

Land For Sale

ACREAGE:

160.00 Acres, m/l

LOCATION:

Watonwan County, MN

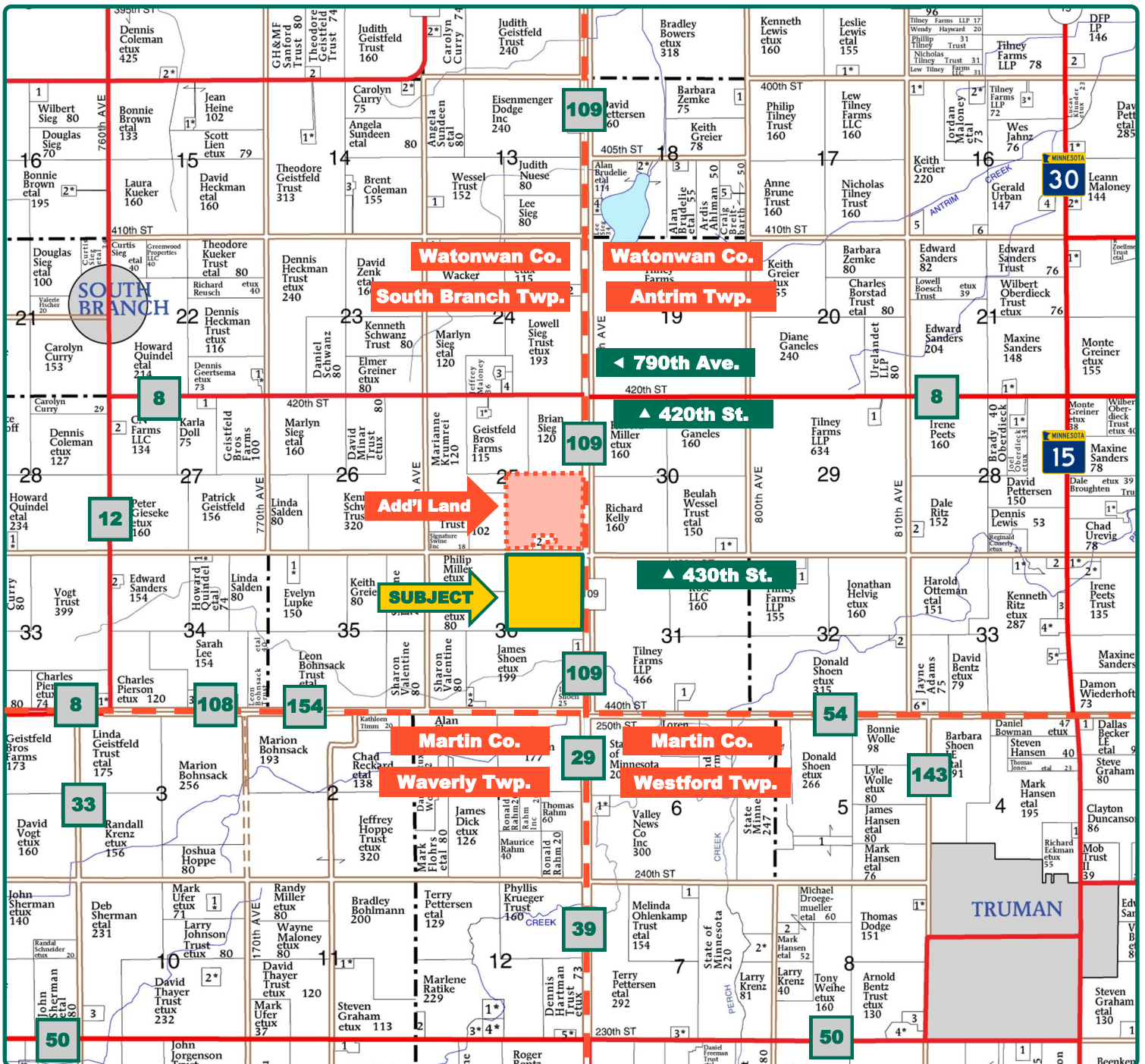


Property Key Features

- Good Soil Productivity with an 89.60 CPI
- Open Ditch Tile Outlet with Existing Tile
- Large Tract of Farmland

