

L-2500566



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LAND FOR SALE

158.9± Acres, Chippewa County, Minnesota

OFFERED AT
\$1,475,000

Subject to Buyer's Premium

Highlights:

- Highly productive Tara silt loam soil
- Excellent location in Stoneham Township
- Available to farm in 2026
- Strong PI of 93.1



For additional information, please contact:

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Property Information

Directions to Property:

Property is located one-half mile east of State Highway 23 in Maynard on County Road 17.

Legal Description:

NW1/4 of Section 33, Twp 117 Rge 38

Property Description:

This rare offering presents a prime parcel of highly productive farmland located just east of Maynard, Minnesota. Ideally situated near Farmers Co-op grain elevator and only three miles from Southern Minnesota Beet Sugar Cooperative’s Maynard receiving station. Featuring Tara silt loam soil with an outstanding Productivity Index of 99, this land is well-suited for high yield crop production. A new tile main has been installed and is ready to support additional tile lines as needed. Access is great via County Road 17 and the property will be available to farm in the 2026 growing season. Historically rotated with corn, soybeans, and sugar beets, the land has demonstrated consistent performance and agronomic versatility. Whether you’re looking to expand your operation or invest in premium farmland, this property offers exceptional potential.

FSA Information:

	Base	Yield (ARC-CO)
Soybeans	64.85 acres	40 bushels
Corn	64.85 acres	139 bushels

Farm Data:

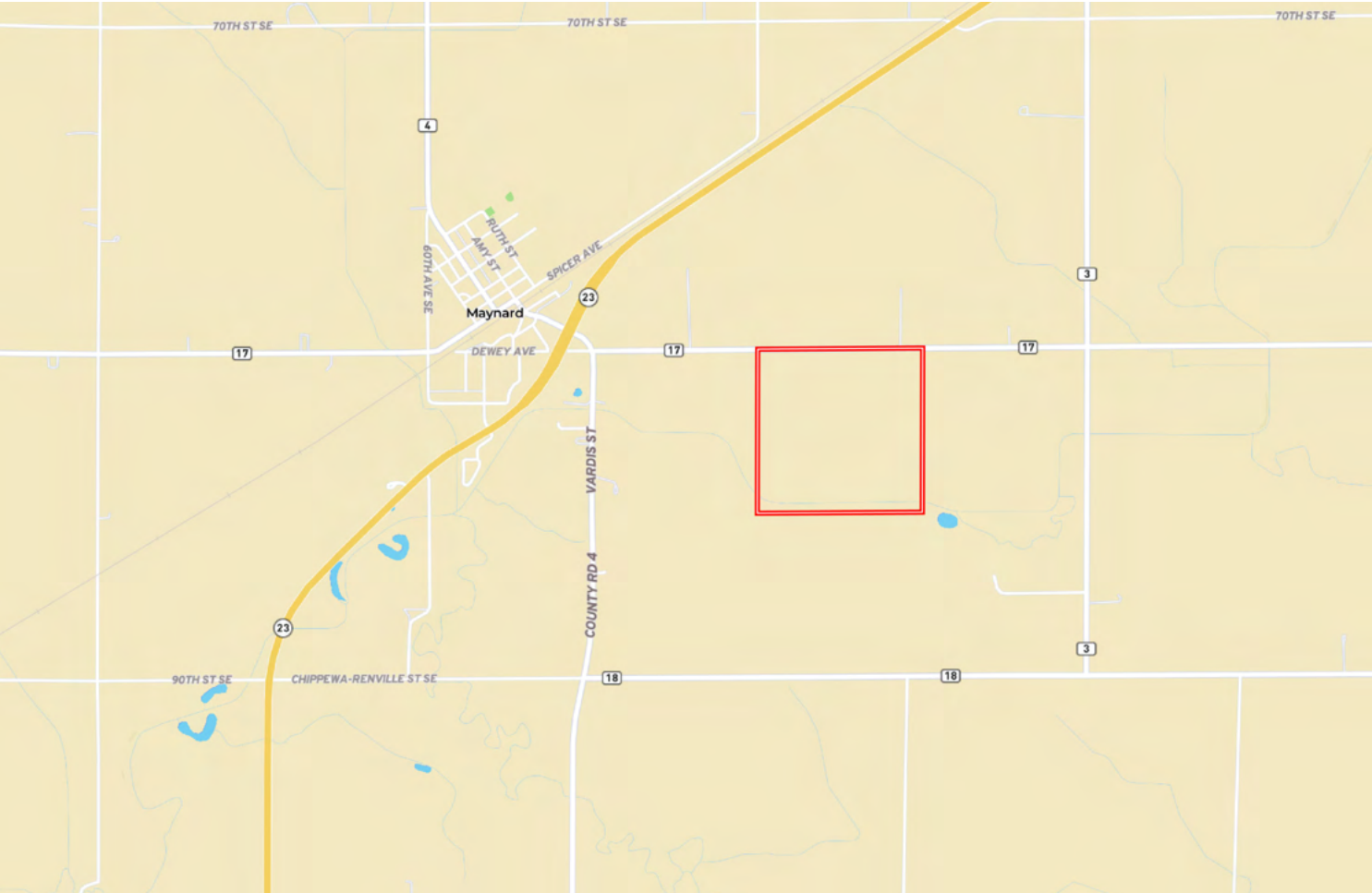
Cropland	129.73 acres
Non-crop	2.47 acres
Woods	26.70 acres
Total	158.90 acres

