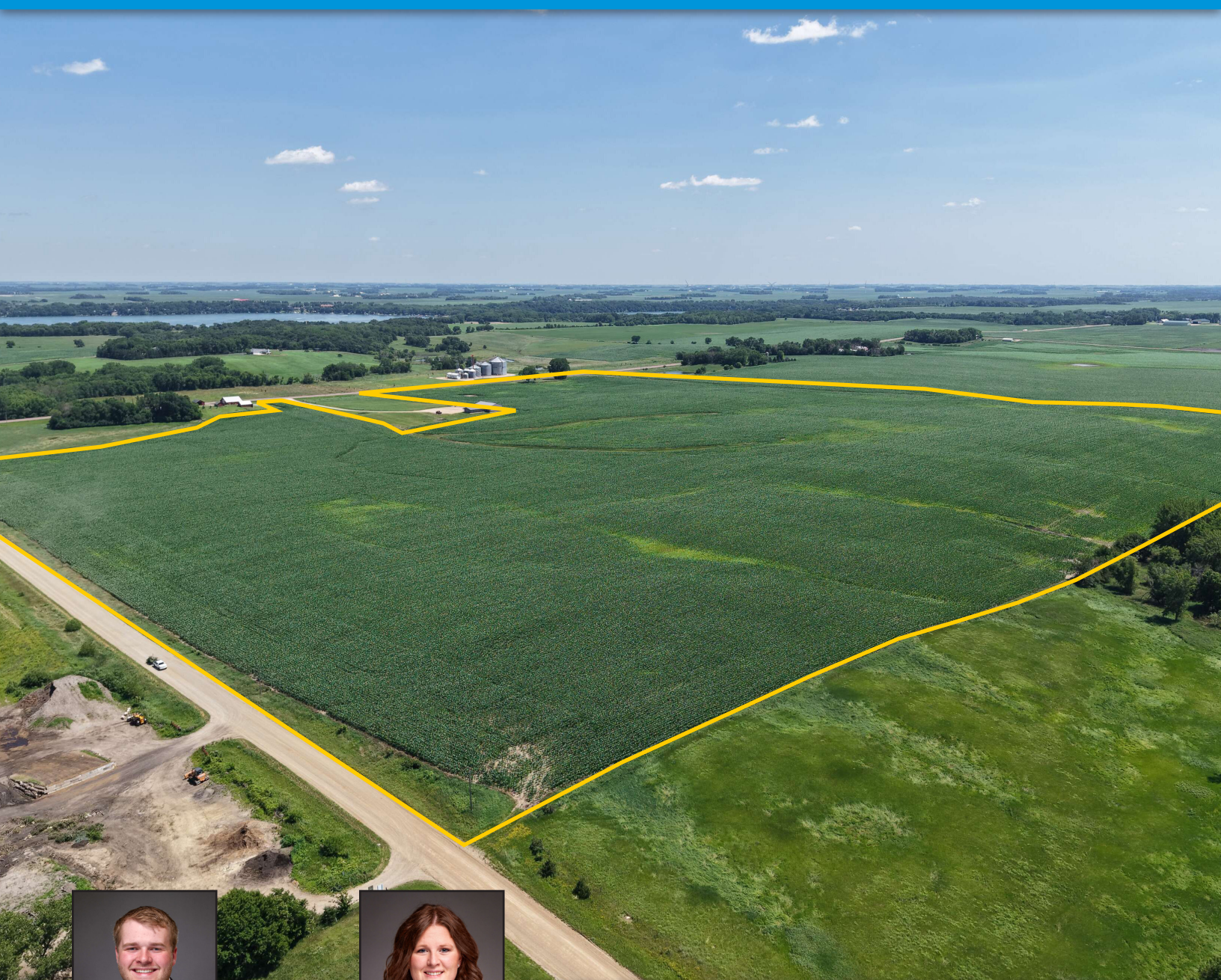


Located in a Strong Crop & Livestock Production Area



