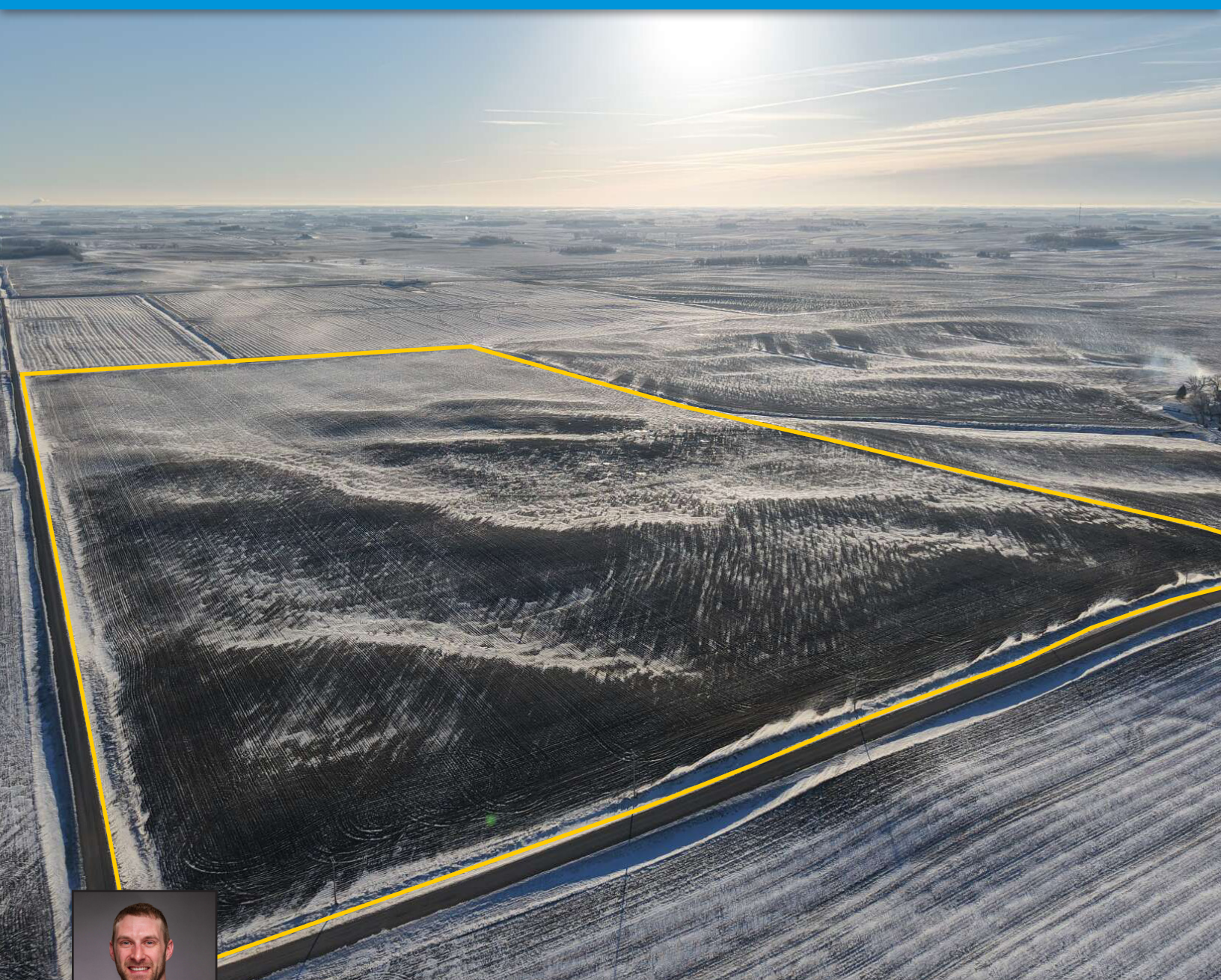


## Highly Tillable Faribault County Farm with Direct Tile Outlet

