

# LAND

# FOR SALE

Redwood County, MN



**23**  
+/- ACRES

Registered Minnesota Auctioneer/Broker- Jacob Hart: Lic# 40438432 Phone# 507-259-1065



Lic# 4061747

## SCAN FOR MORE INFO



520 S MAIN ST, STEWARTVILLE. MN 55976  
**HIGHPOINTLANDCOMPANY.COM**



Lic# 40878294

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**HIGH POINT**  
LAND COMPANY

**BRYCE BRUNZ**  
Bryce@HighPointLandCompany.com  
507-382-6669



**100,000**  
ACRES SOLD

# Summary of Property

## 23+/- Acres • Redwood County, MN

**Listing Price: \$1,200,000**

### DESCRIPTION

Situated in the heart of Redwood, County MN sits this beautiful income producing property on 23 M/L acres. This working feedlot has it all. The property is permitted for 1,078 AU and has 1,346 ft of bunk. This feedlot consists of one 50'x240' slatted pit barn, one 42'x337' open front bed pack barn, one 45'x450' open front bed pack barn and one open feedlot. There is a mix of Ritchie and Johnson cement waterers on this property. All of the feedlot areas are concrete, lots of concrete! This property also features a 70'x42' indoor working facility with a hydraulic chute, sick pen and vet office. All new manure containment stacking slabs were installed in 2018 and the slatted pit barn has the capacity to hold 500,000 gallons of manure. This property also has a 50'x85' heated shop with an office and bathroom. This shop consists of three 14' tall x 20' wide overhead doors and radiant heat. Next to the shop there is Bridgemont truck scale, with the scale head being in the shop office. This property also features 2 cold storage buildings. With 2 functioning wells, this property has adequate water supply. This property also contains 10.46 FSA certified tillable acres with a CPI of 97.3! The house in this property is 1,625 main level square feet and consists of 4 bedrooms, 1.5 bathrooms and a large home office. This home was originally built in 1902 with additions in 1989, 1992 and 2001. This house has a recently tinned roof and has big windows with tons of natural light! There is also a 2 stall detached garage in close proximity to the house! This is an excellent opportunity for an existing operator to expand their herd or for someone who is looking to get started in the livestock business!

Call Sean Haberman at 507-306-6575 or Bryce Brunz at 507-382-6669 with any questions.

### Property Address:

4172 215th Street, Morgan, MN 56266

### Property Features:

- Income Producing Property
- All Concrete
- Heated Shop
- House
- 1,078 AU

### Driving Directions:

From Springfield, MN head North on 8.5 miles on CR 13, Turn right on 215th ST, drive 1.75 miles and property is on South side of road.



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# Property Photos





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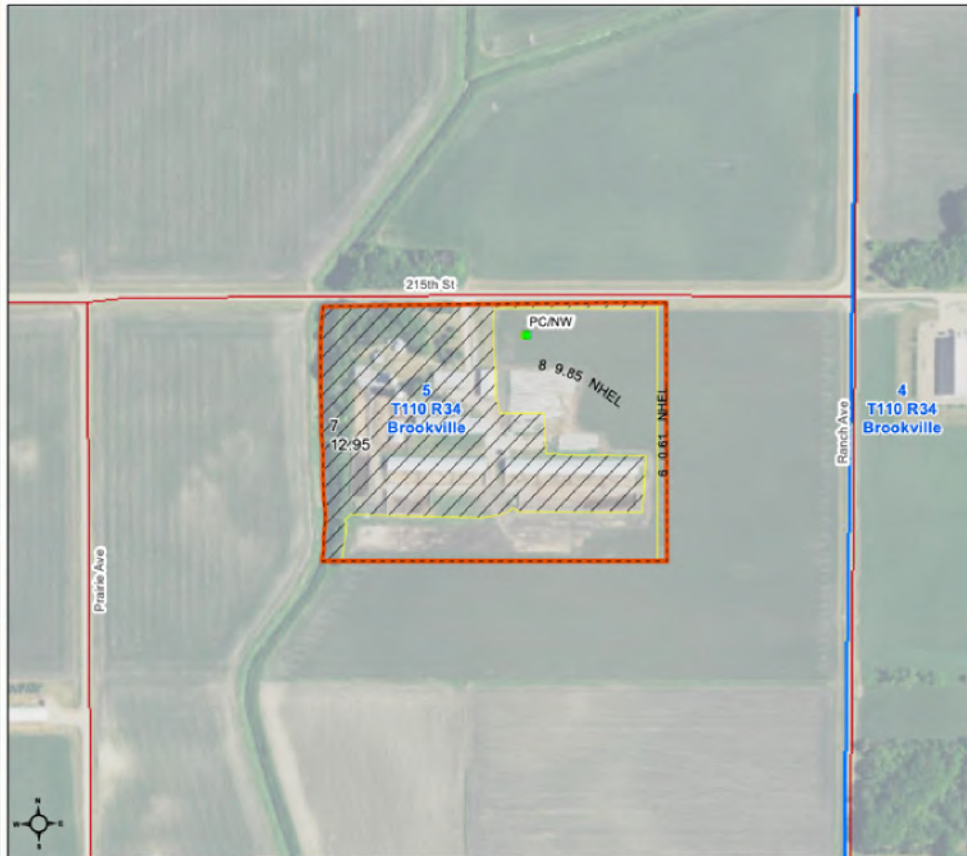


