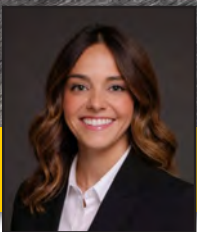


High-Quality Lincoln County Farmland!



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507.345.5263 | 151 Saint Andrews Ct., Ste. 1310,
Mankato, MN 56001 | www.Hertz.ag

40.00 Acres, m/l
Lincoln County, MN

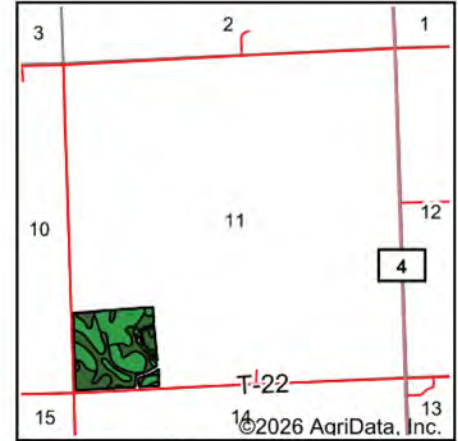
Estimated FSA/Eff. Crop Acres: 37.60 | Soil Productivity: 88.80 CPI



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State: **Minnesota**
 County: **Lincoln**
 Location: **11-112N-46W**
 Township: **Hendricks**
 Acres: **37.60**
 Date: **4/14/2026**



Maps Provided By:



Soils data provided by USDA and NRCS.

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Area Symbol: MN081, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
J106B	Barnes, occasional saturation-Buse-Svea complex, 1 to 6 percent slopes	10.78	28.0%		Ile	88
J96C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	8.36	21.4%		IVe	80
J107A	Lakepark-Roliss-Parnell, depressional, complex, 0 to 3 percent slopes	7.36	20.2%		IIlw	93
J101B	Hokans-Svea complex, 1 to 4 percent slopes	4.77	13.1%		Ile	98
J11A	Vallers clay loam, 0 to 2 percent slopes	4.57	12.5%		IIlw	90
J1A	Parnell silty clay loam, depressional, 0 to 1 percent slopes	1.76	4.8%		IIIw	86
Weighted Average					2.48	88.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Hendricks: go east on Co. Rd. 17 for 3 miles, then turn north onto 150th Ave. and go 1 mile to T-22/320th St. The property is on the north side of T-22/320th St. at 150th Ave.

Simple Legal

SW¼ SW¼, Section 11, Township 112 North, Range 46 West of the 5th P.M., Lincoln Co., MN. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$380,000
- \$9,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated, subject to existing lease.

Real Estate Tax

2025 Values for Taxes Payable in 2026
 Ag Non-Hmstd Taxes: \$924.00
 Net Taxable Acres: 40.00
 Tax per Net Taxable Acre: \$23.10

Lease Status

Leased through the 2026 crop year.

FSA Data

Part of Farm Number 5683, Tract 5315
 FSA/Eff. Crop Acres: 37.60*
 Corn Base Acres: 23.69*
 Corn PLC Yield: 136 Bu.
 Bean Base Acres: 13.91*
 Bean PLC Yield: 37 Bu.

**Acres are estimated pending reconstitution of farm by the Lincoln County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.
 PC-NW Prior Converted Non-Wetland.

Soil Types/Productivity

Main soil types are Barnes, Barnes-Buse and Lakepark-Roliss-Parnell. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 88.80. 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 to strongly sloping.

Drainage

Natural with some tile. No maps available.

Water & Well Information

None.

Comments

High-quality, 40-acre farmland tract in Lincoln County, Minnesota.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. 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.

