

# Land For Sale

**ACREAGE:**

**80.10 Acres, m/l**

**LOCATION:**

**Redwood County, MN**

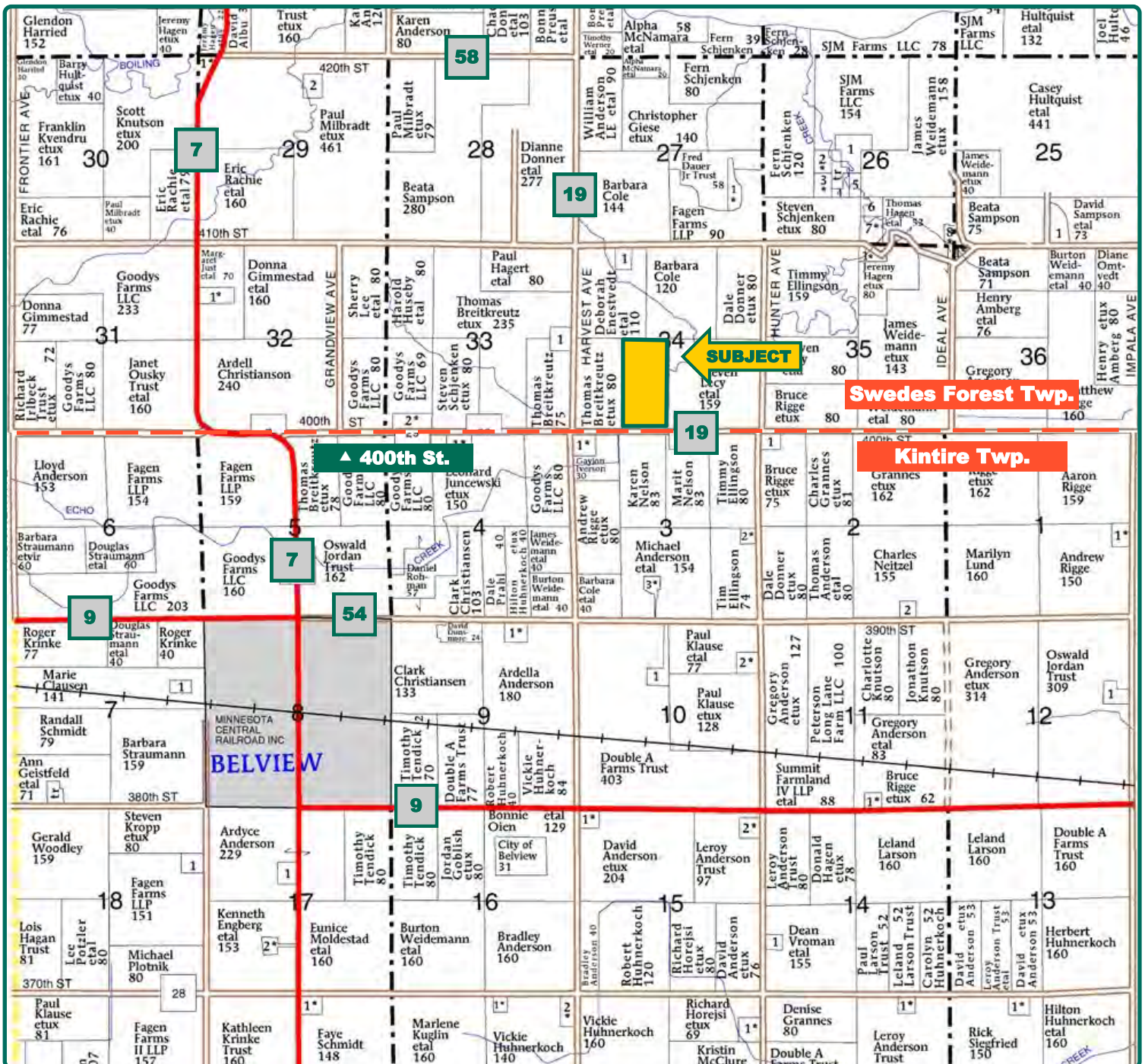


## **Property Key Features**

- **Excellent Redwood County Farm**
- **Convenient Drainage Outlet to Echo Creek**
- **Productive Soils with a CPI Rating of 84.50**

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

## 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

#### PRICE REDUCED!

- ~~\$608,000~~ \$520,000
- ~~\$7,590.51/acre~~ \$6,491.89/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 #: 68-034-3020

### Lease Status

Leased 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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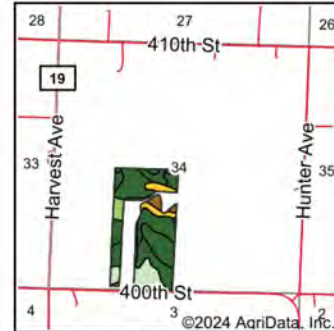
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Soils data provided by USDA and NRCS.



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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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%		IIIe	77
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	0.14	0.2%		Ile	92
<b>Weighted Average</b>					<b>2.02</b>	<b>84.5</b>

## Buildings/Improvements

None.

## Water & Well Information

No wells. Echo Creek flows through the property.

