



LAND FOR SALE

Quality Redwood County Land with Direct Tile Outlets



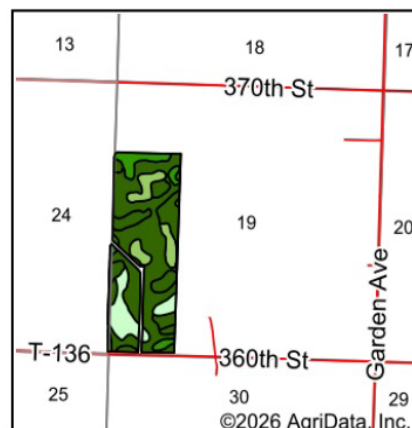
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124.06 Acres, m/I
Redwood County, MN

Est. FSA/Eff. Crop Acres: 116.39 | Soil Productivity: 87.80 CPI





State: **Minnesota**
 County: **Redwood**
 Location: **19-113N-37W**
 Township: **Kintire**
 Acres: **116.39**
 Date: **5/8/2026**



Soils data provided by USDA and NRCS.

Area Symbol: MN127, Soil Area Version: 24
 Area Symbol: MN173, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
86	Canisteo clay loam, 0 to 2 percent slopes	57.65	49.6%		IIw	93
421B	Amiret loam, 2 to 6 percent slopes	12.98	11.2%		Ile	98
954C2	Storden-Ves complex, 6 to 10 percent slopes, moderately eroded	11.65	10.0%		IIle	77
999C2	Storden-Estherville-Ves loams, 6 to 12 percent slopes, eroded	10.72	9.2%		IIle	63
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	6.98	6.0%		IIlw	86
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	6.49	5.6%		Ile	92
L84A	Glencoe clay loam, 0 to 1 percent slopes	2.83	2.4%		IIlw	86
27A	Dickinson fine sandy loam, 0 to 2 percent slopes	2.73	2.3%		IIIs	60
L83A	Webster clay loam, 0 to 2 percent slopes	2.38	2.0%		IIw	93
423	Seaforth loam, 1 to 3 percent slopes	1.98	1.7%		IIs	95
Weighted Average					2.30	87.8

*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 and SW¼ NW¼, 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

Price Reduced!

- \$1,220,000 \$1,135,000
- \$9,833.95/acre \$9,148.80/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: \$6,196.00
Net Taxable Acres: 124.06
Tax per Net Taxable Acre: \$49.94

Lease Status

Leased through the 2026 crop year.

FSA Data

Farm Number 9023, Tract 12245
FSA/Eff. Crop Acres: 116.39*
Corn Base Acres: 58.19*
Corn PLC Yield: 165 Bu.
Bean Base Acres: 58.19*
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 87.80. 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

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

Water & Well Information

None.

