

131.79 +/- Acres • Pine Island, MN

# *Prime Development & Farmland For Sale*



**CALL FOR PRICE**

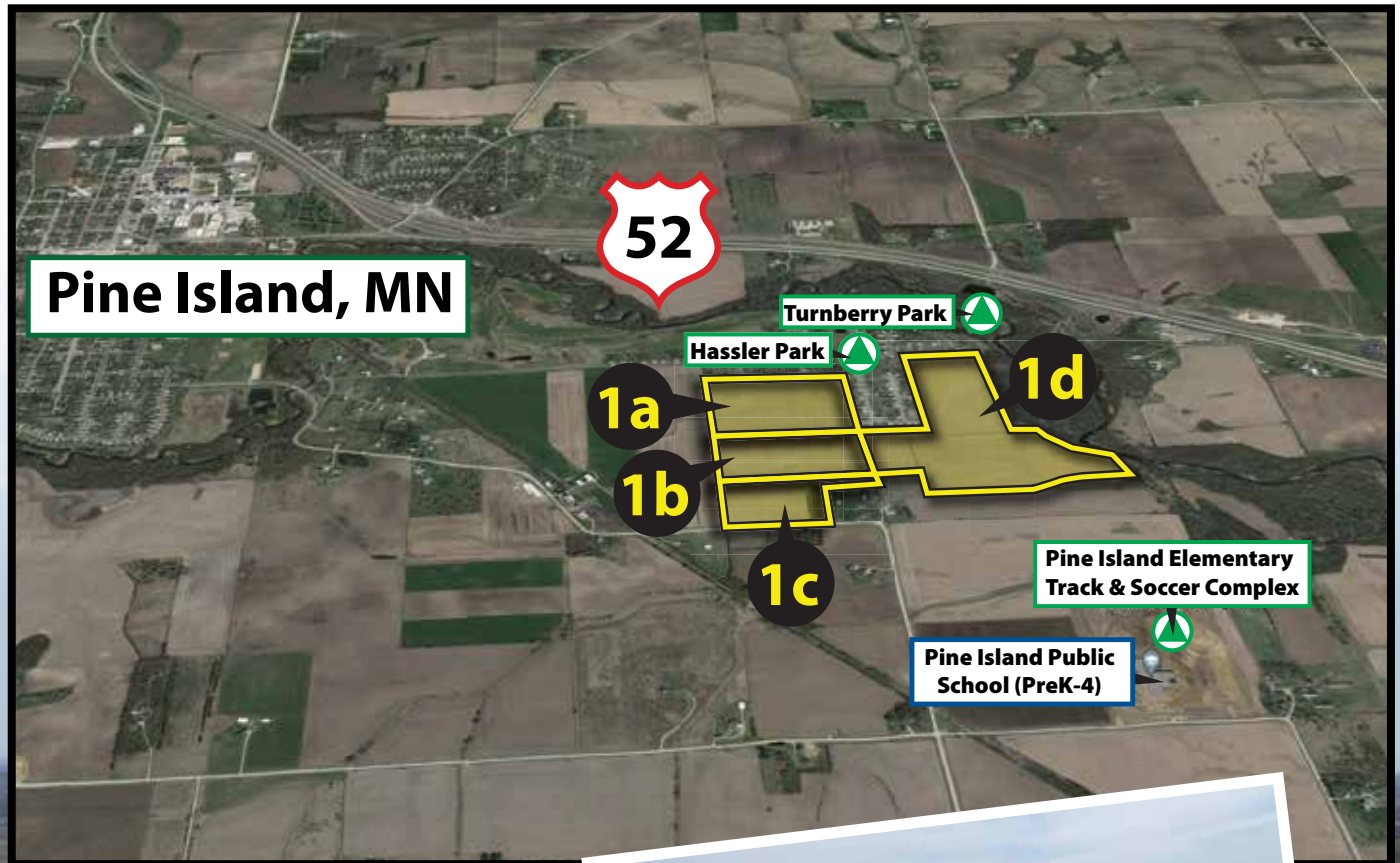
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# General Information

ATTN Developers/Investors/Ag Leaders - 131.79 +/- Acres of Prime Pine Island Development Land has hit the market. This property is surrounded by the growing city with homes and the new elementary school located to the south. The land also offers mature trees with the river landscape directly to the east. Need more time? This is highly productive farm land that is currently under lease in 2021. Once the crop is off, it is free to farm or develop! This location has everything to offer and is within 15 mins of Rochester. It's ready for your expanding progressive plans! This is listed in 4 parcels but can be sold as one.