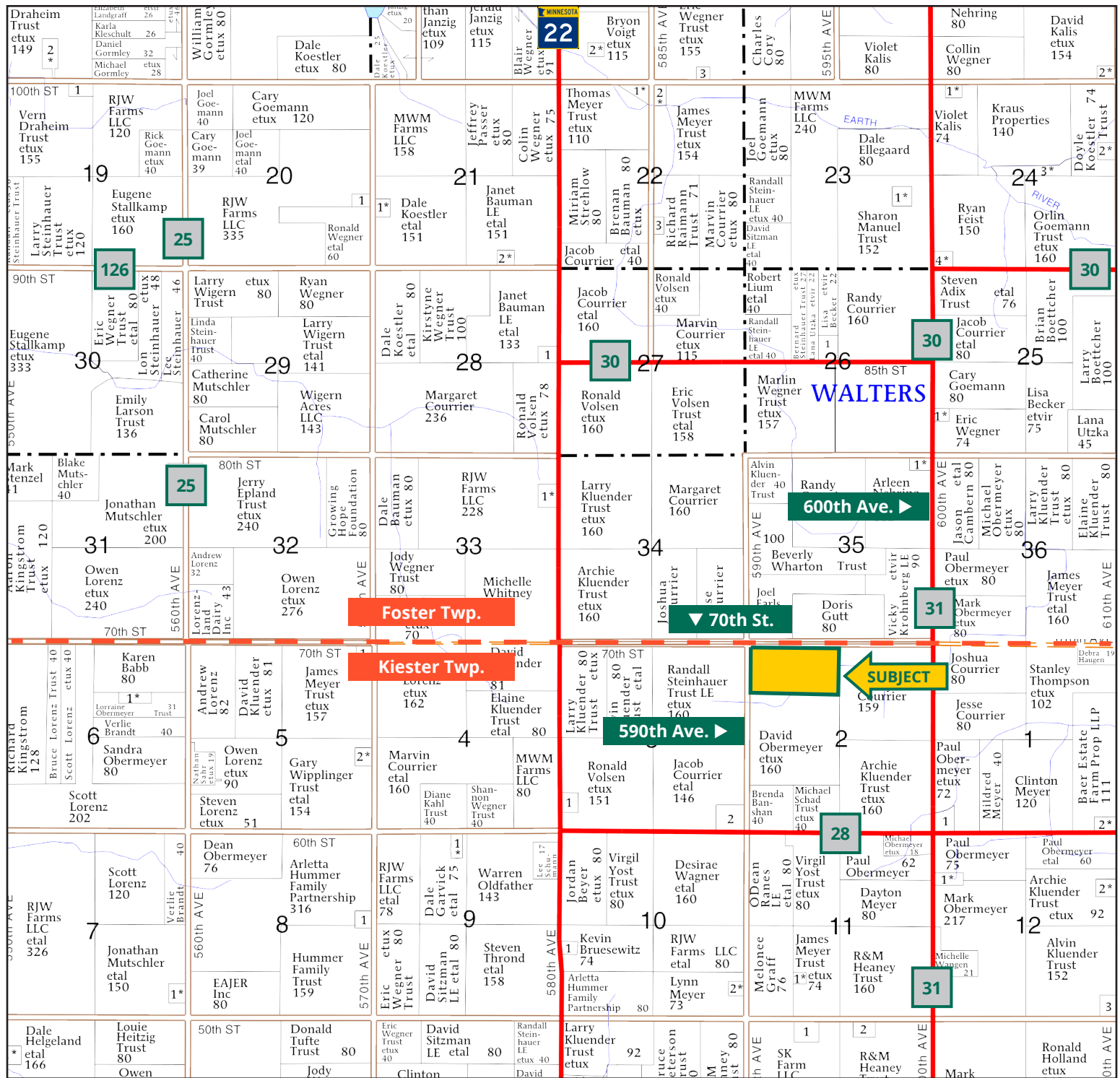


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**80.39 Acres, m/I**  
**Faribault County, MN**



