

Tillable Farmland, CRP, Ponds, Trees & Flowing Creek!



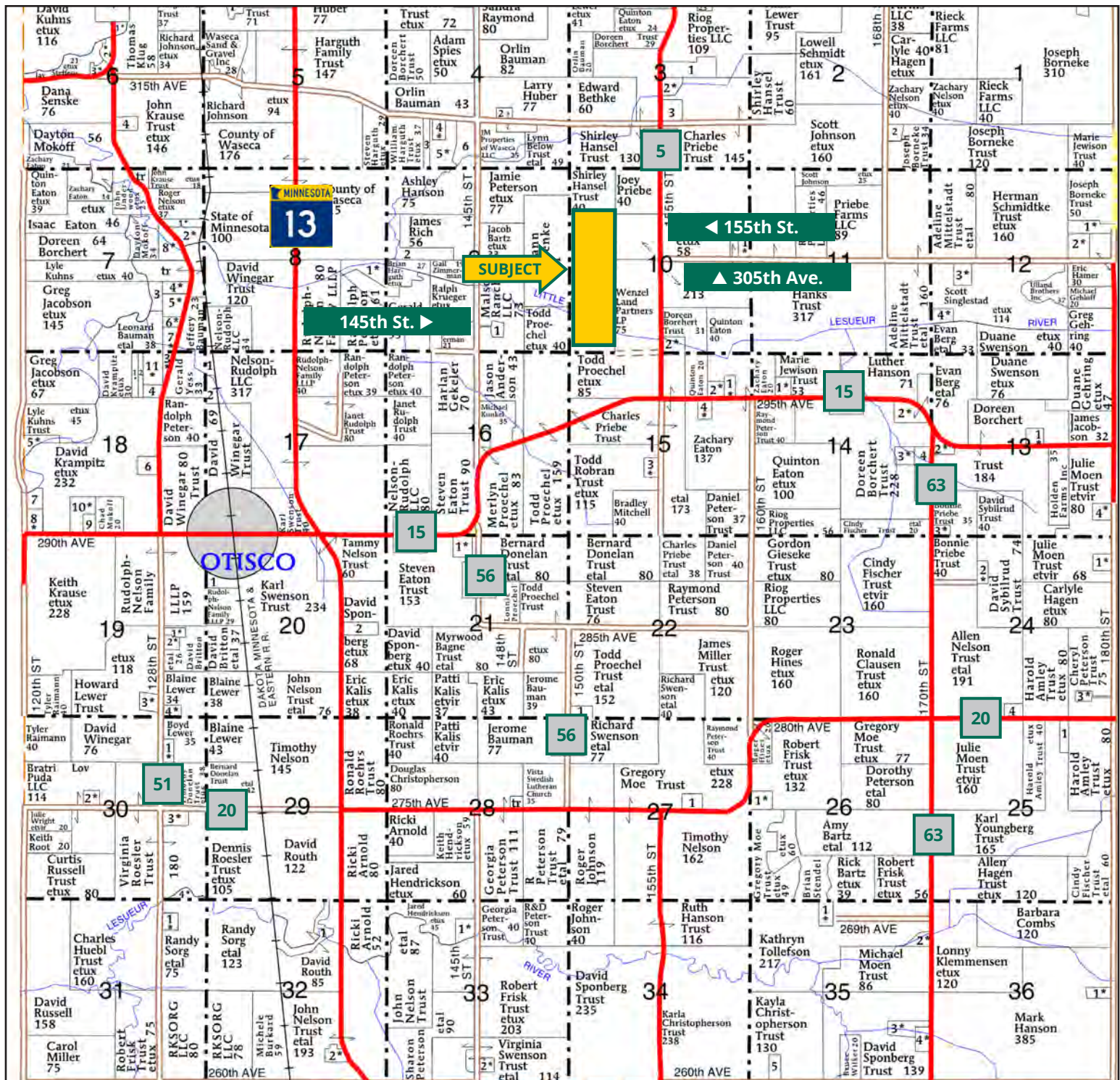
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120.00 Acres, m/l
Waseca County, MN



