

LAND FOR SALE

LISTING #17174

182.83 ACRES M/L
MOWER COUNTY, MINNESOTA



DOUGLAS R. YEGGE

C: 563-320-9900

O: 563-659-8185

Doug@PeoplesCompany.com

PeoplesCompany.com
563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION:

182.83 acres being part of Section 13,
Township 101 North, Range 18 West,
Mower County, MN.

COMMENTS & BUILDING INFORMATION:

Peoples Company is pleased to present 182.83 acres M/L of quality farmland located in Mower County, Minnesota. This farm consists of 179.24 cropland acres and carries an overall NCCPI rating of 81.4, it's also partially pattern-tiled. The soils are primarily Skyberg silt loam, Schley silt loam, Brownsdale silt loam, Udolpho silt loam, and Dowagiac loam. This is a transitioning organic farm with an attractive Lease-back. This property is located south of Austin MN, or 2.5 miles North of Lyle, MN., in Section 13, Township 101 North, Range 18 West, Mower Co., MN.

LEASE/FSA INFORMATION:

Lease-back to Kuper

182.83 Acres M/L, Mower County, MN

TOTAL ACRES:	182.83
PRICE:	\$2,450,000
Price Per Acre:	\$13,400
Owner:	Kuper
Operator:	Kuper
County & State:	Mower Co., MN
Location:	North of Lyle, MN
Possession Date:	As agreed
Drainage Info:	Some Tile
Average Productivity:	81.4 PI
Taxable Acres:	182.83
Net RE Taxes:	\$4,072
Taxes Payable In:	2024
Topography:	Level

F.S.A. INFORMATION:

Farmland:	179.4
Crop Acres:	179.4
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	95.4
Corn Yield:	142
Soybean Base:	83.84
Soybean Yield:	42

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	182.83
Tillable Acres:	179.24
CRP Acres:	
Farmstead:	
Roads:	3.59
Waterways:	
Timber:	
Pasture:	

