

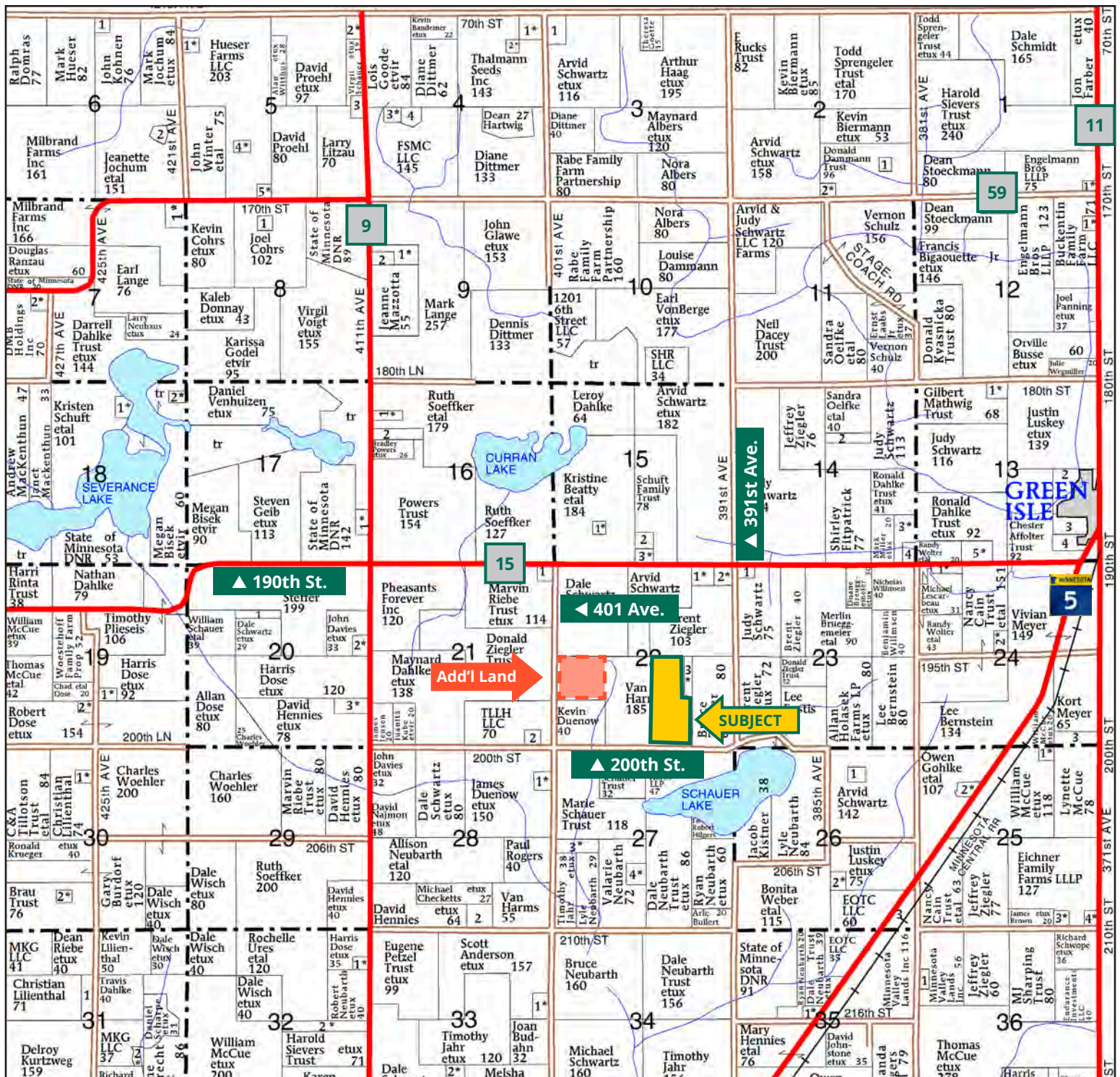
Quality Tract of Farmland Located West of Green Isle, Minnesota



