



## 774 Acres, m/l Olmsted County, MN

### COMBINATION OF CROPLAND, RECREATION, AND DEVELOPMENT POTENTIAL

#### Property Information 774 Acres, m/l

##### Location

4 miles north of Byron or 5 miles northwest of Rochester. From Hwy 52/63, turn west at the 75th St. NW exit and go 5 miles west on County blacktop 14. Building site is 1/2 mile west of Genoa. Access to the southeast parcels is gained from 65th St. SW.

##### Legal Description

Multiple parcels in Sections 33 & 34 of 108N-15W (New Haven Township) and Sections 3, 4, 9, & 10 of 107N-15W (Kalmar Township).

##### Price & Terms

- \$6,990,000
- \$9,031.01/acre
- 15% down upon acceptance of offer; balance due in cash at closing

##### Possession

As agreed and subject to the 2016 lease.

##### Real Estate Tax

Taxes Payable 2016: \$36,926  
Net Taxable Acres: 765.33  
Tax per Net Taxable Acre: \$48.24

##### FSA Data

Farm Number 8603  
Crop Acres: 419.36  
Corn Base: 263.50  
Corn PLC Yield: 143 Bu.  
Bean Base: 155.66  
Bean PLC Yield: 36 Bu.

##### CRP Contracts

None.

##### Soil Types/Productivity

Primary soils are Richwood silt loam, Kegonsa silt loam, and Radford silt loam.

See soil maps for detail.

- **PI:** 77.3 per 2016 AgriData, Inc., based on 419 FSA crop acres.

##### Land Description

Variable topography from level river bottom to strongly sloping timber overlooking the valley.

##### Buildings/Improvements

Dwelling and garage south of blacktop are surveyed off and not included.

- Grain bins: 2 - 30' x 8 ring and 1 - 33' x 8 ring totaling 39,000 bushels.
- Storage sheds: newer 68' x 54' w/31' concrete floor and 60' x 24'.
- Garage: 24' x 20'.

##### Drainage

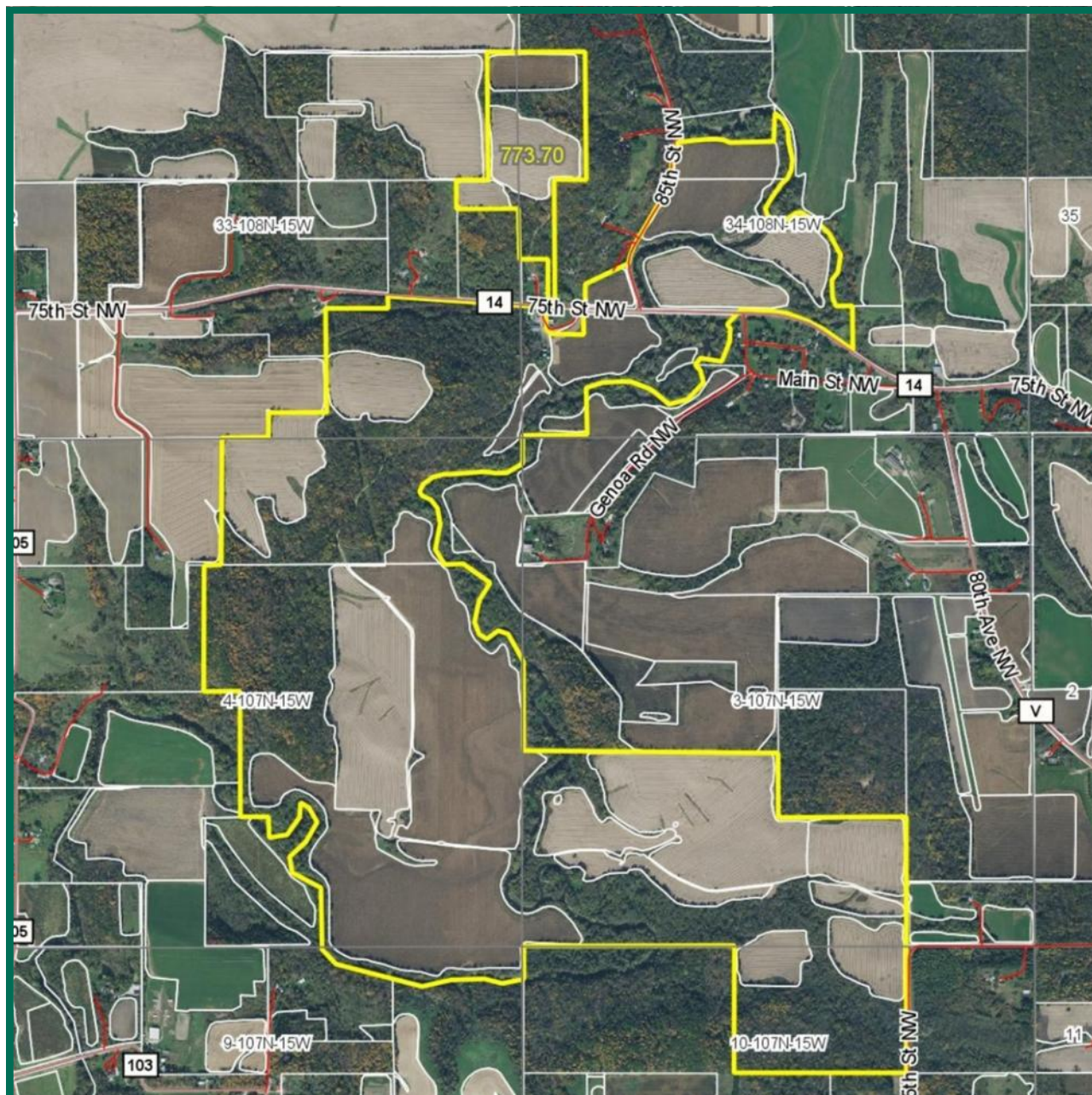
Crop acres surface drain to the Zumbro River.

