

# Land For Sale

**ACREAGE:**

**151.66 Acres, m/l**

**LOCATION:**

**Watsonwan County, MN**



## Property Key Features

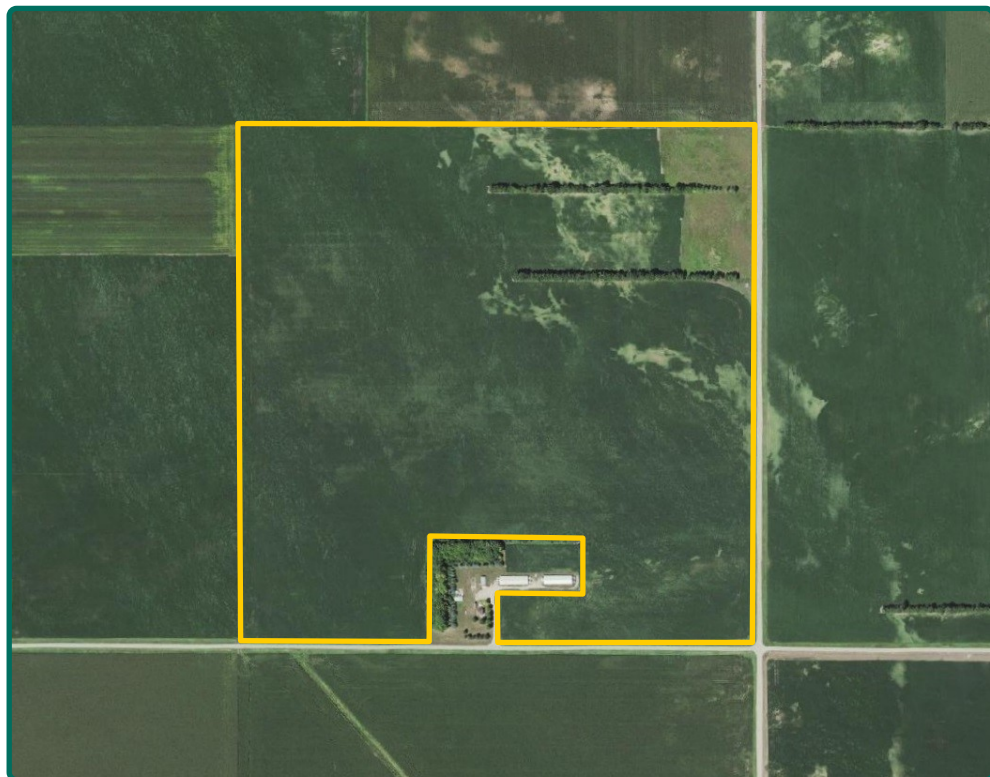
- Good Soil Productivity with an 88.50 CPI
- Well Drained Soils with Existing Tile
- Large Tract with Good Access

**Geoff Mead, ALC**  
Licensed Salesperson in MN  
**218-232-2561**  
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**507-345-5263**  
151 Saint Andrews Ct, Suite 1310  
Mankato, MN 56001  
**www.Hertz.ag**







<b>FSA/Eff. Crop Acres:</b>	<b>147.85</b>
<b>Corn Base Acres:</b>	<b>68.61</b>
<b>Bean Base Acres:</b>	<b>68.61</b>
<b>Soil Productivity:</b>	<b>88.50 CPI</b>

## Property Information

### 151.66 Acres, m/l

### Location

From Truman: North on Hwy 15 for 3.4 miles, then west on 420th St. / Co. Rd. 8 for 3 miles, then south on Co Rd. 109 for 0.8 mile. The farm is on the west side of the road.

### Legal Description

SE¼, less building site, Section 25, Township 105 North, Range 31 West of the 5th P.M., Watonwan Co., MN.

### Price & Terms

- \$1,774,422
- \$11,700/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable in 2023  
Ag Non-Hmstd Taxes: \$7,214.00  
Net Taxable Acres: 151.66  
Tax per Net Taxable Acre: \$47.57  
Tax Parcel ID #: 120250210

### Lease Status

Leased through the 2024 crop year. Buyer has the option to buyout the 2024 crop lease. Contact agent for details.

### FSA Data

Farm Number 11762, Tract 17431  
FSA/Eff. Crop Acres: 147.85  
Corn Base Acres: 68.61  
Corn PLC Yield: 173 Bu.  
Bean Base Acres: 68.61

Bean PLC Yield: 45 Bu.

Martin County FSA office is currently the administrator of this farm. Contact agent for details.