JARED AUGUSTINE
Licensed Salesperson
in MN, IA & ND
507.381.7425
JaredA@Hertz.ag

507.345.5263 | 151 Saint Andrews Ct., Ste. 1310
Mankato, MN 56001 | www.Hertz.ag

65.00 Acres, m/l
Sibley County, MN



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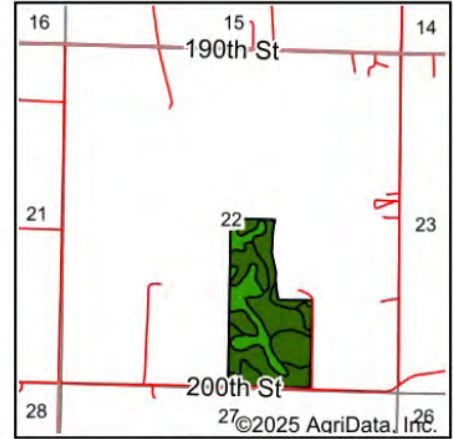
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Est. FSA/Eff. Crop Acres: 59.83 | Soil Productivity: 91.20 CPI





State: **Minnesota**
 County: **Sibley**
 Location: **22-114N-27W**
 Township: **Green Isle**
 Acres: **59.83**
 Date: **3/7/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN143, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	14.67	24.4%		IIw	91
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	11.10	18.6%		IIIw	86
239	Le Sueur loam, 1 to 3 percent slopes	10.46	17.5%		Iw	97
86	Canisteo clay loam, 0 to 2 percent slopes	10.35	17.3%		IIw	93
112	Harps clay loam, 0 to 2 percent slopes	8.07	13.5%		IIw	90
L84A	Glencoe clay loam, 0 to 1 percent slopes	3.35	5.6%		IIIw	86
L113B	Reedslake-Le Sueur complex, 1 to 6 percent slopes	1.65	2.8%		Ile	98
978	Cordova-Rolfe complex, 0 to 2 percent slopes	0.18	0.3%		IIw	86
Weighted Average					2.07	91.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Green Isle: Go west on Co. Rd. 15 / 190th St. for 1.9 miles, then south on 391st Ave. for 1 mile, and then west on 200th St. for 0.3 miles. Property is located on the north side of the road.

Simple Legal

The W½ of the SE¼, excluding 15 acres, m/l, in Section 22, Township 114 North, Range 27 West of the 5th P.M., Sibley Co., MN. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$750,000
- \$11,538.46/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

2023 Values for Taxes Payable in 2024
 Ag Hmstd Taxes: \$2,051.94
 Special Assessments: \$148.06

Total 2024 Real Estate Taxes: 2,200.00
 Net Taxable Acres: 65.00
 Tax per Net Taxable Acre: \$33.85

Lease Status

Leased through the 2025 crop year.

FSA Data

Farm Number 8271, Part of Tract 1875
 FSA/Eff. Crop Acres: 59.83*
 Corn Base Acres: 39.24*
 Corn PLC Yield: 121 Bu.
 Bean Base Acres: 20.58*
 Bean PLC Yield: 34 Bu.
**Acres are estimated pending reconstitution of farm by the Sibley County FSA office.*

Soil Types/Productivity

Main soil types are Canisteo-Glencoe, Okoboji, Le Sueur, and Canisteo. Crop Productivity Index (CPI) on the estimated FSA/Eff. crop acres is 91.20. See soil map for details.

Land Description

Level to gently sloping.

Drainage

Some tile. Contact agent for tile maps. Property is part of Drainage District High Island 2.

Buildings/Improvements

None.

Water & Well Information

None.

Survey

Property will be surveyed at Seller's expense prior to closing. Final sale price will not be adjusted up/down based on final gross surveyed acres.

Comments

Quality Sibley County farm with tile outlets to High Island 2 via 12" and 16" county tile. This farm would make a great addition to any farm portfolio.

Additional Land for Sale

Seller has an additional tract of land for sale located west of this property. See Additional Land Aerial Photo.



