

High-Quality Southern Minnesota Farm with a CPI of 95.70



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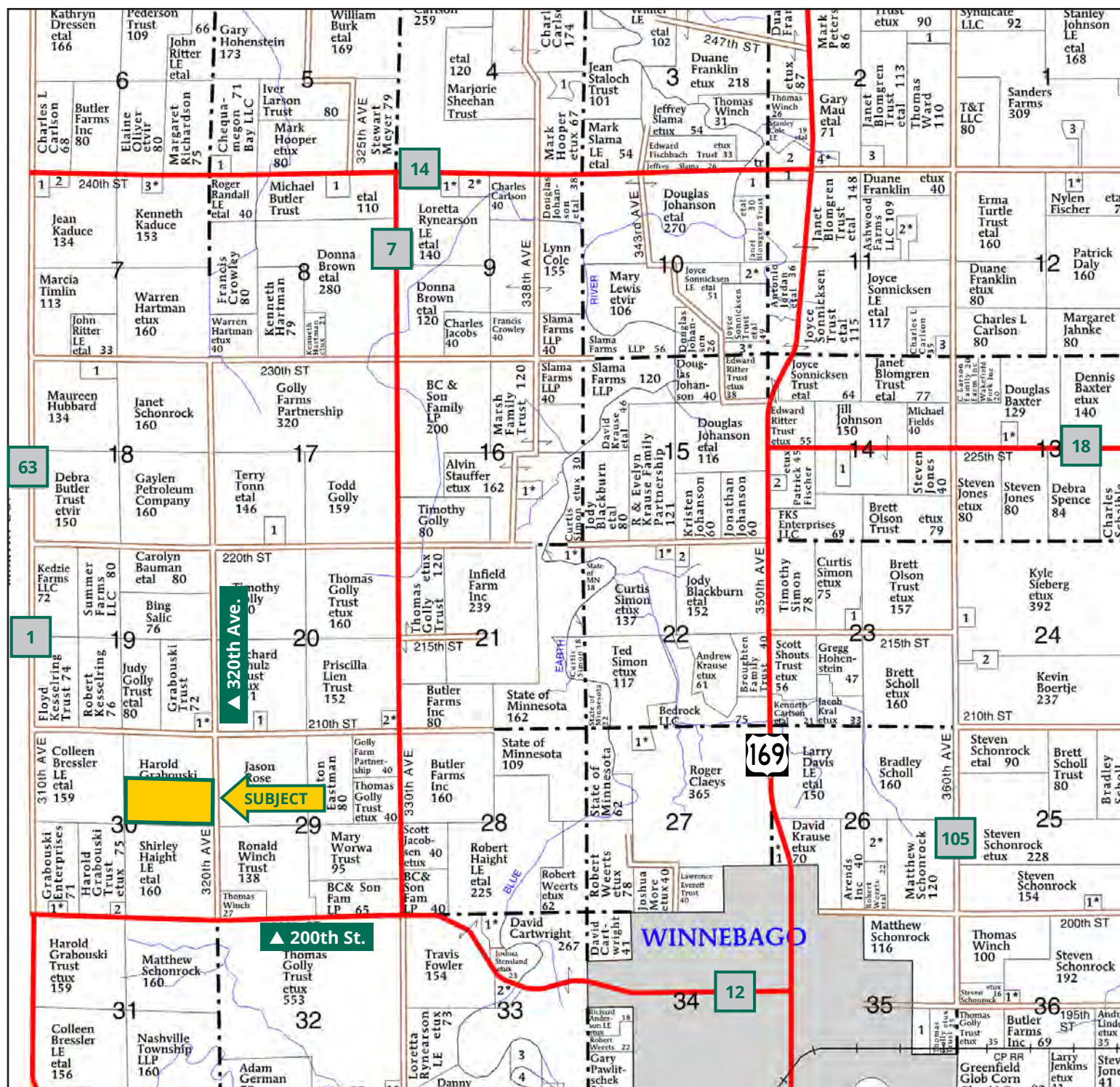