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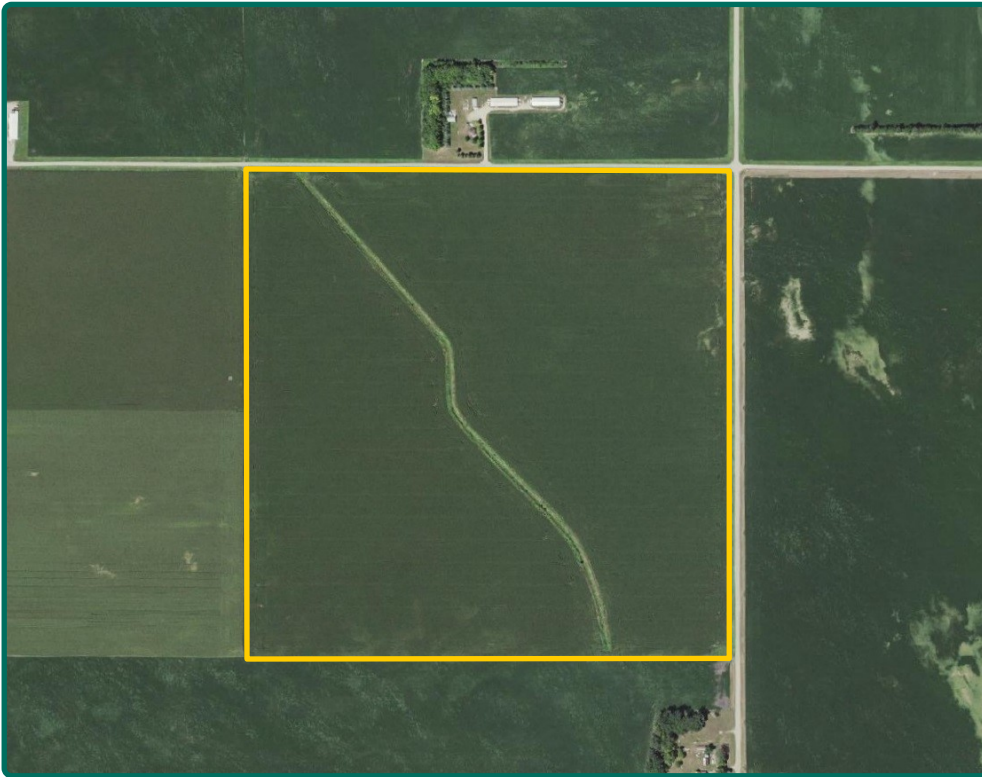
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FSA/Eff. Crop Acres:	153.59
Corn Base Acres:	73.98
Bean Base Acres:	73.98
Soil Productivity:	89.60 CPI

Property Information

160.00 Acres, m/l

Location

From Truman: North on Hwy 15 for 2.4 miles, then west on 430th St. for 3.2 miles. The farm is on the south side of 430th St.

Legal Description

NE¼, Section 36, Township 105 North, Range 31 West of the 5th P.M., Watonwan Co., MN.

Price & Terms

- \$1,960,000
- \$12,250/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: \$7,298.00
Net Taxable Acres: 160.00
Tax per Net Taxable Acre: \$45.61
Tax Parcel ID #: 120360200

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 17430
FSA/Eff. Crop Acres: 153.59
Corn Base Acres: 73.98
Corn PLC Yield: 173 Bu.
Bean Base Acres: 73.98
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 Spicer, Okoboji, and Madelia. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 89.60. 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

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

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Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Watsonwan**
 Location: **36-105N-31W**
 Township: **South Branch**
 Acres: **153.59**
 Date: **5/12/2023**



Area Symbol: MN165, Soil Area Version: 19						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
140	Spicer silty clay loam, 0 to 2 percent slopes	72.24	47.0%		IIw	91
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	20.63	13.4%		IIIw	86
136	Madelia silty clay loam, 0 to 2 percent slopes	18.31	11.9%		IIw	94
929	Fieldon-Canisteo complex	12.83	8.4%		IIw	83
921B2	Clarion-Swanlake complex, 2 to 6 percent slopes	10.47	6.8%		IIe	92
920B2	Clarion-Estherville complex, 2 to 6 percent slopes	6.54	4.3%		IIe	76
118	Crippin loam, 1 to 3 percent slopes	4.29	2.8%		Ie	100
197	Kingston silty clay loam, 1 to 3 percent slopes	3.22	2.1%		Iw	100
920C2	Clarion-Estherville complex, 6 to 12 percent slopes, eroded	2.44	1.6%		IIe	70
336	Delft clay loam, 0 to 2 percent slopes	1.18	0.8%		IIw	94
L83A	Webster clay loam, 0 to 2 percent slopes	0.99	0.6%		IIw	93
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.33	0.2%		Iw	99
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	0.12	0.1%		IIw	91
Weighted Average					2.08	89.6

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Buildings/Improvements

None.

Water & Well Information

None.

