

# LAND FOR SALE

Freeborn County, MN

**158.91**  
+/- ACRES



**MITCHELL KRUGER**

**563-451-7390**

MITCHELL@HIGHPOINTLANDCOMPANY.COM

 **HIGH POINT  
LAND COMPANY**

HIGHPOINTLANDCOMPANY.COM

SCAN FOR  
MORE INFO



REAL ESTATE LICENSE:  
40735678



# SUMMARY OF PROPERTY

## 158.91+/- Acres • Freeborn County, MN

**Listing Price: \$1,922,625**

**Description:**

High Point Land Company is honored to offer a highly productive tract of tillable land located in Mansfield township on the Minnesota/Iowa state line in Freeborn County. This property is located just 6 minutes NW of Scarville, Iowa and only 11 minutes SE of Kiester, MN; with excellent proximity to local grain markets.

The 158.91+/- gross acres boast an average CPI of 90 across the tillable acres this tract would be a fantastic addition to any farming operation. With great access to local grain markets, and long straight rows, this productive land is sure to be a continued producer for years to come.

With access points from State Line Road and a short distance to a paved road, this farm can be efficiently farmed with today's large equipment and operators looking to expand their current operations.

**Property Address:** TBD State Line Rd, Kiester, MN 56051

**Property Features:**

- Great access
- CPI of 90
- Long rows
- Excellent drainage
- Excellent proximity to local grain markets

**Driving Directions:** From Kiester, go south on 1st St for 3.1 miles and turn east onto State Line Rd. Head east for 2.8 miles and the property will be on the north side of the road.

100,000  
ACRES SOLD

# PROPERTY PHOTOS



100,000  
ACRES SOLD

# PROPERTY PHOTOS



100,000  
ACRES SOLD

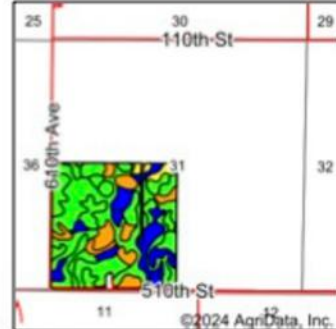
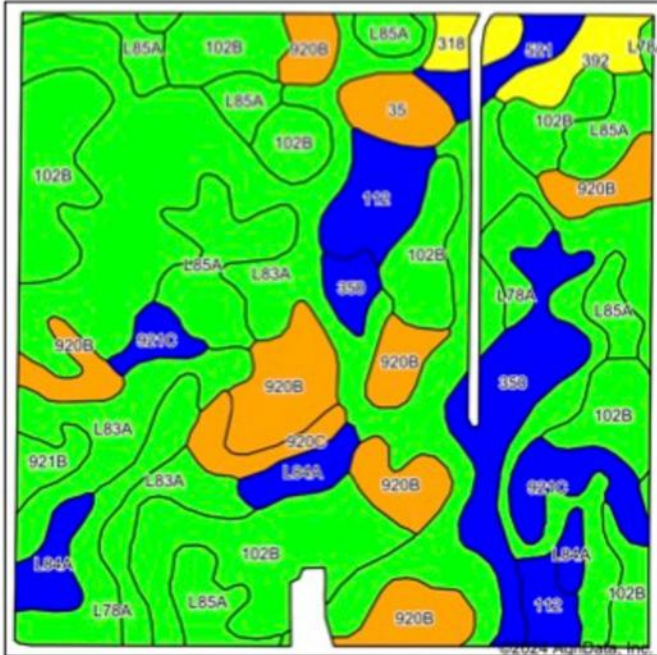
# PROPERTY PHOTOS





# SOIL MAP

## Soils Map



State: **Minnesota**  
 County: **Freeborn**  
 Location: **31-101N-23W**  
 Township: **Mansfield**  
 Acres: **153.76**  
 Date: **8/26/2024**



Soils data provided by USDA and NRCS.