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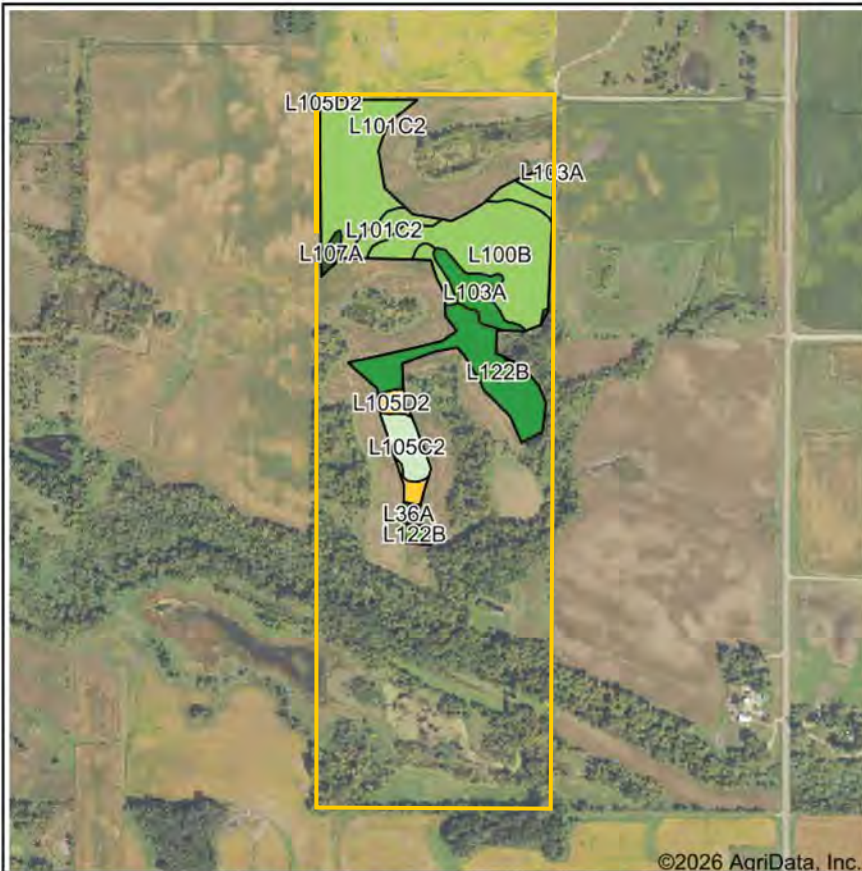
FSA/Eff. Crop Acres: 31.17 | CRP Acres: 45.50 | Soil Productivity: 76.80 CPI



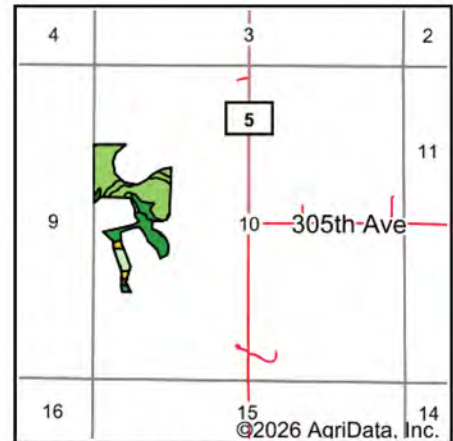
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Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Waseca**
 Location: **10-106N-22W**
 Township: **Otisco**
 Acres: **31.17**
 Date: **5/15/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN161, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L100B	Clarion-Estherville complex, 2 to 6 percent slopes	16.37	54.4%		Ile	76
L122B	Reedslake-Estherville complex, 2 to 6 percent slopes	6.59	19.9%		Ile	84
L101C2	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	3.31	8.2%		IIle	73
L103A	Fieldon-Canisteo complex, 0 to 2 percent slopes	1.91	6.8%		IIw	83
L105C2	Lester-Hawick complex, 6 to 12 percent slopes, eroded	1.43	5.1%		IIIle	63
L105D2	Lester-Hawick complex, 12 to 18 percent slopes, eroded	0.88	3.1%		IVe	52
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	0.38	1.4%		IIw	91
L36A	Hamel, overwash-Hamel complex, 0 to 3 percent slopes	0.30	1.1%		IIw	97
Weighted Average					2.20	76.8

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Otisco: Go east on Hwy 15 / 290th Ave. for 2¼ miles, then north on Hwy 5 / 155th St. for a ¼ mile, then west on 300th Ave. The farm entrance is at the end of minimum maintenance township road.

Simple Legal

W½ SW¼ and SW¼ NW¼, in Section 10, Township 106 North, Range 22 West of the 5th P.M., Waseca Co., MN. *Final abstract/title documents to govern legal description.*

Price & Terms

PRICE REDUCED!

- \$975,000 \$895,000
- \$8,125/acre- \$7,458.33/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: \$4,900.00
Net Taxable Acres: 120.00

Lease Status

Leased through the 2026 crop year.

FSA Data

Farm Number 606, Tract 204
FSA/Eff. Crop Acres: 31.17
CRP Acres: 45.50
Base acres not reported.

CRP Contracts

There are 35.80 acres enrolled in a CRP-1 contract that pays \$8,377.00 annually and expires 9/30/36.

There are 9.70 acres enrolled in a CRP-1 contract that pays \$2,680.00 annually and expires 9/30/32.

