

LAND FOR SALE

143.78 ACRES M/L

MARTIN COUNTY, MN

LISTING #18005



DOUGLAS R. YEGGE

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563.659.8185

700 6th Ave
DeWitt, Iowa 52742

LAND FOR SALE

LEGAL DESCRIPTION: 143.78 Acres being located in the NW 1/4 of Section 21, Township 104 North, Range 30 West. Martin County, Minnesota. Exact legal description will come from Title Commitment.

143.78 Acres M/L, Martin County, MN

COMMENTS & BUILDING INFORMATION: Peoples Company proudly presents 143.78± acres of premium farmland in Martin County, located just southwest of Truman, Minnesota. This exceptional property features 134.28 FSA-designated cropland acres with an impressive Productivity Index of 91.2. The tillable land boasts highly fertile Canisteo-Glencoe and Clarion-Swanlake complex loams. The farm, situated in Section 21 of Westford Township, offers excellent accessibility via paved County Highway 15 and 220th Street. Currently leased, further details are available upon contacting the agent.

LEASE/FSA INFORMATION:
Contact agent for details.

TOTAL ACRES:	143.78
PRICE:	\$1,423,422
Price Per Acre:	\$9,900
Owner:	Pruess
Operator:	
County & State:	Martin Co., MN
Location:	South of Truman, MN
Possession Date:	As agreed
Drainage Info:	Natural and Tile
Average Productivity:	91.2 PI
Taxable Acres:	143
Net RE Taxes:	\$7,094
Taxes Payable In:	2024
Topography:	Level

F.S.A. INFORMATION:

Farmland:	142.84
Crop Acres:	134.28
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	95.69
Corn Yield:	151
Soybean Base:	28.27
Soybean Yield:	51

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	143.78
Tillable Acres:	134.28
CRP Acres:	
Farmstead:	
Roads:	.94
Non-tillable Acres:	8.56
Timber:	
Pasture:	

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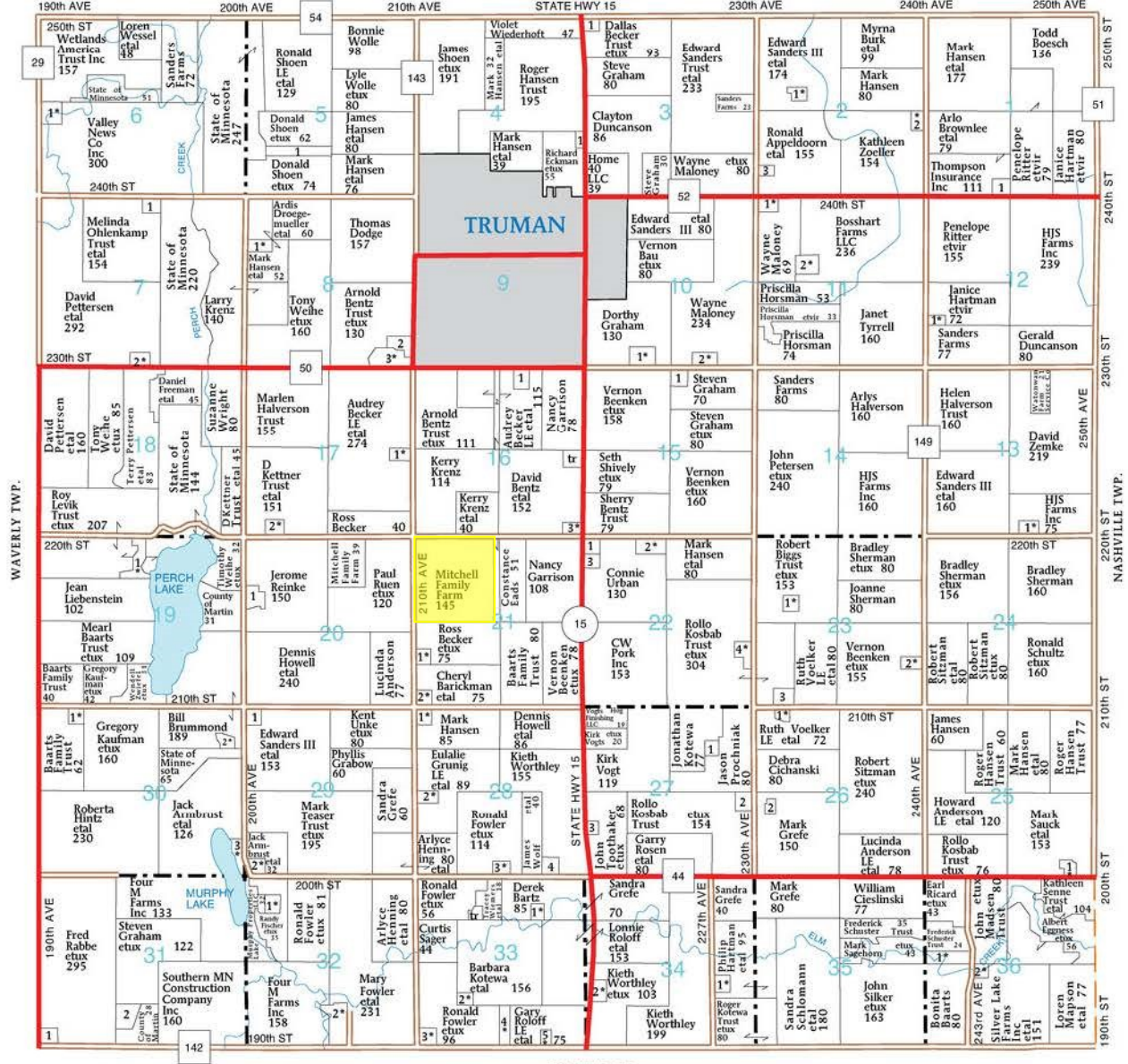
T-104-N