Additional Land for Sale

Seller has an additional tract of land for sale located directly north 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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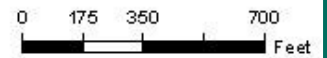
Martin County, Minnesota

Farm 11762

Tract 17430




2023 Program Year

Map Created April 10, 2023







- Unless otherwise noted:
 Shapes 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 = processed
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for G2
 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: 153.59 acres

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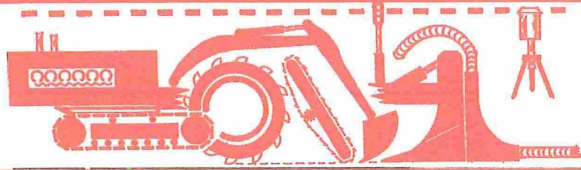
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EIDEN FARM DRAINAGE CO

35127 746th Ave - St. James, MN 56081
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PROPOSED TILE PLAN

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



MAP LOCATION	Customer	Charles Stradman	
County	Watonwan	Spacing	75 ft
Township	South branch	D-Co eff	
Section	36b	Plan Type	Aprox Tile



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Northeast looking Southwest



Northwest looking Southeast



Southwest looking Northeast



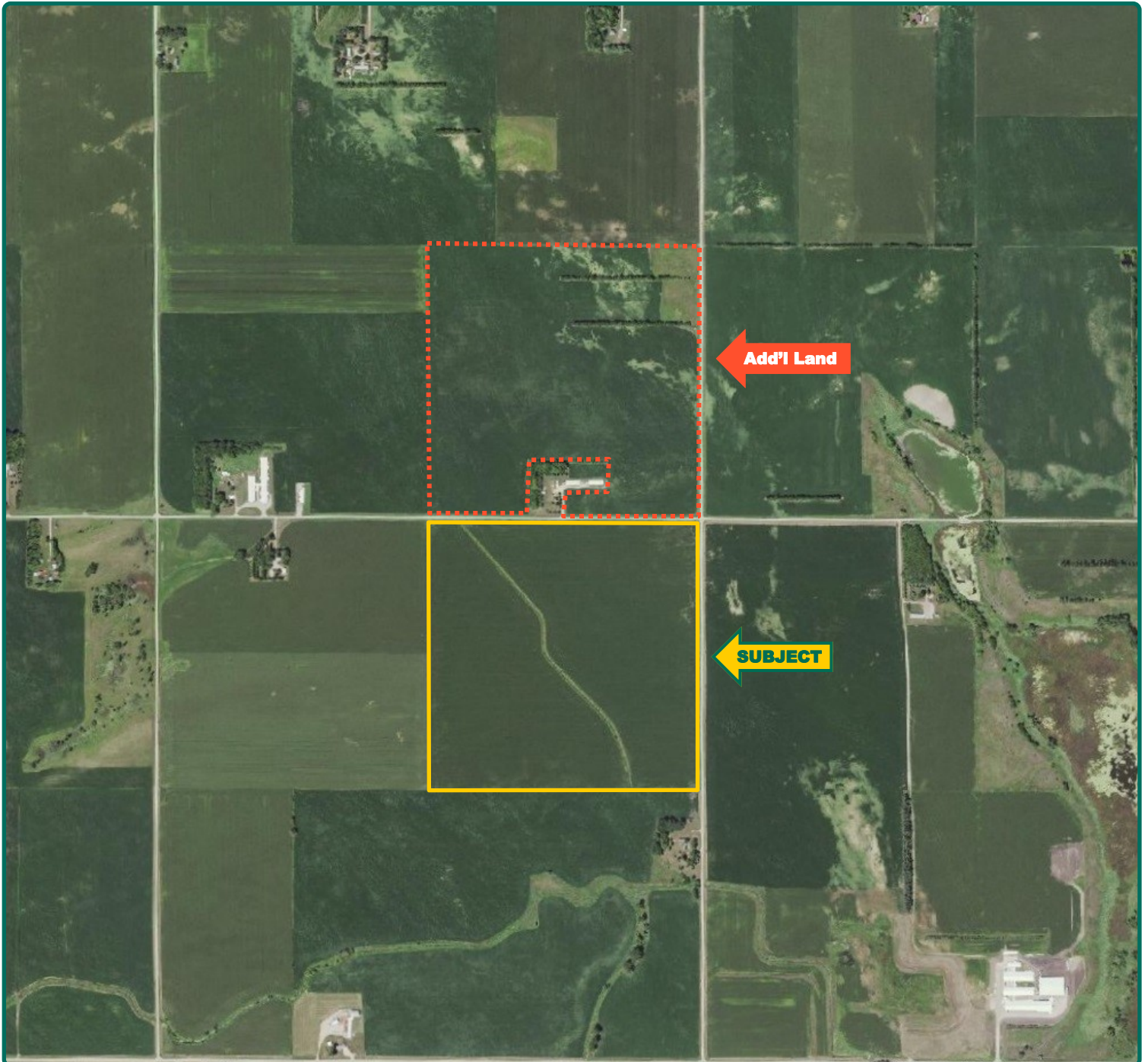
Southeast looking Northwest



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Additional Land Aerial Photo



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