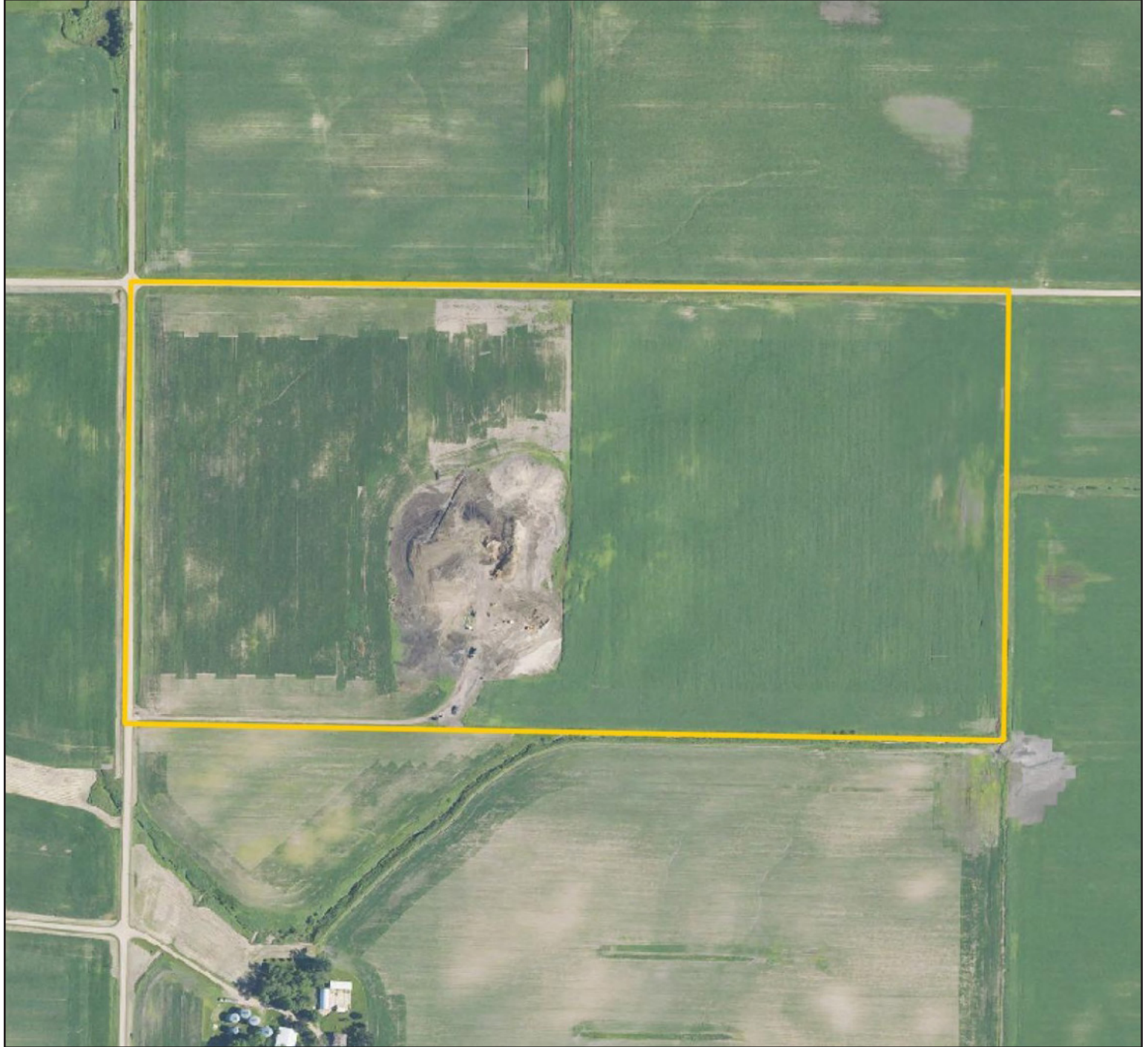


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Est. FSA/Eff. Crop Acres: 76.15 | Soil Productivity: 86.10 CPI

