

LAND

FOR SALE

Martin County, MN

150
+/- ACRES



Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



MITCHELL KRUGER
507-259-8541

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Real Estate License:
40735678

520 S Main St,
Stewartville, MN 55976



HIGH POINT
LAND COMPANY
HIGHPOINTLANDCOMPANY.COM





Summary of Property

150+/- Acres • Martin County, MN

Listing Price: \$1,925,000

DESCRIPTION

High Point Land Company is pleased to present this opportunity to acquire a highly productive tract of tillable land located in Martin County, MN. This property is Located just west of Winnebago, MN, and northeast of Granada, offering excellent accessibility via 290th Ave, and Highway 44.

Property Address: TBD 200th St, Winnebago, MN 56098

Property Features:

- 150+/- net taxable acres
- 148.4+/- tillable acres
- Crop Productivity Index (CPI): impressive 91.8
- Soil Quality: the land features some of the most productive loams in Martin County
- The property has undergone tile work throughout the years ensuring a great yielding crop history

This farmland presents a remarkable investment opportunity, ideal for expanding an existing agricultural operation or securing reliable income through leasing to local tenants offering competitive rents. Don't miss your chance to invest in this prime property in the heart of Martin County.

For more information contact Minnesota Land Specialist Mitchell Kruger at 507-259-8541.

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Aerial Map

Aerial Map



Maps Provided By
surety
CUSTOMER ONLINE MAPPING

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Boundary Center: 43° 46' 43.52, -94° 17' 33.48

0ft 1161ft 2322ft



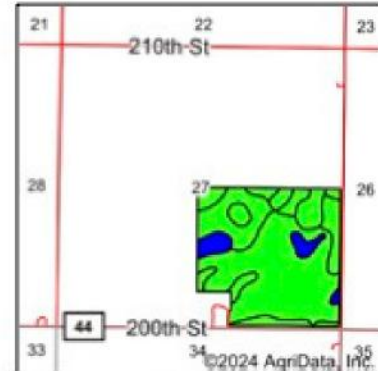
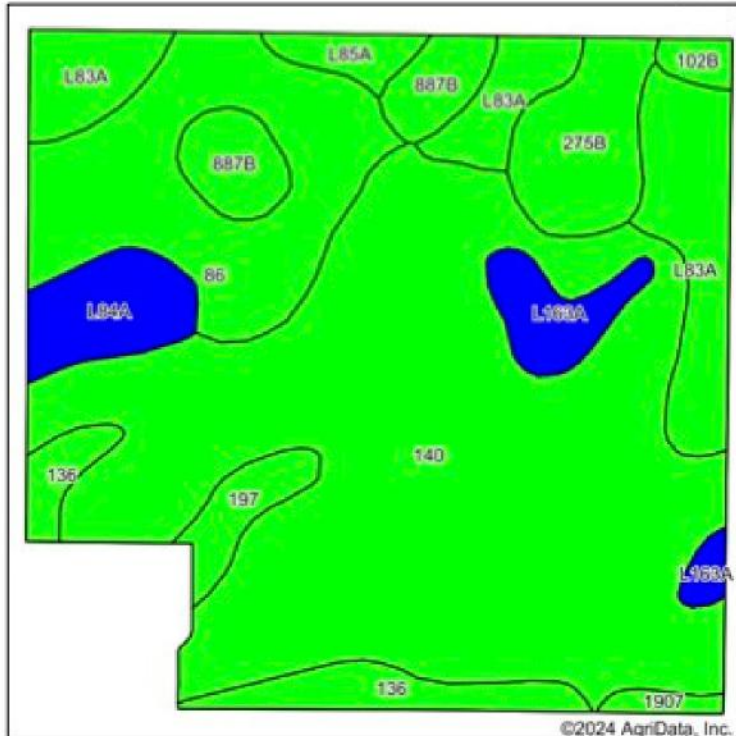
27-104N-29W
Martin County
Minnesota

6/10/2024

Field borders provided by Farm Service Agency as of 6/21/2018

Soil Map

Soils Map



State: **Minnesota**
 County: **Martin**
 Location: **27-104N-29W**
 Township: **Nashville**
 Acres: **148.15**
 Date: **6/10/2024**



