

# LAND FOR SALE

LISTING #17836

**80 ACRES M/L**  
LINCOLN COUNTY, MINNESOTA



**DOUGLAS R. 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

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

700 6th Ave  
DeWitt, Iowa 52742

# LAND FOR SALE

**LEGAL DESCRIPTION:**

The West 1/2 of the Southwest 1/4, Section 10, Township 110 North, Range 46 West, Lincoln Co., MN.

**80 Acres M/L, Lincoln County, MN**

**COMMENTS & BUILDING INFORMATION:**

Peoples Company is pleased to present a unique opportunity to acquire a high-quality tillable farm near Lake Benton, Minnesota. The farm is in Section 10 of Dramment Township, Lincoln County, MN, a strong farming area. It is located northwest of Lake Benton, on 200th Street and Co. Rd. 101. The farm consists of 80 acres m/l, per the FSA, there are 75.57 DCP cropland acres, however the current renter is farming 79 acres, carrying an excellent Productivity Index (PI) of 86.3.

Owner is a licensed real estate broker in the State of Minnesota.

**LEASE/FSA INFORMATION:**

Open for the 2025 crop year.

<b>TOTAL ACRES:</b>	<b>80</b>
<b>PRICE:</b>	<b>\$780,000</b>
<b>Price Per Acre:</b>	\$9,750
<b>Owner:</b>	Douglas R. Yegge Trust
<b>Operator:</b>	
<b>County &amp; State:</b>	Lincoln Co., MN
<b>Location:</b>	Northwest of Lake Benton, MN
<b>Possession Date:</b>	As agreed, subject to tenant's rights
<b>Drainage Info:</b>	Natural & tile
<b>Average Productivity:</b>	86.3 PI
<b>Taxable Acres:</b>	80
<b>Net RE Taxes:</b>	\$788
<b>Taxes Payable In:</b>	2024
<b>Topography:</b>	Level

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

<b>Farmland:</b>	75.57
<b>Crop Acres:</b>	75.57
<b>CRP Acres:</b>	
<b>Wheat Base:</b>	
<b>Wheat Yield:</b>	
<b>Corn Base:</b>	38.78
<b>Corn Yield:</b>	143
<b>Soybean Base:</b>	36.79
<b>Soybean Yield:</b>	40

**APPROXIMATE BREAKDOWN OF ACRES:**

<b>Total Acres:</b>	80
<b>Tillable Acres:</b>	79
<b>CRP Acres:</b>	
<b>Farmstead:</b>	
<b>Roads:</b>	1
<b>Waterways:</b>	
<b>Timber:</b>	
<b>Pasture:</b>	

