



# 80+/- ACRES OF LAC QUI PARLE CO. MINNESOTA LAND FOR SALE! - \$5,000/Acre



**United Country®**  
**ADVANTAGE *Land* CO.**

**605.692.2525 - AdvantageLandCo.com**

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Chuck - Jackson - Laura Hegerfeld - Megan Hammond - SD & MN Auctioneers and Land Brokers

# 80+/- ACRES

## LAC QUI PARLE CO MN LAND



**Location: From Madison MN:** East 3.5 on Hwy 40, North 5 miles on Hwy 67, East 6 miles on Hwy 40, East (take a right on gravel) .25 miles on County Rd 66/300th St, Southeast (right) .1 miles on Lake Road, South (right on gravel) .5 miles on County Rd 73/331st Ave, property is on West (right) side of road.

**Features:** Combination of Quality Farmland and Recreation/Hunting Land, Situated 1/2 Mile West of the Minnesota River/Lac Qui Parle Lake, Excellent Waterfowl Hunting & Fishing Area!

**Legal Description:** S1/2 SE1/4 Section 25-T119N-R43W of the 5th PM Lac Qui Parle County MN.

**Taxes:** \$836 (2012 due in 2013)

**Listing Price:** \$400,000

**Owner:** Peter & Caroline Larsen



Farm Number:

1449

Tract Number:

1061

T119 R43 S25

Hantho

Apr 18, 2012

2012 FSA Acreage Map

Scale: 1:4,800



### Legend

- CLU Field Boundary
- Tract Boundary
- Section Lines
- CRP Contracts
- Limited Restrictions
- ▲ Exempt from Conservation
- Compliance Provisions

Weed identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact weedland bound areas and determinations, or contact NRC's.

### Acre Summary

Total Acres	0
Total CRP	0
Cropland	34.82

Acre Summary does not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact weedland bound areas and determinations, or contact NRC's.



# Aerial Map



map center: 45° 4' 56.58, 95° 58' 20.6  
scale: 17731

Maps provided by:



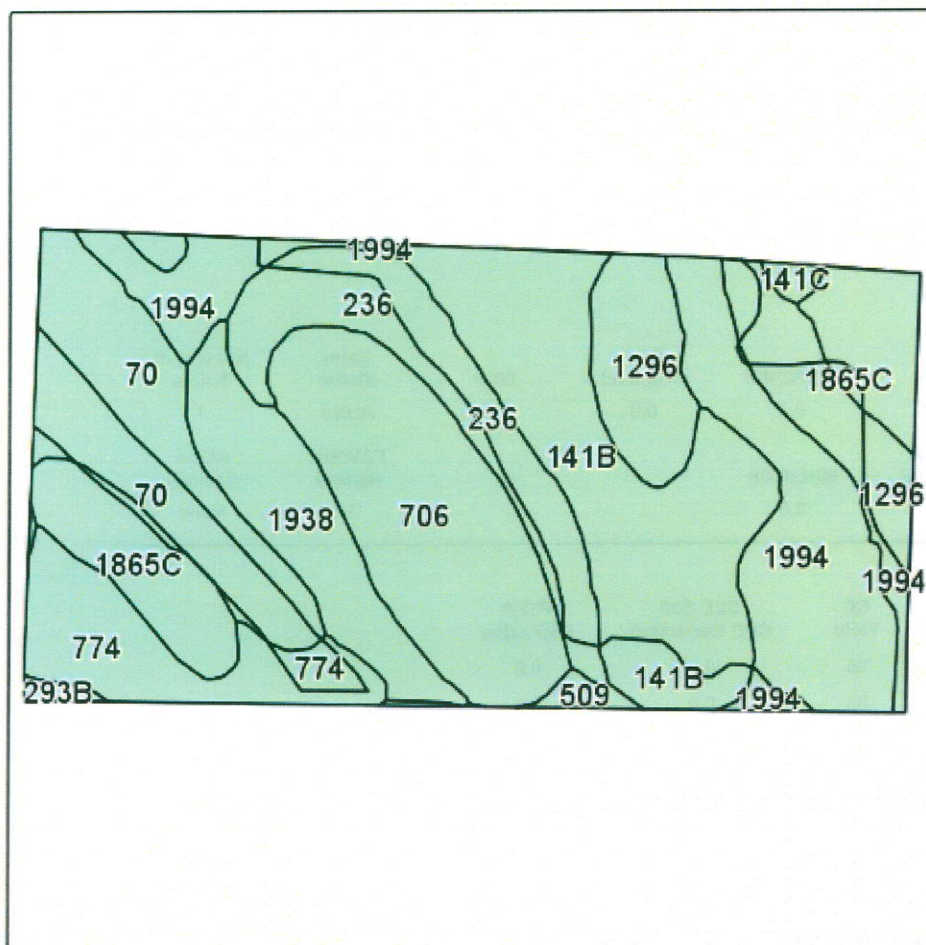
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**30-119N-42W**  
**Lac Qui Parle County**  
**Minnesota**

