



185.0 Acres, m/l, Olmsted County, MN

OFFERED AS INDIVIDUAL PARCELS OR ONE LARGE UNIT

Property Information Combined Parcels - 185 Acres, m/l

Location

5 miles northeast of Byron or 5 miles northwest of Rochester. From Hwy 52/63, turn west at 75th St. NW exit and go 5 miles west on County road 14. Access gained from either Genoa Road NW or 80th Ave. NW.

School District

Byron School District

Legal Description

Multiple parcels in Sections 3 & 4 of T107N-R15W (Kalmar Twp) and Section 34 of T108N-R15W (New Haven Twp).

Price & Terms

- \$1,665,000
- \$9,000/acre

- 15% down upon acceptance of offer; balance due in cash at closing.
- Contract sales will be considered.

Possession

As agreed and subject to the 2016 lease and rental agreement.

Est. Real Estate Tax

Taxes Payable 2016*: \$4,743

Net Taxable Acres: 178.66

Tax per Net Taxable Acre: \$26.55

Currently homesteaded.

**Taxes are estimated pending some tax parcel splits*

FSA Data

Part of Farm Number #6149, Tract #7735

Crop Acres: *128.5

Effective Cropland Acres: *109.56

Corn Base: *96.84

Corn PLC Yield: 122 Bu.

Bean Base: *12.7

Bean PLC Yield: 37 Bu.

**Crop and base acres are estimated. The local FSA office will determine the final acres.*

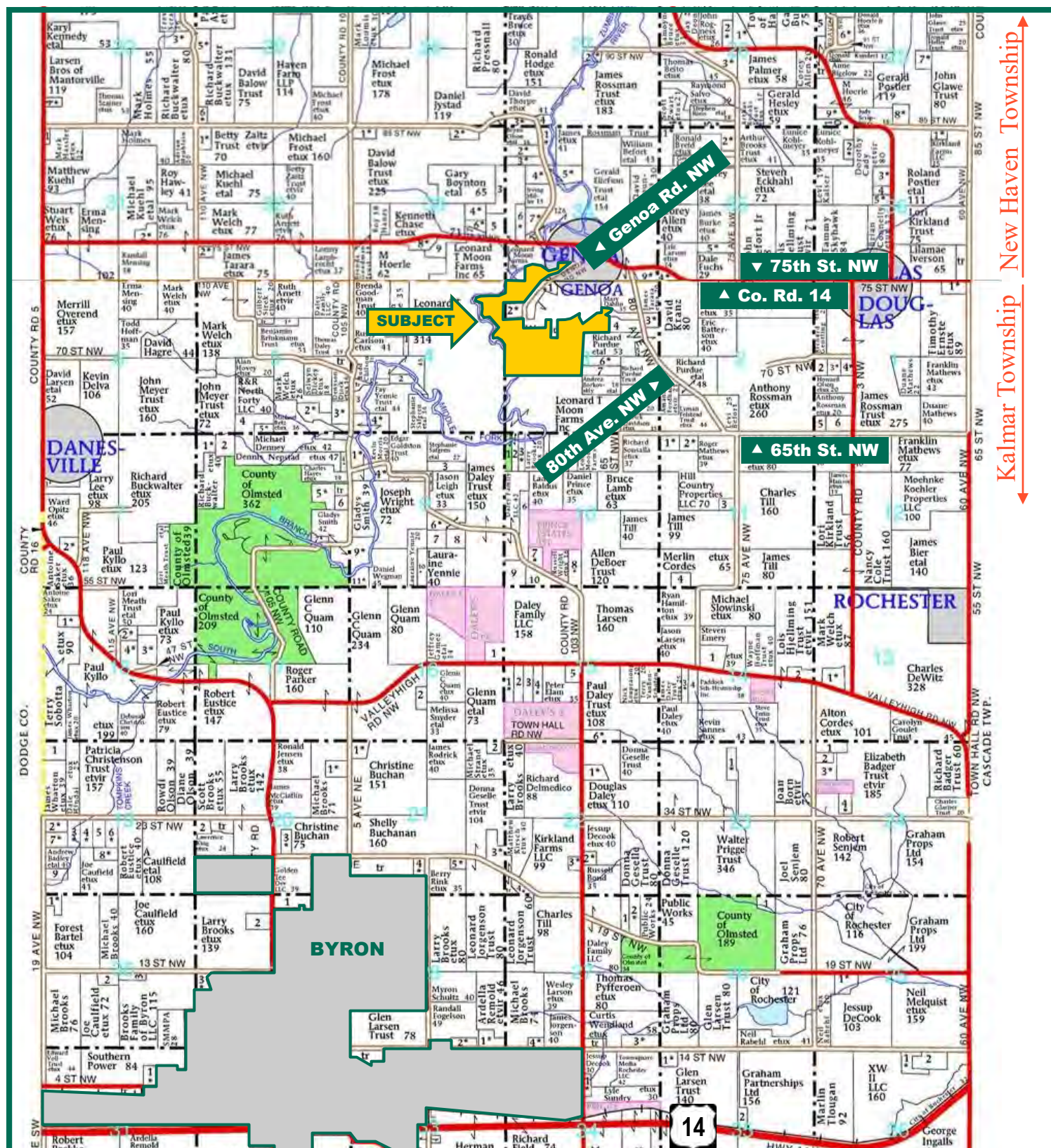
CRP Contracts

There are 12.03 acres enrolled in the Conservation Reserve Program in two separate contracts as follows:

Contract #2D: This contract consists of 7.01 acres with a payment of \$116 per acre for a total annual payment of \$812. This contract expires September 30, 2018.