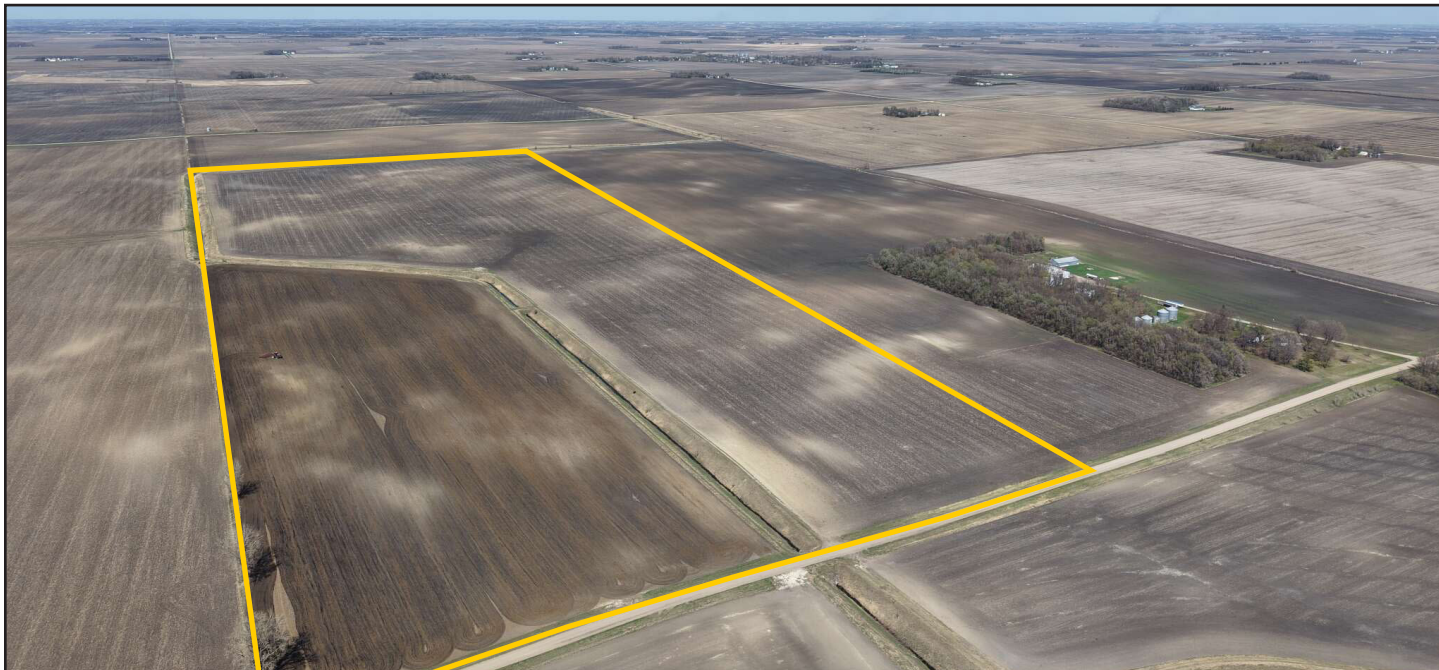
Comments

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



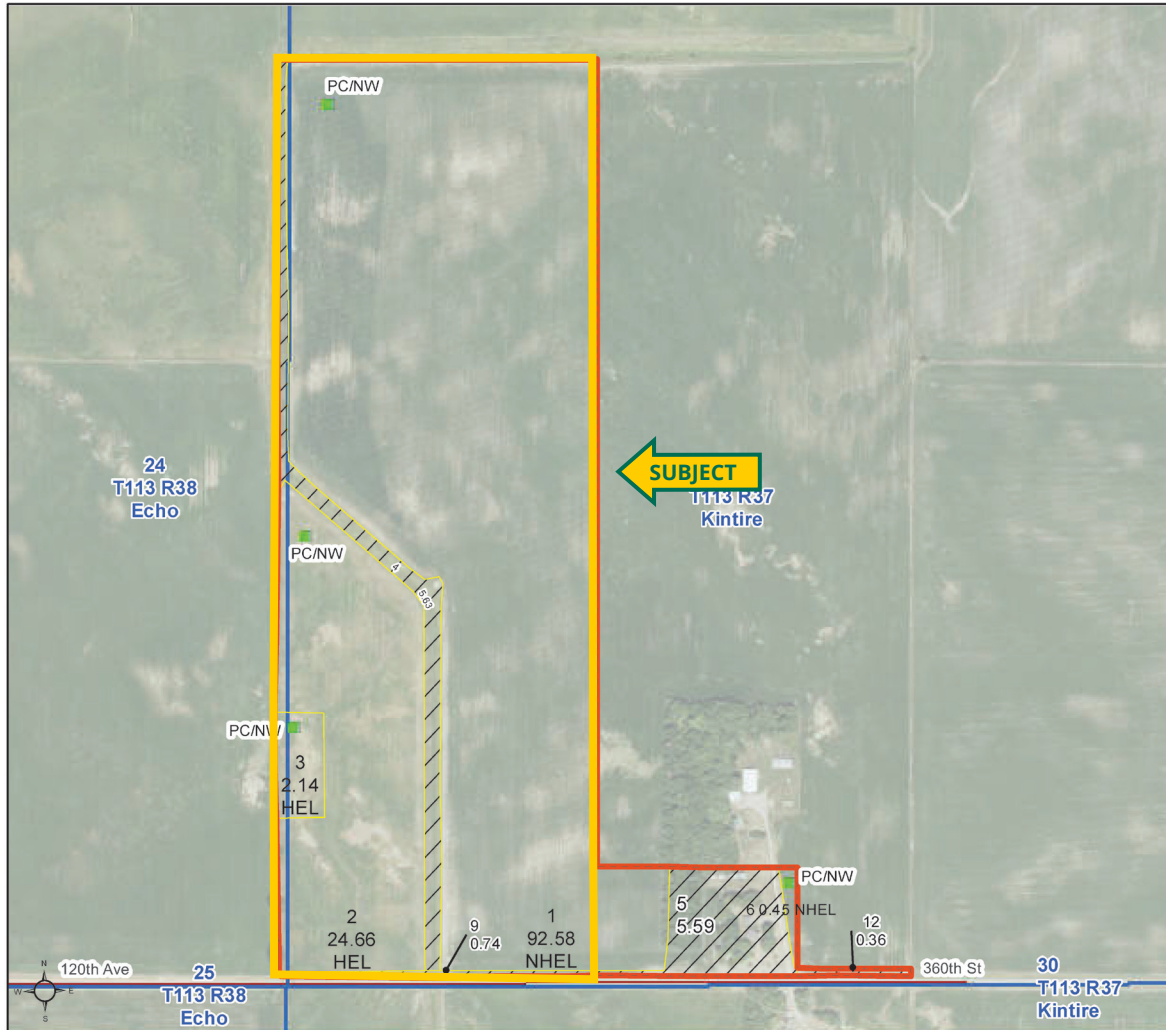


Redwood County, Minnesota

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

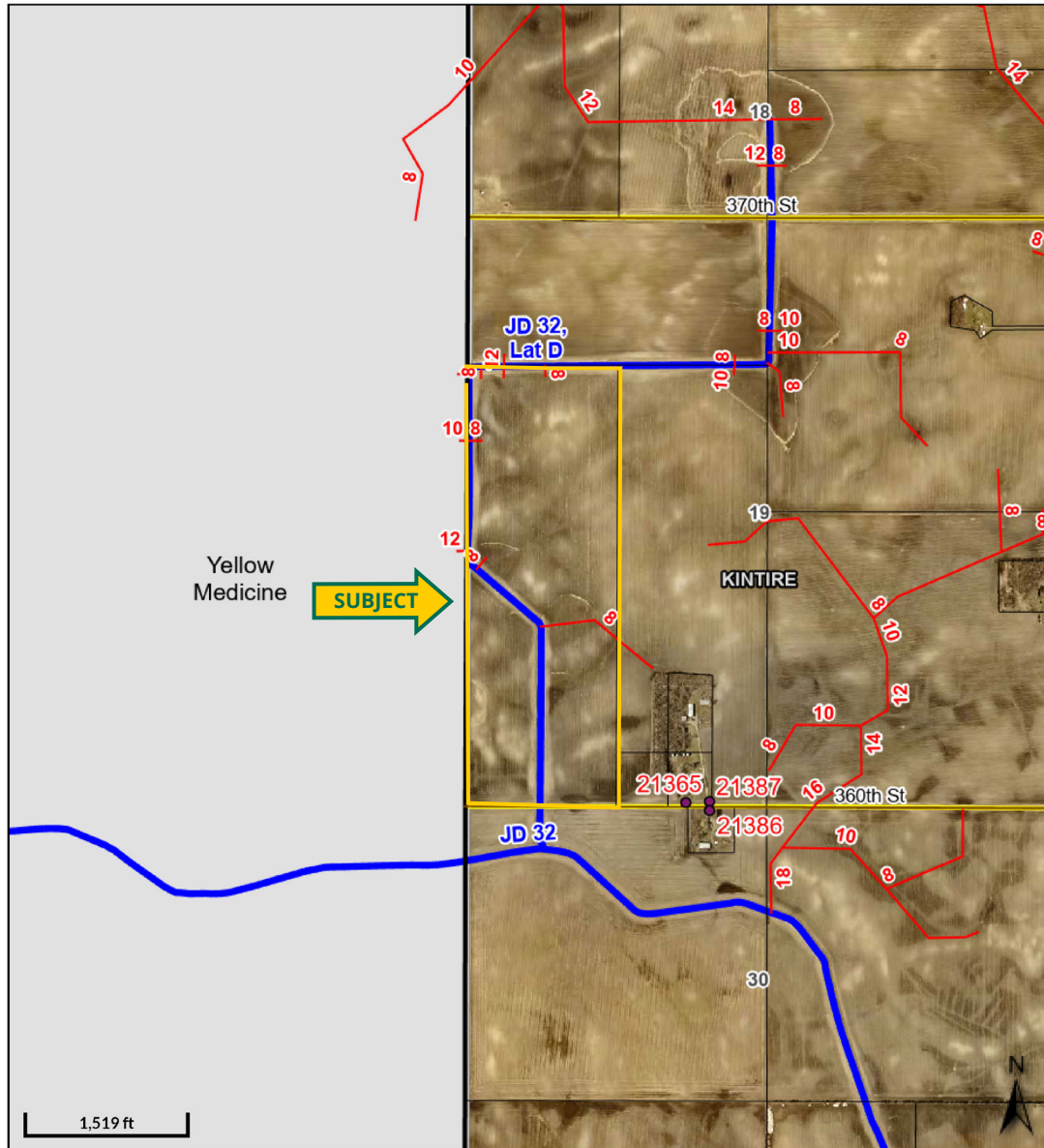
