

# LAND FOR SALE

LISTING #17671

**78.15 ACRES M/L**  
COTTONWOOD COUNTY, MN



**DOUG YEGGE**

C: 563.320.9900  
O: 563.659.8185  
Doug@PeoplesCompany.com

**ALAN MCNEIL**

C: 563.321.1125  
O: 563.659.8185  
Alan@PeoplesCompany.com

[www.peoplescompany.co](http://www.peoplescompany.co)

**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742

# LAND FOR SALE

**LEGAL DESCRIPTION:**

78.15 acres being the South 1/2 of the Southwest 1/4, excluding acreage, Section 15, Township 105 North, Range 37 West, Cottonwood Co., MN

**78.15 Acres M/L, Cottonwood County, MN**

**COMMENTS & BUILDING INFORMATION:**

78.15 Acres located just Northwest of Windom Minnesota. The farm has 74.98 tillable acres carrying a Productivity Index of 86.6. Primary Soil types include Omsrud-Storden Complex, Clarion and Nicollet Silt loams. The farm is located in Section 15 of Springfield Township in Cottonwood Co. Minnesota.

**LEASE/FSA INFORMATION:**

Leased for the 2024 crop year.

**TO CONTACT LISTING AGENT:**

Call: **Douglas R. Yegge**  
Cell: 563.320.9900  
Office: 563.659.8185  
Doug@PeoplesCompany.com

Call: **Alan McNeil**

Cell: 563.321.1125  
Office: 563.659.8185  
Alan@peoplescompany.com

<b>TOTAL ACRES:</b>	<b>78.15</b>
<b>PRICE:</b>	<b>\$683,812.50</b>
<b>Price Per Acre:</b>	\$8,750
<b>Owner:</b>	Pruess
<b>Operator:</b>	
<b>County &amp; State:</b>	Cottonwood Co., MN
<b>Location:</b>	Windom, MN
<b>Possession Date:</b>	As agreed
<b>Drainage Info:</b>	
<b>Average Productivity:</b>	86.6 PI
<b>Taxable Acres:</b>	78.15
<b>Net RE Taxes:</b>	\$2,509
<b>Taxes Payable In:</b>	2024
<b>Topography:</b>	Gently Rolling

**F.S.A. INFORMATION:**

<b>Farmland:</b>	80.01
<b>Crop Acres:</b>	74.98
<b>CRP Acres:</b>	
<b>Wheat Base:</b>	
<b>Wheat Yield:</b>	
<b>Corn Base:</b>	*5.38
<b>Corn Yield:</b>	128
<b>Soybean Base:</b>	
<b>Soybean Yield:</b>	

**APPROXIMATE BREAKDOWN OF ACRES:**

<b>Total Acres:</b>	78.15
<b>Tillable Acres:</b>	74.98
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	.67
<b>Waterways:</b>	2.5
<b>Timber:</b>	
<b>Pasture:</b>	

[www.Yeggemcneilland.com](http://www.Yeggemcneilland.com)