WESTFORD PLAT

R-30-W

(Landowners)

WATONWAN CO.
STATE HWY 15



WESTFORD TOWNSHIP

- SECTION 1**
 1. Carlson, Garth 5
- SECTION 2**
 1. Sanders, Daryl 5
 2. Lutterman, Kevin 6
 3. Sanders, Maxine 5
- SECTION 3**
 1. Watonwan Farm Service Co 5
- SECTION 4**
 1. Dobie Family Trust 6
- SECTION 5**
 1. Ebert, R 14
- SECTION 6**
 1. Larson, Lyle 11
- SECTION 7**
 1. Pierson, Lester 6

- SECTION 8**
 1. Mennen, Robert 8
 2. Bentdale Farms Inc 11
 3. Bentz, Roger 16
- SECTION 10**
 1. Graham LE, Dorothy 12
- SECTION 11**
 1. Maloney, Wayne 6
- SECTION 12**
 2. Herron, Nancy 10
- SECTION 14**
 1. Maloney, Nicole 8
- SECTION 13**
 1. Hastad, Chad 5
- SECTION 15**
 1. Simpson, Francelia 10

- SECTION 16**
 1. Grefe, James 6
 2. Krenz, Kerry 12
- SECTION 17**
 1. Schmit, Thomas 6
- SECTION 19**
 1. Liebenstein, Jordan 15
- SECTION 20**
 1. Weihe, Tanner 10
- SECTION 21**
 1. Korthaus, Jeffrey 5
- SECTION 22**
 2. Fast, Jerry 6
- SECTION 24**
 1. Macro LLC 8
 2. Urban, Darrell 10

- SECTION 23**
 1. Salic, Lawrence 7
 2. Beenken, Bruce 5
 3. Kosbab, Dale 11
- SECTION 25**
 1. Sauck Trust, E 6
- SECTION 26**
 1. Risk, LeRoy 8
 2. Larsen, Douglas 10
- SECTION 27**
 1. Theobald, Terry 6
- SECTION 28**
 1. Worchman Pig Co Inc 10
 2. Risk, Leroy 5
- SECTION 29**
 1. Zwiefel, Steven 7
 2. Tennyson, Morgan 7
- SECTION 30**
 1. Brummond, Tony 7
 2. Ostlie, Brian 6
 3. Rosch, Bridget 6
- SECTION 31**
 1. Streuber Trust, Verlyn 7
 2. J&M Properties of Wells LLC 12
- SECTION 32**
 1. Fischer, Randall 5
 2. Sauck, Tyler 9

