



# LAND FOR SALE

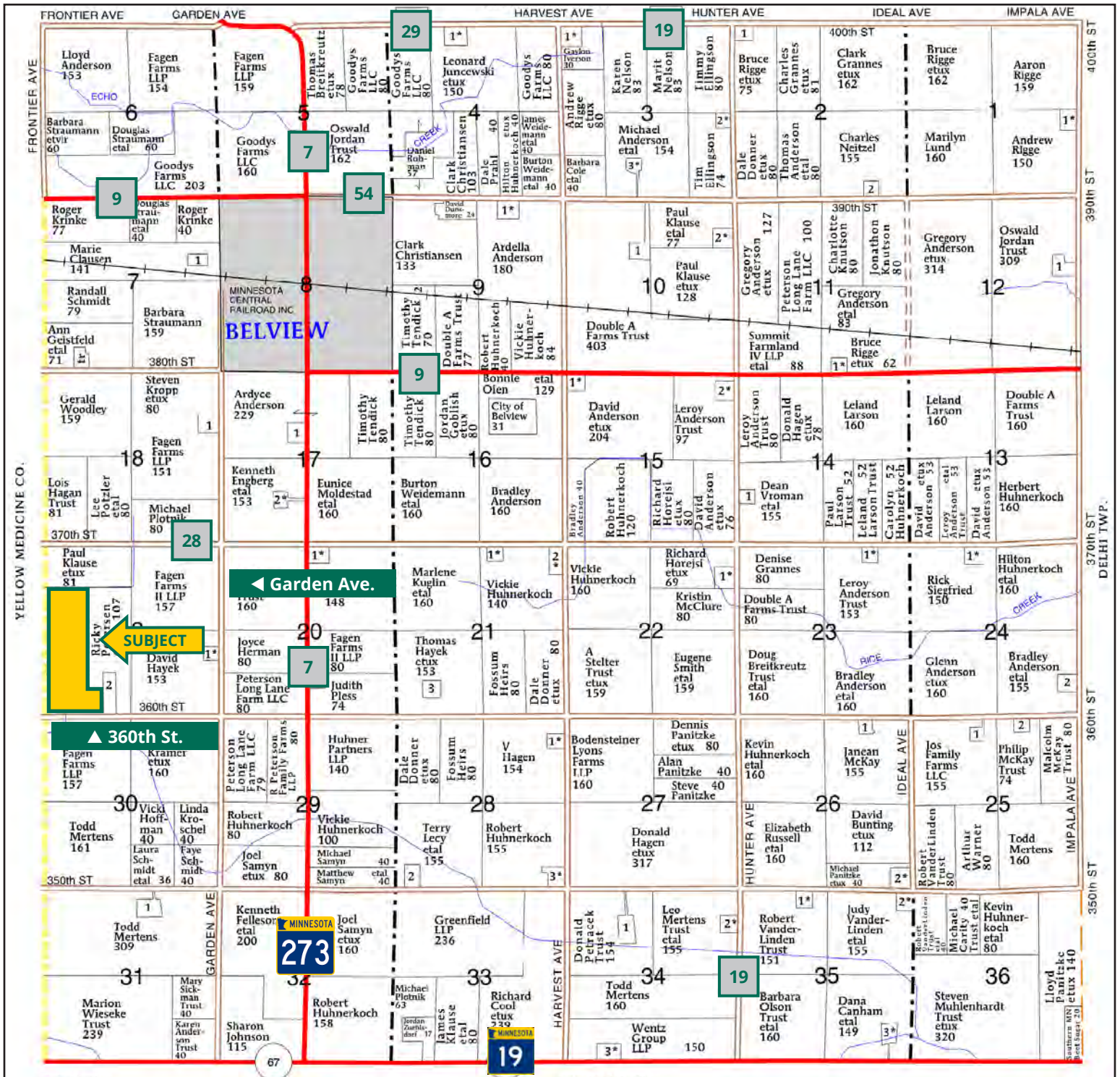
Quality Redwood County Land with Direct Tile Outlets



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**129.20 Acres, m/l**  
**Redwood County, MN**



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Est. FSA/Eff. Crop Acres: 120.00 | Soil Productivity: 87.90 CPI





Soils data provided by USDA and NRCS.