**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742

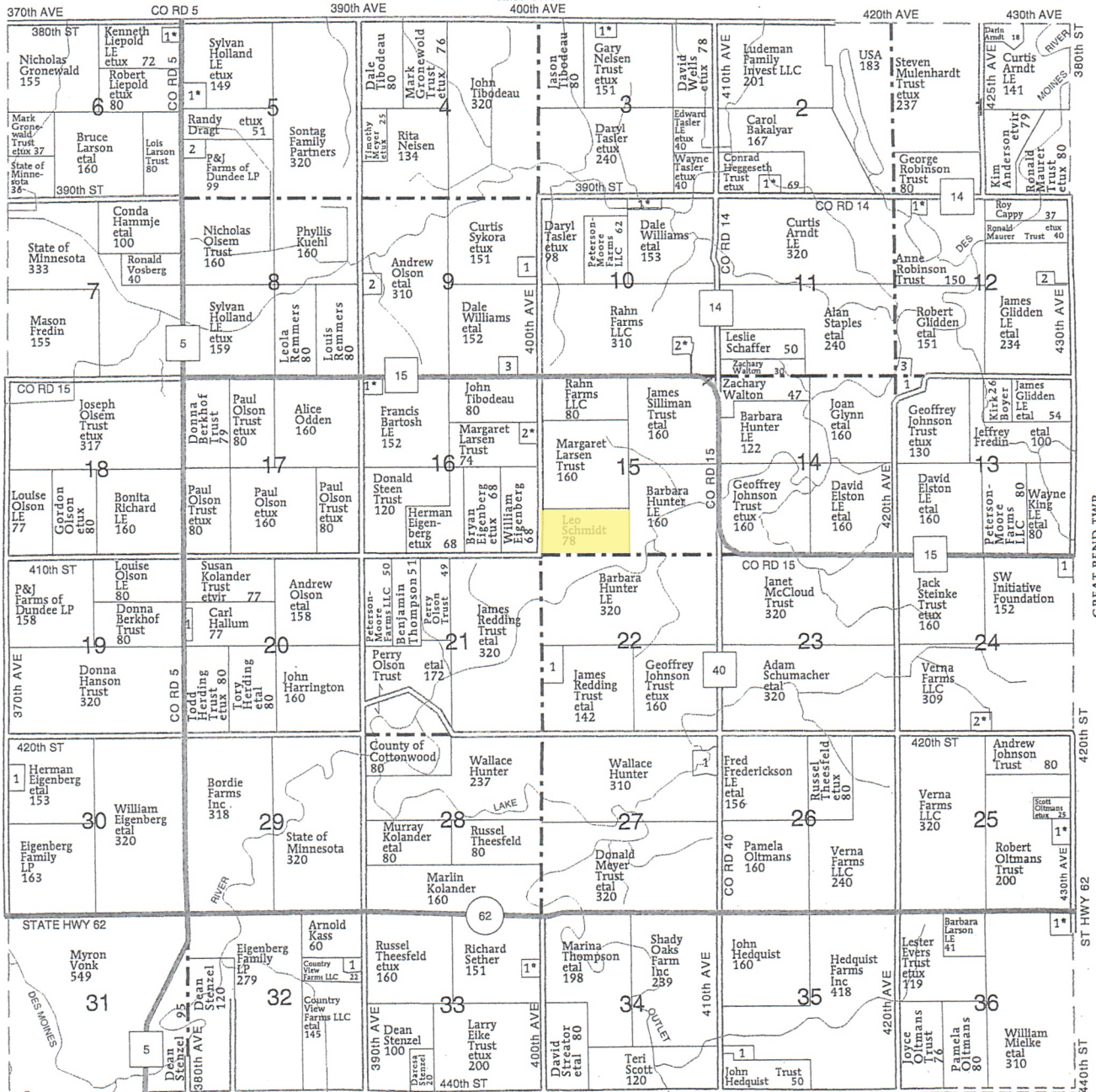
T-105-N

# SPRINGFIELD PLAT

R-37-W

(Landowners)

AMO TWP.

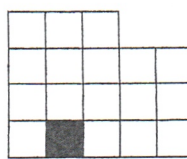


JACKSON CO.

