



"West 154 Ac" - Prime Farmland - Expand or Invest!

154.09 +/- Acres (\$15,057/acre) | Rock County, MN | \$2,320,200



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PROPERTY SUMMARY

Prime Farm Land Investment or Expansion Opportunity!

The "West 154 Parcel" of the Fey holdings is composed of +/- 154.09 acres of prime farmland. FSA notes there are +/-144.86 acres tillable with CPI of 87.9; the balance of the acreage is in grassed waterway and road on both the north and east sides. This is a mostly rectangular parcel; mostly level to gently rolling; and with accesses off both roads.

Prime, income-producing land similar to this property seldom becomes available in this area. Take advantage of the opportunity to add this farm to your operation or investment portfolio. Sellers are leaving this open until March 30, 2025 for a new buyer to be able to farm the ground in 2025. After that time, there will be a lease in place for the 2025 crop year.

Please reach out to Terri Jensen, ALC (Accredited Land Consultant) with any questions you may have regarding this opportunity.



ACREAGE BREAKDOWN

Approximate breakdown:

154.09 Acres: +/-144.86 tillable
w/CPI 87.9; 4.81 grassed
waterway; 4.08 road

PARCEL #/ID

01-0023-100, 01-0023-200

ADDRESS

000 160th Ave
Edgerton, MN 56128

LOCATION

5 minutes to Edgerton, MN; 22
minutes to Pipestone, MN; 26-30
minutes to Luverne, Ruthton,
Slayton, MN; 43-53 minutes to
Brandon and Sioux Falls, SD; 53
minutes to Worthington, MN; 55-57
minutes to Tracy and Marshall,
MN.

TAXES

\$2,752/year (2024)