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# Aerial Map



## Easement

A BP pipeline easement crosses the farm from northwest to southeast.

## Zoning - A2

The majority of the Section 3 & 10 land is in "Potential Suburban" for the Olmsted County land use plat.

## Comments

Picturesque timber and cropland farm with approximately 5 miles of Zumbro River frontage located 5 miles from Rochester.

This venue is a hunter and fisherman's dream with productive soils to provide an income stream. The timber ridge overlooking the valley would also provide beautiful residential settings.

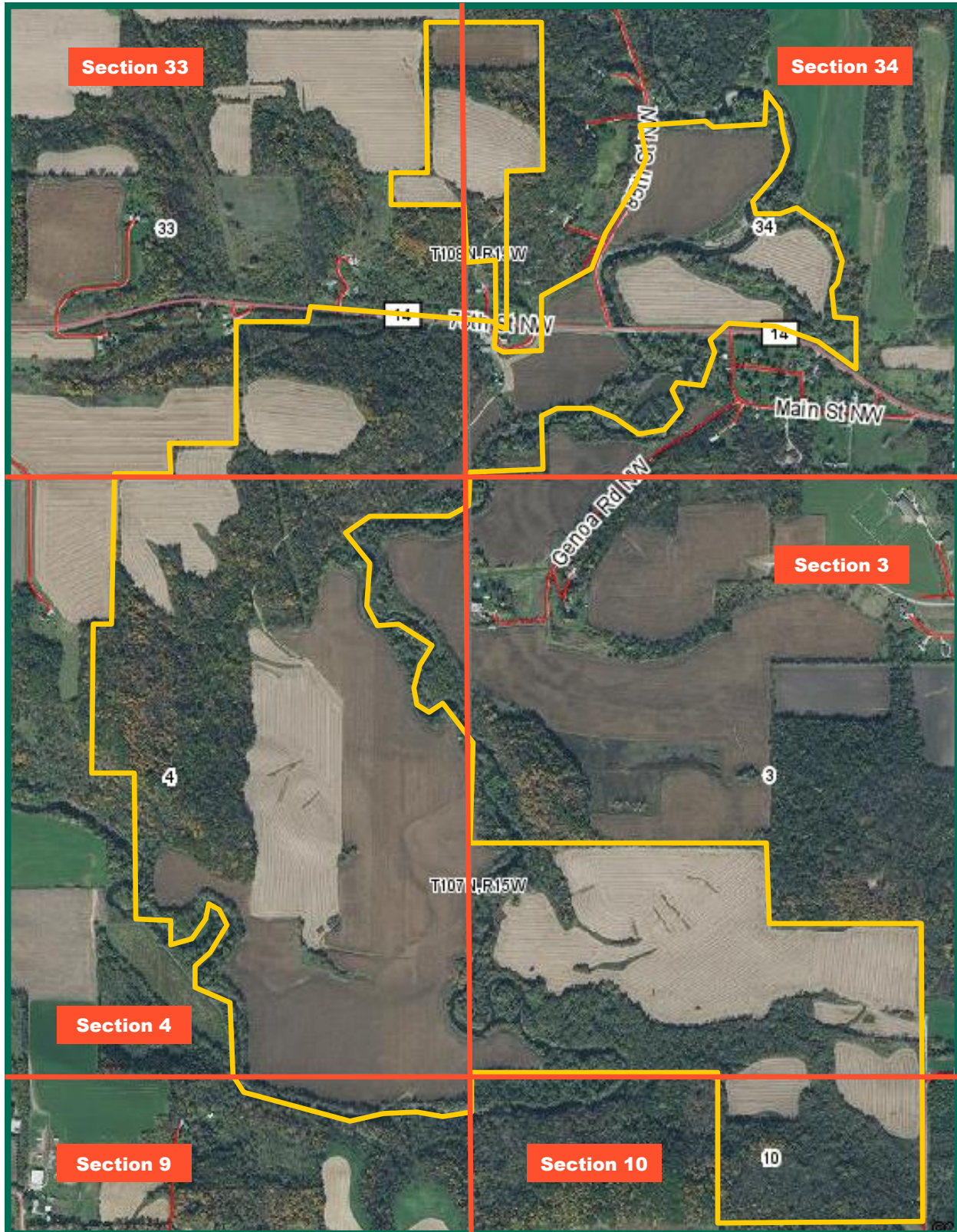
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated.*

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## Map: Google Aerial Photo



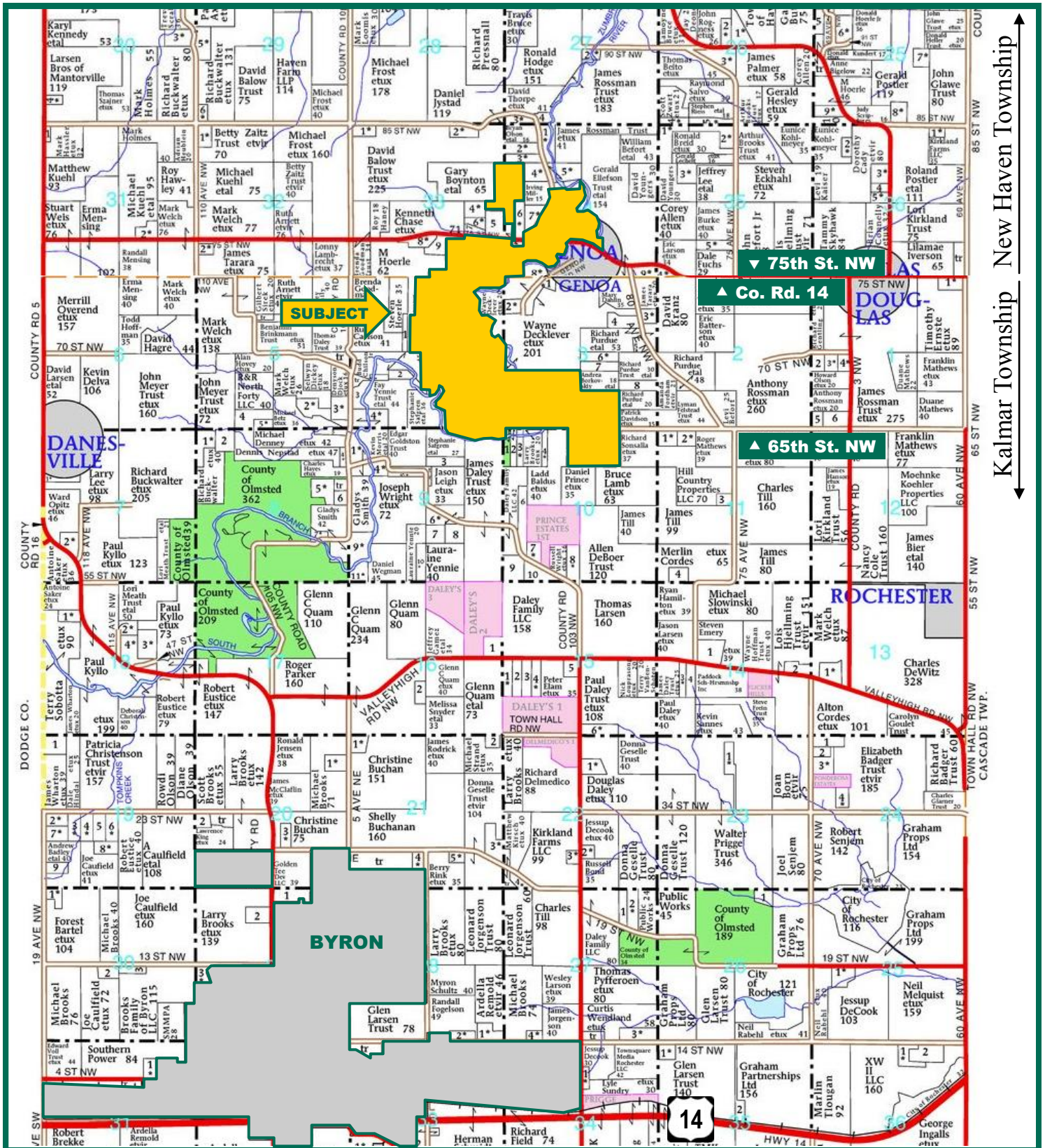
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# Plat Map



