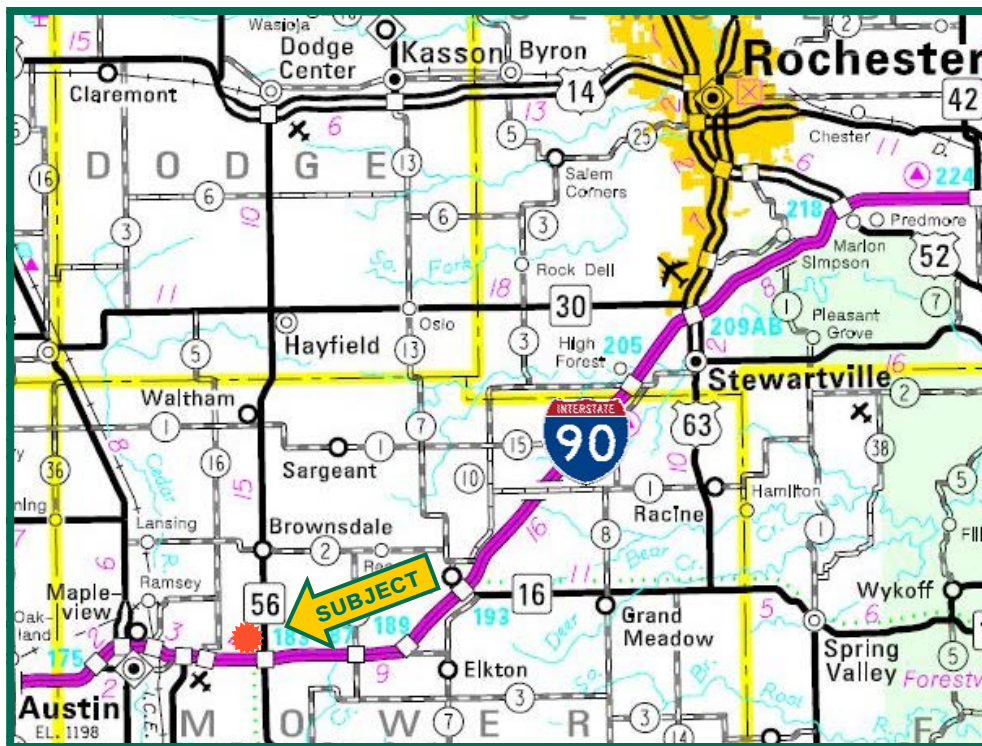


**40.24 Acres,
m/l,
Mower
County, MN**



FUTURE COMMERCIAL DEVELOPMENT POTENTIAL!

Property Information

Location

4 miles east of Austin, or 40 miles southwest of Rochester, at the intersection of I-90 and Hwy. 56.

Legal Description

NE¼ North of I-90, Section 4, T102N, R17W except parcel. Exact legal to be taken from Abstract of Title.

Price & Terms

- \$140,000
- \$3,479.13/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Buildings/Improvements

None

Real Estate Tax

2016 Tax Year: \$1,034.00
Net Taxable Acres: 40.24
Tax per Net Taxable Acre: \$25.70

FSA Data

Farm Number 7331
Crop Acres: 27.0
Corn Base: 14.4 Ac.
Corn PLC Yield: 151 Bu.
Bean Base: 10.7 Ac.
Bean PLC Yield: 35 Bu.

Soil Types/Productivity

Primary soils are Skyberg silt loam and Dowagiac loam. The average P.I. is 78.6 per AgriData, Inc. based on FSA crop acres.

Drainage

Natural drainage

Water & Well Information

None

Land Description

Cropland is level to gently sloping. Non-tillable ground w/creeks on east and west ends; bordered on the south by I-90, on the east by Hwy. 56 & on the north by 220th St.

