

LAND FOR SALE

380.74+/- Acres • Fillmore County, Minnesota
Offered at \$3,500,000, or \$9,192.62 Per Acre



Highlights:

- Bare 380.74 acre farm offered to Investor Buyers ONLY, with lease-back and buy-back agreements to Seller required.
- Above average net cash return on investment offered, plus significant depreciation potential to improve return!
- Located on a paved road in southwest Fillmore County, in southeast Minnesota, and close to numerous grain markets.
- Already improved for maximum productivity, with past five year average yields of 207 bushel/acre corn and 58 bushel/acre soybeans!

L-2200176



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For additional information, please contact:

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Property Information

Property Location: From the east edge of Ostrander, go just one-quarter mile east on Fillmore County Paved Road 3, to west edge of property. Farm lies on both north and south sides of Fillmore County Paved Road 3 (180th Street) and on the west side of gravel road (121st Avenue), with both building site acreages excluded.

Legal Description: Approximately E 1/2 (except approximately 13.20 acre building site acreage in SE 1/4 SE 1/4) of Section 20; and approximately N 1/2 NE 1/4 (except approximately 6.06 acre building site acreage in E 1/2 NE 1/4 NE 1/4) of Section 29; all in Township 102 North, Range 13 West of the 5th P.M. (Bloomfield Township). (Note: Exact legal description is very lengthy metes and bounds description. Contact agent for details.)

Property Description: Bare 380.74 acre farm, all contiguous, pivot irrigated, pattern tilled where needed, approximately 87% tillable, with productive glacial origin soils and average P.I. in mid-70's, with cropland classified as "NHEL" and "PC/NW."

Partially tilled, in Section 29 only. Natural external drainage. Root River flows through pasture on this farm.

Improvements: 3-pivot Reinke irrigation system, installed in 2015 (north 2) and in 2021 (south 1). One well for all three pivots, 10 inch diameter, 410 ft. depth, 600 gal./min. capacity. Pivots are 5 towers (north), 7 towers (middle), and 6 towers (south).

Be Sure to Watch the Drone Video for the Best View of the Irrigation System!
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Farm Data:

Cropland	331.25 acres	(estimated)
Pasture and River	40.06 acres	
Roads	<u>9.43 acres</u>	
Total	380.74 acres	

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	172.55 acres (Est.)	164 bushels
Approximately 52% of total cropland acres.		
Soybeans	158.27 acres (Est.)	44 bushels
Approximately 48% of total cropland acres.		
(Note: Farm is currently enrolled in PLC program for corn and ARC County program for soybeans.)		
FSA farm number (part of total) 9624 and tract number 1803.		

All of cropland is classified as "NHEL" (non-highly erodible land) and as "PC/NW" (prior converted non-wetlands) by NRCS. At least part of the pasture is classified as "WL" (wetlands) by NRCS.

2021 Taxes: \$11,140.00/year (net), or \$29.26/acre (net).

Price: \$3,500,000.00, or \$9,192.62 per acre



From paved road, looking east southeast at south pivot.

Aerial Photo



Soil Map



Tillable Acres Only

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Tm	Mantorville and Wykoff loams, 2 to 6 percent slopes	75.34	22.65	79	78	2e
Rb	Racine and Ostrander silt loams, 2 to 6 percent slopes	43.53	13.09	94	96	2e
Rm	Rockton and Dodgeville silt loams, shallow, 2 to 6 percent slopes	40.13	12.07	28	44	6e
Kd	Kenyon silt loam, 0 to 1 percent slopes	32.62	9.81	99	98	1
Tl	Mantorville and Wykoff loams, 0 to 1 percent slopes	30.96	9.31	79	79	2s
Tp	Mantorville and Wykoff sandy loams, 2 to 6 percent slopes	30.96	9.31	49	61	3e
Cb	Chaseburg and Judson silt loams, 2 to 6 percent slopes	28.36	8.53	94	92	2e
Df	Dakota loam, 2 to 6 percent slopes	11.59	3.48	69	75	2e
Ke	Kenyon silt loam, 2 to 6 percent slopes	9.83	2.96	97	91	2e
De	Dakota loam, 0 to 1 percent slopes	8.19	2.46	69	76	2s
Da	Dakota fine sandy loam, 0 to 1 percent slopes	5.55	1.67	56	67	2s
Ca	Chaseburg and Judson silt loams, 0 to 1 percent slopes	5.5	1.65	94	81	1
M515A	Tripoli clay loam, 0 to 2 percent slopes	3.68	1.11	87	67	2w
Md	Mixed alluvial land, 0 to 6 percent slopes	2.93	0.88	20	-	-
Rd	Racine and Ostrander silt loams, 7 to 11 percent slopes, moderately eroded	2.73	0.82	82	90	3e
1078	Anthropotic Udorthents, 2 to 9 percent slopes	0.67	0.2	0	82	6s
TOTALS		332.6(*)	100%	74.49	77.31	2.48



From near southeast corner of Section 20, looking northwest at middle pivot.



From gravel road bridge, looking west at north pivot and Root River.

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Property Location Map



From paved road in southwest corner of land in Section 20, looking north.



From paved road, looking north at irrigation well and control system.



From southeast corner of land in Section 29, looking west northwest at south pivot.