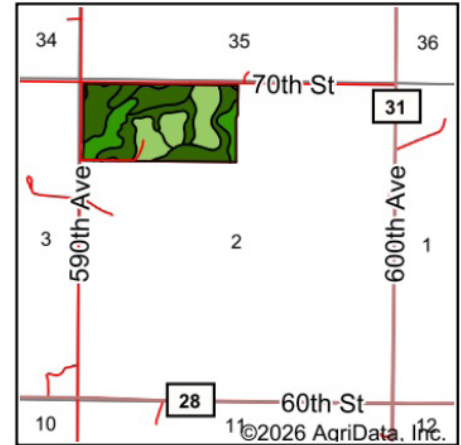






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Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Faribault**  
 Location: **2-101N-24W**  
 Township: **Kiester**  
 Acres: **76.15**  
 Date: **1/30/2026**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MN043, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
336	Delft clay loam, 0 to 2 percent slopes	14.60	19.1%		IIw	94
86	Canisteo clay loam, 0 to 2 percent slopes	10.44	13.7%		IIw	93
392	Biscay clay loam, 0 to 2 percent slopes	9.86	12.9%		IIw	70
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	8.95	11.8%		Ile	92
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	8.21	10.8%		IIIe	87
920B	Clarion-Esterville complex, 2 to 6 percent slopes	7.59	10.0%		Ile	76
128B	Grogan silt loam, 1 to 6 percent slopes	7.31	9.6%		Ile	96
920C2	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	5.16	6.8%		IIIe	73
525	Muskego soils, 0 to 1 percent slopes	3.87	5.1%		IIIw	81
1877	Fostoria loam	0.16	0.2%		I	100
Weighted Average					2.22	86.1



## Location

From Walters: Go south on 600th Ave. / Co. Rd. 31 for 1 mile and then west on 70th St. for ½ mile. Property is located on the south side of the road.

## Simple Legal

N½ of NW¼ of Section 2, Township 101 North, Range 24 West of the 5th P.M., Faribault Co., MN. *Final abstract/title documents to govern legal description.*

## Price & Terms

- \$900,000
- \$11,195.42/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

## Possession

As negotiated.

## Real Estate Tax

Proposed 2026 Taxes Payable in 2027  
Ag Non-Hmstd Taxes: \$3,704.00\*  
Net Taxable Acres: 80.39  
Tax per Net Taxable Acre: \$46.08\*  
*\*Taxes estimated pending reassessment of property after removal of the building site. Faribault County Treasurer/Assessor will determine final tax figures.*

## Lease Status

Open lease for the 2026 crop year.

## FSA Data

Farm Number 11826, Tract 820  
FSA/Eff. Crop Acres: 76.15\*  
Corn Base Acres: 15.01  
Corn PLC Yield: 164 Bu.  
Bean Base Acres: 11.99  
Bean PLC Yield: 48 Bu.  
*\*Acres are estimated to reflect an additional 8.91 estimated acres in the central part of farm that have been cleared and put into production. Farm will be subject to reconstitution by the Faribault County FSA office. See FSA map for reference.*

## NRCS Classification

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

## Soil Types/Productivity

Main soil types are Delft, Canisteo, Biscay, and Clarion-Swanlake. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 86.10. 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 moderately sloping.