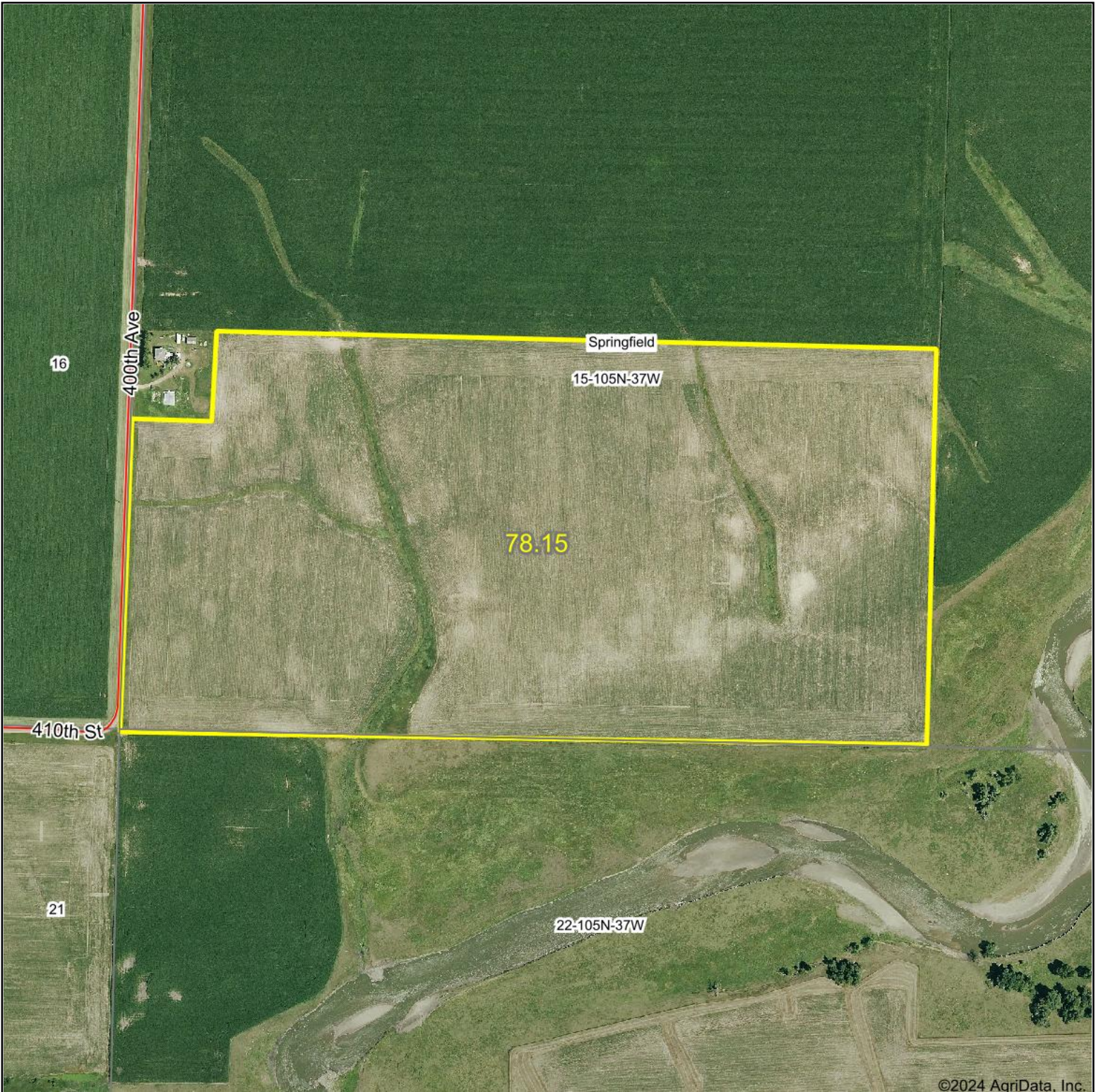
SPRINGFIELD TOWNSHIP	
SECTION 2	9
1 HEGGESETH, KEVIN ETUX	9
SECTION 3	6
1 HORKEY, SCOTT ETUX	6
SECTION 5	10
1 HOLLAND, SYLVAN ETUX	10
2 GRIFFIN, THOMAS	10
SECTION 6	7
1 FARBER, DAVID ETUX	7
SECTION 9	9
1 GETTEL, ALAN	9
2 OLSON, LARS	10
3 BRAMSTEDT, BRENT	8
SECTION 10	7
1 ANDERSON LE, THOMAS ETUX	7