Katie Lorenz | 701.490.0820 • [katie@pifers.com](mailto:katie@pifers.com)

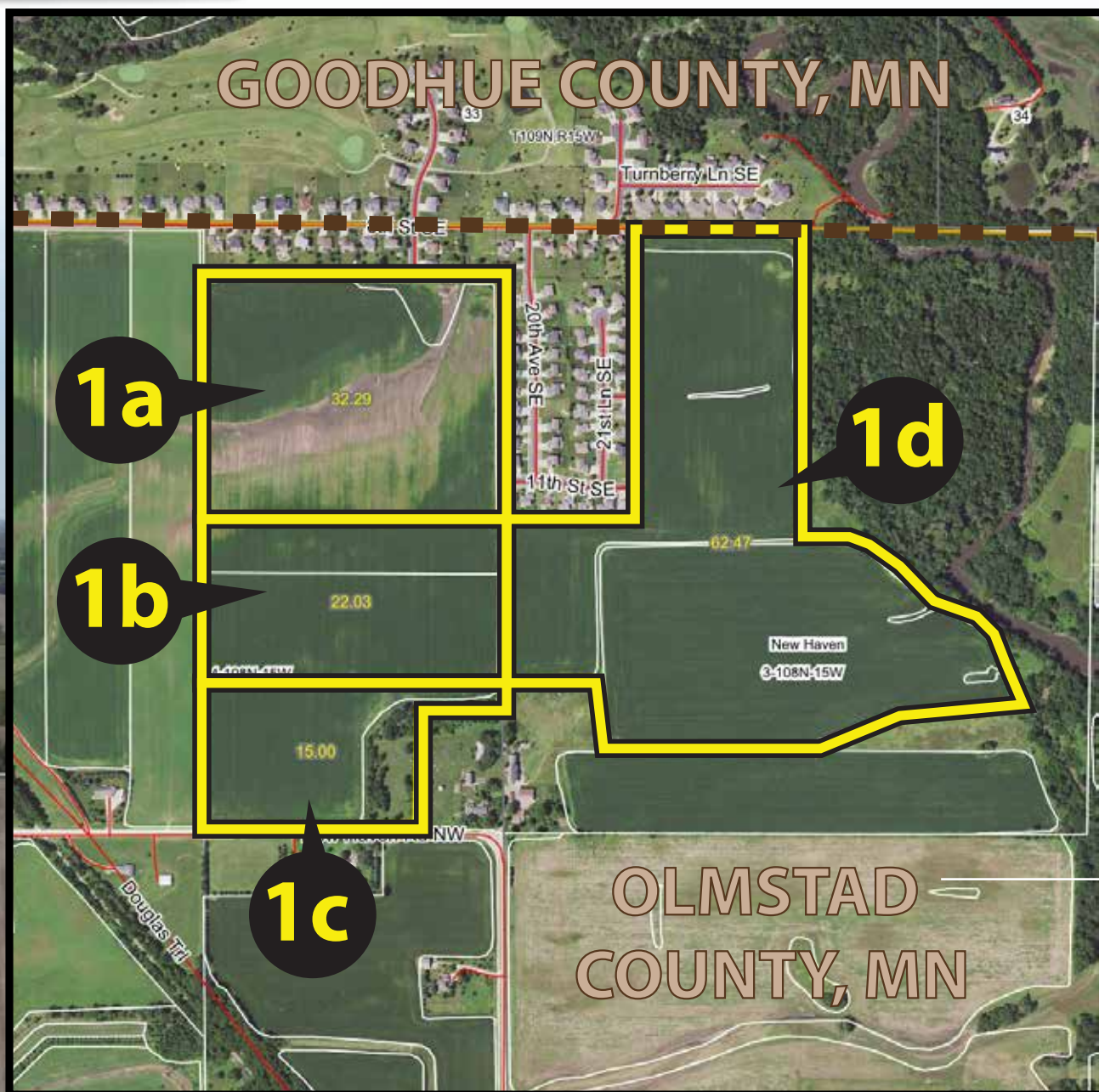
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1506 29th Ave. S • Moorhead, MN 56560



