

MURRAY COUNTY, MN

LAND FOR SALE

80+/- ACRES | CROP LAND



put your bid in today!



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snap shot

List Price: \$7,750/ Acre | **Total Acres:** 80 +/- | **Total Taxes:** \$1,560

Legal: N1/2 of SE1/4 of Sec. 33-106N-42W Leeds Twp. Murray Co. MN

Directions: From Chandler, MN: 3 miles east on Highway 4, North on 90th Ave for 1 ¼ mile and land will be on the West side of the road.

From Slayton, MN: 5 miles west on Highway 30, South on 90th Ave for 2 ¾ miles, land will be on west side of the road

Owners: VanderWal Brothers

broker notes

Located near Lake Wilson and Chandler, this row crop farm has many desirable features in a known agricultural area. Surety Agridata reports an excellent overall soil rating of 92% offering nearly all Class I and II soils. This farm has a gentle slope, good eye appeal, minimal waste acres with good access and straight rounds, all convenient for modern-day equipment. There is tile installed throughout the property; however, tile maps are not available. According to FSA information, this farm offers 76.48 cropland acres and a 59.9 acre corn base with 152 PLC yield. The land is currently planted to alfalfa and the operator has plans to harvest the hay for one more year, in 2019, as this will be the 4th alfalfa harvest. This farm would be a strong addition to any farming operation or investment portfolio, as 80 acres are easier to acquire than larger parcels. Implement top of the line farm land to your operation and watch it proudly work for you.



terms

This is a cash sale. Said property is sold as is. Not responsible for accidents. The seller is interested in a sale lease back.

aerial map



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map center: 43° 56' 33.32, -95° 53' 37.29

Maps Provided By:

 **surety**[®]
CUSTOMIZED ONLINE MAPPING

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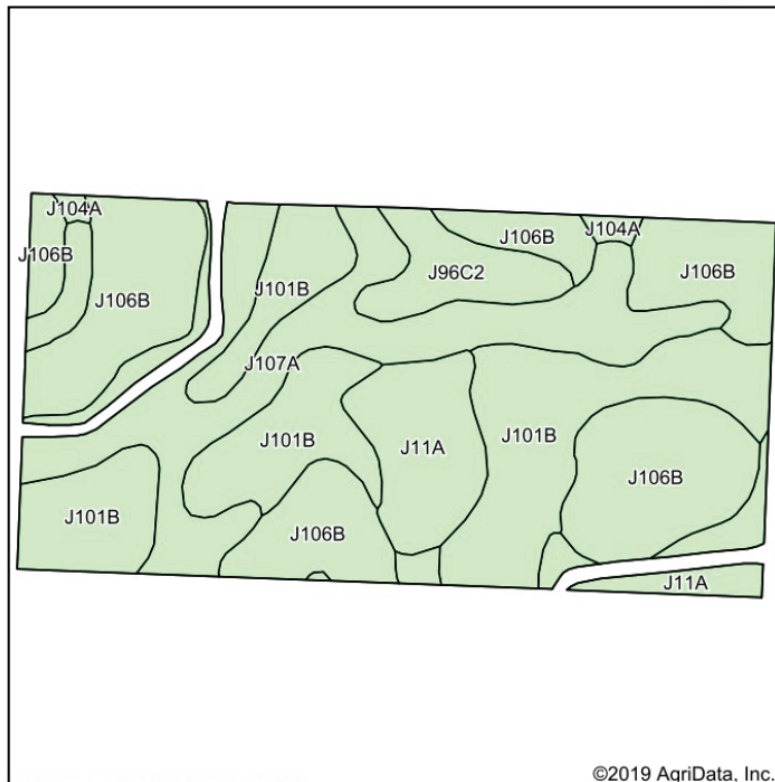
33-106N-42W
Murray County
Minnesota



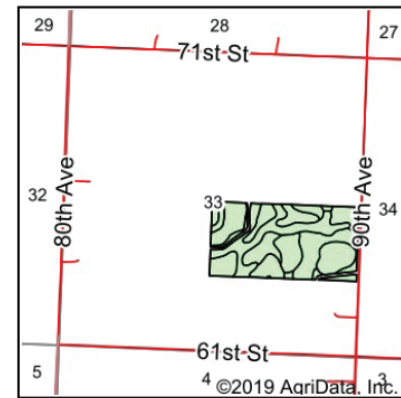
2/18/2019

Field borders provided by Farm Service Agency as of 5/21/2008.

soil map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Murray**
 Location: **33-106N-42W**
 Township: **Leeds**
 Acres: **76.37**
 Date: **2/18/2019**

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Maps Provided By:



Area Symbol: MN101, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
J106B	Barnes-Buse-Svea complex, 1 to 6 percent slopes	24.02	31.5%	Ile	88
J101B	Hokans-Svea complex, 1 to 4 percent slopes	22.20	29.1%	Ile	98
J107A	Lakepark-Roliss-Parnell, depressional, complex, 0 to 3 percent slopes	17.82	23.3%	IIw	93
J11A	Vallers clay loam, 0 to 2 percent slopes	8.14	10.7%	IIw	90
J96C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	3.60	4.7%	IIIe	80
J104A	Svea loam, 1 to 3 percent slopes	0.59	0.8%	Ie	99
Weighted Average					92

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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