

## LAND FOR SALE 143.78 ACRES M/L MARTIN COUNTY, MN

## LISTING #18005



#### DOUGLAS R. YEGGE

C: 563-320-9900 O: 563-659-8185 Doug@PeoplesCompany.com

#### ALAN MCNEIL

C: 563-321-1125 O: 563-659-8185 <u>Alan@PeoplesCompany.com</u>

PeoplesCompany.com 563.659.8185 700 6th Ave DeWitt, Iowa 52742

© 2017 Peoples Company We obtained this information from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



#### LEGAL DESCRIPTION: 143.78 Acres

being located in the NW 1/4 of Section 21, Township 104 North, Range 30 West. Martin County, Minnesota. Exact legal description will come from Title Commitment.

#### COMMENTS & BUILDING NFORMATION:

Peoples Company proudly presents 143.78± acres of premium farmland in Martin County, located just southwest of Truman, Minnesota. This exceptional property features 134.28 FSAdesignated cropland acres with an impressive Productivity Index of 91.2. The tillable land boasts highly fertile Canisteo-Glencoe and Clarion-Swanlake complex loams. The farm, situated in Section 21 of Westford Township, offers excellent accessibility via paved County Highway 15 and 220th Street. Currently leased, further details are available upon contacting the agent.

#### LEASE/FSA INFORMATION:

Contact agent for details.

# LAND FOR SALE

#### 143.78 Acres M/L, Martin County, MN

TOTAL ACRES:	143.78
PRICE:	\$1,423,422
Price Per Acre:	\$9,900
Owner:	Pruess
Operator:	
County & State:	Martin Co., MN
Location:	South of Truman, MN
Possession Date:	As agreed
Drainage Info:	Natural and Tile
Average Productivity:	91.2 PI
Taxable Acres:	143
Net RE Taxes:	\$7,094
Taxes Payable In:	2024
Topography:	Level

#### F.S.A. INFORMATION:

Farmland:	142.84
Crop Acres:	134.28
CRP Acres:	
Wheat Base:	
Wheat Yield:	
Corn Base:	95.69
Corn Yield:	151
Soybean Base:	28.27
Soybean Yield:	51

#### **APPROXIMATE BREAKDOWN OF ACRES:**

Total Acres:	143.78
Tillable Acres:	134.28
CRP Acres:	
Farmstead:	
Roads:	.94
Non-tillable Acres:	8.56
Timber:	
Pasture:	

