

Land For Sale

ACREAGE:

55.50 Acres, m/l

LOCATION:

Houston County, MN

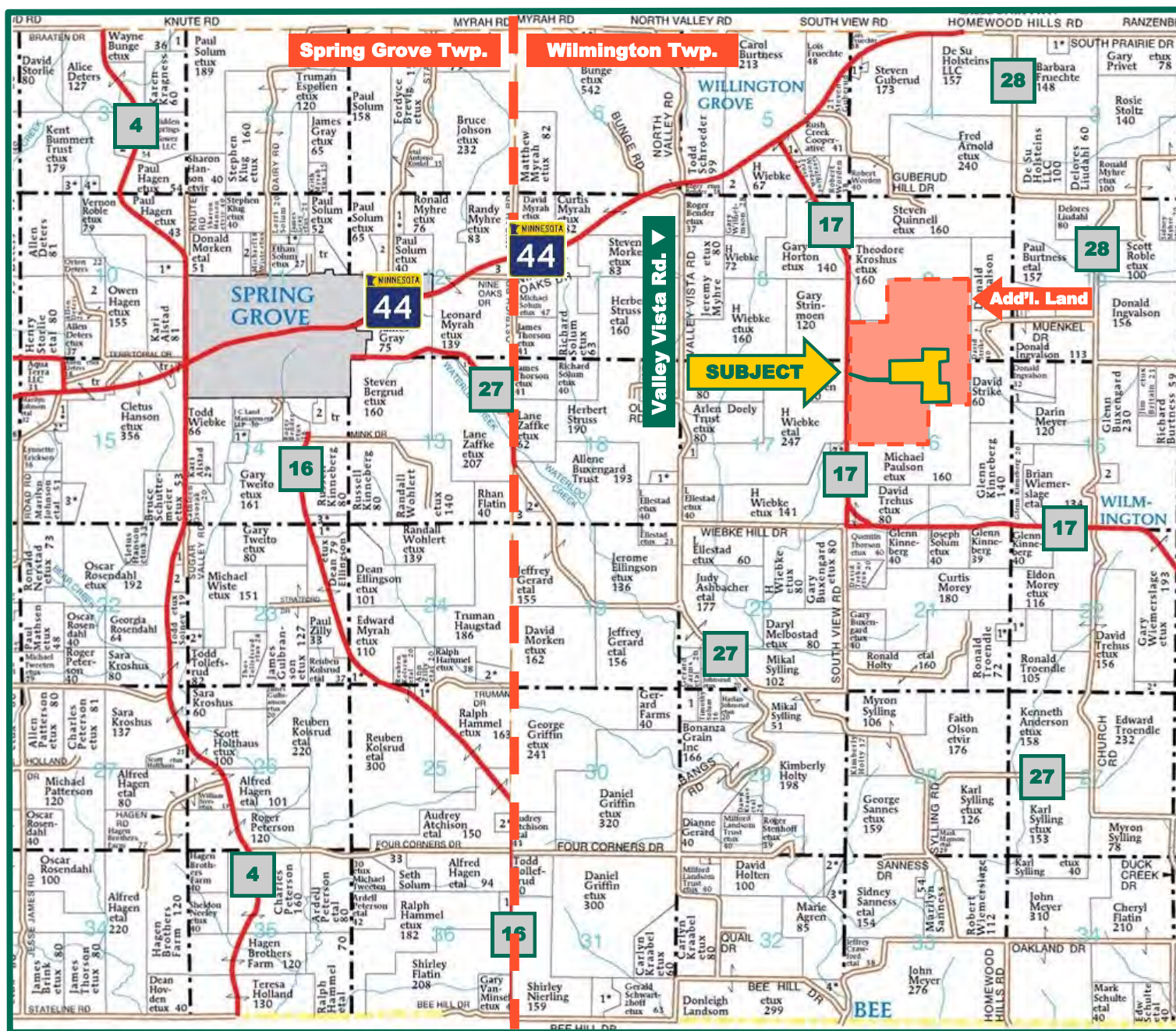


Property *Key Features*

- 2,500 Head Cattle-Finishing Facilities
- Opportunity to Purchase Adjoining 345 acres with Feedlot
- Good Income Potential

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FSA/Eff. Crop Acres: 10.79
Corn Base Acres: 6.70
Soil Productivity: 82.06 C.P.I.