Contract #1606A: This contract consists of 5.02 acres with a payment of \$127.37 per acre for a total annual payment of \$637. This contract expires September 30, 2020.

Plat Map

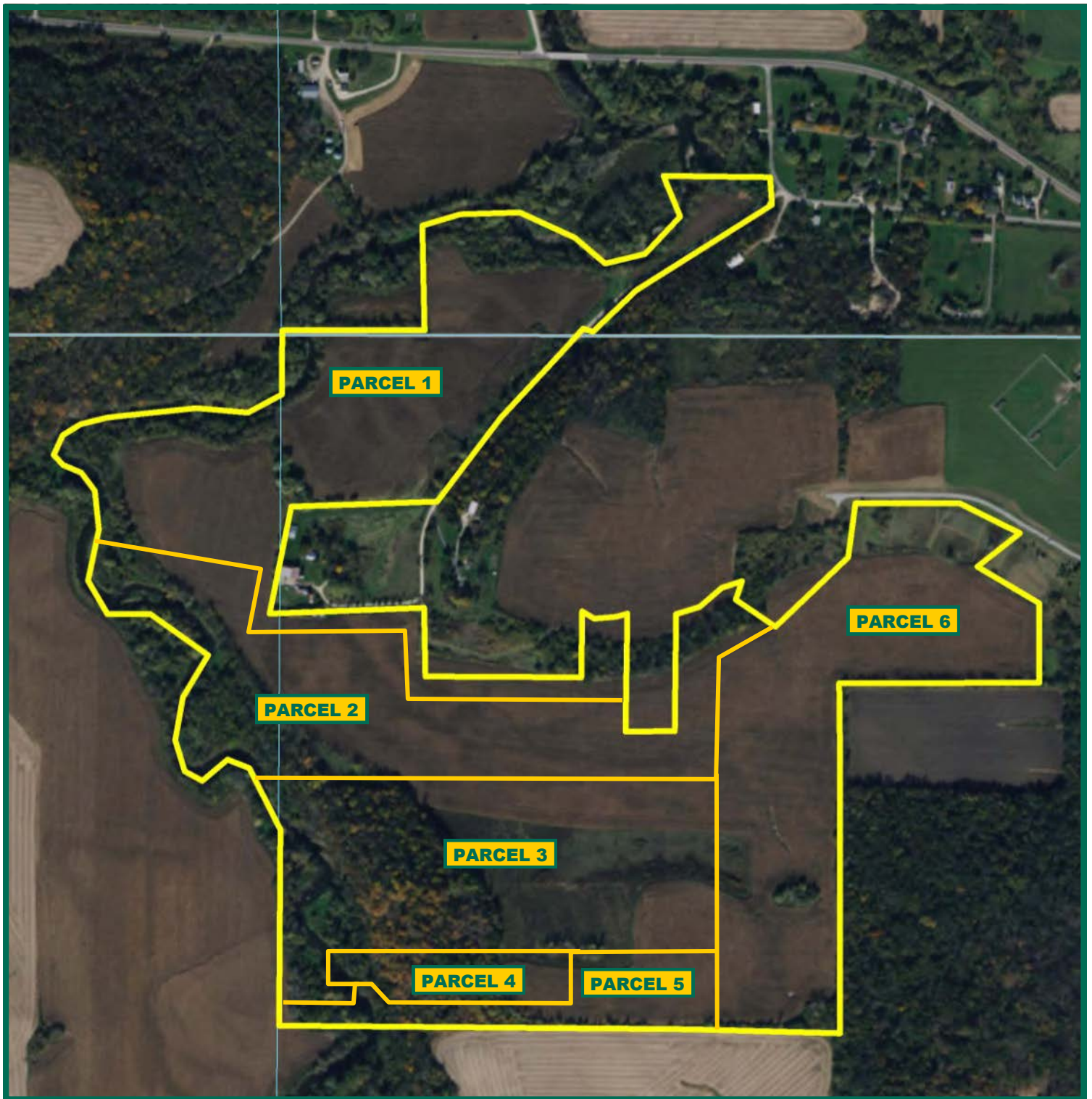


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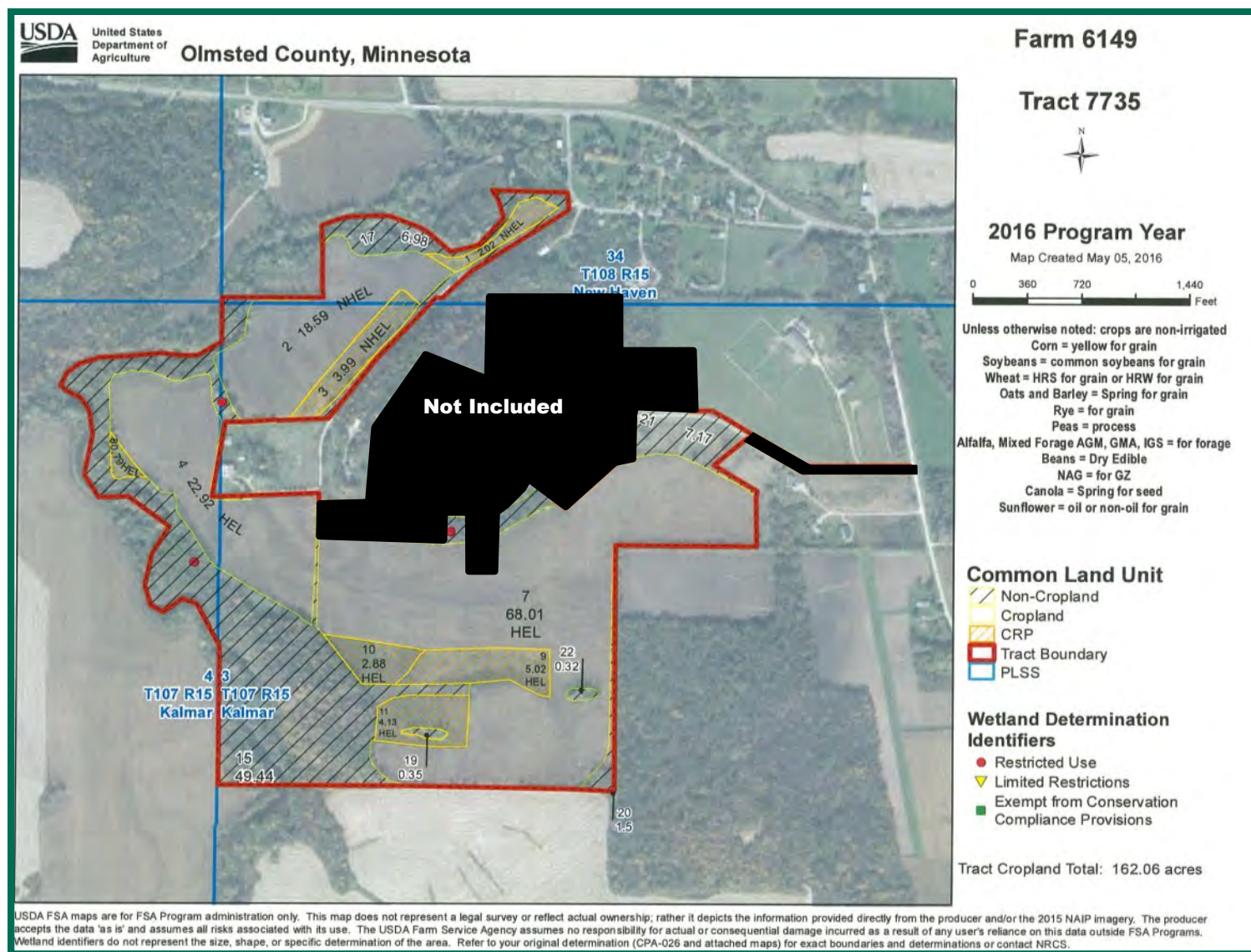
Aerial Photo: Combined Parcels



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Types/Productivity

Primary soils are Lawler, Littleton, Kegonsa and Massbach. See soil map for detail.

- **PI:** 73.6 per 2016 AgriData, Inc., based on 185.0 gross acres.

Land Description

Variable topography from level river bottom to strongly sloping timber overlooking the valley.

Buildings/Improvements