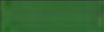
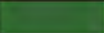


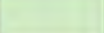





State: **Minnesota**  
 County: **Redwood**  
 Location: **19-113N-37W**  
 Township: **Kintire**  
 Acres: **120**  
 Date: **4/27/2026**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: MN127, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	59.92	49.9%		IIw	93
421B	Amiret loam, 2 to 6 percent slopes	13.36	11.1%		Ile	98
954C2	Storden-Ves complex, 6 to 10 percent slopes, moderately eroded	12.13	10.1%		IIIe	77
999C2	Storden-Estherville-Ves loams, 6 to 12 percent slopes, eroded	10.53	8.8%		IIIe	63
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	6.71	5.6%		Ile	92
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	6.59	5.5%		IIIw	86
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.58	3.0%		IIIw	86
27A	Dickinson fine sandy loam, 0 to 2 percent slopes	2.82	2.4%		IIIs	60
L83A	Webster clay loam, 0 to 2 percent slopes	2.45	2.0%		IIw	93
423	Seaforth loam, 1 to 3 percent slopes	1.91	1.6%		IIIs	95
<b>Weighted Average</b>					<b>2.30</b>	<b>87.9</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

From Belview: go south on Co. Rd. 7 for 2.4 miles, then west on 360th St. for 1.3 miles. The property is on the north side of the road.

### Simple Legal

W½ SW¼; SW¼ NW¼, and part of Gov. Lot 8, all in Section 19, Township 113 North, Range 37 West of the 5th P.M., Redwood Co., MN. *Final abstract/title documents to govern legal description.*

### Price & Terms

- \$1,360,000
- \$10,526.32/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

2026 Values for Taxes Payable in 2026  
 Ag Non-Hmstd Taxes: \$6,482.00  
 Net Taxable Acres: 129.20  
 Tax per Net Taxable Acre: \$50.17

### Lease Status

Leased through the 2026 crop year.

### FSA Data

Farm Number 9023, Tract 12245  
 FSA/Eff. Crop Acres: 120.00\*  
 Corn Base Acres: 59.40\*  
 Corn PLC Yield: 165 Bu.  
 Bean Base Acres: 59.40\*  
 Bean PLC Yield: 41 Bu.

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

### NRCS Classification

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

### Soil Types/Productivity

Main soil types are Canisteo, Amiret and Storden-Ves. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 87.90. 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

Some tile. See tile map. Part of JD 32.

### Water & Well Information

None.

### Comments

Fantastic opportunity to purchase a quality Redwood County farm in a strong area. This farm has quality soils and direct farm access to drain into a very deep Judicial Ditch 32. This farm has the potential to be a profitable producer for years to come.



