

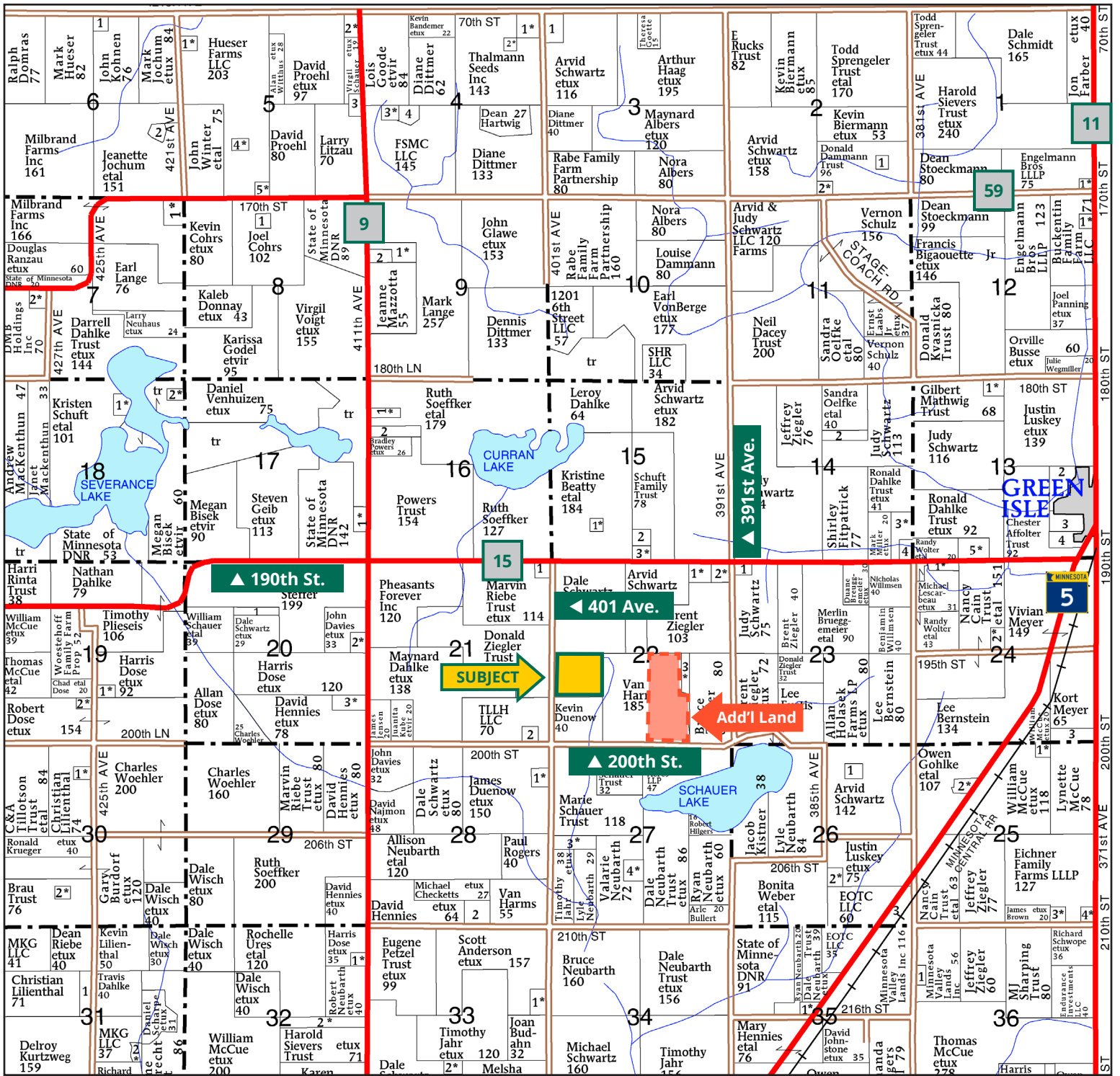
High-Quality Farm With Direct Tile Outlet to High Island 2



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40.00 Acres, m/I
Sibley County, MN



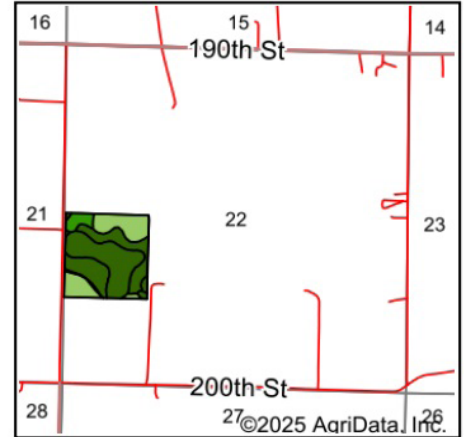
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FSA/Eff. Crop Acres: 38.14 | Soil Productivity: 90.00 CPI





