

Land For Sale

ACREAGE:

160.00 Acres, m/l

LOCATION:

Renville County, MN



Property *Key Features*

- Large Tract with Strong Yield History
- Great Soil Types with a 92.80 CPI
- Part of County Ditch 85-A and County Ditch 124 Tile Outlets

Geoff Mead, ALC
Licensed Salesperson in MN
218-232-2561
GeoffM@Hertz.ag

507-345-5263
151 Saint Andrews Ct, Suite 1310
Mankato, MN 56001
www.Hertz.ag

Nick Meixell
Licensed Salesperson in MN
507-380-7638
NickM@Hertz.ag



FSA/Eff. Crop Acres:	155.32
Corn Base Acres:	79.59
Bean Base Acres:	60.21
Soil Productivity:	92.80 CPI

Property Information

160.00 Acres, m/l

Location

From Hwy 212 in Olivia: Head south on Hwy 71 for 8.2 miles, then east on 740th Ave. for 2½ miles. The property is located on the south side of the road.

Legal Description

E½ NW¼ and W½ NE¼, Section 28, Township 114 North, Range 34 West of the 5th P.M., Renville Co., MN.

Price & Terms

PRICE REDUCED!

- ~~\$2,252,140~~ \$2,160,000
- ~~\$14,075.88/acre~~ \$13,500/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 2023
 Ag Non-Hmstd Taxes: \$6,454.24
 Special Assessments: \$2,155.76
 Total 2023 Real Estate Taxes: \$8,610.00
 Net Taxable Acres: 160.00
 Tax per Net Taxable Acre: \$53.81
 Tax Parcel ID #s: 19-01810-00 & 19-00880-00

FSA Data

Farm Number 14631, Tract 63173
 FSA/Eff. Crop Acres: 155.32
 Corn Base Acres: 79.59
 Corn PLC Yield: 152 Bu.
 Bean Base Acres: 60.21
 Bean PLC Yield: 44 Bu.

Lease Status

Leased through the 2023 crop year.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Main soil types are Canisteo-Glencoe, Canisteo-Swanlake, and Harps. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 92.80. 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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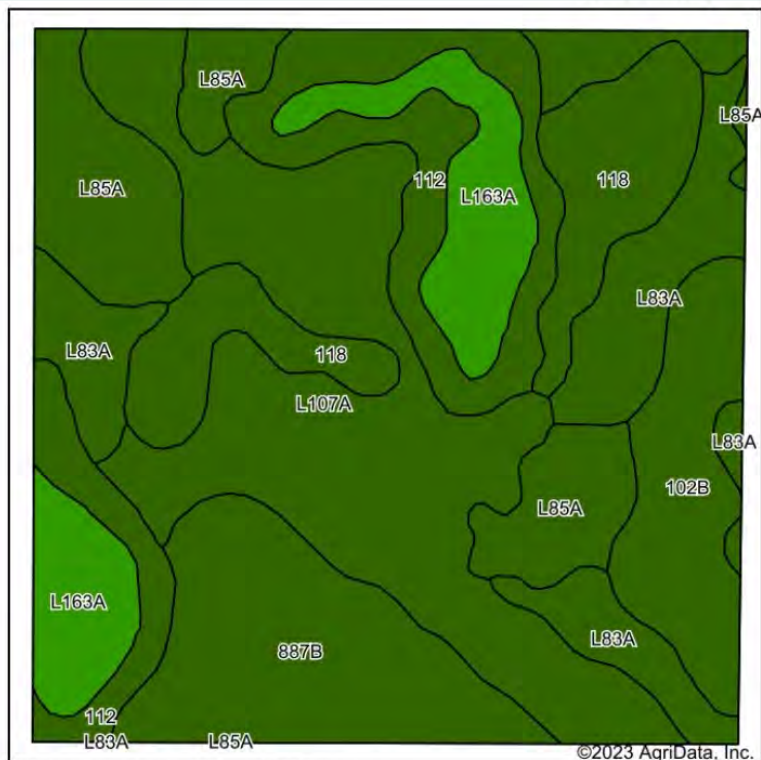
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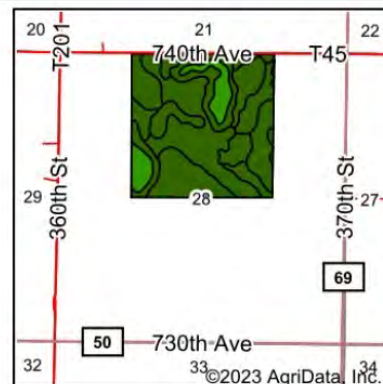
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Soils data provided by USDA and NRCS.