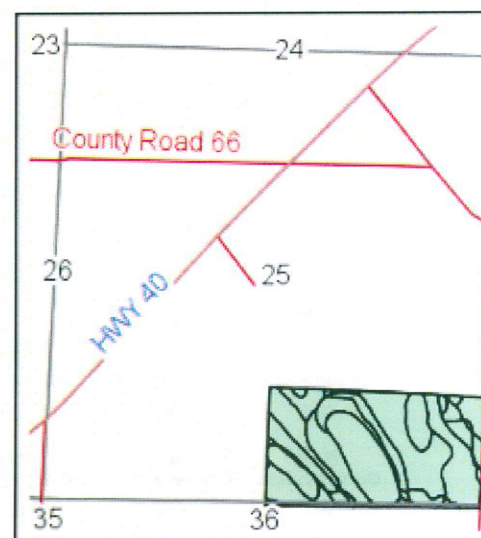


3/15/2013

# Soils Map



Field borders provided by Farm Service Agency as of 5/21/2008.  
Soils data provided by USDA and NRCS.



State: Minnesota  
County: Lac Qui Parle  
Location: 25-119N-43W  
Township: Hantho  
Acres: 79.9  
Date: 3/14/2013



Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
141B	Egeland sandy loam, 2 to 6 percent slopes	13.8	17.1%	Ile	68	116	34
1994	Embsen sandy loam	11.9	14.9%	IIIs	93	158	47
706	Bigstone silty clay loam, ponded	11.5	14.3%	VIIIw	5		
70	Svea loam	9.2	11.5%	I	99	168	50
1296	Swenoda sandy loam, 0 to 2 percent slopes, moderately wet	7.5	9.4%	IIIs	95	162	48
236	Vallers clay loam	7	8.8%	IIw	90	153	45
1865C	Buse-Barnes complex, 2 to 12 percent slopes, extremely stony	6.7	8.4%	VIIs	19		
1938	Lakepark loam	5.8	7.3%	IIw	94	160	47
774	Svea loam, very stony	5.4	6.8%	VIIs	33		
509	Vallers clay loam, very stony	0.5	0.7%	VIIs	33		
141C	Egeland loam, 6 to 12 percent slopes	0.3	0.4%	IVe	62	105	31
293B	Swenoda loam, 2 to 6 percent slopes	0.3	0.3%	Ile	93	158	47
Weighted Average					65.9	104	30.7

Minnesota  
Lac qui Parle  
Report ID: FSA-156EZ

U.S. Department of Agriculture  
Farm Service Agency  
**Abbreviated 156 Farm Record**

**FARM: 1449**  
Prepared: 2/13/13 1:35 PM  
Crop Year: 2013  
Page: 1 of 1

Operator Name Farm Identifier Recon Number

Farms Associated with Operator:

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
80.0	34.8	34.8	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	ACRE Contract
0.0	0.0	34.8	0.0	0.0			N	None

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	4.4	35	35	0.0	0.0
CORN	30.0	83	83	0.0	0.0
SOYBEANS	0.4	24	24	0.0	0.0
Total Base Acres:	34.8				

Tract Number: 1061 Description: 119-43 S2SE4 (25) HAN

FAV/WR History  
N

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
80.0	34.8	34.8	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	34.8	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction	PTPP Reduction
WHEAT	4.4	35	35	0.0	0.0
CORN	30.0	83	83	0.0	0.0
SOYBEANS	0.4	24	24	0.0	0.0
Total Base Acres:	34.8				

Owners: PETER LARSEN  
Other Producers: None

CAROLINE LARSEN

# 80+/- ACRES LAC QUI PARLE CO. MN.

**BROKERS NOTE:** This is your opportunity to own and enjoy an income producing property with recreational attributes! According to FSA information, this land has 34.8 cropland acres with a balance of virgin sod with prairie grasses, ponds and mature trees. The cropland offers productive soils with an average soil rating of .832, predominately comprised of Egeland and Embden sandy loams with 0-6% slope, according to Surety Agridata. With easy access on County Road 73, this property is conveniently situated 1/2 mile west of the Minnesota River and attracts wildlife including a variety of waterfowl, whitetail deer and upland game birds. If you are looking for an investment grade property that you can enjoy or if you are looking to add quality farmland to your existing operation, this property must be seen to be appreciated! Call today for more details!





## Serving South Dakota and Minnesota Land Owners.



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**Specializing in Investment Grade and Lifestyle Real Estate!**  
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