

LAND FOR SALE

Freeborn County, MN

232.5
+/- ACRES



TROY STAFFORD

507-259-3047

TROY@HIGHPOINTLANDCOMPANY.COM



**HIGH POINT
LAND COMPANY**

HIGHPOINTLANDCOMPANY.COM

SCAN FOR
MORE INFO



REAL ESTATE LICENSE:
40667435



SUMMARY OF PROPERTY

232.5+/- Acres • Freeborn County, MN

Listing Price: \$2,299,000

Description:

High Point Land Company is proud to represent the Merlin Flugum farm of 232.5+/- beautiful row crop acres being sold as 1 tract with an impressive CPI average of 87.4 on 213.7+/- tillable acres. This is very sought-after land in Southern Minnesota that does not come on the market often, so don't miss your chance to own this productive farm for your portfolio. Land in this area seldom comes available yet with such quality and placement.

In addition to this quality row crop land, there is approximately 11.6+/- acres of prime hunting land with excellent tree coverage and a well-groomed trail of 2400' off a paved road offering seclusion and privacy to score your very own big trophy deer. This driveway also makes for great access to the row crop land allowing for great access for planting and harvesting vehicles.

This mixed use property would be great for 1031 exchanges or for anyone looking for the stability of land as an investment or to expand operations of an existing operator.

For more information contact Minnesota Land Specialist Troy Stafford at 507-259-3047.

Property Address: TBD 180th St, Albert Lea, MN 56007

Property Features:

- Very strong CPI
- 50+ year tenant willing to continue if desired
- Tiling where deemed necessary
- Great hunting with excellent tree coverage
- Convenient access off a newly paved road

Driving Directions:

From Albert Lea go south on Highway 69 for 2.3 miles then turn right (west) on 180th st and go 0.7 miles. The farm will be on the left (south) side, behind and east of the acreage.

100,000
ACRES SOLD

PROPERTY PHOTOS



100,000
ACRES SOLD

PROPERTY PHOTOS



100,000
ACRES SOLD

AERIAL MAP



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Boundary Center: 43° 36' 35.01, -93° 24' 48.98

25-102N-22W
Freeborn County
Minnesota

0ft 806ft 1611ft

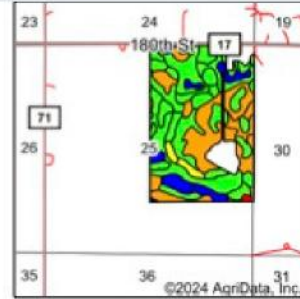
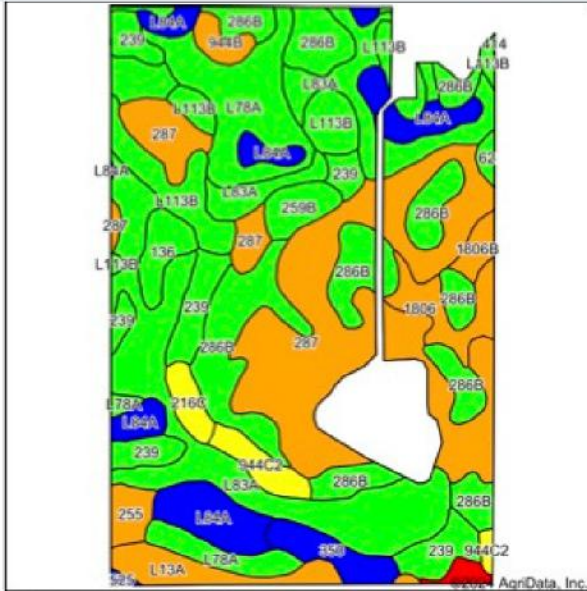


3/26/2024

Field borders provided by Farm Service Agency as of 5/21/2019



SOIL MAP



State: **Minnesota**
 County: **Freeborn**
 Location: **25-102N-22W**
 Township: **Pickrel Lake**
 Acres: **213.66**
 Date: **3/26/2024**



Soils data provided by USDA and NRCS.