## Drainage

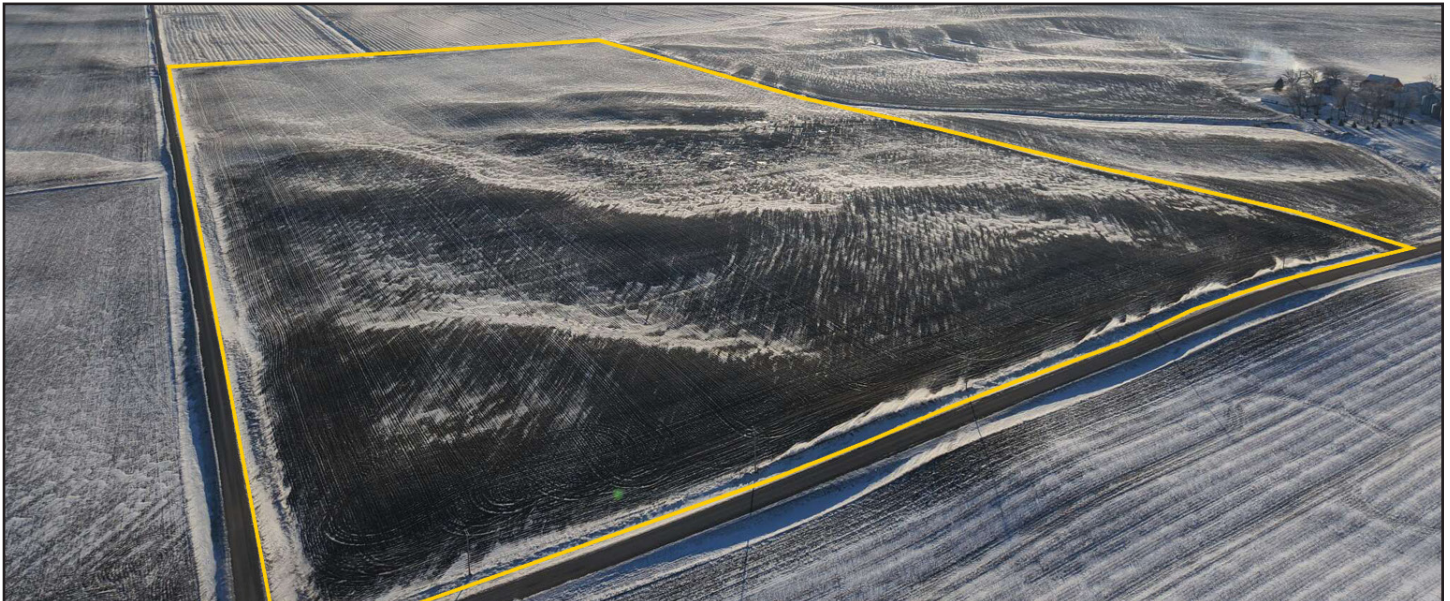
Some tile. See tile map. Property is part of a private drainage ditch agreement. Contact agent for details.

## Buildings/Improvements

None.

## Water & Well Information

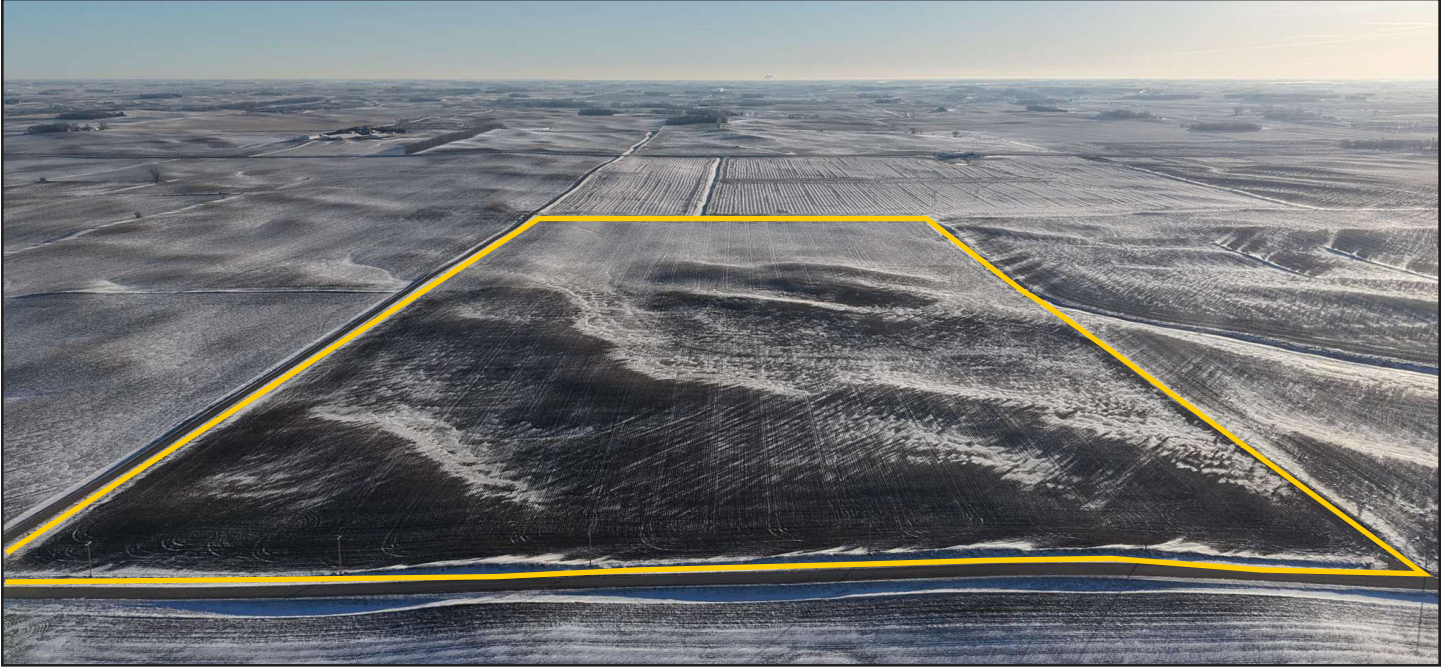
There is a sealed well on the property. Contact agent for details.



