

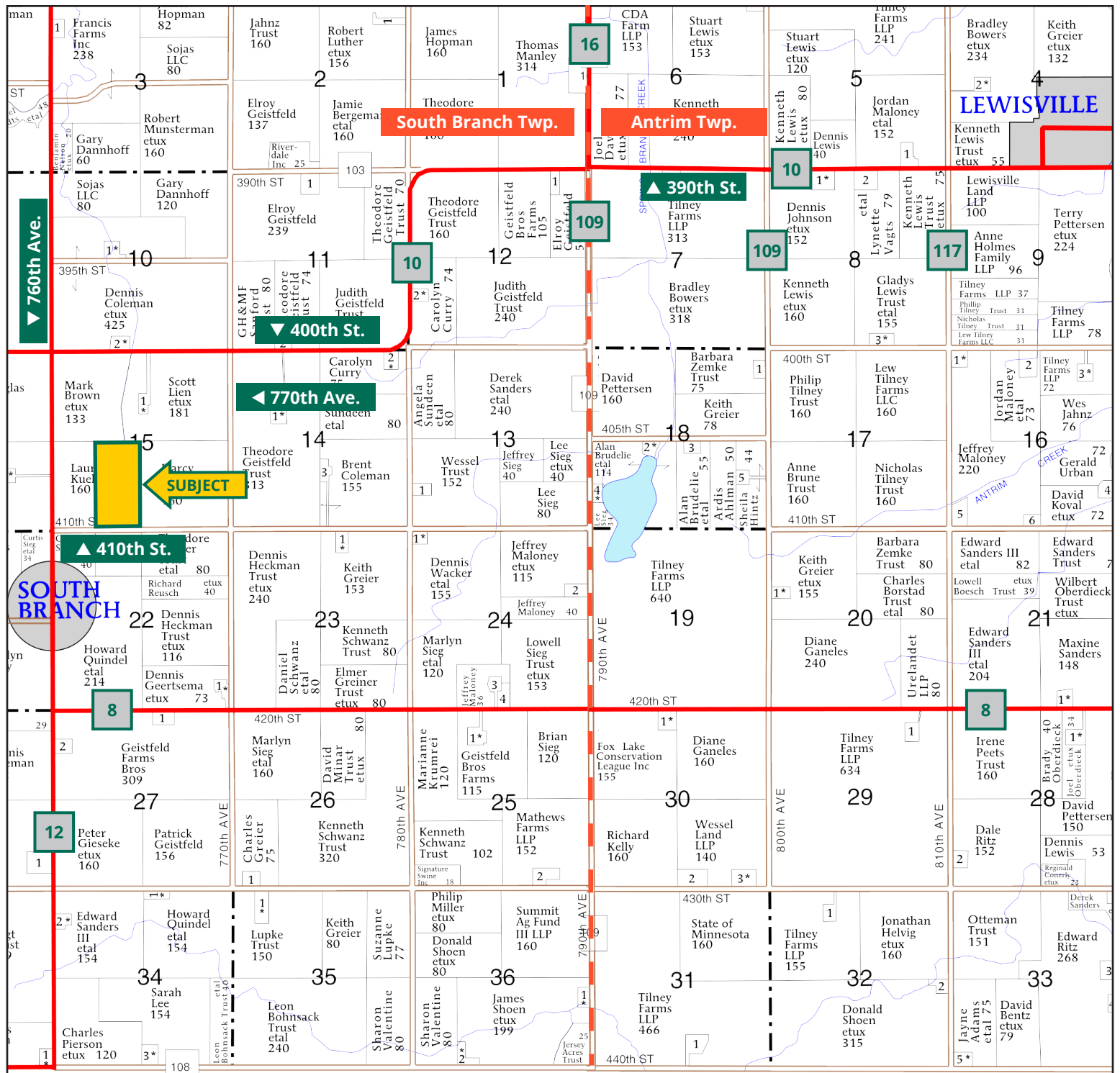
Estate of Laura Kueker



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80.00 Acres, m/l
Watonwan County, MN



