

# LAND

# FOR SALE

Nobles County, MN

**20.02**  
**+/- ACRES**

Boundary Lines Are Approximate

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

**SEAN HABERMAN**  
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**H** **HIGH POINT**  
**LAND COMPANY**

**HIGHPOINTLANDCOMPANY.COM**

375 County RD 5,  
Worthington MN 56187



Real Estate License:4061747







# Summary of Property

## 20.02+/- Acres • Nobles County, MN

**Listing Price: \$318,000**

### **DESCRIPTION**

Take a look at this tract of land within the city limits of Brewster, MN. Sitting on the South side of the city, this piece of land has excellent potential for future development! There is currently a new School being constructed in Brewster, which makes the city primed for potential development! In addition, this piece of land is a very productive row crop farm with a Crop Productivity Index of 94! Weather you are looking to develop or looking for additional tillable acres, give this property a look!

### **Property Address:**

TBD County Road 1, Brewster, MN 56119

### **Property Features:**

- Great Location
- 20.02 Acres
- Excellent Development Potential
- Productive Tillable Farm
- 94 CPI
- Close to a Newly Constructed School!
- Close to Worthington, MN

### **Driving Directions:**

Property sits on the South side of Brewster MN on the West side of County Road 1.



75,000  
ACRES SOLD

# Property Photos





75,000  
ACRES SOLD

# Property Photos





75,000  
ACRES SOLD

# Aerial Map

## Aerial Map



Boundary Center: 43° 41' 35.86, -95° 27' 54.05

0ft 386ft 771ft

Maps Provided By:  
  
SUSTAINABLE ONLINE SERVICES  
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**25-103N-39W**  
**Nobles County**  
**Minnesota**

