



# LAND FOR SALE

## Robert J. McFarland Revocable Trust



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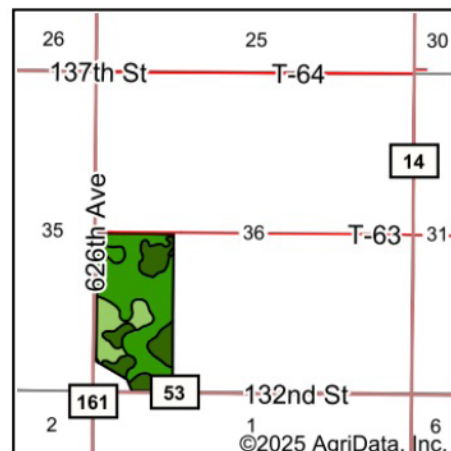
**73.80 Acres, m/l**  
**Blue Earth County, MN**





FSA/Eff. Crop Acres: 71.55 | Soil Productivity: 87.60 CPI





State: **Minnesota**  
 County: **Blue Earth**  
 Location: **36-106N-25W**  
 Township: **Medo**  
 Acres: **71.55**  
 Date: **8/8/2025**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MN013, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
110	Marna silty clay loam, 0 to 2 percent slopes	40.85	57.1%		IIw	87
230	Guckeen silty clay loam, 1 to 3 percent slopes	12.21	17.1%		IIw	95
287	Minnetonka silty clay loam	11.01	15.4%		IIw	77
L85A	Nicollet clay loam, 1 to 3 percent slopes	5.45	7.6%		Iw	99
211	Lura silty clay, 0 to 1 percent slopes	1.88	2.6%		IIIw	81
102B	Clarion loam, 2 to 6 percent slopes	0.15	0.2%		Ile	95
Weighted Average					1.95	87.6

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Location

From Pemberton: Go south on 627th Ave. for 1.7 miles, then continue on Otter Rd. for 0.3 miles, and then continue on 626th Ave. for 2¾ miles. Property is located on the east side of the road.

## Simple Legal

W½ of SW¼, excluding 1½ acres, m/l, and excluding 4.7 acres, m/l, to the State of MN, all in Section 36, Township 106 North, Range 25 West of the 5th P.M., Blue Earth Co., MN. *Final abstract/title documents to govern legal description.*

## Price & Terms

- \$995,000
- \$13,482.38/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

Taxes Payable in 2025  
Ag Non-Hmstd Taxes: \$4,629.36  
Special Assessments: \$1,598.64  
Total 2025 Real Estate Taxes: \$6,228.00  
Net Taxable Acres: 73.80  
Total Tax per Net Taxable Acre: \$84.39

## Lease Status

Leased through the 2026 crop year.

## FSA Data

Farm Number 5515, Tract 10740  
FSA/Eff. Crop Acres: 71.55  
Corn Base Acres: 35.10  
Corn PLC Yield: 185 Bu.  
Bean Base Acres: 35.10  
Bean PLC Yield: 46 Bu.

## NRCS Classification

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

## Soil Types/Productivity

Main soil types are Marna, Guckeen, Minnetonka, and Nicollet. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 87.60. 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 nearly level.

## Drainage

Some tile. No tile maps available. Property is part of Drainage District County Ditch #5.

## Buildings/Improvements

None.

## Water & Well Information

None.



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.



Southeast looking Northwest



Northeast looking Southwest







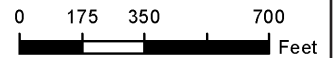
Blue Earth County, Minnesota

**Farm 5515**

**Tract 10740**

2025 Program Year

Map Created May 01, 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

- Cropland
- Tract Boundary

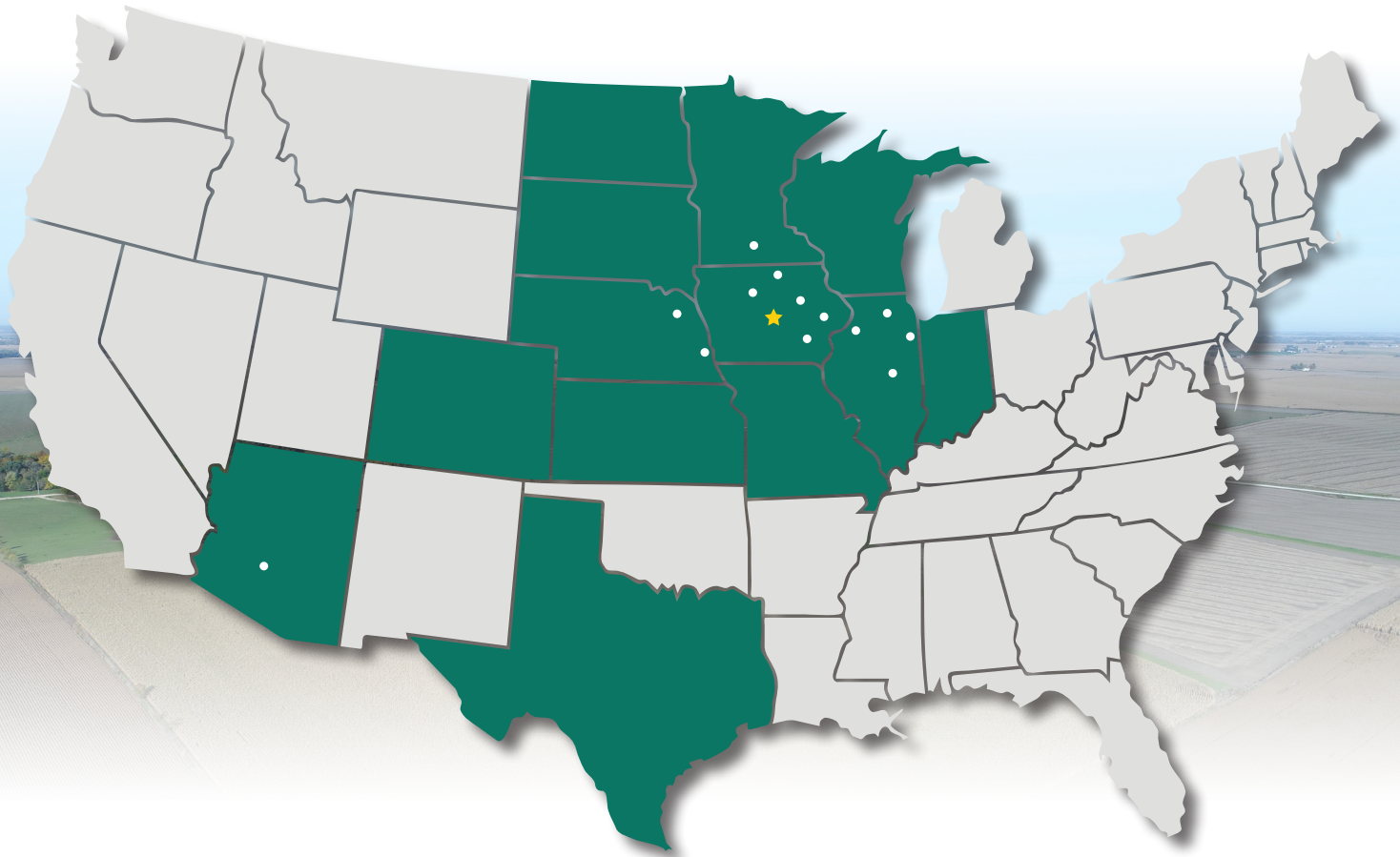
### Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 71.55 acres

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