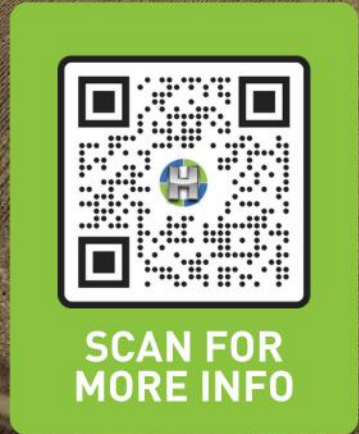
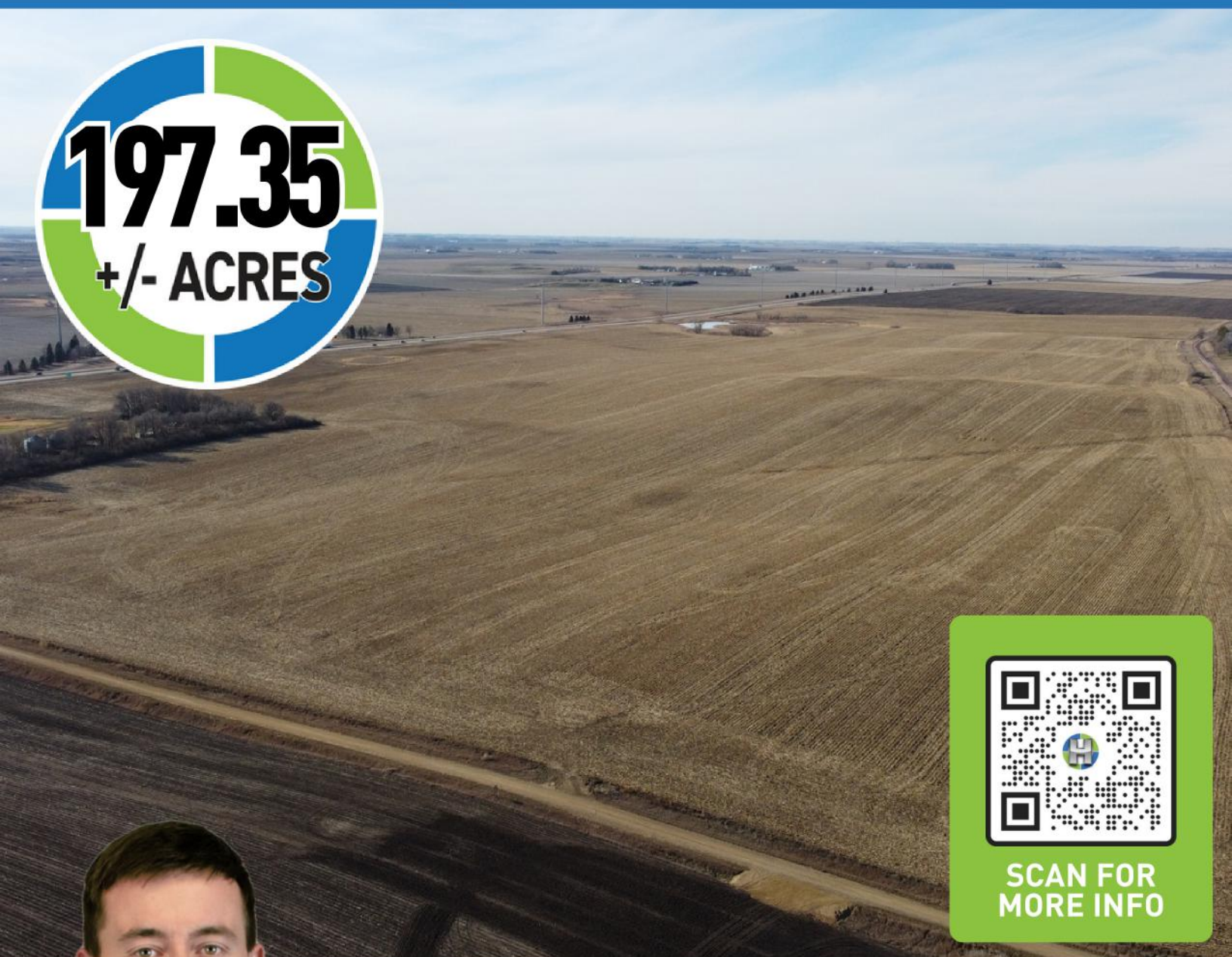


