

LAND FOR SALE

Nobles County, MN

160
+/- ACRES



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**HIGH POINT
LAND COMPANY**

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SCAN FOR
MORE INFO



REAL ESTATE LICENSE:
40861747



SUMMARY OF PROPERTY

160+/- Acres • Nobles County, MN

Listing Price: \$2,400,000

Description: Take a look at this outstanding tillable farm, located in the heart of Nobles County, MN. This farm consists of 160+/- acres with 148.94 of them being FSA certified tillable acres. Boasting a 92.1 CPI (Crop Productivity Index), this farm has what it takes to be an excellent producer. This farm has generally received manure on an annual basis. There is a good tile outlet on this farm with many tiling projects completed in the past. This is an excellent opportunity if you are looking to add acres to your existing operation or if you are looking for an addition to your investment portfolio.

Property Address:

TBD 235th St, Rushmore, MN 56168

Property Features:

- 92.1 CPI
- Some tiling
- Easy access
- Manure history
- Close to grain markets

Driving Directions:

From Rushmore, MN head West in CR 35 for 2 miles, turn North onto Fellows Ave for 1.5 Miles, Turn West on 235th Street for 1 mile, property is on the North side of road.

100,000
ACRES SOLD

PROPERTY PHOTOS

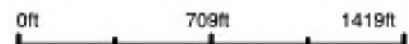




AERIAL MAP



Boundary Center: 43° 39' 21.59, -95° 51' 32.8



10-102N-42W
Nobles County
Minnesota

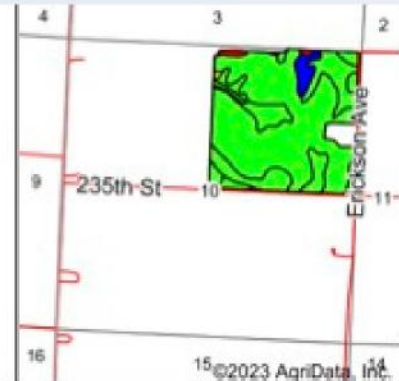
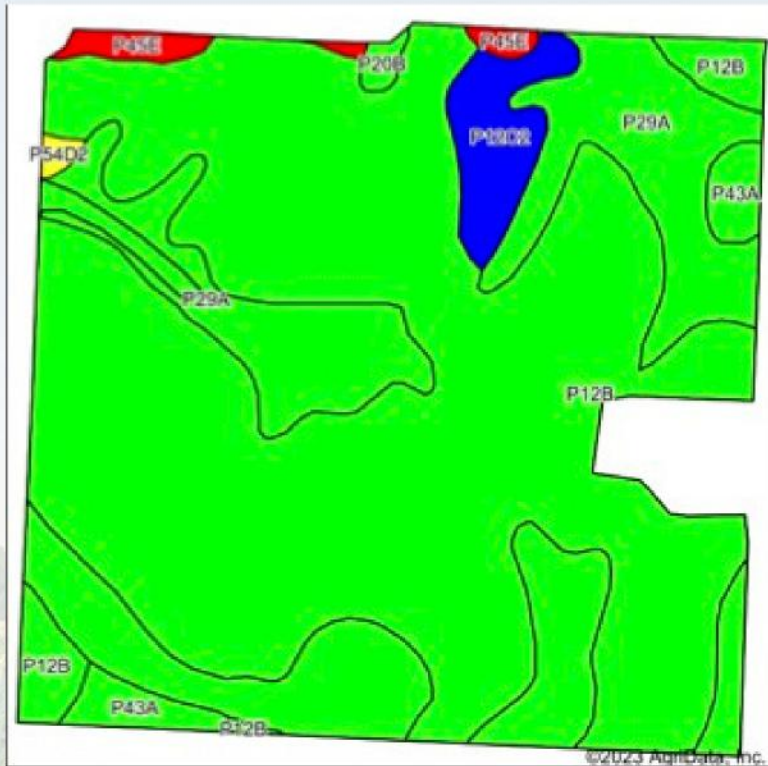


Maps Provided By
surety
CUSTOMER ONLINE MAPPING
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8/26/2023



