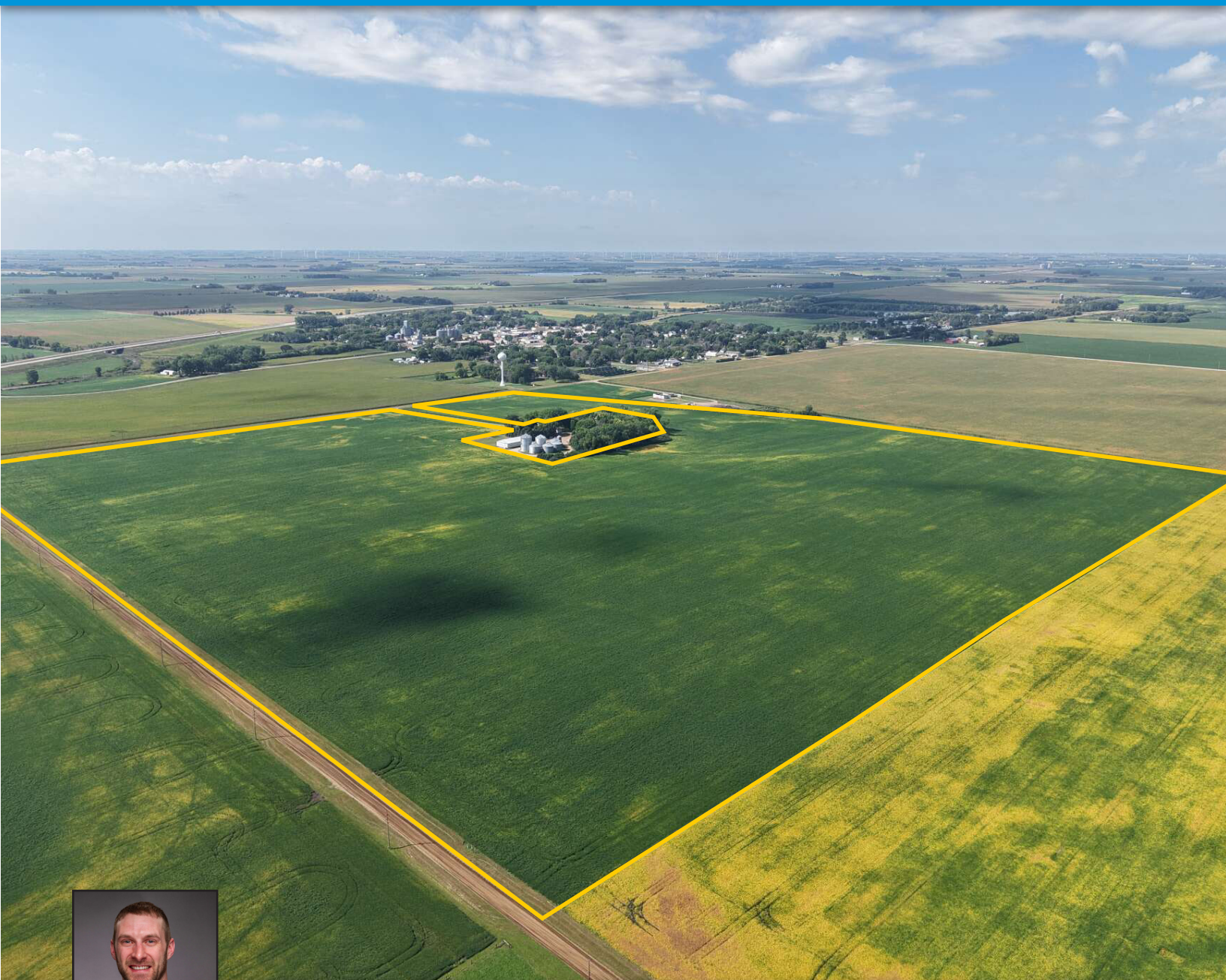


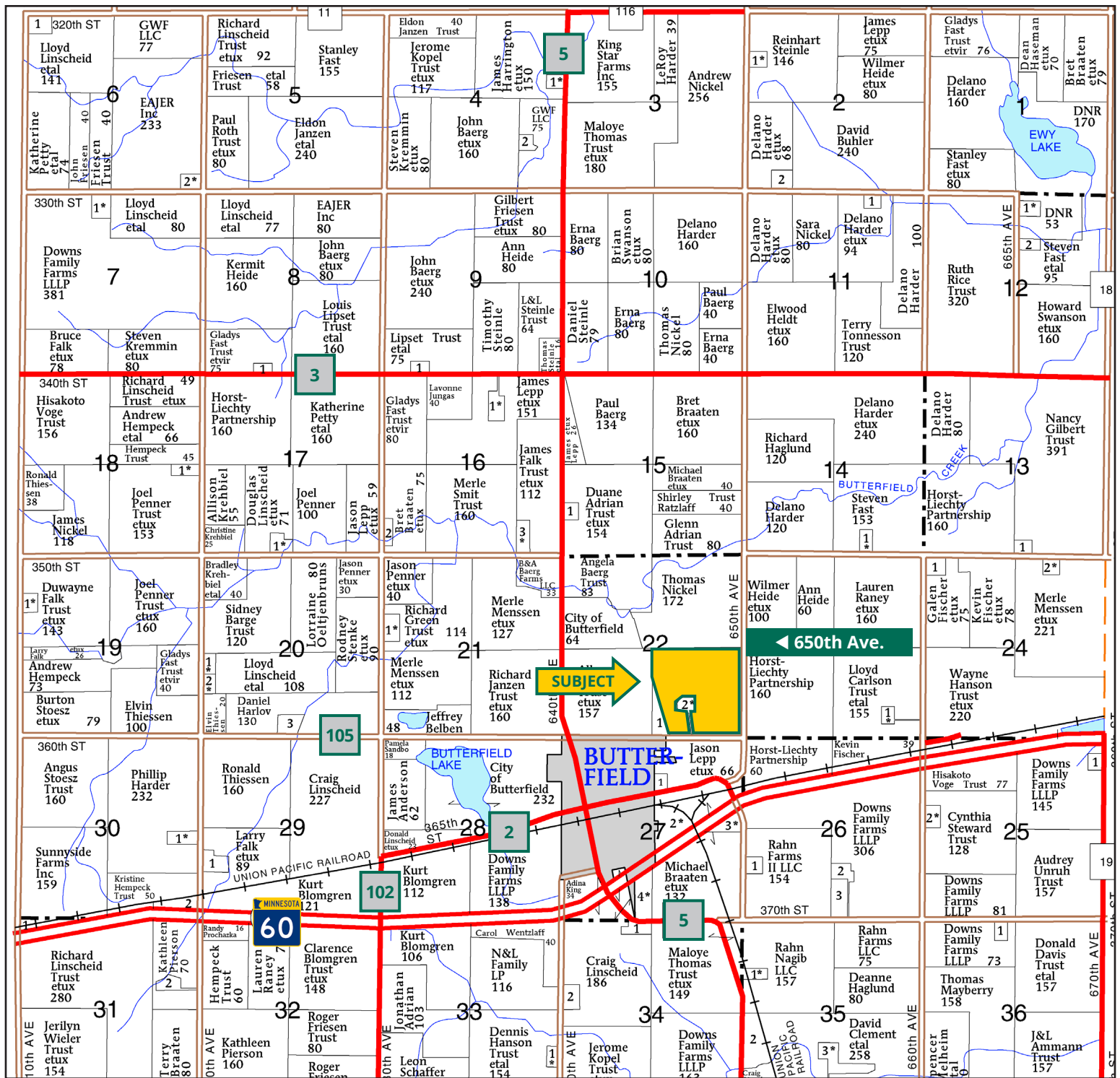
High-Quality Farm with a CPI Rating of 92.30



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145.38 Acres, m/l
Watonswan County, MN