#### DOUGLAS R. YEGGE

C: 563-320-9900 O: 563-659-8185 Doug@PeoplesCompany.com

#### ALAN MCNEIL

C: 563-321-1125 O: 563-659-8185 Alan@PeoplesCompany.com

> PeoplesCompany.com 563.659.8185

700 6th Ave DeWitt, Iowa 52742

#### T-104-N

### WESTFORD PLAT



			(Landowner WATON					
190th AVE	200th AVE 54	210th	AVE STATE H	IWY 15	230th AVE		h AVE	250th AVE
Wetlands Wessel America Trust Inc 157 State of Minnesota 51	Ronald Shoen LE etal 129	Bonnie Wolle 98 Lyle Wolle etux 80	James Shoen 13 191 2 2 3 3 43 43 43 43 44 44 44 44 44 44 44 44	1 Dallas Becker Trust 93 Steve Graham 80 Edwan Sande Trust etal 233	rd rs Edward Sanders III etal 174 Izams 23	Myrna Burk etal 99 Mark Hansen 80	Mark Hansen etal 177	Todd Boesch 136
Valley News Co Inc 300 240th ST	e consider the state of the sta	James Hansen etal 80 Mark Hansen etal 76	Mark Hansen etal 39 55	Clayton Duncanson 86 Home 40 LLC 39	ry 80 Ronald Appeldoorn etal 155 3	Kathleen Zoeller 154	Arlo Brownlee etal 79 Thompson Insurance Inc 111 1	Penelope Ritter 79 Hartman etvir 80
Melinda Ohlenkamp Trust 154 Winds Ohlenkamp Support Su	Ardis Droege- muceller cetal 60 I*	Thomas Dodge 157	TRUMAN	Edward etal Sanders III 80 Vernon Bau etux 80	Wayne Maloncy \$9	Oth ST Bosshart Farms LLC 236	Penelope Ritter etvir 155	HJS Farms Inc 239
David Pettersen etal 292 230th ST 2*	/Larry Tony	Arnold Bentz Trust etux 130 2 3*	, in the second se	Dorthy Graham 130 1* 2*	Priscilla	Janet Tyrrell 160	Janice Hartman etvir 1* 72 Sanders Farms 77	Gerald Duncanson 80
David Pettersen 160 Tony Weche etus 85 Pettersen of Pettersen sots ots	Marlen Halverson Trust 155	Audrey Becker LE etal 274	Aunora III LE et al 115	Vernon Beenken ctux 158 Vernon 70 Graf Graf etux 80	en bam	Arlys Halverson 160	Helen Halverson Trust 160	David Zemke 219
Antice of State of State of State of State of Minnesota	St D Kettner Trust etal 151 2*	Ross Becker 40	Kerry Krenz 114 Kerry Krenz etal 40 Kerry Xrenz 0 2 2 2 2 2 2 2 2 2 2 2 2 2	Seth Vern ctux Been 79 ctux Sherry 160 Bentz 160	John Petersen	HJS Farms Inc 160	Edward Sanders III etal 160	HJS Farms Inc 1* 75
Jean Liebenstein 102	County 1 150	Paul Ruen etux 120	Mitchell Mitchell High Farm 145 Mitchell High Farm Nancy Garrison 108 00 108 108 108 108 108 108	1 2* Mark Hans etal Bo Urban 130	etux 153 1*	Bradley Sherman etux 80 Joanne Sherman 80	Bradley Sherman etux 156	220th ST Bradley Sherman 160
Mearl Baarts Trust 109 Baarts Creevy Family Kauf	Dennis Howell etal 240	ucin 7	Ross Becker ctux 1* 75 Cheryl Barickman 2* etal 75	Kosba	ap (14)	Vernon Beenken etux 155	Robert Sitzman etal 80 Robert Sitzman etux 80	Ronald Schultz etux 160
	mond 2° Leftward Sanders III etal u 133 Edward Sanders III etal	Kent Unke etux 80 Phyllis Grabow 60	1* Mark Hansen 85 Eulalie Grunig Worthley		Ruth Voelker	Robert W Sitzman A	James Hansen 1 rust 60	Mark Hansen etal 80 Roger Hansen Trust 77
Roberta Hintz etal 230 Jack Arm etal 126	brust 3 Armi- 2*ital 2*ital	a wor	LL 89 155 A H Romald Fowler thenn- ing 80 3* 64 4	3 4 Trust 154 utoni Garry Rosen of 15 etal	2 W V V U Mark Grefe 150	etux 4 240 5 Lucinda Anderson LE etal 78	Howard Anderson LE etal 120 Rollo Kosbab Trust etus 76	Mauk Sauck etal 153
E Fred Rabbe e thx 295 Fred Rabbe Babbe Craham	URPHY 200th 1 WE 200th 1 Built Hereits Built	anne 80 80 80	Ronald Fowler ettux 56 Curtis Sager 44 33	Sandra Grefe 70	Sandra Mark Grefe 80	William	Earl Ricard etux 43 Trodende Schwete 14 14 14	Kathleen Senne Trust Letal 104 Albert Eggness etbx
295 Southe	rm MN muction any Farms Inc 158 190th ST	Mary Fowler etal 2* 231	Barbara Kotewa etal 156 2* Ronald Fowler 4 Roloff 3* 96 etal \$75	Kieth Wortbley 2*etux 103 Kieth Wortbley 199	Sandra Schlomann Schlomann	35 2	La State	Inc etal 151 Loren Mapson etal 77

WESTFORD TOWNSHIP SECTION 1 1. Carlson, Garth 5 SECTION 2 1. Sanders, Daryl 5 2. Lutterman, Kevin 6 3. Sanders, Maxine 5 SECTION 3 1. Watonwan Farm Service Co 5 SECTION 4 1. Dobie Family Trust 6 SECTION 5 1. Ebert, R 14 SECTION 6 1. Larson, Lyle 11 **SECTION 7** 1. Pierson, Lester 6

Corm P. Llo

2. Hines, Connie 5 SECTION 8 1. Mennen, Robert 8 2. Bentdale Farms Inc 11 3. Bentz, Roger 16 SECTION 10 1. Graham LE, Dorthy 12 2. Maloney, Wayne 6 SECTION 11 1. Maloney, Wayne 6 2. Herron, Nancy 10 SECTION 12 1. Maloney, Nicole 8 SECTION 13 1. Hastad, Chad 5 SECTION 15 1. Simpson, Francelia 10