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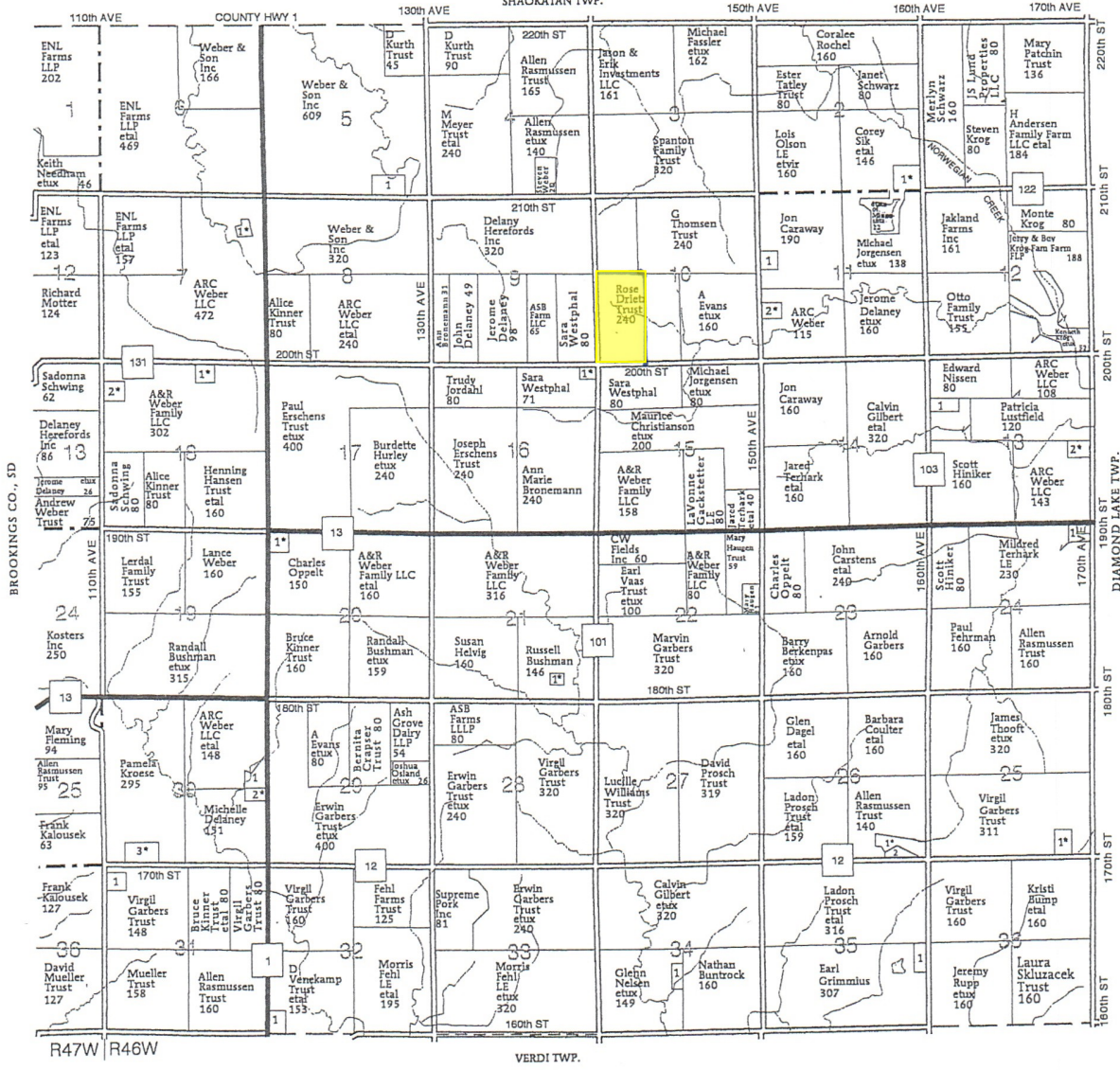


T-110-N

# DRAMMEN PLAT

R-46-47-W

(Landowners)  
SHAOKATAN TWP.



