



110.98 Acres, m/l, Dakota County, MN

Property Information

Location

From the intersection of MN 19 and Garrett Ave. W of Northfield, go N on Garrett to County 96 (also 320th St.) go 0.75 mile E on 96. Farm begins on S (right) side of 96 (also County 23); or from junction of MN 19 and Rice County 43 in Northfield go N approx 1.25 miles on Rice Co. 43 to the Dakota Co. line where it becomes Dakota Co. 23, continue 1.0 mile N to the intersection with Dakota Co. 96, turn left and go W approx. 3/8 mile. Farm begins on left or S side of Dakota Co. 23/96; or in Northfield at the junction of MN 3 and Dakota Co. 96, go W on 96 approx. 2 1/8 miles. Farm is on the left (S) side of County 23/96.

Legal Description

Tracts in N 1/2 Section 26, Township 112 North, Range 20, West of the 5 P.M., Greenvale Twp, Dakota Co., MN,

containing 110.98 acres, more or less.
Exact legal description as per Abstract of Title.

Price & Terms

- \$720,000
- \$6,487.66/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Possession of the farm is subject to the 2016 cash rent lease. Seller and Buyer to prorate 2016 cash rent of \$16,200 based on date of closing. Lease is terminated effective December 31, 2016.

Real Estate Tax

Taxes Payable 2016 : \$6,287.98
Net Taxable Acres: 109.48
Tax per Net Taxable Acre: \$57.43
2016 taxes prorated to date of closing.

FSA Data

Farm Number 7631, Tract #11215
Farmland Acres: 114.72
Cropland Acres: 95.02
Corn Base: 67.22 Ac.
Corn PLC Yield: 161 Bu.
Bean Base: 27.29 Ac.
Bean PLC Yield: 42 Bu.
ARC County

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Lester, Webster, Merton, Glencoe, Garwin, and Blooming. See soil map for detail.

- **PI:** 91.7 per 2016 AgriData, Inc., based on FSA crop acres.

