

LAND

FOR SALE

Nobles County, MN

356.83
+/- ACRES

Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065



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HIGHPOINTLANDCOMPANY.COM

SCAN FOR MORE INFO



Real Estate License:
40861747

520 S Main St,
Stewartville, MN 55976



Summary of Property

356.83+/- Acres • Nobles County, MN

Listing Price: \$3,900,000

DESCRIPTION

Check out this highly productive tillable farm in Nobles County, Minnesota. This expansive tract consists of 356.83 total acres with 347.43 being tillable. This productive piece of tillable land sits in a highly sought after area, 3 miles west of Round Lake, Minnesota and just 2 miles north of the Iowa state line. This property boasts an impressive 92.2 Crop Productivity Index (CPI). This farm is located near many great grain markets. 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 310th ST, Round Lake MN 56167

Property Features:

- 92.2 CPI
- Highly Productive Soil Types
- Continuous Acres
- Close to Great Grain Markets
- Hard Surface Road
- Drainage Tile in Place
- Open to Lease or Operate for the 2024 Crop Season
- 2023 Property Tax: \$12,124

Driving Directions:

From Round Lake, Minnesota go west on 310th street for 3 miles, property is on south side of road.

75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



75,000
ACRES SOLD

Property Photos



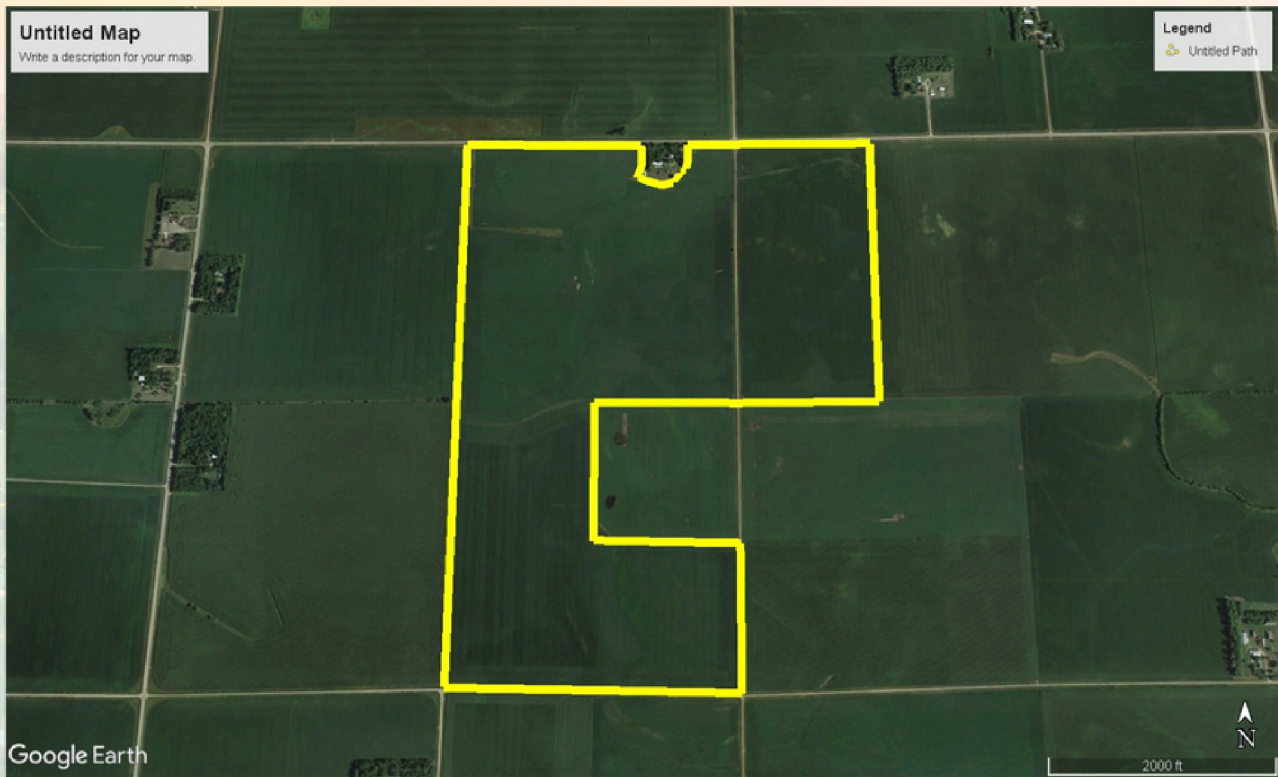
75,000
ACRES SOLD

Property Photos



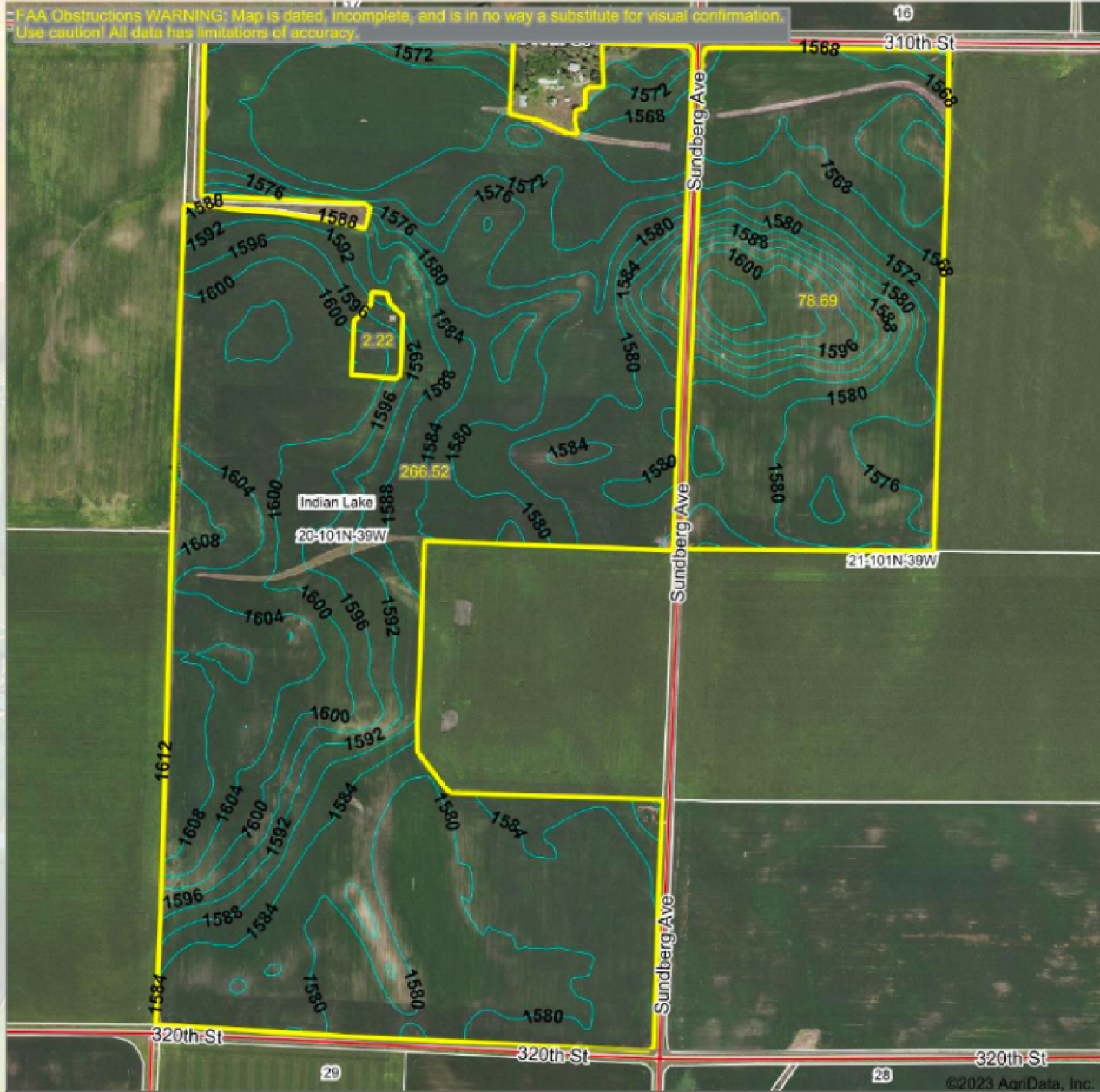
75,000
ACRES SOLD

Aerial Map



75,000
ACRES SOLD

Topo Map




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Maps Provided By
 **surety**
CUSTOMIZED ONLINE MAPPING
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Source: USGS 10 meter dem
Interval(ft): 4.0
Min: 1,565.3
Max: 1,611.6
Range: 46.3
Average: 1,584.0
Standard Deviation: 12.11 ft

