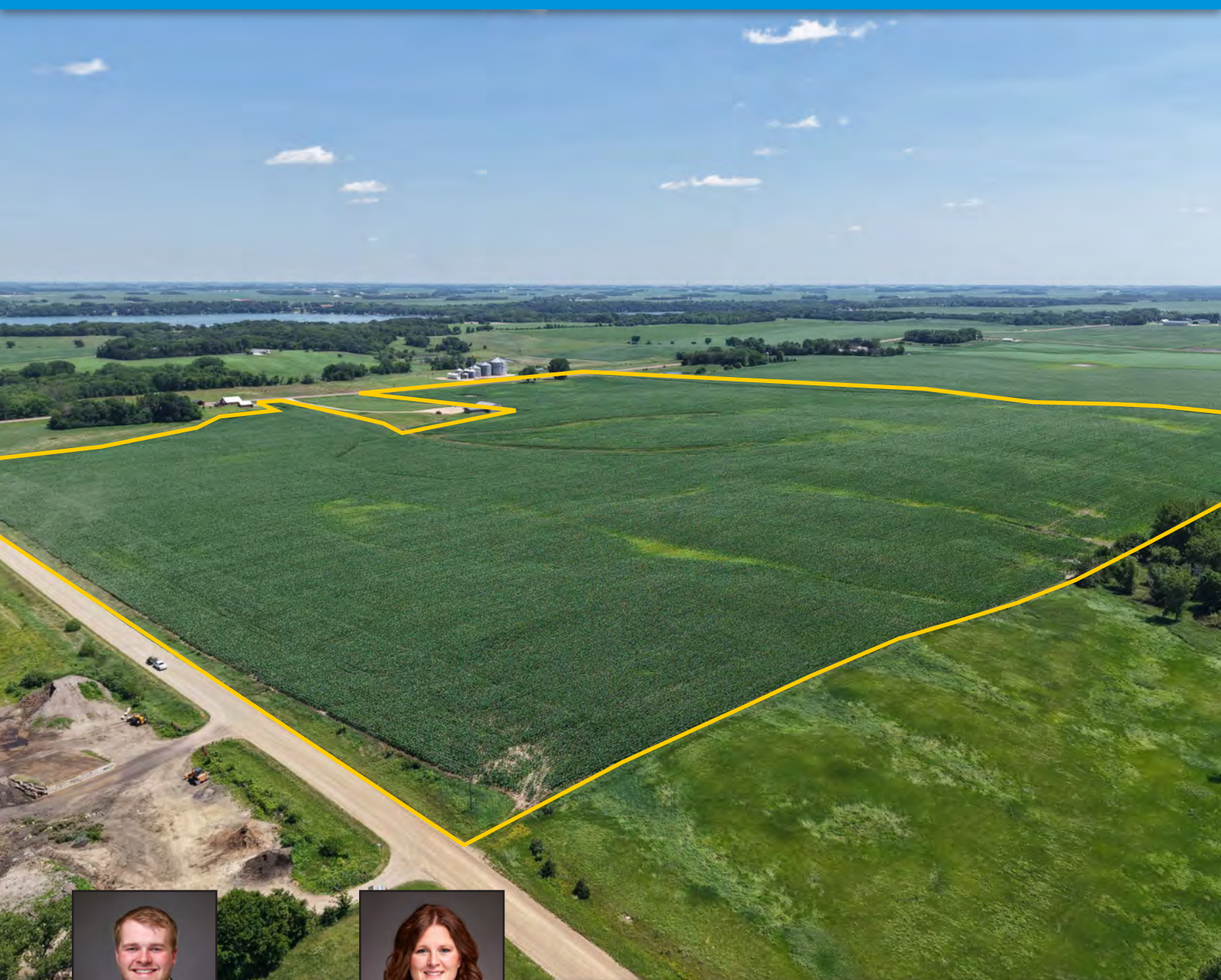


Located in a Strong Crop & Livestock Production Area



