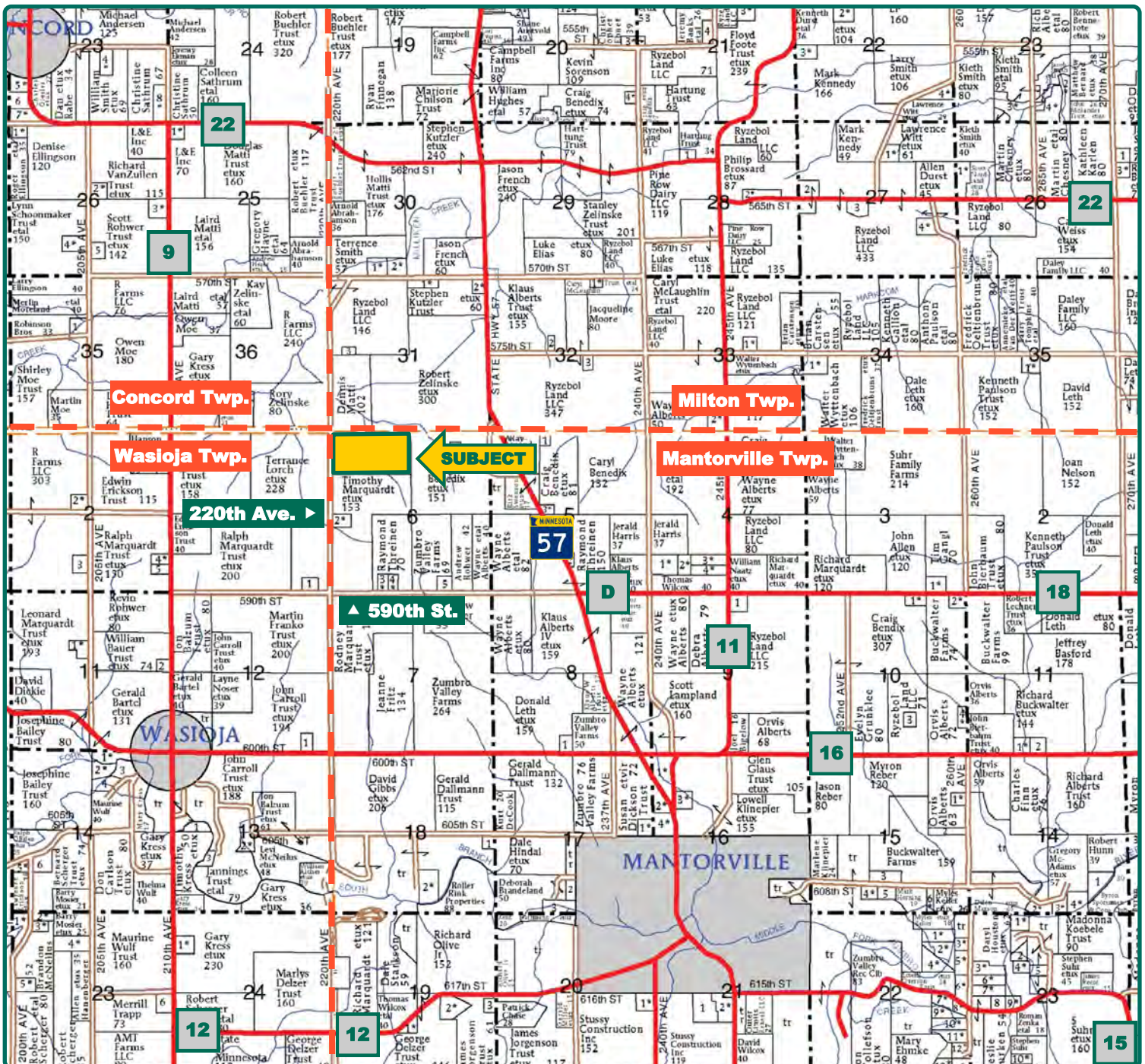
Property Key Features

- High-Quality Farm with a 92.50 CPI
- 78.87 FSA/Eff. Crop Acres
- Available for the 2023 Crop Year