NRCS Classification

HEL: Highly Erodible Land.
Tract contains a wetland.
PC-NW Prior Converted Non-Wetland.

Soil Types/Productivity

Main soil types are Clarion-Estherville and Reedslake-Estherville. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 76.80. 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

Moderately sloping.

Drainage

Natural with some tile. Contact agent for tile maps.

Buildings/Improvements

There is a Hip Roof Barn, Ear corn crib and a Granary on the property, all constructed around 1900.

Building Rights

There are two building rights on this property. Contact agent for details.

Water & Well Information

There are two wells on the property. There is an open well west of the barn and a drilled well located north of the barn.

The Little Le Sueur River flows through the southern portion of the property and there are also two ponds located on the property.

The open well will be sealed in the summer of 2026 at the Seller's expense. A certified well drilling company will check the existing drilled well to see if it is usable. Contact agent for details.

Access

There is an access easement in the northeast corner of the property. Contact agent for details.

Comments

This is a unique southern Minnesota property with a perfect mix of wooded and tillable land. The Little Le Sueur River flows through the southern portion of the property and also contains two ponds. This property, located only 8 miles from Waseca, would be perfect for hunting, recreation or a spot to build your dream country home, and is a must see property.

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.

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Northwest Looking Southeast



Northeast Looking Southwest



Southwest Looking Northeast



South Pond



Tillable Acres Looking South



Tillable Acres Looking North



North Pond



Historic Hip Roof Barn





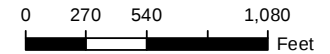
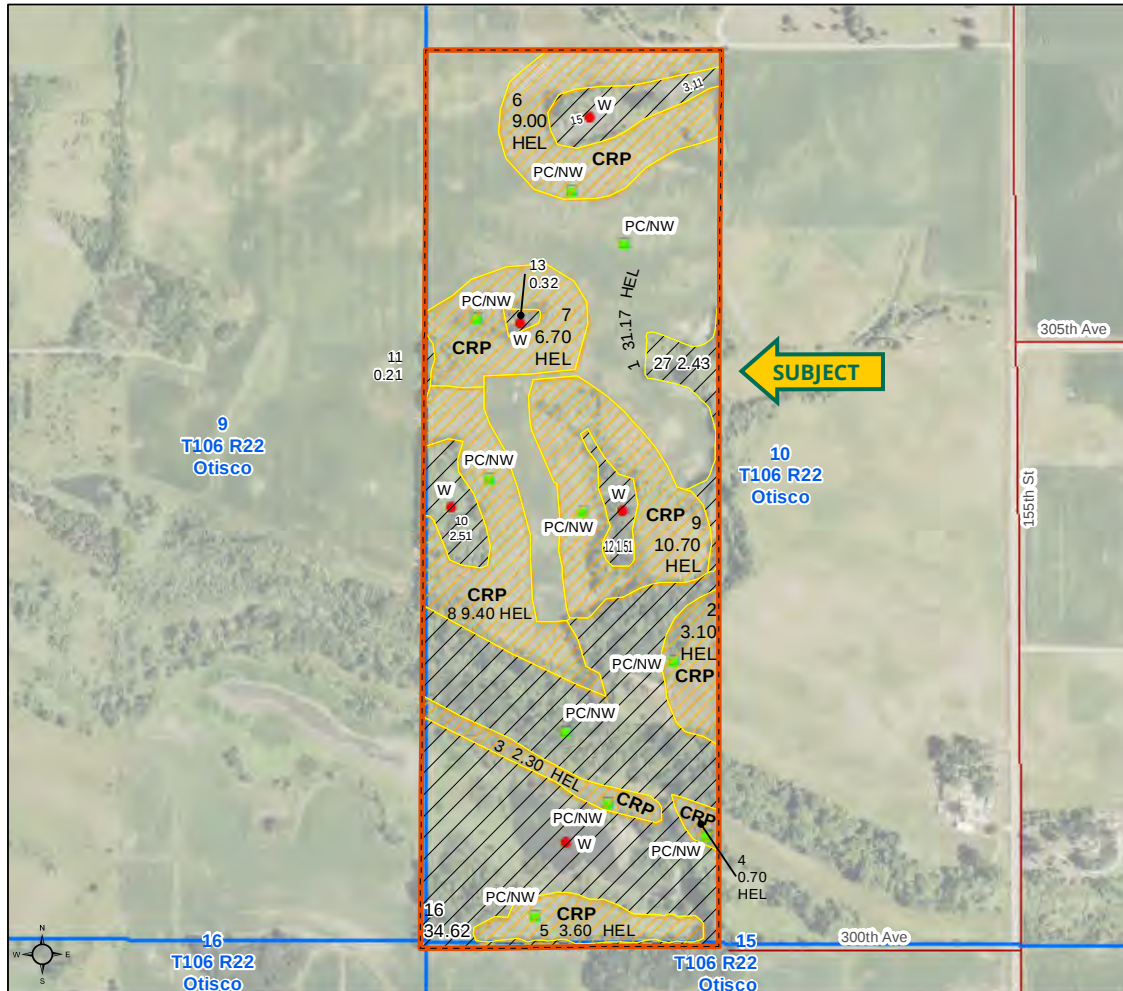
Waseca County, Minnesota