PROPERTY HIGHLIGHTS



nationalland.com/listing/west-154-ac-prime-farmland-expand-or-invest



COMMERCIAL PROPERTY HIGHLIGHTS

Zoning

A2 General Ag

Listing ID#

3065327

Future Land Use

Agricultural; Rural Acreage

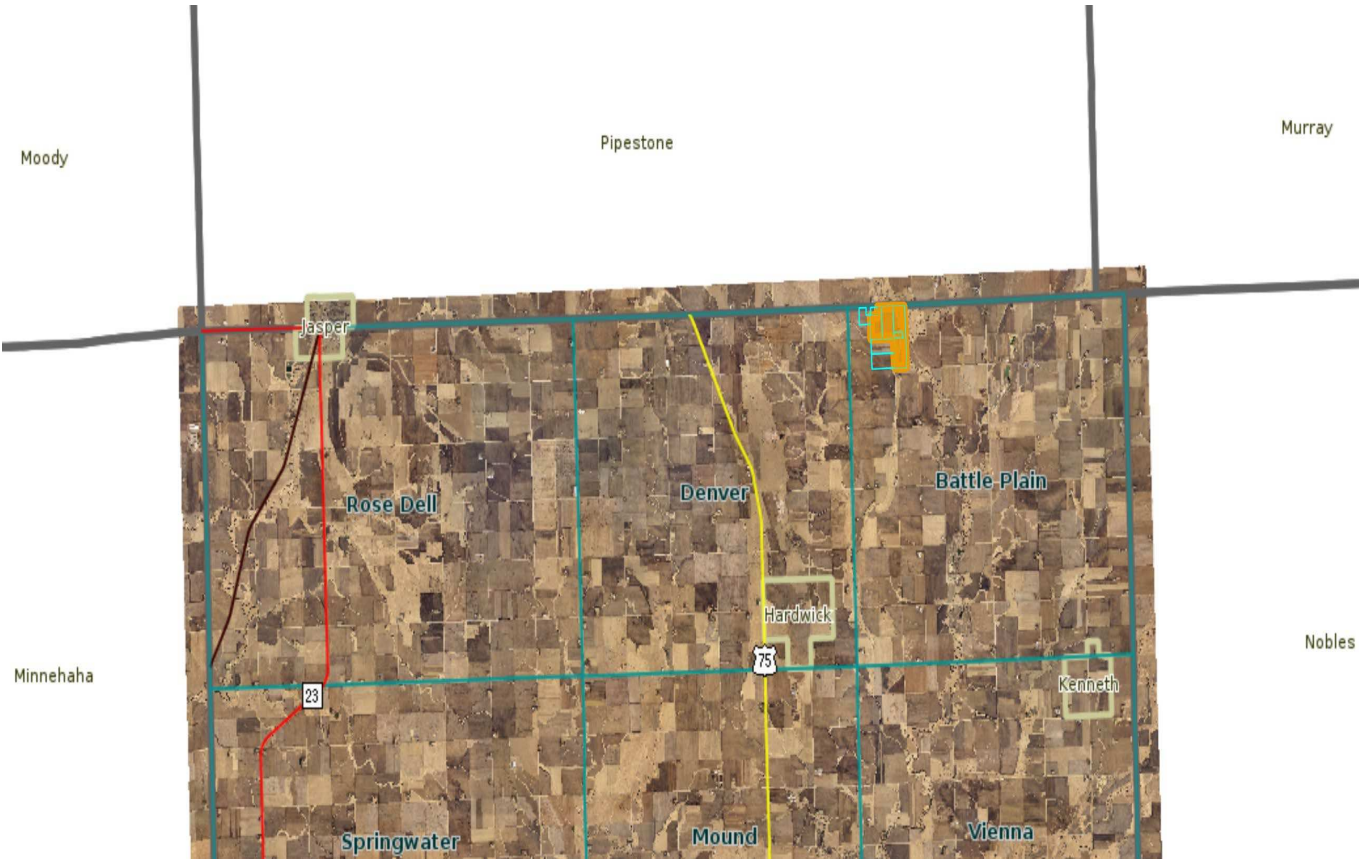


Rock County Within the State of Minnesota



Location within the U.S. state of [Minnesota](#)

Regional Location Map



Rock County, MN Township Map

Rock County

Municipality and township maps



Aerial Map



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Boundary Center: 43° 50' 28, -96° 9' 18.53

0ft 867ft 1733ft

6-104N-44W
Rock County
Minnesota



Maps Provided By:

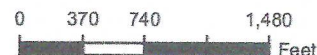
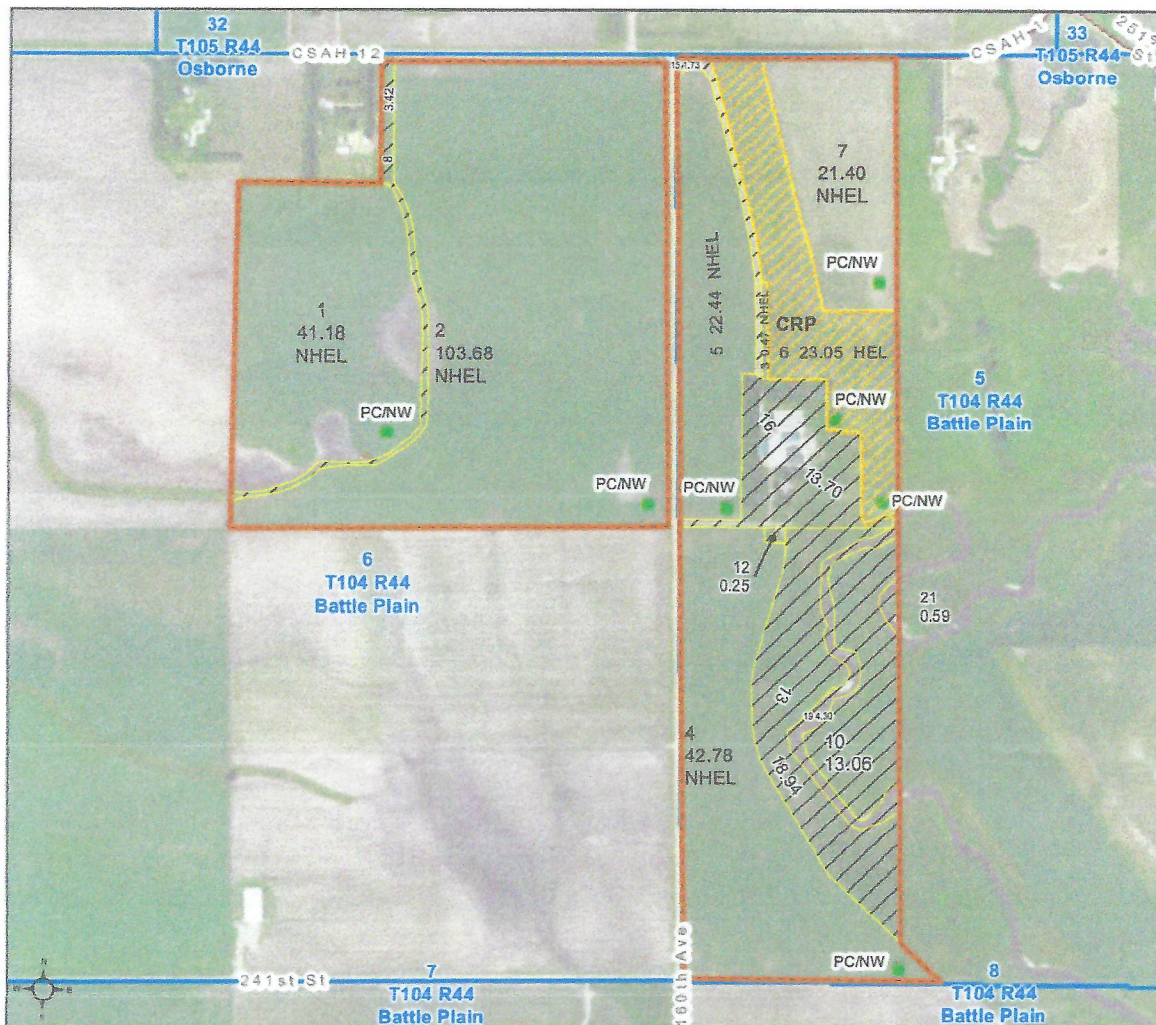


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7/26/2024

Field borders provided by Farm Service Agency as of 5/21/2008.



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 G2
 Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- CRP
- Tract Boundary
- Minnesota_Transparency_Polygon_02142019