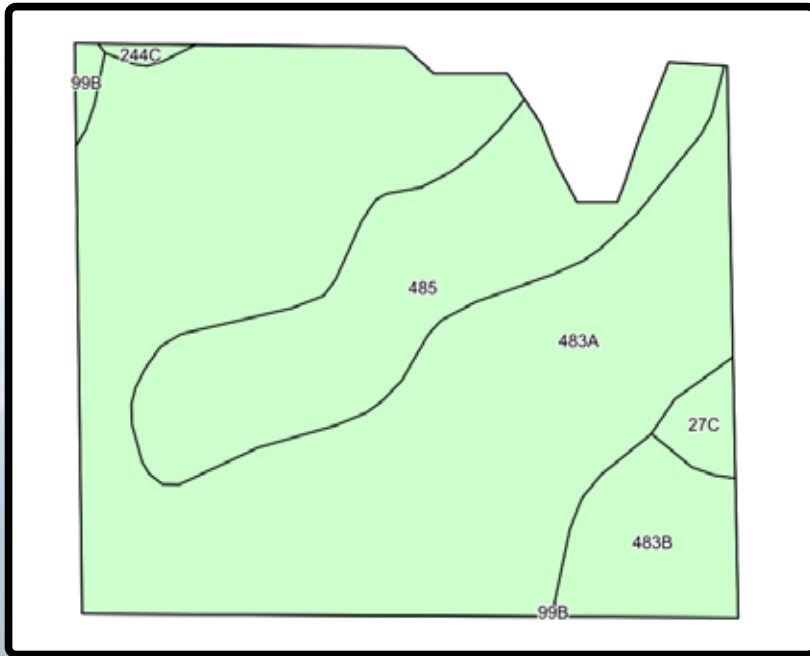


## PINE ISLAND, MINNESOTA



# Parcel 1a

Acres: 32.29 +/-  
 Legal: Pine Island City The N1300Ft NE1/4 NE1/4 Less PC Des As Fol Beg Necorn NE1/4 4-108-15  
 Crop Acres: 30.24 +/-  
 Parcel ID: 850411061162  
 Taxes (2021): \$3,928.00  
 Specials (2021): \$14.46

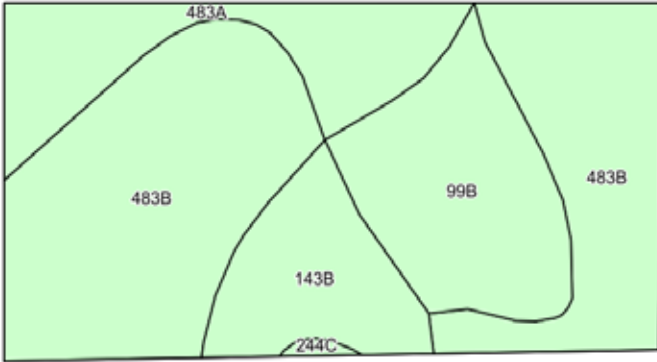


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
483A	Waukee loam, 0 to 2 percent slopes	20.77	68.7%	Ils	69
485	Lawler loam	6.44	21.3%	Ils	77
483B	Waukee loam, 2 to 5 percent slopes	2.22	7.3%	Ils	66
27C	Dickinson sandy loam, 6 to 12 percent slopes	0.52	1.7%	IIle	55
99B	Racine loam, 2 to 5 percent slopes	0.18	0.6%	Ile	91
244C	Lilah sandy loam, 6 to 12 percent slopes	0.11	0.4%	VIls	38
<b>Weighted Average</b>					<b>70.3</b>