- SECTION 33**
 1. Wagner, Darin 5
 2. Fowler, Craig 5
 3. Fowler, Travis 10
 4. Toothake, John 7
 5. Dafoe Jr, Duane 5
- SECTION 34**
 1. Gates, Eugene 5
 2. Bremer, Larry 14
- SECTION 36**
 1. Ricard, Michael 13
 2. Wills, Gregory 9

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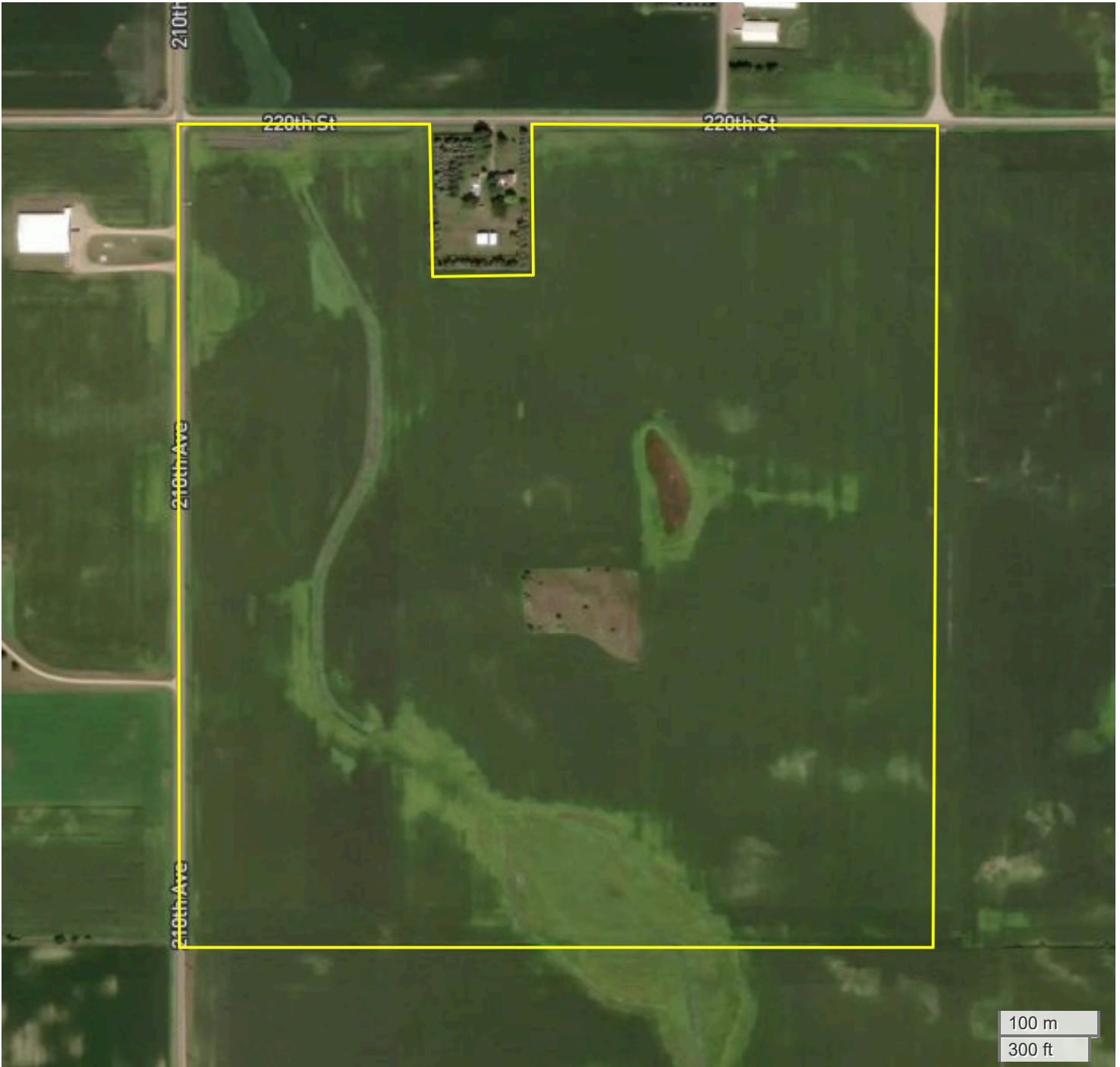
CA