Northwest Looking Southeast



West Looking East





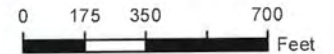
Lincoln County, Minnesota

Farm 5683

Tract 5315

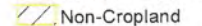
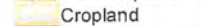
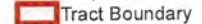
2025 Program Year

Map Created April 26, 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

-  Non-Cropland
-  Cropland
-  Tract Boundary

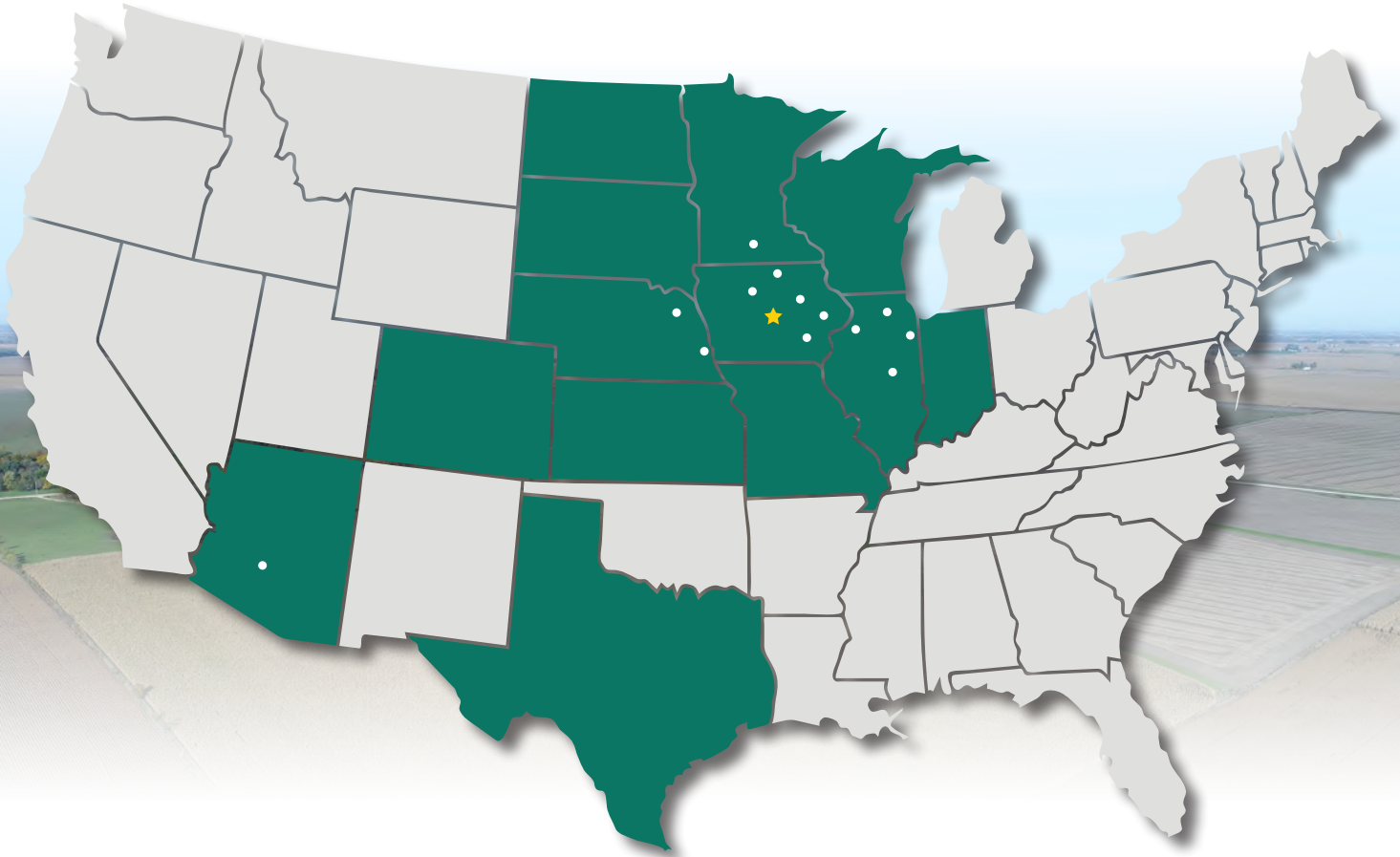
Wetland Determination Identifiers

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

Tract Cropland Total: 74.27 acres

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 2023 NAIP imagery.

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