

Land For Sale

ACREAGE:

80.10 Acres, m/l

LOCATION:

Redwood County, MN

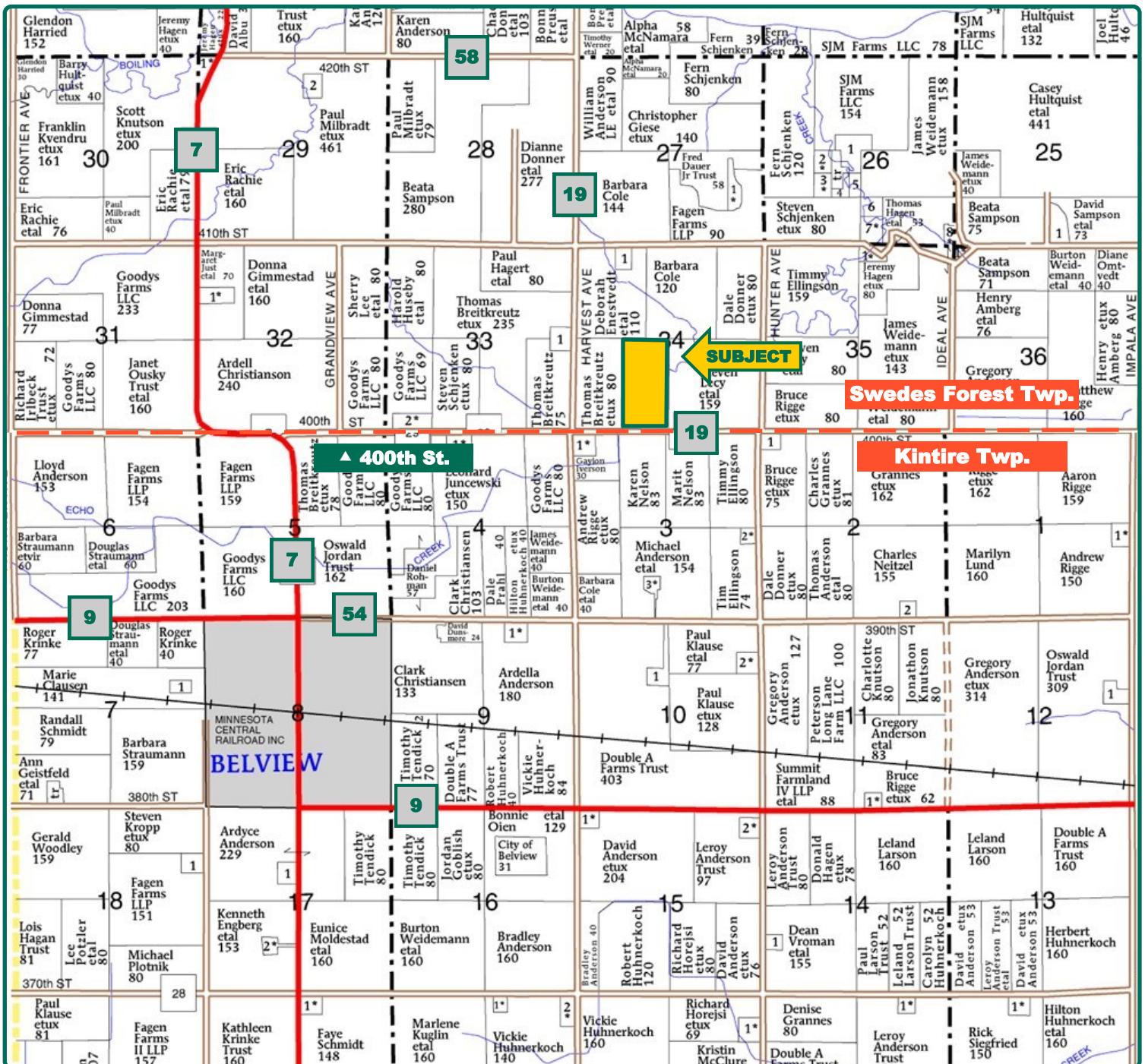


Property *Key Features*

- Excellent Redwood County Farm
- Convenient Drainage Outlet to Echo Creek
- Open Lease for the 2024 Crop Year