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





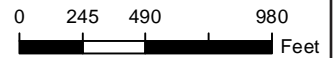
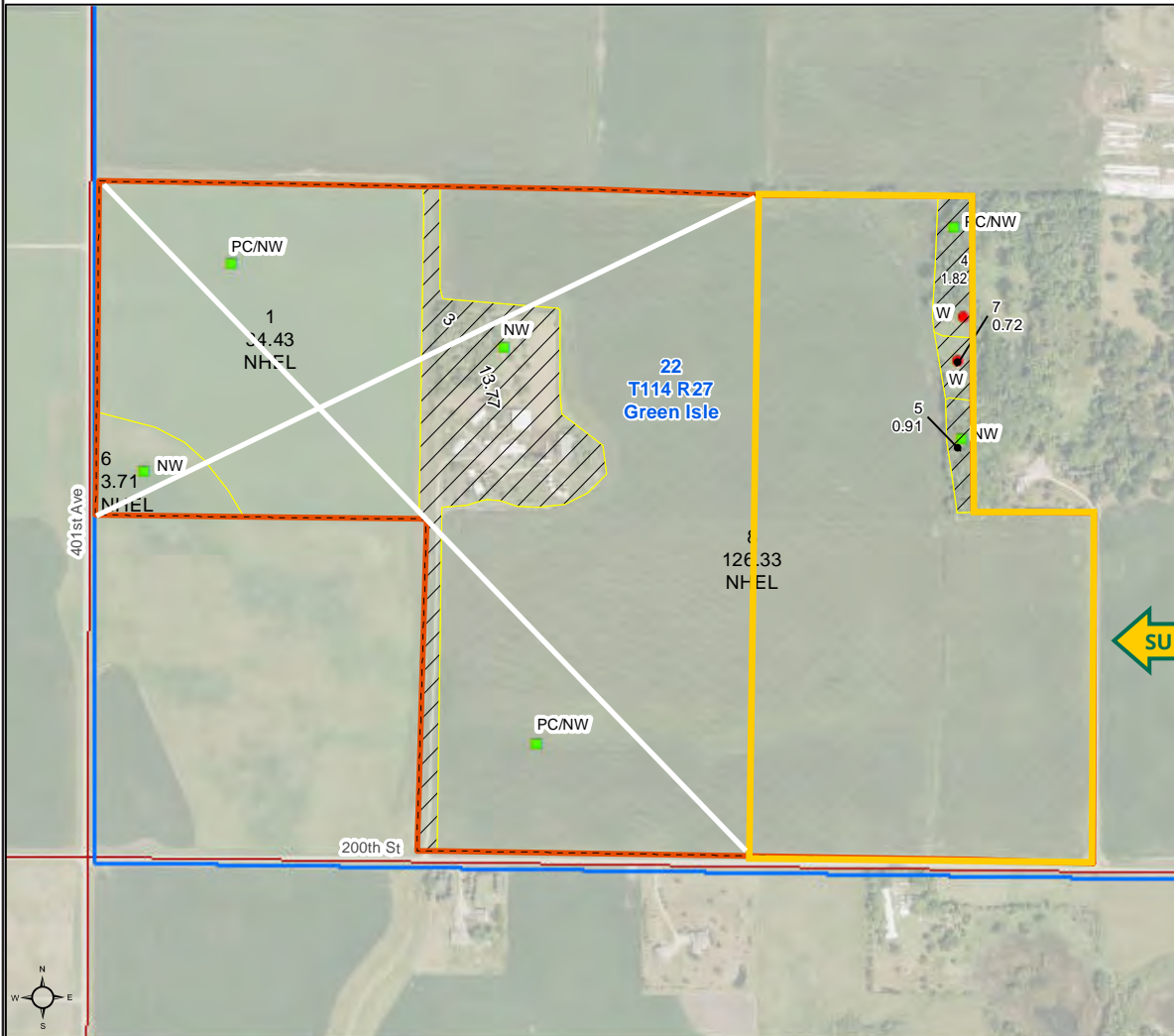
Sibley County, Minnesota