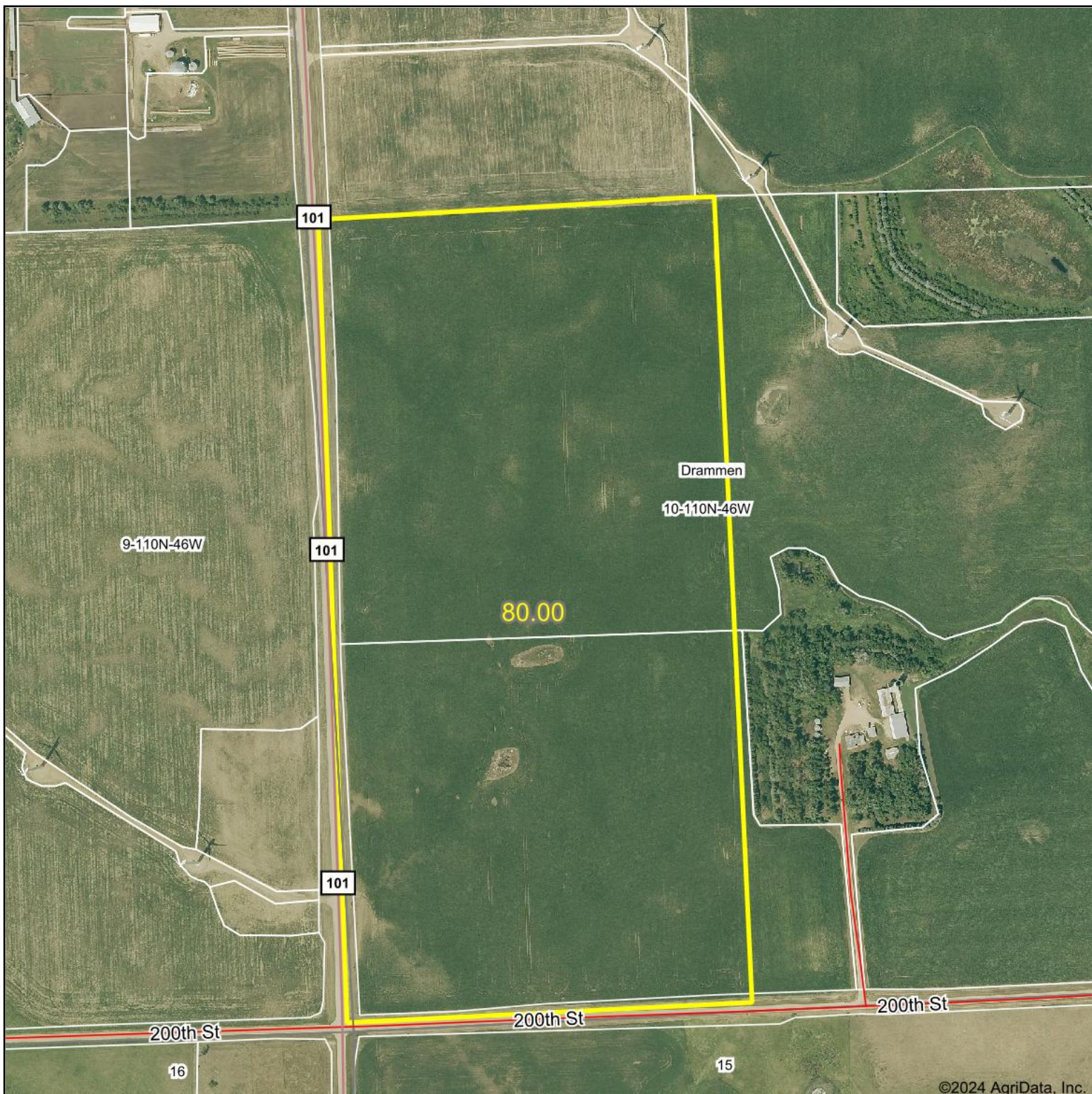
- DRAMMEN TOWNSHIP**
- SECTION 2**
  - 1. Sik, Corey etux 14
  - SECTION 5**
  - 1. Christensen Family Farms Inc 6
  - SECTION 7**
  - 1. Fryer, Lynne etux 7
  - SECTION 11**
  - 1. Roemer, Terence 10
  - 2. Drietz, Dustin etux 5
  - SECTION 13E**
  - 1. Christensen Farms Midwest LLC 11
  - 2. Myhre, Justin etal 17
  - SECTION 16**
  - 1. Thompson, Aaron etux 9
  - SECTION 18**
  - 1. Weber, Lance etux 9
  - 2. Beck, Sidney etal 9
  - SECTION 20**
  - 1. Prosch, Matthew etux 10
  - SECTION 21**
  - 1. Bushman, Justin etux 14
  - SECTION 24E**
  - 1. Terhark, Jeremy 10
  - SECTION 25E**
  - 1. Garbers, Dale etux 9
  - SECTION 26**
  - 1. Dubbeldee, Lukas etux 20
  - 2. Rasmussen Trust, Allen 14
  - SECTION 30**
  - 1. Nichols, Steven 12
  - 2. Hurd, Dayton etux 9
  - 3. Holm, Bruce etux 15
  - SECTION 31**
  - 1. Kramer, James 8
  - SECTION 32**
  - 1. Minndakota Wind LLC 7
  - SECTION 34**
  - 1. Raatz, Ryan 12
  - SECTION 35**
  - 1. Trageser, Barbara 13