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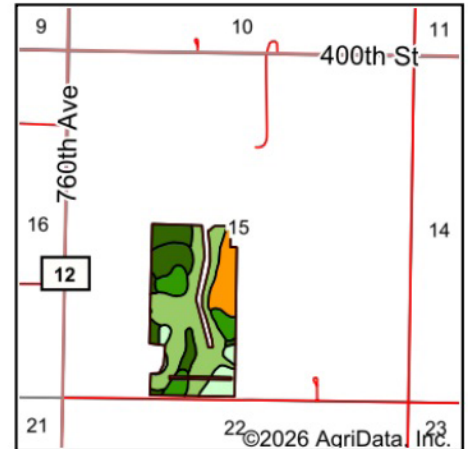
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Est. FSA/Eff. Crop Acres: 70.00 | Soil Productivity: 77.40 CPI



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State: **Minnesota**
 County: **Watonwan**
 Location: **15-105N-31W**
 Township: **South Branch**
 Acres: **70**
 Date: **8/18/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN165, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
517	Shandep clay loam	31.92	45.6%		IIIw	78
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	8.66	12.4%		IIIe	87
327B	Dickman sandy loam, 2 to 6 percent slopes	8.48	12.1%		IIIe	49
L83A	Webster clay loam, 0 to 2 percent slopes	6.21	8.9%		IIw	93
128B	Grogan silt loam, 2 to 6 percent slopes	6.03	8.6%		IIe	96
27B	Dickinson fine sandy loam, 2 to 6 percent slopes	3.97	5.7%		IIIe	60
86	Canisteo clay loam, 0 to 2 percent slopes	2.08	3.0%		IIw	93
487	Hoopeston fine sandy loam	1.43	2.0%		IIIs	64
69B	Fedji loamy fine sand, 1 to 6 percent slopes	0.93	1.3%		IIIs	60
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	0.29	0.4%		IIw	91
Weighted Average					2.77	77.4

Location

From Lewisville: Go west on 390th St. / Co. Rd. 10 for 5 miles, continue straight onto 400th St. / Co. Rd. 10 for 1.9 miles, then south on 760th Ave. / Co. Rd. 12 for 1 mile, and then east on 410th St. for ½ mile. Property is located on the north side of the road.

Simple Legal

E½ SW¼ of Section 15, Township 105 North, Range 31 West of the 5th P.M., Watonwan Co., MN. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$630,000
- \$7,875/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

2026 Values for Taxes Payable in 2026
Ag Non-Hmstd Taxes: \$4,429.00*
Net Taxable Acres: 80.00*
Tax per Net Taxable Acre: \$55.36*
**Taxes estimated pending survey of property and pending tax parcel split. Watonwan County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 7204, Part of Tract 4214
FSA/Eff. Crop Acres: 70.00*
Corn Base Acres: 36.34*
Corn PLC Yield: 175 Bu.
Bean Base Acres: 11.23*
Bean PLC Yield: 48 Bu.
Wheat Base Acres: 0.77*
Wheat PLC Yield: 38 Bu.
**Acres are estimated pending reconstitution of farm by the Watonwan County FSA office.*

Soil Types/Productivity

Main soil types are Shandep, Clarion-Storden and Dickman. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 77.40. See soil map for details.

Land Description

Gently to moderately sloping.

Drainage

Some tile. Contact agent for tile maps. Property is part of Drainage District JD 35.

Drainage Easement

Property is the grantor to a drainage agreement with the W½ SW¼ of Section 15, Township 105 North, Range 35 West of the 5th P.M., Watonwan Co., MN. This agreement allows repairs, maintenance, and improvements to drainage tile that flows to Drainage District JD 35.

Water & Well Information

There is a well in the grove of trees that is not in use. 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.