Storage Shed: 25'x50' with 12'x12' door.

Drainage

Crop acres surface drain to the Zumbro River.

Water & Well Information

Shared wells, power and paved road are available in some locations.

Road Easement

A rock road from 80th Avenue NW provides access from the east.

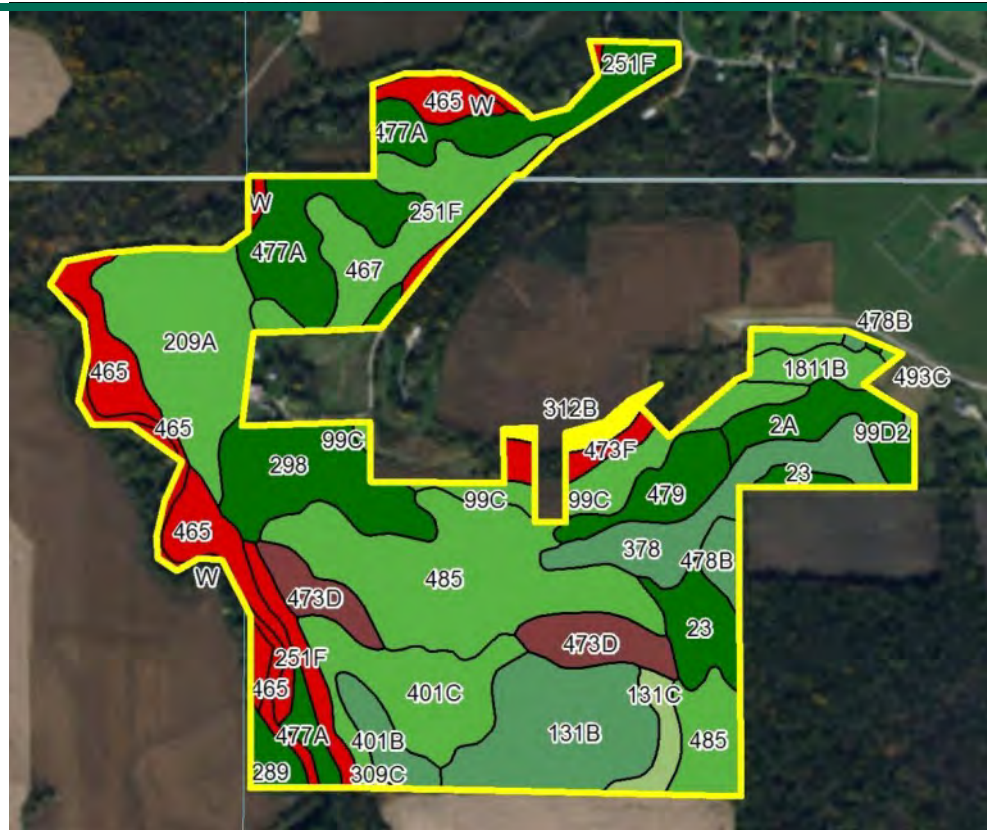
Comments

This listing is available either as a contiguous 185 acres or as individual parcels ranging from 5-6 ac. buildable lots to multiple 40-acre lots, most with river access. This is a great opportunity to own farmland, recreational property suitable for hunting or canoeing or a place to build your new home. For additional information about this rare opportunity, please contact the listing agent/office.