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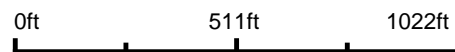
LINCOLN CO., MN



# Aerial Map - Total Acres



Boundary Center: 44° 20' 44.4, -96° 22' 51.24



**10-110N-46W**  
**Lincoln County**  
**Minnesota**

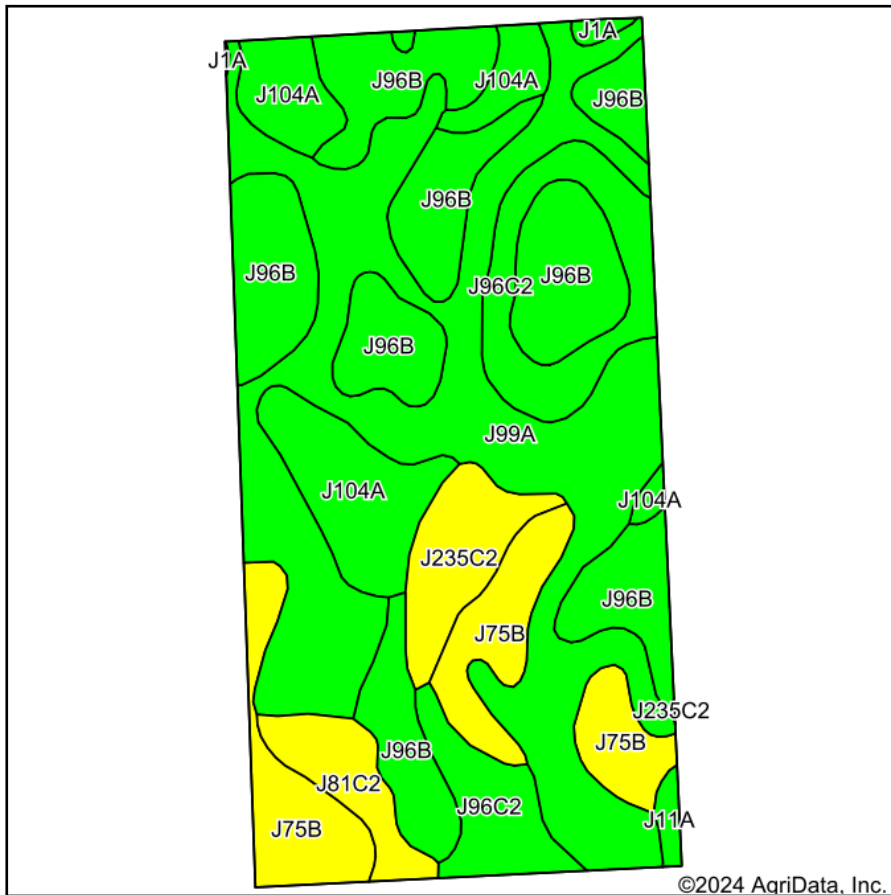


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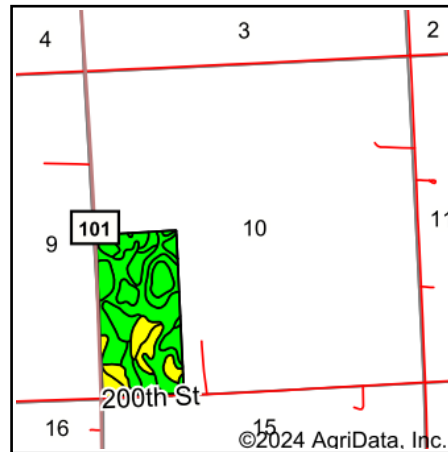
9/9/2024

