

Land For Sale

ACREAGE:

160.0 Acres, m/l

LOCATION:

Nobles County, MN

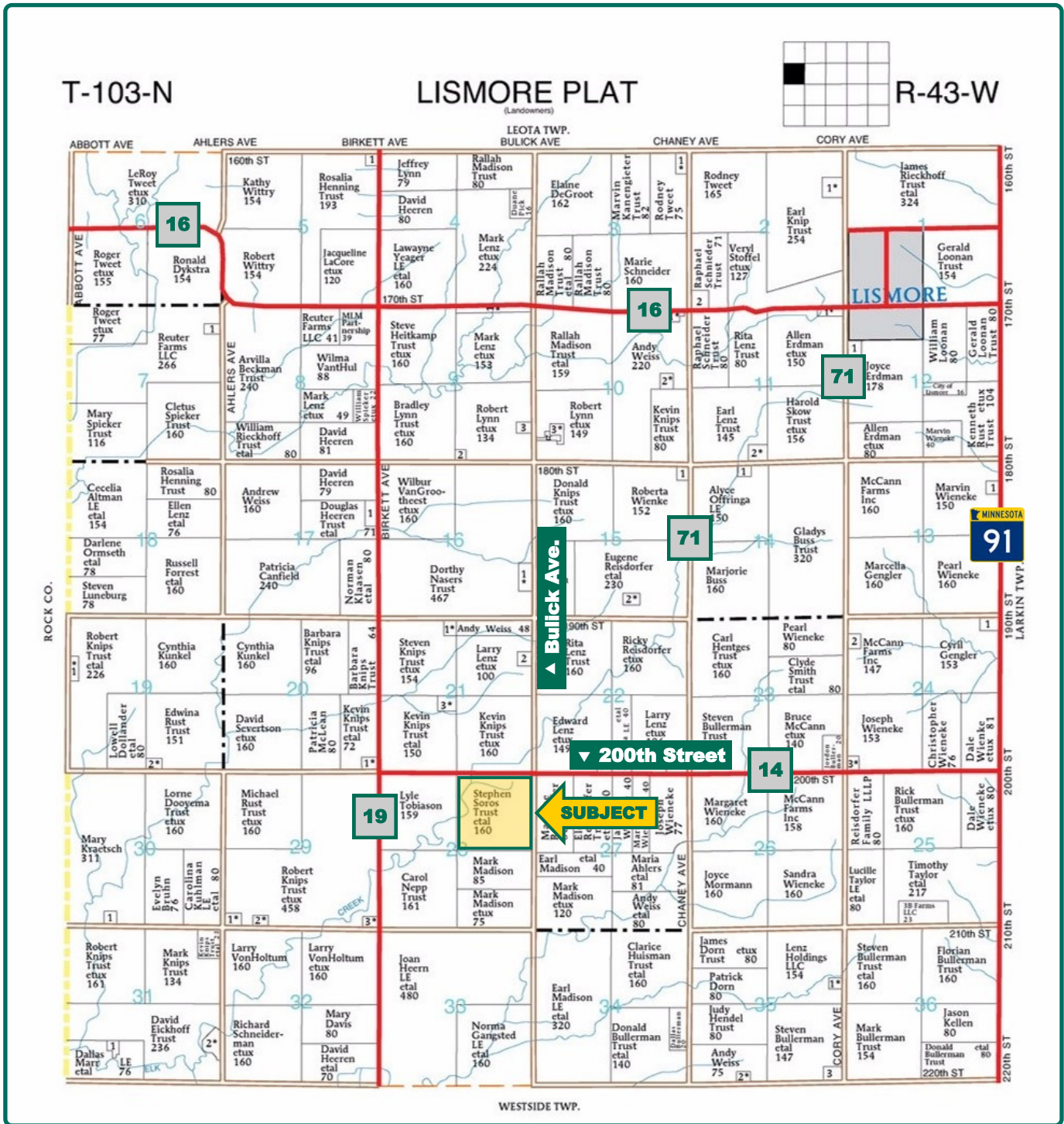


Property Key Features

- **Rare Combination of Quality Cropland & Pasture in Nobles County**
- **Significant Tile Added in Recent Years**
- **Close to Lismore & Adrian**

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Total Acres:	160.00
Crop Acres:	121.04*
Corn Base:	90.07
Bean Base:	30.03
Soil Productivity:	90 PI

Property Information

160 Acres, m/l

Location

Farm is located approximately 3 miles south and 2 miles west of Lismore, Minnesota.