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Soil Map: Combined Parcels



Soil Label	Soil Name	Acres	% of Field	CPI	
131B	Massbach silt loam, 2 to 6 percent slopes	14.02	7.58	84	
131C	Massbach silt loam, 6 to 12 percent slopes	2.35	1.27	69	
1811B	Lamont-Racine complex, 2 to 6 percent slopes	2.85	1.54	79	
209A	Kegonsa silt loam, 0 to 2 percent slopes	15.44	8.35	74	
209B	Kegonsa silt loam, 2 to 6 percent slopes	0.04	0.02	69	
23	Skyberg silt loam	5.65	3.06	94	
251F	Marlean silty clay loam, 25 to 40 percent slopes	3.94	2.13	13	
289	Radford silt loam	1.89	1.02	95	
298	Richwood silt loam, 0 to 2 percent slopes	11.37	6.14	99	
2A	Ostrander silt loam, 0 to 2 percent slopes	5.79	3.13	100	
309C	Schapville silty clay loam, 6 to 12 percent slopes	0.12	0.06	46	
312B	Shullsburg silt loam, 2 to 6 percent slopes	1.41	0.76	56	
378	Maxfield silty clay loam	9.05	4.89	83	
401B	Mt. Carroll silt loam, 2 to 6 percent slopes	3.09	1.67	90	
401C	Mt. Carroll silt loam, 6 to 12 percent slopes	10.83	5.85	80	
465	Kalmarville silt loam	12.57	6.79	20	
467	Sawmill silty clay loam	11.16	6.03	79	
473D	Dorerton loam, 12 to 25 percent slopes	7.68	4.15	27	
473F	Dorerton loam, 25 to 40 percent slopes	2.08	1.13	4	
477A	Littleton silt loam, 0 to 1 percent slopes	18.15	9.81	100	
478B	Coggon silt loam, 2 to 6 percent slopes	1.94	1.05	85	
479	Floyd silt loam, 1 to 4 percent slopes	4.86	2.63	100	
485	Lawler loam	26.55	14.35	77	
493C	Oronoco loam, 6 to 12 percent slopes	1.33	0.72	75	
99C	Racine silt loam, 6 to 12 percent slopes	6.47	3.50	76	
99D2	Racine loam, 12 to 18 percent slopes, eroded	0.11	0.06	87	
W	Water	4.25	2.30	0	

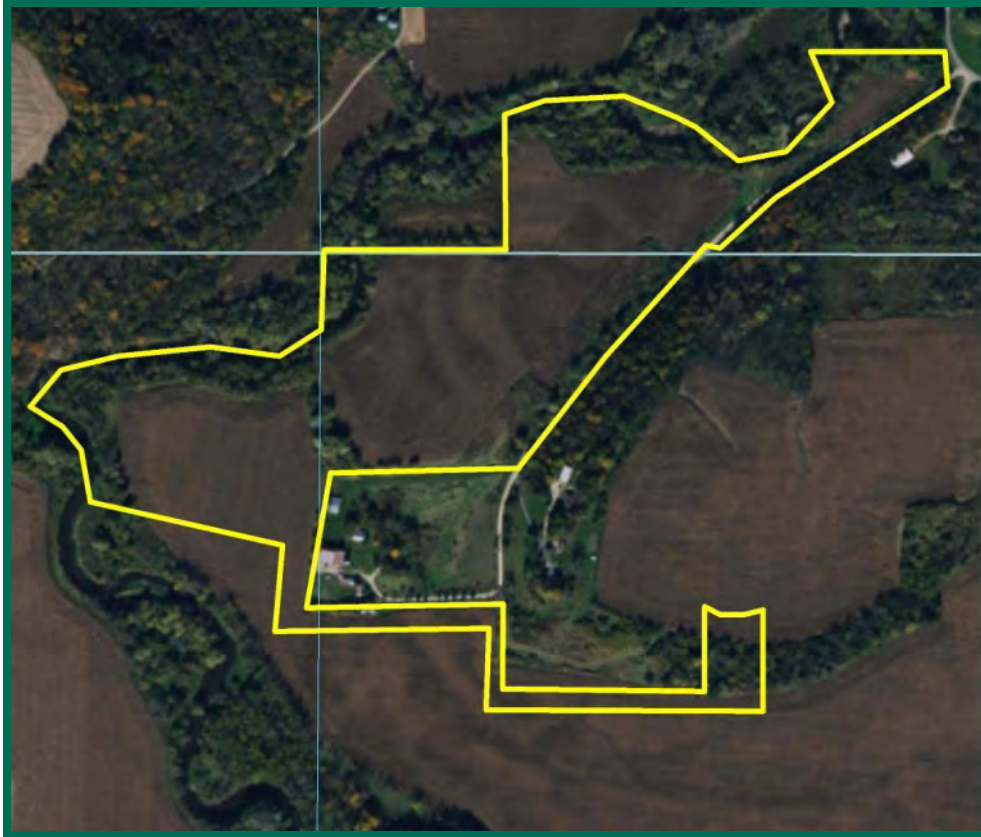
Measured Tillable Acres: 185.00

Average CPI:73.60

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Aerial Photo: Parcel 1



Soil Types/Productivity

Primary soils are Littleton, Kegonsa and Sawmill. See soil map for detail.