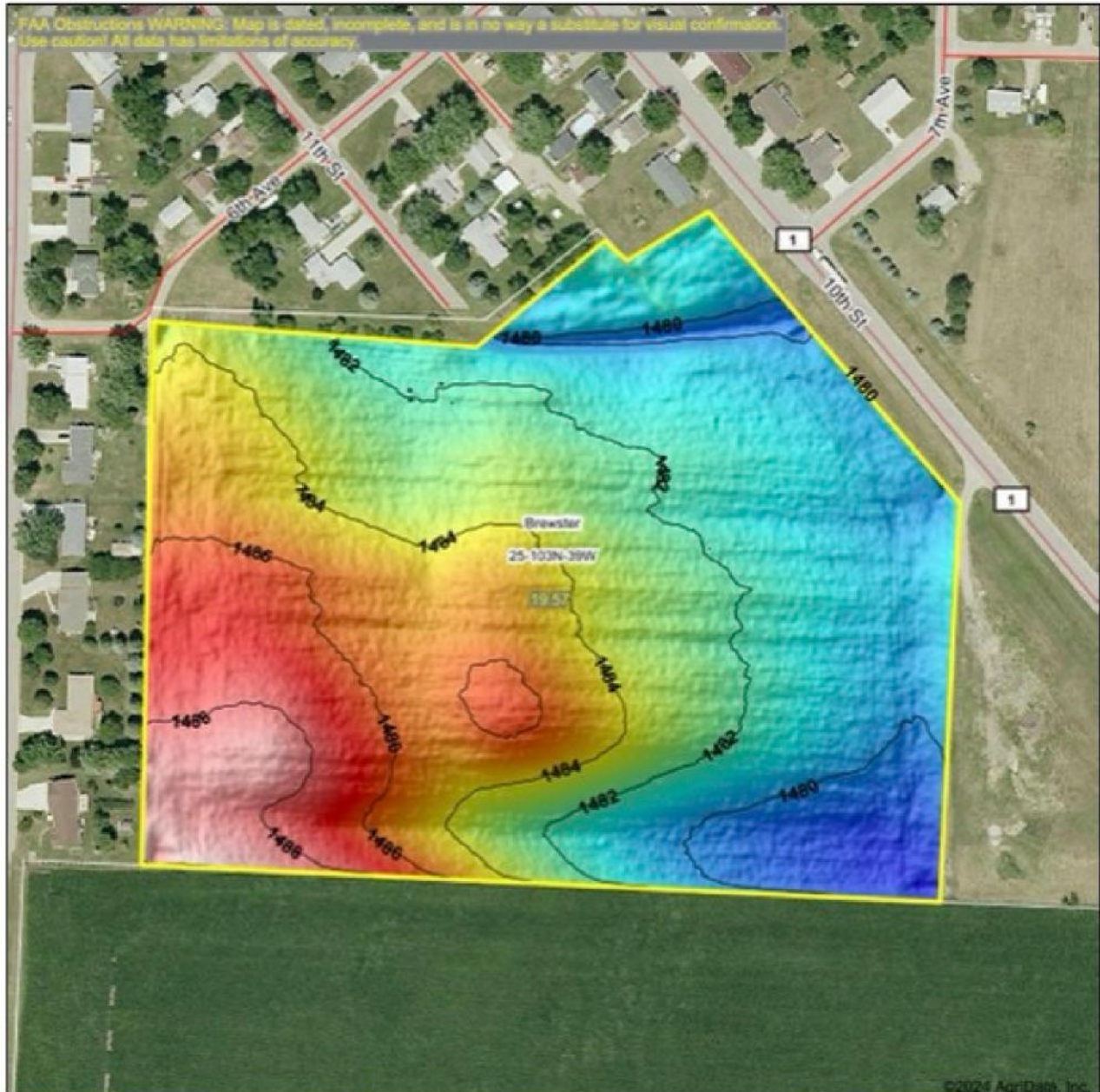


4/23/2024

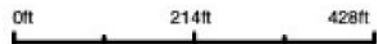
Field borders provided by Farm Service Agency as of 5/21/2008



## Topography Hillshade



Source: USGS 1 meter dem  
 Interval(ft): 2  
 Min: 1,478.3  
 Max: 1,489.7  
 Range: 11.4  
 Average: 1,483.2  
 Standard Deviation: 2.56 ft



**25-103N-39W**  
**Nobles County**  
**Minnesota**

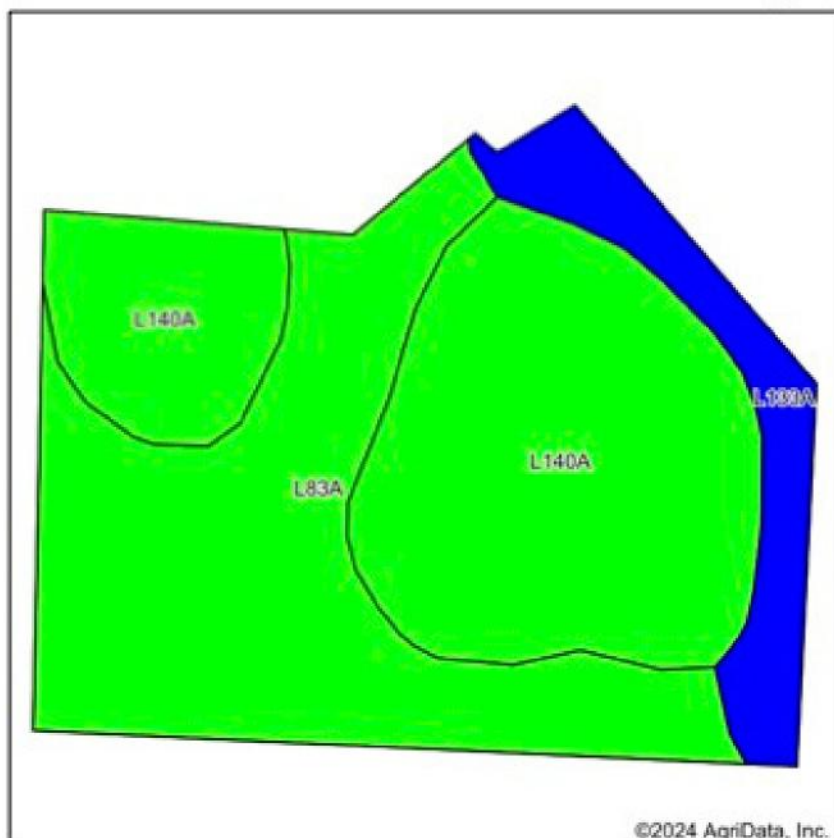
Boundary Center: 43° 41' 35.86, -95° 27' 54.01



Field borders provided by Farm Service Agency as of 5/21/2018

# Soils Map

## Soils Map



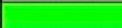


State: **Minnesota**  
 County: **Nobles**  
 Location: **25-103N-39W**  
 Township: **Brewster**  
 Acres: **19.57**  
 Date: **4/23/2024**