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State: **Minnesota**
County: **Renville**
Location: **28-114N-34W**
Township: **Norfolk**
Acres: **155.32**
Date: **4/28/2023**



Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

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Area Symbol: MN129, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	41.48	26.7%		IIw	91
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	19.05	12.3%		IIe	92
112	Harps clay loam, 0 to 2 percent slopes	18.31	11.8%		IIw	90
L85A	Nicollet clay loam, 1 to 3 percent slopes	17.48	11.3%		Iw	99
L83A	Webster clay loam, 0 to 2 percent slopes	17.34	11.2%		IIw	93
118	Crippin loam, 1 to 3 percent slopes	15.23	9.8%		Ie	100
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	14.55	9.4%		IIlw	86
102B	Clarion loam, 2 to 6 percent slopes	11.88	7.6%		IIe	95
Weighted Average					1.88	92.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Drainage

Some tile. No tile maps available.

Property is part of CD 85-A and CD 124.

Buildings/Improvements

None.

Water & Well Information

None.

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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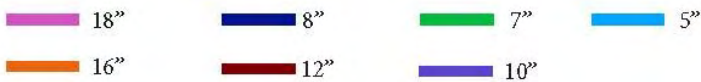
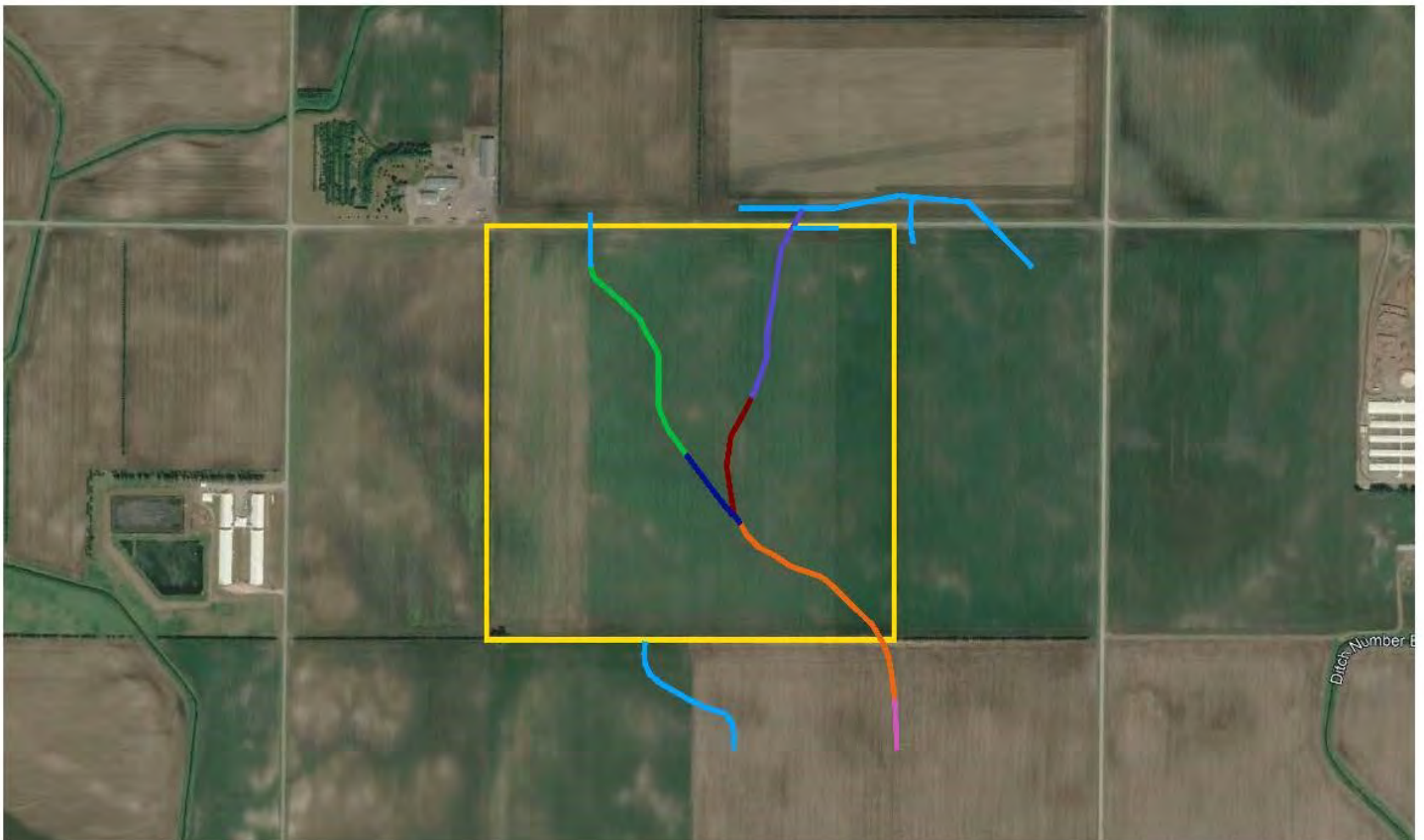


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County Ditch Size Map



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Northwest looking Southeast



Northeast looking Southwest



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