### NRCS Classification

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

### Soil Types/Productivity

Main soil types are Madelia, Spicer, and Grogan-Lasa. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 88.50. See soil map for details

### Mineral Rights

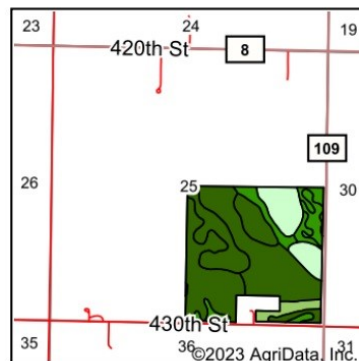
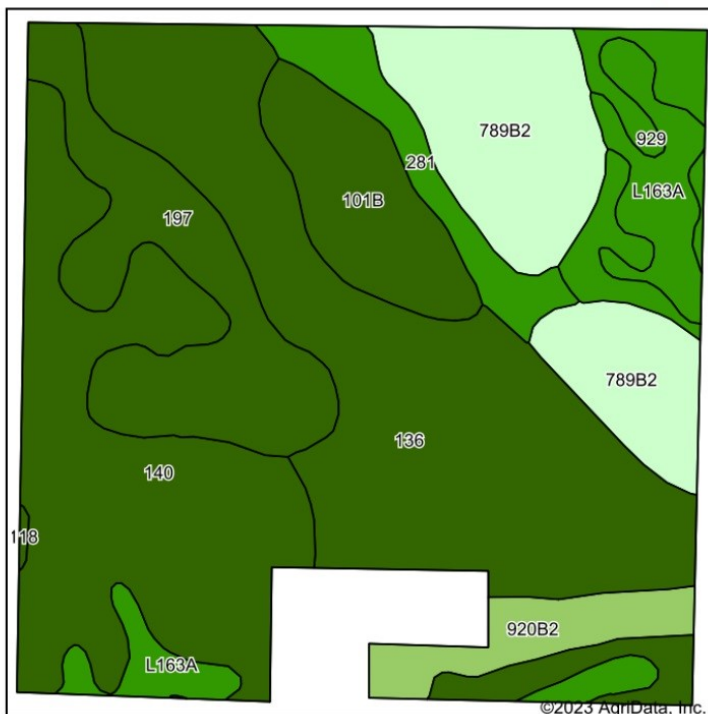
All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

Level to rolling.

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State: **Minnesota**  
County: **Watonwan**  
Location: **25-105N-31W**  
Township: **South Branch**  
Acres: **147.85**  
Date: **5/15/2023**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MN165, Soil Area Version: 19						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
136	Madelia silty clay loam, 0 to 2 percent slopes	41.04	27.8%		IIw	94
140	Spicer silty clay loam, 0 to 2 percent slopes	34.05	23.0%		IIw	91
789B2	Grogan-Lasa variant complex, 2 to 6 percent slopes, eroded	19.97	13.5%		IIe	66
197	Kingston silty clay loam, 1 to 3 percent slopes	16.57	11.2%		Iw	100
101B	Truman silt loam, 2 to 6 percent slopes	9.66	6.5%		IIe	99
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	9.36	6.3%		IIIw	86
281	Darfur fine sandy loam	5.76	3.9%		IIw	82
929	Fieldon-Canisteo complex	5.76	3.9%		IIw	83
920B2	Clarion-Estherville complex, 2 to 6 percent slopes	5.52	3.7%		IIe	76
118	Crippin loam, 1 to 3 percent slopes	0.16	0.1%		Ie	100
Weighted Average					1.95	88.5

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Drainage

Some tile. See tile map. There is a drainage agreement in place. Contact agent for details.

## Buildings/Improvements

None.

## Water & Well Information

None.