Taxes:

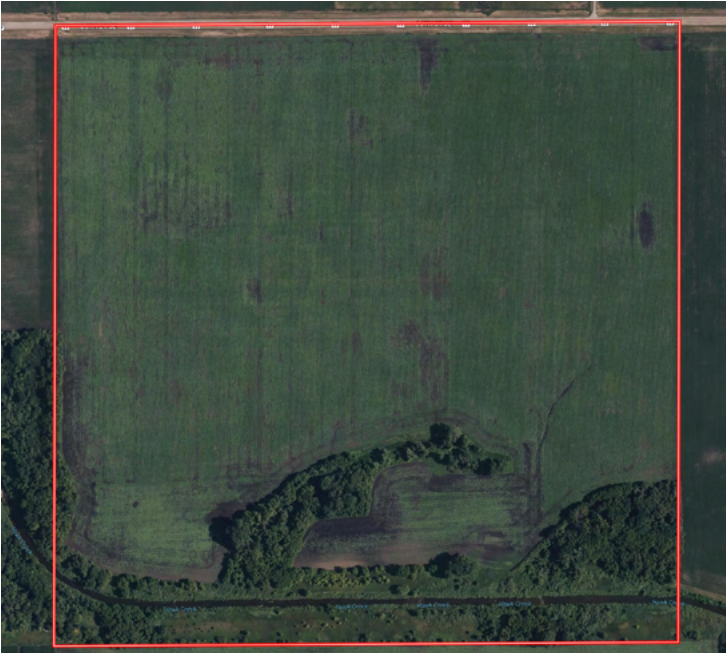
\$8,452



Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
J30A	Tara silt loam, 1 to 3 percent slopes	66.05	52.35	99	80	1
J51A	Bearden-Quam, depressional, complex, 0 to 2 percent slopes	28.27	22.41	91	74	2s
J23A	Lamoure silty clay loam, 0 to 2 percent slopes, occasionally flooded	15.64	12.4	78	79	3w
J34B	Byrne-Buse complex, 2 to 6 percent slopes	7.45	5.9	90	67	2e
J57A	Balaton-Hamerly complex, 1 to 4 percent slopes	6.0	4.76	89	71	2s
J260A	Colvin-Quam complex, depressional, 0 to 1 percent slopes	2.76	2.19	86	71	3w
TOTALS		126.17(*)	100%	93.31	77.14	1.62



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