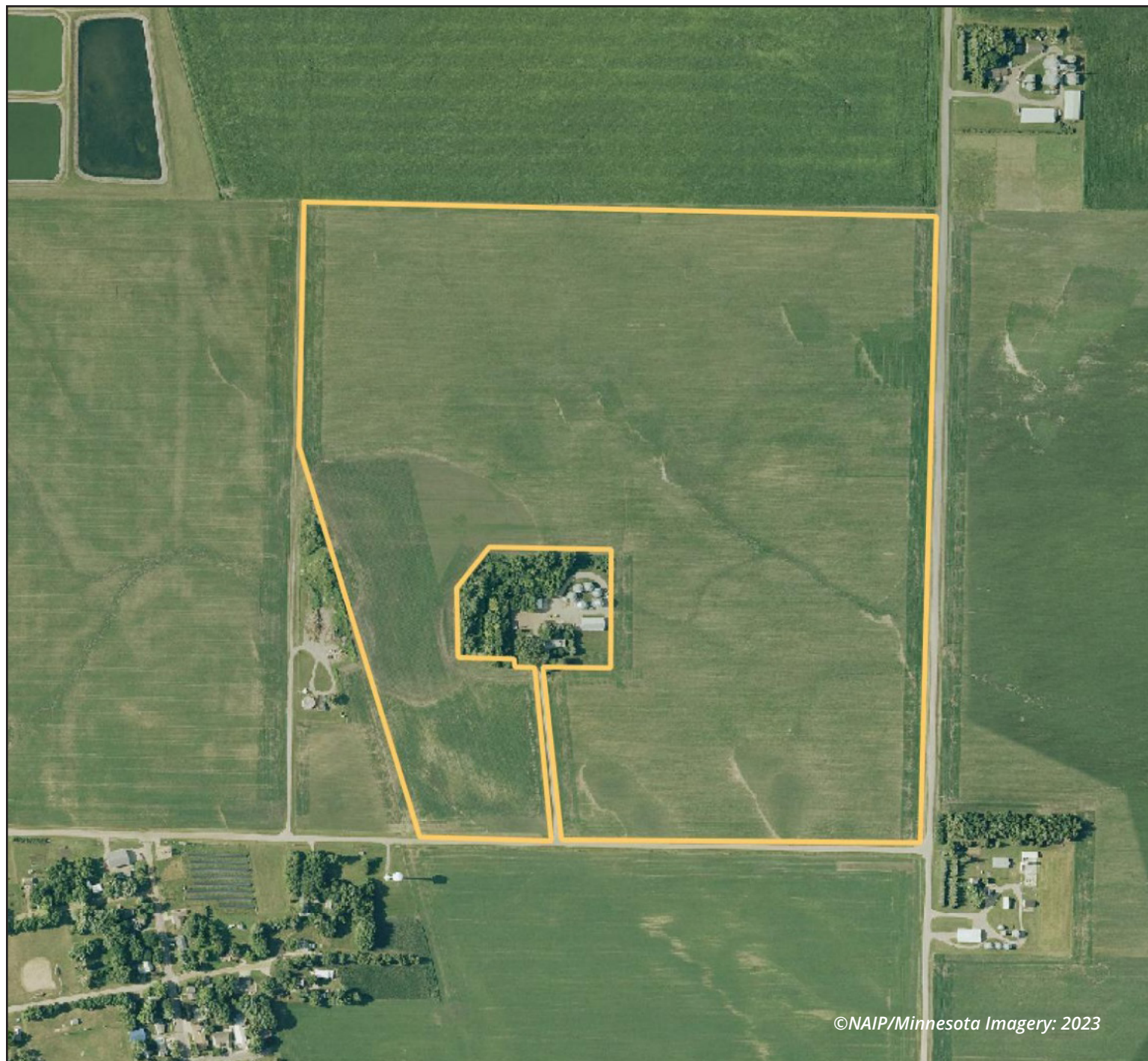


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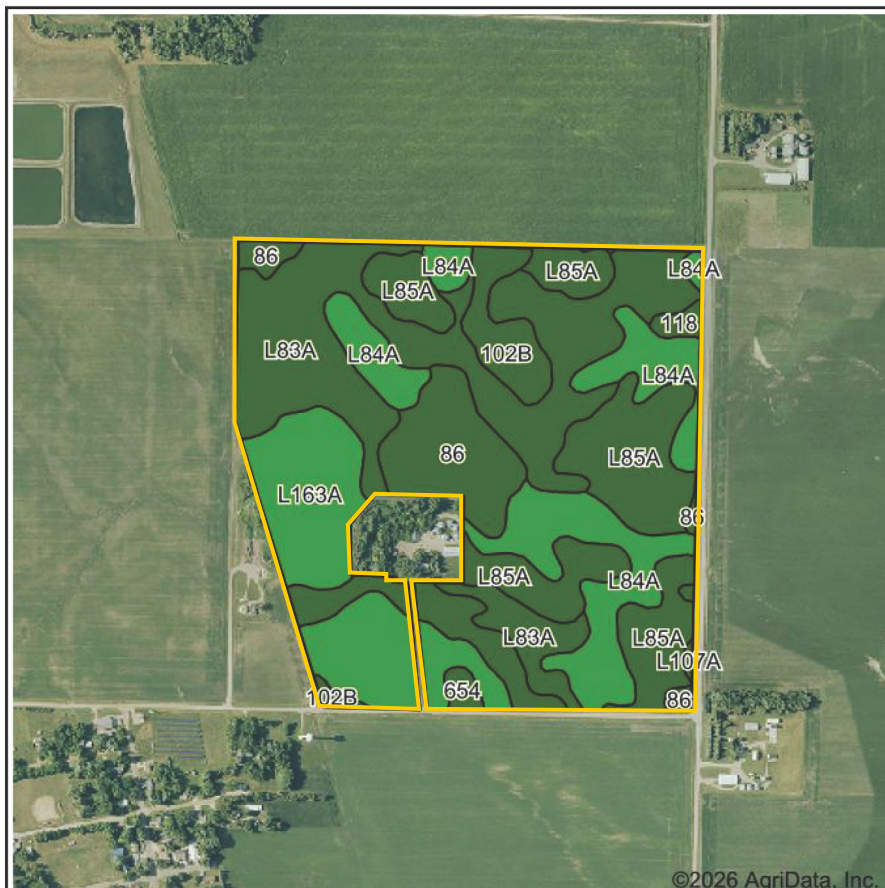
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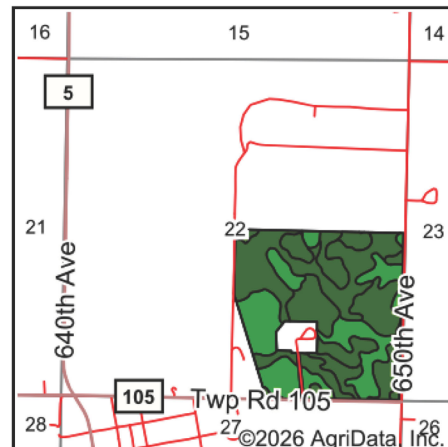
FSA/Eff. Crop Acres: 140.90 | Soil Productivity: 92.30 CPI



©NAIP/Minnesota Imagery: 2023



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Watonwan**
 Location: **22-106N-33W**
 Township: **Butterfield**
 Acres: **140.9**
 Date: **5/15/2026**



Maps Provided By:



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Area Symbol: MN165, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L83A	Webster clay loam, 0 to 2 percent slopes	39.95	28.4%		IIw	93
L84A	Glencoe clay loam, 0 to 1 percent slopes	34.89	24.4%		IIIw	86
L85A	Nicollet clay loam, 1 to 3 percent slopes	33.90	24.2%		Iw	99
86	Canisteo clay loam, 0 to 2 percent slopes	12.24	8.7%		IIw	93
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	11.80	8.4%		IIIw	86
102B	Clarion loam, 2 to 6 percent slopes	5.87	4.2%		Ile	95
118	Crippin loam, 1 to 3 percent slopes	0.95	0.7%		Ie	100
654	Revere clay loam	0.94	0.7%		IIw	91
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	0.36	0.3%		IIw	91
Weighted Average					2.08	92.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Butterfield: Go east on Co. Rd. 105 for ¾ mile. Property is located on the north side of the road.