Property Information

55.50 Acres, m/l

Location

3 miles east of Spring Grove, MN

Legal Description

S½ SW¼ SW¼ SE¼ & SW¼ SE¼ SW¼ SE¼ Section 9, Township 101 North, Range 6 West AND W½ NW¼ NE¼ AND W½ SE¼ NW¼ NE¼ and N½ NE¼ ALL in Section 16, Township 101 North, Range 6 West including Frl. N½ NW¼

Price & Terms

Price Reduced!

- ~~\$1,000,000.00~~ \$925,000.00
- 10% down upon acceptance of offer; balance due in cash at closing
- Adjoining 345 acres of land is also available for sale. Contact listing agent for details.

Possession

Negotiable

Real Estate Taxes

Taxes Payable 2019 - 2020: \$3,235.52*

Net Taxable Acres: 55.50*

Taxes estimated due to potential survey of property.

Land Description

Rolling topography

FSA Data

Farm Number 5787, Tract 14761

FSA/Eff. Crop Acres: 10.79

Corn Base Acres: 6.70

Corn PLC Yield: 160 Bu.

Soil Types/Productivity

Primary soils are Port Byron silt loam and Massbach silt loam. CPI on the FSA/Eff. Crop acres is 82.06. See soil map for

detail.

Drainage

Cattle lots drain to manure lagoon.

Buildings/Improvements

- 48' x 28' Feed Room built in 1975
 - 80' x 56' Pole Shed built in 1975
 - 130' x 50' Concrete Bunker built in 1975
 - 112' x 56' Pole Shed built in 1960
 - 80' x 20' Harvestore Silo built in 1973
 - 90' x 12' Lean-To built in 1983
 - 136' x 40' Lean-To built in 2007
 - 112' x 56' Pole Shed built in 1979
 - 80' x 70' Pole Shed built in 1983
 - 80' x 56' Pole Shed built in 1983
 - 80' x 56' Pole Shed built in 1956
 - 80' x 72' Pole Shed built in 1979
 - 88' x 40' Hay Shed built in 2005
 - 144' x 44' Pole Shed built in 2008
 - 60' x 180' Cattle Shed built in 2018
- Several buildings have had new steel installed on the roofs and sides within the last 3 years.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CPI	
285B	Port Byron silt loam, 2 to 6 percent slopes	3.18	29.43	2	98	
131C	Massbach silt loam, 6 to 12 percent slopes	2.09	19.39	3	69	
285C	Port Byron silt loam, 6 to 12 percent slopes, moderately eroded	1.99	18.42	3	91	
301C	Lindstrom silt loam, 6 to 12 percent slopes	1.04	9.65	3	92	
500D2	Edmund silt loam, 12 to 20 percent slopes, eroded	0.81	7.50	6	21	
401C	Mt. Carroll silt loam, 6 to 12 percent slopes, moderately eroded	0.81	7.49	3	80	
1830	Eitzen silt loam, occasionally flooded	0.63	5.81	2	91	
301B	Lindstrom silt loam, 1 to 6 percent slopes	0.14	1.31	1	99	
1856E	Plainfield loamy fine sand, loamy substratum, 25 to 50 percent slopes	0.10	0.94	7	2	
312C	Shullsburg silt loam, 6 to 12 percent slopes	0.01	0.07	3	50	

Measured Tillable Acres: 10.79

Average CPI: 82.06

Water & Well Information

There are two wells on the property that supply water to the feed lots.

Pasture

The majority of non-cropland is fenced and used for pasture.

Lease-Back

Seller is open to lease-back opportunities on the cattle facilities.

Easement

Seller will require an Easement for Ingress and Egress to allow access to the adjoining tillable land currently owned by the Seller.

Comments

Well-cared-for cattle operation. Seller has additional land adjoining feedlot that could potentially be used for manure application.

Additional Land For Sale

High-fertility land available for purchase with feedlot. Contact listing agent for details. See Additional Land Aerial Photo.