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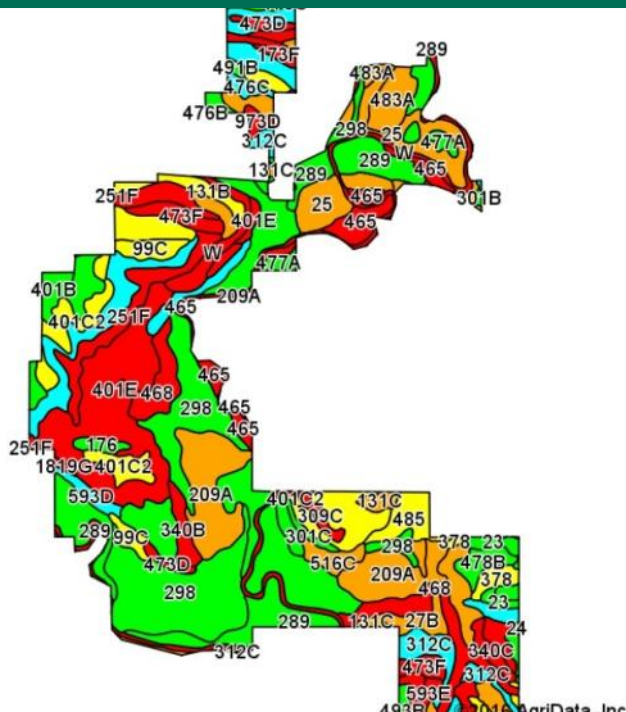
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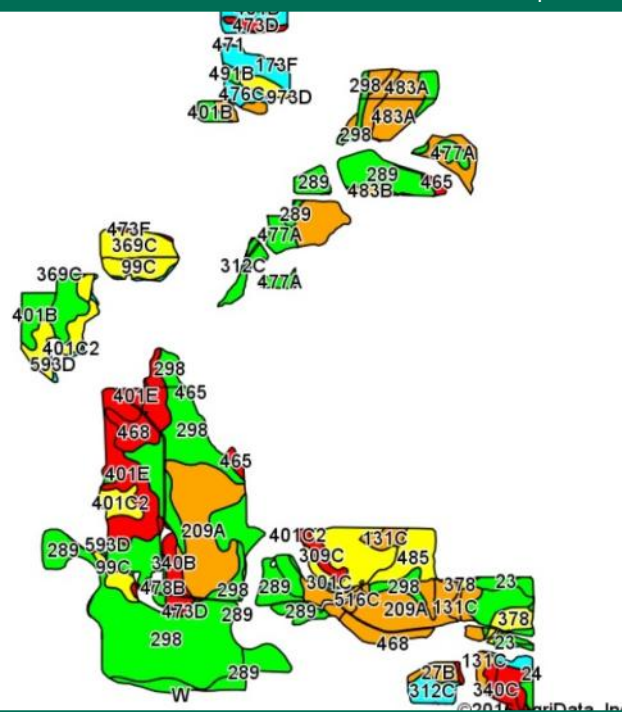