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.



West looking East



Southeast looking Northwest

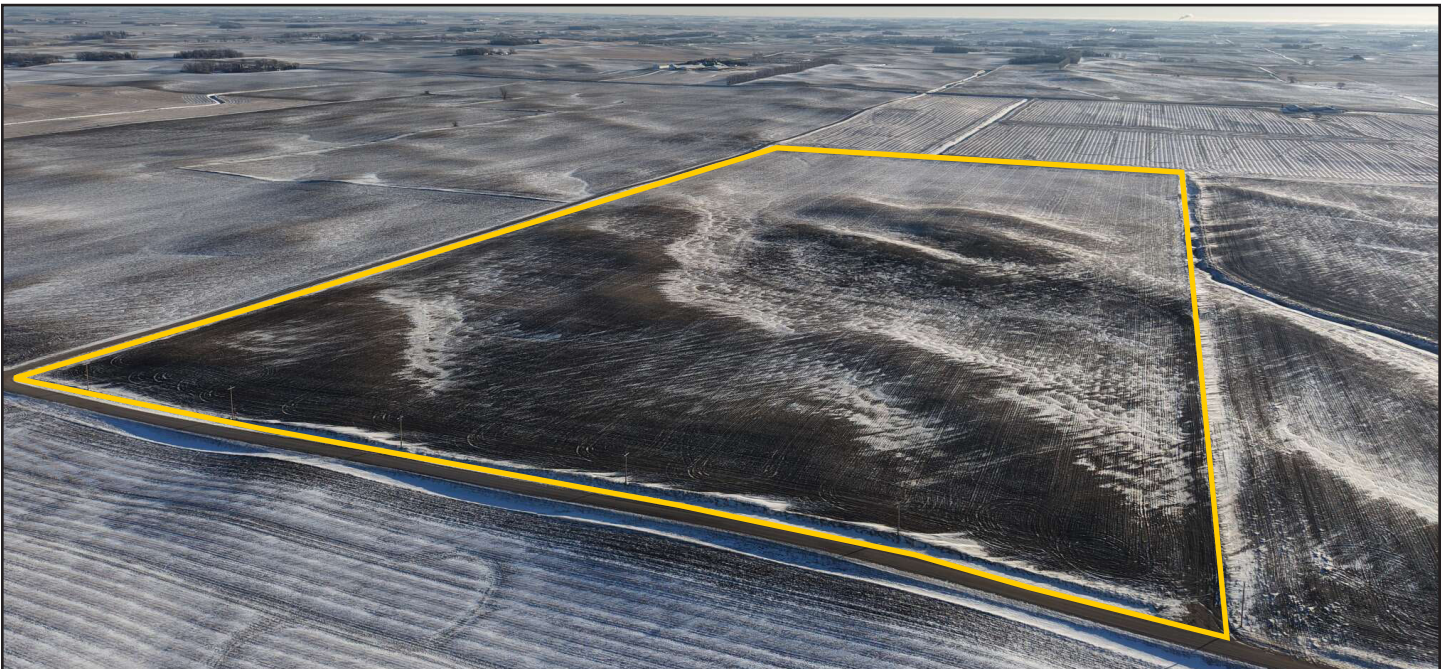




Northeast looking Southwest



Southwest looking Northeast





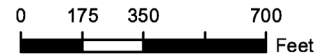
USDA United States Department of Agriculture  
Faribault County, Minnesota