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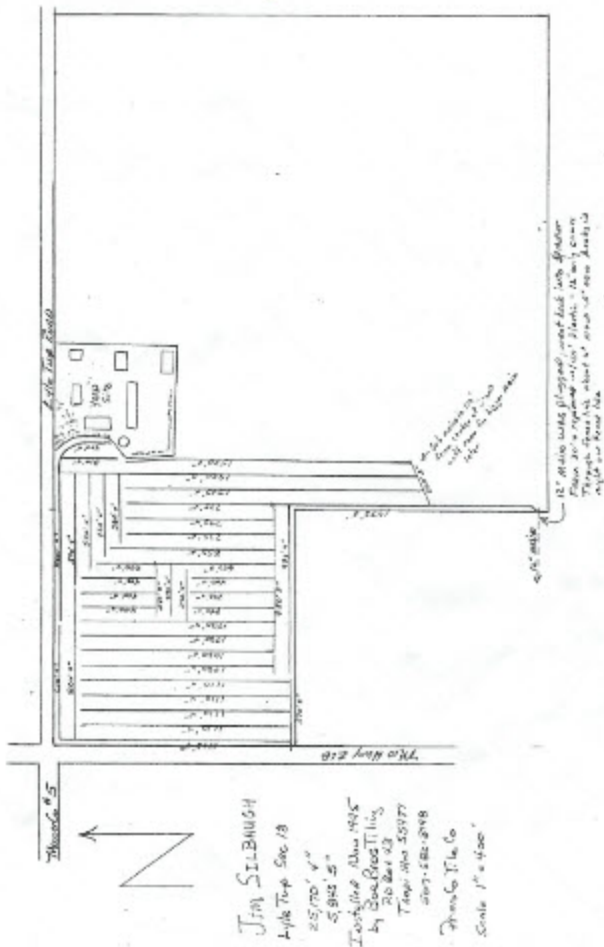
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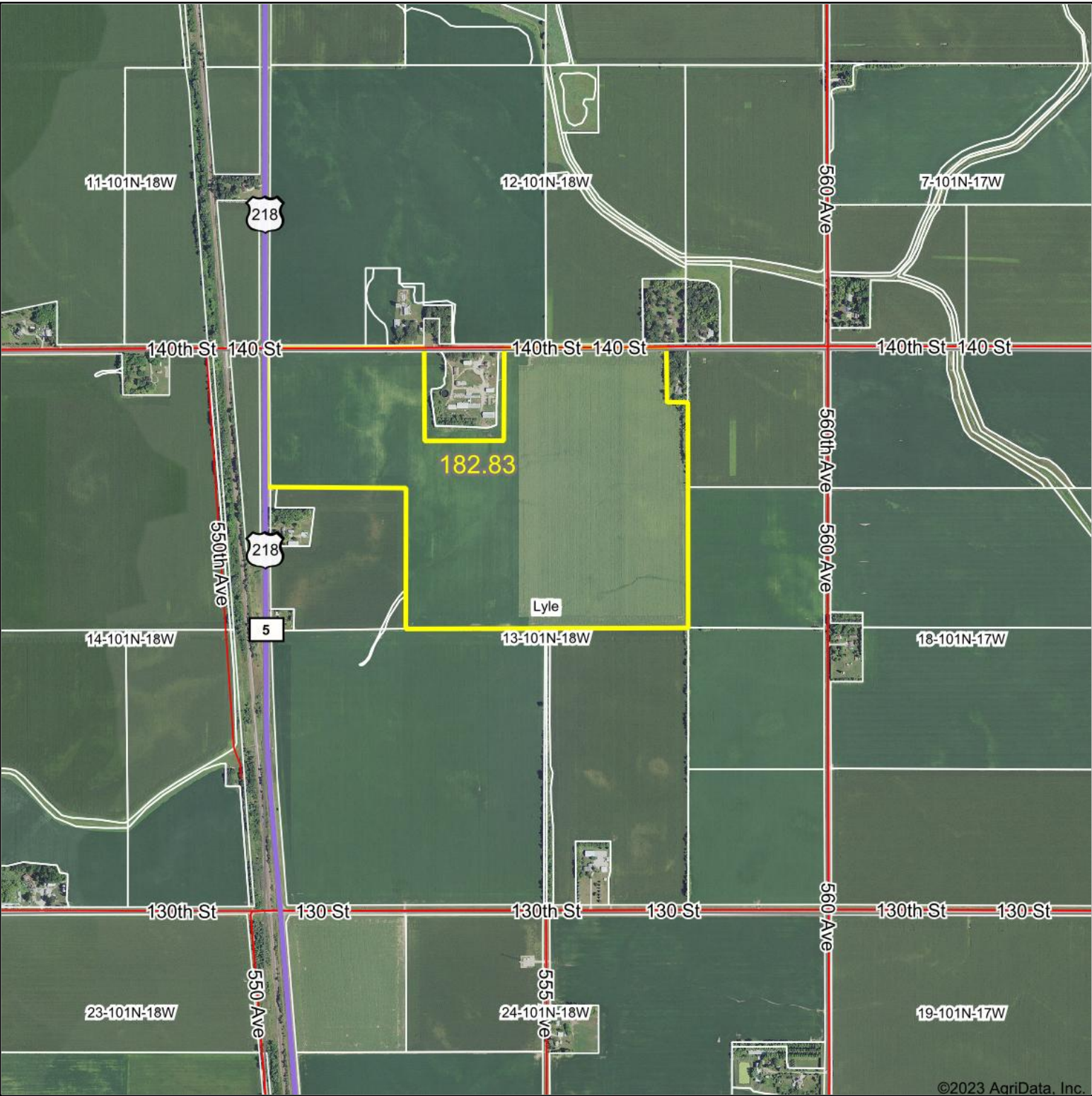
T.101N.-R.18W.

A 4x5 grid with the bottom-left cell shaded green.





Aerial Map - Total Acres



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Boundary Center: 43° 33' 15.65, -92° 56' 31.34