# Parcel 1b

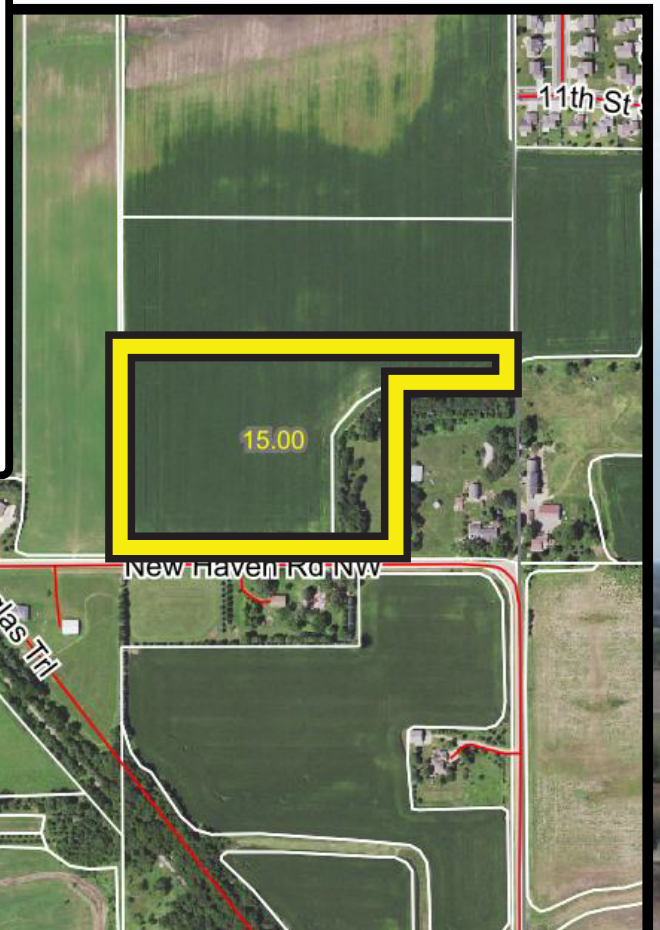
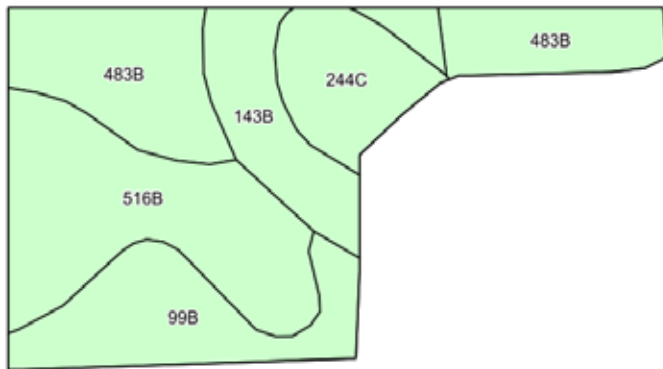
Acres: 22.03 +/-  
 Legal: New Haven Township The E1/2 NE1/4 Less N1300Ft 4-108-15  
 Crop Acres: 20.37 +/-  
 Parcel ID: 850414060358  
 Taxes (2021): \$616.00  
 Specials (2021): \$44.00



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
483B	Waukee loam, 2 to 5 percent slopes	10.67	52.4%	Ils	66
99B	Racine loam, 2 to 5 percent slopes	3.96	19.4%	Ile	91
483A	Waukee loam, 0 to 2 percent slopes	3.15	15.5%	Ils	69
143B	Eleva sandy loam, 2 to 6 percent slopes	2.51	12.3%	IIIs	36
244C	Lilah sandy loam, 6 to 12 percent slopes	0.08	0.4%	VIIs	38
<b>Weighted Average</b>					<b>67.5</b>