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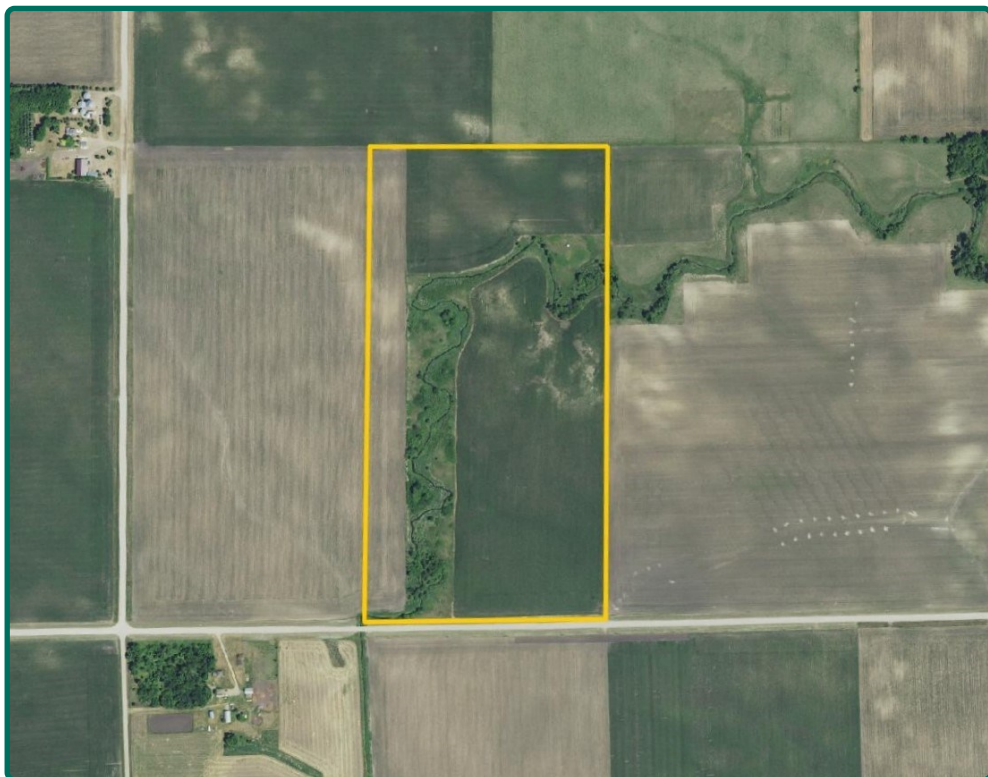
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FSA/Eff. Crop Acres:	61.52
Corn Base Acres:	30.69
Bean Base Acres:	29.58
Soil Productivity:	84.50 CPI

Property Information

80.10 Acres, m/l

Location

From Belview: go north on Co. Rd. 7 for 1.6 miles, then east on 400th St. for 1.8 miles. The property is on the north side of the road.

Legal Description

E½ SW¼, Section 34, Township 114 North, Range 37 West of the 5th P.M., Redwood Co., MN (Swedes Forest Twp.)

Price & Terms

- \$640,000
- \$7,990/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: \$2,366.00
Surveyed Acres: 80.10
Net Taxable Acres: 80.00
Tax per Net Taxable Acre: \$29.58
Tax Parcel ID #s: 68-034-3020

Lease Status

Open lease for the 2024 crop year.

FSA Data

Farm Number 1516, Tract 4098
FSA/Eff. Crop Acres: 61.52
Corn Base Acres: 30.69
Corn PLC Yield: 162 Bu.
Bean Base Acres: 29.58
Bean PLC Yield: 43 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Normania, Amiret and Webster. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 84.50. 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

Natural.

