



LAND FOR SALE

WE ARE PLEASED TO PRESENT

171.89 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: N½ NE¼ Except 2.5 Ac. and part of NW¼ NE¼; Part of SW¼ NE¼; and all of the S½ NW¼ Except Tract "D"; all in Section 1, Township 104 North, Range 36 West of the 5th p.m. (Delafield Twp.)

PRICE AND TERMS:

- \$1,289,175 \$7,500/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Taxes Payable 2012: \$3,300

Taxable Acres: 171.89

Tax per Acre: \$19.20

FSA DATA:

Farm Number 312, Tract 12625

Crop Acres: 161.9*

Base	Yields	Direct/C.C.
Corn: 94.87*	106/106	
Bean: 66.94*	34/34	

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

CRP CONTRACT: 1.9 acres in CP-21 Filter Strips. Contract pays \$296 annually and expires 9/30/2024.

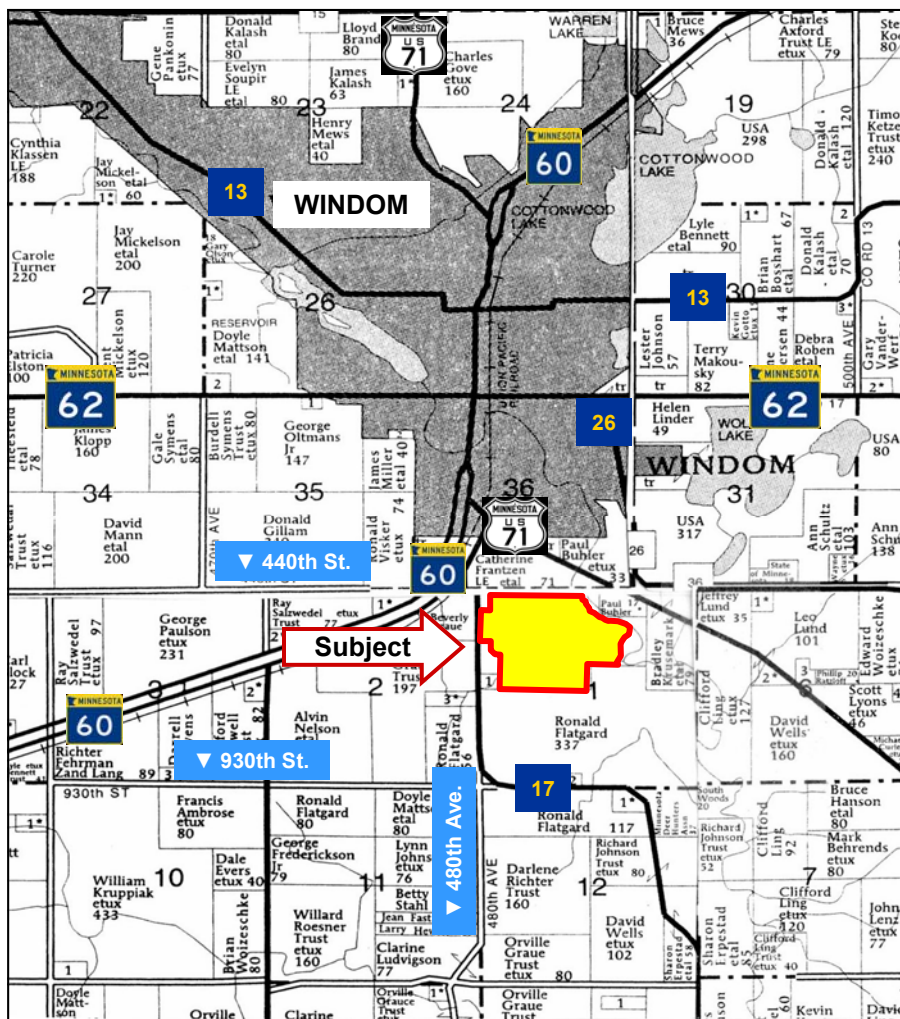
LAND DESCRIPTION: Level to sloping

SOIL TYPES & PRODUCTIVITY: Primary soils are Coland, Delft, and Clarion-Storden. See soil map on back for detail. Productivity Index of 83.2 per AgriData, Inc. 2012

IMPROVEMENTS: None

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

POSSESSION: As agreed.