# Parcel 1c

Acres: 15 +/-  
Legal: New Haven Township 015 15.00Ac S1/2 SE1/4 NE1/4 Sec 4 Less 4-108-15  
Crop Acres: 12.79 +/-  
Parcel ID: 850414073597  
Taxes (2021): \$1,026.00  
Specials (2021): \$24.06

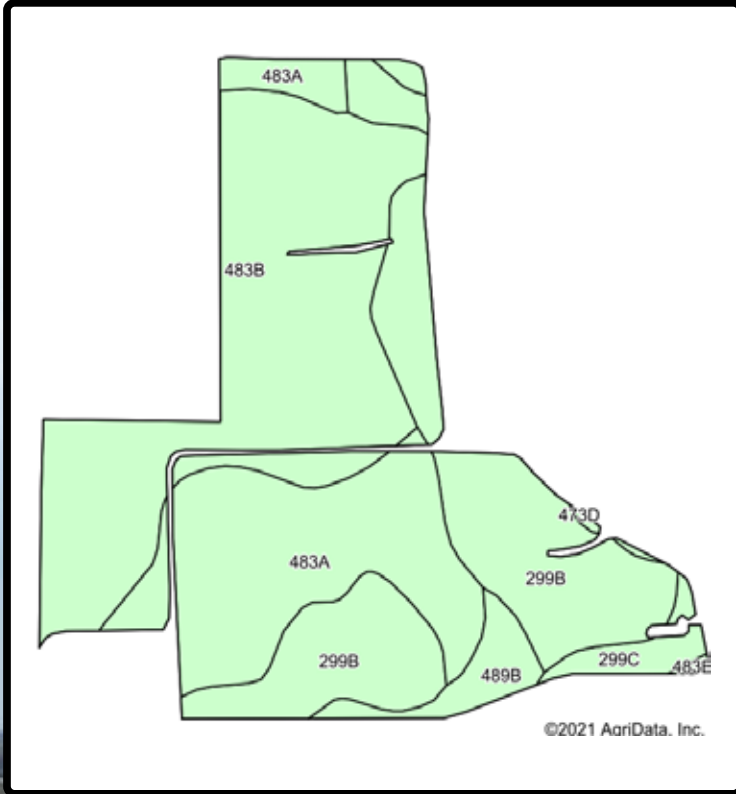


Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
516B	Dowagiac silt loam, 2 to 6 percent slopes	3.80	29.7%	Ile	64
483B	Waukee loam, 2 to 5 percent slopes	3.36	26.3%	IIIs	66
99B	Racine loam, 2 to 5 percent slopes	2.34	18.3%	Ile	91
143B	Eleva sandy loam, 2 to 6 percent slopes	1.78	13.9%	IIIs	36
244C	Lilah sandy loam, 6 to 12 percent slopes	1.51	11.8%	VIIs	38
Weighted Average					62.5



# Parcel 1d

Acres: 62.47 +/-  
 Legal: New Haven Township Th PT NW1/4 Des As Fol: Com SW 3-108-15  
 Crop Acres: 57.87 +/-  
 Parcel ID: 850322079997  
 Taxes (2021): \$2,920.00  
 Specials (2021): None



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
483B	Waukee loam, 2 to 5 percent slopes	23.11	39.9%	Ils	66
299B	Rockton loam, 1 to 6 percent slopes	16.58	28.7%	Ile	53
483A	Waukee loam, 0 to 2 percent slopes	14.67	25.3%	Ils	69
489B	Atkinson loam, 1 to 6 percent slopes	2.03	3.5%	Ile	60
299C	Rockton loam, 6 to 12 percent slopes	1.35	2.3%	IIle	45
473D	Dorerton loam, 12 to 25 percent slopes	0.13	0.2%	VIle	27
<b>Weighted Average</b>					<b>62.2</b>

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