

LAND FOR SALE

Nobles County, MN

80
+/- ACRES



SEAN HABERMAN

507-360-6575

SEAN@HIGHPOINTLANDCOMPANY.COM

HIGH POINT
LAND COMPANY

HIGHPOINTLANDCOMPANY.COM

SCAN FOR
MORE INFO



REAL ESTATE LICENSE:
40861747



SUMMARY OF PROPERTY

80+/- Acres • Nobles County, MN

Listing Price: \$1,320,000

Description: Take a look at this outstanding tillable farm, located in the heart of Nobles County, MN. This farm consists of 80+/- acres with 77.3 of them being FSA certified tillable acres. Boasting a 93.9 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:

- 93.9 CPI
- Well tiled
- Good outlet
- 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

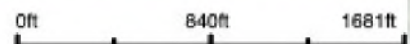




AERIAL MAP



Boundary Center: 43° 39' 21.5, -95° 51' 5.24



11-102N-42W
Nobles County
Minnesota



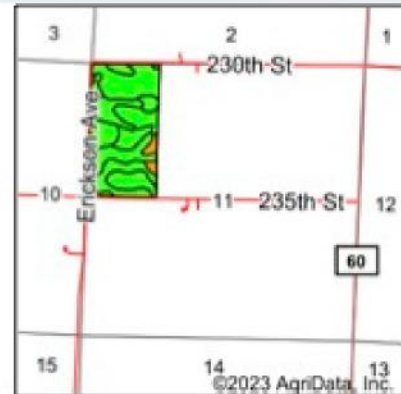
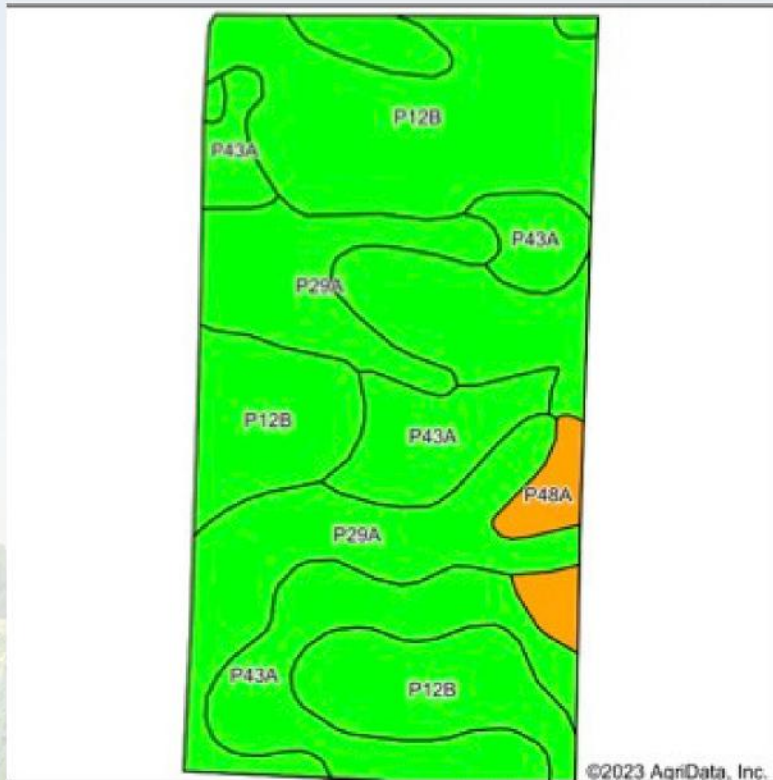
Maps Provided By:

CUSTOMER ONLINE MAPPING
© AgriData, Inc. 2023 www.Agridatainc.com

8/29/2023



SOIL MAP



State: **Minnesota**
 County: **Nobles**
 Location: **11-102N-42W**
 Township: **Olney**
 Acres: **77.33**
 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} n NCCPI Corn | ^{*n} n NCCPI Soybeans | |
|-------------------------|--|-------|------------------|-----------|-----------------------------|--------------------|----------------------------|--------------------------------|----------------------------|
| P12B | Everly silty clay loam, 2 to 6 percent slopes | 35.29 | 45.6% | | IIc | 93 | 67 | 72 | |
| P29A | Rushmore silty clay loam, 0 to 2 percent slopes | 20.42 | 26.4% | | IIw | 94 | 80 | 85 | |
| P43A | Wilmontan silty clay loam, 1 to 3 percent slopes | 19.06 | 24.6% | | Ic | 98 | 78 | 87 | |
| P48A | Allendorf silty clay loam, 0 to 2 percent slopes | 2.56 | 3.3% | | IIIs | 75 | 79 | 74 | |
| Weighted Average | | | | | | 1.75 | 93.9 | ^{*n}n 73.5 | ^{*n}n 79.2 |