Farm 8271

Tract 1875

2025 Program Year

Map Created March 07, 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

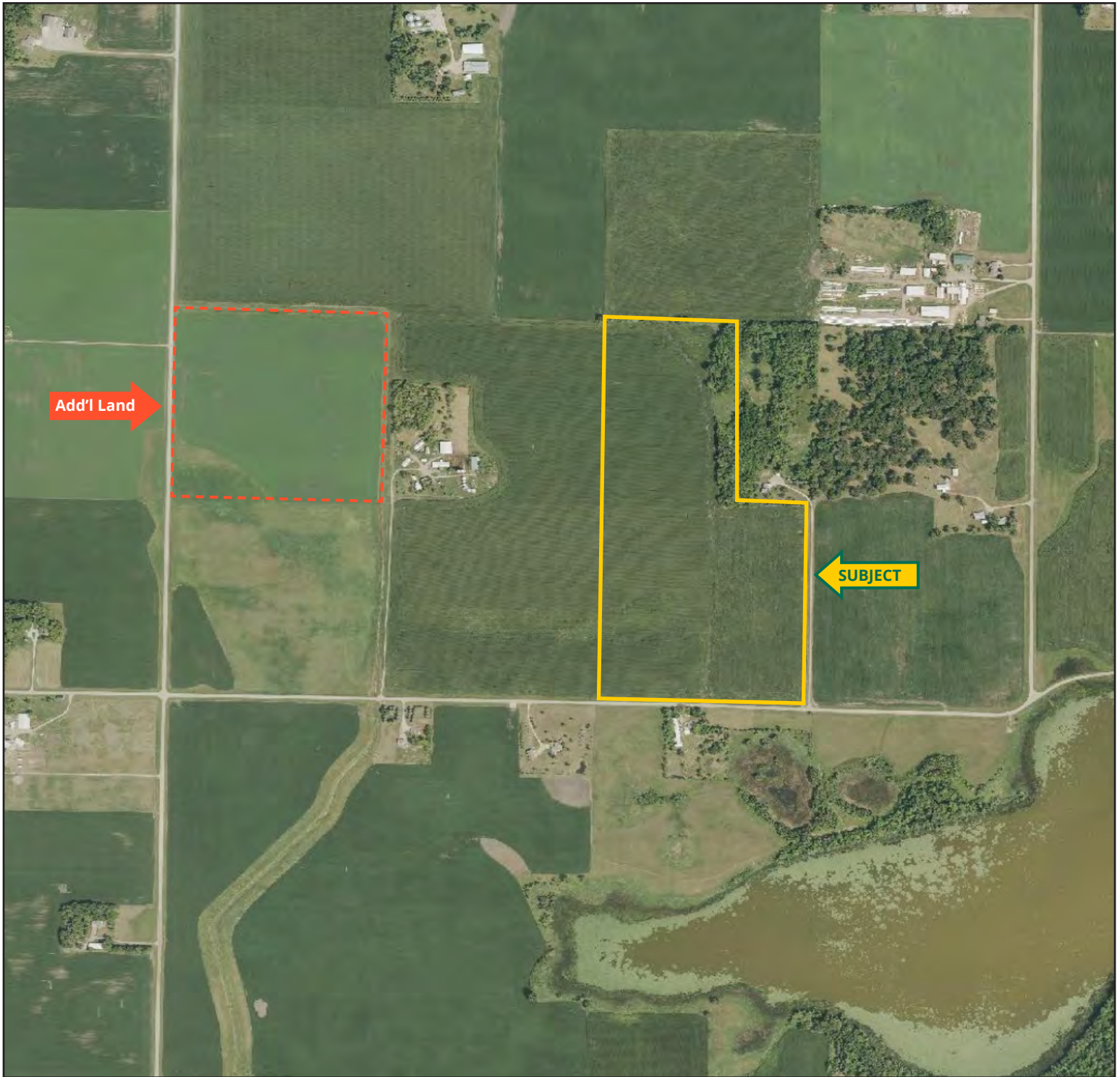
- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