- **PI:** 85.66 per 2016 AgriData, Inc., based on est. FSA crop acres.

Land Description

Variable topography from level river bottom to sloping timber overlooking the valley.

Buildings/Improvements

Storage Shed: 25'x50' with 12'x12' door.

Drainage

Crop acres surface drain to the Zumbro River.

Water & Well Information

Shared well, power and road access are available.

Comments

Parcel 1 enjoys highly productive crop ground, a buildable lot, a storage shed and bountiful river access and timber for hunting and fishing. Rental from crop acres will enhance cash flow.

Property Information Parcel 1 - 53 Ac., m/l

Location

See "Combined Parcels" location description. Access gained from Genoa Road NW.

Legal Description

Part of Sections 3 & 4 of T107N-R15W (Kalmar Twp) and Section 34 of T108N-R15W (New Haven Twp).

Price & Terms

- \$477,000
- \$9,000.00/acre
- 15% down upon acceptance of offer; balance due in cash at closing.
- Contract sales will be considered.

Possession

As agreed and subject to the 2016 lease and rental agreement.

Est. Real Estate Tax

Taxes Payable 2016*: \$1,545

Net Taxable Acres: 50.73

Tax per Net Taxable Acre: \$30.46

Currently homesteaded.

**Taxes are estimated pending some tax parcel splits*

FSA Data

Part of Farm Number #6149, Tract #7735

Crop Acres: *34.26

Effective Cropland Acres: *31.05

Corn Base: *25.82

Corn PLC Yield: 122 Bu.

Bean Base: *3.39

Bean PLC Yield: 37 Bu.

**Crop and base acres are estimated. The local FSA office will determine the final acres.*

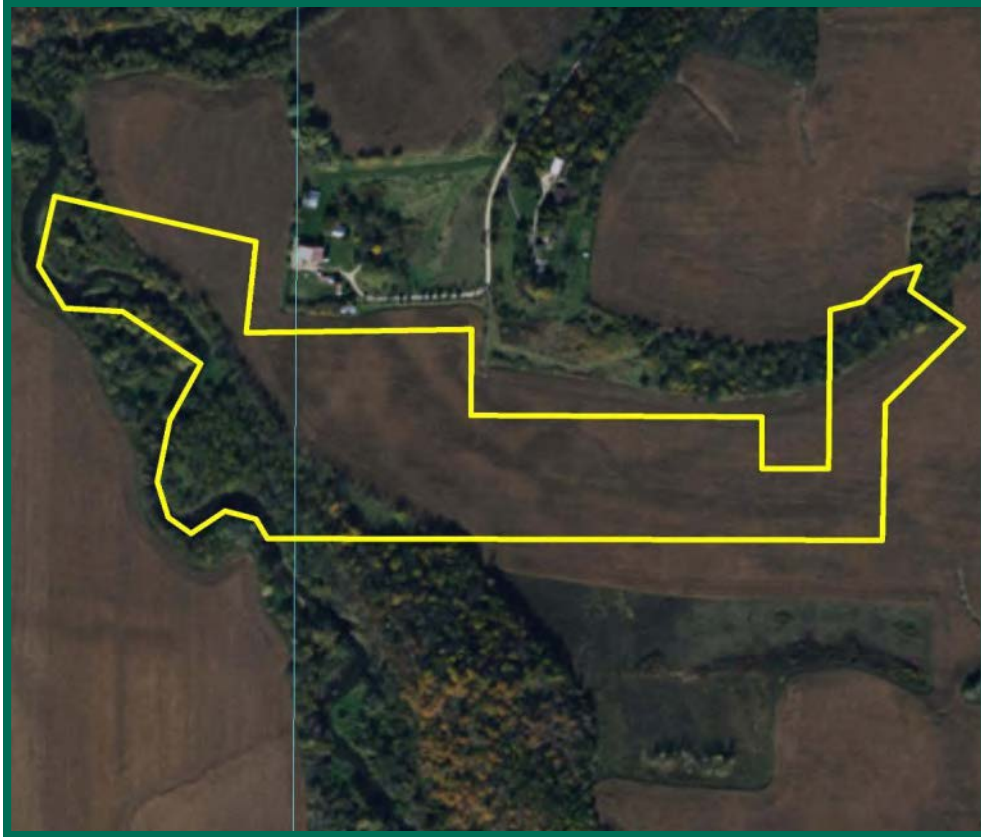
CRP Contracts

None. CRP contracts along Genoa Road NW expired 9/30/16.

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Aerial Photo: Parcel 2



Soil Types/Productivity

Primary soils are Lawler, Richwood and Kegonsa. See soil map for detail.

- **PI:** 83.92 per 2016 AgriData, Inc., based on est. FSA crop acres.

Land Description

Variable topography from level river bottom to strongly sloping timber overlooking the valley.

Buildings/Improvements

None.

Drainage

Crop acres surface drain to the Zumbro River.

Water & Well Information

Shared well, power and road access are available.

Comments

Parcel 2 enjoys highly productive crop ground, a buildable lot and bountiful river access and timber for hunting and fishing. Rental from crop acres will enhance cash flow.

Property Information Parcel 2 - 40 Ac., m/l

Location

See "Combined Parcels" location description. Access gained from Genoa Road NW or easement from 80th Ave. NW.

