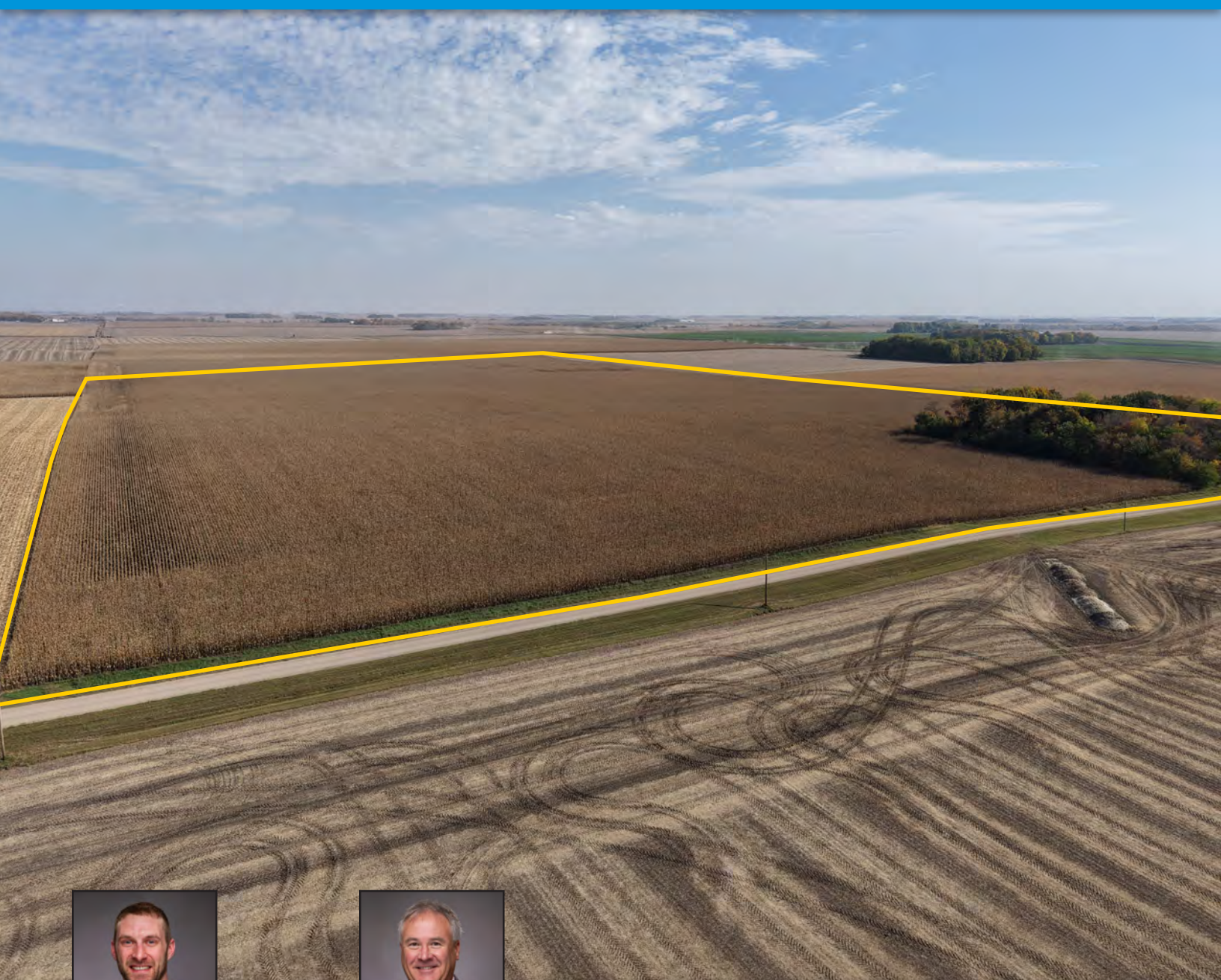




LAND FOR SALE

Quality Redwood County Farm with a CPI of 91.70



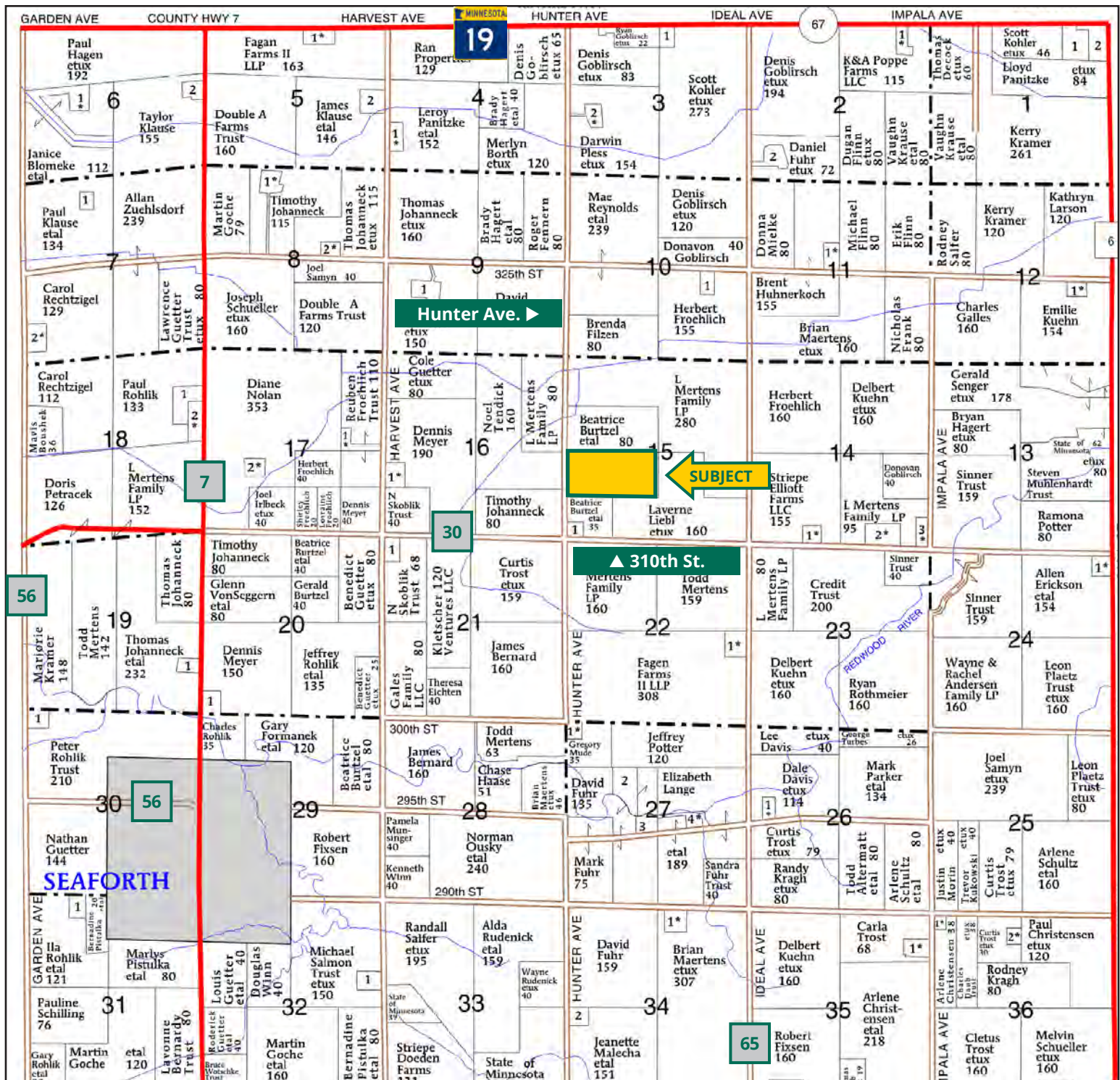
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80.00 Acres, m/l
Redwood County, MN



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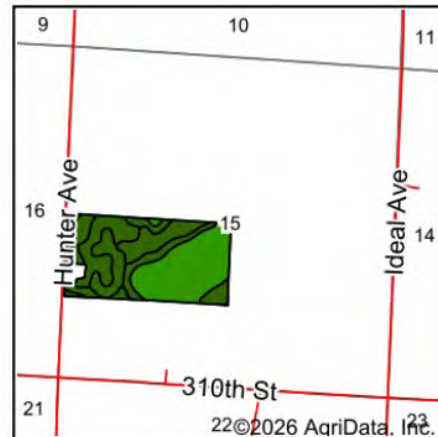
FSA/Eff. Crop Acres: 77.62 | Soil Productivity: 91.70 CPI



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State: **Minnesota**
 County: **Redwood**
 Location: **15-112N-37W**
 Township: **Sheridan**
 Acres: **77.62**
 Date: **10/15/2026**



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN127, Soil Area Version: 24						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	30.09	38.8%		IIIw	86
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	14.72	19.0%		Ile	92
421B	Amiret loam, 2 to 6 percent slopes	11.70	15.1%		Ile	98
L201A	Normania loam, 1 to 3 percent slopes	9.47	12.2%		Ie	99
884	Webster-Delft complex, 0 to 2 percent slopes	8.42	10.8%		IIw	94
86	Canisteo clay loam, 0 to 2 percent slopes	2.19	2.8%		IIw	93
L83A	Webster clay loam, 0 to 2 percent slopes	0.62	0.8%		IIw	93
L84A	Glencoe clay loam, 0 to 1 percent slopes	0.41	0.5%		IIIw	86
Weighted Average					2.27	91.7

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Redwood Falls: go west on MN Hwy 19 for 8.4 miles to Hunter Ave., then south for 2.3 miles. The farm will be on the east side of the road.