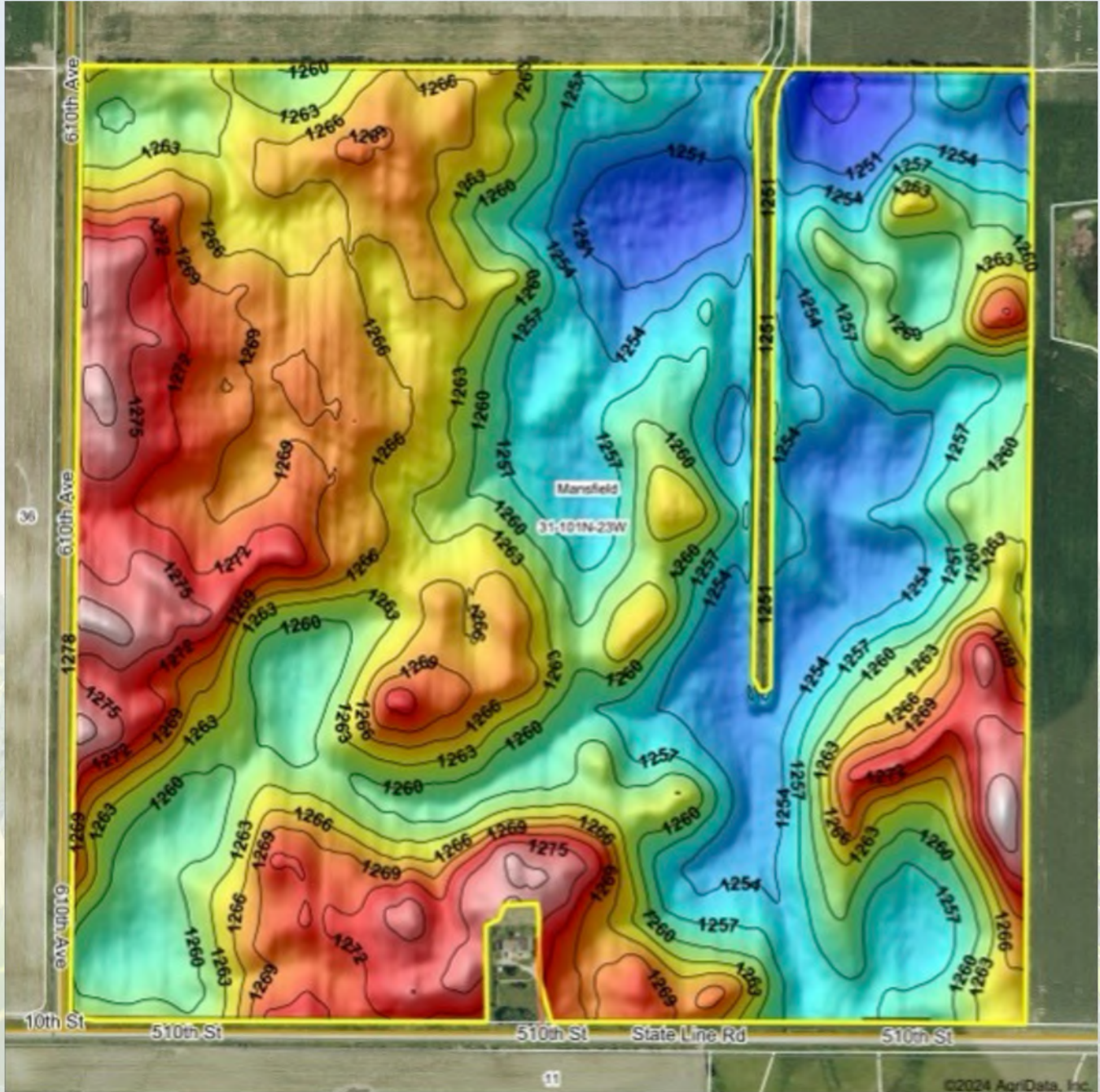
Area Symbol: MN047, Soil Area Version: 19

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	
L83A	Webster clay loam, 0 to 2 percent slopes	52.02	33.7%		llw	93	83	78	70	82	
102B	Clarion loam, 2 to 6 percent slopes	29.60	19.3%		lle	95	83	78	72	83	
920B	Clarion-Estherville complex, 2 to 6 percent slopes	15.65	10.2%		lle	76	68	66	61	63	
L85A	Nicollet clay loam, 1 to 3 percent slopes	14.34	9.3%		lw	99	81	81	74	81	
350	Canisteo clay loam, depressional, 0 to 1 percent slopes	8.91	5.8%		llw	86	75	67	61	75	
L78A	Canisteo clay loam, 0 to 2 percent slopes	6.68	4.3%		llw	93	81	71	65	81	
112	Harpis clay loam, 0 to 2 percent slopes	5.49	3.6%		llw	90	82	70	63	82	
L84A	Glencoe clay loam, 0 to 1 percent slopes	4.54	3.0%		llw	86	77	76	69	76	
921C	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	4.48	2.9%		llle	87	71	69	60	71	
35	Blue Earth mucky silt loam, 0 to 1 percent slopes	2.57	1.7%		llw	77	74	67	68	74	
392	Biscay clay loam, 0 to 2 percent slopes	2.55	1.7%		llw	70	69	69	60	66	
920C	Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded	2.03	1.3%		llle	73	64	62	55	61	
521	Medo muck, depressional, 0 to 1 percent slopes	2.02	1.3%		llw	84	84	84	34	84	
318	Mayer loam, swales	1.53	1.0%		llw	66	75	70	24	74	
921B	Clarion-Swanlake complex, 2 to 6 percent slopes	1.35	0.9%		lle	92	82	75	69	82	
<b>Weighted Average</b>						<b>2.08</b>	<b>90</b>	<b>*n 79.5</b>	<b>*n 74.9</b>	<b>*n 67.2</b>	<b>*n 78.5</b>