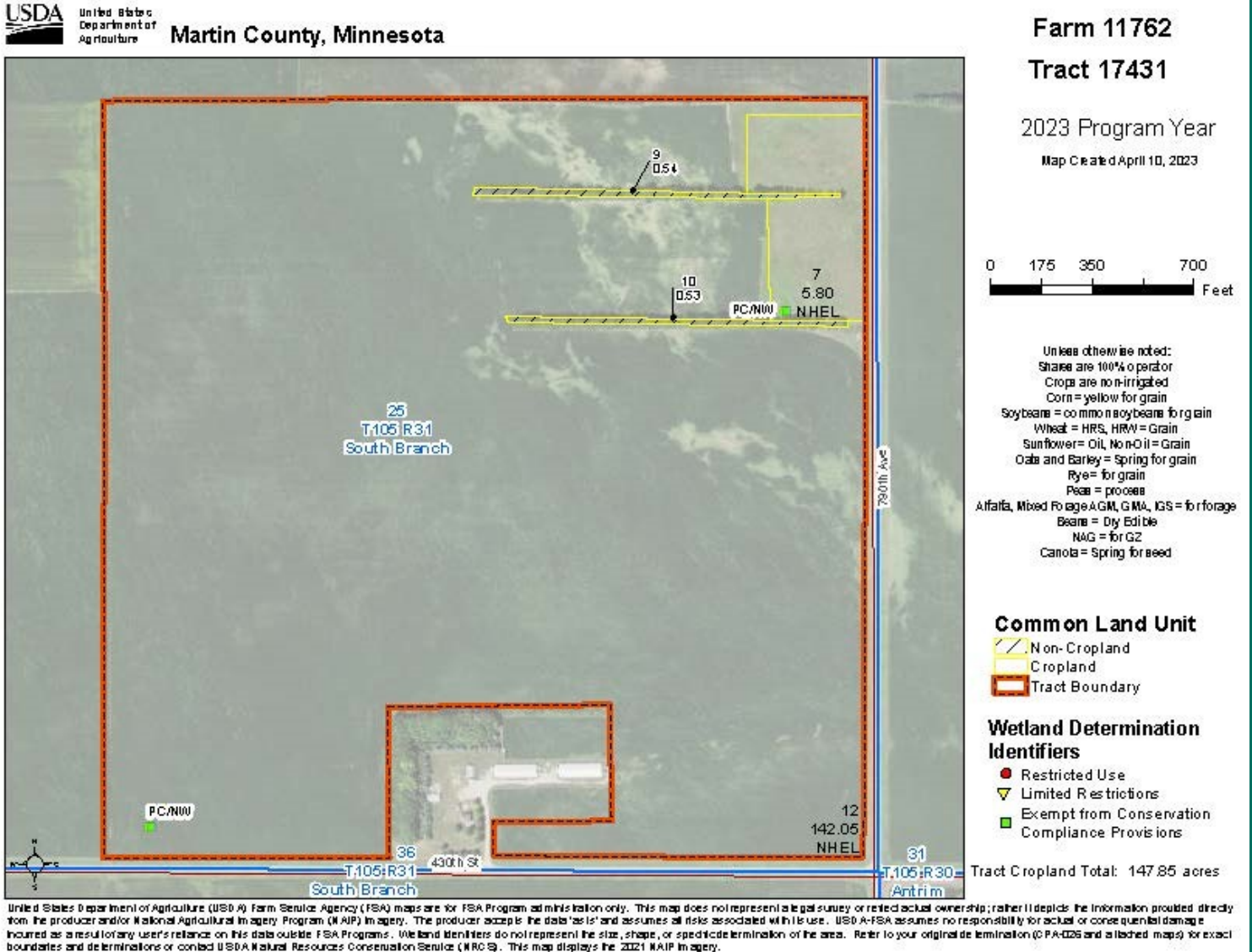
## Additional Land for Sale

Seller has an additional tract of land for sale located directly south of this property. See Additional Land Aerial Photo.

*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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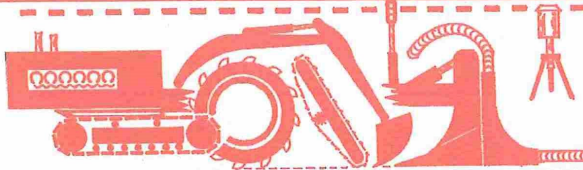


## EIDEN FARM DRAINAGE CO

35127 746th Ave - St. James, MN 56081  
Office = 507 - 375 - 5774

### PROPOSED TILE PLAN

4"	KEY
5"	
6"	
7-8"	WHITE
10"	Assumed
12"	



### MAP LOCATION

### Customer

County	Watsonwan	Spacing	75 ft
Township	South branch	D-Co eff	
Section	25c	Plan Type	Aprox Tile



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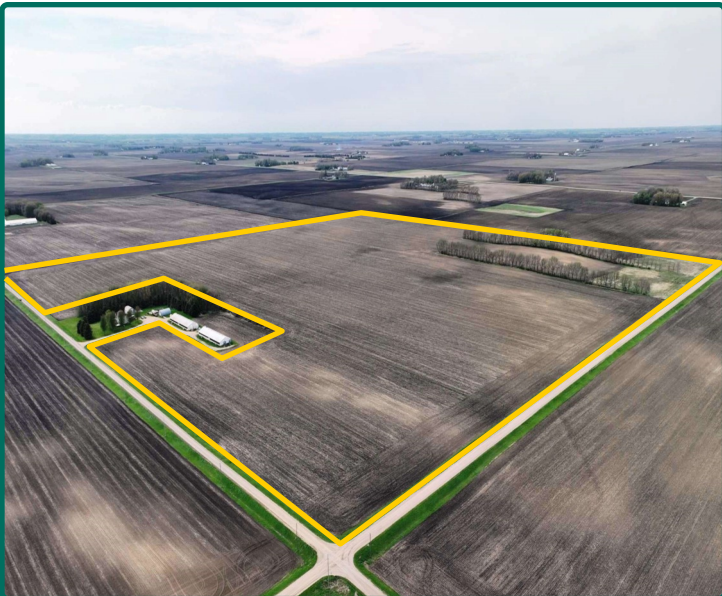
Northeast looking Southwest