Simple Legal

The SE¼, excluding east of the RR, and excluding the building site, all in Section 22, Township 106 North, Range 33 West of the 5th P.M., Watonwan Co., MN. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,599,180
- \$11,000/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

2025 Values for Taxes Payable in 2026
Ag Non-Hmstd Taxes: \$9,379.42
Special Assessments: \$5,254.58
Total 2025 Real Estate Taxes: \$14,634.00
Net Taxable Acres: 145.38
Tax per Net Taxable Acre: \$100.66

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 7680, Tract 6832
FSA/Eff. Crop Acres: 140.90
Corn Base Acres: 73.86*
Corn PLC Yield: 164 Bu.
Bean Base Acres: 65.80*
Bean PLC Yield: 46 Bu.
**Acres are estimated pending reconstitution of farm by the Watonwan County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.
PCNW: Prior Converted Non-Wetland.

Soil Types/Productivity

Main soil types are Webster, Glencoe, Nicollet, Canisteo and Okobojo. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 92.30. 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

Level to gently sloping.

Drainage

Some tile. See tile map. Property is part of Drainage District JD 13.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a quality tract of land in a strong farming area.

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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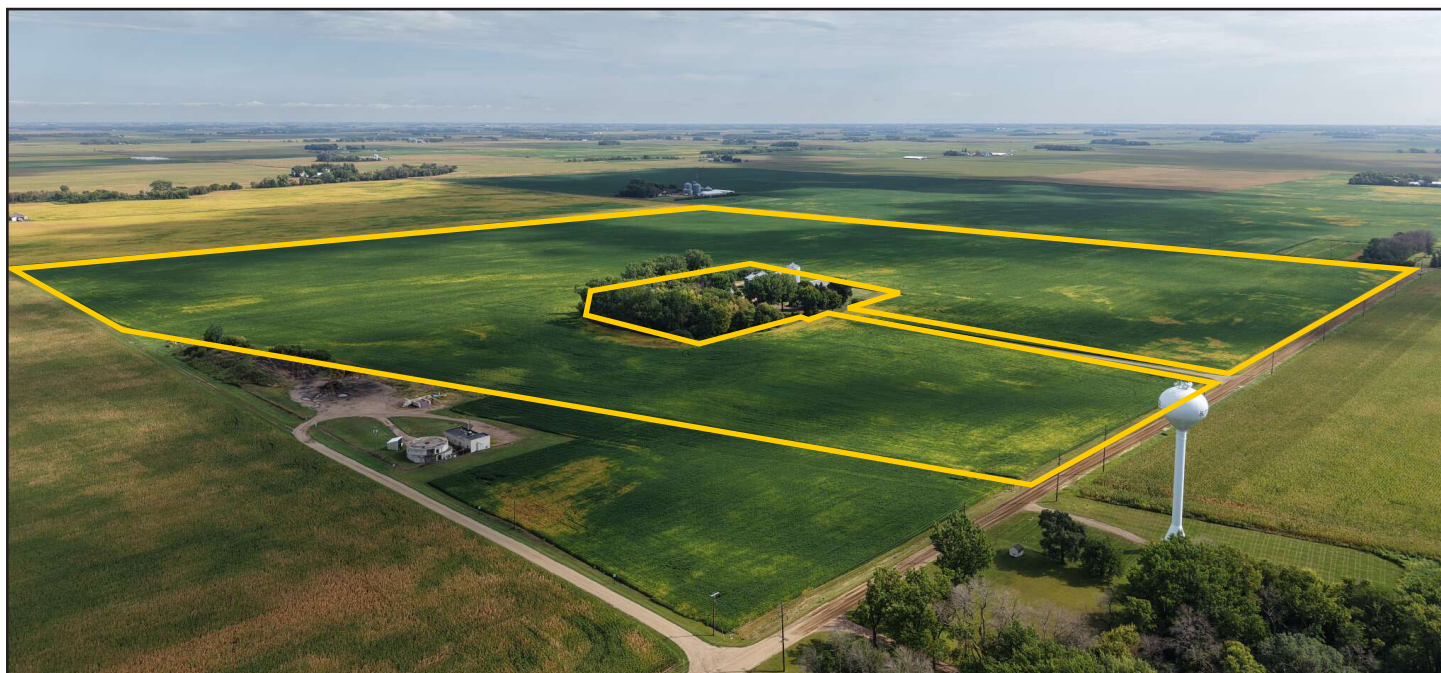
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Northeast Looking Southwest