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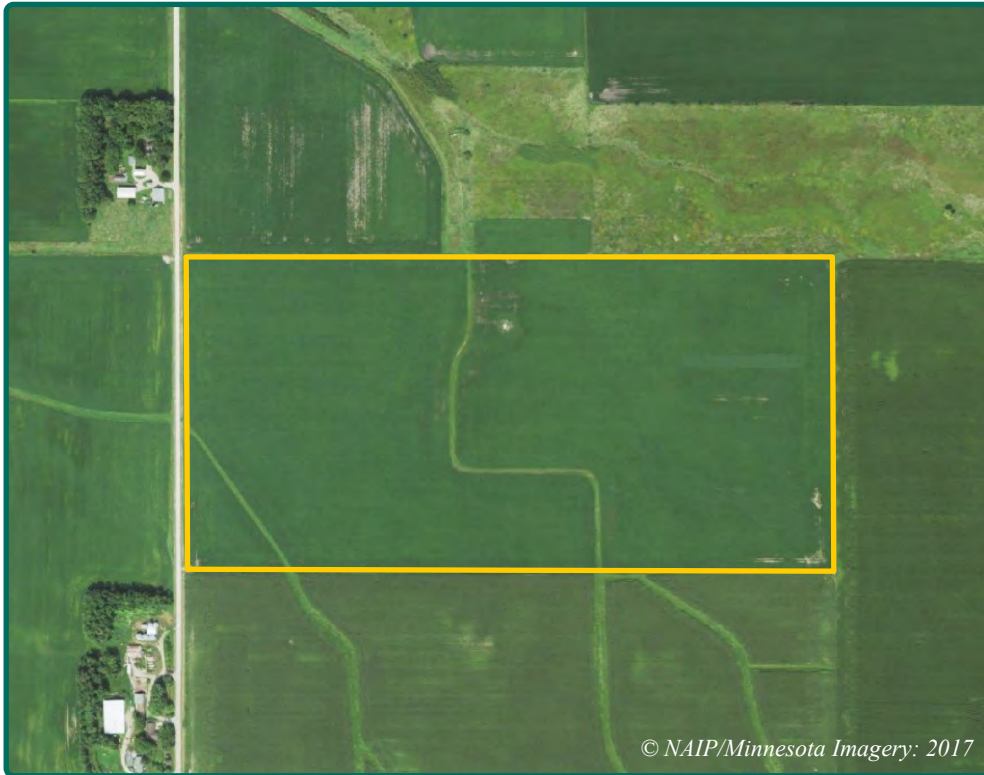


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FSA/Eff. Crop Acres:	78.87
Corn Base Acres:	57.10
Bean Base Acres:	19.00
Soil Productivity:	92.50 CPI

Property Information

81.23 Acres, m/l

Location

From the intersection of Hwy 57 and Hwy 11 north of Mantorville: Go 1¼ miles northwest on Hwy 57, then head west 1½ miles on 590th St., then head north ¾ mile on 220th Ave. The farm is on the east side of 220th Ave.

Legal Description

N½ NW¼, Section 6, Township 107 North, Range 16 West of the 5th P.M Dodge Co., MN.

Price & Terms

- \$1,025,000
- \$12,618.49/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable in 2022
Ag Non-Hmstd Taxes: \$4,172.00
Net Taxable Acres: 81.23
Tax per Net Taxable Acre: \$51.36
Tax Parcel ID #: R13.006.0200

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 4716, Tract 3300
FSA/Eff. Crop Acres: 78.87
Corn Base Acres: 57.10
Corn PLC Yield: 159 Bu.
Bean Base Acres: 19.00
Bean PLC Yield: 60.00 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Marquis and Clyde-Floyd. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 92.50. 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

Well tiled. Contact agent for maps.

Buildings/Improvements

None.