0ft 1468ft 2937ft

13-101N-18W
Mower County
Minnesota

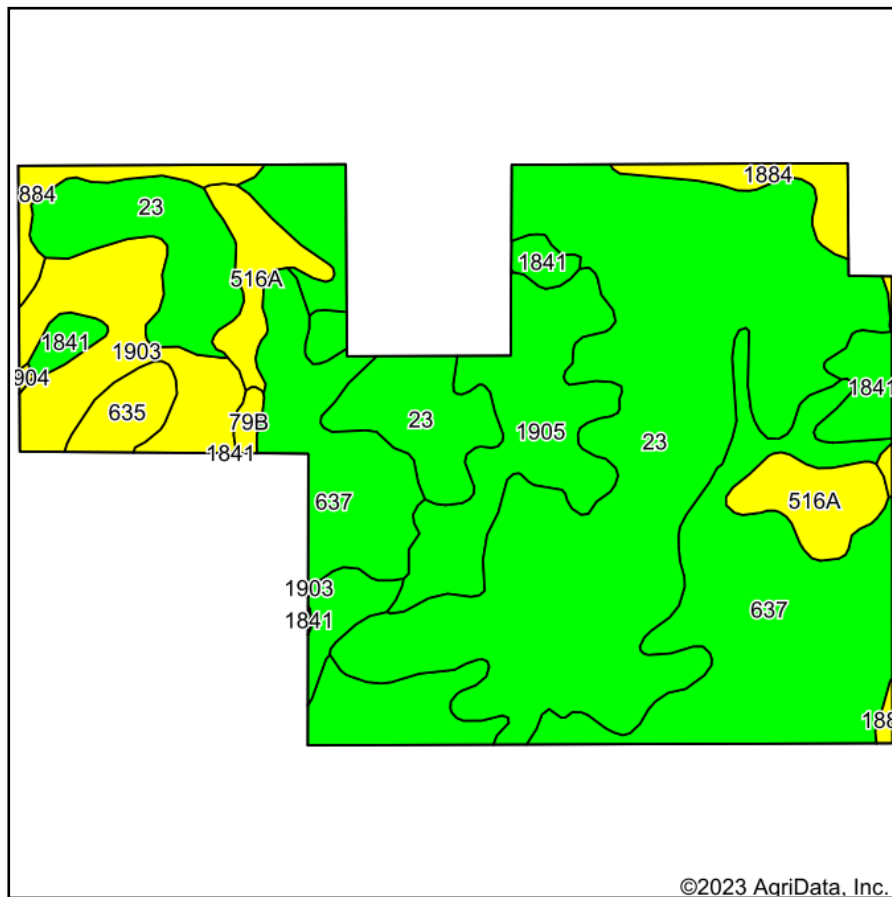


Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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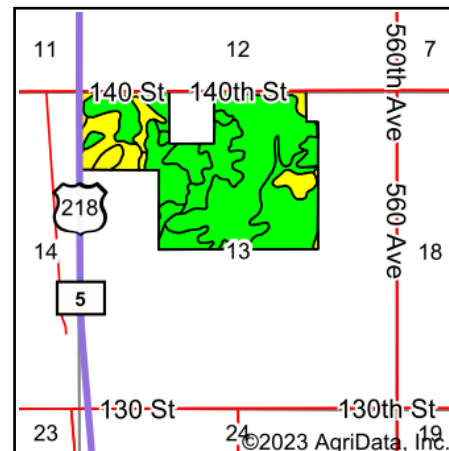
10/5/2023

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map - Total Acres



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Mower**
 Location: **13-101N-18W**
 Township: **Lyle**
 Acres: **182.83**
 Date: **10/5/2023**



Maps Provided By:



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Area Symbol: MN099, Soil Area Version: 18