SECTION 12	10
1 ROBINSON, GEORGE ETUX	10
2 KING, GEORGE	6
3 SNYDER, ROBIN	9
SECTION 13	10
1 FORDHAVEN LLC	10
SECTION 16	8
1 BARTOSH, ALLEN ETUX	8
2 WHITE, THOMAS ETUX	6
SECTION 20	6
1 SEIVERT, BRADLEY	6
SECTION 22	18
1 CHRISTENSEN FAMILY FARMS INC	18
SECTION 24	8
1 SOLETA, ARLEN	8
2 JURGENS, GREG ETUX	11
SECTION 25	

SECTION 27	10
1 ELSTON, MARY	10
SECTION 30	9
1 EIGENBERG, BRYAN	9
SECTION 32	9
1 CROWELL, KRISTIN	9
SECTION 33	9
1 STEINKE TRUST, JACK ETUX	9
SECTION 35	10
1 HEDQUIST, JOHN	10
SECTION 36	10
1 MIELKE, WILLIAM ETUX	10



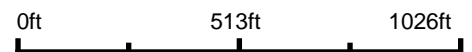
# Aerial Map



©2024 AgriData, Inc.



Boundary Center: 43° 53' 36.17, -95° 16' 32.09



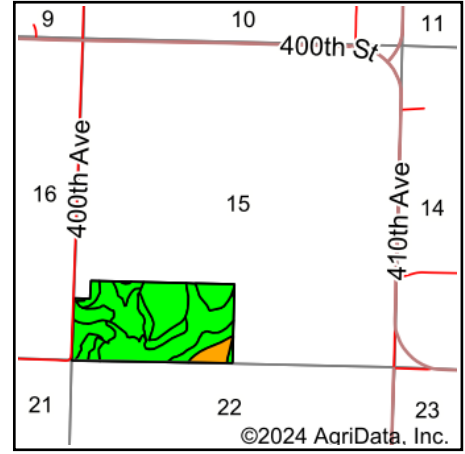
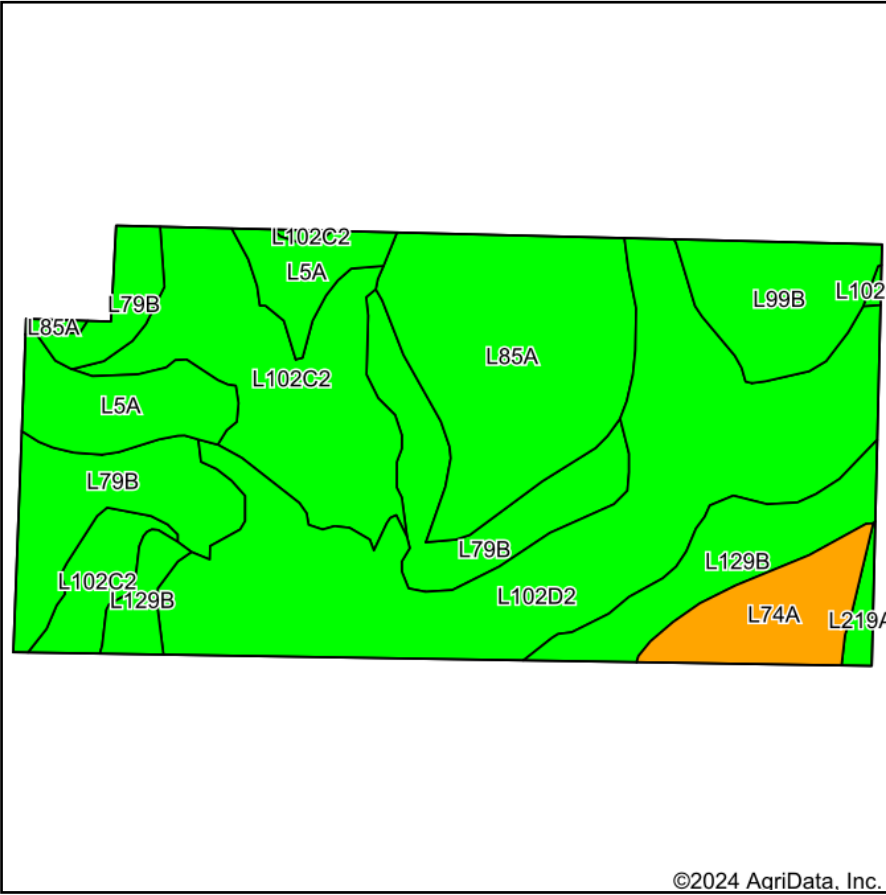
**15-105N-37W**  
**Cottonwood County**  
**Minnesota**