MARTIN CO. MN



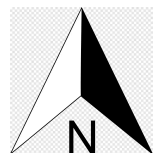
UNDEFINED FARM (143.76 AC TOTAL, 134.28 AC TILLABLE)

AERIAL MAP



Center: 43.800075, -94.443595

21-104N-30W
Westford Township
Martin County, MN

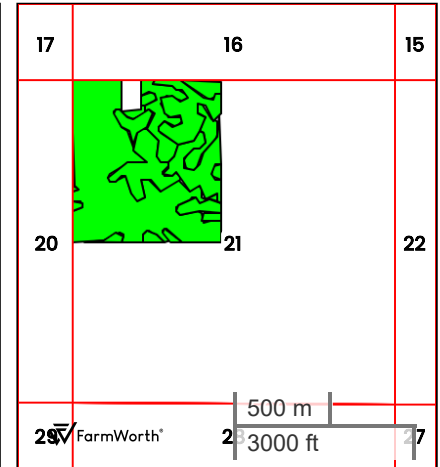
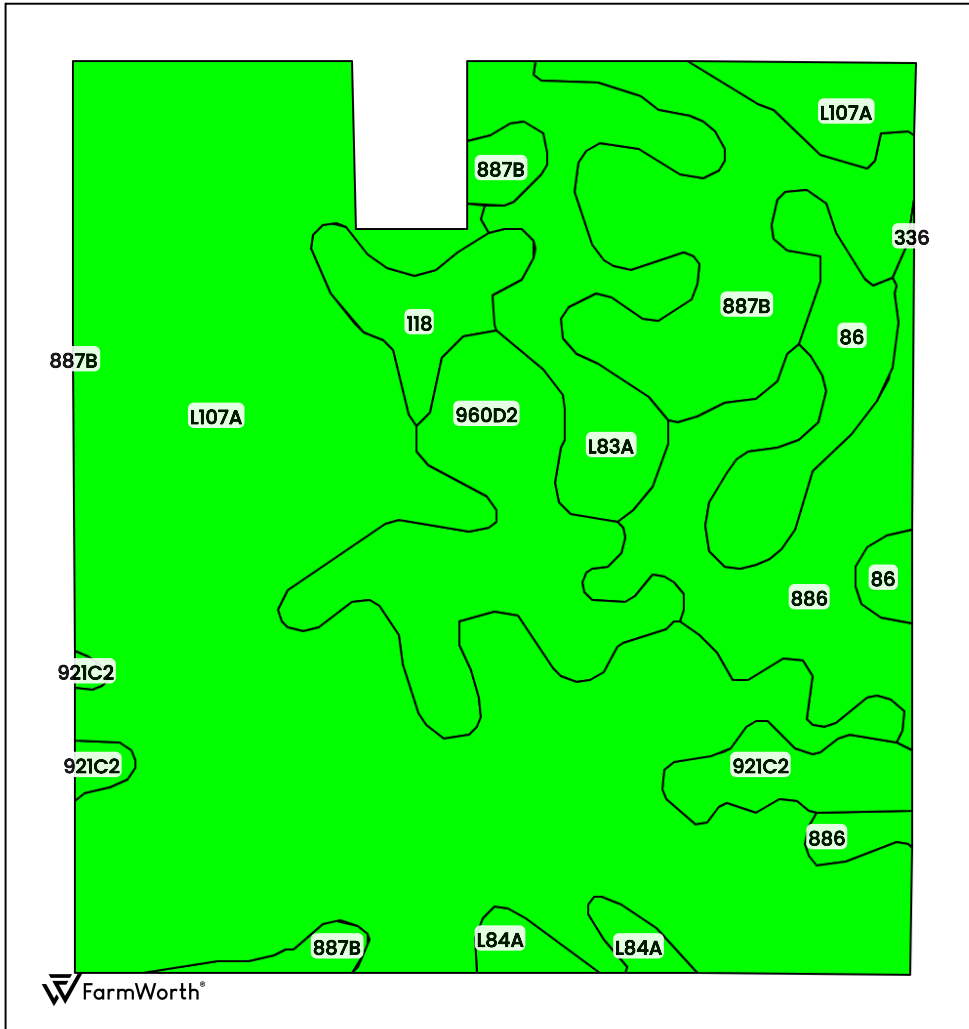


