

## Updated Country Home with a Newer Machine Shed



**JARED AUGUSTINE**  
*Licensed Salesperson  
in MN, IA & ND*  
**507.381.7425**  
JaredA@Hertz.ag



**DARRELL HYLEN, ALC**  
*Licensed Salesperson in MN*  
**507.381.3843**  
DarrellH@Hertz.ag

**507.345.5263** | 151 Saint Andrews Ct., Ste. 1310  
Mankato, MN 56001 | [www.Hertz.ag](http://www.Hertz.ag)

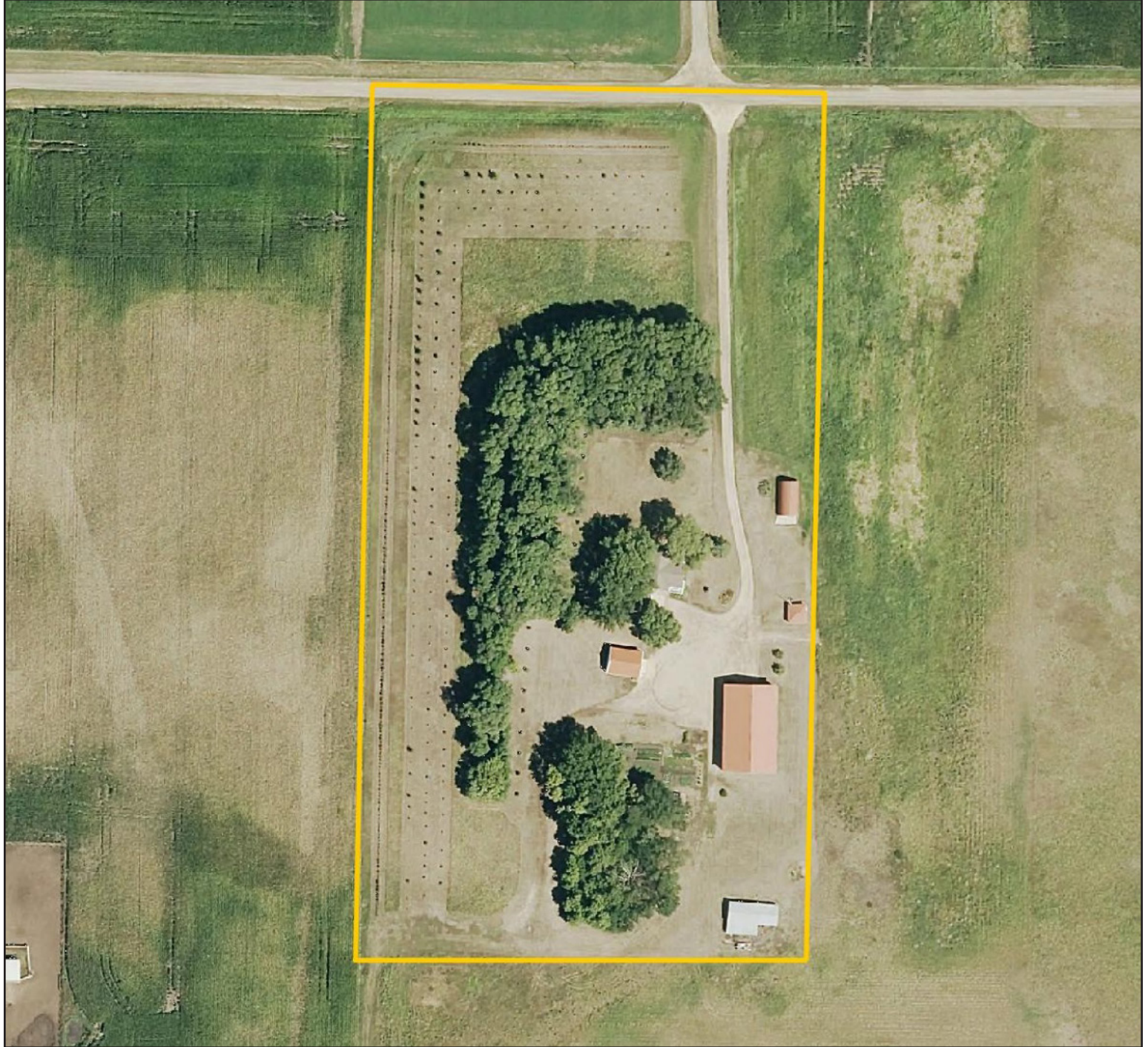
**13.00 Acres, m/l**  
**Brown County, MN**