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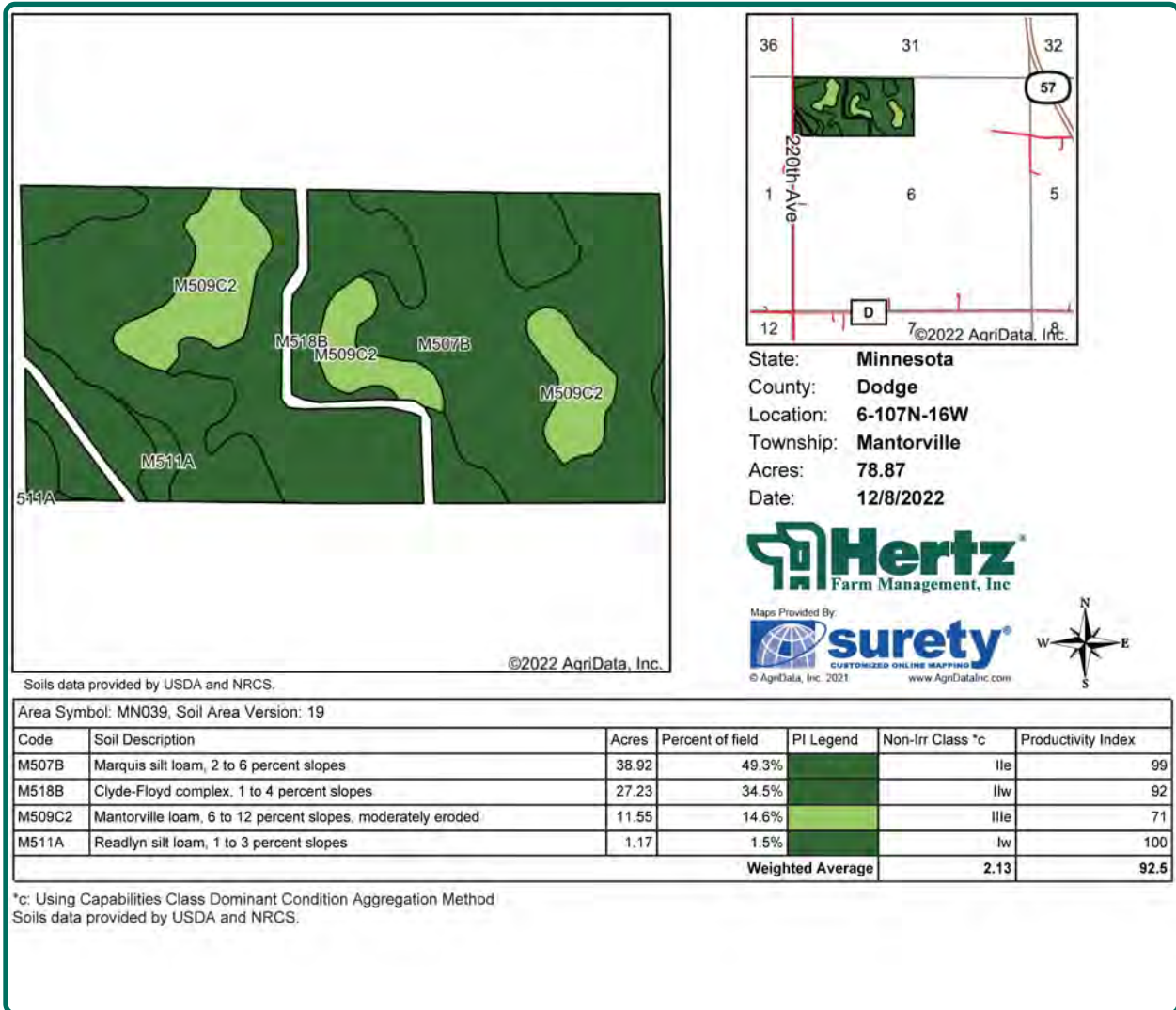
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Water & Well Information

None.

Comments

Quality Dodge County farm.

First Right of Refusal

There is a first right of refusal on this property. Contact agent for details.