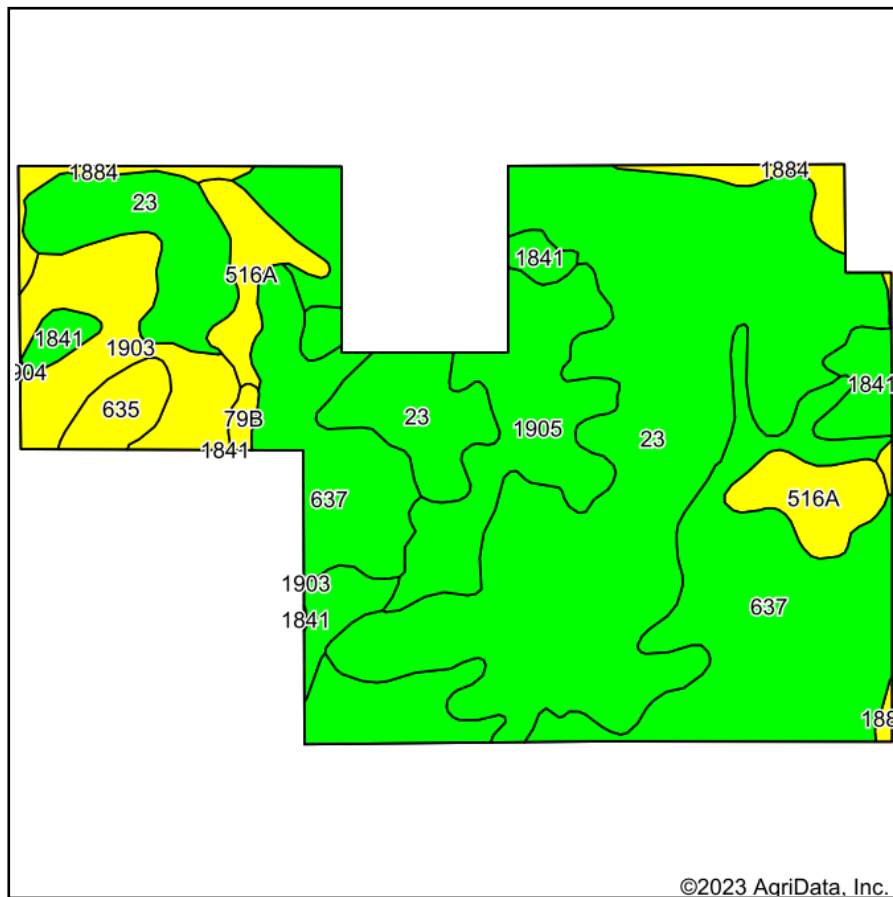
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
23	Skyberg silt loam, 0 to 3 percent slopes	81.70	44.7%		Iw	95	81
637	Schley silt loam	45.61	24.9%		IIw	84	88
1905	Brownsdale silt loam	15.70	8.6%		IIIw	77	87
1903	Udolphi silt loam, loamy substratum, swales	12.37	6.8%		IIIw	70	75
516A	Dowagiac loam, 0 to 2 percent slopes	9.06	5.0%		IIIs	66	69
1884	Stateline silt loam	6.51	3.6%		IIIw	68	59
1841	Hayfield loam, loamy substratum	5.52	3.0%		IIIs	79	75
635	Riceville silt loam	2.98	1.6%		IIw	66	80
88	Clyde silty clay loam, 0 to 3 percent slopes	2.58	1.4%		IIw	86	90
79B	Billet fine sandy loam, 2 to 6 percent slopes	0.69	0.4%		IIIs	60	71
1904	Udolphi silt loam, loamy substratum	0.11	0.1%		IIw	70	78
Weighted Average					1.75	85.4	*n 81.4

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

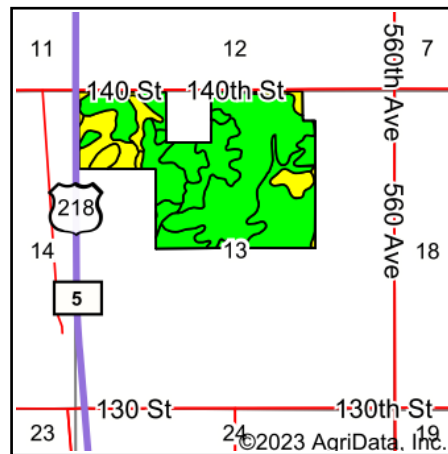
Soils data provided by USDA and NRCS.

Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.

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State: **Minnesota**
 County: **Mower**
 Location: **13-101N-18W**
 Township: **Lyle**
 Acres: **179.24**
 Date: **10/5/2023**