0ft 820ft 1640ft


10/9/2023

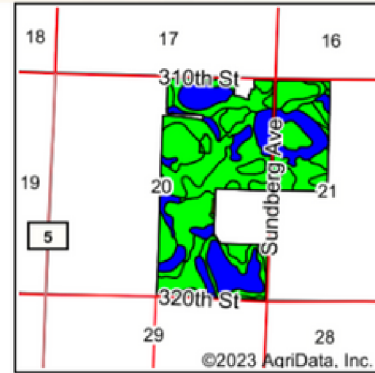
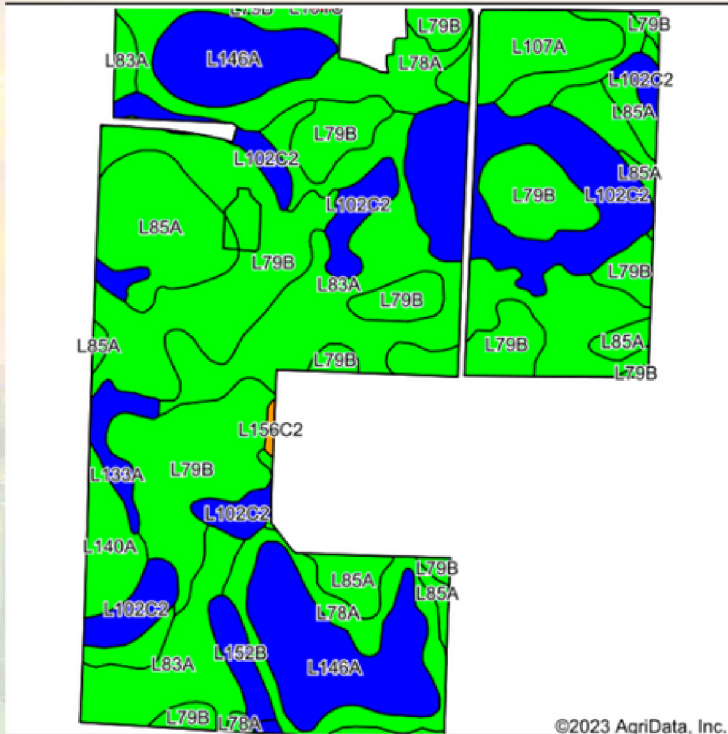
20-101N-39W
Nobles County
Minnesota

Boundary Center: 43° 32' 10.48, -95° 32' 11.4

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



Soils Map



State: **Minnesota**
 County: **Nobles**
 Location: **20-101N-39W**
 Township: **Indian Lake**
 Acres: **347.43**
 Date: **10/9/2023**



Soils data provided by USDA and NRCS.