Simple Legal

N½ SW¼, Section 15, Township 112 North, Range 37 West of the 5th P.M., Redwood Co., MN. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,000,000
- \$12,500/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: \$3,928.00
Net Taxable Acres: 80.00
Tax per Net Taxable Acre: \$49.10

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 8779, Tract 14720
FSA/Eff. Crop Acres: 77.62
Corn Base Acres: 41.01
Corn PLC Yield: 147 Bu.
Bean Base Acres: 34.00
Bean PLC Yield: 38 Bu.
Wheat Base Acres: 0.20
Wheat PLC Yield: 38 Bu.

NRCS Classification

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

Soil Types/Productivity

Main soil types are Okoboji, Amiret-Swanlake and Amiret. Productivity Index (PI) on the FSA/Eff. crop acres is 91.70. 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

Nearly level to gently sloping.

Drainage

Some tile. Tile map available, contact agent. Part of Drainage District JD 33.

Water & Well Information

None.

First Right of Refusal

The property is subject to a right-of-first-refusal, contact agent for details.



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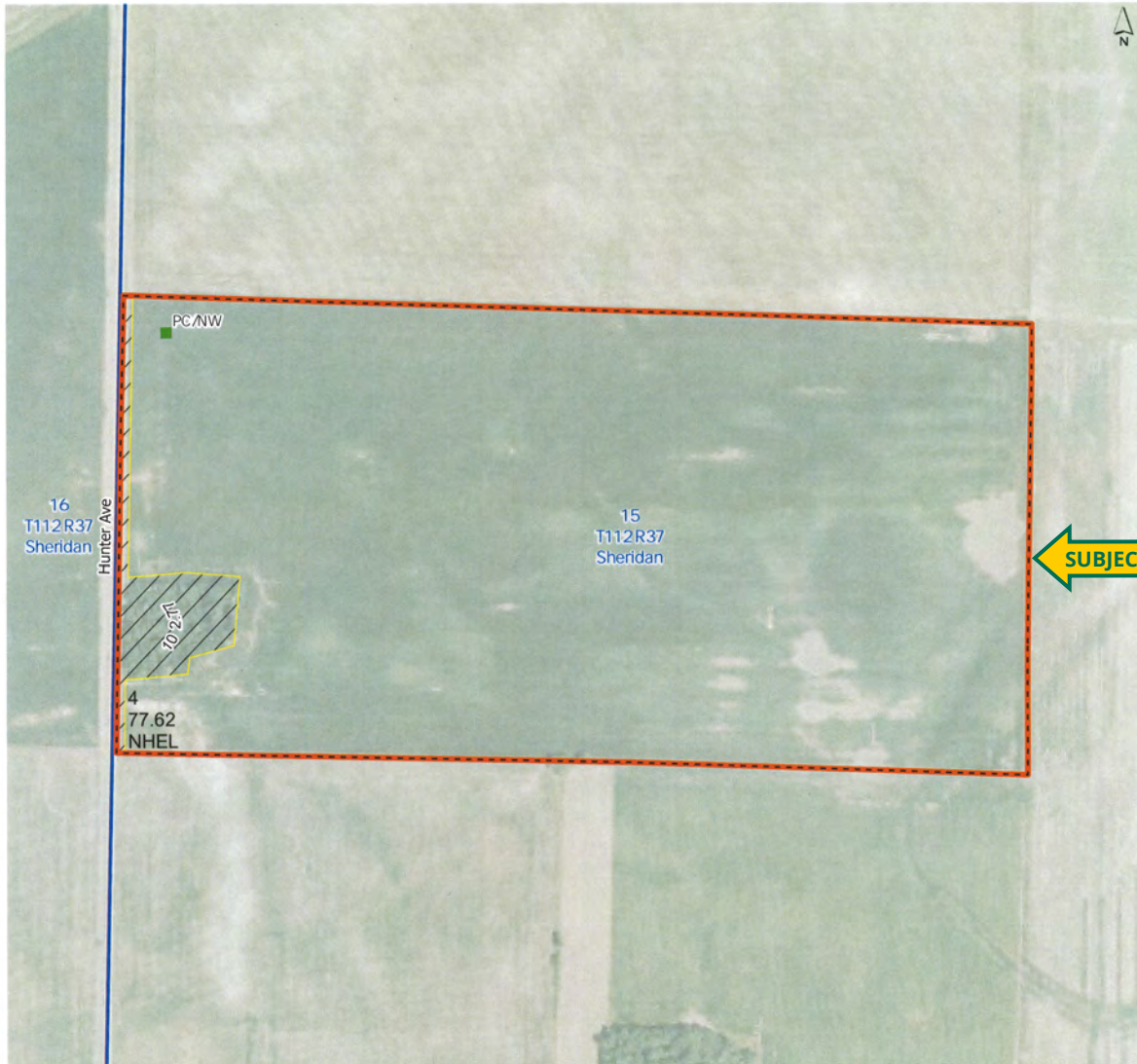
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Southeast Looking Northwest