SOIL MAP



State: **Minnesota**
 County: **Nobles**
 Location: **10-102N-42W**
 Township: **Olney**
 Acres: **147.8**
 Date: **8/26/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MN105, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Corn	*n NCCPI Soybeans
P12B	Everly silty clay loam, 2 to 6 percent slopes	99.55	67.4%		Ile	93	67	72
P29A	Rushmore silty clay loam, 0 to 2 percent slopes	37.53	25.4%		Illw	94	80	85
P12C2	Everly silty clay loam, 6 to 12 percent slopes, moderately eroded	4.72	3.2%		IIle	82	61	64
P43A	Wilmont silty clay loam, 1 to 3 percent slopes	3.19	2.2%		Ie	98	78	87
P48E	Moneta clay loam, 15 to 45 percent slopes	1.85	1.3%		VIIe	22	23	18
P20B	Judson silty clay loam, 3 to 8 percent slopes	0.55	0.4%		Ile	98	78	68
P54D2	Moneta-Everly complex, 12 to 18 percent slopes, moderately eroded	0.41	0.3%		Ive	81	57	56
Weighted Average					2.08	92.1	*n 69.8	*n 74.6

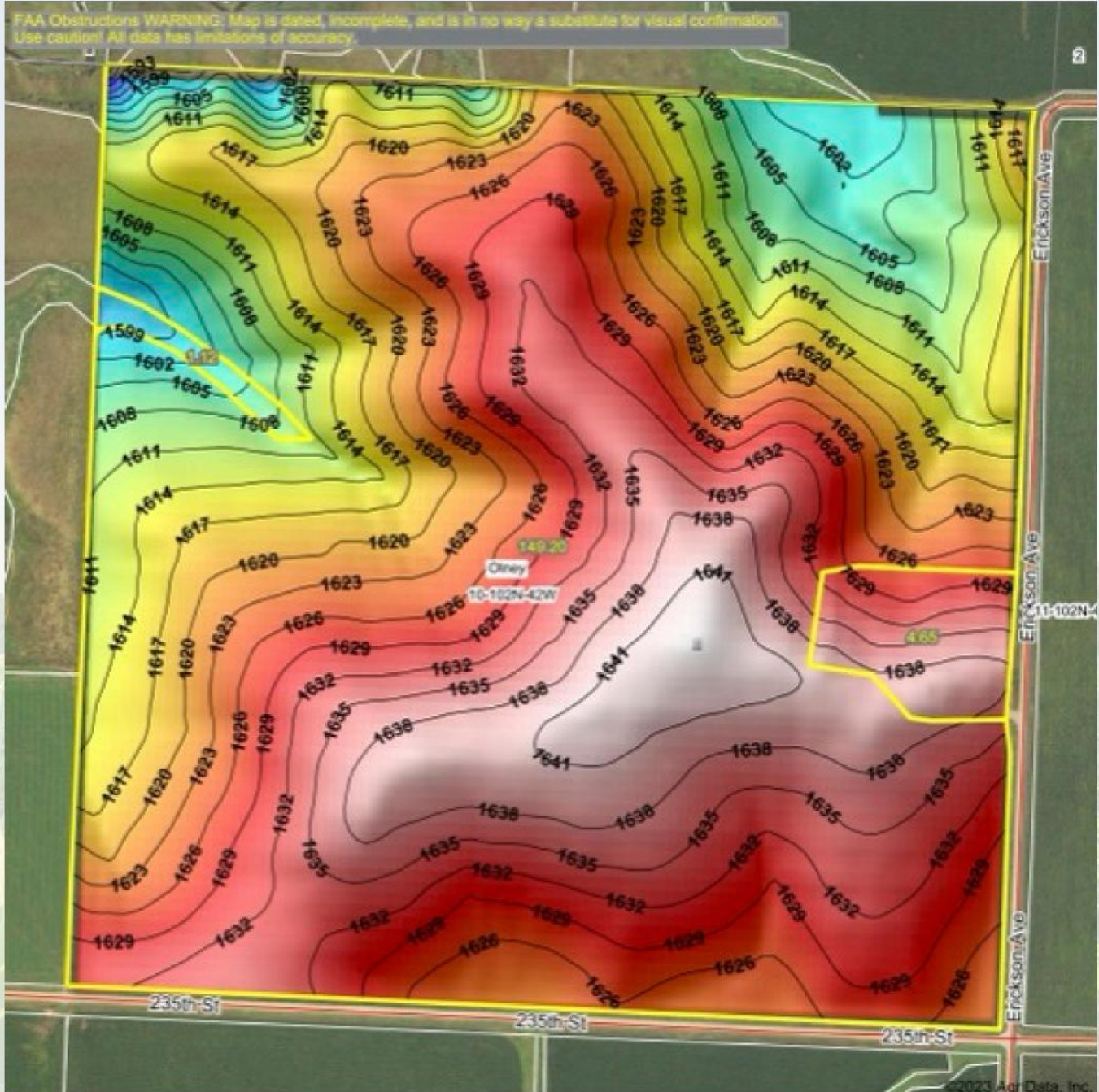
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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TOPOGRAPHY MAP