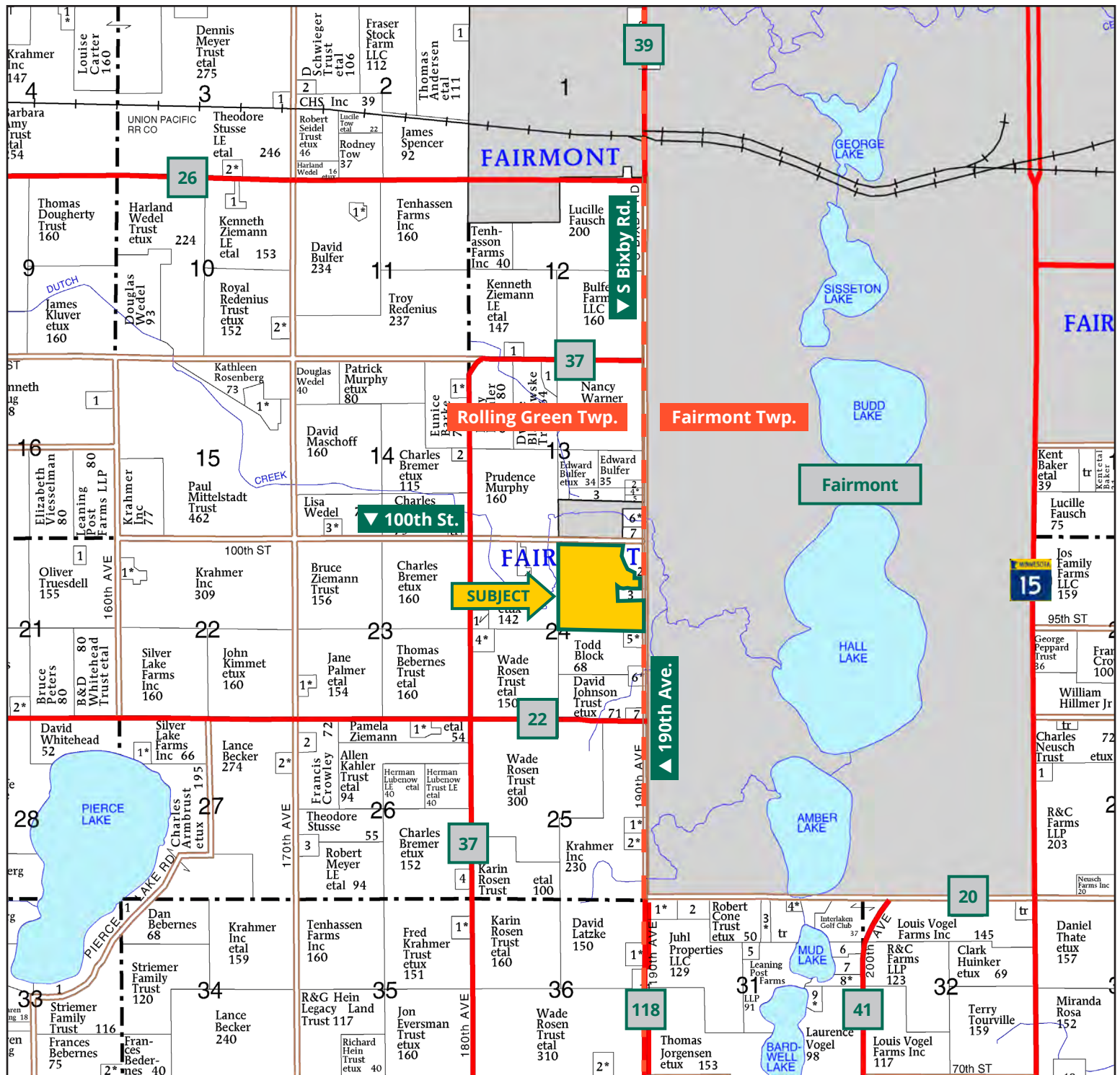
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141.66 Acres, m/l
Martin County, MN