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80.00 Acres, m/l
Faribault County, MN

Winnebago City Township, Faribault County, MN



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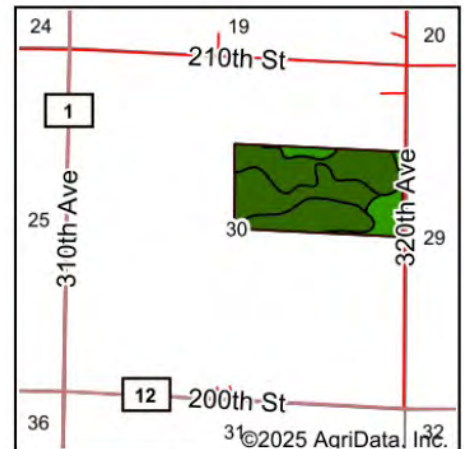
Est. FSA/Eff. Crop Acres: 78.30 | Soil Productivity: 95.70 CPI



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Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Faribault**
 Location: **30-104N-28W**
 Township: **Winnebago City**
 Acres: **78.3**
 Date: **10/23/2025**



Maps Provided By:



Area Symbol: MN043, Soil Area Version: 22						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
197	Kingston silty clay loam, 1 to 3 percent slopes	44.12	56.4%		Iw	100
L83A	Webster clay loam, 0 to 2 percent slopes	21.96	28.0%		IIw	93
229	Waldorf silty clay loam, 0 to 2 percent slopes	12.22	15.6%		IIw	85
Weighted Average					1.44	95.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Winnebago: Go west on 200th St. / Co. Rd. 12 for 3 miles and then north on 320th Ave. for 0.3 miles. Property is located on the west side of the road.

Simple Legal

S½ NE¼ of Section 30, Township 104 North, Range 28 West of the 5th P.M., Faribault Co., MN. Final abstract/title documents to govern legal description.

Price & Terms

- \$1,000,000
- \$12,500/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: \$4,347.62
Special Assessments: \$790.38
Total Taxes Due: \$5,138.00
Net Taxable Acres: 80.00
Tax per Net Taxable Acre: \$64.23

Lease Status

Open lease for the 2026 crop year.

FSA Data

Farm Number 12472
FSA/Eff. Crop Acres: 78.30*
**Acres are estimated as FSA information is currently not available and able to be verified with the Faribault County FSA office due to the Federal Government shutdown. We will update when this information becomes available.*

Soil Types/Productivity

Main soil types are Kingston, Webster and Waldorf. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 95.70. 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.

Drainage

Some tile. See tile map. Property is part of County Ditch 201.

Buildings/Improvements

None.

Water & Well Information

None.

Gas Pipeline

There is a gas pipeline that runs through the northeast corner of the farm.