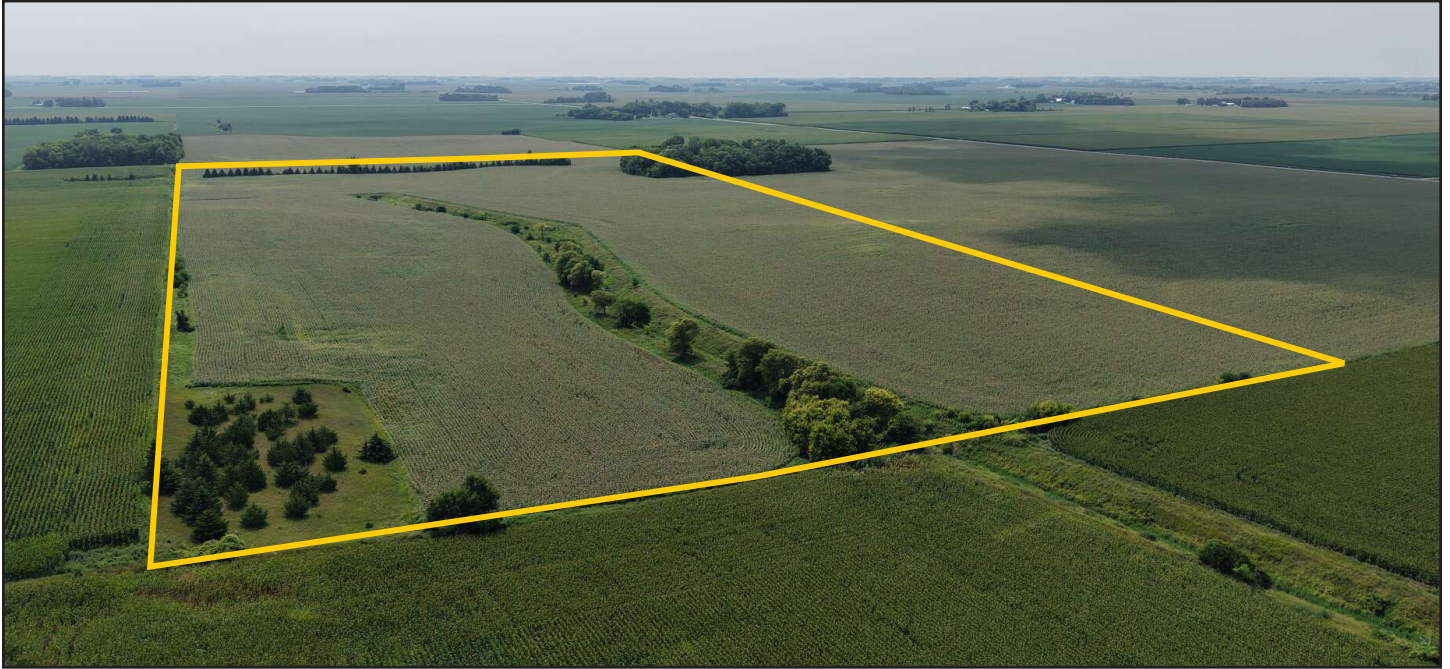
Northwest looking Southeast



Southwest looking Northeast

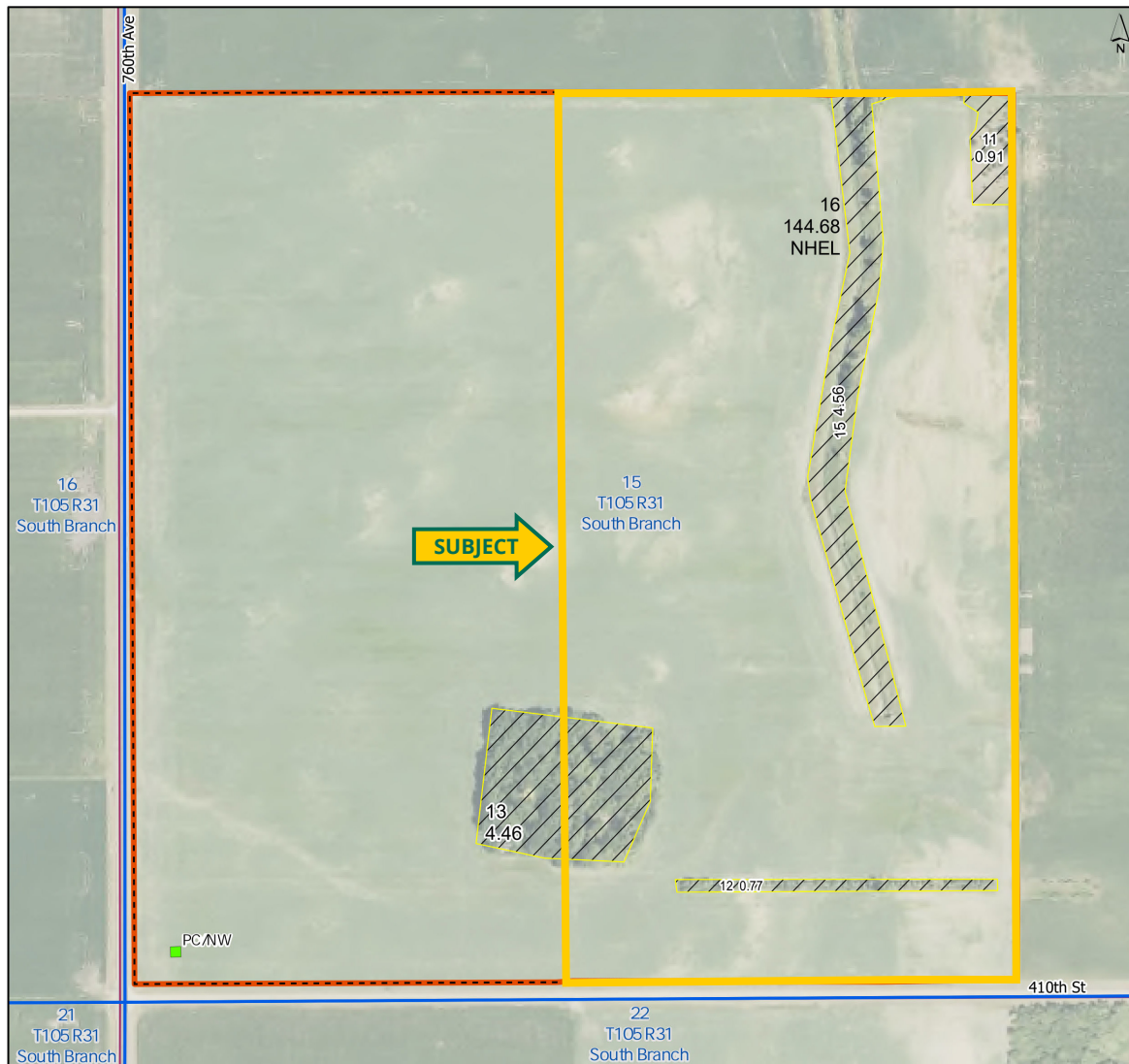


Northeast looking Southwest



Northeast looking Southwest





Watonwan County Minnesota

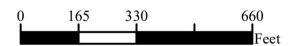
Farm 7204

Tract 4214

Phy. County: Watonwan, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04/14/2026



Unless Otherwise Noted:
All fields are non-irrigated
Shares are 100% to operator
Corn = Yellow for Grain
Soybeans = Common for Grain
Wheat = HRS, HRW = Grain
Sunflowers = Oil, Non-Oil = Grain
Oats & Barley = Spring for Grain
Canola = Spring for Seed
Alfalfa = For Forage
Mix Forage AGM, GMA, IGS = for Forage
Rye = for Grain
Peas = Process
Beans = Dry Edible
Native Annual Grass = for Grazing

