

Land For Sale

ACREAGE:

102.37 Acres, m/l

LOCATION:

Blue Earth County, MN



Property Key Features

- **Recreational Property with Hunting Opportunities Bordering Little Cobb River**
- **Perpetual RIM Conservation Easement**
- **Optional Building Right Available on Tillable Portion of Parcel**

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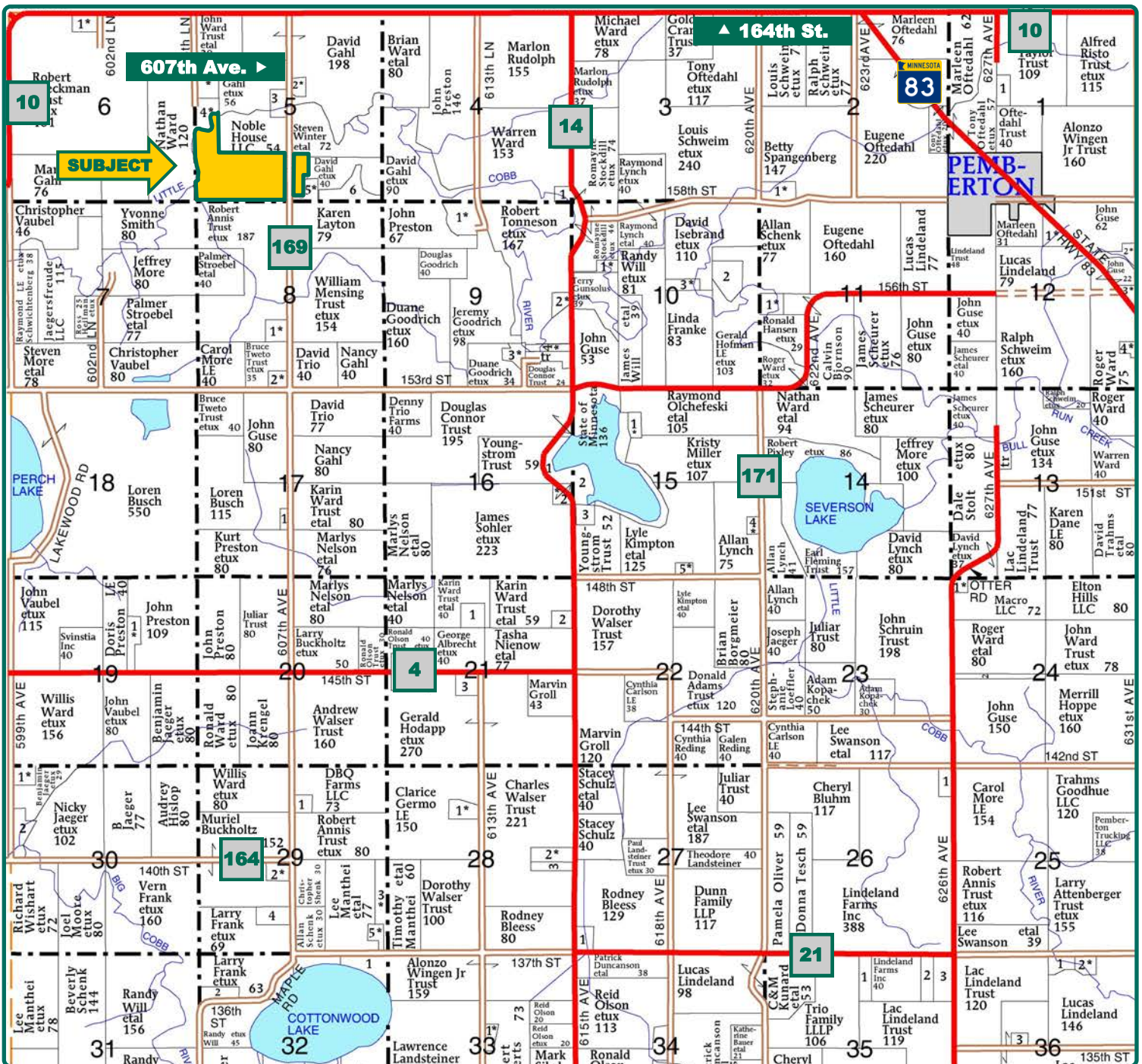
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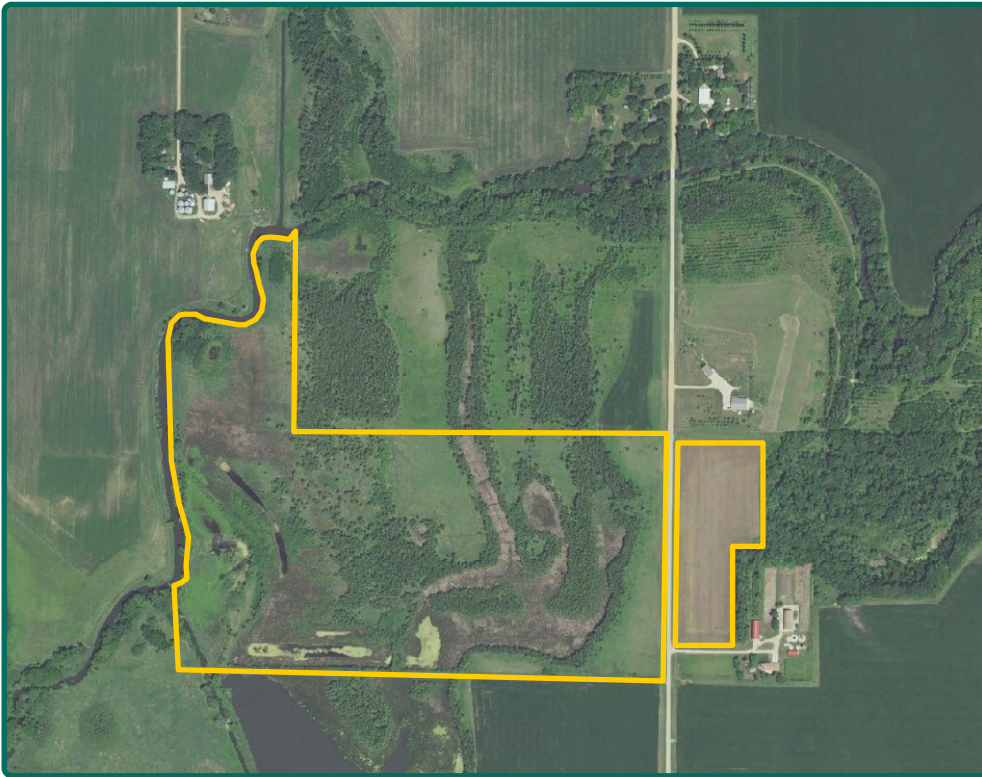
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FSA/Eff. Crop Acres:	9.40
Corn Base Acres:	8.40*
Bean Base Acres:	1.00*
RIM Acres:	88.10
Soil Productivity:	96.20 CPI