Area Symbol: MN047, Soil Area Version: 19

| 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 | |
|-------------------------|--|-------|------------------|-----------|------------------|--------------------|------------------|----------------|-----------------------|-------------------|----------------|
| 287 | Minnetonka silty clay loam | 45.36 | 21.2% | | | llw | 77 | 84 | 84 | 36 | 70 |
| L83A | Webster clay loam, 0 to 2 percent slopes | 40.75 | 19.1% | | | llw | 93 | 83 | 78 | 70 | 82 |
| 286B | Shorewood silty clay loam, 1 to 6 percent slopes | 33.04 | 15.5% | | | lle | 95 | 84 | 84 | 64 | 67 |
| L76A | Canisteo clay loam, 0 to 2 percent slopes | 17.46 | 8.2% | | | llw | 93 | 81 | 71 | 65 | 81 |
| L84A | Glencoe clay loam, 0 to 1 percent slopes | 14.72 | 6.9% | | | llw | 86 | 77 | 76 | 69 | 76 |
| 239 | Le Sueur loam, 1 to 3 percent slopes | 13.54 | 6.3% | | | llw | 97 | 90 | 90 | 76 | 84 |
| L113B | Reedslake-Le Sueur complex, 1 to 6 percent slopes | 13.11 | 6.1% | | | lle | 98 | 81 | 78 | 73 | 81 |
| L13A | Klossner muck, 0 to 1 percent slopes | 5.56 | 2.6% | | | llw | 77 | 84 | 78 | 79 | 84 |
| 1806 | Lerdal silty clay loam, silty substratum, 0 to 2 percent slopes | 4.93 | 2.3% | | | llw | 80 | 84 | 84 | 67 | 68 |
| 350 | Canisteo clay loam, depressional, 0 to 1 percent slopes | 4.12 | 1.9% | | | llw | 86 | 75 | 67 | 61 | 75 |
| 944C2 | Lester-Estherville complex, 6 to 12 percent slopes, eroded | 3.75 | 1.8% | | | lle | 66 | 73 | 73 | 57 | 57 |
| 136 | Madelia silty clay loam, 0 to 2 percent slopes | 3.40 | 1.6% | | | llw | 94 | 91 | 76 | 75 | 91 |
| 259B | Grays silt loam, 1 to 6 percent slopes | 3.22 | 1.5% | | | lle | 94 | 87 | 86 | 71 | 76 |
| 255 | Mayer loam, 0 to 2 percent slopes | 2.43 | 1.1% | | | llw | 72 | 69 | 69 | 62 | 67 |
| 216C | Lamont fine sandy loam, 6 to 12 percent slopes | 2.36 | 1.1% | | | lVc | 65 | 71 | 71 | 55 | 52 |
| 944B | Lester-Estherville complex, 2 to 6 percent slopes | 2.02 | 0.9% | | | lle | 77 | 78 | 78 | 61 | 63 |
| 1806B | Lerdal silty clay loam, silty substratum, 2 to 10 percent slopes | 1.73 | 0.8% | | | lle | 77 | 83 | 83 | 67 | 66 |
| 1033 | Udipsamments | 1.09 | 0.5% | | | | 0 | | | | |
| 62 | Barrington silt loam, 1 to 3 percent slopes | 0.76 | 0.4% | | | llw | 94 | 87 | 87 | 74 | 84 |
| 525 | Muskego soils, 0 to 1 percent slopes | 0.31 | 0.1% | | | llw | 81 | 58 | 50 | 57 | 54 |
| Weighted Average | | | | | | - | 87.4 | *n 82.2 | *n 79.6 | *n 61.1 | *n 74.6 |