Legal Description

Part of Sections 3 & 4 of T107N-R15W (Kalmar Twp).

Price & Terms

- \$429,900
- \$10,747.50/acre
- 15% down upon acceptance of offer; balance due in cash at closing.
- Contract sales will be considered.

Possession

As agreed and subject to the 2016.

Est. Real Estate Tax

Taxes Payable 2016*: \$1,227

Net Taxable Acres: 39.28

Tax per Net Taxable Acre: \$31.25

**Taxes are estimated pending some tax parcel splits*

FSA Data

Part of Farm Number #6149, Tract #7735

Crop Acres: *28.99

Effective Cropland Acres: *26.27

Corn Base: *21.85

Corn PLC Yield: 122 Bu.

Bean Base: *2.86

Bean PLC Yield: 37 Bu.

**Crop and base acres are estimated. The local FSA office will determine the final acres.*

CRP Contracts

None.

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Aerial Photo: Parcel 3



Contract #1606A. The local FSA office will determine final number of applicable CRP acres and corresponding contract terms.

Soil Types/Productivity

Primary soils are Lawler and Massbach. See soil map for detail.

- **PI:** 77.68 per 2016 AgriData, Inc., based on est. FSA crop acres.

Land Description

Variable topography from level river bottom to strongly sloping timber overlooking the valley.

Buildings/Improvements

None.

Drainage

Crop acres surface drain to the Zumbro River.

Water & Well Information

Shared well, power and road are not currently available.

Comments

Parcel 3 enjoys productive crop ground, a buildable lot and bountiful river access and timber for hunting and fishing. Rental from crop acres will enhance cash flow.

Property Information Parcel 3 - 40 Ac., m/l

Location

See "Combined Parcels" location description. Access gained from Genoa Road NW.

Legal Description

Part of Section 3 of T107N-R15W (Kalmar Twp).

Price & Terms

- \$459,900
- \$11,497.50/acre
- 15% down upon acceptance of offer; balance due in cash at closing.
- Contract sales will be considered.

Possession

As agreed and subject to the 2016 lease.

Est. Real Estate Tax

Taxes Payable 2016*: \$898

Net Taxable Acres: 40.03

Tax per Net Taxable Acre: \$22.43

**Taxes are estimated pending some tax parcel splits*

FSA Data

Part of Farm Number #6149, Tract #7735

Crop Acres: *24.12

Effective Cropland Acres: *21.86

Corn Base: *18.18

Corn PLC Yield: 122 Bu.

Bean Base: *2.38

Bean PLC Yield: 37 Bu.

**Crop and base acres are estimated. The local FSA office will determine the final acres.*

CRP Contracts

See CRP Contract details on page 1 of this brochure. A portion of this parcel is enrolled in the Conservation Reserve Program through Contract #2D and

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Aerial Photo: Parcel 4



Variable topography from level river bottom to moderate slopes.

Buildings/Improvements

None.

Drainage

Crop acres surface drain to the Zumbro River.

Water & Well Information

Shared well, power and road are not currently available.

Comments

Parcel 4 enjoys highly productive crop ground, a buildable lot and river access and timber for hunting and fishing.

Property Information Parcel 4 - 7 Ac., m/l

Location

See "Combined Parcels" location description. Access gained from easement from 80th Ave. NW.

Legal Description

Part of Section 3 of T107N-R15W (Kalmar Twp).

Price & Terms

- \$249,900
- \$35,700/acre
- 15% down upon acceptance of offer; balance due in cash at closing.
- Contract sales will be considered.

Possession

As agreed and subject to the 2016 lease.

Est. Real Estate Tax

Taxes Payable 2016*: \$178.00

Net Taxable Acres: 6.93

Tax per Net Taxable Acre: \$25.69

**Taxes are estimated pending some tax parcel splits*

FSA Data

Part of Farm Number #6149, Tract #7735

CRP Contracts

See CRP Contract details on page 1 of this brochure. A portion of this parcel is enrolled in the Conservation Reserve Program through Contract #2D. The local FSA office will determine final number of applicable CRP acres and corresponding contract terms.

Soil Types/Productivity

Primary soils are Massbach and Mt. Carroll. See soil map for detail.

- **PI:** 82.99 per 2016 AgriData, Inc., based on est. FSA crop acres.

Land Description

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Aerial Photo: Parcel 5



Primary soil is Massbach. See soil map for detail.

- **PI:** 84.00 per 2016 AgriData, Inc., based on est. FSA crop acres.

Land Description

Variable topography from level river bottom to moderate slopes.

Buildings/Improvements

None.

Drainage

Crop acres surface drain to the Zumbro River.

Water & Well Information

Shared well, power and road are not currently available.

Comments

Parcel 5 enjoys highly productive crop ground, a buildable lot and river access and timber for hunting and fishing.

Property Information Parcel 5 - 5.5 Ac., m/l

Location

See "Combined Parcels" location description. Access gained from easement from 80th Ave. NW.

Legal Description

Part of Section 3 of T107N-R15W (Kalmar Twp).

Price & Terms

- \$235,900
- \$42,890.91/acre
- 15% down upon acceptance of offer; balance due in cash at closing.
- Contract sales will be considered.

Possession

As agreed and subject to the 2016 lease.

Est. Real Estate Tax

Taxes Payable 2016*: \$68.00

Net Taxable Acres: 5.34

Tax per Net Taxable Acre: \$12.73

**Taxes are estimated pending some tax parcel splits*

FSA Data

Part of Farm Number #6149, Tract #7735

CRP Contracts

See CRP Contract details on page 1 of this brochure. A portion of this parcel is enrolled in the Conservation Reserve Program through Contract #2D and Contract #1606A. The local FSA office will determine final number of applicable CRP acres and corresponding contract terms.