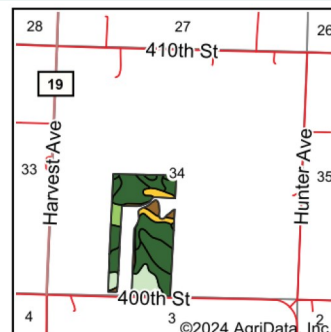
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Soils data provided by USDA and NRCS.

Area Symbol: MN127, Soil Area Version: 22						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class °c	Productivity Index
L201A	Normania loam, 1 to 3 percent slopes	19.26	31.1%		Ie	99
421B	Amiret loam, 2 to 6 percent slopes	13.71	22.3%		Ile	98
L83A	Webster clay loam, 0 to 2 percent slopes	9.88	16.1%		IIw	93
247	Linder loam	8.60	14.0%		IIs	60
954D2	Storden-Ves complex, 10 to 16 percent slopes, moderately eroded	4.94	8.1%		IVe	55
L243A	Havelock-Zumbro complex, 0 to 3 percent slopes, frequently flooded	2.68	4.4%		Vw	20
954C2	Storden-Ves complex, 6 to 10 percent slopes, moderately eroded	2.31	3.8%		IIle	77
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	0.14	0.2%		Ile	92
Weighted Average					2.02	84.5



State: **Minnesota**
County: **Redwood**
Location: **34-114N-37W**
Township: **Swedes Forest**
Acres: **61.52**
Date: **2/8/2024**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Buildings/Improvements

None.

Water & Well Information

No wells. Echo Creek flows through the property.

Easement

An easement has been recorded for access to the north and west portions of the property. Contact agent for details.

Fall Inputs

Buyer will be required to pay previous tenant for Fall tillage and fertilizer reimbursement. Buyer will pay \$1,240.00 for Fall tillage and \$4,866.29 for fertilizer application.

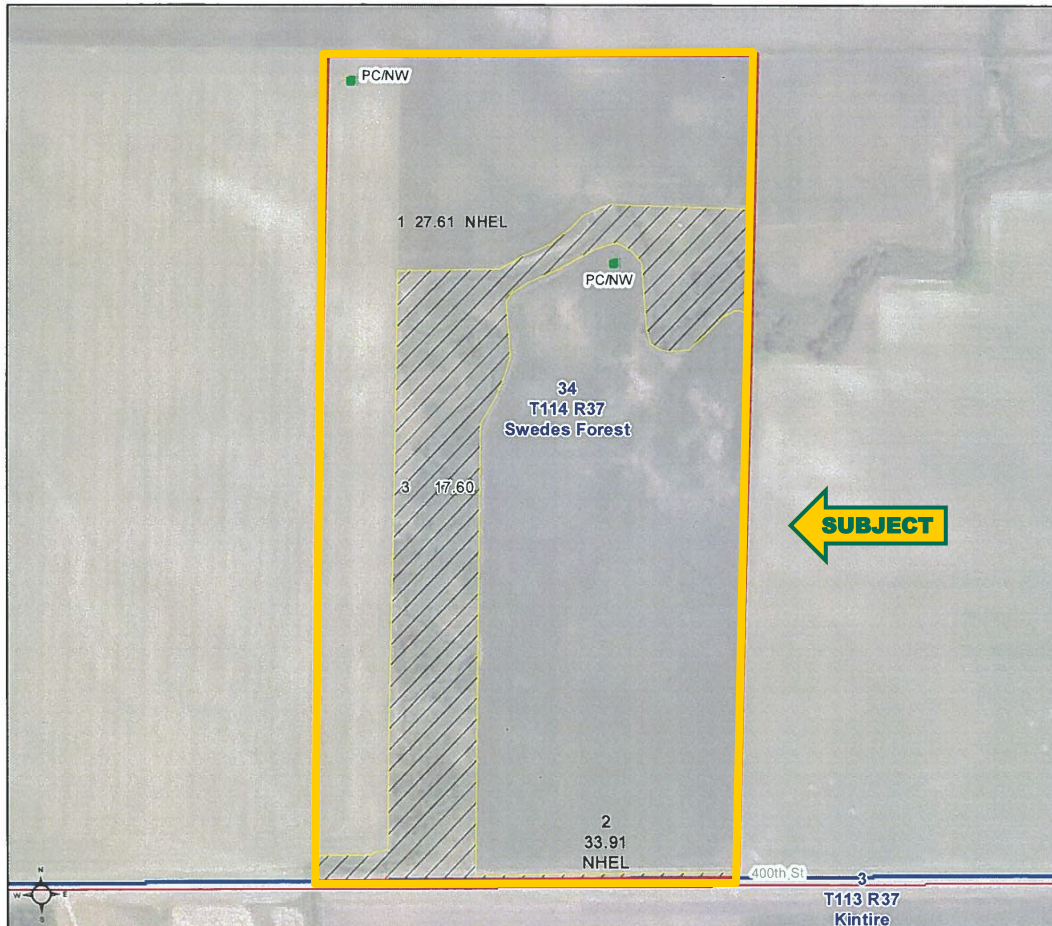
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