# Soil Map

**PI on ALL Acres:** 63.9 based on 773.7 Gross Acres



**PI on Tillable Acres:** 73.7 based on 419.36 FSA Crop Acres



Area Symbol: MN109, Soil Area Version: 10								
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans
298	Richwood silt loam, 0 to 2 percent slopes	88.25	11.4%		I	99	204	5
289	Radford silt loam	84.25	10.9%		IIw	95	196	5
401E	Mt. Carroll silt loam, 18 to 25 percent slopes, moderately eroded	66.46	8.6%		VIe	34		
209A	Kegonsa silt loam, 0 to 2 percent slopes	49.04	6.3%		IIIs	74	152	4
593D	Elbaville silt loam, 12 to 18 percent slopes	38.97	5.0%		IVe	53	109	3
477A	Littleton silt loam, 0 to 1 percent slopes	32.07	4.1%		I	100	206	6
W	Water	32.05	4.1%			0		
468	Otter silt loam, channeled	30.78	4.0%		VIw	20		
25	Becker loam	29.32	3.8%		IIIs	71	146	4
131B	Massbach silt loam, 2 to 6 percent slopes	23.38	3.0%		IIe	84	173	5
401C2	Mt. Carroll silt loam, 6 to 12 percent slopes, moderately eroded	23.04	3.0%		IIIe	80		
312C	Shullsburg silt loam, 6 to 12 percent slopes	21.56	2.8%		IIIe	50	103	3
131C	Massbach silt loam, 6 to 12 percent slopes	20.87	2.7%		IIIe	69	142	4
478B	Coggon silt loam, 2 to 6 percent slopes	20.14	2.6%		IIe	85	175	5
465	Kalmarville silt loam	19.27	2.5%		Vw	20		
251F	Marlean silty clay loam, 25 to 40 percent slopes	17.75	2.3%		VIIe	13		
401B	Mt. Carroll silt loam, 2 to 6 percent slopes, moderately eroded	12.17	1.6%		IIe	90		
483A	Waukee loam, 0 to 2 percent slopes	12.13	1.6%		IIIs	*m 69		
173F	Frontenac loam, 15 to 35 percent slopes	11.83	1.5%		VIIe	11		
473F	Dorerton loam, 25 to 40 percent slopes	11.16	1.4%		VIIe	4		
99C	Racine silt loam, 6 to 12 percent slopes	11.08	1.4%		IIIe	76	157	4
485	Lawler loam	10.02	1.3%		IIIs	77	159	4
369C	Waubek silt loam, 6 to 12 percent slopes	9.13	1.2%		IIIe	80	165	4
401D2	Mt. Carroll silt loam, 12 to 20 percent slopes, moderately eroded	8.28	1.1%		IVe	67		