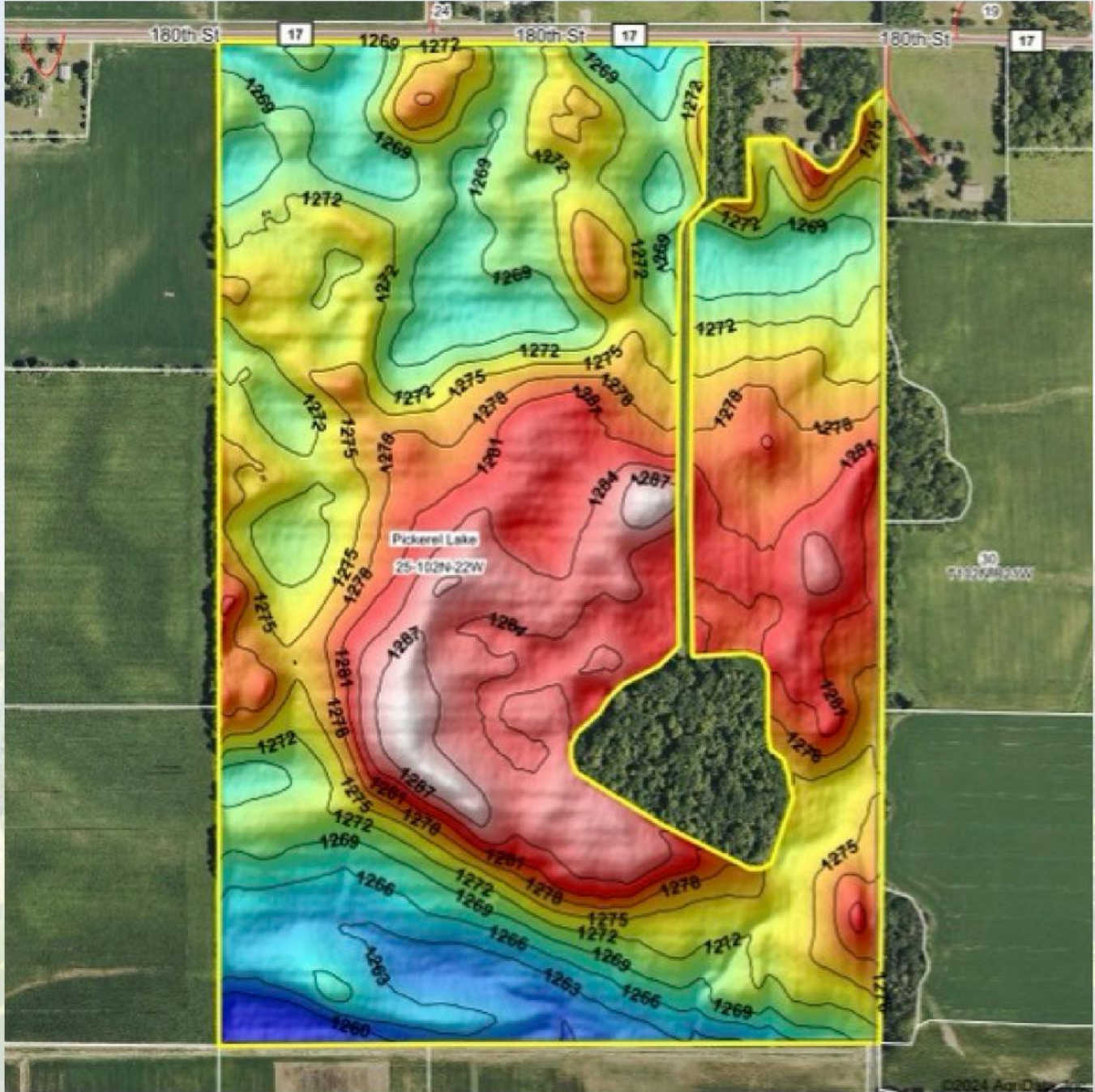
*n: The aggregation method is "Weighted Average using all components"

'c: Using Capabilities Class Dominant Condition Aggregation Method

*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

100,000
ACRES SOLD

TOPOGRAPHY MAP



Maps Provided By



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Source: USGS 3 meter dem

Interval(ft): 3

Min: 1,257.4

Max: 1,289.7

Range: 32.3

Average: 1,274.6

Standard Deviation: 6.79 ft

0ft 611ft 1223ft



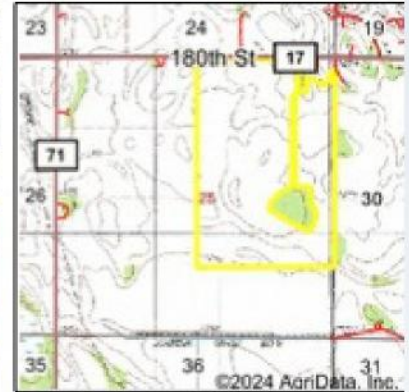
3/26/2024

25-102N-22W
Freeborn County
Minnesota

Boundary Center: 43° 36' 35.01, -93° 24' 48.98



WETLANDS MAP



State: **Minnesota**
 Location: **25-102N-22W**
 County: **Freeborn**
 Township: **Pickarel Lake**
 Date: **3/26/2024**



0ft 933ft 1866ft

| Classification Code | Type | Acres |
|---------------------|-----------------------------|-------|
| PEM1A1 | Freshwater Emergent Wetland | 0.42 |
| Total Acres | | 0.42 |