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: **Lincoln**  
 Location: **10-110N-46W**  
 Township: **Drammen**  
 Acres: **80**  
 Date: **9/9/2024**



Area Symbol: MN081, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall
J99A	Lakepark clay loam, 0 to 3 percent slopes, overwash	27.23	34.1%		IIw	0	98	71
J96B	Barnes, occasional saturation-Buse complex, 3 to 6 percent slopes	21.55	26.9%		Ile	3553	88	65
J75B	Renshaw-Fordville loams, coteau, 2 to 6 percent slopes	8.84	11.0%		IVs	2780	56	41
J104A	Svea loam, 1 to 3 percent slopes	7.97	10.0%		Ie	0	99	70
J96C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	7.68	9.6%		IVe	3460	80	59
J235C2	Buse-Barnes-Arvilla complex, 6 to 12 percent slopes, moderately eroded	3.45	4.3%		IIIe	0	64	48
J81C2	Renshaw-Barnes complex, 6 to 12 percent slopes, moderately eroded	2.57	3.2%		IVe	2625	54	39
J11A	Vallers clay loam, 0 to 2 percent slopes	0.44	0.6%		IIw	0	90	68
J1A	Parnell silty clay loam, depressional, 0 to 1 percent slopes	0.27	0.3%		IIIw	0	86	62
<b>Weighted Average</b>					<b>2.42</b>	<b>1680.8</b>	<b>86.1</b>	<b>*n 62.8</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.



# Aerial Map - Tillable Acres



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Boundary Center: 44° 20' 44.47, -96° 22' 50.77