PC PEOPLES
 COMPANY
 INTEGRATED LAND SOLUTIONS

Maps Provided By:
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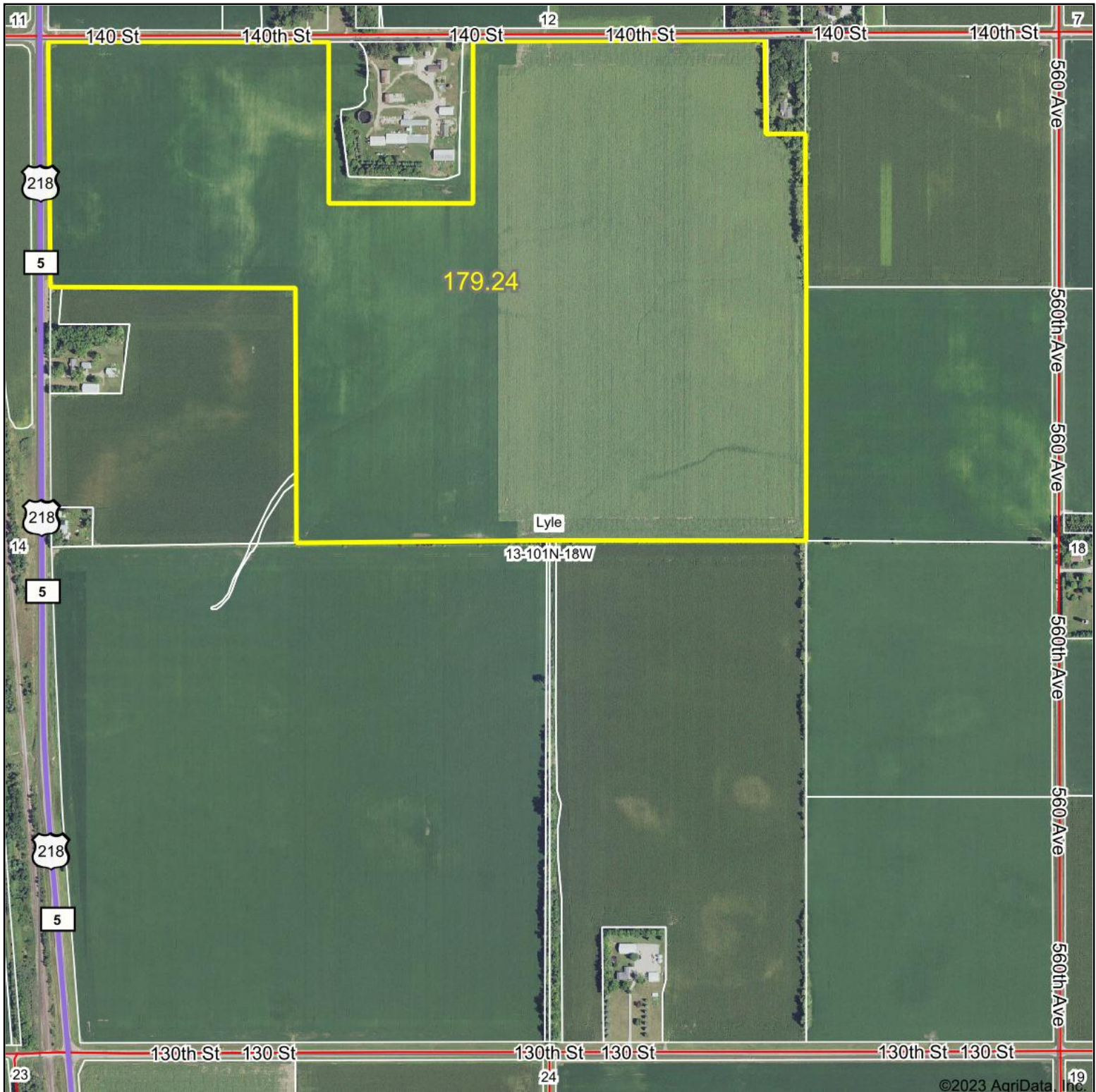
Area Symbol: MN099, Soil Area Version: 18							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
23	Skyberg silt loam, 0 to 3 percent slopes	81.10	45.2%		Iw	95	81
637	Schley silt loam	45.19	25.2%		IIw	84	88
1905	Brownsdale silt loam	15.66	8.7%		IIIw	77	87
1903	Udolpho silt loam, loamy substratum, swales	11.90	6.6%		IIIw	70	75
516A	Dowagiac loam, 0 to 2 percent slopes	9.06	5.1%		IIIs	66	69
1841	Hayfield loam, loamy substratum	5.51	3.1%		IIIs	79	75
1884	Stateline silt loam	4.61	2.6%		IIIw	68	59
635	Riceville silt loam	2.98	1.7%		IIw	66	80
88	Clyde silty clay loam, 0 to 3 percent slopes	2.54	1.4%		IIw	86	90
79B	Billett fine sandy loam, 2 to 6 percent slopes	0.69	0.4%		IIIs	60	71
Weighted Average					1.73	85.6	*n 81.6