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

6/24/2024

# Soils Map



State: **Minnesota**  
 County: **Cottonwood**  
 Location: **15-105N-37W**  
 Township: **Springfield**  
 Acres: **78.15**  
 Date: **6/24/2024**



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com



Soils data provided by USDA and NRCS.

©2024 AgriData, Inc.

Area Symbol: MN033, Soil Area Version: 24

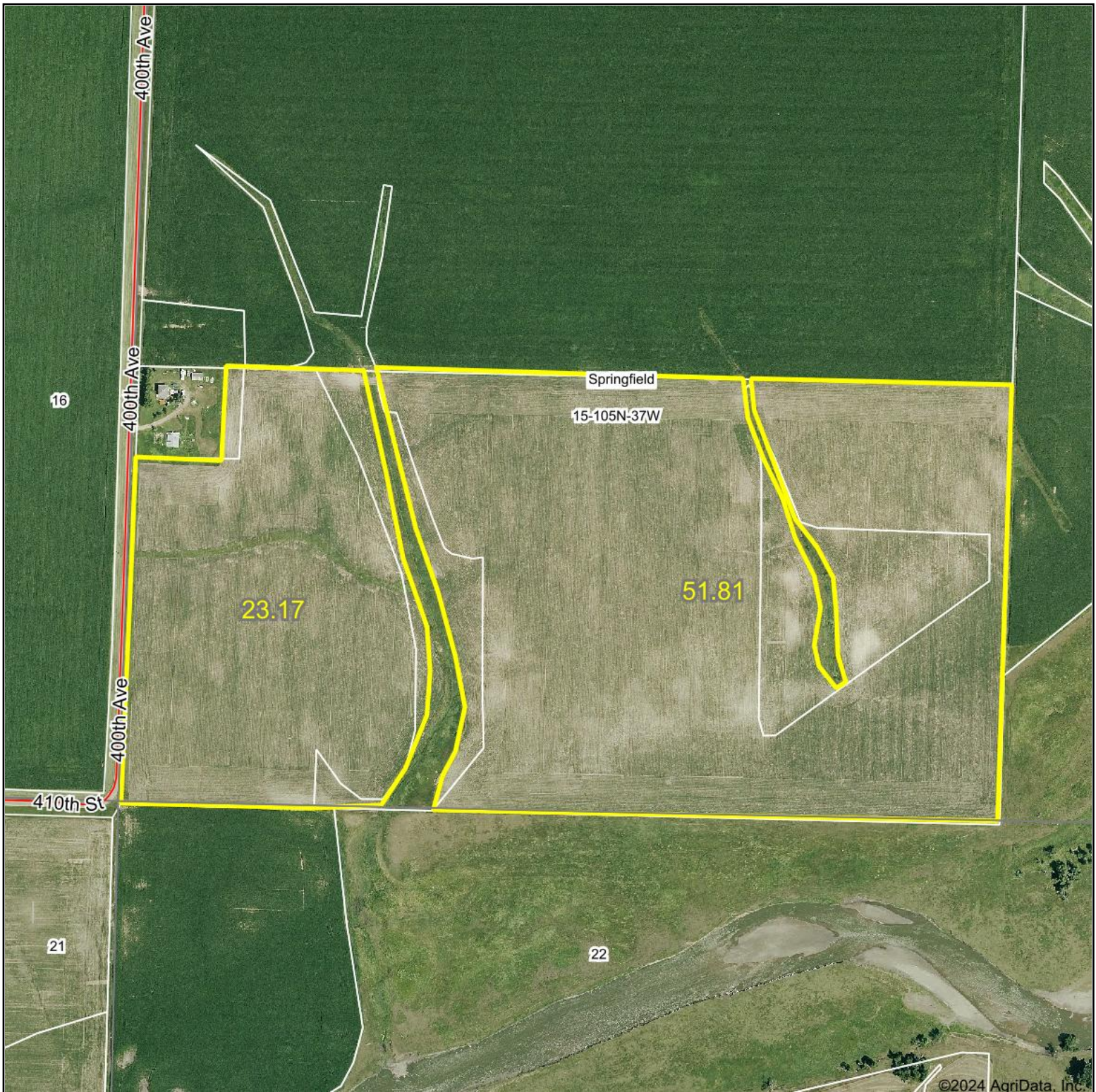
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
L102D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	22.21	28.4%		IVe	76	68
L85A	Nicollet clay loam, 1 to 3 percent slopes	12.28	15.7%		Iw	99	81
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	12.06	15.4%		IIIe	87	71
L79B	Clarion loam, 2 to 6 percent slopes	11.47	14.7%		Ile	95	83
L129B	Terril loam, 2 to 6 percent slopes	5.65	7.2%		Ile	99	88
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	5.62	7.2%		IIw	96	87
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	4.51	5.8%		Ile	92	82
L74A	Estherville sandy loam, 0 to 2 percent slopes	3.81	4.9%		IIIs	44	52
L219A	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.54	0.7%		IIw	83	83
<b>Weighted Average</b>					<b>2.61</b>	<b>86.6</b>	<b>*n 75.7</b>