Southwest Looking Northeast



Northwest Looking Southeast



Southeast Looking Northwest



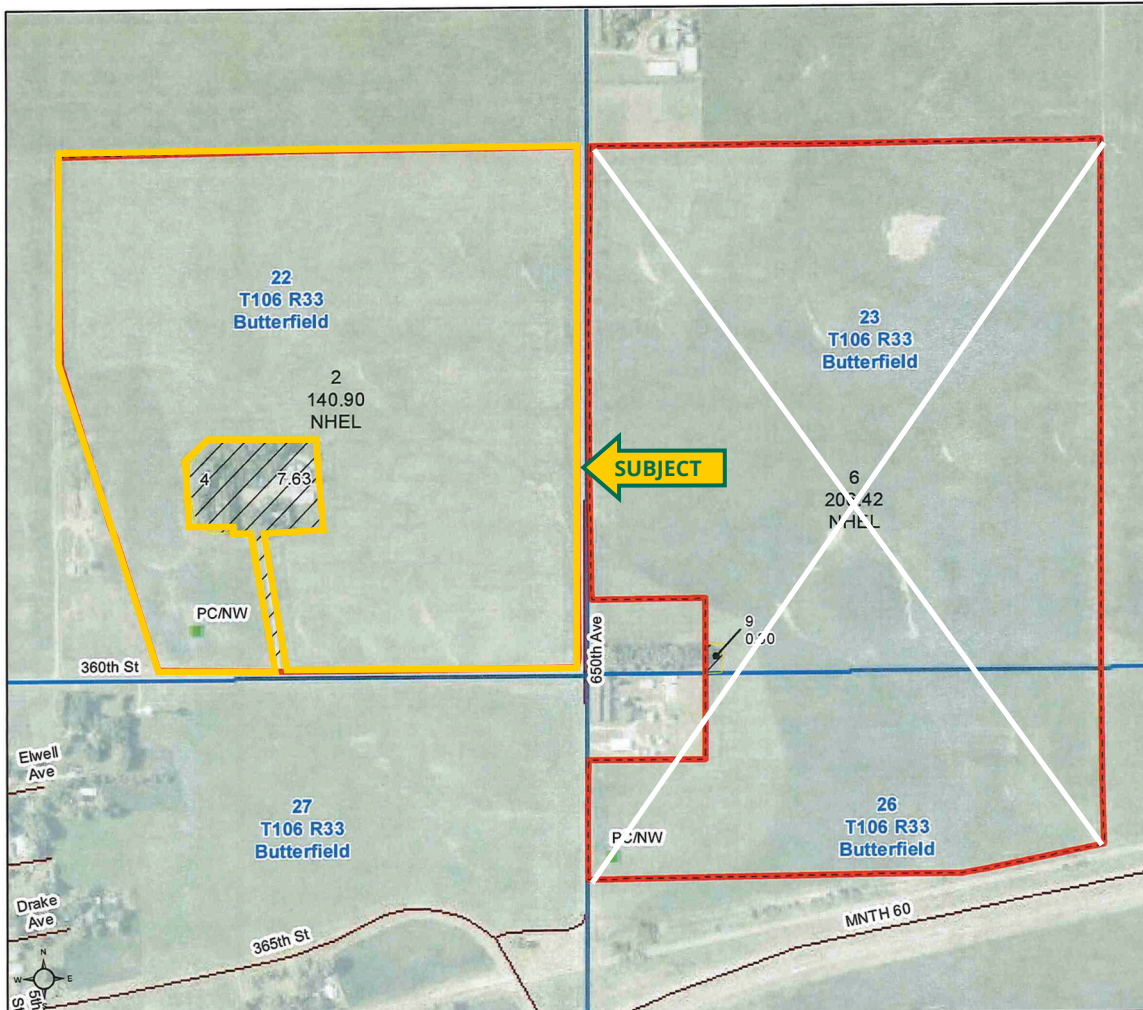
USDA United States Department of Agriculture
Watonwan County, Minnesota