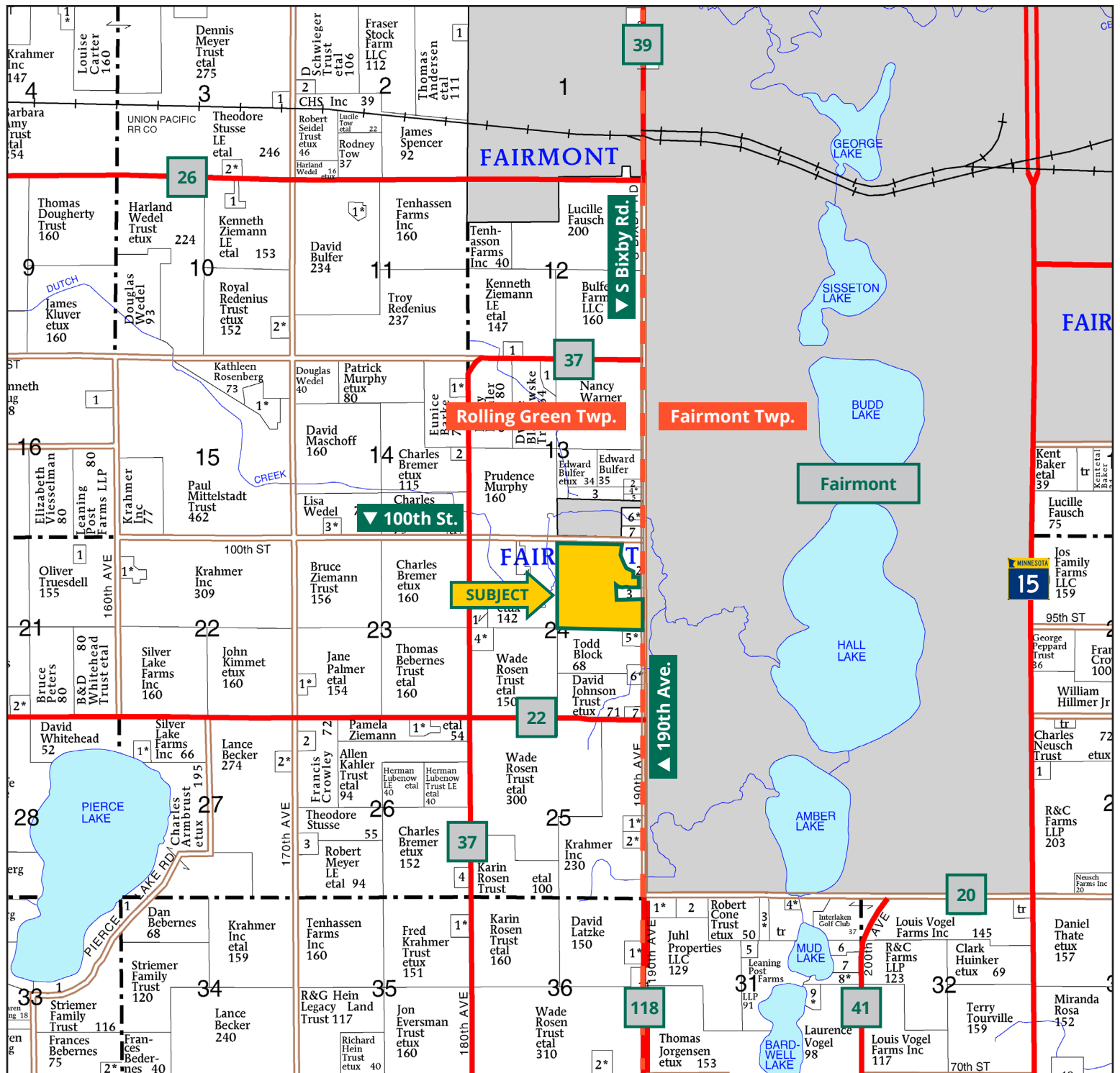
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141.66 Acres, m/l
Martin County, MN



