



**153.36 Acres M/L, Faribault County, MN**

Section 23, Elmore Township

**Listing Price: \$2,250,000**



**Faribault County Farmland For Sale**

**Seller: Arniss K. Ristau**

- 153.36 Gross Acres M/L
- 89.40 CPI
- 144.05 FSA Tillable Acres M/L
- Subject to 2024 lease

**John Cowin**

Office: 515-885-2649 | Cell: 515-341-0334 | Toll Free: 888-740-4255

107 W Ramsey Street, Bancroft, IA 50517

**[www.centralstatesrealestate.com](http://www.centralstatesrealestate.com)**

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### Tract Information

**Legal Description:** NE1/4 Section 23  
T101N-R27 W of the 5th P.M., Faribault  
County, MN. Excluding acreage in the  
NW corner of farm and small tract for  
Church.

**Acres:**

153.36 Gross Acres M/L

144.05 FSA Tillable Acres M/L

**CPI:** 89.40

**Major Soil Types:** Ocheyedan loam,  
Marna loam, Coland and Guckeen

**Available to farm 2025 crop year.**

Subject to 2024 farm lease.

\$400 per acre or \$57,600

**Note:** Property information provided was obtained from sources deemed reliable, but the Auctioneer, Broker and/or Seller makes no guarantee as to its accuracy. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage figures in this information are approximate or "more or less". Any announcements made the day of the sale shall supersede any previous information or oral statements.

**FSA Information:**

Corn base 74.48 acres

Soybean base 68.98 acres

**Real Estate Taxes:** \$6,309;

Taxes will be prorated to possession.



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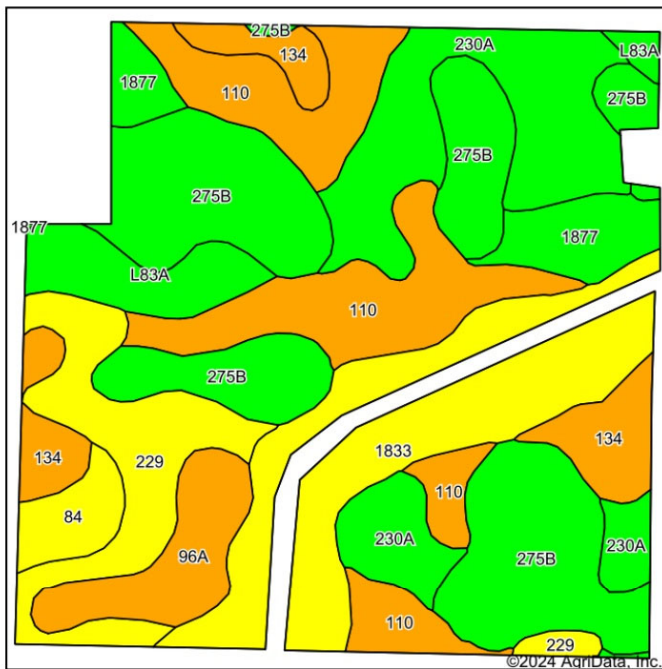




## Soil Map

153.36 Acres M/L, Faribault County, MN

Soils Map

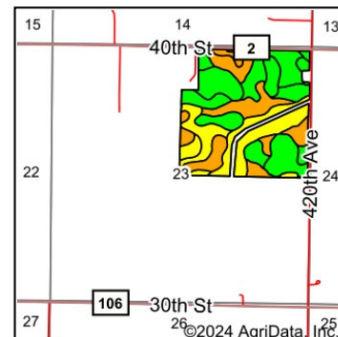


Soils data provided by USDA and NRCS.

Area Symbol: MN043, Soil Area Version: 20							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
275B	Ocheyedan loam, 2 to 6 percent slopes	34.92	24.2%		Ile	93	70
110	Marna silty clay loam, 0 to 2 percent slopes	23.26	16.1%		IIlw	87	72
1833	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	21.44	14.9%		IIlw	83	83
230A	Guckeen silty clay loam, 1 to 3 percent slopes	20.38	14.1%		IIlw	95	74
229	Waldorf silty clay loam, 0 to 2 percent slopes	12.72	8.8%		IIlw	85	68
134	Okoboji silty clay loam, 0 to 1 percent slopes	8.74	6.1%		IIlw	86	74
96A	Collinwood silty clay loam, 1 to 3 percent slopes	6.72	4.7%		IIlw	86	68
1877	Fostoria loam	6.37	4.4%		I	100	84
L83A	Webster clay loam, 0 to 2 percent slopes	6.24	4.3%		IIlw	93	82
84	Brownston silty clay loam, 0 to 2 percent slopes	3.17	2.2%		IIlw	81	64
197	Kingston silty clay loam, 1 to 3 percent slopes	0.09	0.1%		Iw	100	91
Weighted Average					2.02	89.4	*n 73.8