\*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- Cropland



©2024 AgriData, Inc.



Boundary Center: 43° 53' 36.2, -95° 16' 32.07



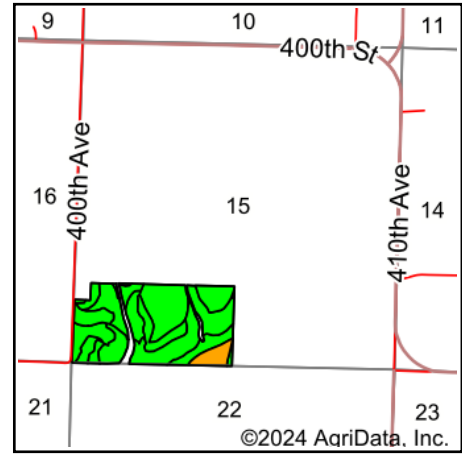
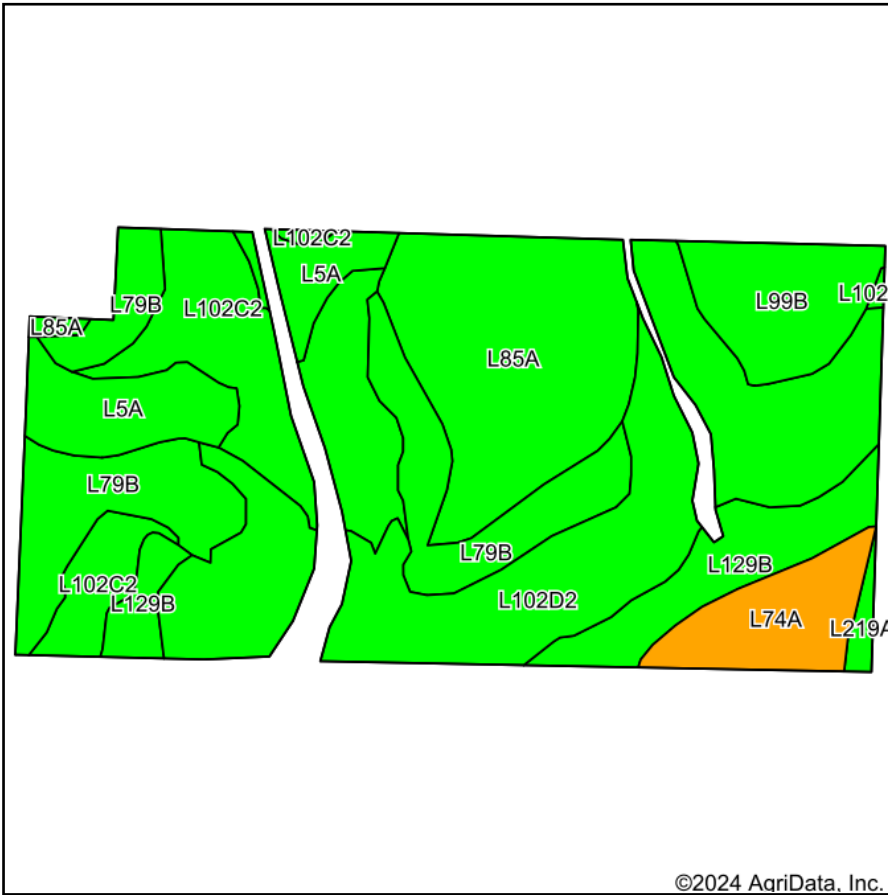
**15-105N-37W**  
**Cottonwood County**  
**Minnesota**