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UNDEFINED FARM (143.76 AC TOTAL, 134.28 AC TILLABLE)

TOTAL SOILS



County: **Martin County, MN**
 Location: **21-104N-30W**
 Township: **Westford**
 Acres: **143.76**
 Date: **12/30/2024**



Field borders obtained from Farm Service Agency as of 2008

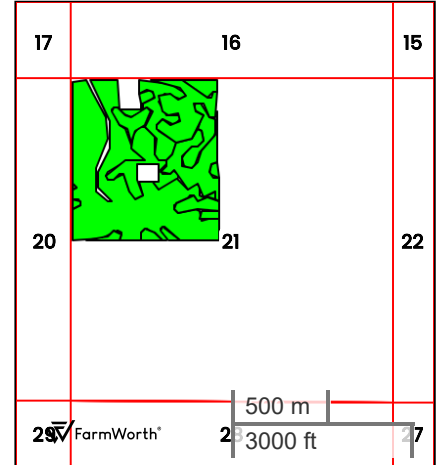
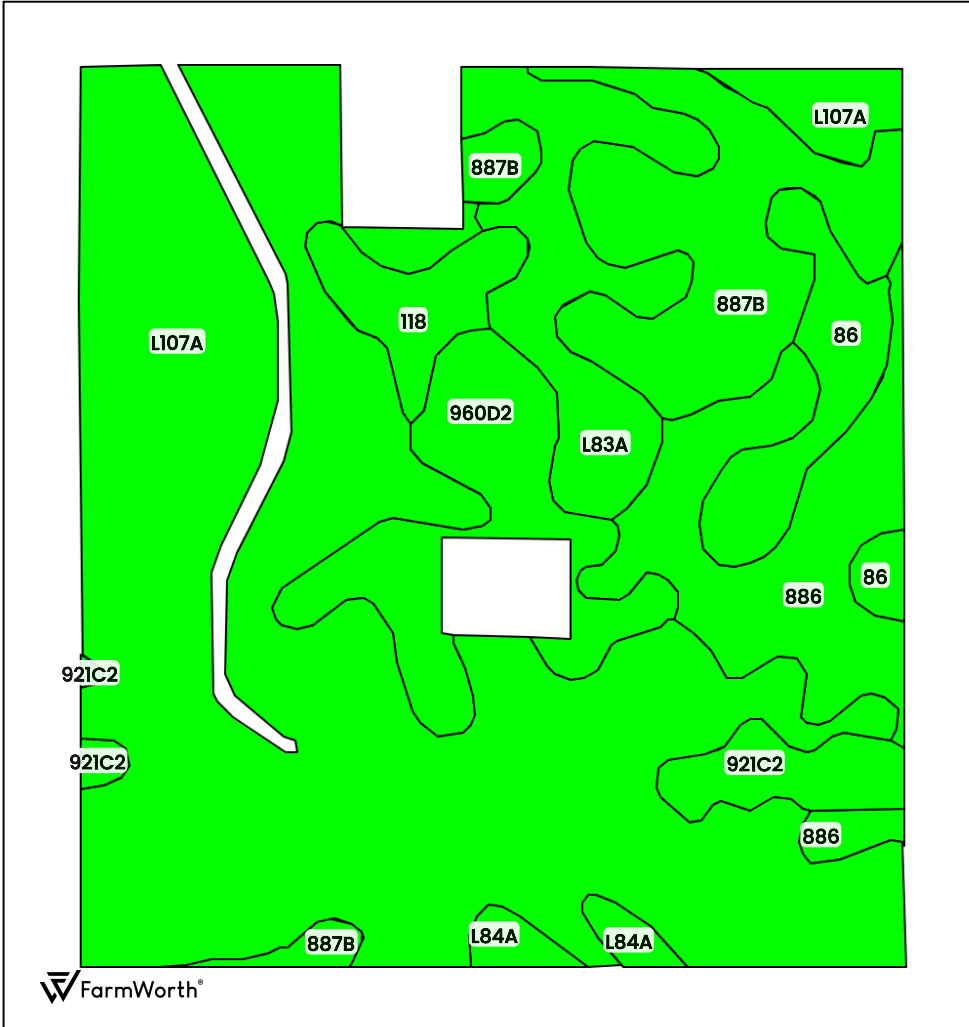
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Code	Description	Acres	% of field	MN CPI	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	79.79	55.50 %	91	79	-	2	Poorly drained
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	14.91	10.37 %	92	82	-	2	Moderately well drained
886	Nicollet-Crippin complex	12.73	8.86 %	100	83	-	1	Somewhat poorly drained
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	11.94	8.31 %	76	65	-	4	Well drained
L83A	Webster clay loam, 0 to 2 percent slopes	9.23	6.42 %	93	83	-	2	Poorly drained
86	Canisteo clay loam, 0 to 2 percent slopes	5.83	4.06 %	93	82	-	2	Poorly drained
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.87	2.69 %	87	68	-	3	Well drained
118	Crippin loam, 1 to 3 percent slopes	3.60	2.50 %	100	86	-	1	Somewhat poorly drained
L84A	Glencoe clay loam, 0 to 1 percent slopes	1.81	1.26 %	86	76	-	3	Very poorly drained
336	Delft clay loam, 0 to 2 percent slopes	0.03	0.02 %	94	78	-	2	Poorly drained
Average:				90.9	78.7			