Services:

School District: Adams-Southland
Utilities: Freeborn-Mower Cooperative Services
Trade Centers: Austin, Rochester, Brownsdale, Rose Creek

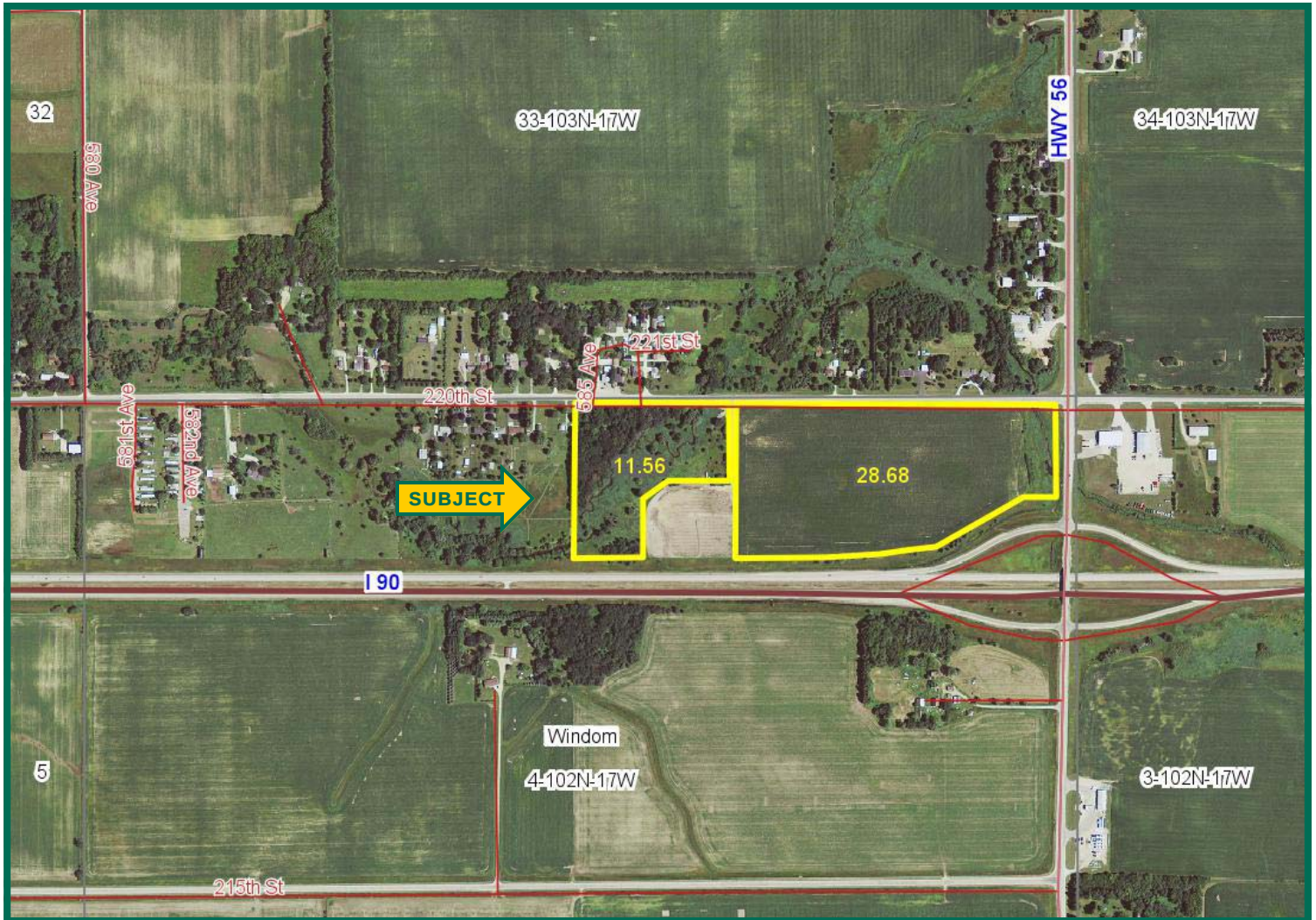
Comments

Good cropland in great location for commercial development; east end located in Freeway Interchange Management District (See map).