- Tract Boundary
- Noncropland
- Cropland
- PLSS

Wetland Determination Identifiers

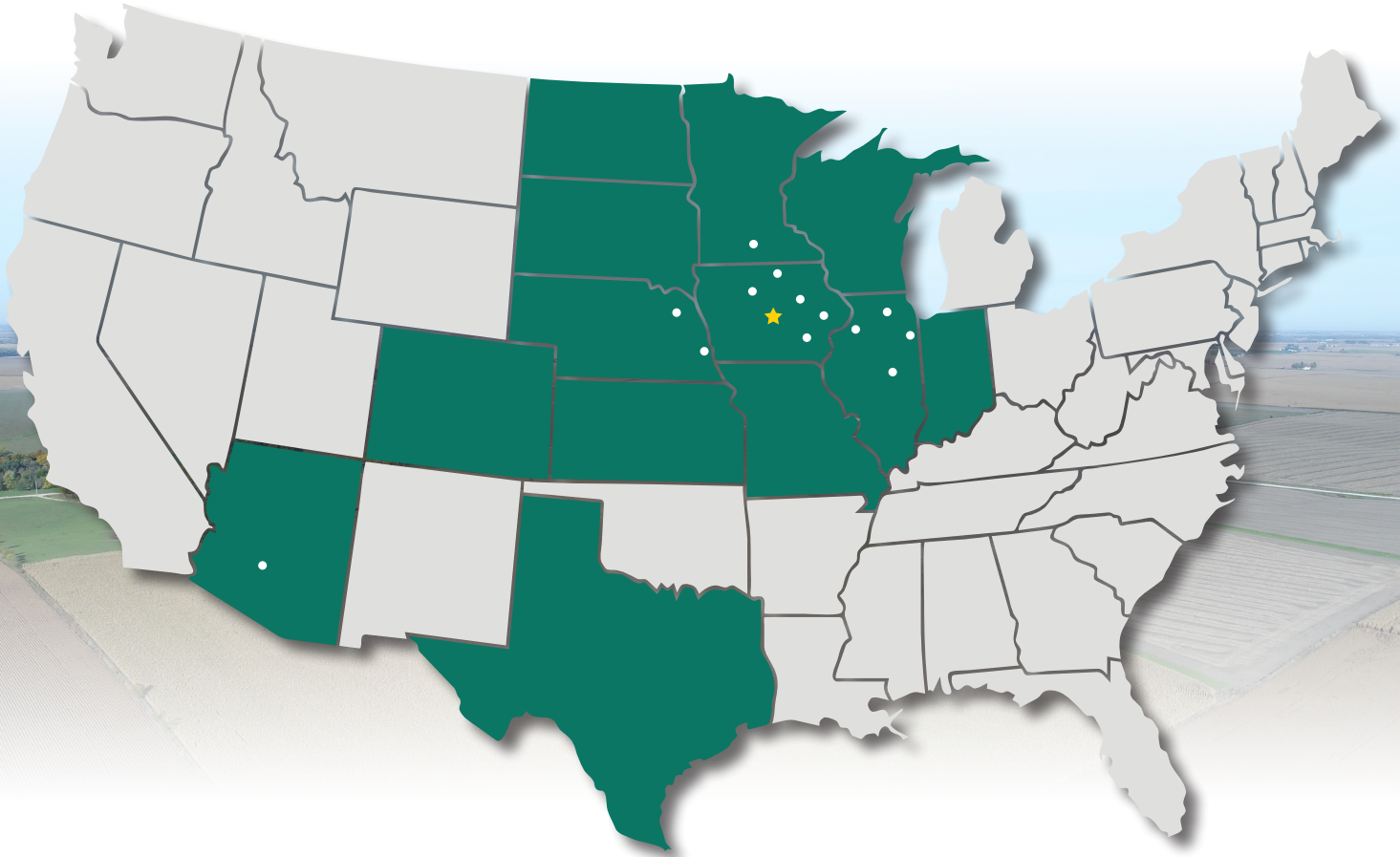
- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 144.68 acres

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