MN Productivity Index tables are obtained from the [NRCS Field Office Technical Guide](#)
 Soils data provided by USDA and NRCS.



UNDEFINED FARM (143.76 AC TOTAL, 134.28 AC TILLABLE)
TILLABLE SOILS



County: **Martin County, MN**
 Location: **21-104N-30W**
 Township: **Westford**
 Acres: **134.28**
 Date: **12/30/2024**



Field borders obtained from Farm Service Agency as of 2008

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Code	Description	Acres	% of field	MN CPI	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	73.87	55.01 %	91	79	-	2	Poorly drained
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	14.40	10.72 %	92	82	-	2	Moderately well drained
886	Nicollet-Crippin complex	12.42	9.25 %	100	83	-	1	Somewhat poorly drained
960D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	9.80	7.30 %	76	65	-	4	Well drained
L83A	Webster clay loam, 0 to 2 percent slopes	9.11	6.78 %	93	83	-	2	Poorly drained
86	Canisteo clay loam, 0 to 2 percent slopes	5.78	4.30 %	93	82	-	2	Poorly drained
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.65	2.72 %	87	68	-	3	Well drained
118	Crippin loam, 1 to 3 percent slopes	3.60	2.68 %	100	86	-	1	Somewhat poorly drained
L84A	Glencoe clay loam, 0 to 1 percent slopes	1.64	1.22 %	86	76	-	3	Very poorly drained
Average:				91.1	78.9			

MN Productivity Index tables are obtained from the [NRCS Field Office Technical Guide](#)
 Soils data provided by USDA and NRCS.



Abbreviated 156 Farm Record

Operator Name : UFER FARMS PARTNERSHIP
CRP Contract Number(s) : None
Recon ID : 27-091-2024-79
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
142.84	134.28	134.28	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	134.28	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	95.69	0.00	151	
Soybeans	28.27	0.00	51	
TOTAL	123.96	0.00		

NOTES

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Tract Number : 610

Description : (11C) 148A NW4 SEC 21/WEST
FSA Physical Location : MINNESOTA/MARTIN
ANSI Physical Location : MINNESOTA/MARTIN
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : TODD M PRUESS, COSTNER PRUESS
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
142.84	134.28	134.28	0.00	0.00	0.00	0.00	0.0

Abbreviated 156 Farm Record

Tract 610 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	134.28	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	95.69	0.00	151
Soybeans	28.27	0.00	51
TOTAL	123.96	0.00	

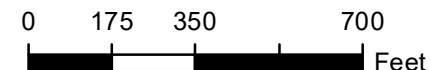
NOTES

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- 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: 134.28 acres