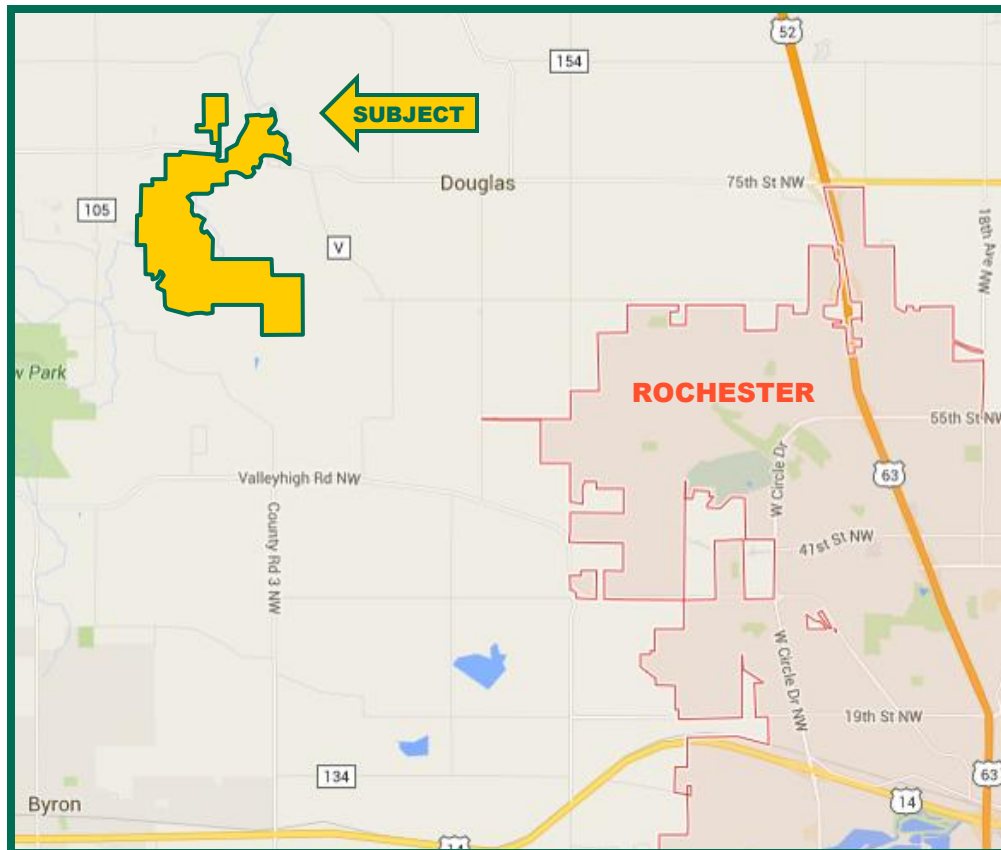
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# Soil Map (Continued) & Location Map

27B	Dickinson sandy loam, 2 to 6 percent slopes	8.12	1.0%		Ille	60	124	36
340C	Whalan loam, 6 to 12 percent slopes	7.56	1.0%		Ille	43	89	26
369B	Waubesa silt loam, 1 to 6 percent slopes	7.09	0.9%		Ile	91	187	55
340B	Whalan loam, 1 to 6 percent slopes	6.38	0.8%		Ile	49	101	29
378	Maxfield silty clay loam	6.02	0.8%		Ilw	83	171	50
516C	Dowagiac sandy loam, 6 to 12 percent slopes	5.96	0.8%		Ille	61	126	37
23	Skyberg silt loam	5.34	0.7%		Ilw	94	194	56
473D	Dorerton loam, 12 to 25 percent slopes	4.91	0.6%		Vle	27		
309D	Schapville silty clay loam, 12 to 25 percent slopes	4.17	0.5%		Vle	14	28	10
483B	Waukegan loam, 2 to 5 percent slopes	3.66	0.5%		Ils	*m 66		
309C	Schapville silty clay loam, 6 to 12 percent slopes	3.34	0.4%		Ille	46	95	28
1846	Kato silty clay loam, depressional	3.32	0.4%		Illw	57	117	34
476C	Frankville silt loam, 6 to 12 percent slopes	3.21	0.4%		Ille	55	113	33
176	Garwin silty clay loam	3.14	0.4%		Ilw	86	177	52
973D	Brodale-Sogn complex, 12 to 25 percent slopes	2.72	0.4%		Vlls	8		
471	Root silt loam	2.51	0.3%		Vw	20		
301C	Lindstrom silt loam, 6 to 15 percent slopes	2.41	0.3%		Ille	92	190	55
593E	Elbaville silt loam, 18 to 30 percent slopes	2.40	0.3%		Vle	24		
24	Kasson silt loam	2.19	0.3%		I	95	196	57
474B	Haverhill silty clay loam, 1 to 8 percent slopes	1.97	0.3%		Vlw	5		
1819G	Dorerton-Rock outcrop complex, very steep	1.35	0.2%		Vlle	2		
491B	Waucoma loam, 2 to 6 percent slopes	1.29	0.2%		Ile	89	183	53
209B	Kegonsa silt loam, 2 to 6 percent slopes	0.50	0.1%		Ile	69	142	41
301B	Lindstrom silt loam, 2 to 6 percent slopes	0.42	0.1%		Ile	99	204	59
73F	Bellechester loamy sand, 25 to 45 percent slopes	0.33	0.0%		Vlls	3		
493B	Oronoco loam, 2 to 6 percent slopes	0.26	0.0%		Ile	88	181	53
467	Sawmill silty clay loam	0.13	0.0%		Ilw	79	163	47
<b>Weighted Average</b>						<b>*m 63.9</b>	<b>108.9</b>	<b>31.7</b>