# LAND FOR SALE

Nobles County, MN

**197.35**  
**+/- ACRES**



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

**SEAN HABERMAN (507) 360-6575**

OFFICE: 375 County Road 5, Worthington MN, 56187

*Sean@HighPointLandCompany.com*



**HIGH POINT  
LAND COMPANY**

**HIGHPOINTLANDCOMPANY.COM**

RE LIC: 40861747





# Summary of Property

## 197.35+/- Acres • Nobles County, Minnesota

**Listing Price: \$2,758,000**

Don't miss out on this highly productive farm in Nobles County, MN. Consisting of 197.35 M/L acres with 183.29 M/L acres being tillable, this farm would be an excellent addition to your operation or investment portfolio. This property has an impressive 91.2 Crop Productivity Index rating. This property has a unique advantage, it has a active irrigation permit and well, this allows you the ability to add an irrigation pivot if desired. These permits are very hard to come by and with the weather seemingly trending dryer each year, having the ability to provide your crops water and nutrients as needed, will prove to be advantageous.

\*Actual acres are subject to survey\*

Give Minnesota Land Specialist Sean Haberman a call @ 507-360-6575 with any questions or email @ Sean@highpointlandcompany.com

### **Property Address:**

TBD CR35 Adrian MN, 56110

### **Property Features:**

- 91.2 CPI
- Tile
- Irrigation Permit
- Irrigation Well
- Highly Productive
- Approximately \$39 per acre property tax

### **Driving Directions:**

From Adrian, MN head West 1.5 miles on County Road 35, Property is on the 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



Maps Provided by:  
**surety**  
CUSTOMIZED ONLINE MAPPING

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Boundary Center: 43° 38' 29.62, -95° 58' 53.98