Gary S. Loos, AFM
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Aerial Photo & Mower Co. Environmental Services Map



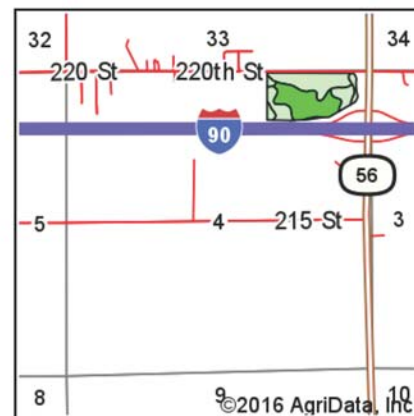
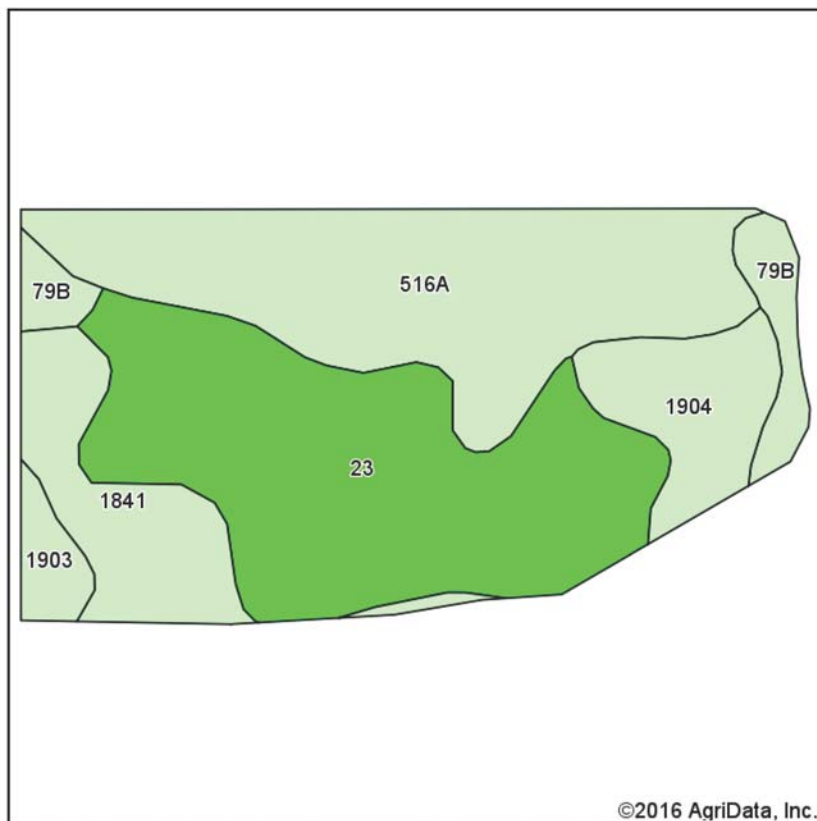
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Map

Soils Map



State: **Minnesota**
 County: **Mower**
 Location: **4-102N-17W**
 Township: **Windom**
 Acres: **27**
 Date: **4/27/2016**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: MN099, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
23	Skyberg silt loam	10.61	39.3%		IIw	94
516A	Dowagiac loam, 0 to 2 percent slopes	8.84	32.7%		IIIs	66
1841	Hayfield loam, loamy substratum	3.11	11.5%		IIIs	79
1904	Udolphi silt loam, loamy substratum	2.37	8.8%		IIw	70
79B	Billet fine sandy loam, 2 to 6 percent slopes	1.38	5.1%		IIIs	60
1903	Udolphi silt loam, loamy substratum, swales	0.69	2.6%		IIw	70
Weighted Average						78.6

Area Symbol: MN099, Soil Area Version: 11

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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FSA Aerial Map



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