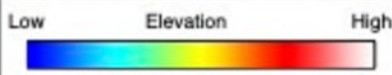
\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

100,000  
ACRES SOLD

# TOPOGRAPHY MAP



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Maps Provided By



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Source: USGS 3 meter dem

Interval(ft): 3

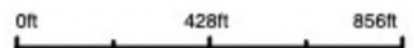
Min: 1,247.4

Max: 1,280.9

Range: 33.5

Average: 1,262.3

Standard Deviation: 7.15 ft



8/26/2024

31-101N-23W  
Freeborn County  
Minnesota

Boundary Center: 43° 30' 12.06, -93° 38' 36.71



# WETLANDS MAP



State: **Minnesota**  
 Location: **31-101N-23W**  
 County: **Freeborn**  
 Township: **Mansfield**  
 Date: **8/26/2024**



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0ft                      666ft                      1332ft

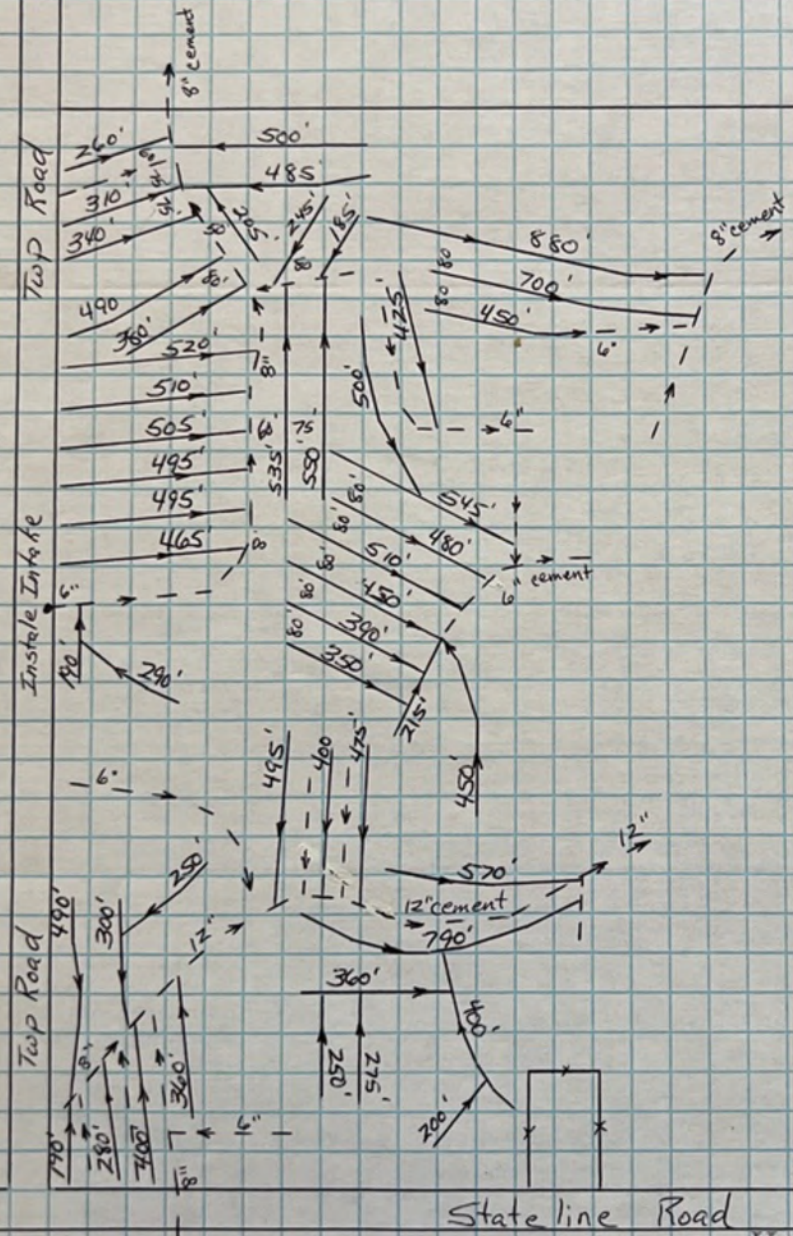
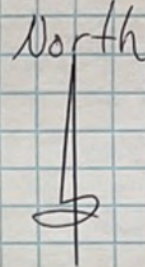
Classification Code	Type	Acres
R5UBFx	Riverine	0.28
Total Acres		0.28