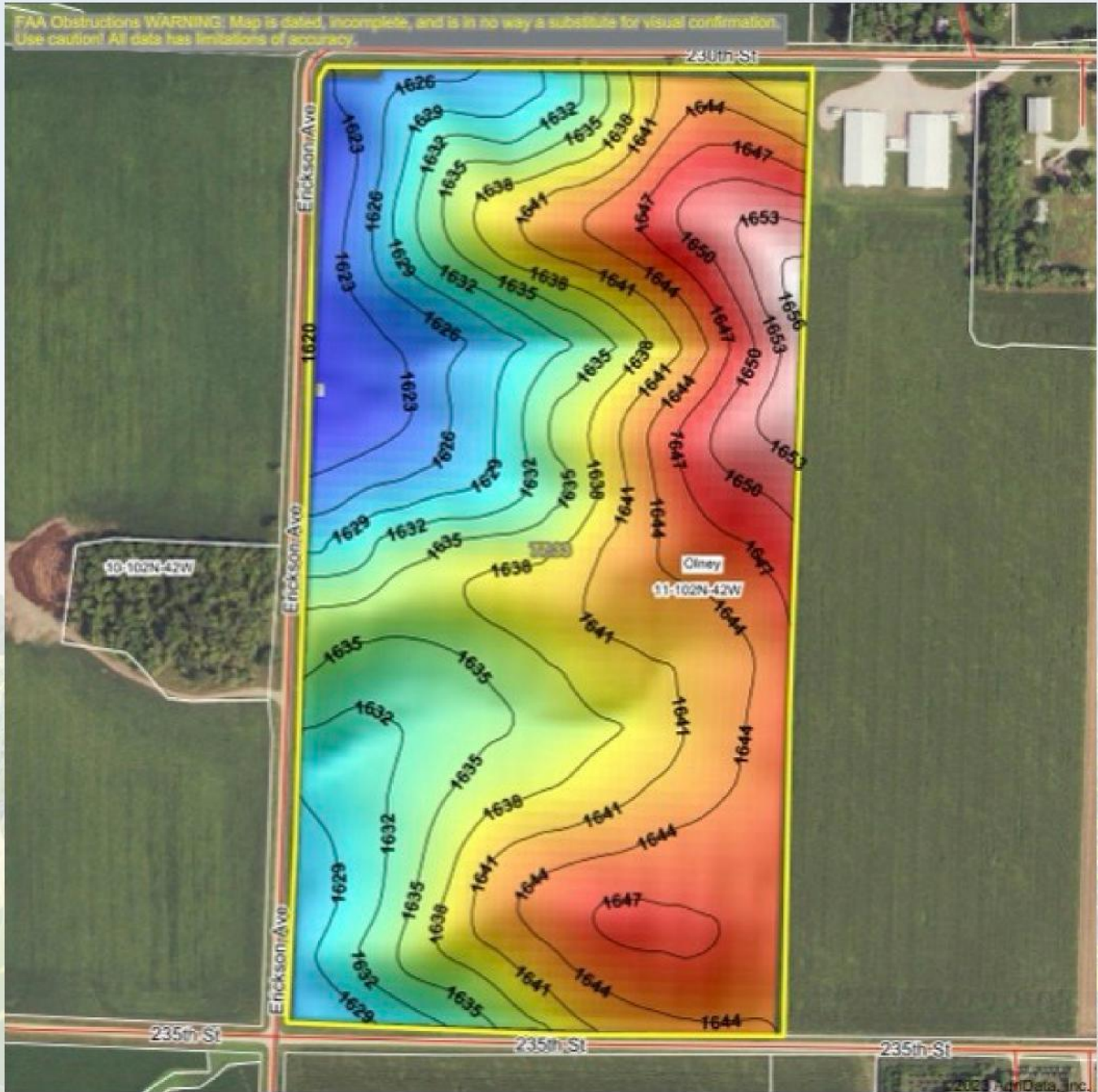
^{*n}: The aggregation method is "Weighted Average using all components"

^{*c}: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

100,000
ACRES SOLD

TOPOGRAPHY MAP



Source: USGS 10 meter dem

Interval(ft): 3

Min: 1,620.3

Max: 1,657.5

Range: 37.2

Average: 1,637.9

Standard Deviation: 8.07 ft

0ft 415ft 830ft



8/26/2023

11-102N-42W
Nobles County
Minnesota

Maps Provided By:

SUTERED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgrDataInc.com

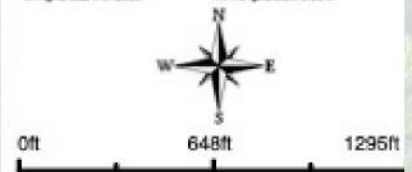
Boundary Center: 43° 39' 21.5, -95° 51' 5.24



WETLAND MAP



State: **Minnesota**
 Location: **11-102N-42W**
 County: **Nobles**
 Township: **Olney**
 Date: **8/26/2023**

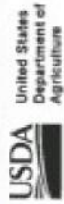


| Classification Code | Type | Acres |
|---------------------|-----------------------------|-------|
| PEM1A1 | Freshwater Emergent Wetland | 6.24 |
| Total Acres | | 6.24 |

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>



USDA MAP



Nobles County, Minnesota

Farm 6610
Tract 1116

2023 Program Year

Map Created May 02, 2023

1024211



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 OZ
 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

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-006 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.



80
+/- ACRES

NOBLES COUNTY, MN



SEAN HABERMAN

507-360-6575

SEAN@HIGHPOINTLANDCOMPANY.COM

 **HIGH POINT**
LAND COMPANY

HIGHPOINTLANDCOMPANY.COM

SCAN FOR
MORE INFO



REAL ESTATE LICENSE:
40861747