6/25/2024

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

# Soils Map- Cropland



State: **Minnesota**  
 County: **Cottonwood**  
 Location: **15-105N-37W**  
 Township: **Springfield**  
 Acres: **74.98**  
 Date: **6/25/2024**



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: MN033, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
L102D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	20.41	27.2%		IVe	76	68
L85A	Nicollet clay loam, 1 to 3 percent slopes	12.34	16.5%		Iw	99	81
L79B	Clarion loam, 2 to 6 percent slopes	11.33	15.1%		Ile	95	83
L102C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	11.13	14.8%		IIIe	87	71
L129B	Terril loam, 2 to 6 percent slopes	5.56	7.4%		Ile	99	88
L5A	Delft, overwash-Delft complex, 1 to 4 percent slopes	5.29	7.1%		IIw	96	87
L99B	Clarion-Swanlake complex, 2 to 6 percent slopes	4.54	6.1%		Ile	92	82
L74A	Estherville sandy loam, 0 to 2 percent slopes	3.90	5.2%		IIIs	44	52
L219A	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.48	0.6%		IIw	83	83
<b>Weighted Average</b>					<b>2.58</b>	<b>86.8</b>	<b>*n 75.8</b>

\*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.



Abbreviated 156 Farm Record

Operator Name : ██████████  
 CRP Contract Number(s) : 11640C  
 Recon ID : None  
 Transferred From : None  
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
80.01	74.98	74.98	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	5.83	0.00		69.15	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	5.83	19.17	128	0
Soybeans	0.00	30.50	0	
<b>TOTAL</b>	<b>5.83</b>	<b>49.67</b>		

NOTES

--

Tract Number : 12980

Description : S2SW4 15-105-37 Springfield Cottonwood Co.  
 FSA Physical Location : MINNESOTA/COTTONWOOD  
 ANSI Physical Location : MINNESOTA/COTTONWOOD  
 BIA Unit Range Number :  
 HEL Status : HEL field on tract.Conservation system being actively applied  
 Wetland Status : Tract does not contain a wetland  
 WL Violations : None  
 Owners : ██████████, TODD M PRUESS  
 Other Producers : ██████████  
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
80.01	74.98	74.98	0.00	0.00	0.00	0.00	0.0





Abbreviated 156 Farm Record

Tract 12980 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	5.83	0.00	69.15	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	5.83	19.17	128
Soybeans	0.00	30.50	0
<b>TOTAL</b>	<b>5.83</b>	<b>49.67</b>	