Map data ©2016 Google

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## Photos: 774 Acres, m/l, Olmsted County, MN



Bins



Newer Machine Shed



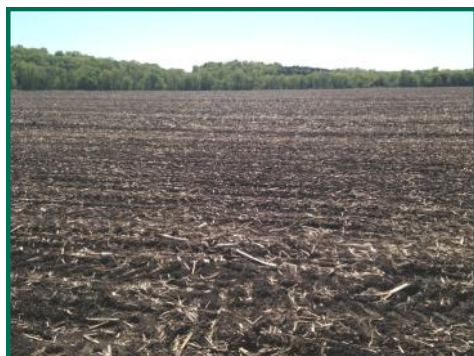
Section 3 Land



Section 10 Land



Section 4 Land



Section 4 Land



Section 33 Land



Section 34 Land



Land with Lane

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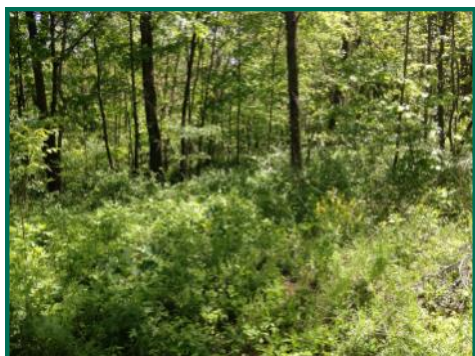
Access Lane from Blacktop to Section 4  
Bottom Field



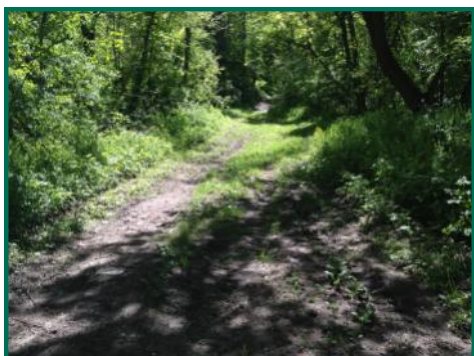
Four-wheeler Lane



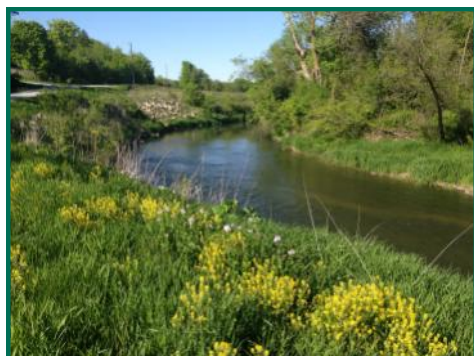
Land with Timber



Timber



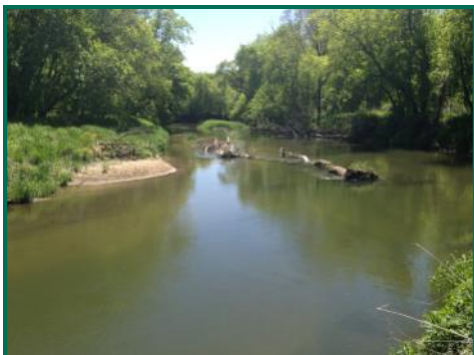
Timber



Section 34 River



Section 4 River



Section 3 River



Section 3 River

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