Source: USGS 10 meter dem

Interval(ft): 3

Min: 1,586.0

Max: 1,643.4

Range: 57.4

Average: 1,624.4

Standard Deviation: 10.79 ft



8/26/2023

10-102N-42W
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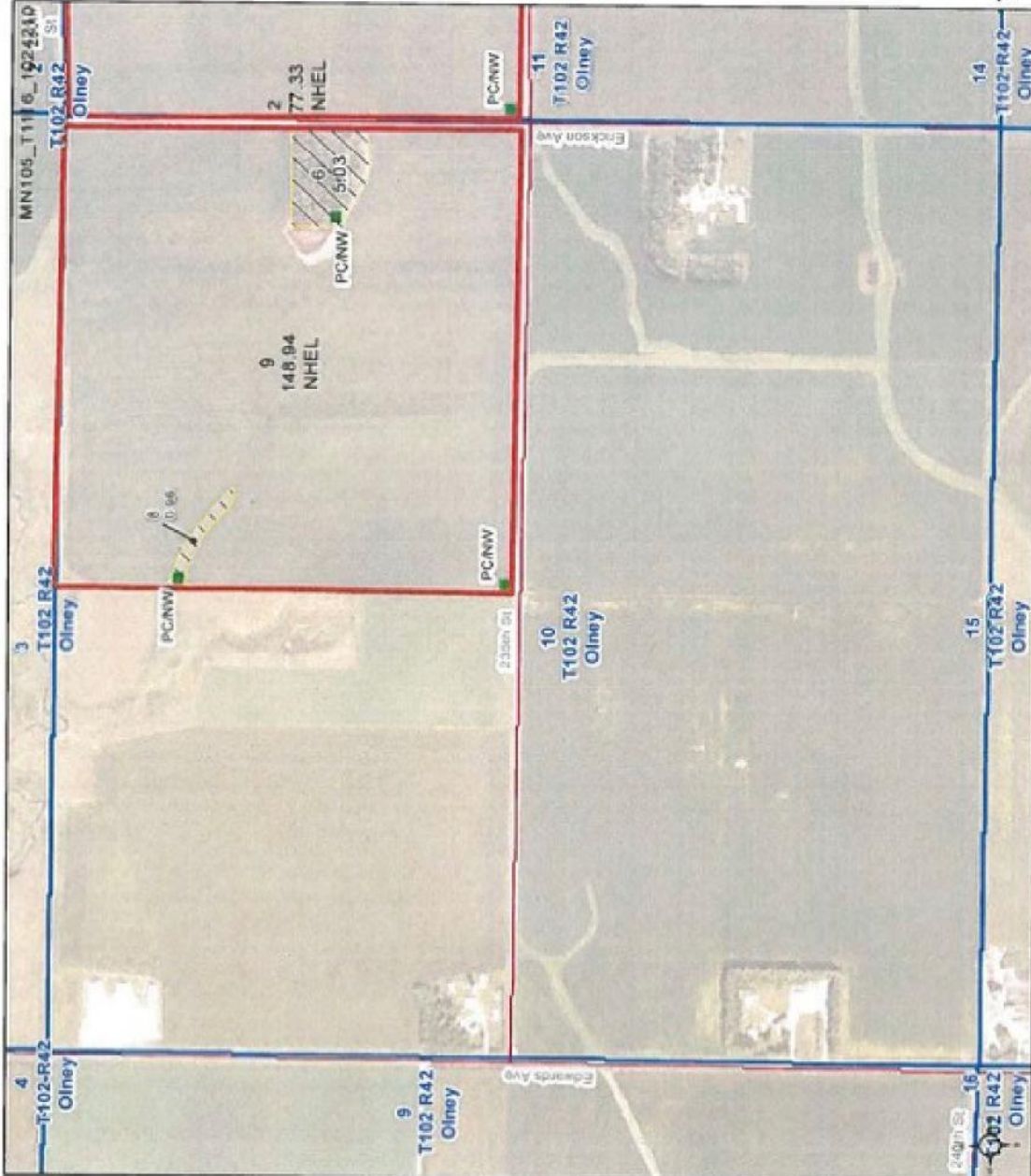
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USDA MAP



Nobles County, Minnesota



Farm 6610

Tract 1116

2023 Program Year

Map Created May 02, 2023

1024210



Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 226.27 acres

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