**Farm 11826**  
**Tract 820**

2025 Program Year

Map Created May 05, 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

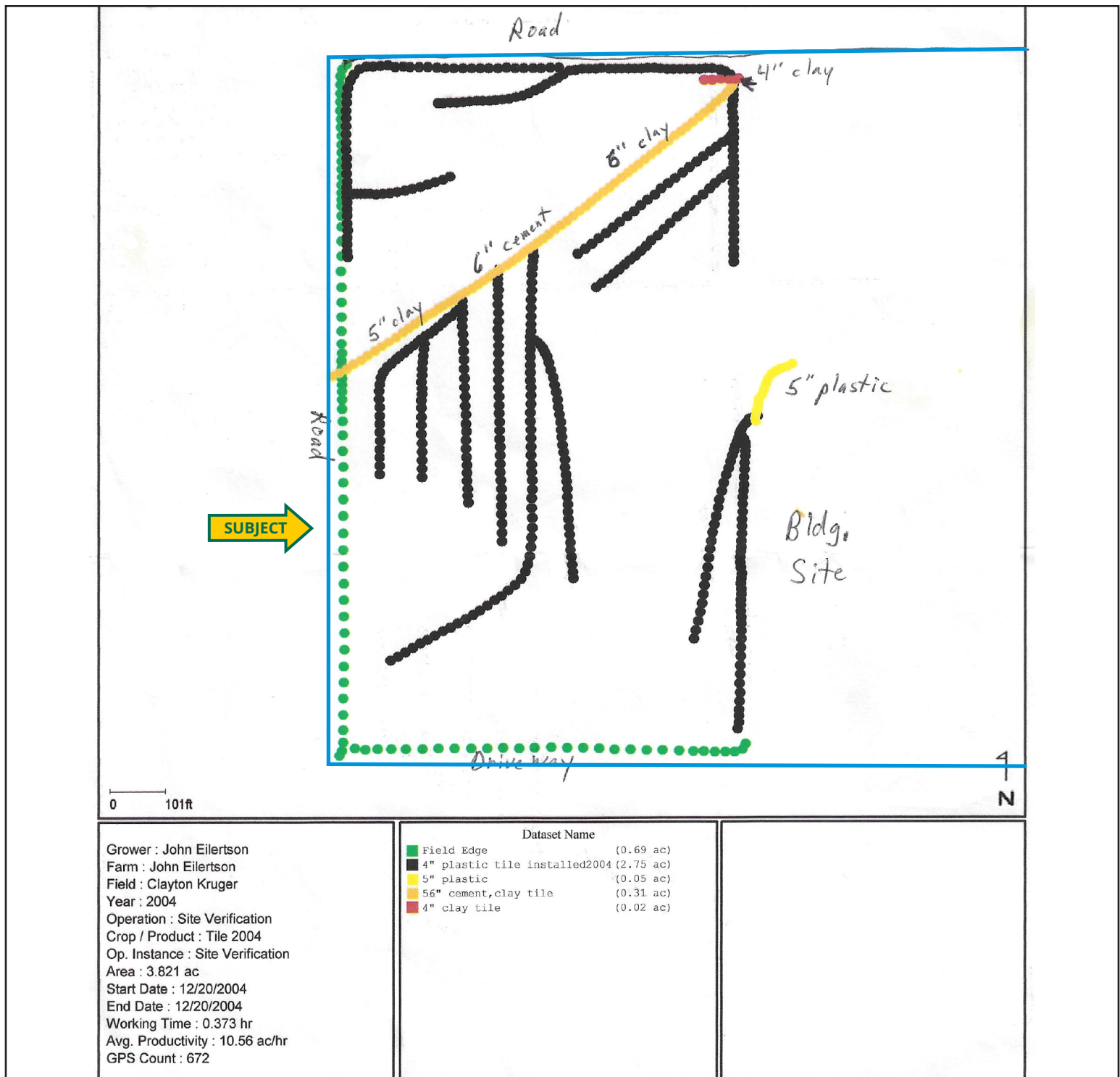