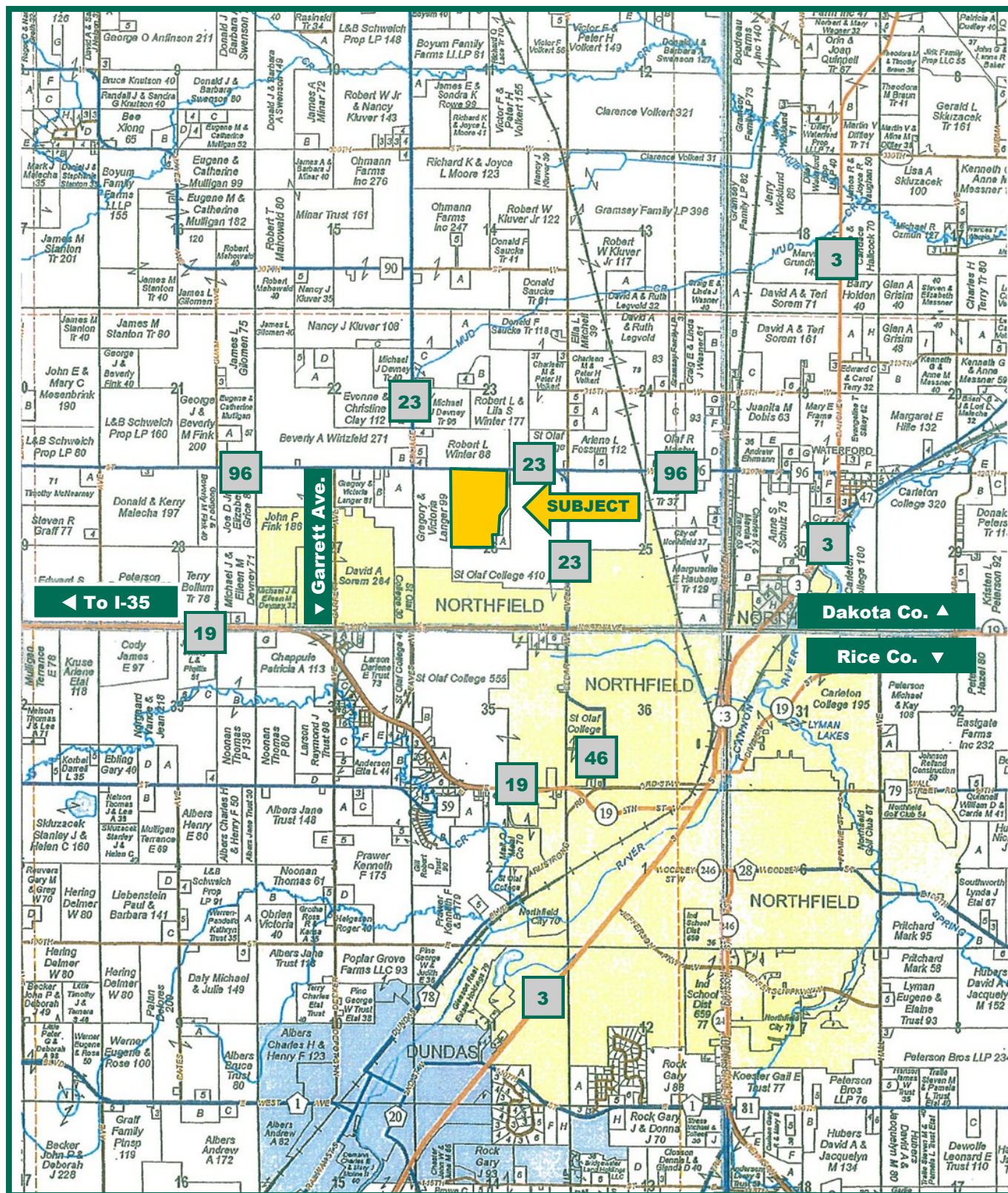
Land Description

Gently sloping to rolling topography.

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Plat Map



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Aerial Photo



Buildings/Improvements

None.

Drainage

Waterway/creek and natural. No known drainage tile.

Water & Well Information

None.

Comments

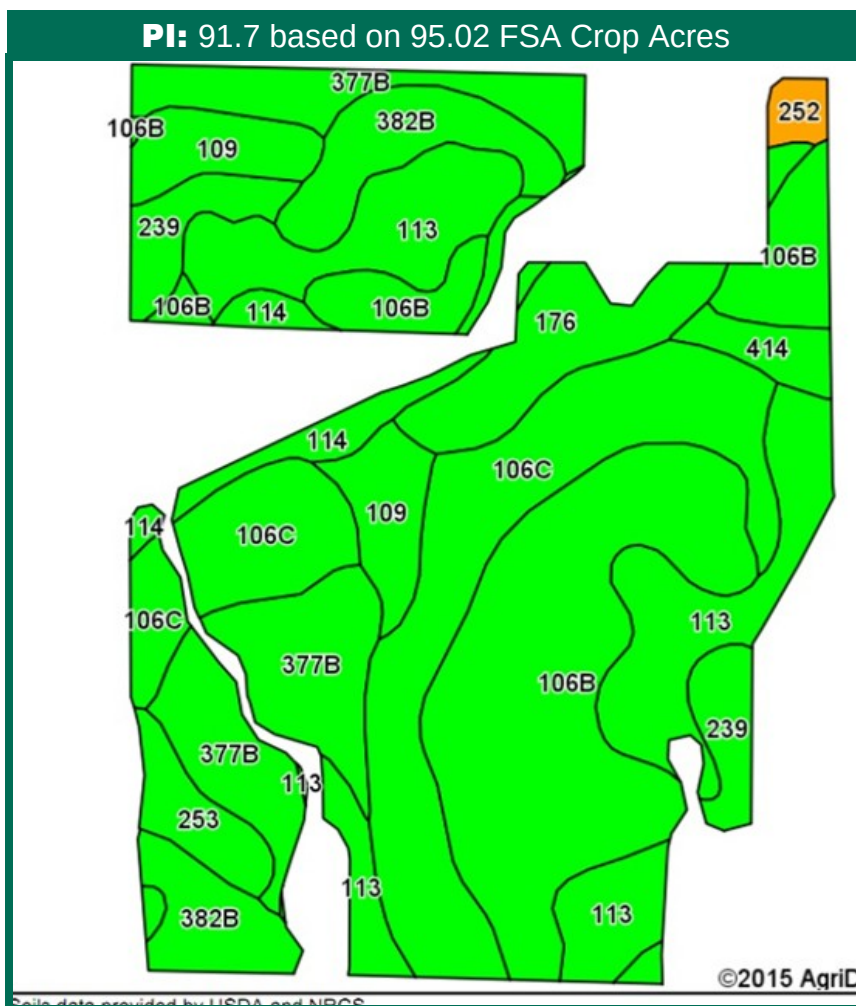
Productive soils.

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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Soil Map



Area Symbol: MN037, Soil Area Version: 11								
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans
106B	Lester loam, 2 to 6 percent slopes	20.97	23.3%		Ile	92		
106C	Lester loam, 6 to 10 percent slopes	17.89	19.9%		IIle	91		
113	Webster clay loam, 0 to 2 percent slopes	14.23	15.8%		IIlw	93		
377B	Merton silt loam, 1 to 6 percent slopes	10.93	12.1%		Ile	97	190	53
382B	Blooming silt loam, 1 to 6 percent slopes	6.15	6.8%		Ile	91	178	50
176	Garwin silty clay loam	4.72	5.2%		IIlw	86	169	47
109	Cordova clay loam, 0 to 2 percent slopes	4.54	5.0%		IIlw	88		
239	Le Sueur loam, 1 to 3 percent slopes	3.53	3.9%		Ilw	96		
114	Glencoe silty clay loam, 0 to 1 percent slopes	2.83	3.1%		IIIlw	87		
253	Maxcreek silty clay loam	2.12	2.4%		Ilw	88	172	48
414	Hamel loam, 0 to 2 percent slopes	1.36	1.5%		Ilw	94		
252	Marshan silty clay loam	0.70	0.8%		Ilw	62	122	34
Weighted Average						91.7	49.1	13.7

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*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Maps Provided By:



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