State: **Minnesota**
 County: **Sibley**
 Location: **22-114N-27W**
 Township: **Green Isle**
 Acres: **38.14**
 Date: **3/7/2025**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: MN143, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	12.54	32.9%		Ile	98
86	Canisteo clay loam, 0 to 2 percent slopes	12.25	32.1%		IIw	93
L13A	Klossner muck, 0 to 1 percent slopes	10.28	27.0%		IIIw	77
386	Okoboji mucky silty clay loam	2.08	5.5%		IIIw	86
239	Le Sueur loam, 1 to 3 percent slopes	0.55	1.4%		Iw	97
112	Harps clay loam, 0 to 2 percent slopes	0.31	0.8%		IIw	90
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	0.13	0.3%		IIw	91
Weighted Average					2.31	90

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Green Isle: Go west on Co. Rd. 15 / 190th St. for 2.9 miles and then south on 401 Ave. for ½ mile. Property is located on the east side of the road.

Simple Legal

NW¼ of the SW¼ in Section 22, Township 114 North, Range 27 West of the 5th P.M., Sibley Co., MN. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$500,000
- \$12,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

Proposed 2024 Values for Taxes Payable in 2025
 Ag Hmstd Taxes: \$765.00*
 Special Assessments: \$94.38*
 Total 2025 Real Estate Taxes: 859.38*

Net Taxable Acres: 40.00*

Tax per Net Taxable Acre: \$21.48*

**Taxes estimated pending tax parcel split. Sibley County Treasurer/Assessor will determine final tax figures.*

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 8271, Part of Tract 1875
 FSA/Eff. Crop Acres: 38.14
 Corn Base Acres: 25.00*
 Corn PLC Yield: 121 Bu.
 Bean Base Acres: 13.12*
 Bean PLC Yield: 34 Bu.

**Acres are estimated pending reconstitution of farm by the Sibley County FSA office.*

NRCS Classification

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

Soil Types/Productivity

Main soil types are Reedslake-Le Sueur, Canisteo and Klossner. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 90.00. See soil map for details.

Land Description

Level to moderately sloping.

Drainage

Some tile. No tile maps available. Property is part of Drainage District High Island 2.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a quality parcel located west of Green Isle and would be a great addition to any farming operation.

Additional Land for Sale

Seller has an additional tract of land for sale located east 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.

Northwest looking Southeast



Southeast looking Northwest





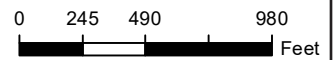
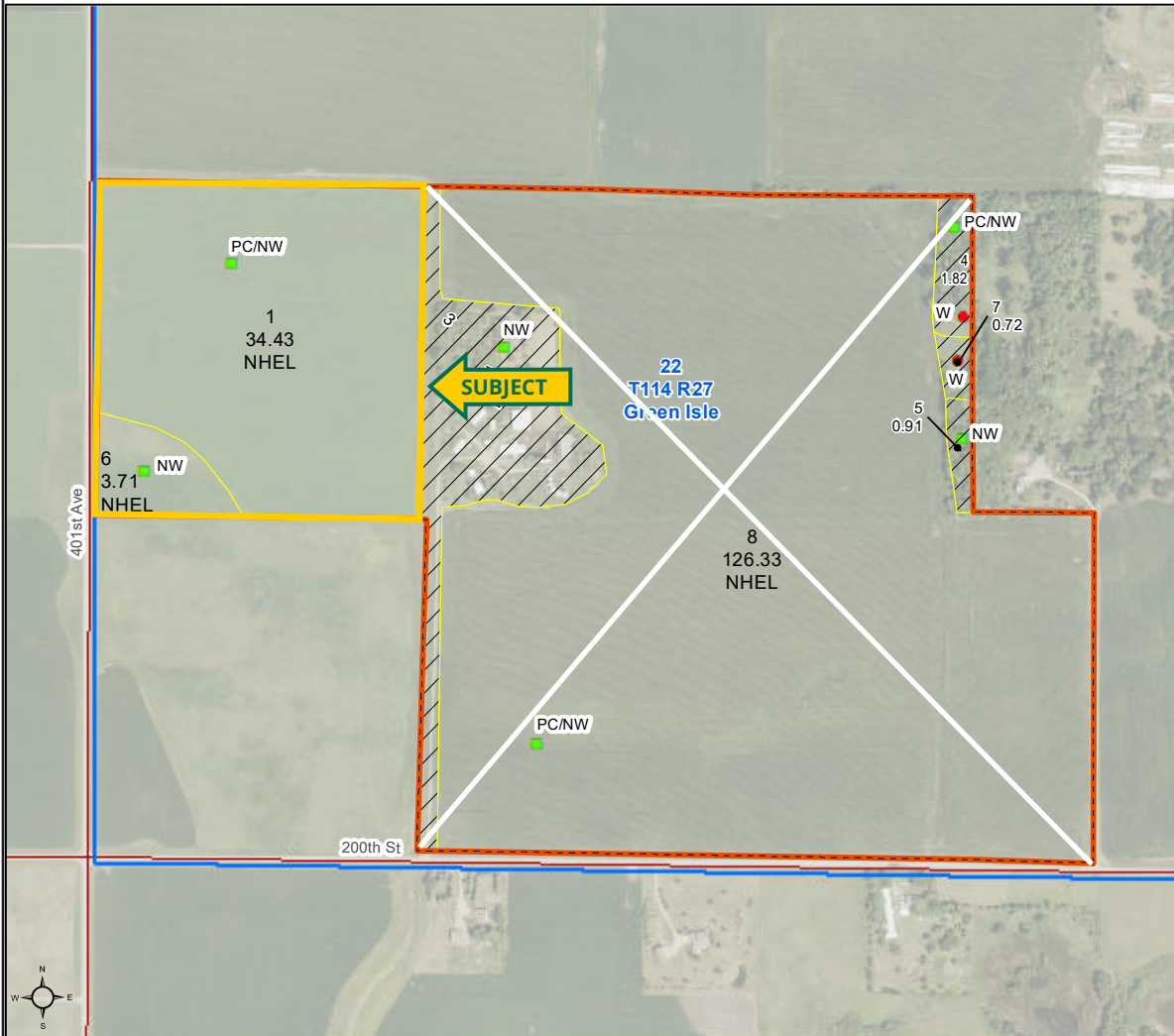
Sibley County, Minnesota

