



LAND FOR SALE

WE ARE PLEASED TO PRESENT

160.93 Net Tax. Acres - Jackson County, Minnesota

LOCATION: 1 mile south of Windom, MN on Hwy. 17 (south of intersection of 440th St. & 480th Ave.)

GENERAL LEGAL DESCRIPTION: W½ SE¼ Except the West 336.54'; and the NE Fr¼ lying south of the RR ROW Except Tracts "A", "B", "C", and "1"; all in Section 2, Township 104 North, Range 36 West of the 5th p.m. (Delafield Twp.)

PRICE AND TERMS:

- \$1,367,905 \$8,500/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Taxes Payable 2012: \$4,225
 Taxable Acres: 160.93
 Tax per Acre: \$26.25

FSA DATA:

Farm Number 312, Tract 12624
 Crop Acres: 145.3*

Base	Yields	Direct/C.C.
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Corn: 84.13* 106/106

Bean: 59.36* 34/34

*Final FSA and Base Acres will be determined by local FSA office. Parcel is part of a larger tract.

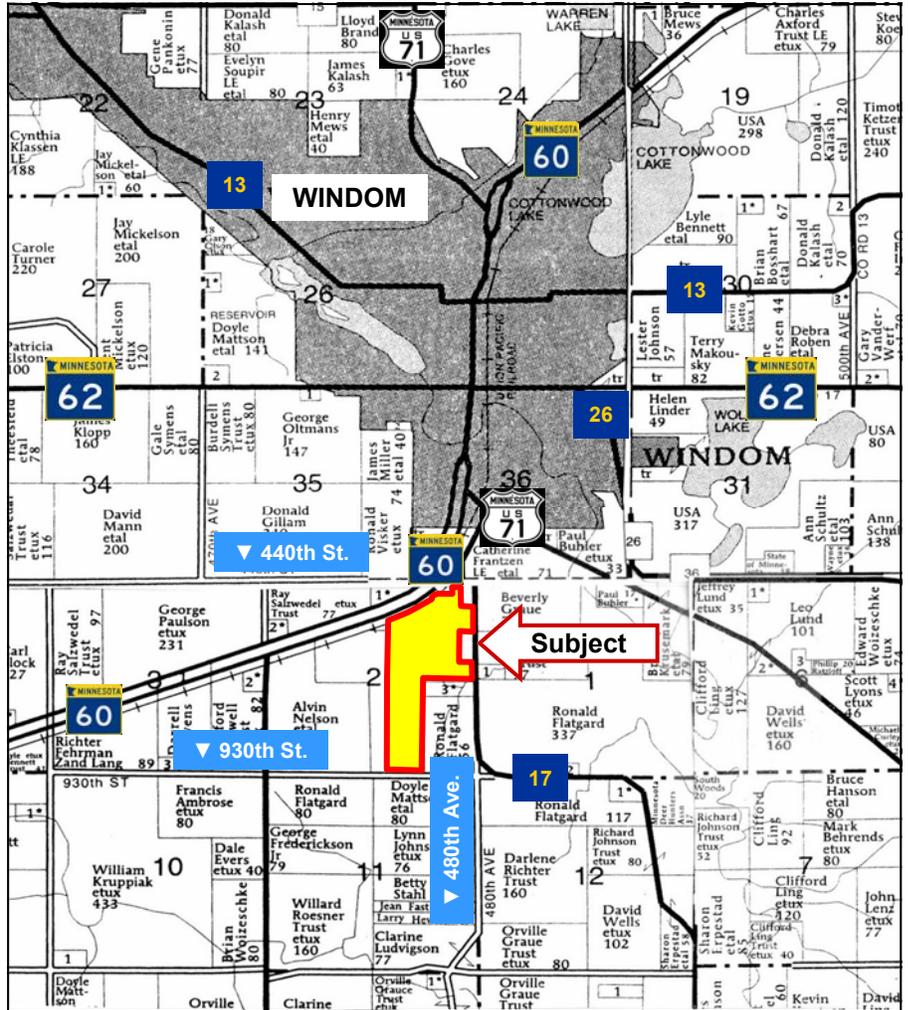
LAND DESCRIPTION: Level to sloping

SOIL TYPES & PRODUCTIVITY: Primary soils are Clarion-Storden, Delft and Clarion. See soil map on back for detail. Productivity Index of 90.3 per AgriData, Inc. 2012

IMPROVEMENTS: None

DRAINAGE: Natural plus tile. No tile maps currently available.