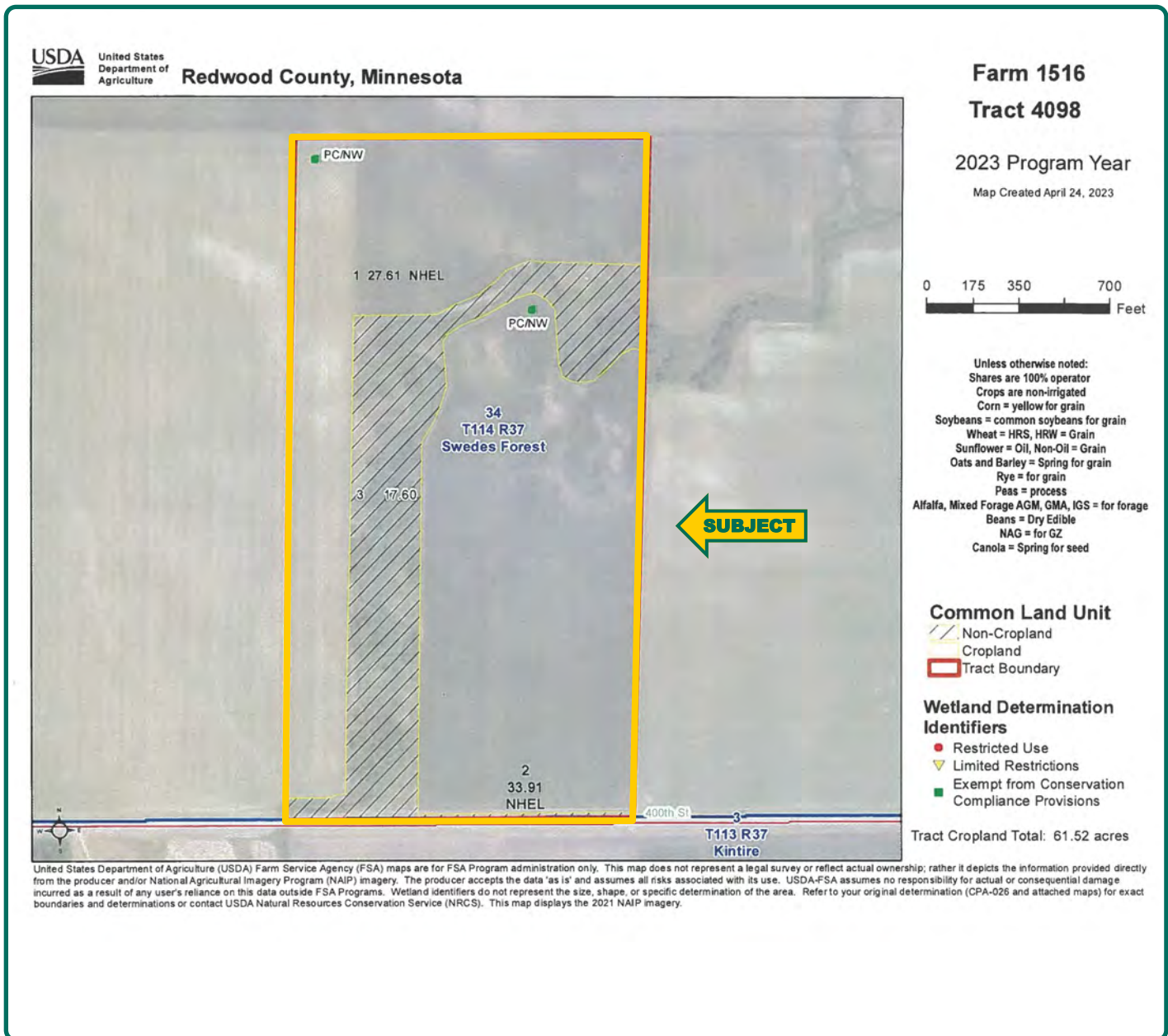
## Easement

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

*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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South Looking North



North Looking South



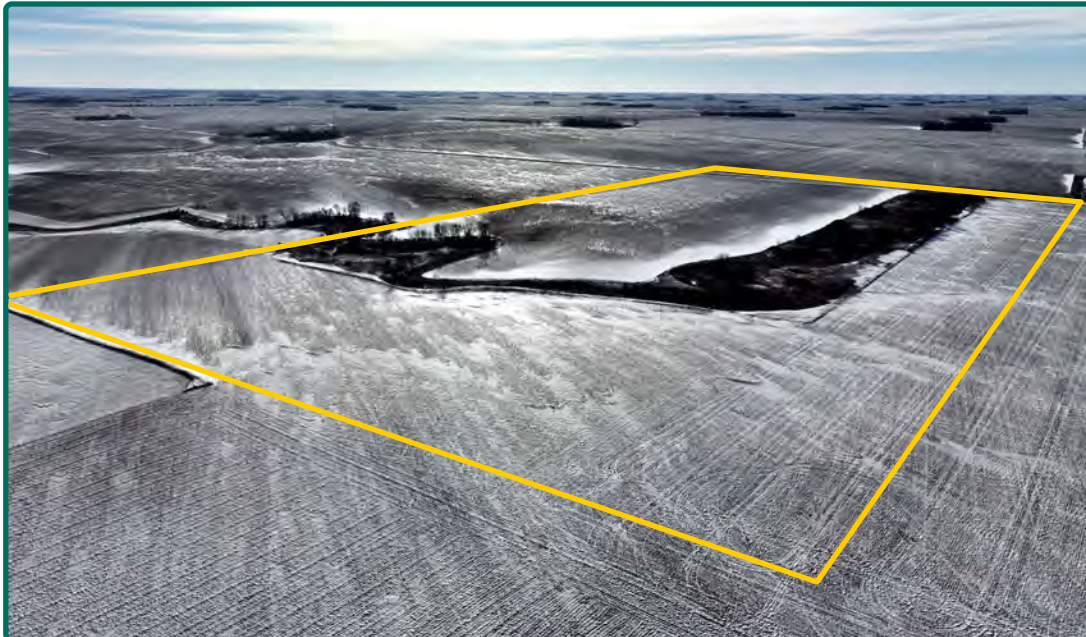
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Northeast Looking Southwest



Northwest Looking Southeast



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Southwest Looking Northeast



Southeast Looking Northwest



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