Wetland Determination Identifiers

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

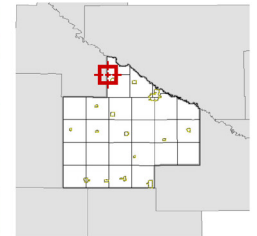
Tract Cropland Total: 119.83 acres

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Beacon™ Redwood County, MN



Overview



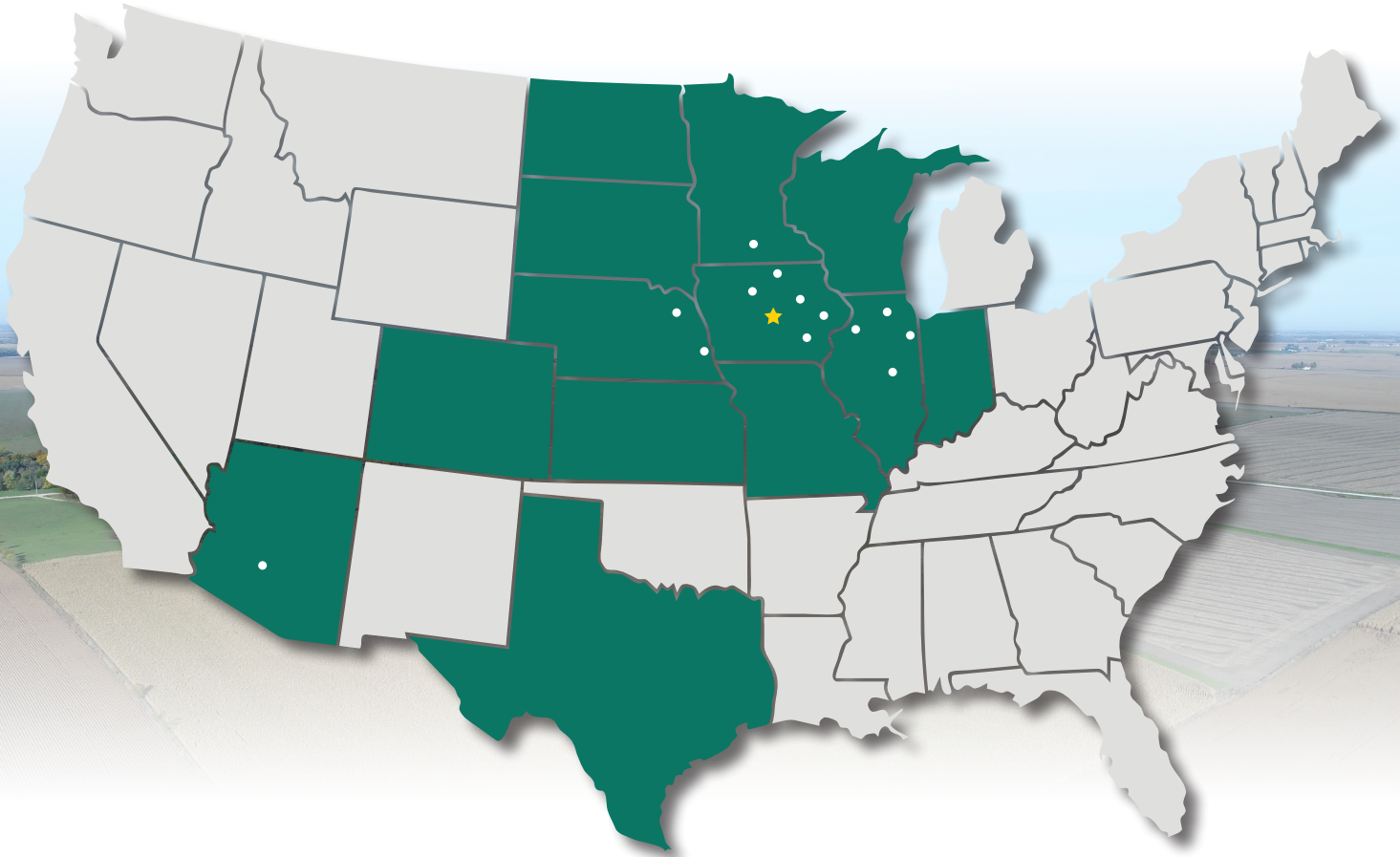
Legend

-  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
Last Data Uploaded: 4/21/2026 1:03:16 AM

Developed by  **SCHNEIDER**
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