Farm 606

Tract 204

2026 Program Year

Map Created December 18, 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
-  CRP
-  Tract Boundary

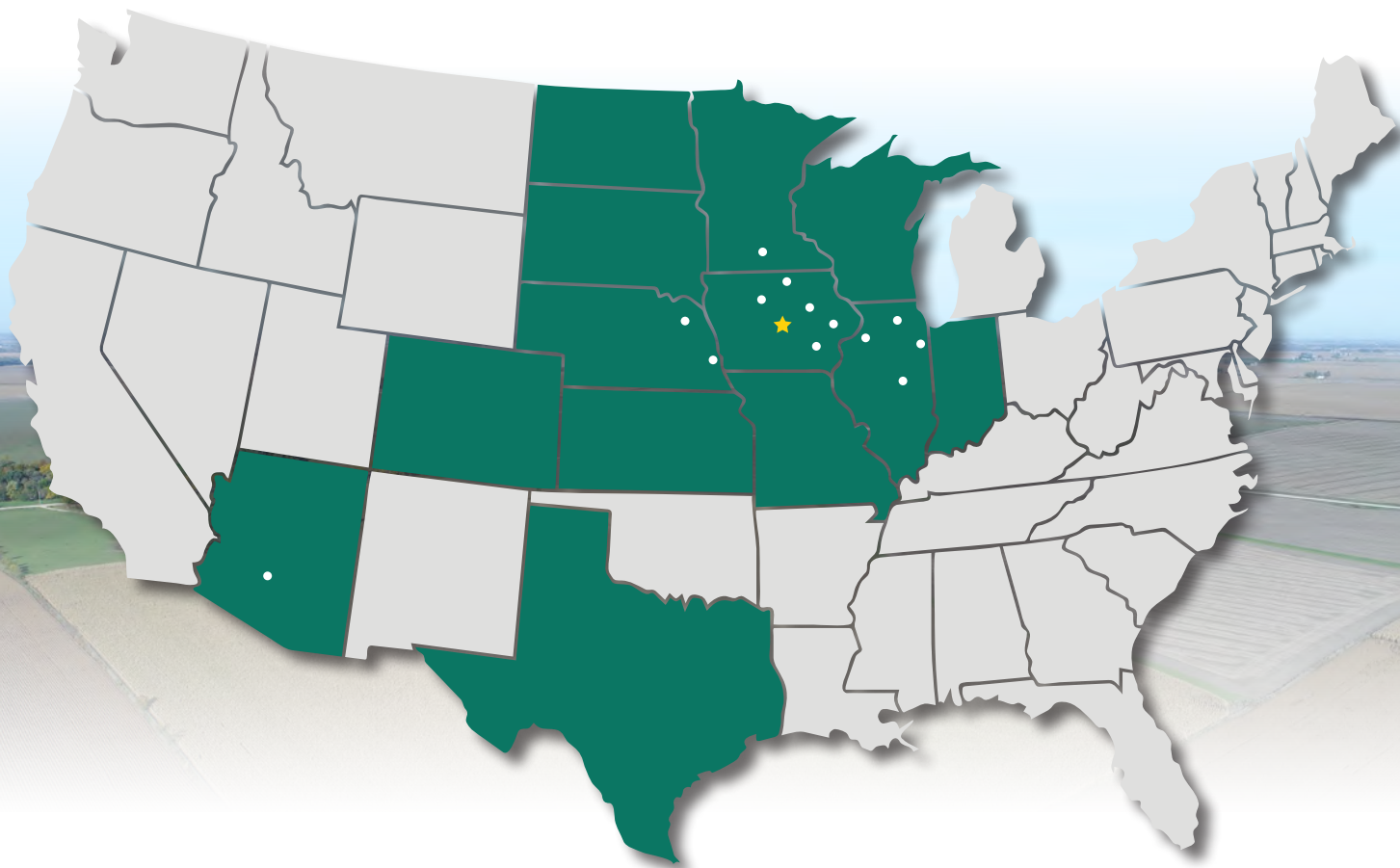
Wetland Determination Identifiers

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

Tract Cropland Total: 76.67 acres

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