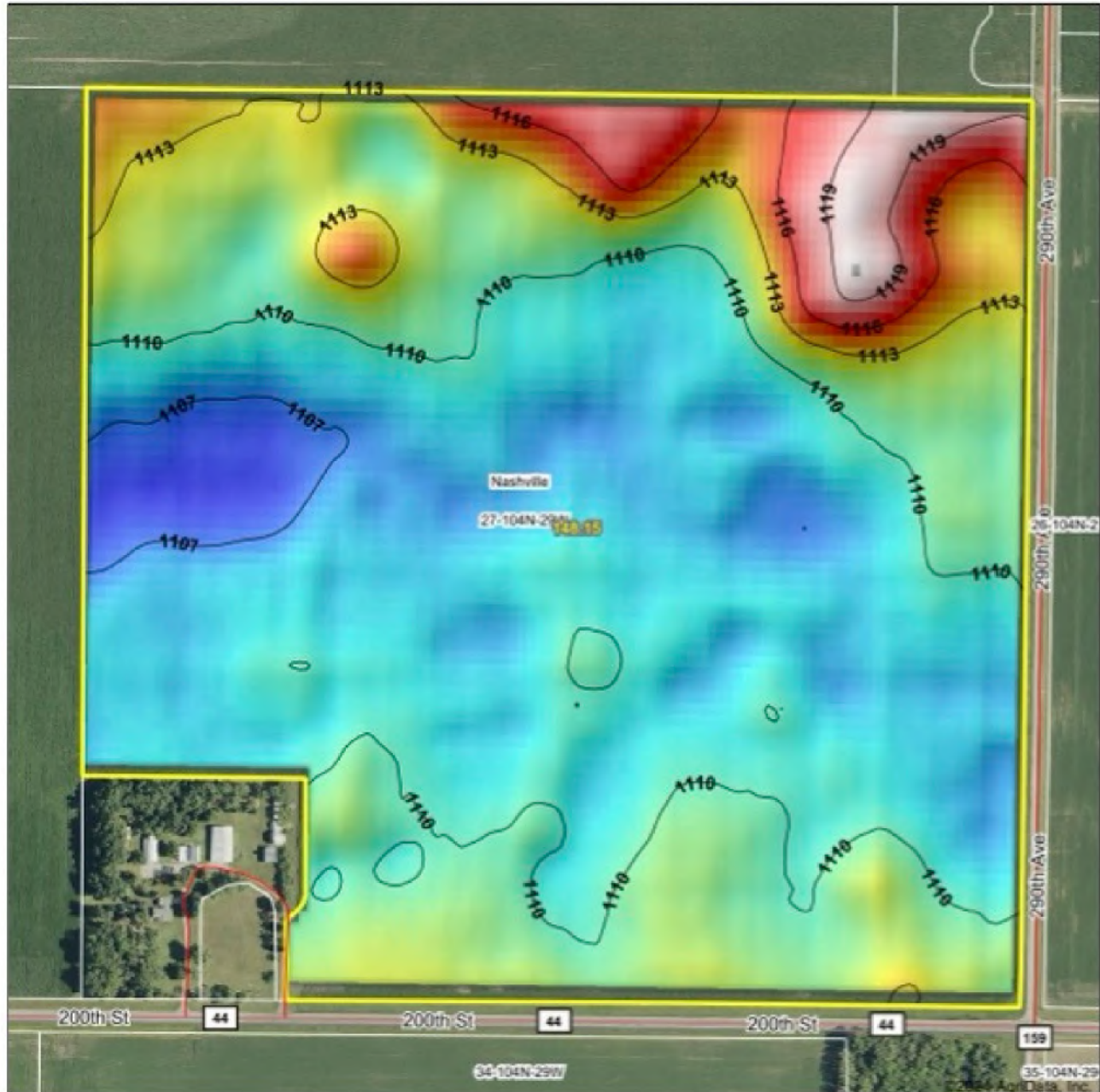
Soils data provided by USDA and NRCS.

Area Symbol: MN091, Soil Area Version: 20										
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class ^{*c}	Productivity Index	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
140	Spicer silty clay loam, 0 to 2 percent slopes	76.97	52.0%		llw	91	88	70	67	87
86	Canisteo clay loam, 0 to 2 percent slopes	20.35	13.7%		llw	93	81	71	65	81
L83A	Webster clay loam, 0 to 2 percent slopes	15.65	10.6%		llw	93	83	78	70	82
275B	Ocheyedan loam, 1 to 5 percent slopes	7.00	4.7%		lle	93	79	79	69	73
136	Madelia silty clay loam, 0 to 2 percent slopes	6.08	4.1%		llw	94	91	76	75	91
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	5.78	3.9%		lle	92	82	75	69	82
L84A	Glencoe clay loam, 0 to 1 percent slopes	5.21	3.5%		llw	86	77	76	69	76
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	4.44	3.0%		llw	86	77	74	74	74
197	Kingston silty clay loam, 1 to 3 percent slopes	2.82	1.9%		lw	100	91	77	76	91
L85A	Nicollet clay loam, 1 to 3 percent slopes	1.94	1.3%		lw	99	81	81	74	81
102B	Clarion loam, 2 to 6 percent slopes	1.08	0.7%		lle	95	83	78	72	83
1907	Lakefield silt loam	0.83	0.6%		l	100	80	72	63	80
Weighted Average						2.03	*n 85.1	*n 72.5	*n 68.1	*n 84.1

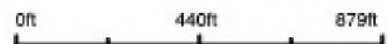
*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Topography Hillshade



Source: USGS 10 meter dem
Interval(ft): 3



Maps Provided By



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

Min: 1,105.5
Max: 1,120.2
Range: 14.7
Average: 1,110.4
Standard Deviation: 2.69 ft



6/10/2024

27-104N-29W
Martin County
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Boundary Center: 43° 46' 43.52, -94° 17' 33.48

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