

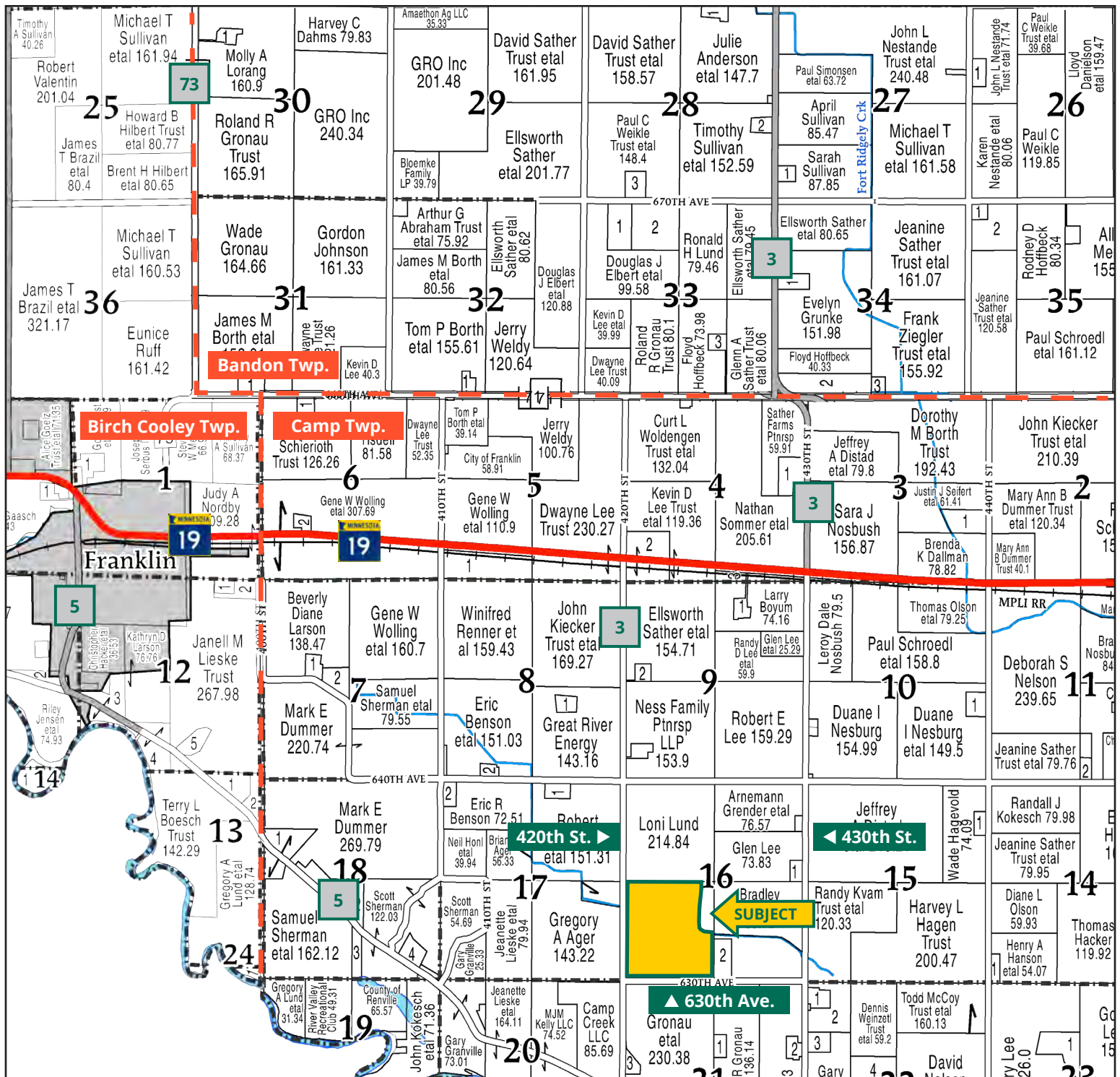
Quality Renville County Land with Direct Tile Outlet



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146.52 Acres, m/l
Renville County, MN



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FSA/Eff. Crop Acres: 135.59 | Soil Productivity: 85.50 CPI





Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Renville**
 Location: **16-112N-33W**
 Township: **Camp**
 Acres: **135.59**
 Date: **9/4/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN129, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	40.78	30.0%		Ile	92
336	Delft clay loam, 0 to 2 percent slopes	33.47	24.7%		IIw	94
1376C	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	16.28	12.0%		IIIe	87
L13A	Klossner muck, 0 to 1 percent slopes	14.82	10.9%		IIw	77
247	Linder loam, 0 to 2 percent slopes	12.99	9.6%		IIs	60
L83A	Webster clay loam, 0 to 2 percent slopes	5.40	4.0%		IIw	93
27B	Dickinson loam, 2 to 6 percent slopes	5.05	3.7%		IIIe	60
978	Cordova-Rolfe complex, 0 to 2 percent slopes	3.74	2.8%		IIw	86
1373C	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	2.86	2.1%		IIIe	73
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.10	0.1%		Iw	99
86	Canisteo clay loam, 0 to 2 percent slopes	0.10	0.1%		IIw	93
Weighted Average					2.29	85.5

Location

From Franklin: Go east on MN-19 for 2.7 miles and then south on 420th St. / Co. Hwy 3 for 1.8 miles. Property is located on the east side of the road.