Maps Provided By:  
  
 CUSTOMER ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MN105, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
L140A	Ocheda silty clay loam, 1 to 3 percent slopes	9.23	47.2%		Iw	97
L83A	Webster clay loam, 0 to 2 percent slopes	8.13	41.5%		IIw	93
L133A	Waldorf silty clay loam, 0 to 2 percent slopes	2.21	11.3%		IIw	85
<b>Weighted Average</b>					<b>1.53</b>	<b>94</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

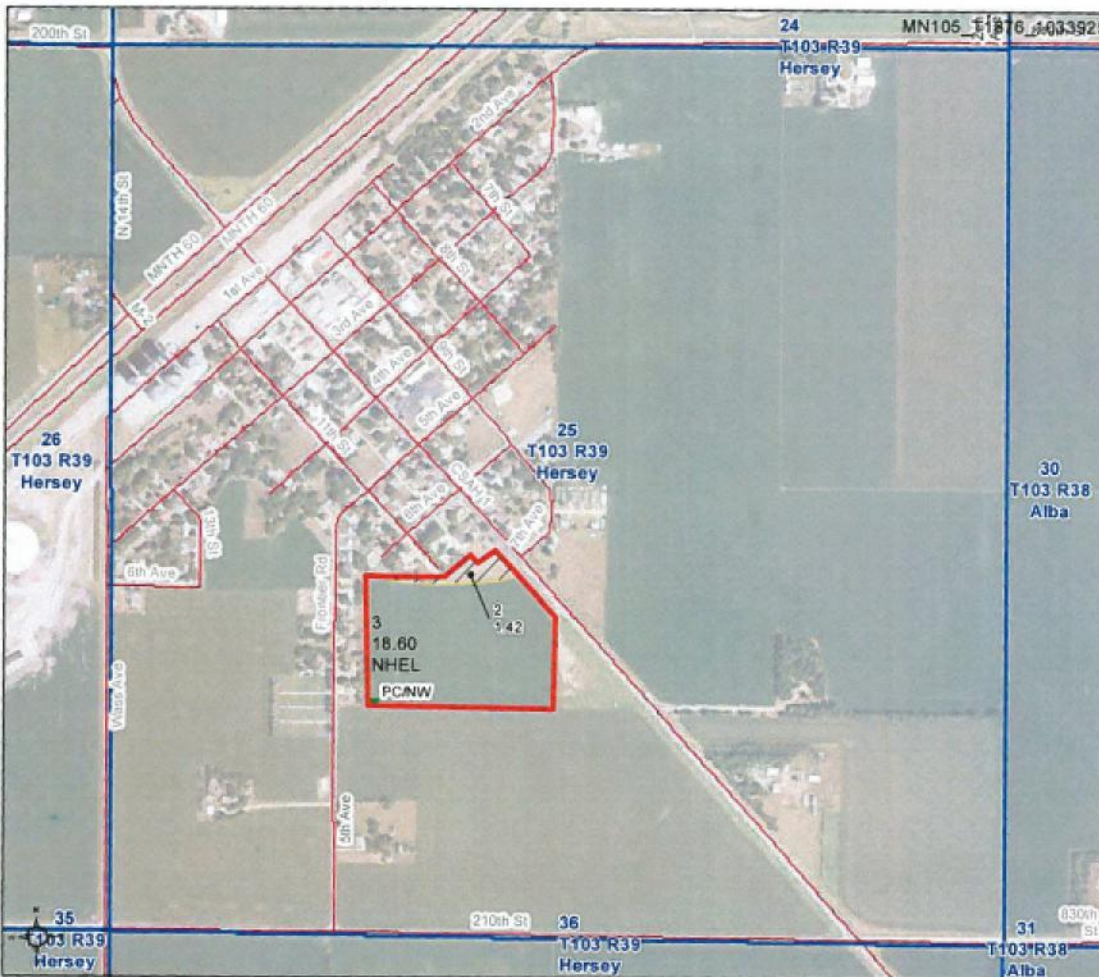




# FSA Map



Nobles County, Minnesota



**Farm 4326**  
**Tract 1876**

2023 Program Year

Map Created May 02, 2023

**1033925**



- 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: 18.60 acres

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