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

Southwest Looking Northeast



Northwest Looking Southeast



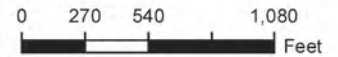
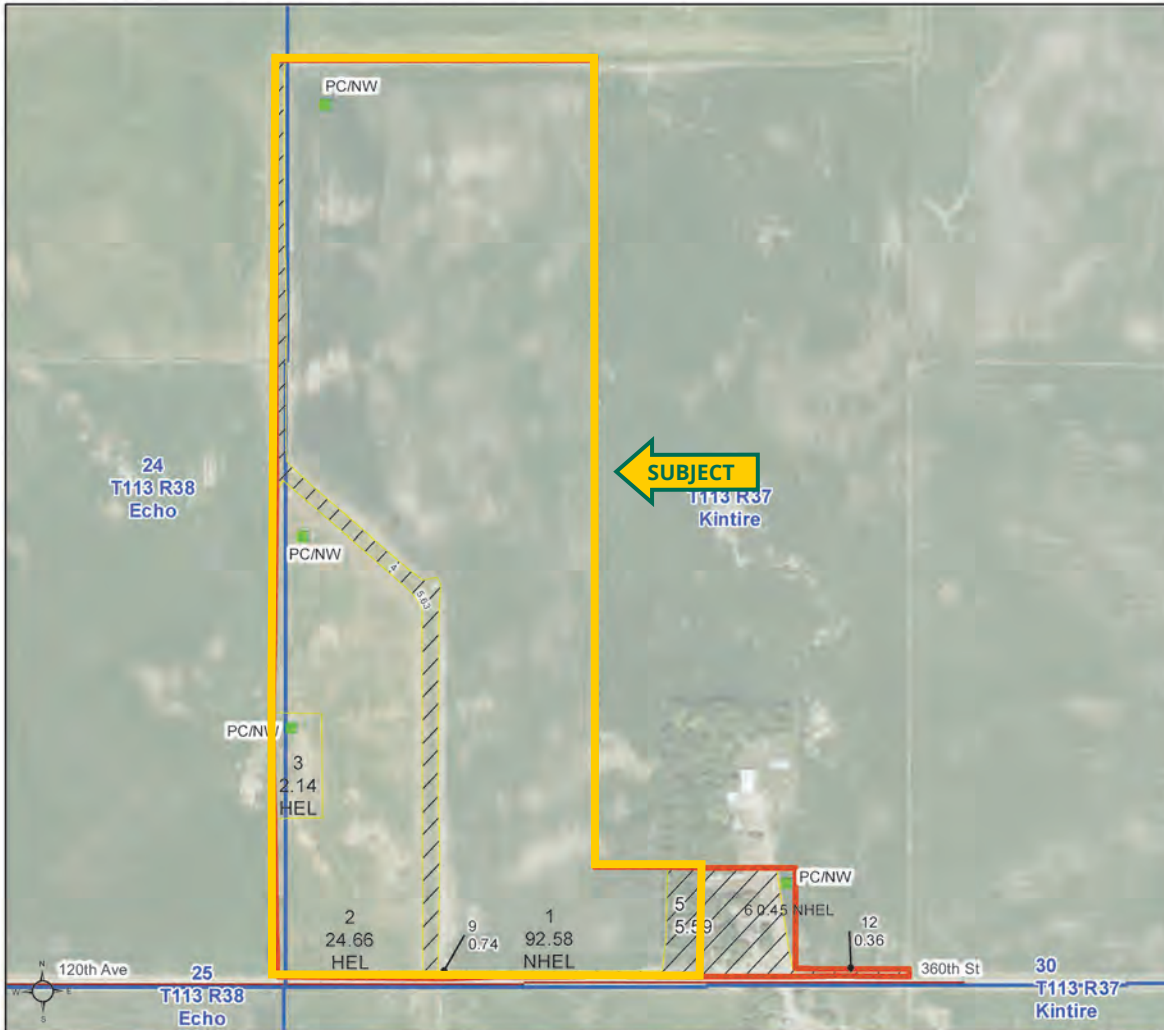
USDA United States Department of Agriculture

Redwood County, Minnesota

**Farm 9023**  
**Tract 12245**

2025 Program Year

Map Created April 30, 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: 119.83 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.