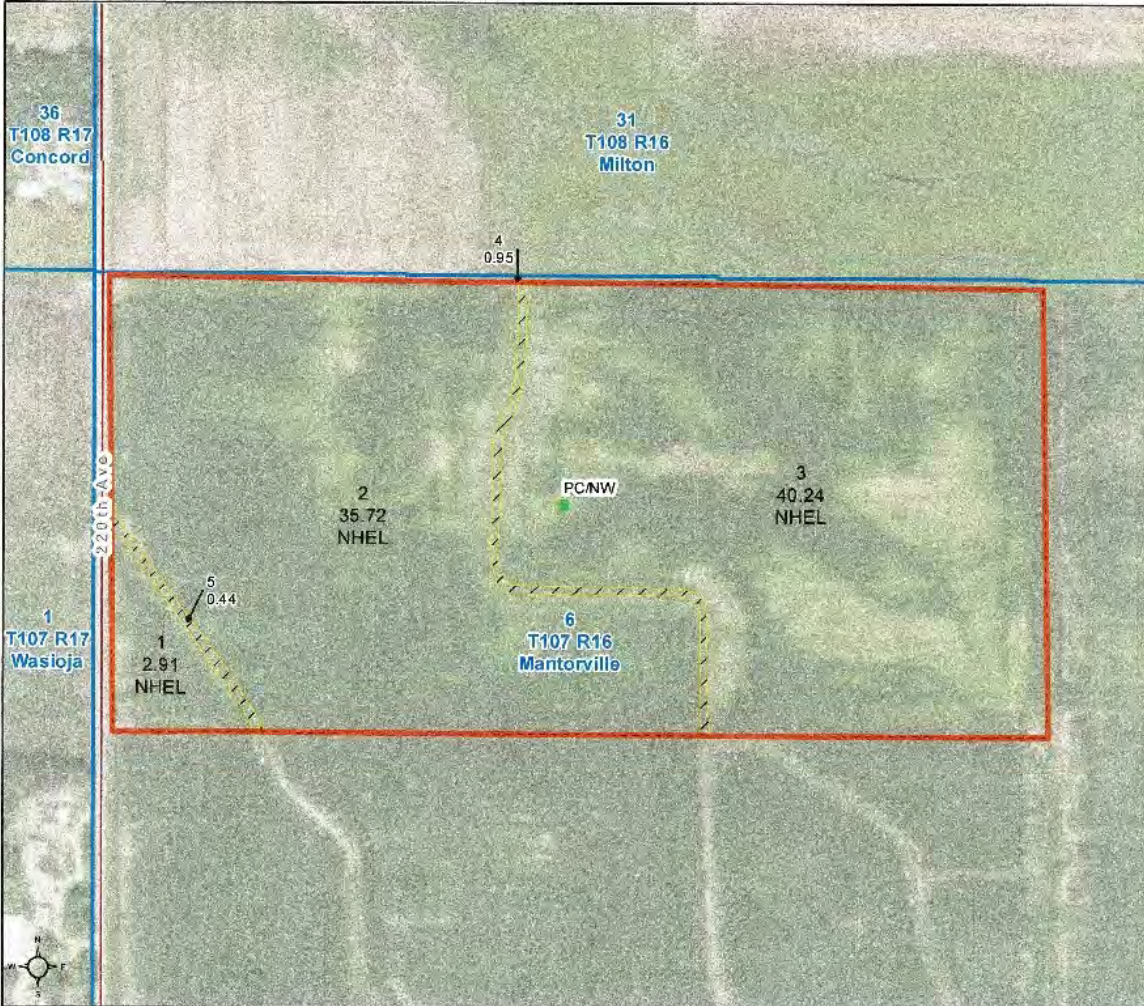
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently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

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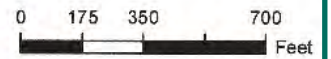
USDA United States Department of Agriculture
Dodge County, Minnesota



Farm 4716
Tract 3300




2021 Program Year

Map Created March 29, 2021






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
-  Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 78.87 acres

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Northwest Corner looking Southeast



Southwest Corner looking Northeast



Southeast Corner looking Northwest



Northeast Corner looking Southwest



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