SECTION 16 1. Grefe, James 6 2. Krenz, Kerry 12 3. Bentz Trust, Arnold 5 SECTION 17 1. Schmit, Thomas 6 2. Petrowiak, Daniel 5 SECTION 19 1. Liebenstein, Jordan 15 SECTION 20 1. Weihe, Tanner 10 SECTION 21 1. Korthals, Jeffrey 5 Fast, Jerry 6 SECTION 22 1. Macro LLC 8

2. Urban, Darrell 10

#### RUTLAND TWP. 3. Wirchman Pig Co Inc

10 4. Risk, Leroy 5 SECTION 23 1. Salic, Lawrence 7 2. Beenken, Bruce 5

3. Kosbab, Dale 11 **SECTION 25** 1. Sauck Trust, E 6 SECTION 26 1. Risk, LeRoy 8 2. Quinn, Douglas 10 SECTION 27

- 1. Theobald, Terry 6 2. Larsen, Mary 6 3. Wolf, Mark 5
- SECTION 28 1. Grunig, Terry 9
- 64

2. Grunig LE, Willis 5 3. Southwick, Daniel 6 3. Southwick, Da 4. Liane, Mark 7 SECTION 29 Zwiefel, Steven 7 Tennyson, Morgan 7 1. 2. SECTION 30 1. Brummond, Tony 7 2. Ostlie, Brian 6

- 3. Rosch, Bridget 6
- SECTION 31
- 1. Streuber Trust, Verlyn 7 2. Wills, Gregory 9 2. J&M Properties of Wells LLC 12 2.
- SECTION 32 1. Fischer, Randall 5
- 2. Sauck, Tyler 9
- SECTION 33 1. Wagner, Darin 5 Wagner, Dahn 5
   Fowler, Craig 5
   Fowler, Travis 10
   Toothake, John 7
   Dafoe Jr, Duane 5
   SECTION 34 SECTION 34 1. Gates, Eugene 5 2. Bremer, Larry 14 SECTION 36 1. Ricard, Michael 13

MADTIN CO MN



Douglas R. Yegge 563-320-9900 Alan McNeil 563-321-1125 Peoplescompany.com

#### A COM VIDIV A.7.A



UNDEFINED FARM (143.76 AC TOTAL, 134.28 AC TILLABLE)

## **AERIAL MAP**





Center: 43.800075, -94.443595

21-104N-30W Westford Township Martin County, MN



FarmWorth, LLC makes no representations or warranties, express or implied, as to the accuracy of any information, data, numerical values, boundaries, or any other information generated through the use of FarmWorth.com. User is solely responsible for independently investigating and determining all information provided through FarmWorth.com prior to use and waives any and all claims against FarmWorth, LLC for any inaccuracies or inconsistencies in the information and/or data.



## TOTAL SOILS





Field borders obtained from Farm Service Agency as of 2008

FarmWorth, LLC makes no representations or warranties, express or implied, as to the accuracy of any information, data, numerical values, boundaries, or any other information generated through the use of FarmWorth.com. User is solely responsible for independently investigating and determining all information provided through FarmWorth.com prior to use and waives any and all claims against FarmWorth, LLC for any inaccuracies or inconsistencies in the information and/or data.

Code	Description	Acres	% of field	MN CPI	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
L107A 📘	Canisteo-Glencoe complex, 0 to 2 percent slopes	79.79	55.50 %	91	79	-	2	Poorly drained
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	14.91	10.37 %	92	82	-	2	Moderately well drained
886	Nicollet-Crippin complex	12.73	8.86 %	100	83	-	1	Somewhat poorly drained
960D2 📘	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	11.94	8.31 %	76	65	-	4	Well drained
L83A 📘	Webster clay loam, 0 to 2 percent slopes	9.23	6.42 %	93	83	-	2	Poorly drained
86	Canisteo clay loam, 0 to 2 percent slopes	5.83	4.06 %	93	82	-	2	Poorly drained
921C2 📘	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.87	2.69 %	87	68	-	3	Well drained
118	Crippin loam, 1 to 3 percent slopes	3.60	2.50 %	100	86	-	1	Somewhat poorly drained
L84A	Glencoe clay loam, 0 to 1 percent slopes	1.81	1.26 %	86	76	-	3	Very poorly drained
336	Delft clay loam, 0 to 2 percent slopes	0.03	0.02 %	94	78	-	2	Poorly drained
			Average:	90.9	78.7			

MN Productivity Index tables are obtained from the <u>NRCS Field Office Technical Guide</u> Soils data provided by USDA and NRCS.