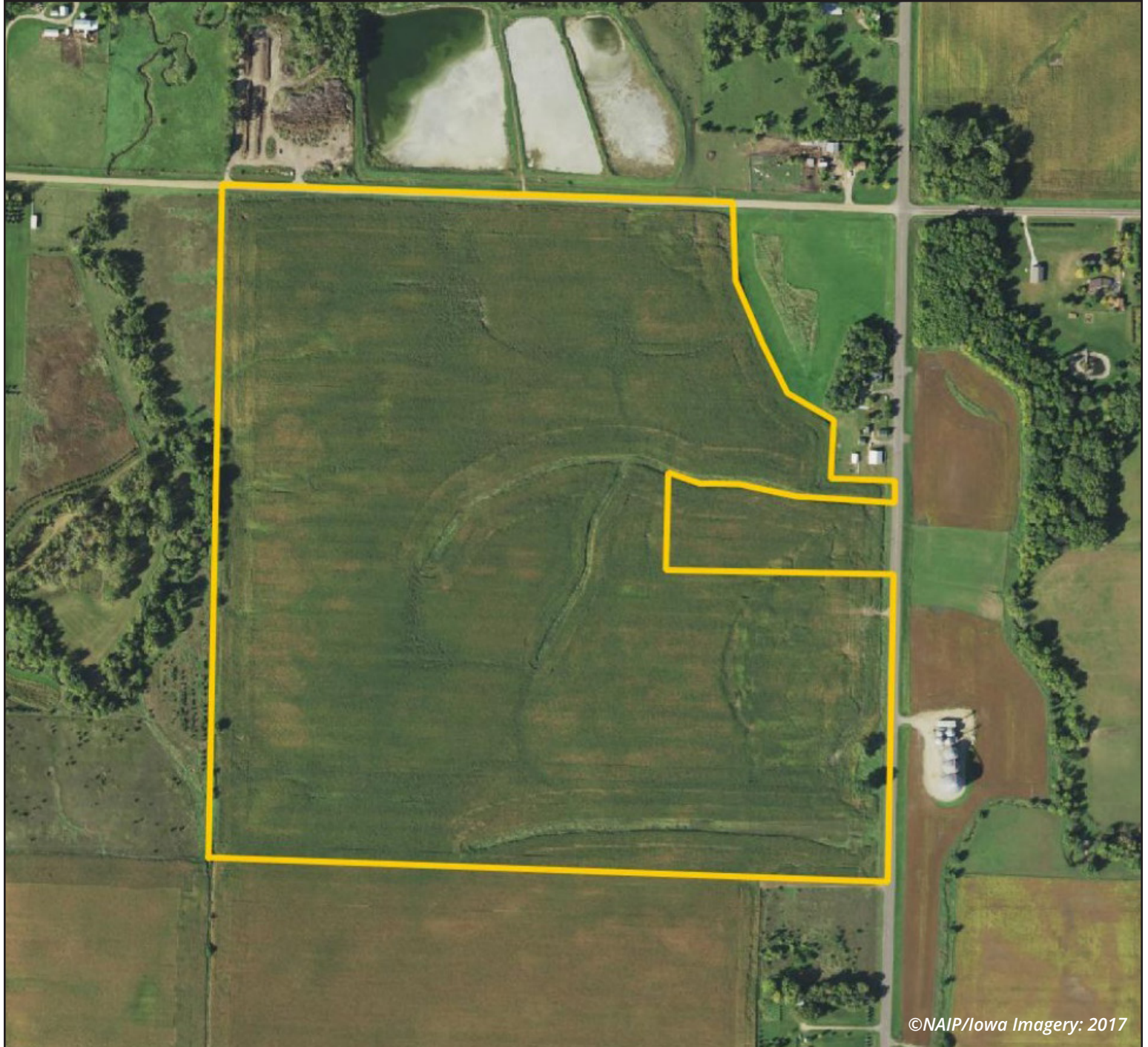
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FSA/Eff. Crop Acres: 137.58 | Soil Productivity: 83.90 CPI



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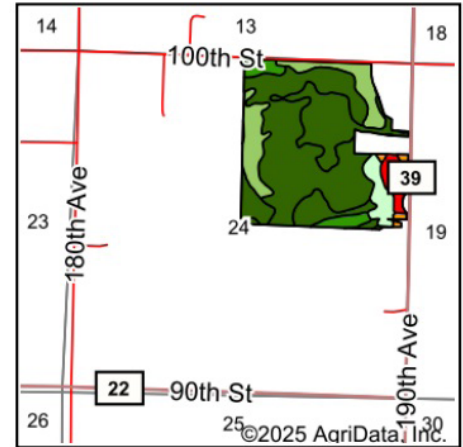
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Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Martin**
 Location: **24-102N-31W**
 Township: **Rolling Green**
 Acres: **137.58**
 Date: **7/7/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN091, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	62.31	45.3%		Ile	92
336	Delft clay loam, 0 to 2 percent slopes	25.92	18.8%		IIw	94
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	10.41	7.6%		IVe	76
920B	Clarion-Estherville complex, 2 to 6 percent slopes	9.63	7.0%		Ile	76
L83A	Webster clay loam, 0 to 2 percent slopes	8.10	5.9%		IIw	93
39B	Wadena loam, 2 to 6 percent slopes	6.93	5.0%		Ile	65
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	6.51	4.7%		IIIe	87
1029	Pits, gravel	5.75	4.2%			0
41B	Estherville sandy loam, 2 to 6 percent slopes	1.92	1.4%		IIIs	44
1834	Coland clay loam, 0 to 2 percent slopes, frequently flooded	0.10	0.1%		Vw	20
Weighted Average					*-	83.9

Location

Located 2 miles south of Fairmont on Co. Rd. 39 / 190th Ave. The farm is located on the west side of the road.

Simple Legal

141.66 acres, m/l, in NE¼, excluding 11.94 acres, m/l, in the northeast corner and 6.50 acres, m/l, in the E½ NE¼, all in Section 24, Township 102 North, Range 31 West of the 5th P.M., Martin Co., MN. *Final abstract/title documents to govern legal description.*

Price & Terms

PRICE REDUCED!