**Acres are estimated.*

Property Information

102.37 Acres, m/l

Location

From Pemberton: North to Hwy 83, stay on Hwy 83 for 1.1 miles, then west on 164th St. for 3 miles, then south on 607th Ave. / Co. Rd. 169 for 0.9 mile. The property is located on both sides of the road.

Legal Description

SW½ SW¼ and part of the W½ NW¼ and parts of the SW¼ of SE¼, Section 5, Township 106 North, Range 25 West of the 5th P.M., Blue Earth Co., MN.
Updated abstract to govern.

Price & Terms

- \$506,750
- 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: \$1,370.00
Net Taxable Acres: 102.37
Tax per Net Taxable Acre: \$13.38
Tax Parcel ID #s: R46.20.05.300.001, R46.20.05.300.002 & R46.20.05.400.010

Lease Status

Active lease on the tillable acres for the 2023 crop year.

FSA Data

Part of Farm Number 9610
Part of Tract 13331
FSA/Eff. Crop Acres: 9.40
Corn Base Acres: 8.40*
Corn PLC Yield: 167 Bu.*
Bean Base Acres: 1.00*
Bean PLC Yield: 46 Bu.*
**Acres are estimated pending reconstitution of farm by the Blue Earth County FSA office.*

Permanent Easement

There are 88.10 acres enrolled as part of the Reinvest in Minnesota (RIM) program that are already non-cropland retired. This land is not included in annual program payments.

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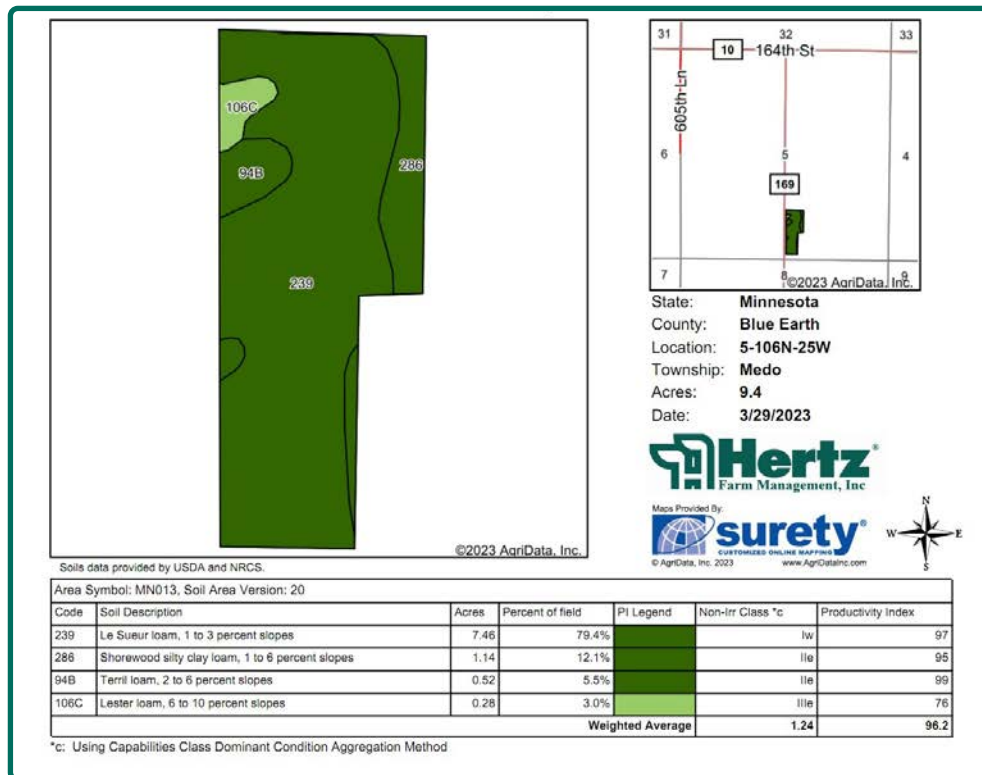
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NRCS Classification

NHEL: Non-Highly Erodible Land.
PCNW: Prior Converted Non-Wetlands.
Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Main soil type is Le Sueur. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 96.20. 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 topography. There is a mix of prairie, trees, seasonally flooded depressional and ponded water. Parcel is adjacent to Little Cobb River.

Drainage

Tillable acres are tilled. Contact agent for tile maps.

Building Rights

At Buyer's request a building right can be transferred to this parcel. Contact agent for details.

Water & Well Information

No wells. There are various seasonal and permanent areas of ponded water in the wetlands.

Food and Habitat Plots

Food plots and habitat management are permissible with permission from the State of Minnesota. Contact agent for details.