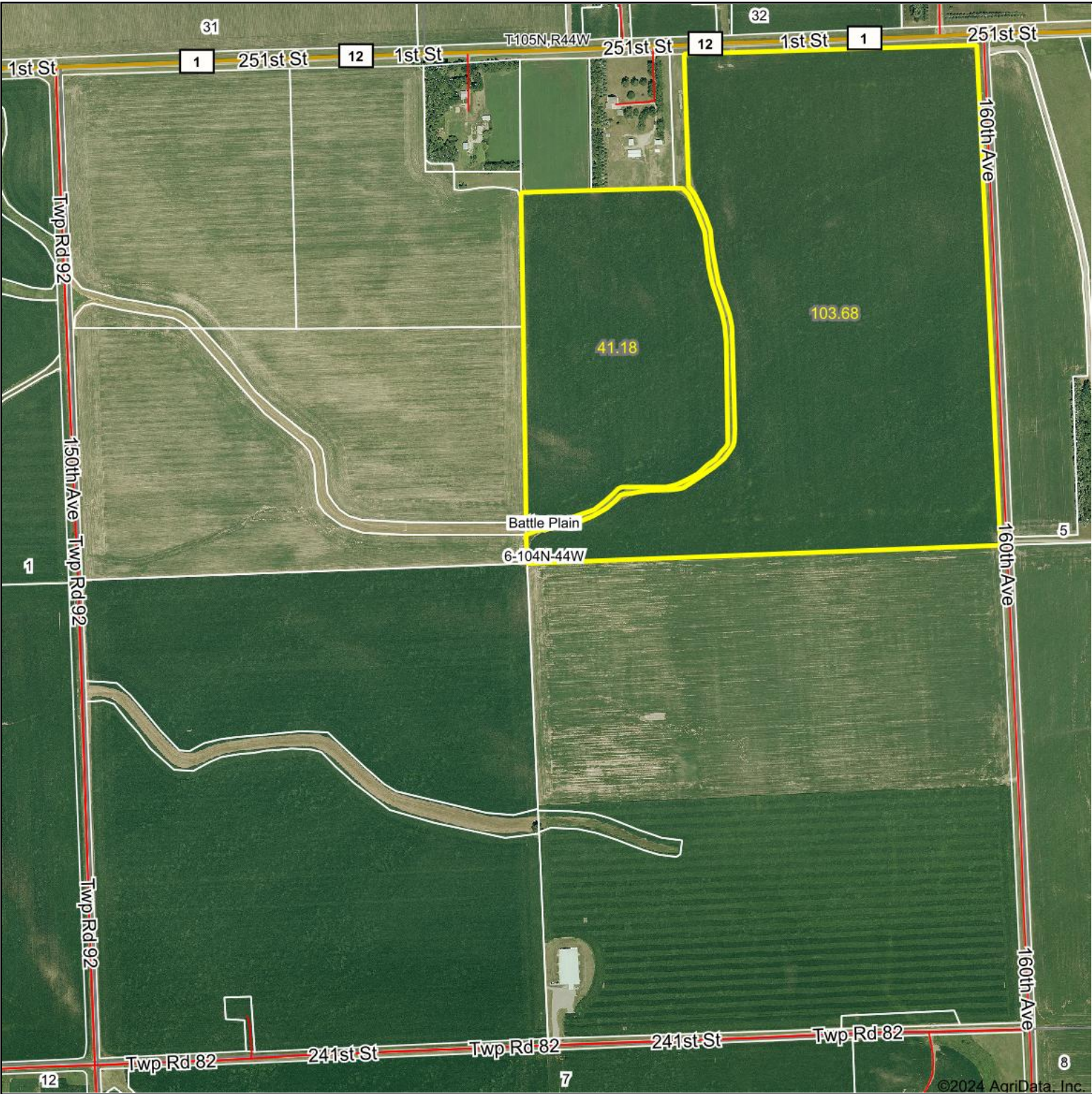
Wetland Determination
Identifiers

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

Tract Cropland Total: 255.00 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-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.