- \$1,370,000- \$1,270,000
- \$9,671.04/acre \$8,965.13/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

2024 Values for Taxes Payable in 2025
Ag Non-Hmstd Taxes: \$6,430.00
Net Taxable Acres: 141.66
Tax per Net Taxable Acre: \$45.39

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 1330 , Tract 17340
FSA/Eff. Crop Acres: 137.58
Corn Base Acres: 69.28
Corn PLC Yield: 142 Bu.
Bean Base Acres: 68.30
Bean PLC Yield: 45 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Clarion-Swanlake, Delft, and Omsrud-Storden. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 83.90. 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

Gently rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Property is located less than 5 miles from corn, ethanol, and soybean processing facilities. This property has high soil productivity with natural drainage.



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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North looking South



South looking North



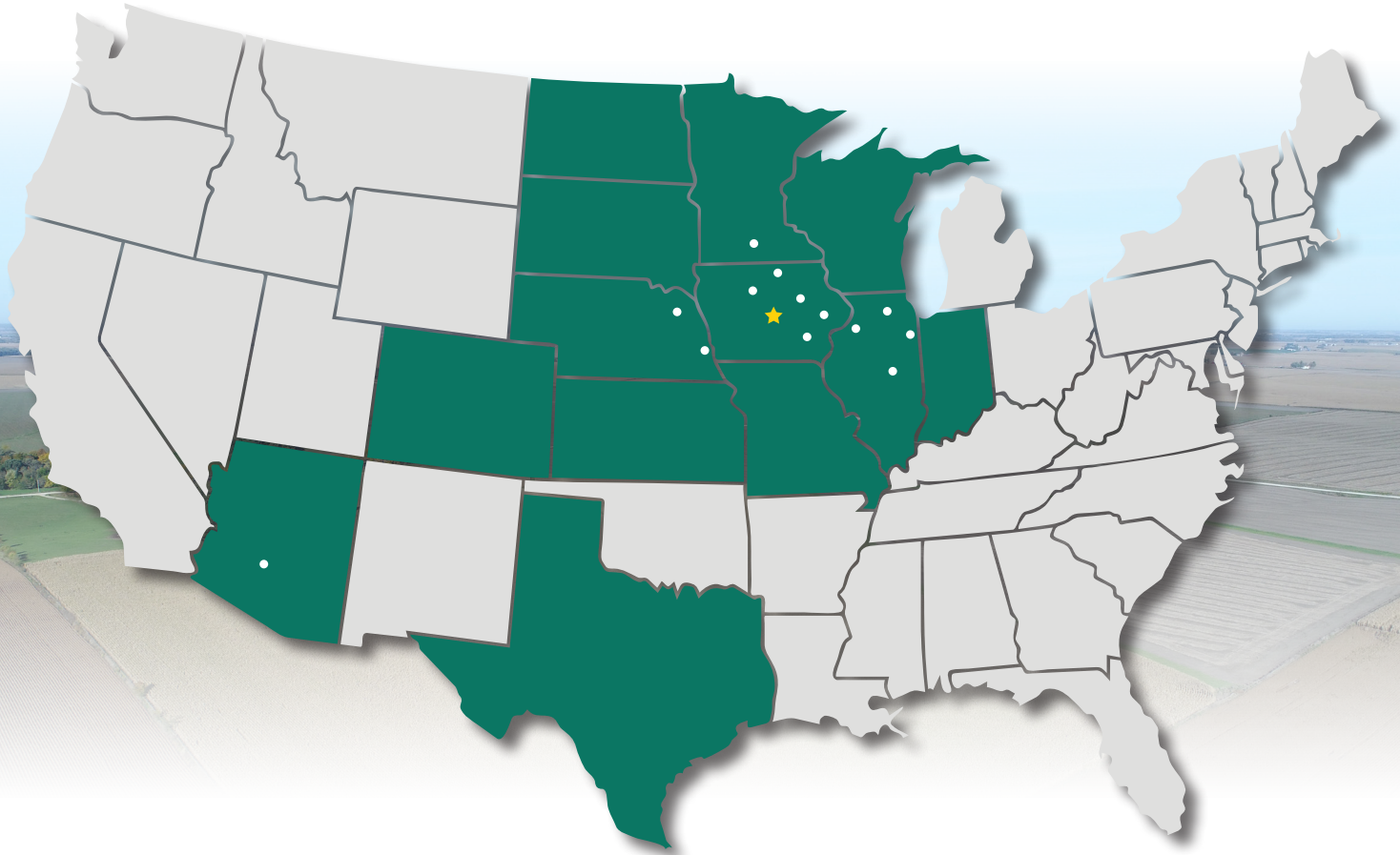
Southeast looking Northwest



Southwest looking Northeast



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