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



State: Minnesota  
County: Faribault  
Location: 23-101N-27W  
Township: Elmore  
Acres: 144.05  
Date: 5/7/2024

**CENTRAL STATES**  
AGENCY, LLC

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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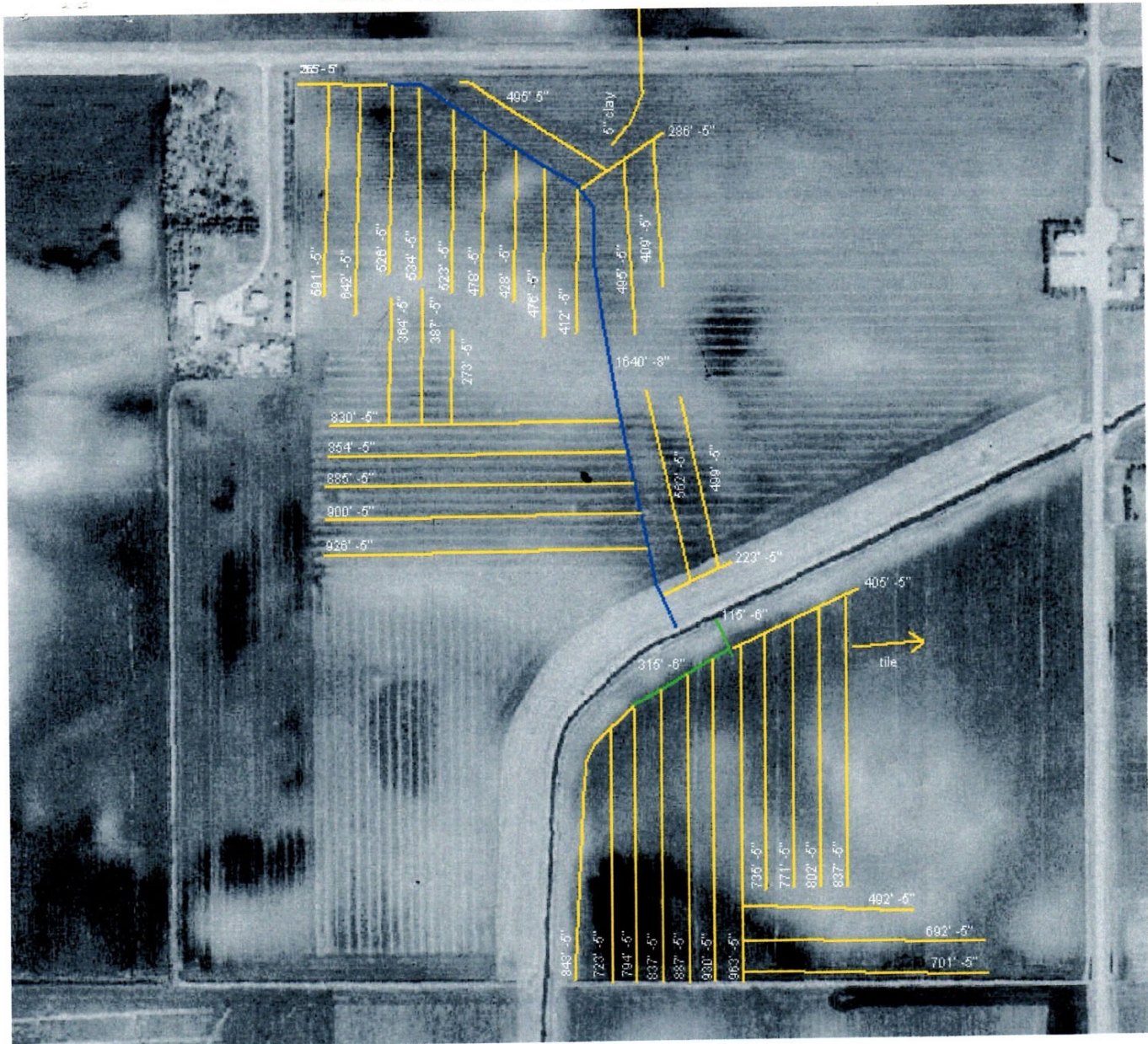




## Private Tile Map

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### Arnie Ristau Sec. 23 Elmore NE1/4



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