**Beacon™** Redwood County, MN



**Overview**



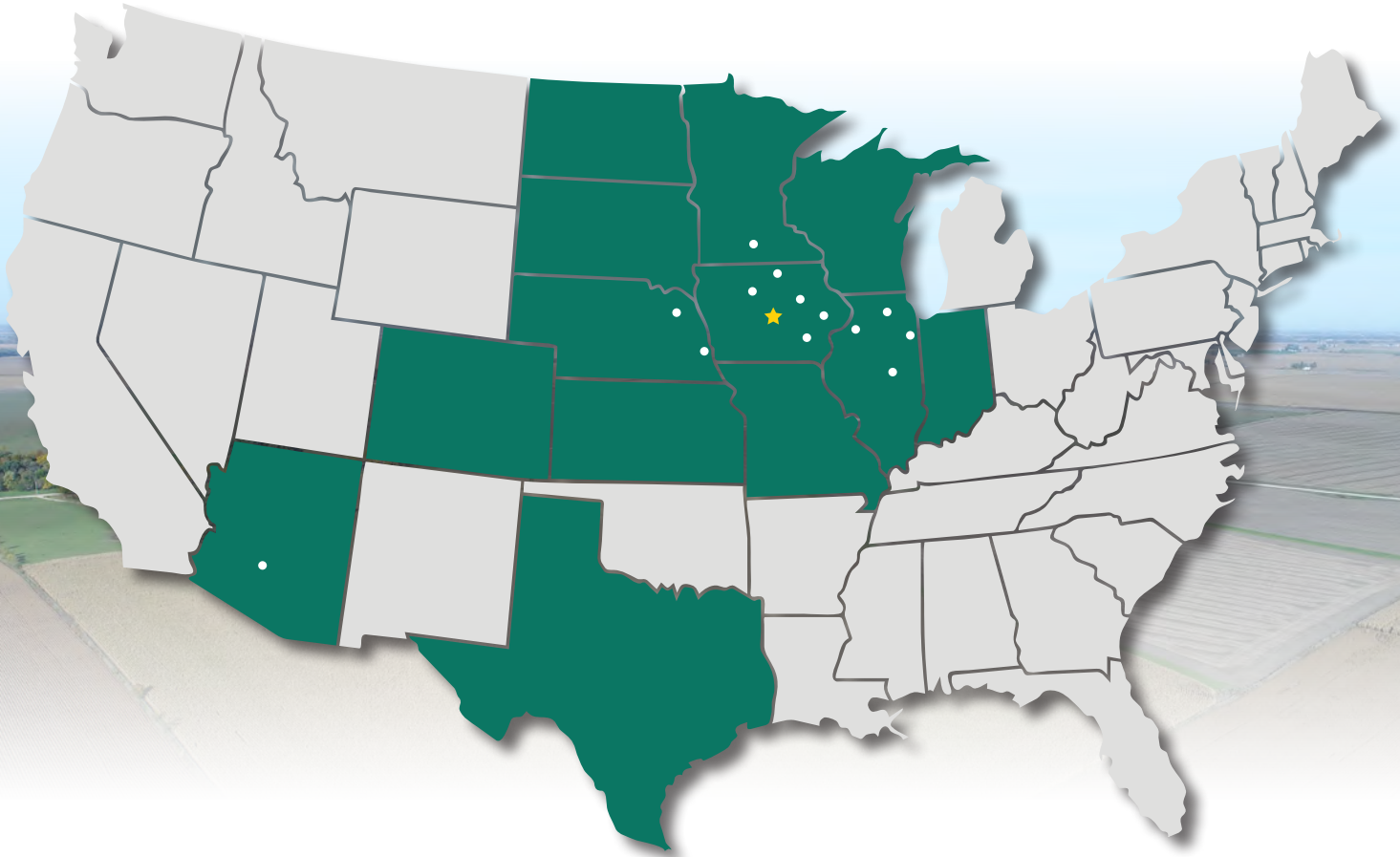
**Legend**

-  Municipal Boundaries
-  Surrounding Counties
-  Townships
-  Open Ditch
-  Drain Tile
-  Addresses
-  Parcels
- Major Roads**
-  State/Federal
-  County
-  County/Twp/City
-  Minor Roads

Date created: 4/23/2026  
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Developed by  **SCHNEIDER**  
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