

AUDUBON LAND

AUDUBON TOWNSHIP, MN


GOLDMARK™
COMMERCIAL REAL ESTATE INC



FOR SALE

AGRICULTURAL OR DEVELOPMENT LAND FOR SALE

SIZE: 42.96 acres

PRICE: \$395,000

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

AUDUBON LAND

AUDUBON TOWNSHIP, MN

GOLDMARKTM
COMMERCIAL REAL ESTATE INC

SIZE

42.96 acres
42.05 tillable acres

PRICE

\$395,000

PARCEL NUMBER

020099002

CROP PRODUCTIVITY INDEX (CPI)

88.1

ZONING

Agricultural

LEGAL DESCRIPTION

Section 15 Township 139 Range 042
PT NW1/4 NE1/4 & THAT PT OF SW1/4
NE1/4 N OF RWY LESS 4.34 AC TO
CHURCH REF: E 02.0015.050

PROPERTY DESCRIPTION:

Rare opportunity to acquire 42.96 contiguous acres of highly productive agricultural ground. With 42.05 tillable acres and a strong Crop Productivity Index(CPI) of 88.1, the property offers excellent potential for crop production, long-term investment, or redevelopment. Bordering the Audubon city limits, this tract also holds future possibilities for commercial and/or residential development. Traffic counts of 12,270 vehicles per day pass by on Highway 10 with a view of the property.

This property combines both scale and quality, making it well-suited for producers seeking to expand their operation, investors pursuing stable land assets or developers considering long-term growth opportunities.

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.

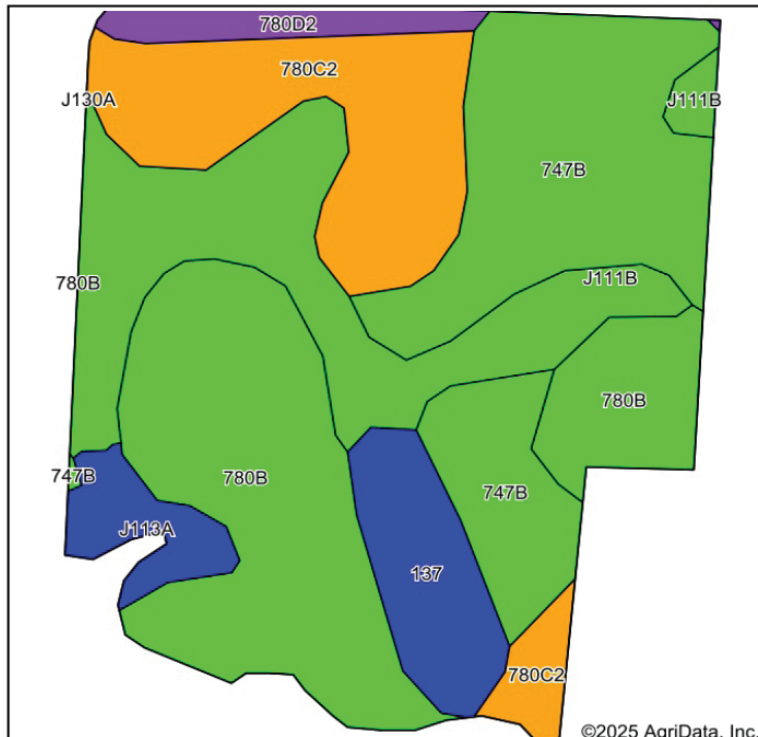


AUDUBON LAND

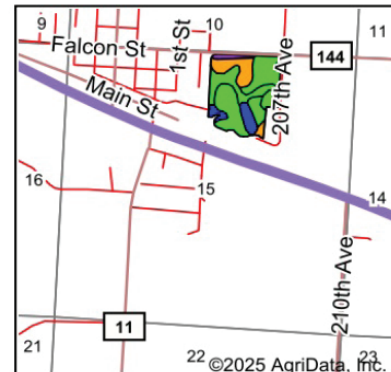
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Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Becker**
Location: **15-139N-42W**
Township: **Audubon**
Acres: **39.92**
Date: **7/28/2025**

AG LAND
SALES & AUCTION

A SERVICE OF

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COMMERCIAL REAL ESTATE INC

Maps Provided By:



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Area Symbol: MN005, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
780B	Audubon-Boyerlake complex, 1 to 6 percent slopes	10.82	27.1%		Ile	91	40
747B	Audubon silty clay loam, 0 to 6 percent slopes	9.67	24.2%		Ile	91	39
J111B	Aazdahl-Lakepark complex, 0 to 4 percent slopes	7.46	18.7%		Ilc	99	74
780C2	Audubon-Boyerlake complex, 6 to 12 percent slopes, eroded	6.57	16.5%		IIle	75	35
137	Dovray silty clay	2.72	6.8%		IIIw	82	36
J113A	Flom-Aazdahl-Hamerly complex, 0 to 2 percent slopes	1.39	3.5%		IIw	88	75
780D2	Audubon-Boyerlake complex, 12 to 20 percent slopes, eroded	1.29	3.2%		IVe	59	32
Weighted Average					2.30	88.1	*n 46

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

*c: Using Capabilities Class Dominant Condition Aggregation Method