Southwest Looking Northeast





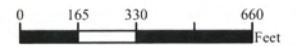
**Redwood County
Minnesota**

**Farm 8779
Tract 14720**

Phy. County: Redwood, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04/28/2026



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

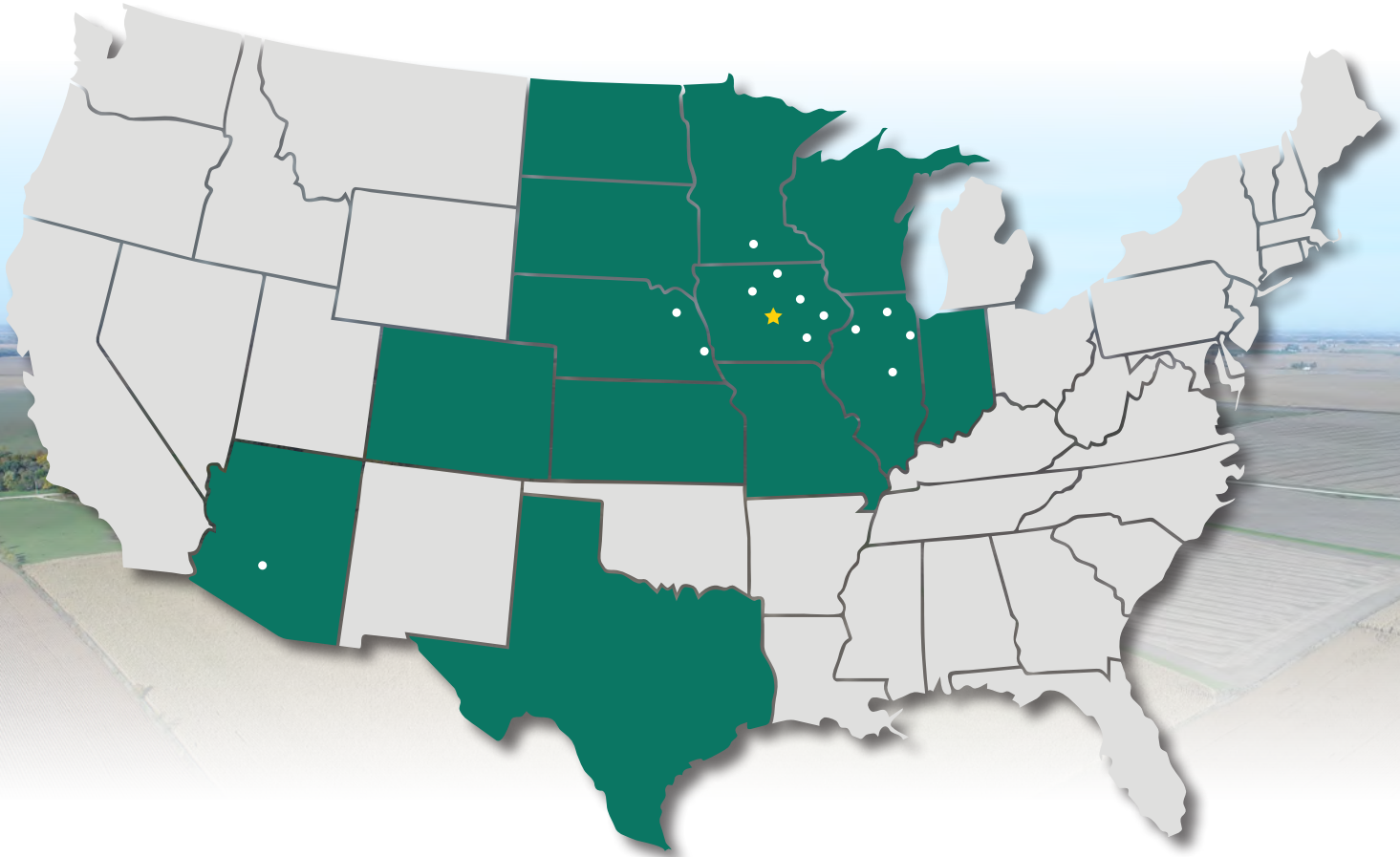
 Exempt from Conservation

 Compliance Provisions

Tract Cropland Total: 77.62 acres

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