Simple Legal

SW¼, excluding 13.48 acres, m/l, all in Section 16, Township 112 North, Range 33 West of the 5th P.M., Renville Co., MN. *Final abstract/title documents to govern legal description.*

Price & Terms

PRICE REDUCED!

- \$1,423,695 \$1,390,000
- \$9,716.73/acre \$9,486.76
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable in 2025
Ag Non-Hmstd Taxes: \$5,928.56
Special Assessments: \$27.44
Total Taxes Due: \$5,956.00
Net Taxable Acres: 146.52
Tax per Net Taxable Acre: \$40.65

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 9416, Tract 15257
FSA/Eff. Crop Acres: 135.59
Corn Base Acres: 59.18
Corn PLC Yield: 167 Bu.
Bean Base Acres: 53.83
Bean PLC Yield: 47 Bu.
Wheat Base Acres: 0.79
Wheat PLC Yield: 40 Bu.
Brown County FSA office is currently the administrator of this farm. Contact agent for details.

NRCS Classification

NHEL: Non-Highly Erodible Land.
PCNW: Prior Converted Non-Wetlands.

Soil Types/Productivity

Main soil types are Clarion-Swanlake, Delft, and Clarion-Storden. Crop Productivity Index (CPI) on the FSA/Eff. crop acres is 85.50. See soil map for details.

Land Description

Nearly level to gently sloping.

Drainage

Natural with some tile. No tile maps available. Property is part of CD140.

Buildings/Improvements

None.

Water & Well Information

None.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management 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.

Northeast looking Southwest



Southwest looking Northeast





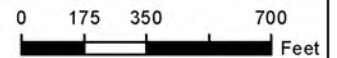
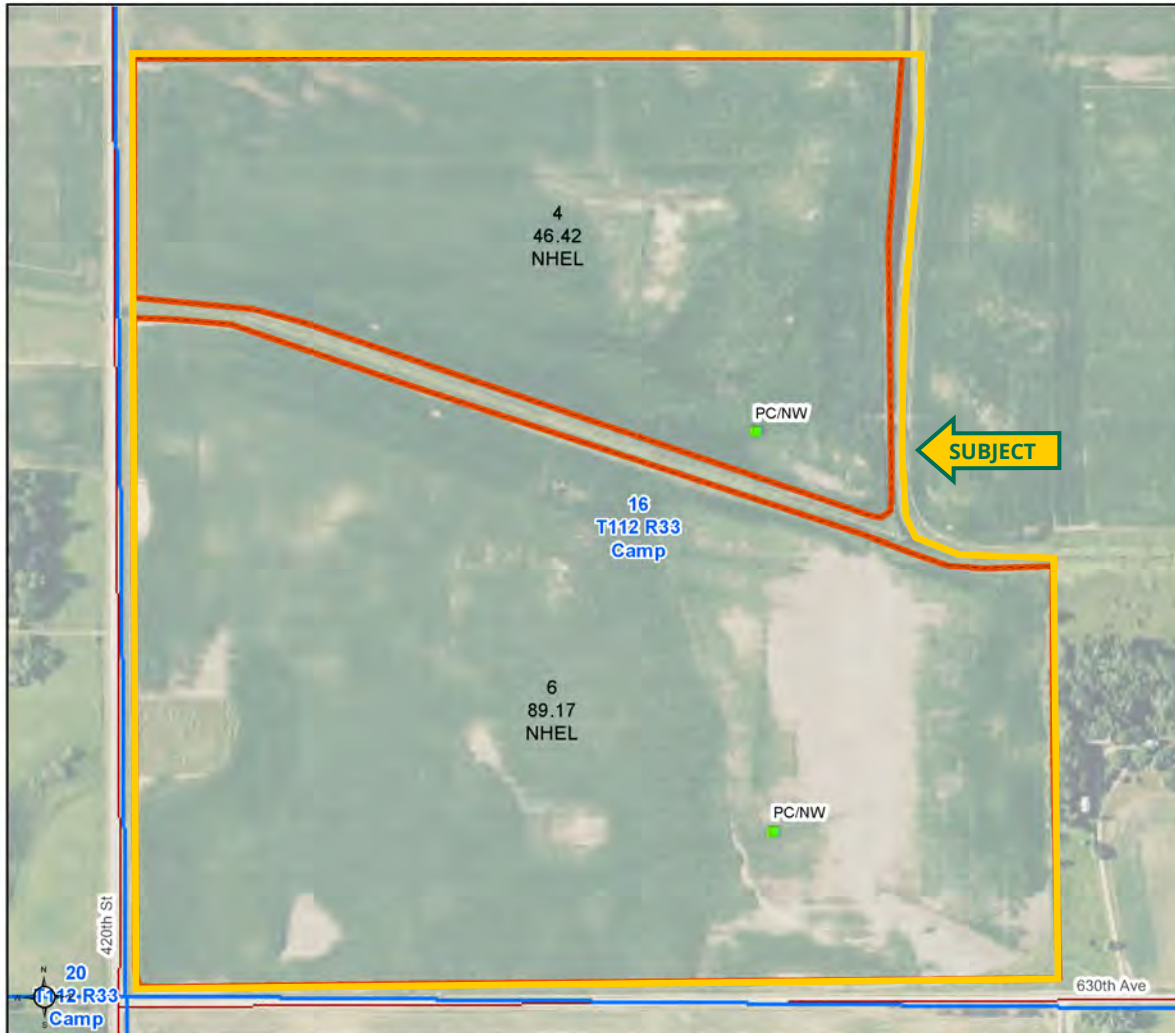
Brown County, Minnesota