#### UNDEFINED FARM (143.76 AC TOTAL, 134.28 AC TILLABLE)

## **TILLABLE SOILS**





Field borders obtained from Farm Service Agency as of 2008

FarmWorth, LLC makes no representations or warranties, express or implied, as to the accuracy of any information, data, numerical values, boundaries, or any other information generated through the use of FarmWorth.com. User is solely responsible for independently investigating and determining all information provided through FarmWorth.com prior to use and waives any and all claims against FarmWorth, LLC for any inaccuracies or inconsistencies in the information and/or data.

Code	Description	Acres	% of field	MN CPI	Overall NCCPI	Soil Class (Irr)	Soil Class (Non-Irr)	Drainage Class
L107A 📘	Canisteo-Glencoe complex, 0 to 2 percent slopes	73.87	55.01 %	91	79	-	2	Poorly drained
887B 📘	Clarion-Swanlake complex, 2 to 6 percent slopes	14.40	10.72 %	92	82	-	2	Moderately well drained
886	Nicollet-Crippin complex	12.42	9.25 %	100	83	-	1	Somewhat poorly drained
960D2 📘	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	9.80	7.30 %	76	65	-	4	Well drained
L83A	Webster clay loam, 0 to 2 percent slopes	9.11	6.78 %	93	83	-	2	Poorly drained
86	Canisteo clay loam, 0 to 2 percent slopes	5.78	4.30 %	93	82	-	2	Poorly drained
921C2 📘	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.65	2.72 %	87	68	-	3	Well drained
118	Crippin loam, 1 to 3 percent slopes	3.60	2.68 %	100	86	-	1	Somewhat poorly drained
L84A	Glencoe clay loam, 0 to 1 percent slopes	1.64	1.22 %	86	76	-	3	Very poorly drained
			Average:	91.1	78.9			

MN Productivity Index tables are obtained from the <u>NRCS Field Office Technical Guide</u> Soils data provided by USDA and NRCS.

#### MINNESOTA MARTIN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



A United States Department of Agriculture Farm Service Agency

# FARM : 12379 Prepared : 12/30/24 2:29 PM CST Crop Year : 2025

Abbreviated 156 Farm Record

Operator Name	: UFER FARMS PARTNERSHIP
CRP Contract Number(s)	: None
Recon ID	: 27-091-2024-79
Transferred From	: None
ARCPLC G/I/F Eligibility	: Eligible

	Farm Land Data								
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
142.84	134.28	134.28	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP	Cropland	bland Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	134.2	8	0.00		0.00	0.00	0.00	0.00

Crop Election Choice						
ARC Individual	ARC County	Price Loss Coverage				
None	CORN, SOYBN	None				

DCP Crop Data								
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP				
Corn	95.69	0.00	151					
Soybeans	28.27	0.00	51					
TOTAL	123.96	0.00						

#### NOTES

Tract Number	: 610
Description	: (11C) 148A NW4 SEC 21/WEST
FSA Physical Location	: MINNESOTA/MARTIN
ANSI Physical Location	: MINNESOTA/MARTIN
BIA Unit Range Number	:
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Tract contains a wetland or farmed wetland
WL Violations	: None
Owners	: TODD M PRUESS, COSTNER PRUESS
Other Producers	: None
Recon ID	: None

#### Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
142.84	134.28	134.28	0.00	0.00	0.00	0.00	0.0





FARM : 12379 Prepared : 12/30/24 2:29 PM CST

Crop Year: 2025

#### Abbreviated 156 Farm Record

Tract 610	Continued	
-----------	-----------	--

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	134.28	0.00	0.00	0.00	0.00	0.00

DCP Crop Data							
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield				
Corn	95.69	0.00	151				
Soybeans	28.27	0.00	51				
TOTAL	123.96	0.00					

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at <a href="http://www.ascr.usda.gov/complaint\_filing\_cust.html">http://www.ascr.usda.gov/complaint\_filing\_cust.html</a> and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: program.intake@usda.gov/USDA is an equal opportunity provider, employer, and lender.

United States

#### Department of Martin County, Minnesota Agriculture



Farm 12379

700

Feet

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland 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 boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.