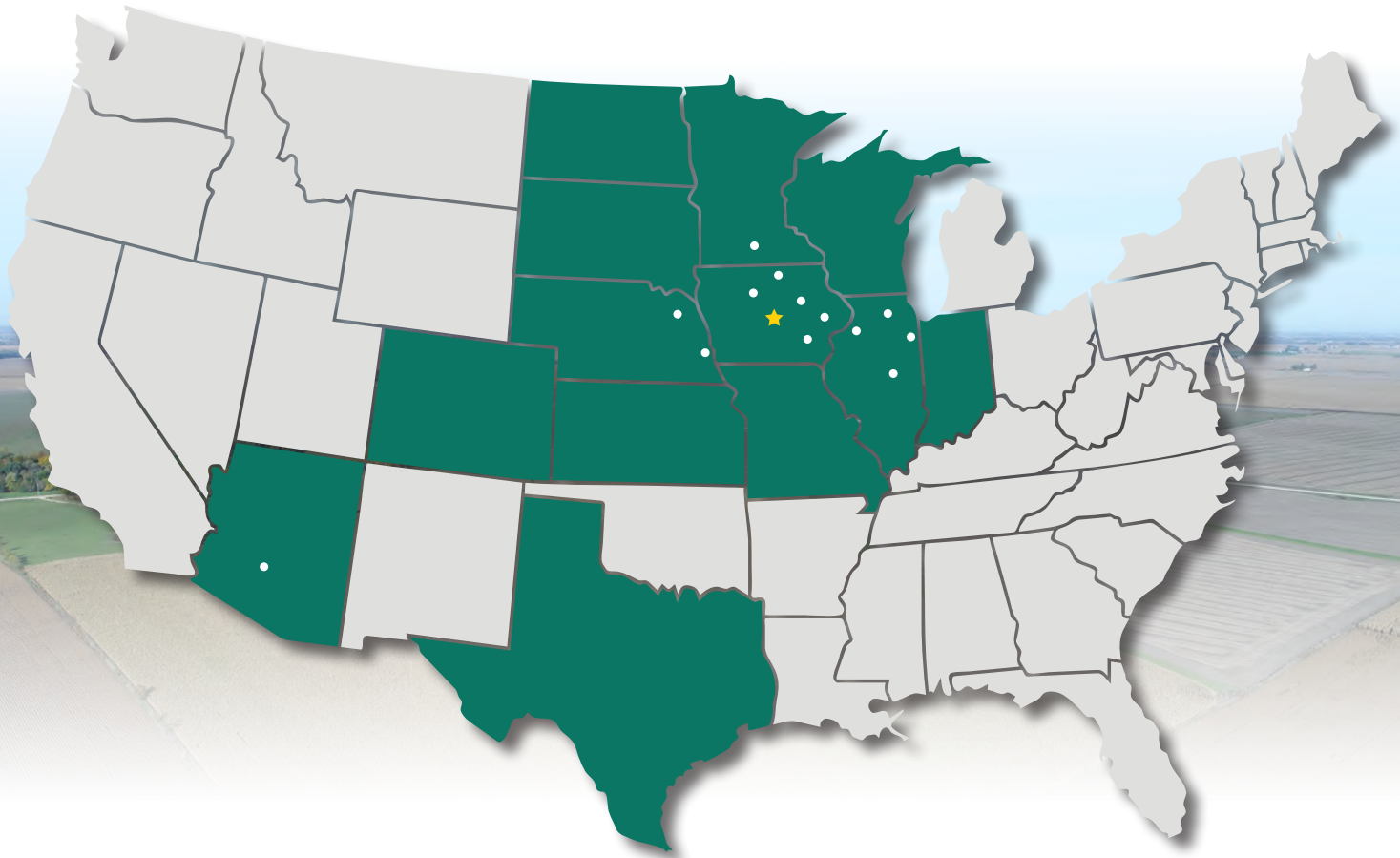
- Restricted Use
- Limited
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 164.47 acres

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