Legal Description

The Northeast Quarter (NE ¼) of Section Twenty Eight (28), Township One Hundred Three (103) North, Range Forty-Three (43) West of the 5th P.M., Nobles County, Minnesota.

Price & Terms

Price Reduced!

- ~~\$1,000,000~~ \$935,000
- ~~\$6,250/acre~~ \$5,843.75/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

At closing. Subject to existing 2018 lease. Open lease for 2019.

Real Estate Tax

Taxes Payable 2018: \$4,936.00
Acres: 160.00
Tax per Acre: \$30.85

FSA Data

Farm Number #4348
Crop Acres: 121.04*
Corn Base: 90.07
Corn PLC Yield: 144 Bu.
Bean Base: 30.03
Bean PLC Yield: 45 Bu.
**Additional 31.43 acres certified as grass used as pasture.*

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Everly, Allendorf and Rushmore. PI on the FSA crop acres is 90 per AgriData, Inc. 2018. See soil map for detail.

Land Description

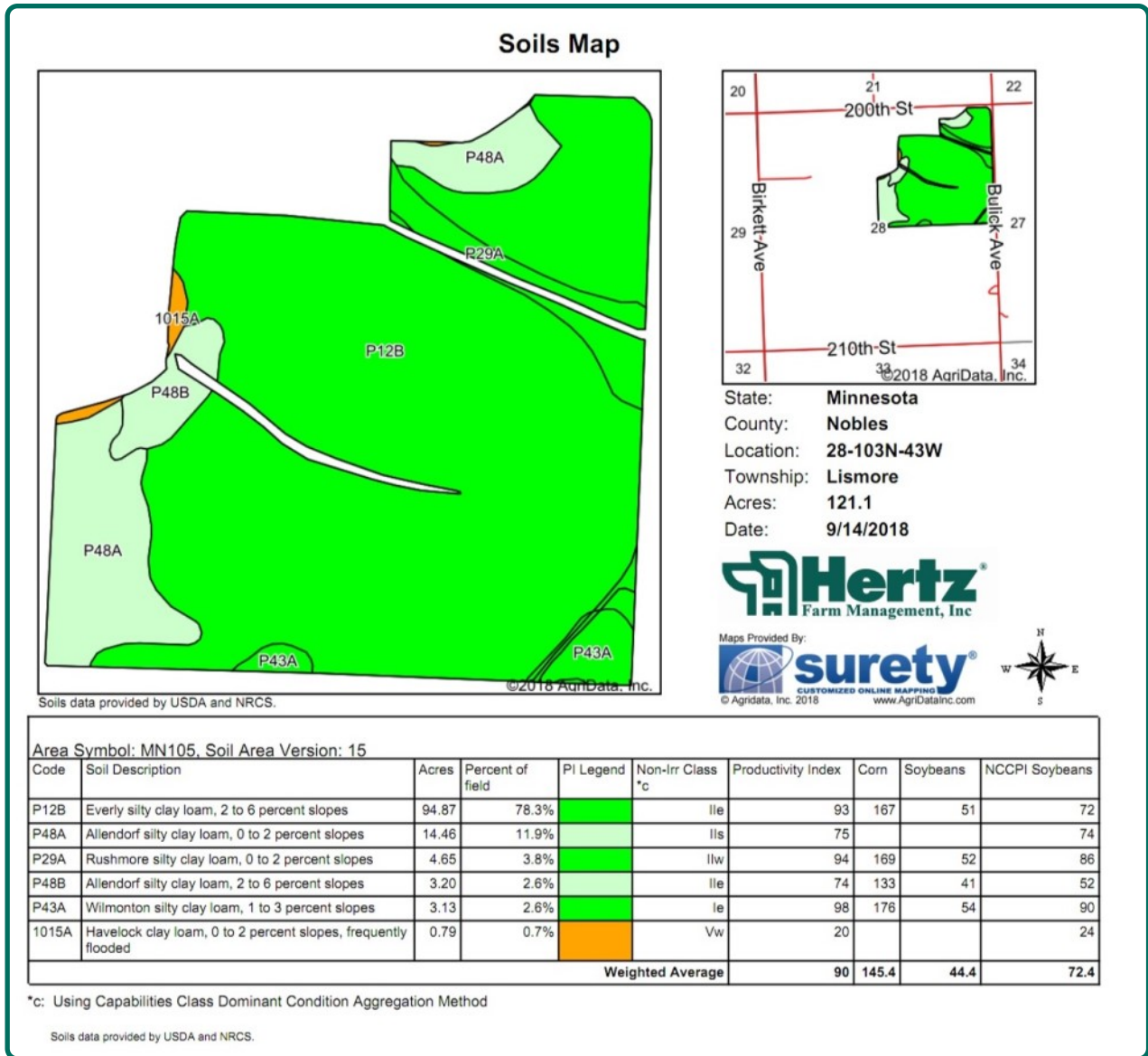
Land would be considered level to gently rolling.