Soil Types/Productivity

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Aerial Photo: Parcel 6



Property Information Parcel 6 - 41 Ac., m/l Location

See "Combined Parcels" location description. Access gained from easement on 80th Ave. NW.

Road Easement

A rock road from 80th Avenue NW provides access from the east.

Legal Description

Part of Section 3 of T107N-R15W (Kalmar Twp).

Price & Terms

- \$399,900
- \$9,735.66/acre
- 15% down upon acceptance of offer; balance due in cash at closing.
- Contract sales will be considered.

Possession

As agreed and subject to the 2016 lease and rental agreement.

Est. Real Estate Tax

Taxes Payable 2016*: \$827
Net Taxable Acres: 36.35
Tax per Net Taxable Acre: \$22.75

FSA Data

Part of Farm Number #6149, Tract #7735
Crop Acres: *36.40
Effective Cropland Acres: *32.99
Corn Base: *27.43
Corn PLC Yield: 122 Bu.
Bean Base: *3.60
Bean PLC Yield: 37 Bu.
**Crop and base acres are estimated. The local FSA office will determine the final acres.*

CRP Contracts

See CRP Contract details on page 1 of this brochure. A portion of this parcel is enrolled in the Conservation Reserve Program through Contract #1606A. The local FSA office will determine final number of applicable CRP acres and corresponding contract terms.

Soil Types/Productivity

Primary soils are Maxfield, Ostrander, Skyberg and Lawler. See soil map for detail.

- **PI:** 87.12 per 2016 AgriData, Inc., based on est. FSA crop acres.

Land Description

Variable topography from level river bottom to strongly sloping timber overlooking the valley.

Drainage

Crop acres surface drain to the Zumbro River

Water & Well Information

Shared wells, power and road access are available.

Comments

Parcel 6 enjoys highly productive crop ground, a buildable lot and a beautiful view of the valley. Rental from crop acres will enhance cash flow.

Soil Map: Parcel 1



Measured Tillable Acres: 31.33

Average CPI: 85.66

Soil Label	Soil Name	Acres	% of Field	CPI	
209A	Kegonsa silt loam, 0 to 2 percent slopes	8.85	28.27	74	
298	Richwood silt loam, 0 to 2 percent slopes	1.87	5.98	99	
465	Kalmarville silt loam	0.44	1.40	20	
467	Sawmill silty clay loam	6.71	21.41	79	
473F	Dorerton loam, 25 to 40 percent slopes	0.01	0.03	4	
477A	Littleton silt loam, 0 to 1 percent slopes	11.77	37.57	100	
485	Lawler loam	0.08	0.27	77	
99C	Racine silt loam, 6 to 12 percent slopes	1.59	5.08	76	

Soil Map: Parcel 2



Measured Tillable Acres: 26.51

Average CPI: 83.92

Soil Label	Soil Name	Acres	% of Field	CPI	
209A	Kegonsa silt loam, 0 to 2 percent slopes	2.74	10.33	74	
298	Richwood silt loam, 0 to 2 percent slopes	8.07	30.42	99	
378	Maxfield silty clay loam	1.78	6.73	83	
465	Kalmarville silt loam	0.15	0.58	20	
479	Floyd silt loam, 1 to 4 percent slopes	0.64	2.42	100	
485	Lawler loam	10.66	40.22	77	
99C	Racine silt loam, 6 to 12 percent slopes	2.46	9.30	76	