Farm 9416

Tract 15257

2025 Program Year

Map Created May 06, 2025



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

- Cropland
- Tract Boundary

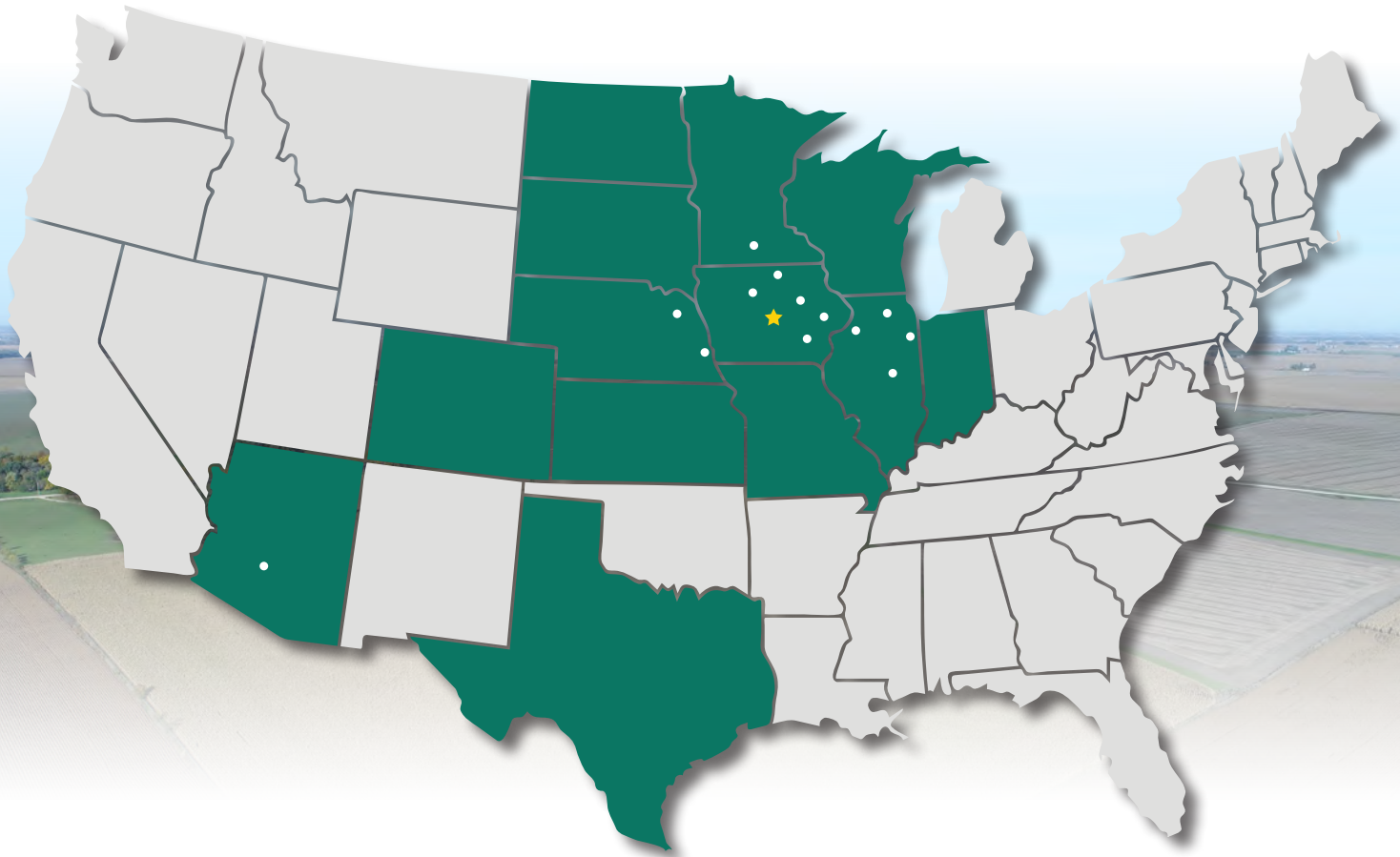
Wetland Determination Identifiers

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

Tract Cropland Total: 135.59 acres

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