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



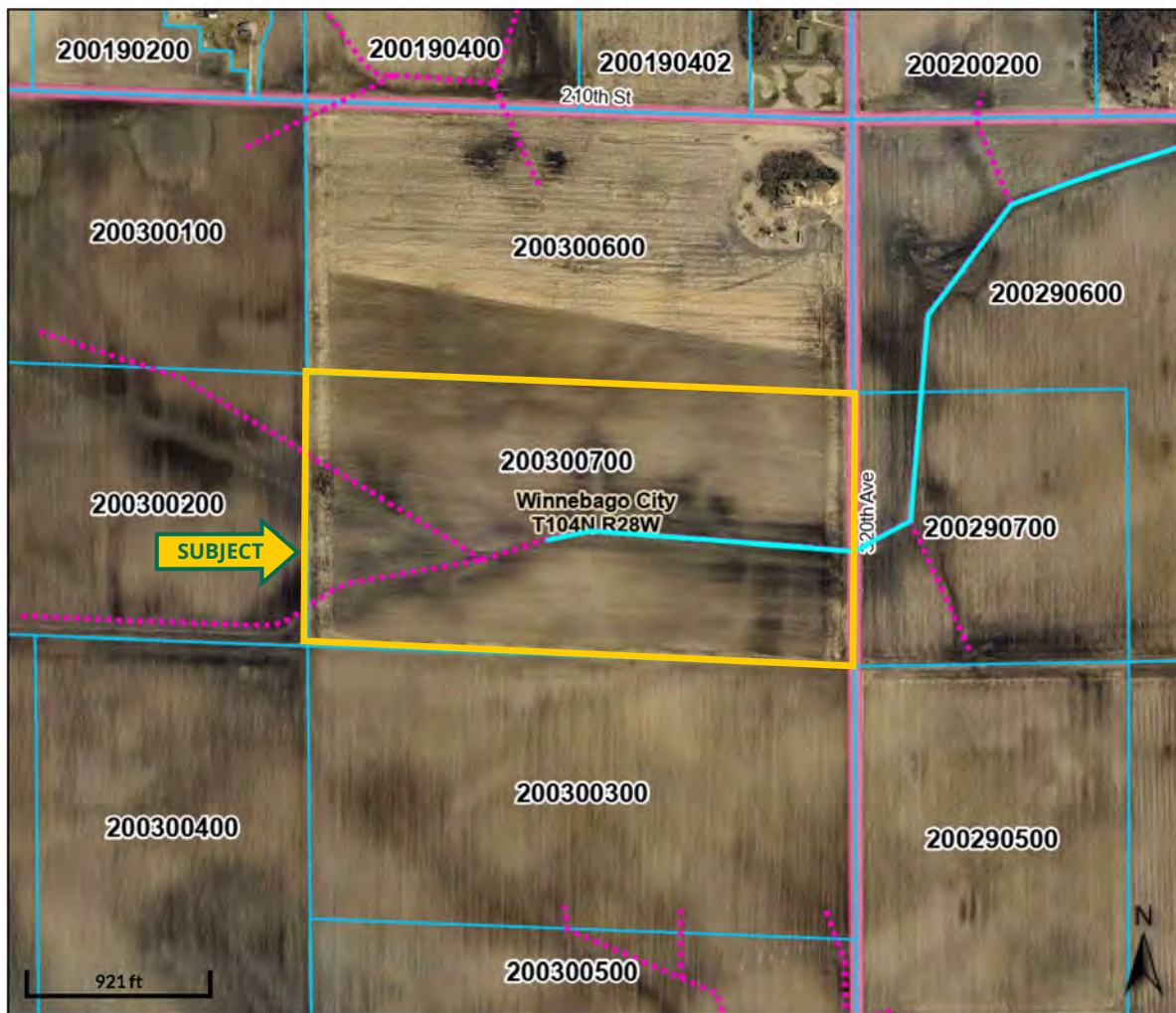
Southwest looking Northeast



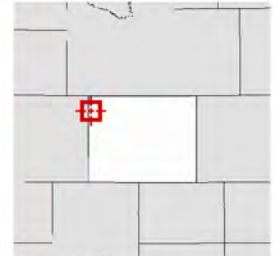
Northwest looking Southeast



FARIBAULT COUNTY Minnesota



Overview



Legend

- Townships
- Railroad Centerlines
- Road Centerline**
 - Interstate
 - US Highway
 - MN Highway
 - County-State Aid Highway
 - County Road
 - Township Road
 - Municipal Street
 - Other
- Parcels
- Road ROW
- RR ROW
- Public Drainage Systems**
 - Public Open Ditch
 - Public Tile