**10-110N-46W**  
**Lincoln County**  
**Minnesota**

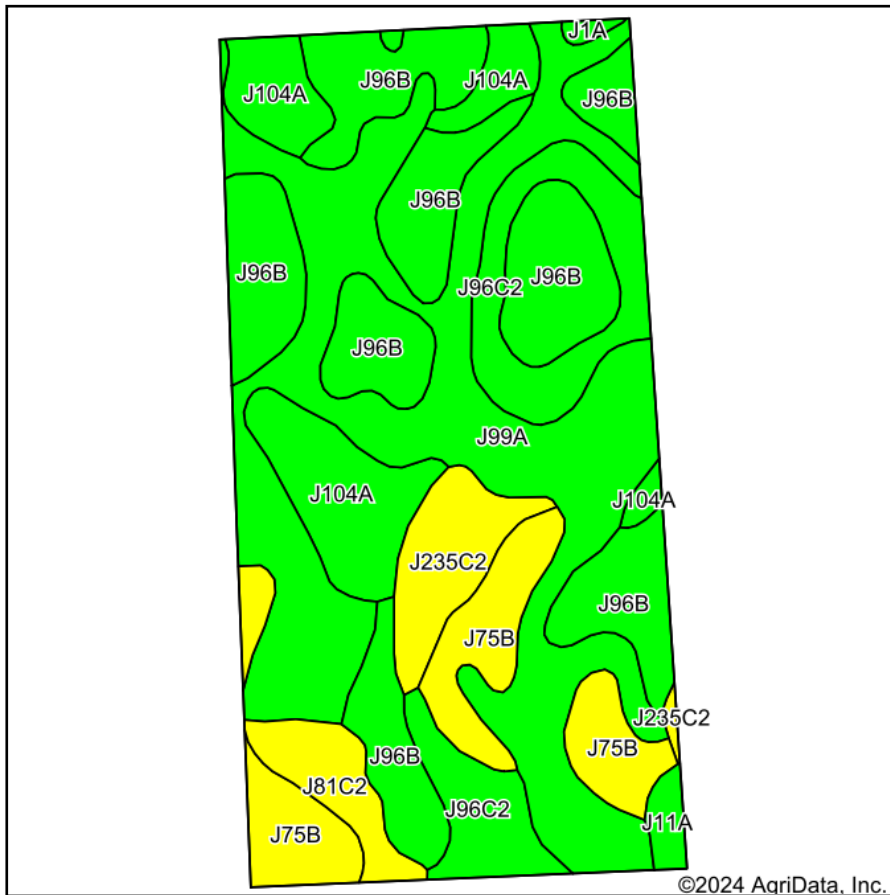


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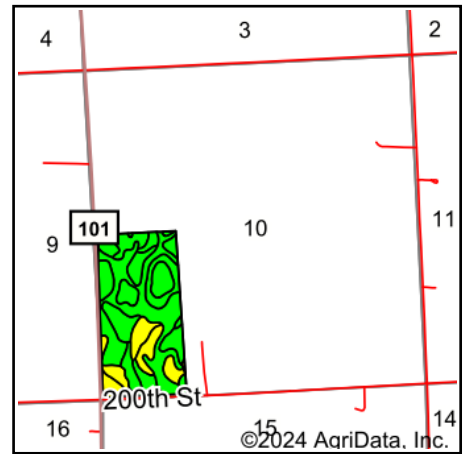
9/10/2024

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

# Soils Map - Tillable Acres



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Lincoln**  
 Location: **10-110N-46W**  
 Township: **Drammen**  
 Acres: **79**  
 Date: **9/10/2024**



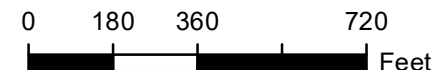
Area Symbol: MN081, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index	*n NCCPI Overall
J99A	Lakepark clay loam, 0 to 3 percent slopes, overwash	26.72	33.8%		IIw	0	98	71
J96B	Barnes, occasional saturation-Buse complex, 3 to 6 percent slopes	21.49	27.2%		Ile	3553	88	65
J75B	Renshaw-Fordville loams, coteau, 2 to 6 percent slopes	8.17	10.3%		IVs	2780	56	41
J104A	Svea loam, 1 to 3 percent slopes	8.03	10.2%		Ie	0	99	70
J96C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	7.57	9.6%		IVe	3460	80	59
J235C2	Buse-Barnes-Arvilla complex, 6 to 12 percent slopes, moderately eroded	3.60	4.6%		IIIe	0	64	48
J81C2	Renshaw-Barnes complex, 6 to 12 percent slopes, moderately eroded	2.48	3.1%		IVe	2625	54	39
J11A	Vallers clay loam, 0 to 2 percent slopes	0.72	0.9%		IIw	0	90	68
J1A	Parnell silty clay loam, depressional, 0 to 1 percent slopes	0.22	0.3%		IIIw	0	86	62
<b>Weighted Average</b>					<b>2.41</b>	<b>1668</b>	<b>86.3</b>	<b>*n 62.9</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method





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: 75.57 acres





Abbreviated 156 Farm Record

Operator Name : ██████████  
 CRP Contract Number(s) : None  
 Recon ID : 27-081-2023-175  
 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
75.57	75.57	75.57	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	75.57	0.00		0.00	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	38.78	0.00	143	
Soybeans	36.79	0.00	40	
<b>TOTAL</b>	<b>75.57</b>	<b>0.00</b>		

NOTES

Tract Number : 6330

Description : W1/2 SW 10 DRAMMEN  
 FSA Physical Location : MINNESOTA/LINCOLN  
 ANSI Physical Location : MINNESOTA/LINCOLN  
 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 : DOUGLAS R YEGGE, COURTNEY MCNEIL, ALAN MCNEIL, RYCO FARMS LLC  
 Other Producers : None  
 Recon ID : 27-081-2023-174

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
75.57	75.57	75.57	0.00	0.00	0.00	0.00	0.0



## Abbreviated 156 Farm Record

## Tract 6330 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	75.57	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	38.78	0.00	143
Soybeans	36.79	0.00	40
<b>TOTAL</b>	<b>75.57</b>	<b>0.00</b>	