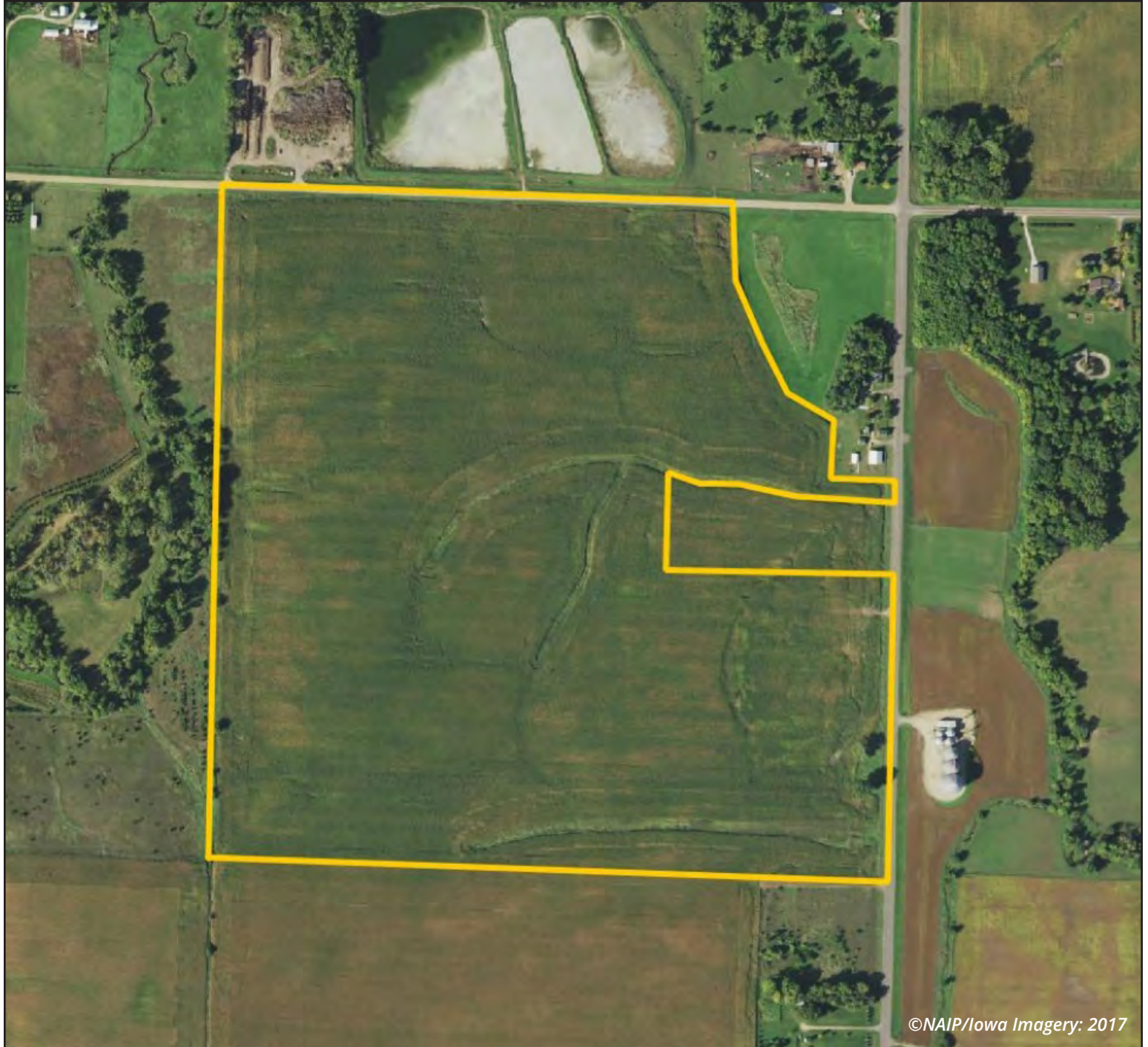
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FSA/Eff. Crop Acres: 137.58 | Soil Productivity: 83.90 CPI



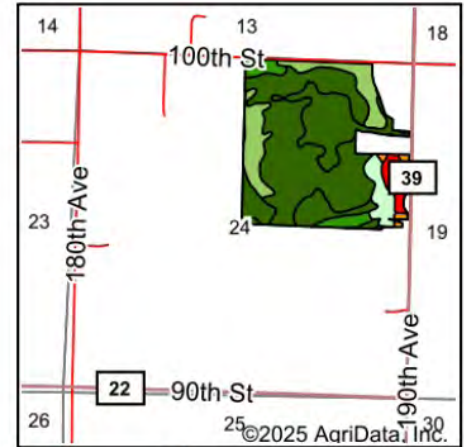
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Soils data provided by USDA and NRCS.