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Soil Map: Parcel 3

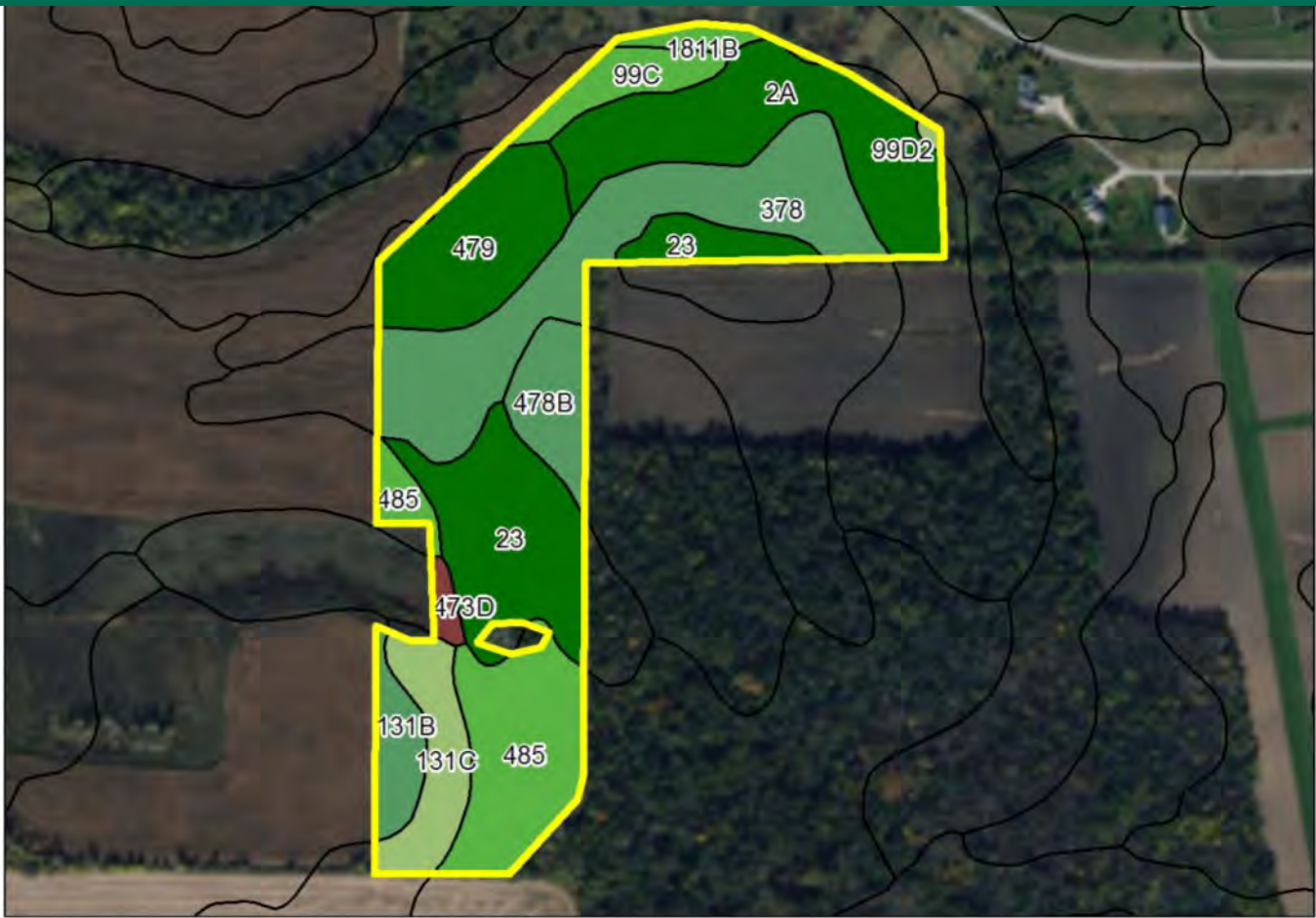


Measured Tillable Acres: 10.03

Average CPI: 77.68

Soil Label	Soil Name	Acres	% of Field	CPI	
131B	Massbach silt loam, 2 to 6 percent slopes	4.34	43.22	84	
131C	Massbach silt loam, 6 to 12 percent slopes	0.16	1.62	69	
473D	Dorerton loam, 12 to 25 percent slopes	0.45	4.44	27	
485	Lawler loam	5.09	50.72	77	

Soil Map: Parcel 6



Measured Tillable Acres: 33.29

Average CPI: 87.12

Soil Label	Soil Name	Acres	% of Field	CPI	
131B	Massbach silt loam, 2 to 6 percent slopes	1.17	3.50	84	
131C	Massbach silt loam, 6 to 12 percent slopes	2.03	6.10	69	
1811B	Lamont-Racine complex, 2 to 6 percent slopes	0.50	1.51	79	
23	Skyberg silt loam	5.37	16.14	94	
2A	Ostrander silt loam, 0 to 2 percent slopes	5.68	17.07	100	
378	Maxfield silty clay loam	7.11	21.36	83	
473D	Dorerton loam, 12 to 25 percent slopes	0.31	0.93	27	
478B	Coggon silt loam, 2 to 6 percent slopes	1.64	4.92	85	
479	Floyd silt loam, 1 to 4 percent slopes	3.65	10.96	100	
485	Lawler loam	4.42	13.28	77	
99C	Racine silt loam, 6 to 12 percent slopes	1.33	4.00	76	
99D2	Racine loam, 12 to 18 percent slopes, eroded	0.08	0.23	67	

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Photos: 185 Acres, m/l, Olmsted County, MN



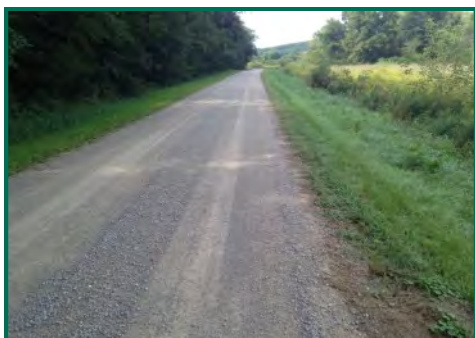
Access Road from 80th Ave. NW



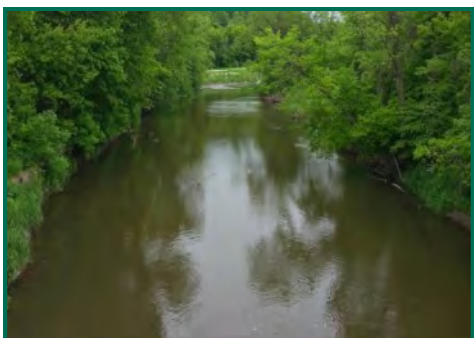
Parcel 1



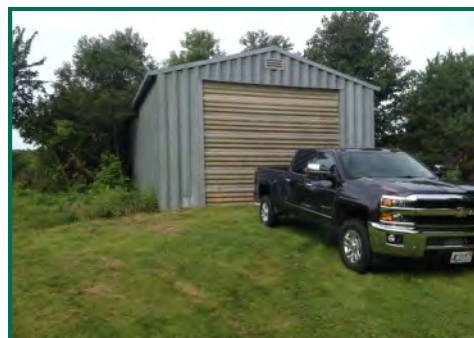
Parcel 6



Access from Genoa Road



Zumbro River-south branch,
middle fork



25' x 50' Shed



Parcels 1, 2, 3, 4, & 5



Parcels 1, 2 & 3



Parcels 1 & 2

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