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Redwood County, Minnesota



Farm 1516

Tract 4098

2023 Program Year

Map Created April 24, 2023



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: 61.52 acres

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South Looking North



North Looking South



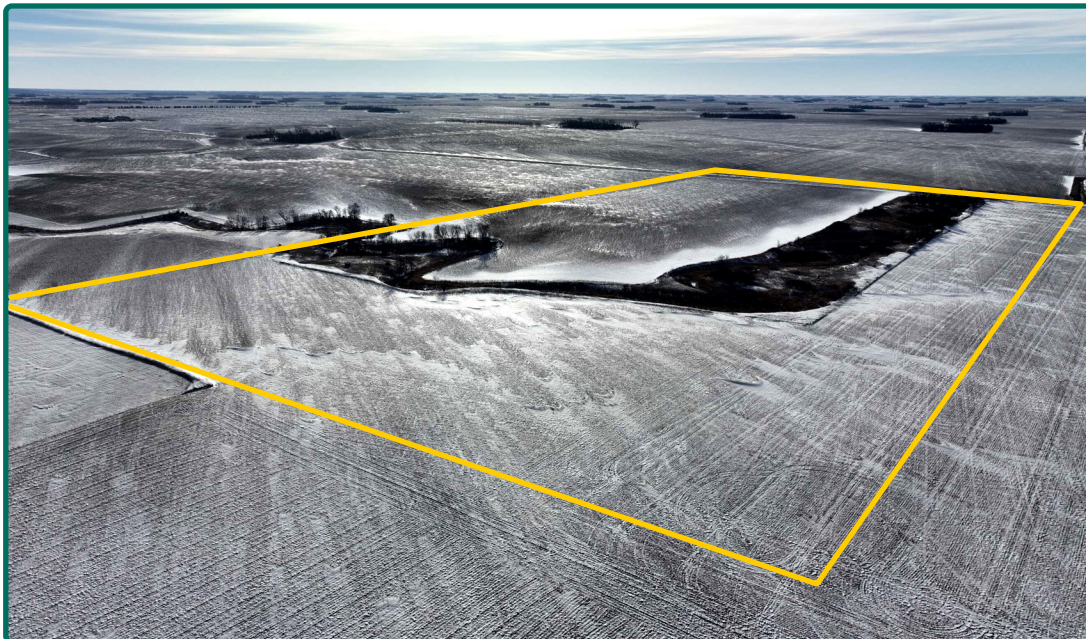
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Northeast Looking Southwest



Northwest Looking Southeast



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Southwest Looking Northeast



Southeast Looking Northwest



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