Farm 8271

Tract 1875

2025 Program Year

Map Created March 07, 2025



- 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

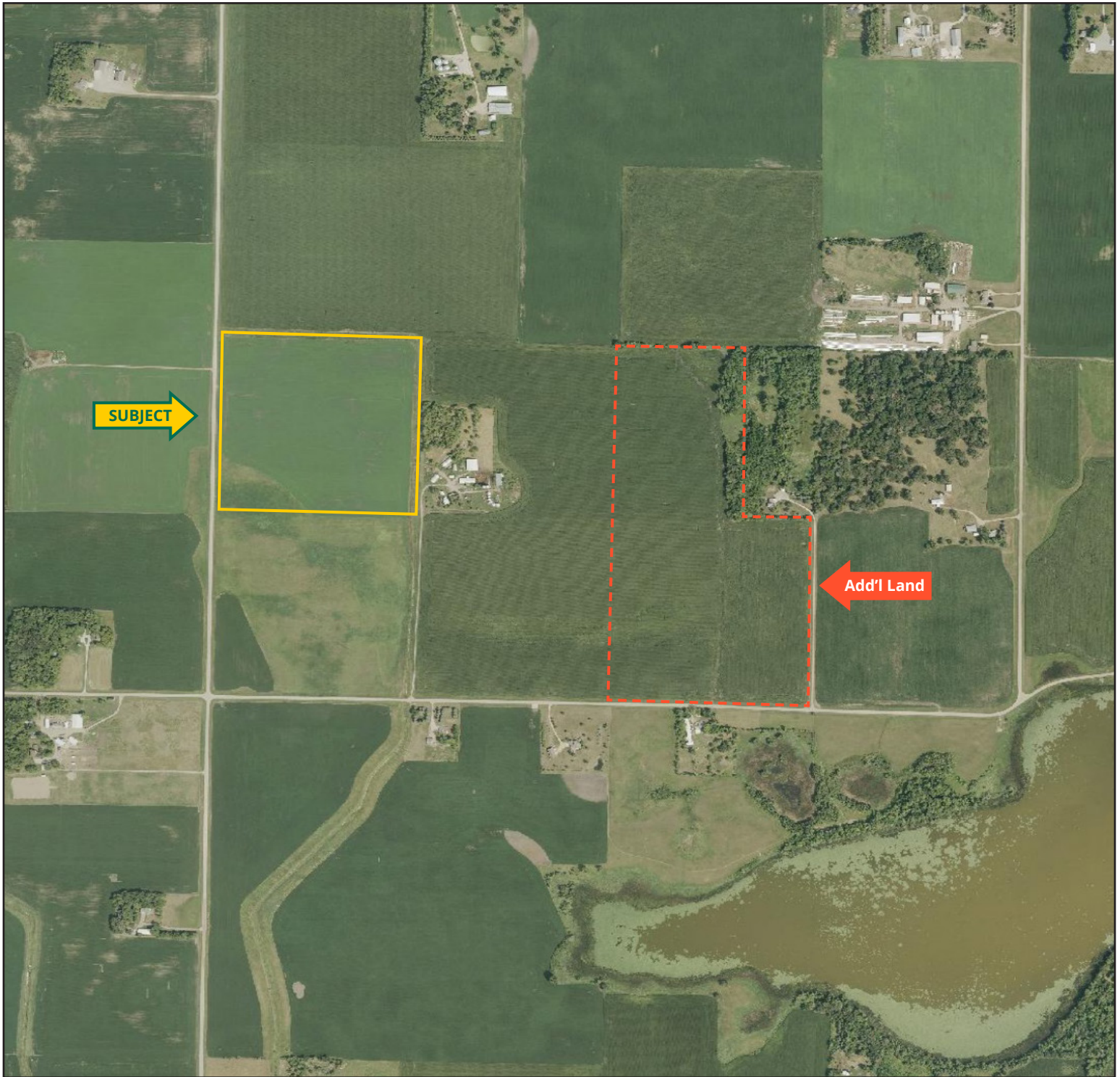
- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