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

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TILE MAP



map center: 43.608018, -93.418594

scale: 9268



4/10/2015

Maps Provided By:

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25-102N-22W
Freeborn County
Minnesota

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TILE MAP



Freeborn County, Minnesota

Martha Klugman

Farm 8677

Tract 2093



2014 Program Year

Map Created May 10, 2014

Common Land Use:

Grassland

Non-cropland

Conservation Reserve Program

Water of Concern/Endowments

Restricted Use

Limited Restrictions

Stream/In Conservation

Complex Provisions

Treat Boundary

Section Line

1:7,042



Unless otherwise noted: crops are non-irrigated

Corn = yellow for grain

Soybeans = common soybeans for grain

Wheat = HRS for grain or HRW for grain

Oats and Barley = Spring for grain

Rye = for grain

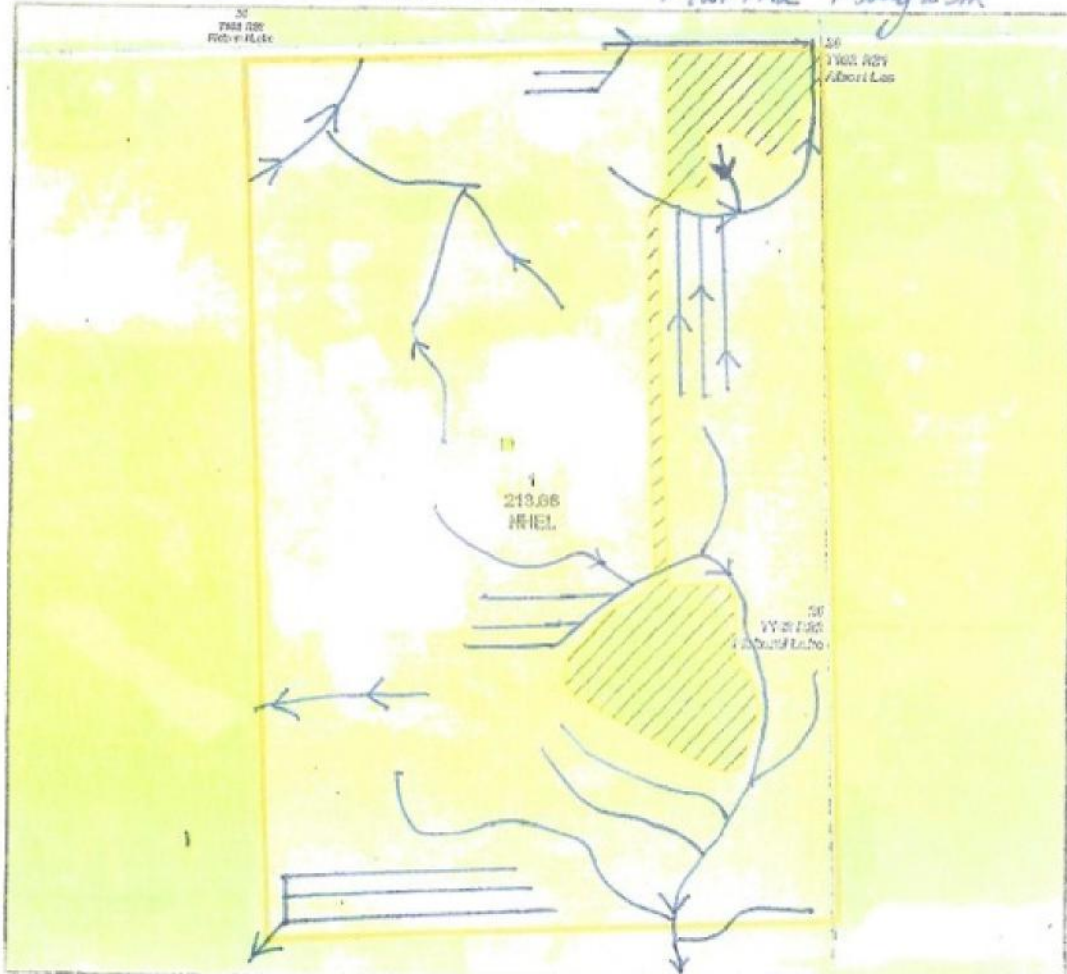
Peas = protein

Alfalfa, Mixed Forage AGM, GMA, IGS = for forage

Beans = Dry Edible

Canola = Spring for seed

Sunflower = oil or seed for grain



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