Est. CRP Acres: 6.24 | Soil Productivity: 54.00 CPI



507.345.5263 | 151 Saint Andrews Ct., Ste. 1310 | Mankato, MN 56001 | [www.Hertz.ag](http://www.Hertz.ag)

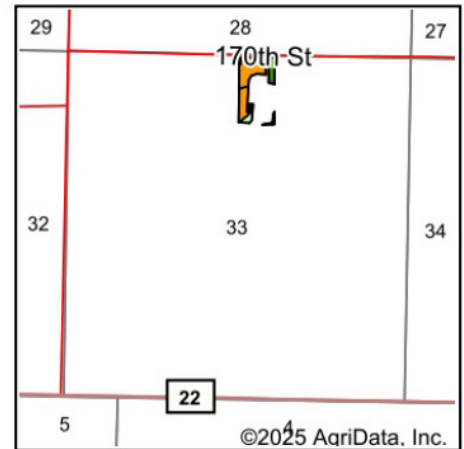
**JARED AUGUSTINE**  
507.381.7425  
JaredA@Hertz.ag

**DARRELL HYLEN, ALC**  
507.381.3843  
DarrellH@Hertz.ag





Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Brown**  
 Location: **33-109N-31W**  
 Township: **Sigel**  
 Acres: **6.24**  
 Date: **8/18/2025**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



Area Symbol: MN015, Soil Area Version: 26						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1930	Dickman sandy loam, moderately wet	3.27	52.4%		IIIs	47
327B	Dickman sandy loam, 2 to 6 percent slopes	1.58	25.3%		IIIe	49
386	Okoboji muck	0.84	13.5%		IIIw	86
282	Hanska sandy loam	0.55	8.8%		IIw	61
Weighted Average					2.91	54

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Location

From Searles: Go west on Co. Rd. 24 for 3 miles, then continue on 180th St. for 1 mile, then south on 170th Ave. for 1 mile, and then west on 170th St. for 2.4 miles. Property is located on the south side of the road.

## Simple Legal

Part of the NW¼ NE¼ of Section 33, Township 109 North, Range 31 West of the 5th P.M., Brown Co., MN. *Final abstract/title documents to govern legal description.*

## Address

19415 170th St.  
New Ulm, MN 56073

## Price & Terms

- \$579,900
- 10% down upon acceptance of offer, balance due in cash at closing.

## Possession

As negotiated.

## Real Estate Tax

Taxes Payable in 2025  
Ag Non-Hmstd Taxes: \$2,804.00\*  
Special Assessments: \$20.00\*  
Total 2025 Real Estate Taxes: 2,824.00\*  
Net Taxable Acres: 13.00\*  
*\*Taxes estimated pending survey and tax parcel split. Brown County Treasurer/ Assessor will determine final tax figures.*

## FSA Data

Farm Number 6857, Part of Tract 1824  
CRP Acres: 6.24\*  
*\*Acres are estimated pending reconstitution of farm by the Brown County FSA office.*

## CRP Contracts

There are 6.24\* acres enrolled in two CRP contracts.

- There are 5.24 acres enrolled in a CP-16A contract that pays \$933.00 annually and expires 9/30/2026.
- There is 1.00\* acre enrolled in a CP-23A contract that pays \$221.55\* annually and expires 9/30/2026

*\*Acres and amounts are estimated pending reconstitution of farm/contracts by Brown County FSA/NRCS offices.*

## Soil Types/Productivity

Main soil types are Dickman and Okoboji. Crop Productivity Index (CPI) on the estimated CRP acres is 54.00. See soil map for details.

## Land Description

Nearly level.

## Drainage

Some tile. No tile maps available.

## Dwelling

There is a single-story house, built in 1973, with 1,608 sq. ft. of living space with two-bedrooms, two-bathrooms, an unfinished basement, and a 3-stall attached garage.

## Buildings/Improvements

- 60' x 105' Machine Shed (2011)
- 24' x 60' Cattle Pole Barn (1980)
- 20' x 20' Detached Garage (1932)

## Water & Well Information

There are two wells that service the property. One well is located near the southeast corner of the three-stall garage. The other well is located east of the house next to an outbuilding.

## Survey

Property will be surveyed at Seller's expense to remove acreage from farmland. Final sale price will not be adjusted up/down based on final surveyed acres.

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.