Farm 7680

Tract 6832

2025 Program Year

Map Created April 29, 2025



0 310 620 1,240
Feet

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

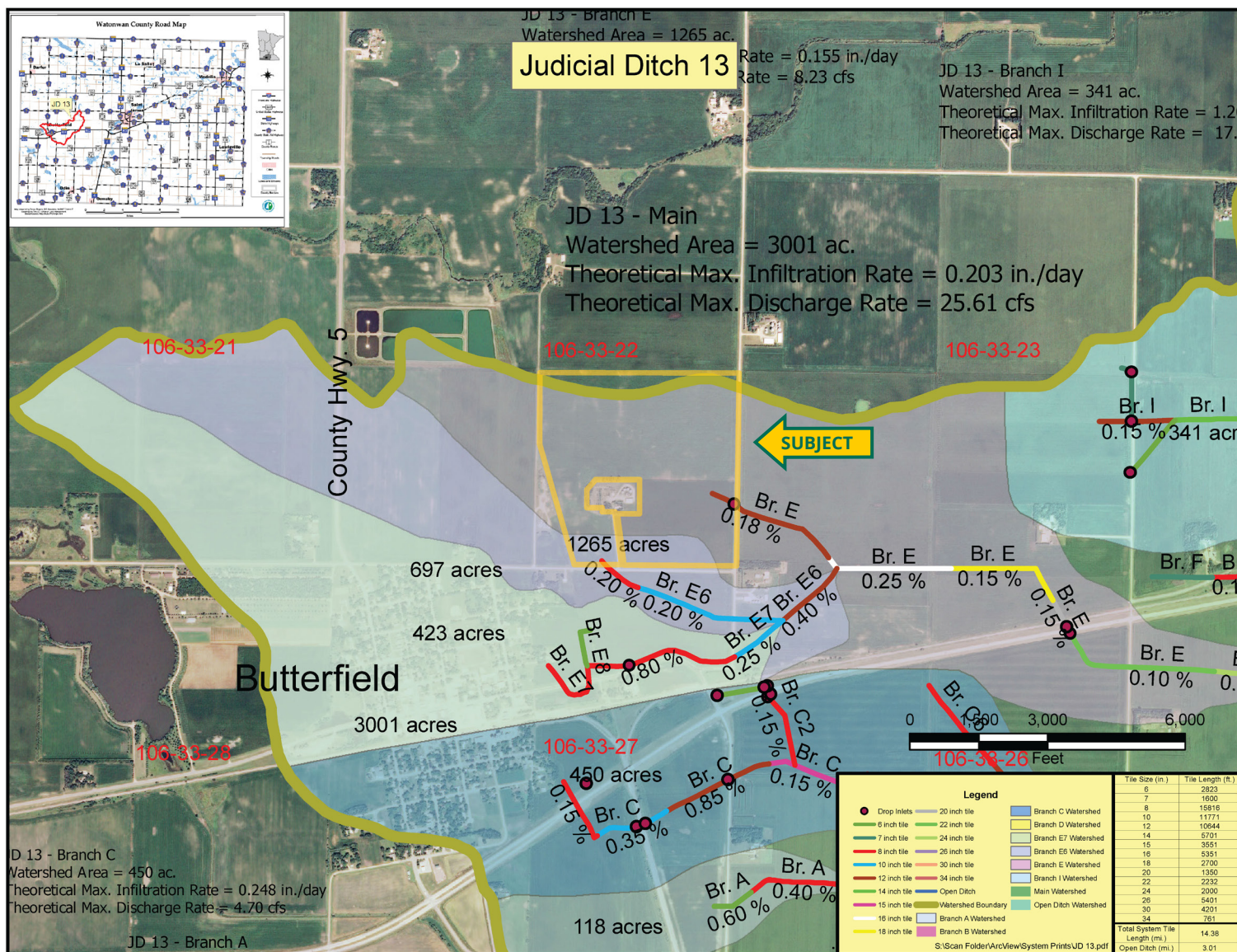
-  Non-Cropland
-  Cropland
-  Tract Boundary

