

# Land For Sale

**ACREAGE:**

**233.45 Acres, m/l**

**LOCATION:**

**Redwood County, MN**



## **Property** *Key Features*

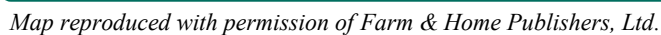
- Two Miles Northwest of Belview
- 228.02 FSA/ Eff. Crop Acres with a 92.10 CPI
- Highly Tillable Farm on a Hard-Surface Road

**Justin Bahr, AFM**  
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## Swedes Forest Township, Redwood County, MN



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# Aerial Photo

233.45 Acres, m/l



FSA/Eff. Crop Acres:	228.02
Corn Base Acres:	112.30
Bean Base Acres:	111.40
Soil Productivity:	92.10 CPI

## Property Information

**233.45 Acres, m/l**

### Location

**From Belview:** 2 miles north on County Rd. 7 to 410th St. The property is on the west side of County Rd. 7.

### Legal Description

NE¼ and N½ NW¼, Section 31, Township 114 North, Range 37 West of the 5th P.M., Redwood Co., MN.

### Price & Terms

- \$2,182,757
- \$9,350/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated.

### Real Estate Tax

Taxes Payable in 2021  
Ag Non-Hmstd Taxes: \$7,902.00  
Net Taxable Acres: 233.45  
Tax per Net Taxable Acre: \$33.85

### Lease Status

Leased through the 2021 crop year.

### FSA Data

Farm Number 6425  
Tracts 4071, 8082, 8083 8800  
FSA/Eff. Crop Acres: 228.02  
Corn Base Acres: 112.30  
Corn PLC Yield: 138 Bu.  
Bean Base Acres: 111.40  
Bean PLC Yield: 37 Bu.

### Soil Types/Productivity

Main soil types are Amiret-Swanlake, Canisteo, Normania and Seaforth. Crop Productivity Index (CPI) on the FSA/Eff. Crop acres is 92.10. See soil map for details.

### Land Description

Level to rolling.

### Drainage

Natural, plus some tile. Contact agent for maps.

### Water & Well Information

None.

### Comments

Nice, highly tillable Redwood County farm located on a hard-surface road.

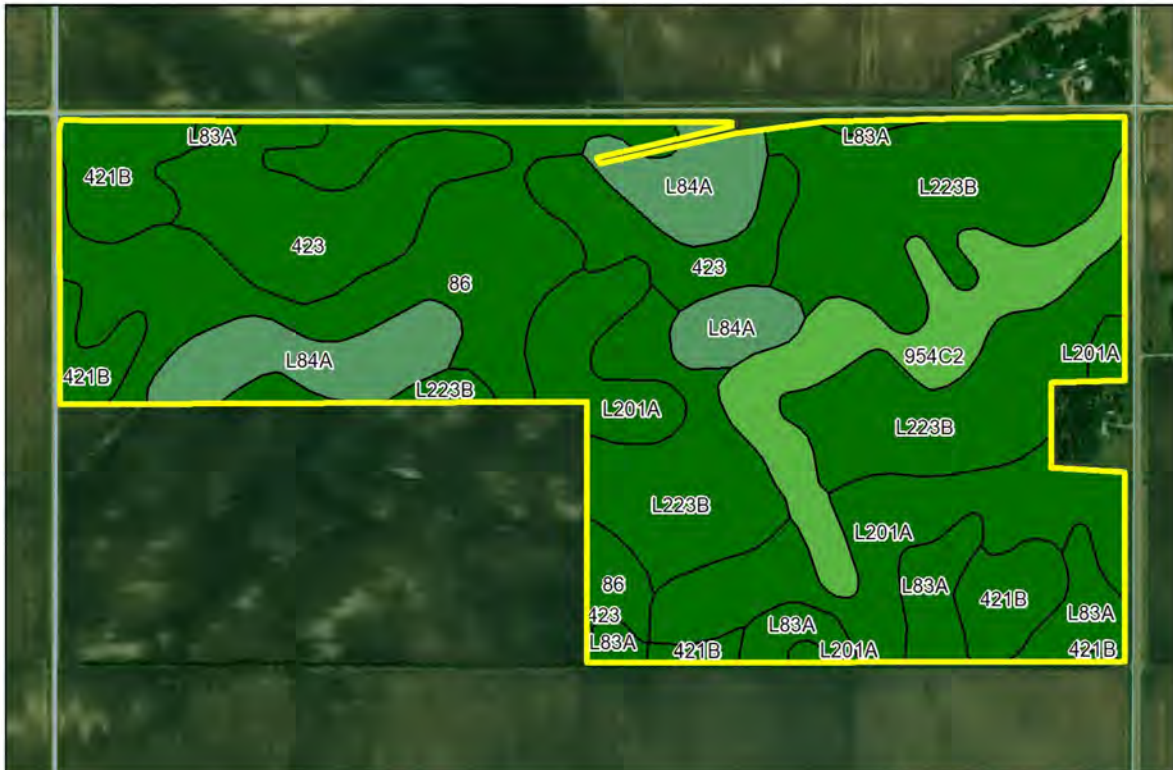
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# Soil Map

228.02 FSA/Eff. Crop Acres



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CPI	
L223B	Amiret-Swanlake loams, 2 to 6 percent slopes	61.79	27.10	2	92	
86	Canisteo clay loam, 0 to 2 percent slopes	36.67	16.08	2	93	
L201A	Normania loam, 1 to 3 percent slopes	30.93	13.56	1	99	
423	Seaforth loam, 1 to 3 percent slopes	27.56	12.09	2	95	
L84A	Glencoe clay loam, 0 to 1 percent slopes	22.14	9.71	3	86	
954C2	Storden-Ves complex, 6 to 10 percent slopes, moderately eroded	19.49	8.55	3	77	
421B	Amiret loam, 2 to 6 percent slopes	16.52	7.25	2	98	
L83A	Webster clay loam, 0 to 2 percent slopes	12.91	5.66	2	93	

Measured Tillable Acres: 228.02

Average CPI:92.10

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 boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Southeast Looking Northwest



Northwest Looking Southeast



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