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



Maps Provided By:



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!

- \$1,270,000- \$1,200,000
- \$8,965.13/acre \$8,470.99/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



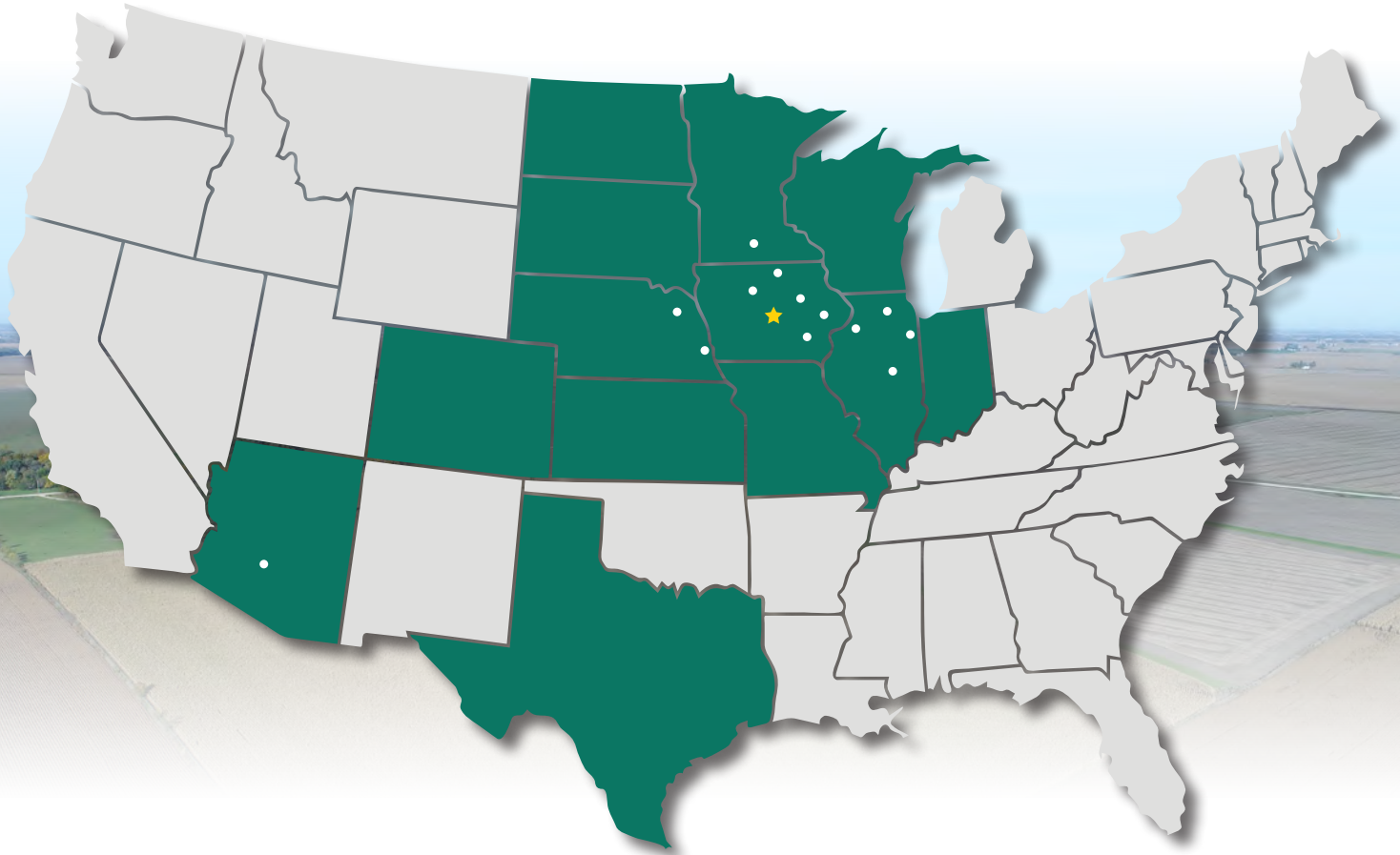
Southeast looking Northwest



Southwest looking Northeast



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