Buildings/Improvements

None.

Drainage

Natural drainage plus tile.
Tile map is available upon request.



Water & Well Information

No known well.

Comments

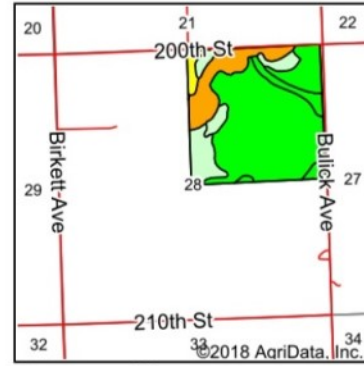
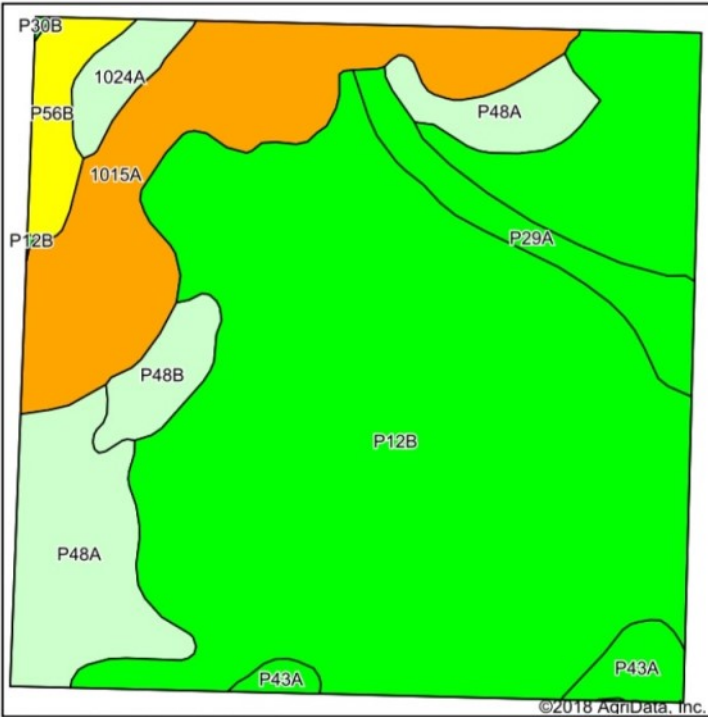
A nice Nobles County farm. Rare combination of quality cropland and pasture.

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.

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Soils Map



State: **Minnesota**
 County: **Nobles**
 Location: **28-103N-43W**
 Township: **Lismore**
 Acres: **160**
 Date: **9/14/2018**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN105, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans	NCCPI Soybeans
P12B	Everly silty clay loam, 2 to 6 percent slopes	101.42	63.4%		Ile	93	167	51	72
1015A	Havelock clay loam, 0 to 2 percent slopes, frequently flooded	22.63	14.1%		Vw	20			24
P48A	Allendorf silty clay loam, 0 to 2 percent slopes	16.09	10.1%		Ils	75			74
P29A	Rushmore silty clay loam, 0 to 2 percent slopes	6.54	4.1%		Ilw	94	169	52	86
P56B	Kanaranzi silt loam, 2 to 6 percent slopes	3.86	2.4%		IIIe	54	97	30	43
P48B	Allendorf silty clay loam, 2 to 6 percent slopes	3.50	2.2%		Ile	74	133	41	52
P43A	Wilmington silty clay loam, 1 to 3 percent slopes	3.21	2.0%		Ie	98	176	54	90
1024A	Havelock clay loam, 0 to 2 percent slopes, occasionally flooded	2.68	1.7%		Ilw	75	140	41	80
P30B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	0.07	0.0%		Ile	95			78
Weighted Average						79.3	123.9	37.8	65.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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