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

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Cattle facilities—Looking southwest



Cattle shed built in 2018



Cattle facilities—Looking northeast



Cattle facilities



Cattle facilities



Cattle facilities



Cattle facilities



Harvestore silo



Feed bunker



Commodity shed



Heated shop



Shop/Commodity shed



Cattle facilities—Looking west



Looking east from County Road 17



Looking northeast

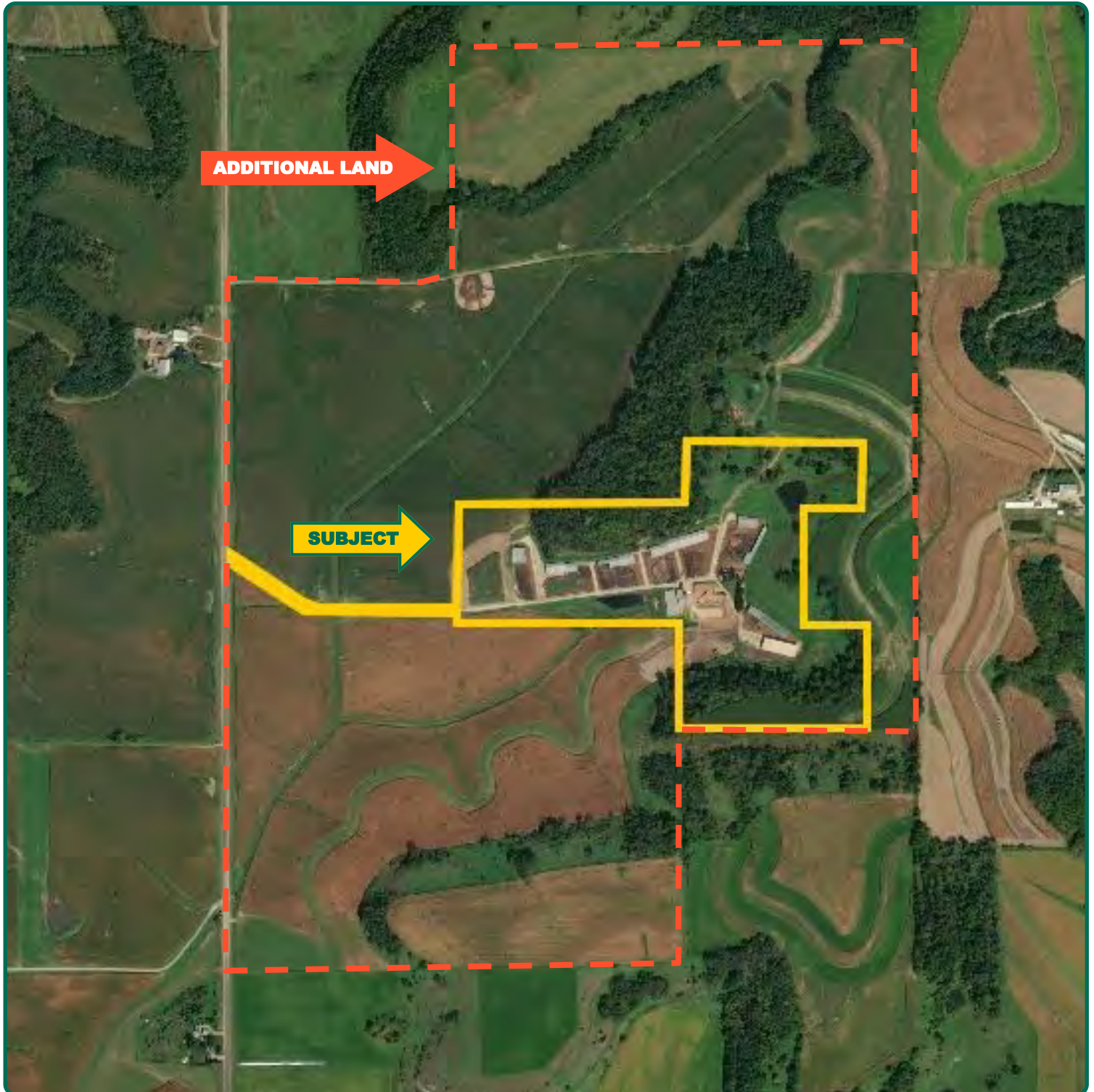


Looking northwest



Additional Land Available

Aerial Photo



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