Northwest looking Southeast



Southeast looking Northwest



Southwest looking Northeast

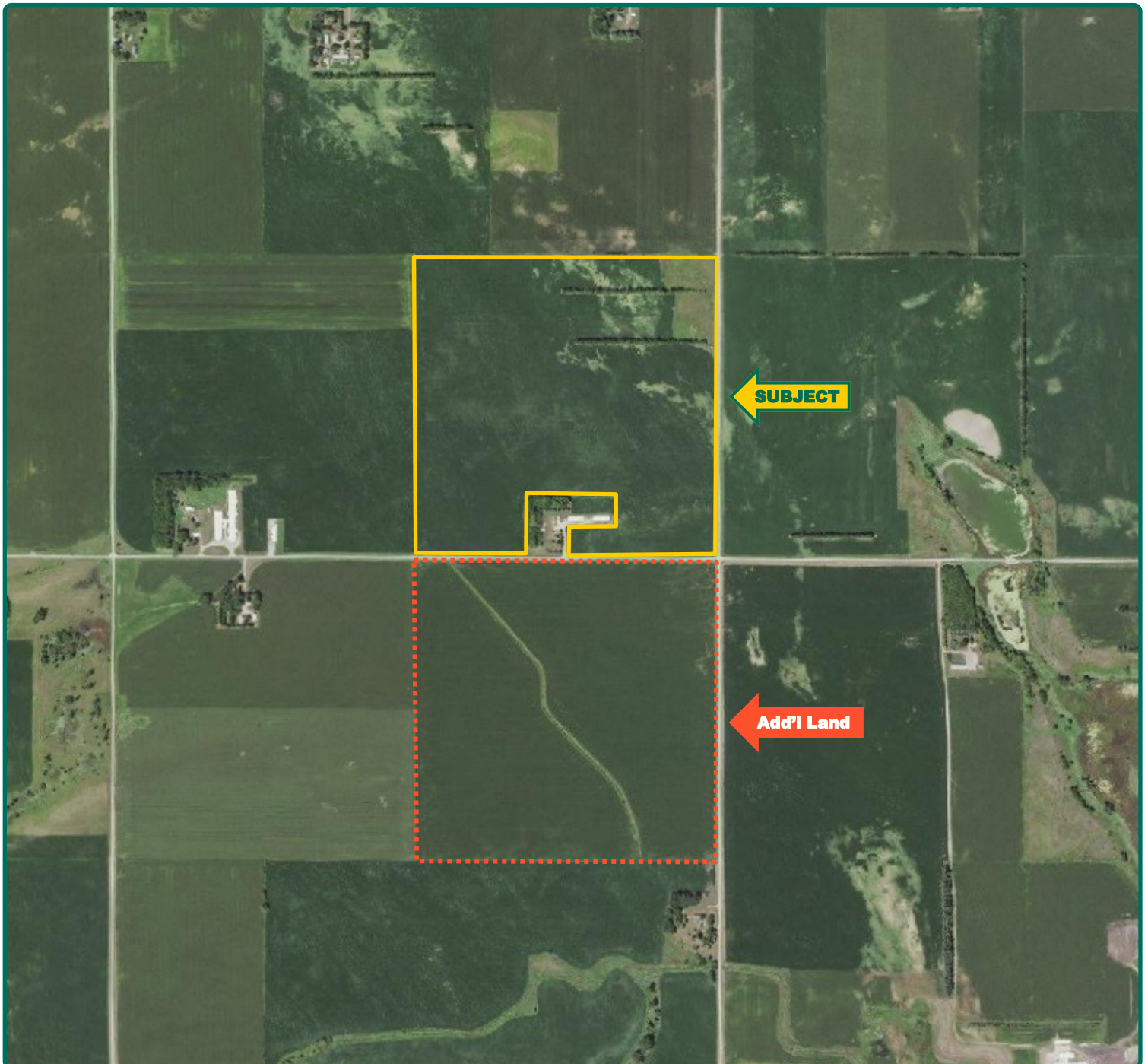


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# Additional Land Aerial Photo



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