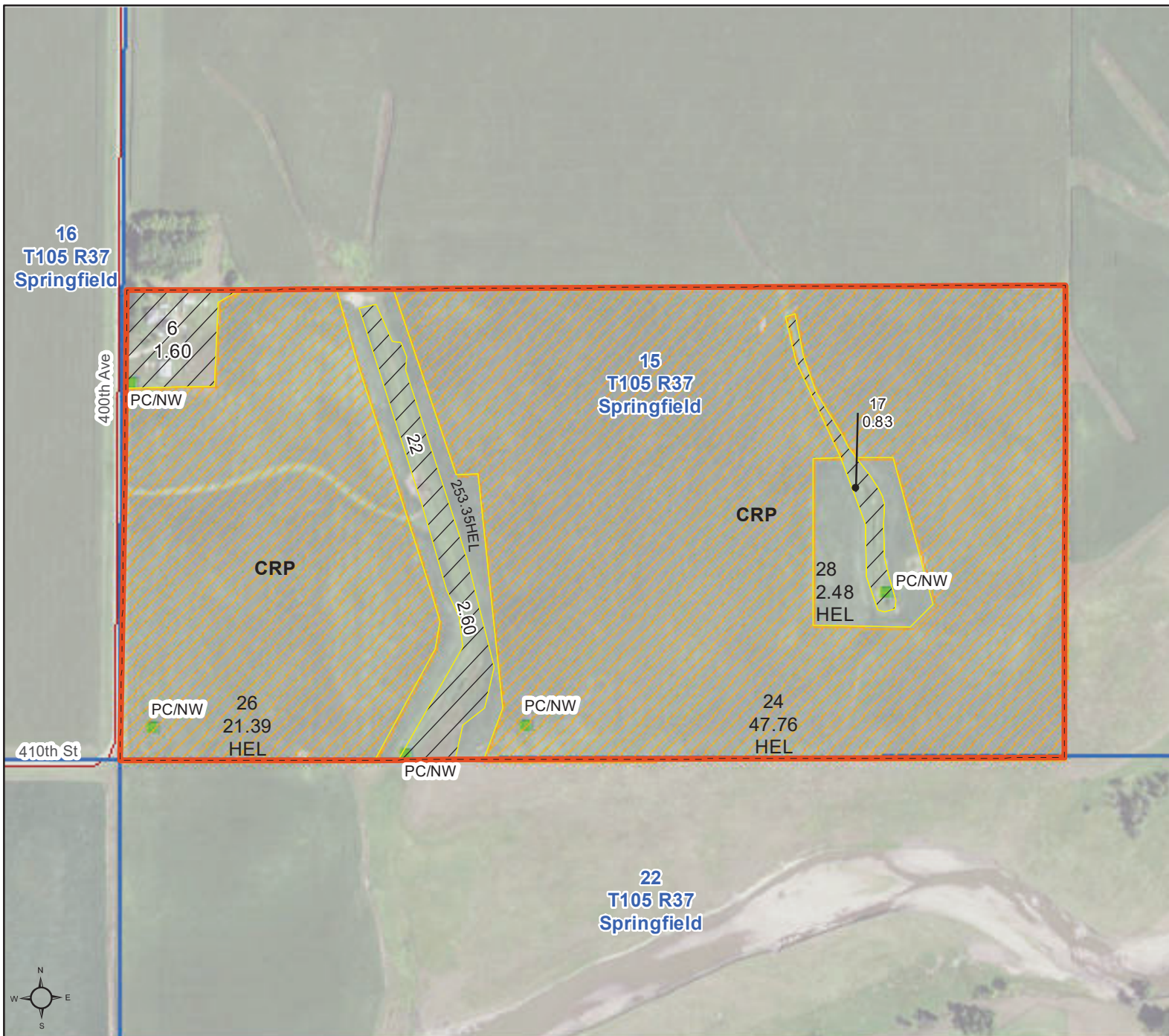
NOTES

--

*In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.*

*Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.*

*To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.*



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
- CRP
- Tract Boundary

**Wetland Determination Identifiers**

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

Tract Cropland Total: 74.98 acres