

LAND FOR SALE

284.69+/- Acres, Mower County, Minnesota
Offered at \$2,163,644

Highlights:

- Highly productive 90.1 CPI soils
- Mostly pattern tilled
- Wind royalty payments



Property Information

Property Location: From Sargeant, Minnesota, 2 miles east on County Road 1, then 1.25 miles north on 650th Avenue to the southwest corner of the farm.

Legal Description: S1/2 NW1/4 EXC W1070FT N370FT S570FT & N1/2 SW1/4 Plus E1/2 of Section N & W of Creek, EXC 6.06acres, all in Section 10, Township 104 North, Range 16 West of the 5th P.M.

Property Description: Larger pattern tilled highly productive farm all in one tract in highly desired area of north central Mower County about 15 miles northeast of Austin, Minnesota. Farm does not have wind turbines but receives shared community annual royalty payments.

CRP:

Tract 3494: There are 1.5 acres enrolled with an annual payment of \$299, expiring 9/30/2033.

Tract 6003: There are 3.5 acres enrolled with an annual payment of \$697, expiring 9/30/2033.

Farm Data:

Cropland	266.48 acres
Non-crop	13.21 acres
CRP	5.0 acres
Total	284.69 acres

FSA Information:

Tract	Crop	Base	Yield
3494	Corn	92.42 acres	182 bushels
3494	Soybeans	30.47 acres	53 bushels
6003	Corn	108.11 acres	182 bushels
6003	Soybeans	35.05 acres	53 bushels

Taxes:

Tract 3494: \$6,226

Tract 6003: \$7,700



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For additional information, please contact:

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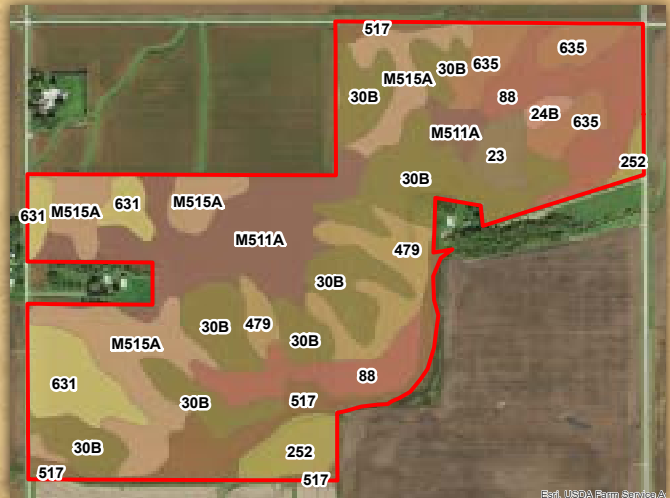
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MAP SYMBOL	NAME	NON IRR		ACRES
		LCC	INDEX	
30B	Kenyon silt loam, 2 to 6 percent slopes	Ile	97	69.3
M515A	Tripoli clay loam, 0 to 2 percent slopes	IIw	87	43.1
M511A	Readlyn silt loam, 1 to 3 percent slopes	Iw	100	40.2
88	Clyde silty clay loam, 0 to 3 percent slopes	IIw	86	35.1
631	Oran silt loam, 1 to 4 percent slopes	Iw	95	19.9
517	Shandep clay loam	IIIw	78	19.6
479	Floyd silt loam, 1 to 4 percent slopes	IIw	100	17.9
635	Riceville silt loam	IIw	66	16.5
252	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	IIw	62	10.2
23	Skyberg silt loam, 0 to 3 percent slopes	Iw	95	5.8
24B	Kasson silt loam, 1 to 4 percent slopes	Ile	95	1.8
TOTAL			90.1	279.5



Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.