Comments

Mixed-use property with recreational and tillable crop acres. This parcel features a habitat suitable for deer, waterfowl, and pheasants. Hunting blinds are not included in the sale of the land. Seller willing to consider property split. 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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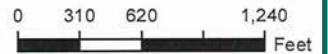
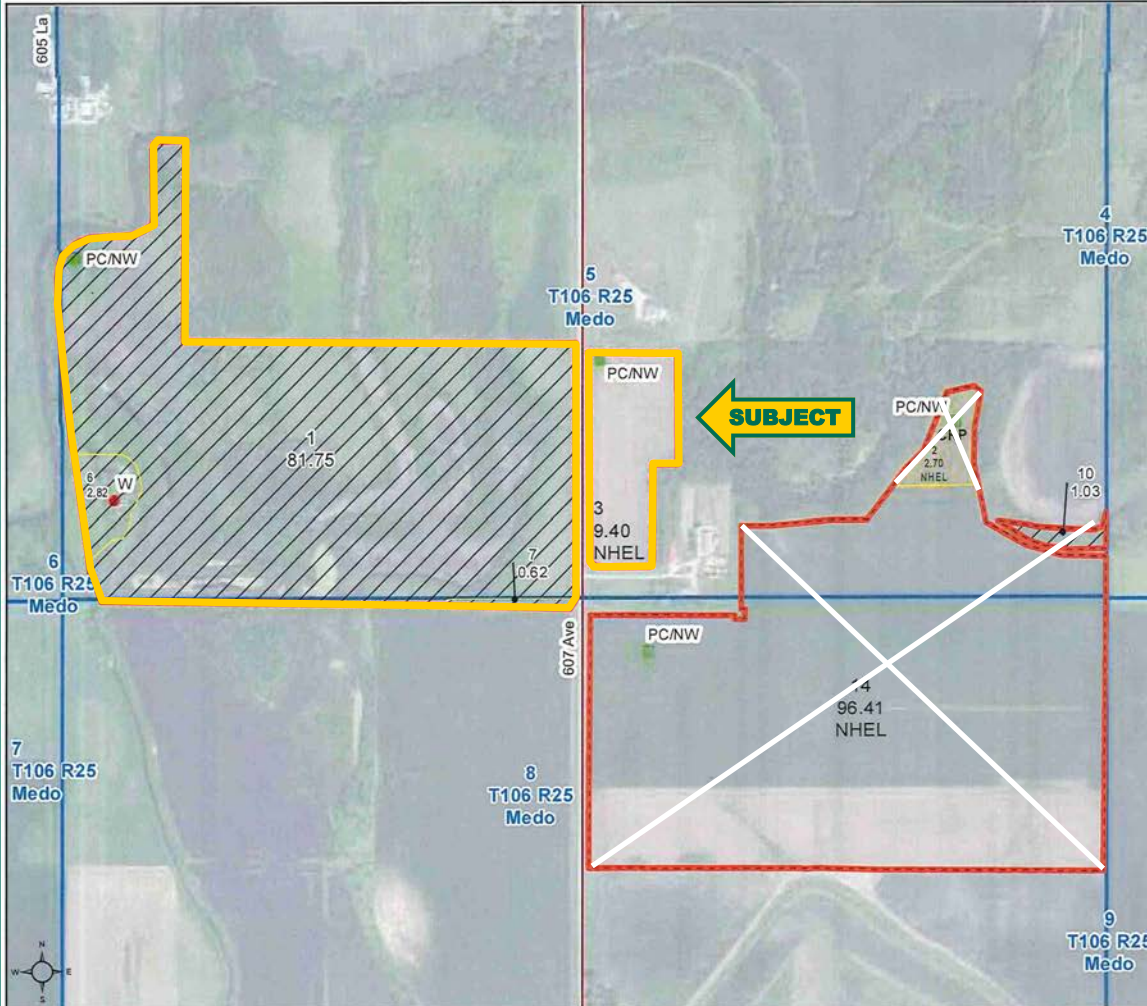
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USDA United States Department of Agriculture
Blue Earth County, Minnesota

Farm 9610
Tract 13331


2023 Program Year

Map Created December 12, 2022






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
-  CRP
-  Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 108.51 acres

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April 2023 - West looking East



April 2023 - Waterfowl



April 2023 - Deer & Upland Habitat Mix



April 2023 - Deer Rub



The hunting blind / deer stand is not included in the sale of the land.

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May 2023 - Uplands on the East side of parcel



April 2023 - Wildlife Trails



April 2023 - Wetlands



April 2023 - Deciduous / Grass Parkland



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