Aerial Map "West Parcel"



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AMERICA'S FASTEST-GROWING
PRIVATE COMPANIES

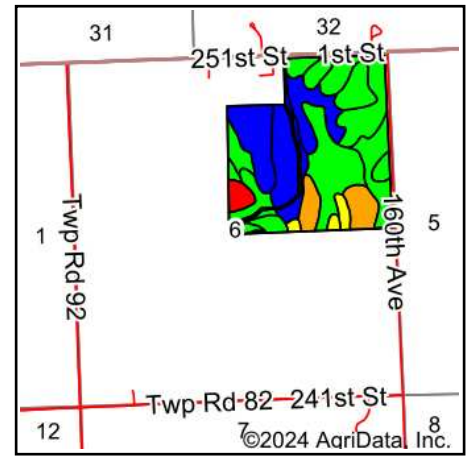
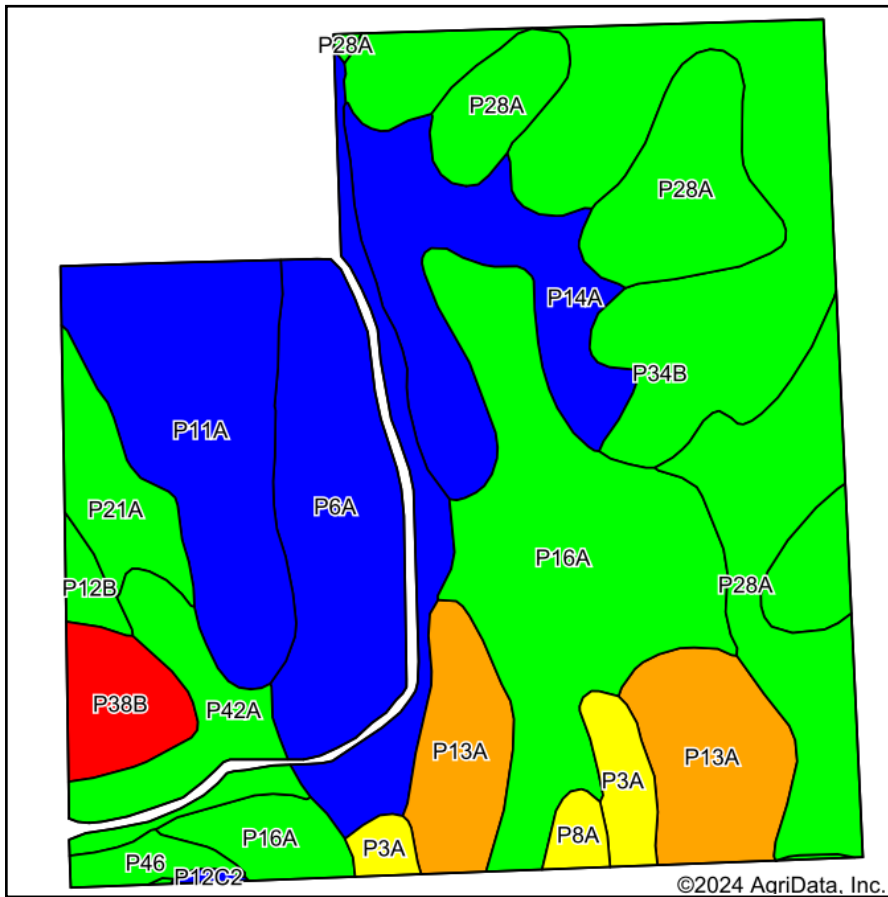
Boundary Center: 43° 50' 41.08, -96° 9' 29.63