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# FSA Map



Redwood County, Minnesota

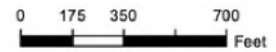


**Farm 10984**

**Tract 14095**

2023 Program Year

Map Created April 24, 2023



Unless otherwise noted:  
 Shares are 100% operator  
 Crops are non-irrigated  
 Corn = yellow for grain  
 Soybeans = common soybeans for grain  
 Wheat = HR5, 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**

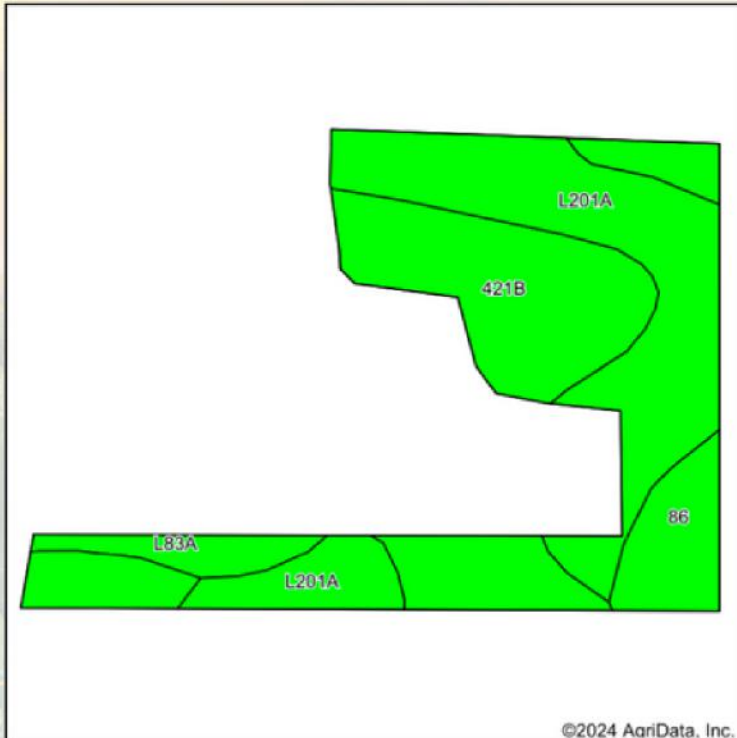
- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 10.46 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-926 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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# Soil Map



State: **Minnesota**  
 County: **Redwood**  
 Location: **5-110N-34W**  
 Township: **Brookville**  
 Acres: **10.46**  
 Date: **3/26/2024**



Soils data provided by USDA and NRCS.

Area Symbol: MN127, 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	
L201A	Normania loam, 1 to 3 percent slopes	4.48	42.8%		le	99	76	83	
421B	Amiret loam, 2 to 6 percent slopes	3.52	33.7%		lle	98	73	83	
86	Canisteo clay loam, 0 to 2 percent slopes	1.91	18.3%		llw	93	71	81	
L83A	Webster clay loam, 0 to 2 percent slopes	0.55	5.3%		llw	93	78	82	
<b>Weighted Average</b>						<b>1.57</b>	<b>*n 97.3</b>	<b>*n 74.2</b>	<b>*n 82.6</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method





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