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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.

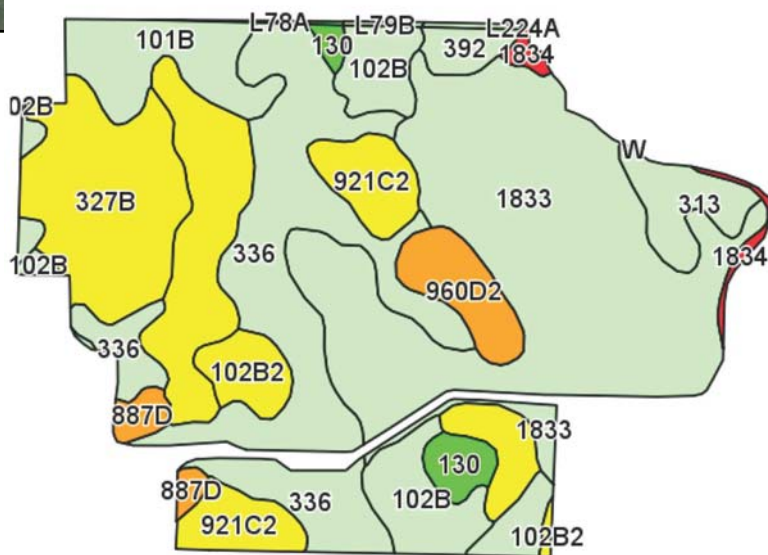
AERIAL & SOIL MAPS



State: **Minnesota**
 County: **Jackson**
 Location: **1-104N-36W**
 Township: **Delafield**
 Acres: **161.9**
 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
1833	Coland clay loam, occasionally flooded	50.1	31.0%		IIw	83	157	46
336	Delft clay loam	33.8	20.9%		IIw	94	178	52
921C2	Clarion-Storden loams, 6 to 12 percent slopes, eroded	22.6	14.0%		IIIe	87	164	48
327B	Dickman sandy loam, 1 to 6 percent slopes	16	9.9%		IIIe	49	93	27
102B	Clarion loam, 2 to 6 percent slopes	9.5	5.8%		Ile	95	180	52
101B	Truman silty clay loam, 2 to 6 percent slopes	8.1	5.0%		Ile	99	187	54
960D2	Storden-Clarion loams, 12 to 18 percent slopes, eroded	4.9	3.0%		IVe	66	125	36
313	Spillville loam, occasionally flooded	4.6	2.8%		IIw	91	172	50
102B2	Clarion loam, 4 to 8 percent slopes, eroded	3.5	2.2%		IIIe	95	180	52
130	Nicollet clay loam	2.7	1.7%		I	99	187	54
392	Biscay clay loam	2	1.2%		IIw	69	130	38
887D	Clarion-Swanlake loams, 12 to 18 percent slopes	1.9	1.2%		IVe	69	130	38
1834	Coland loam, frequently flooded	1.3	0.8%		Vw	20		
L230A	Biscay clay loam, loamy substratum, 0 to 2 percent slopes	0.3	0.2%		IIw	70	129	39
L79B	Clarion loam, 2 to 5 percent slopes	0.2	0.1%		Ile	95	175	52
L65B	Augusta Lake fine sandy loam, 1 to 6 percent slopes	0.1	0.0%		IIIe	70	129	39
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.1	0.0%		I	99	182	54
L78A	Canisteo clay loam, 0 to 2 percent slopes	0.1	0.0%		IIw	93	171	51
Weighted Average						83.2	157.1	45.8