6-104N-44W
Rock County
Minnesota

0ft 856ft 1713ft

8/15/2024

Soils Map



State: **Minnesota**
 County: **Rock**
 Location: **6-104N-44W**
 Township: **Battle Plain**
 Acres: **144.86**
 Date: **8/15/2024**

NATIONAL LAND REALTY



Maps Provided By:



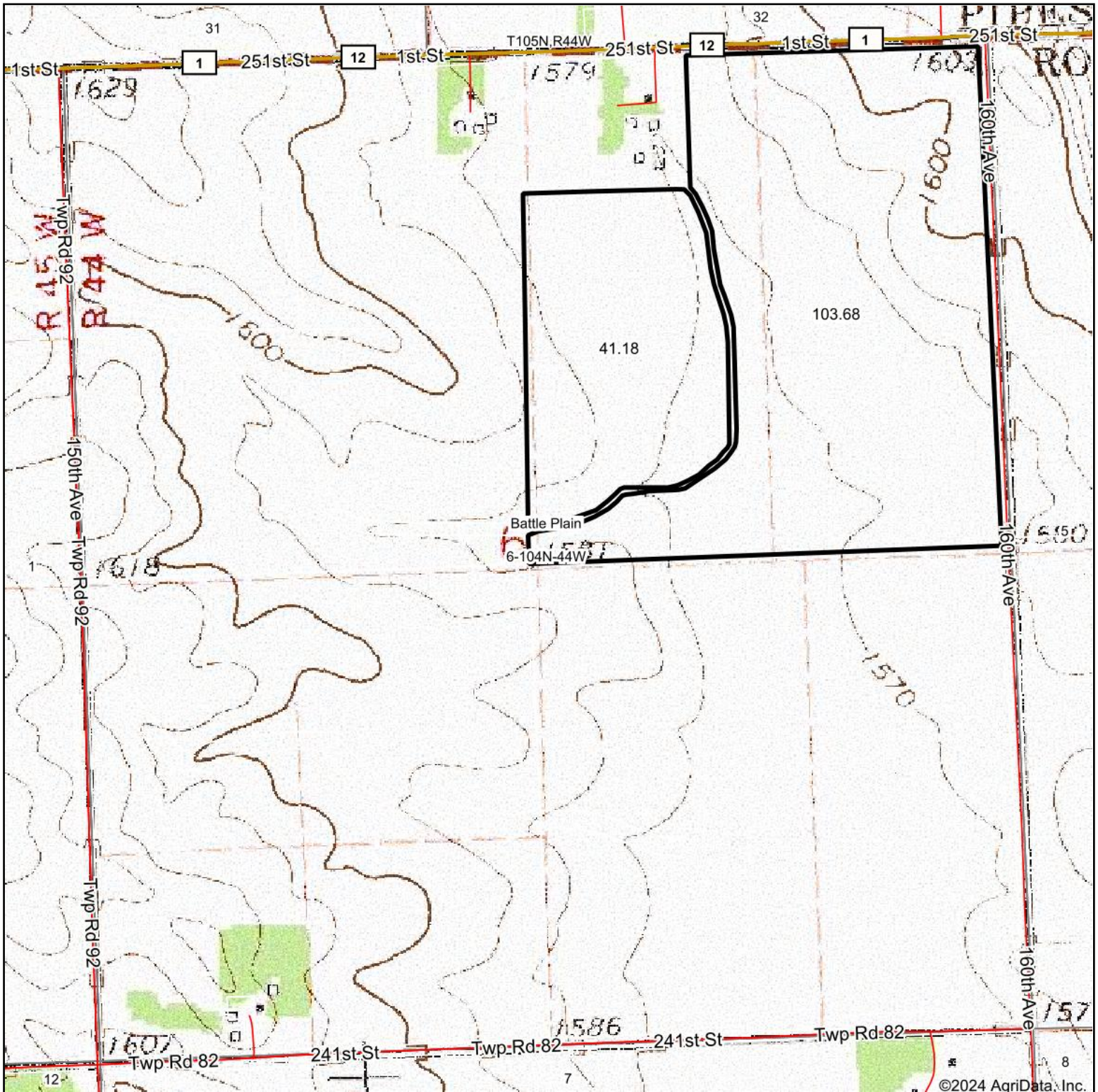
Area Symbol: MN133, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
P34B	Splitrock silty clay loam, 2 to 5 percent slopes	23.29	16.1%		Ile		91
P16A	Graceville silty clay loam, 0 to 2 percent slopes	23.22	16.0%		Is		98
P28A	Ransom silty clay loam, 1 to 3 percent slopes	21.09	14.6%		Ie		99
P6A	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	18.16	12.5%		Ilw		81
P11A	Dempster silt loam, 0 to 2 percent slopes	14.70	10.1%		Ils		81
P13A	Fairhaven silt loam, 0 to 2 percent slopes	12.16	8.4%		Ils		78
P14A	Flandreau silt loam, 0 to 2 percent slopes	11.88	8.2%		Ils		86
P42A	Whitewood silty clay loam, 0 to 2 percent slopes	5.90	4.1%		Ilw		94
P21A	Marcus silty clay loam, 0 to 2 percent slopes	4.07	2.8%		Ilw		93
P38B	Thurman sandy loam, 2 to 6 percent slopes	3.72	2.6%		Ille		47
P3A	Biscay silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.05	2.1%		Ilw		64
P46	Trent silty clay loam, 0 to 3 percent slopes	1.40	1.0%		I	I	100
P12B	Everly silty clay loam, 2 to 6 percent slopes	1.04	0.7%		Ile		93
P8A	Cylinder loam, 0 to 2 percent slopes, occasionally flooded	0.99	0.7%		Ils		65
P12C2	Everly silty clay loam, 6 to 12 percent slopes, eroded	0.19	0.1%		Ille		82
Weighted Average					1.71	*-	87.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

Topography Map



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Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

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Map Center: 43° 50' 28.21, -96° 9' 45.9

**6-104N-44W
Rock County
Minnesota**

0ft 856ft 1713ft



8/15/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

Topography Contours



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Field borders provided by Farm Service Agency as of 5/21/2008.

Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 1,568.0

Max: 1,609.0

Range: 41.0

Average: 1,577.0

Standard Deviation: 9.12 ft

0ft 490ft 979ft

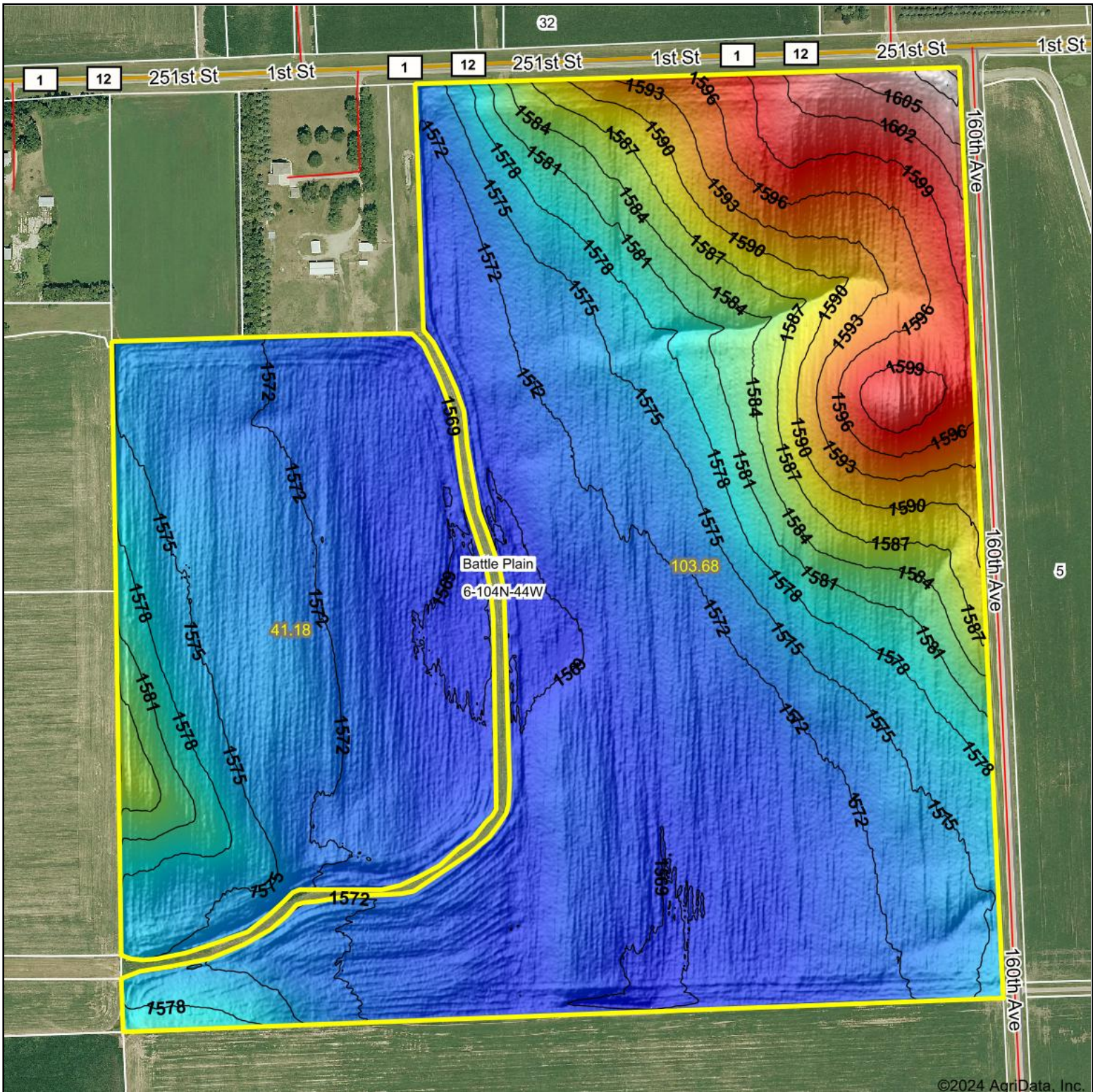


8/15/2024

6-104N-44W
Rock County
Minnesota

Boundary Center: 43° 50' 41.08, -96° 9' 29.63

Topography Hillshade



Low Elevation High

Source: USGS 1 meter dem

0ft 459ft 919ft

Interval(ft): 3

Min: 1,568.0

Max: 1,609.0

Range: 41.0

Average: 1,577.0

Standard Deviation: 9.12 ft



8/15/2024

6-104N-44W
Rock County
Minnesota

Boundary Center: 43° 50' 41.08, -96° 9' 29.63

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4 Year Crop History



Owner/Operator:

Date: 8/15/2024

Address:

Farm Name:

Address:

Field ID:

Phone:

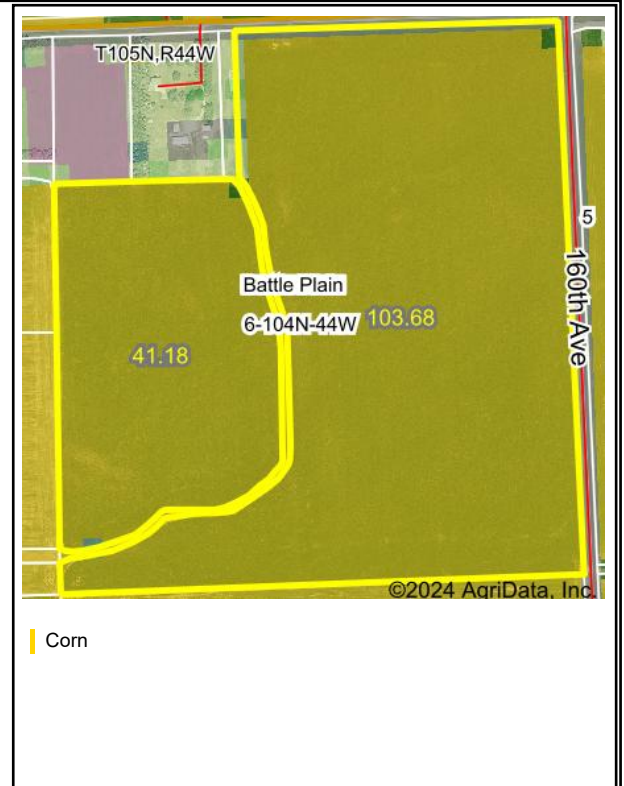
Acct. #:

Crop Year: 2023

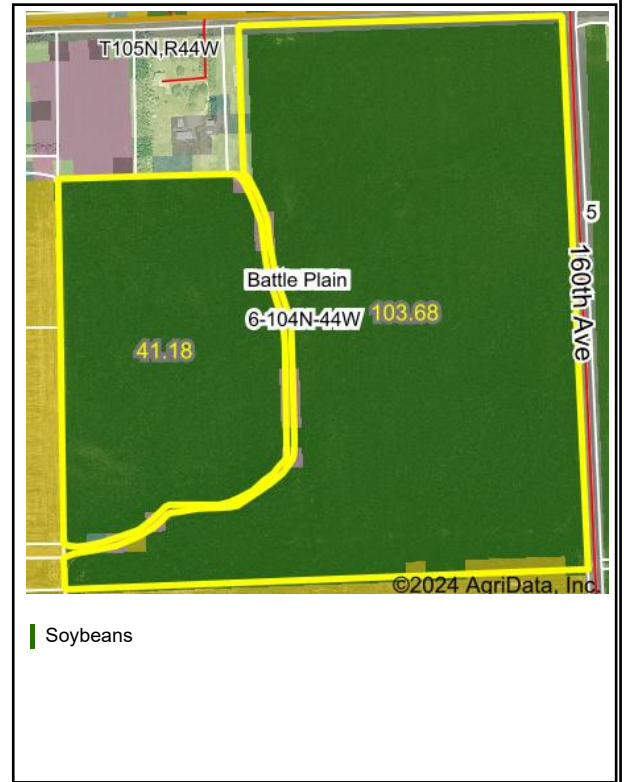
Crop Year: 2022



Crop Year: 2021



Crop Year: 2020



Boundary Center: 43° 50' 41.08, -96° 9' 29.63

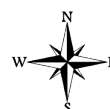
State: MN

County: Rock

Legal: 6-104N-44W

Twtnshp: Battle Plain

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



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