CD201 BRANCH SOUTH
Tile Dimension: 12

Date created: 10/23/2025
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Developed by  **SCHNEIDER**
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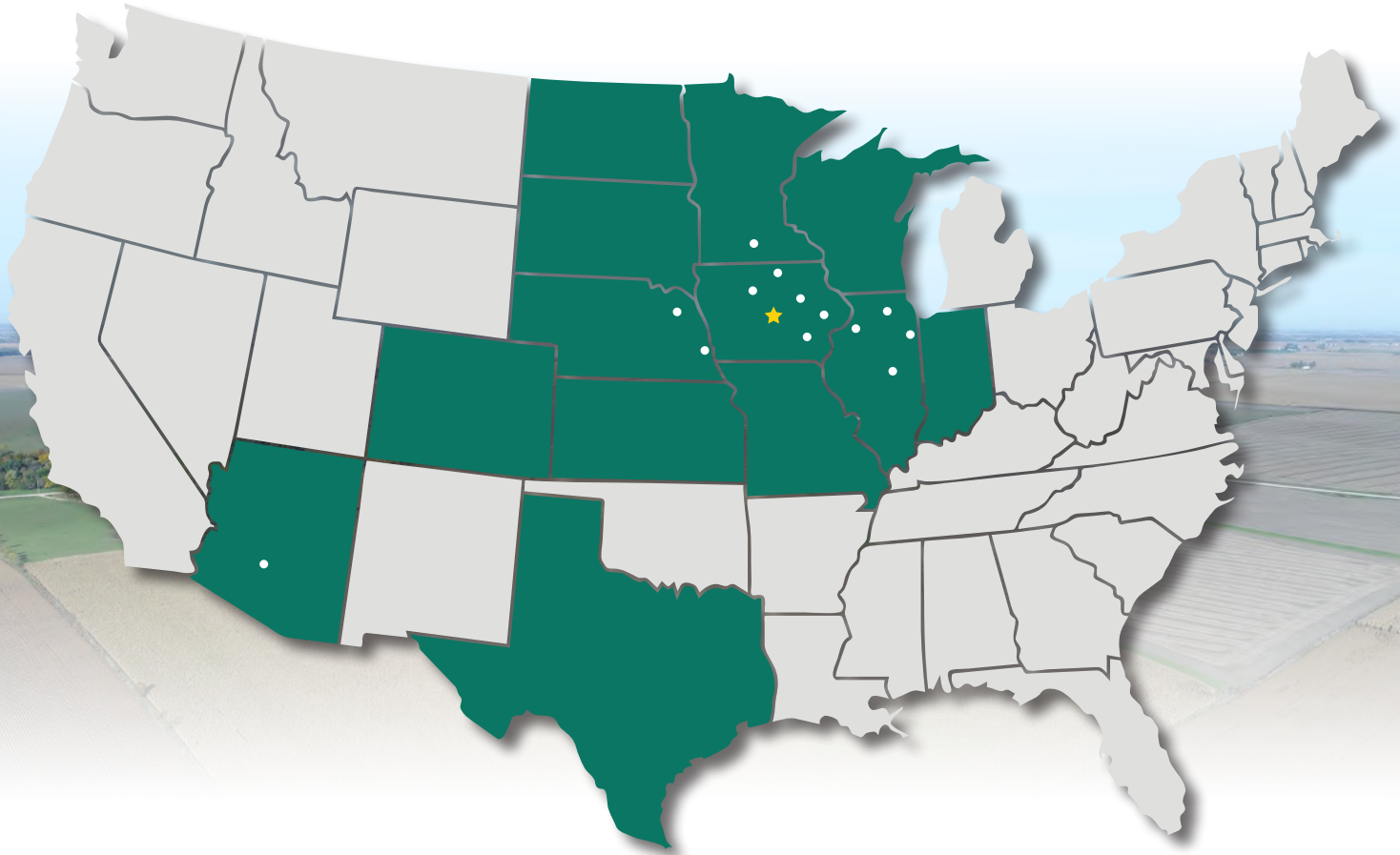
Map obtained from Beacon Schneider

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