POSSESSION: As agreed.



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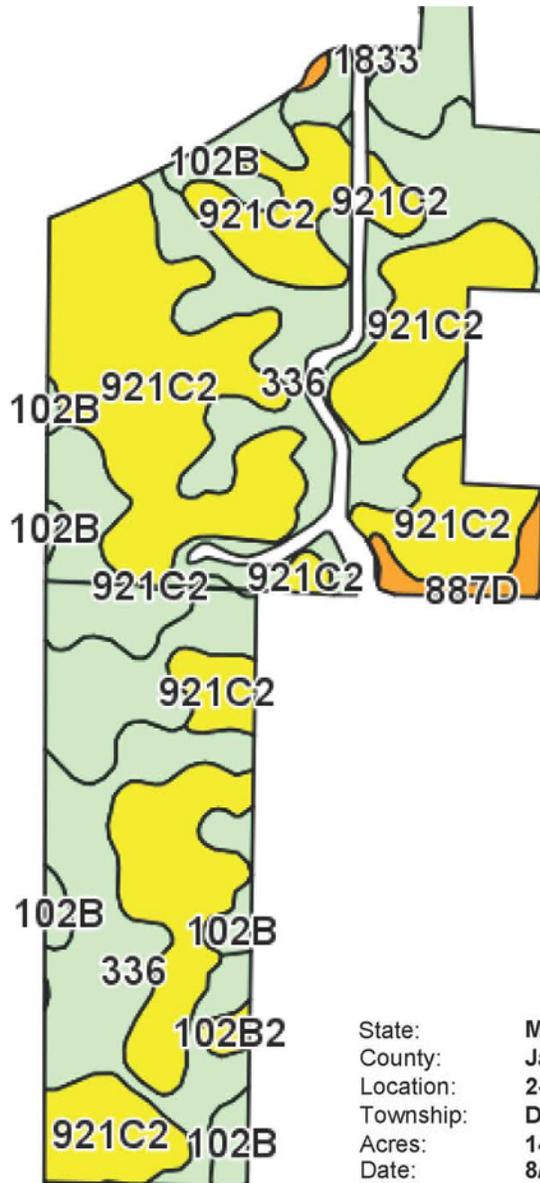
For additional information, contact Marv Huntrods (MarvH@Hertz.ag)

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The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Farm Management, Inc. or its staff.

AERIAL & SOIL MAPS



State: **Minnesota**
 County: **Jackson**
 Location: **2-104N-36W**
 Township: **Delafield**
 Acres: **145.2**
 Date: **8/31/2012**



Maps provided by:



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Productivity Index	Corn	Soybeans
921C2	Clarion-Storden loams, 6 to 12 percent slopes, eroded	68.6	47.2%		IIIe	87	164	48
336	Delft clay loam	51.7	35.6%		IIw	94	178	52
102B	Clarion loam, 2 to 6 percent slopes	19.9	13.7%		IIe	95	180	52
887D	Clarion-Swanlake loams, 12 to 18 percent slopes	2.2	1.5%		IVe	69	130	38
1833	Coland clay loam, occasionally flooded	1.8	1.2%		IIw	83	157	46
102B2	Clarion loam, 4 to 8 percent slopes, eroded	0.8	0.5%		IIIe	95	180	52
960D2	Storden-Clarion loams, 12 to 18 percent slopes, eroded	0.2	0.2%		IVe	66	125	36
Weighted Average						90.2	170.4	49.7