Wetland Determination Identifiers

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

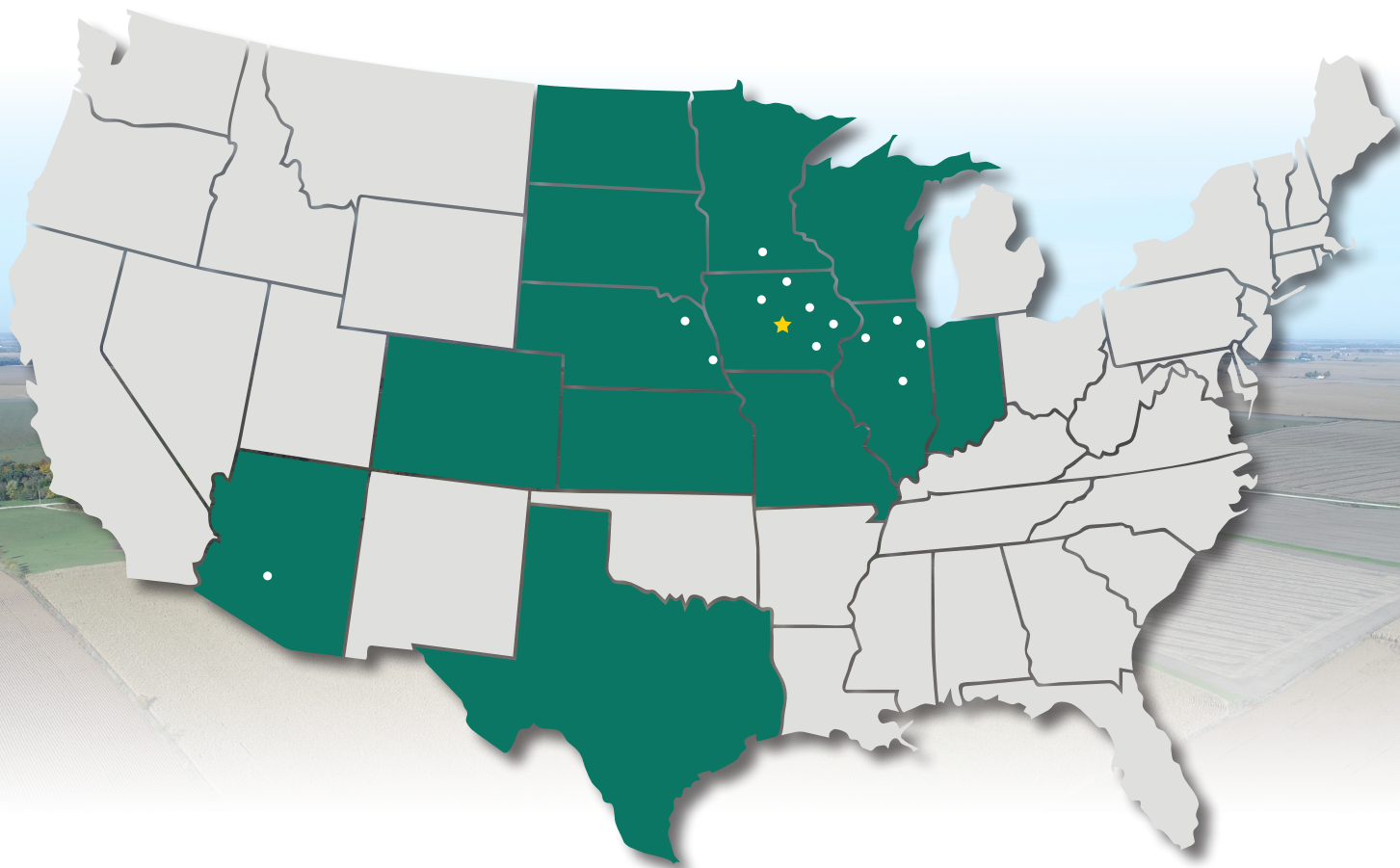
Tract Cropland Total: 347.32 acres

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