## NOTES

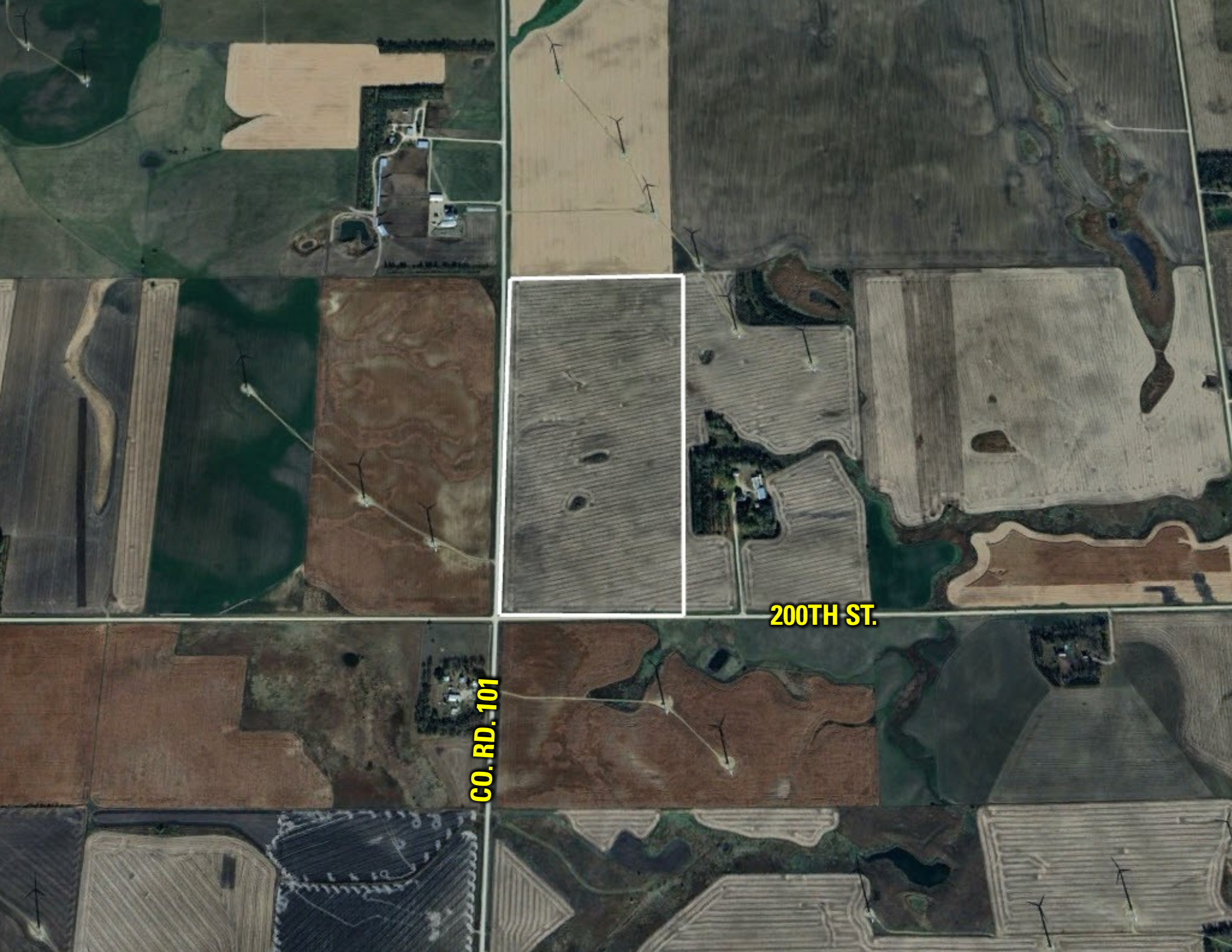
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200TH ST.

CO. RD. 101



**MINNESOTA STATE LINE**



**ARCO**

**HWY. 75**

**HWY. 75**

**HWY 14**

**LAKE BENTON**

**HWY 14**

**TYLER**

**VERDI**

**HWY. 75**

on