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



# TILE MAP

Darrell Penning  
11-16-08  
Mansfield Twp Sec #31

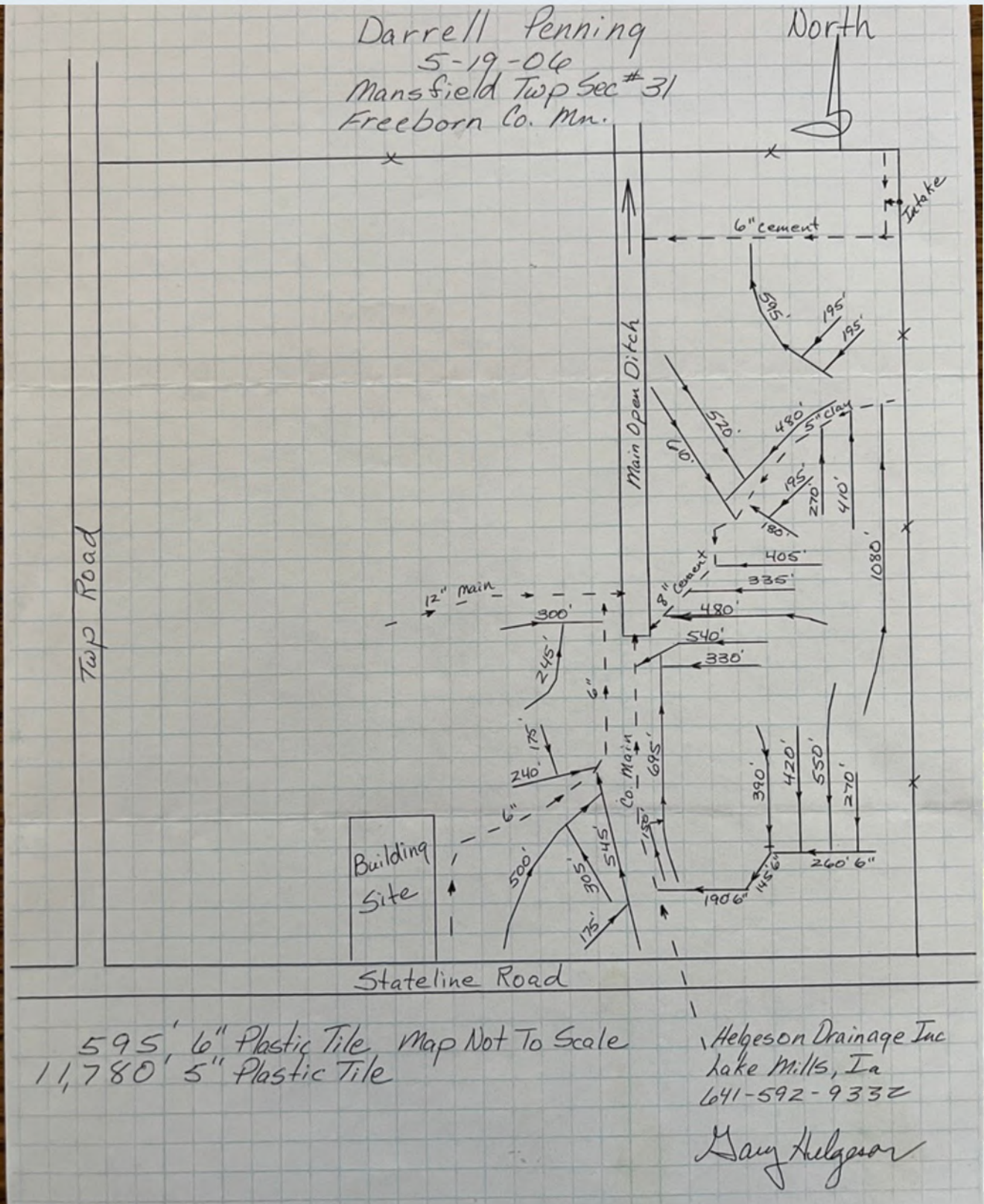


20,785' 5" Plastic Tile

Helgeson Drainage, Inc  
46819 230th Ave  
Lake Mills, IA 50450

Gay Helgeson

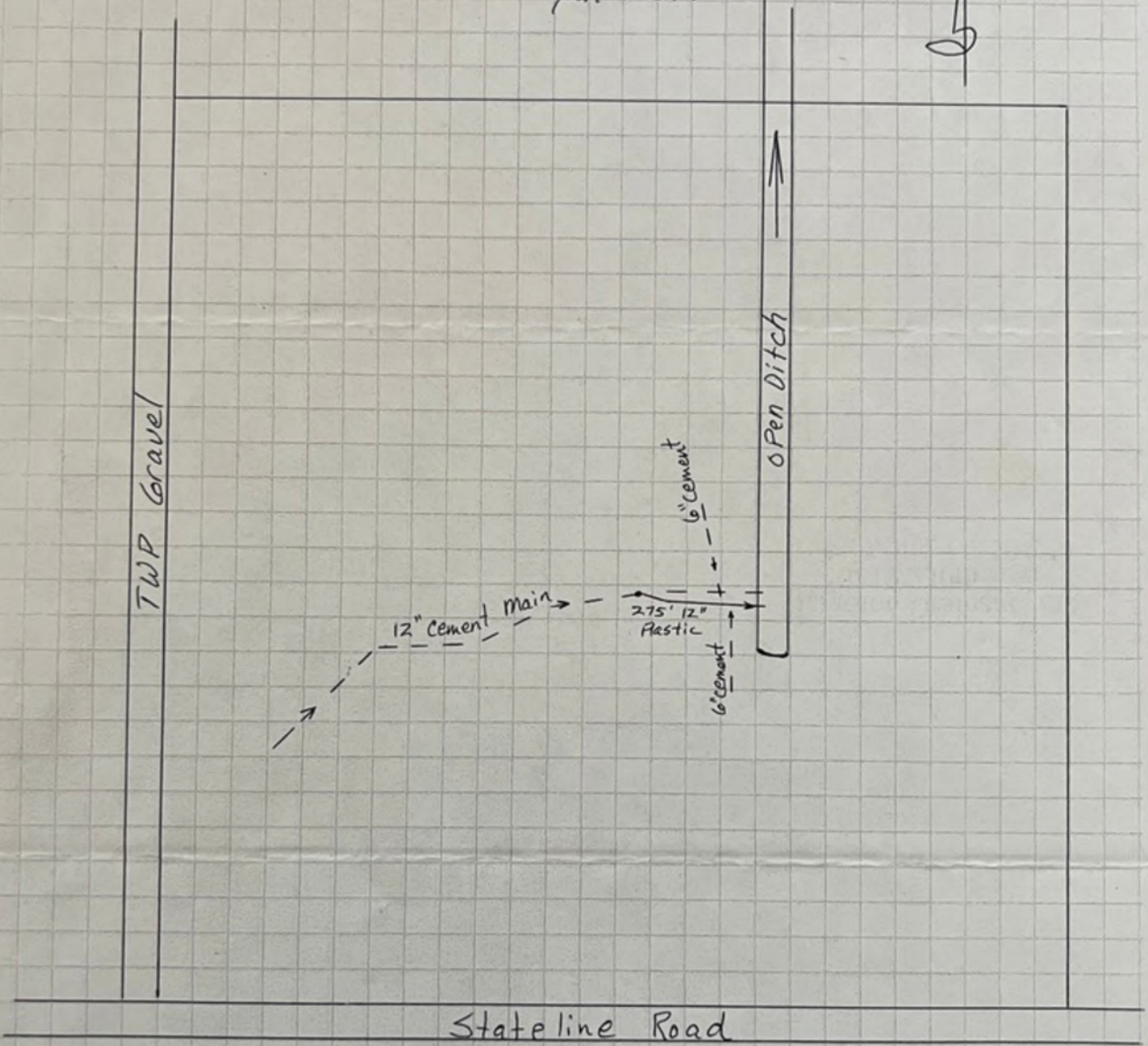
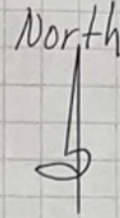
# TILE MAP





# TILE MAP

Darrell Penning  
6-7-10  
"Wogan Farm"



275' 12" Plastic Tile

Helgeson Drainage, Inc  
46819 230th Ave  
Lake Mills, IA 50450

Existing 12" x 1' Tile were broke down  
Got into 2' x 12" Tile That are in  
very good shape

Gay Helgeson

\$ 3,228.<sup>00</sup>



# USDA MAP



Faribault County, Minnesota



Farm 8332  
Tract 8823

2024 Program Year

Map Created May 06, 2024



- 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: 153.81 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. This map 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-025 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.

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