507.345.5263 | 151 Saint Andrews Ct., Ste. 1310 | Mankato, MN 56001 | [www.Hertz.ag](http://www.Hertz.ag)

**JARED AUGUSTINE**  
507.381.7425  
JaredA@Hertz.ag

**DARRELL HYLEN, ALC**  
507.381.3843  
DarrellH@Hertz.ag



Southeast looking Northwest



Southwest looking Northeast





Front View of the House



60' x 105' Machine Shed



Detached Garage





Dining Room



Living Room



Updated Kitchen



Island & Pantry





Bedroom



Laundry Area



Walk-In Shower & Bathtub



Bathroom







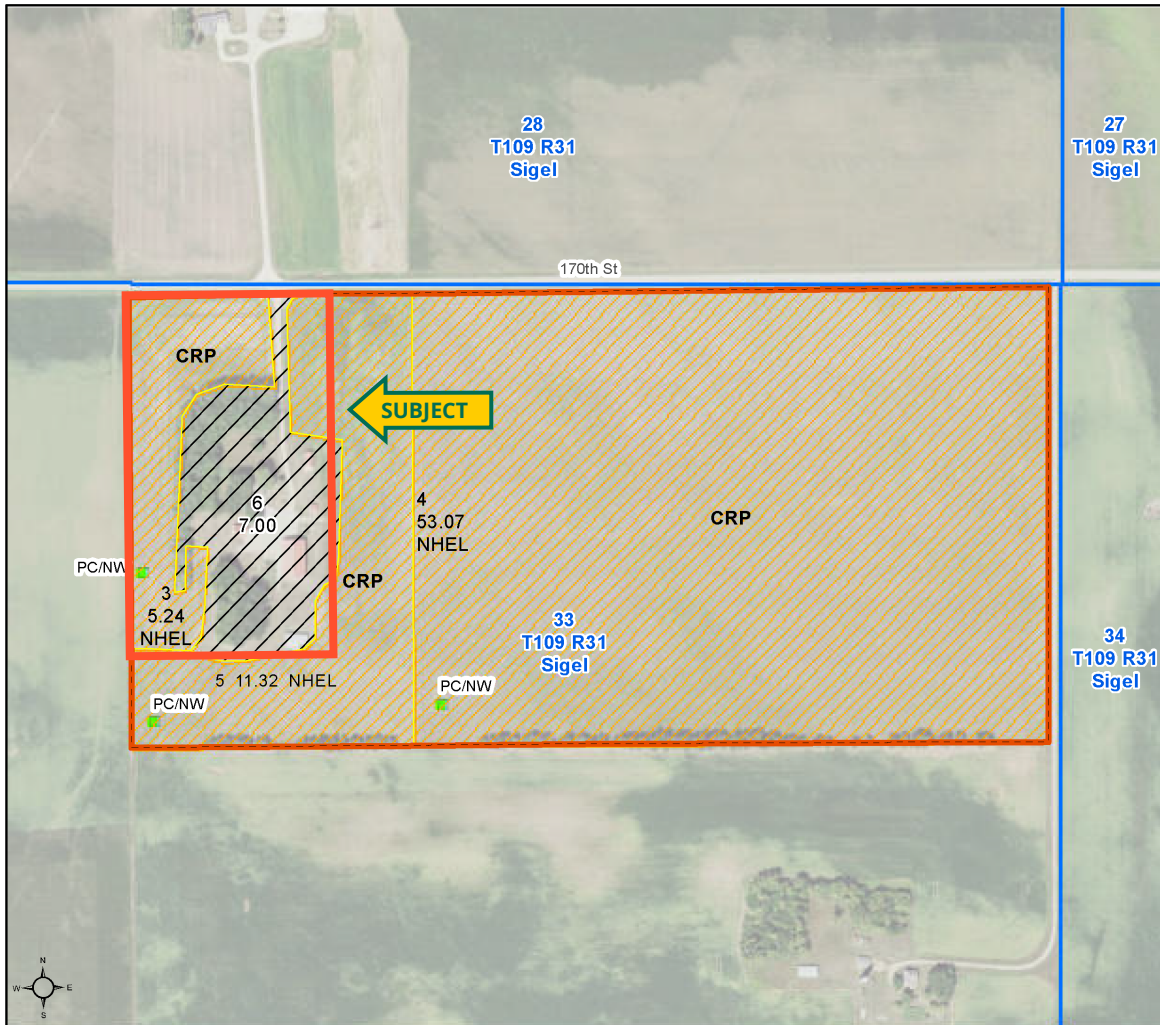
**Brown County, Minnesota**

**Farm 6857**

**Tract 1824**

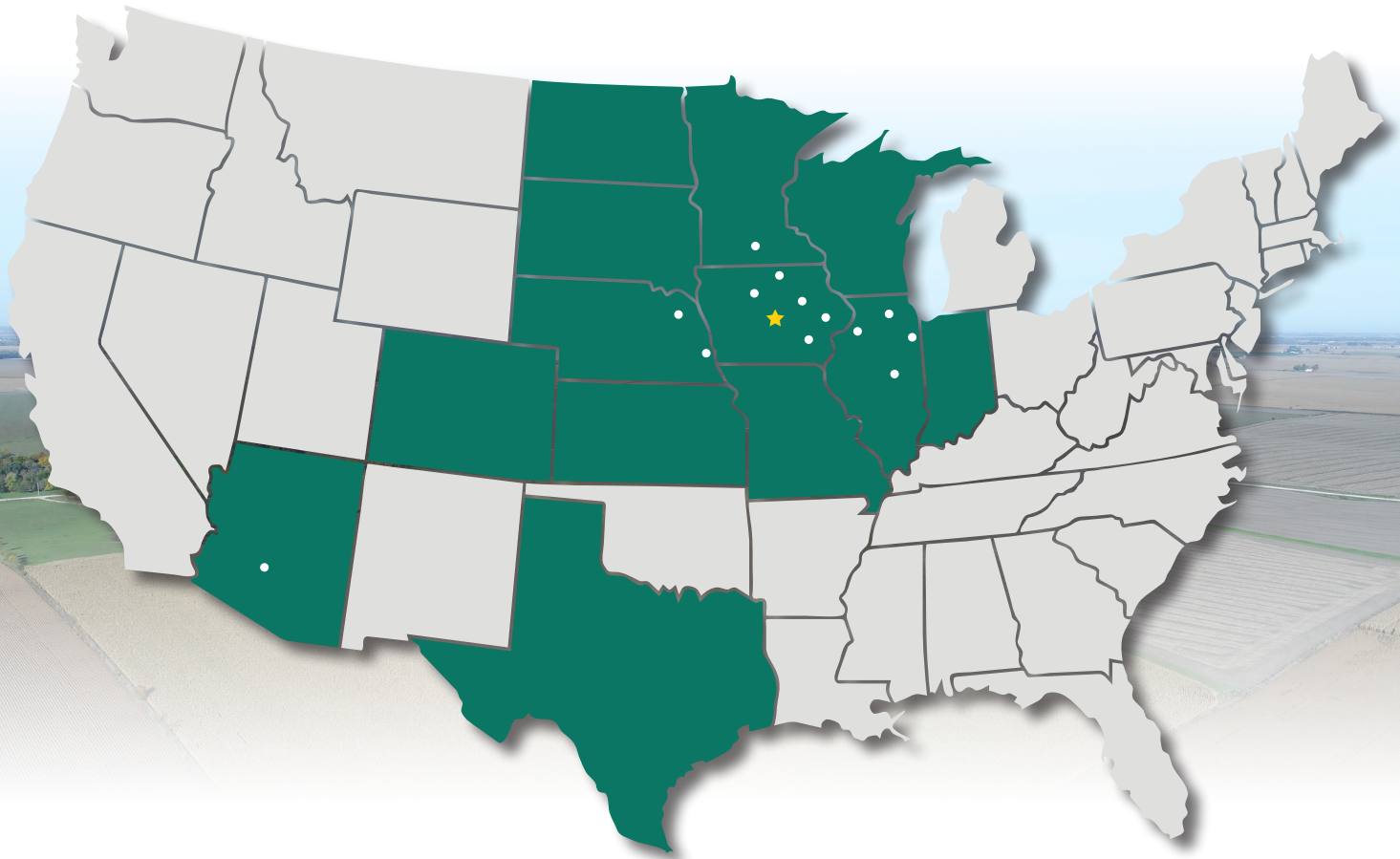
**2024 Program Year**

Map Created April 29, 2024



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.

# MAKE THE MOST OF YOUR FARMLAND INVESTMENT



**Real Estate Sales and Auctions**  
**Professional Buyer Representation**  
**Certified Farm Appraisals**  
**Professional Farm Management**

507.345.5263 | 151 Saint Andrews Ct., Ste. 1310 | Mankato, MN 56001 | [www.Hertz.ag](http://www.Hertz.ag)

**JARED AUGUSTINE**  
507.381.7425  
[JaredA@Hertz.ag](mailto:JaredA@Hertz.ag)

**DARRELL HYLEN, ALC**  
507.381.3843  
[DarrellH@Hertz.ag](mailto:DarrellH@Hertz.ag)