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map - Tillable Acres



Boundary Center: 43° 33' 15.52, -92° 56' 31.12

0ft 809ft 1618ft

13-101N-18W
Mower County
Minnesota



Maps Provided By:
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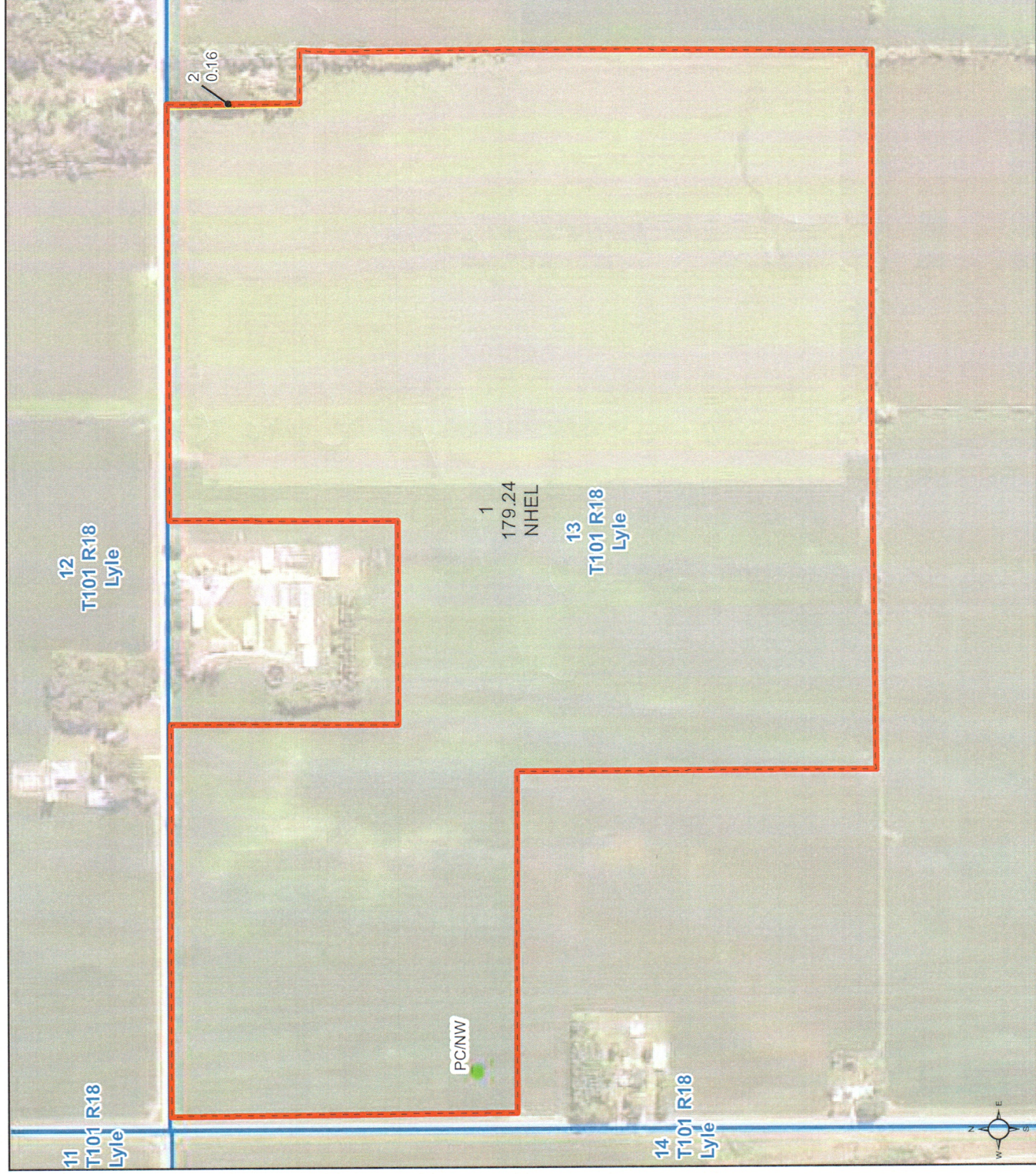
10/5/2023

Field borders provided by Farm Service Agency as of 5/21/2008.

Farm 7630 Tract 4760

2023 Program Year

Map Created June 01, 2023



2
0.16

PC/NW

1
179.24
NHEL

13
T101 R18
Lyle

14
T101 R18
Lyle



Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain

Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process

Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

-  Non-Cropland
-  Cropland
-  Tract Boundary

Wetland Determination Identifiers

-  Restricted Use
-  Limited Restrictions
-  Exempt from Conservation Compliance Provisions

Tract Cropland Total: 179.24 acres



Abbreviated 156 Farm Record

Tract Number : 4760

Description : NW4NW4;E2NW4;W2NE4 S13 LYLE

FSA Physical Location : MINNESOTA/MOWER

ANSI Physical Location : MINNESOTA/MOWER

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : JAMES SILBAUGH JR, HELEN E JAHR

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
179.40	179.24	179.24	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	179.24	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	95.40	0.00	142
Soybeans	83.84	0.00	42
TOTAL	179.24	0.00	

NOTES

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