### Wetland Determination Identifiers

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

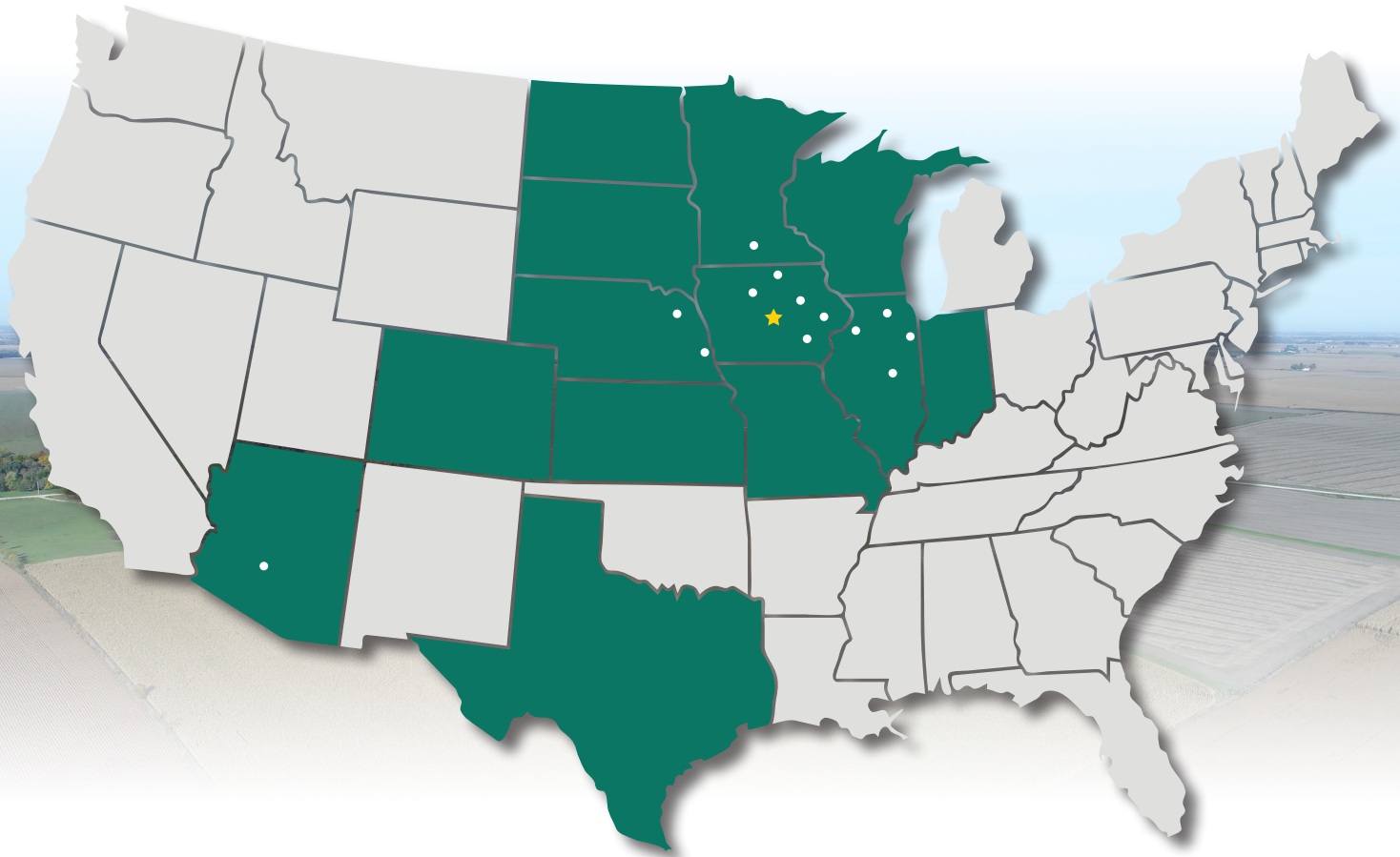
Tract Cropland Total: 67.24 acres

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