Area Symbol: MN105, Soil Area Version: 21

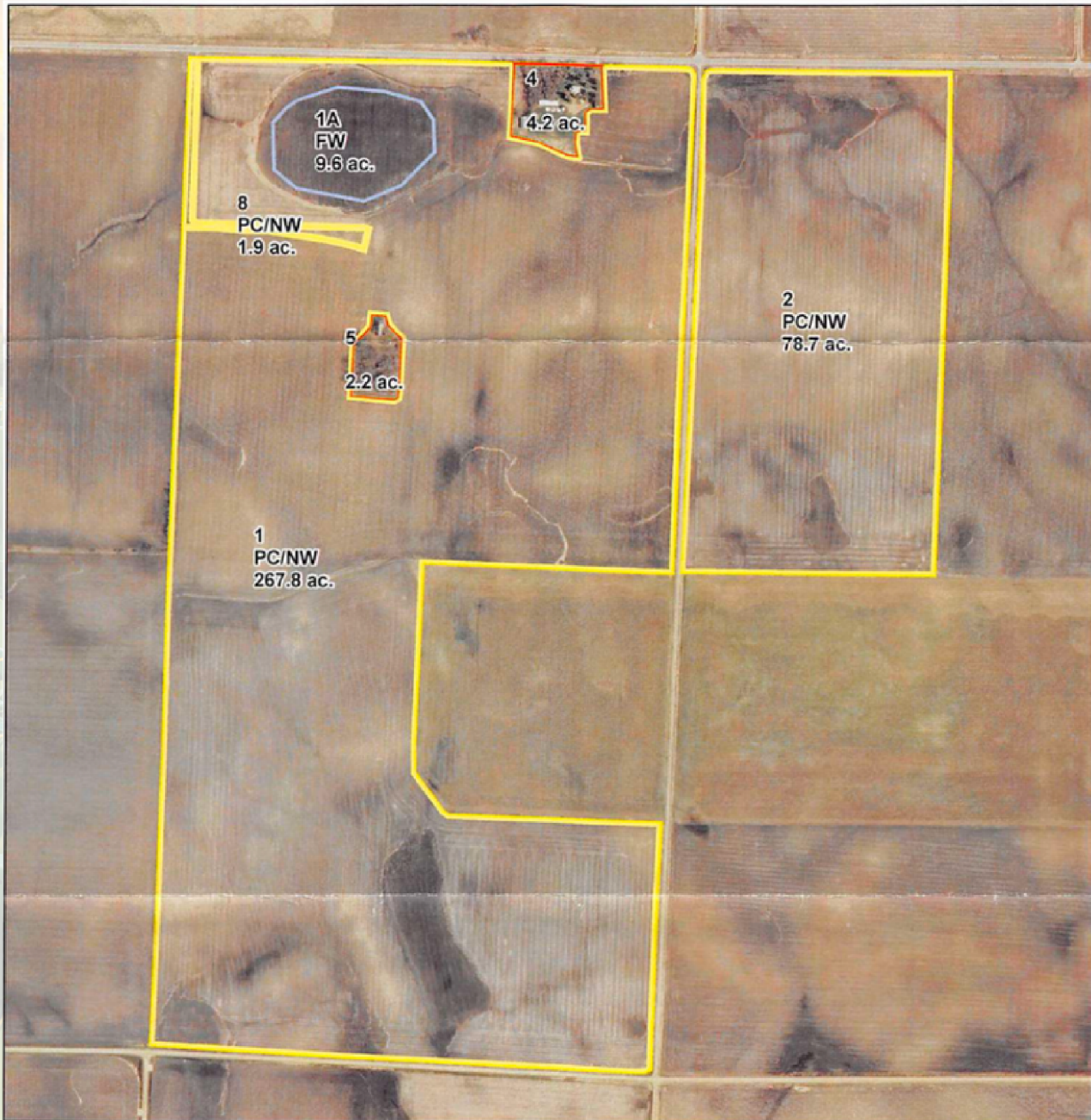
| Code | Soil Description | Acres | Percent of field | PI Legend | Non-Irr Class *c | Productivity Index | *n NCCPI Corn | *n NCCPI Soybeans | |
|-------------------------|--|-------|------------------|-------------|------------------|--------------------|---------------|-------------------|----------------|
| L79B | Clarion loam, 2 to 6 percent slopes | 91.65 | 26.4% | Light Green | lle | 95 | 78 | 83 | |
| L83A | Webster clay loam, 0 to 2 percent slopes | 69.72 | 20.1% | Light Green | llw | 93 | 78 | 82 | |
| L102C2 | Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded | 48.46 | 13.9% | Blue | llle | 87 | 69 | 71 | |
| L78A | Canisteo clay loam, 0 to 2 percent slopes | 37.99 | 10.9% | Light Green | llw | 93 | 71 | 81 | |
| L146A | Glencoe silty clay loam, 0 to 1 percent slopes | 36.93 | 10.6% | Blue | lllw | 86 | 77 | 79 | |
| L85A | Nicollet clay loam, 1 to 3 percent slopes | 32.45 | 9.3% | Light Green | lw | 99 | 81 | 81 | |
| L107A | Canisteo-Glencoe complex, 0 to 2 percent slopes | 12.07 | 3.5% | Light Green | llw | 91 | 72 | 81 | |
| L140A | Ocheda silty clay loam, 1 to 3 percent slopes | 7.63 | 2.2% | Light Green | lw | 97 | 68 | 67 | |
| L133A | Waldorf silty clay loam, 0 to 2 percent slopes | 5.61 | 1.6% | Blue | llw | 85 | 65 | 68 | |
| L152B | Lowlein-Round lake complex, 1 to 6 percent slopes | 4.08 | 1.2% | Blue | lle | 84 | 73 | 65 | |
| L156C2 | Clarion-Storden-Pilot Grove complex, 6 to 10 percent slopes, moderately eroded | 0.47 | 0.1% | Orange | llle | 73 | 62 | 61 | |
| L161C | Estherville-Pilot Grove complex, 6 to 12 percent slopes | 0.37 | 0.1% | Red | IVs | 47 | 54 | 39 | |
| Weighted Average | | | | | | 2.13 | 92.2 | *n 75.4 | *n 79.3 |

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

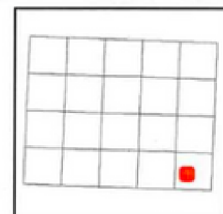
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Wetlands Map



| | | |
|---------------|------|--------|
| Missing Label | CME | MWM |
| PC/NW | CPD | NW |
| W | OW | NW/NAD |
| FW | CWTE | PC |
| FWP | MIW | TP |
| AW | MW | WX |
| | CLU | |



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