0ft 845ft 1691ft

**15-102N-43W**  
**Nobles County**  
**Minnesota**



12/1/2023

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

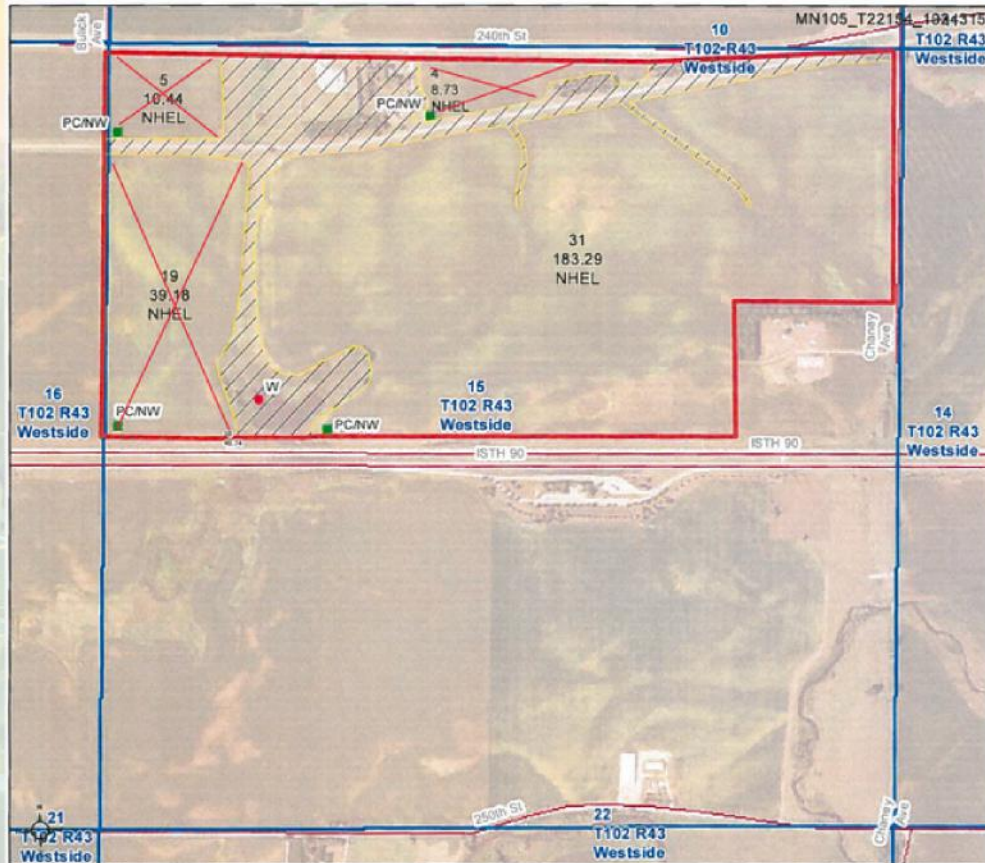


**75,000**  
ACRES SOLD

# FSA Map



**Nobles County, Minnesota**



**Farm 10112**

**Tract 22154**

2023 Program Year

Map Created May 02, 2023

**1024315**



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

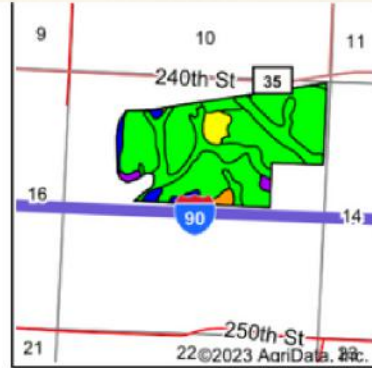
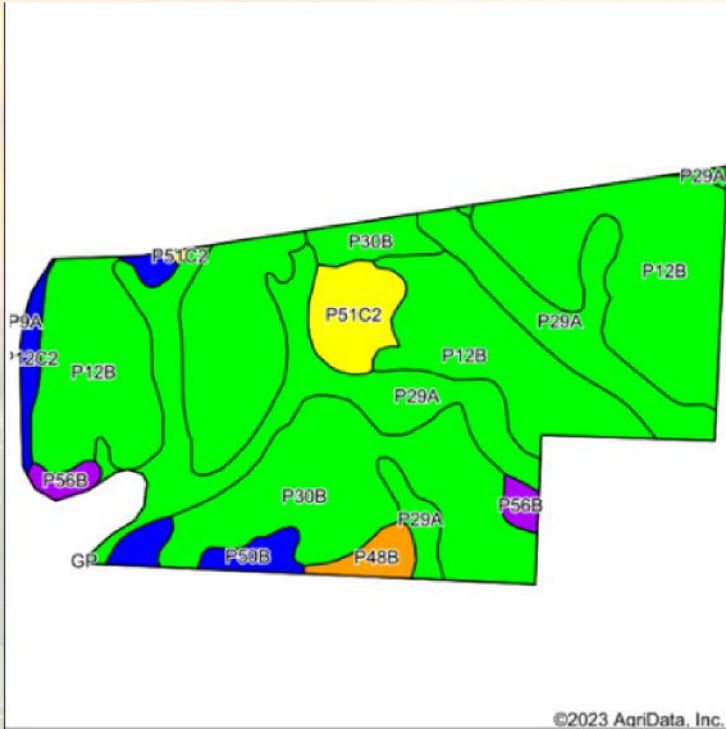
Tract Cropland Total: 241.64 acres

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 2021 NAIP imagery.





# Soils Map



State: **Minnesota**  
 County: **Nobles**  
 Location: **15-102N-43W**  
 Township: **Westside**  
 Acres: **180.77**  
 Date: **12/1/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: MN105, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Corn	*n NCCPI Soybeans
P12B	Everly silty clay loam, 2 to 6 percent slopes	83.38	46.1%		lle	93	67	72
P29A	Rushmore silty clay loam, 0 to 2 percent slopes	41.52	23.0%		llw	94	80	85
P30B	Sac silty clay loam, loam substratum, 2 to 5 percent slopes	35.26	19.5%		lle	95	73	77
P51C2	Everly-Moneta-Talmo complex, 6 to 12 percent slopes, moderately eroded	7.33	4.1%		llle	67	53	52
P50B	Everly-Kanaranzi complex, 2 to 6 percent slopes	4.22	2.3%		lle	83	71	66
P12C2	Everly silty clay loam, 6 to 12 percent slopes, moderately eroded	3.34	1.8%		llle	82	60	63
P56B	Kanaranzi silt loam, 2 to 6 percent slopes	2.89	1.6%		llle	54	60	47
P48B	Allendorf silty clay loam, 2 to 6 percent slopes	2.83	1.6%		lle	74	69	55
<b>Weighted Average</b>					<b>2.08</b>	<b>91.2</b>	<b>*n 70.5</b>	<b>*n 74.2</b>

\*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.



**75,000**  
ACRES SOLD

# Topo Contours Map

FAA Obstructions WARNING: Map is dated, incomplete, and is in no way a substitute for visual confirmation. Use caution! All data has limitations of accuracy.



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Field markers provided by Farm Service Agency as of 5/21/2008

Source: USGS 10 meter dem  
Interval(ft): 4.0  
Min: 1,518.8  
Max: 1,592.8  
Range: 74.0  
Average: 1,549.3  
Standard Deviation: 13.16 ft

0ft 702ft 1404ft



12/1/2023

**15-102N-43W**  
**Nobles County**  
**Minnesota**

Boundary Center: 43° 38' 29.51, -95° 58' 52.39



**197.35**  
**+/- ACRES**

**NOBLES COUNTY, MN**



**SCAN FOR  
MORE INFO**

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