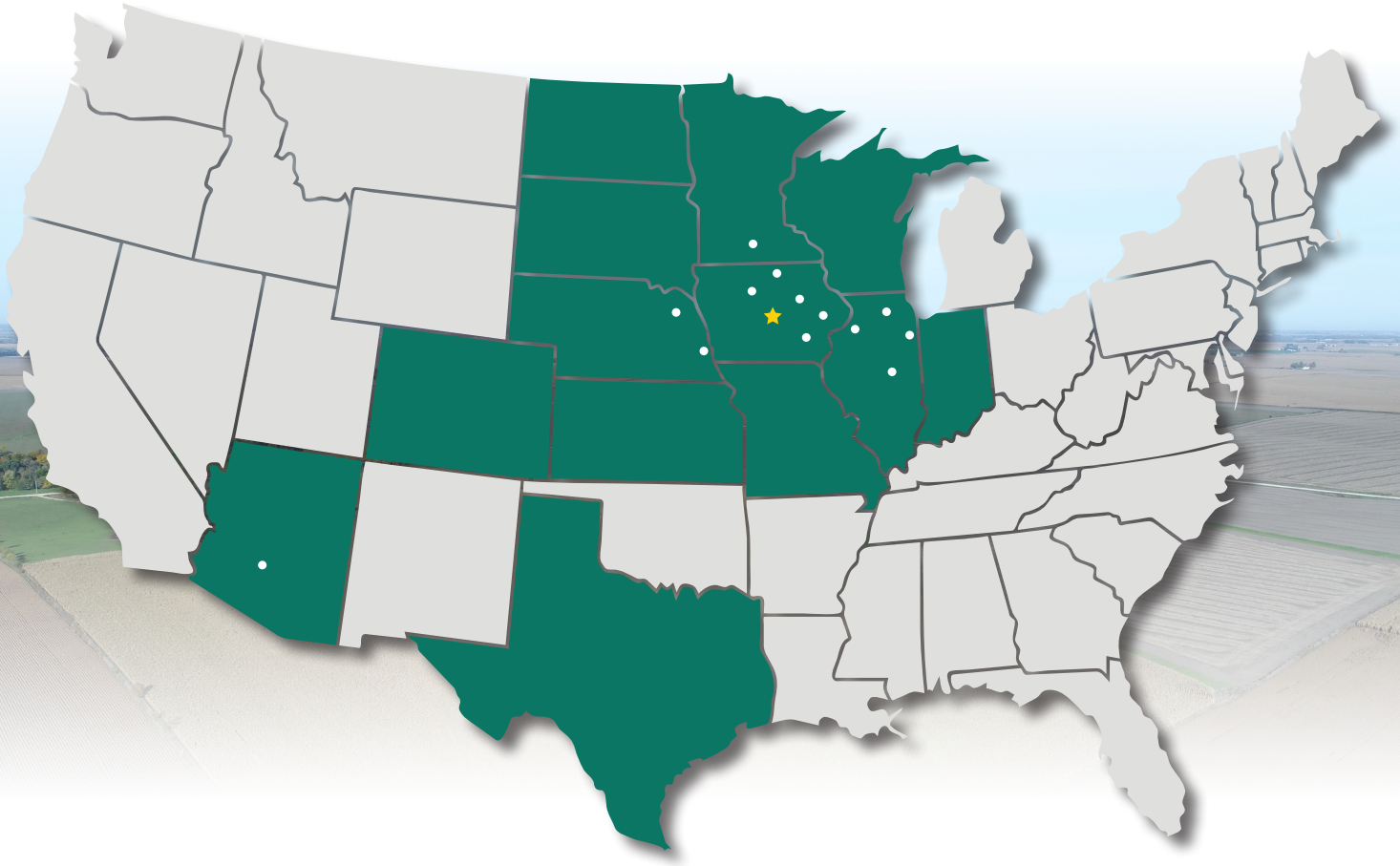
- Restricted Use
- Limited
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 164.47 acres

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