



Farmland For Sale

\$1,099,000.00

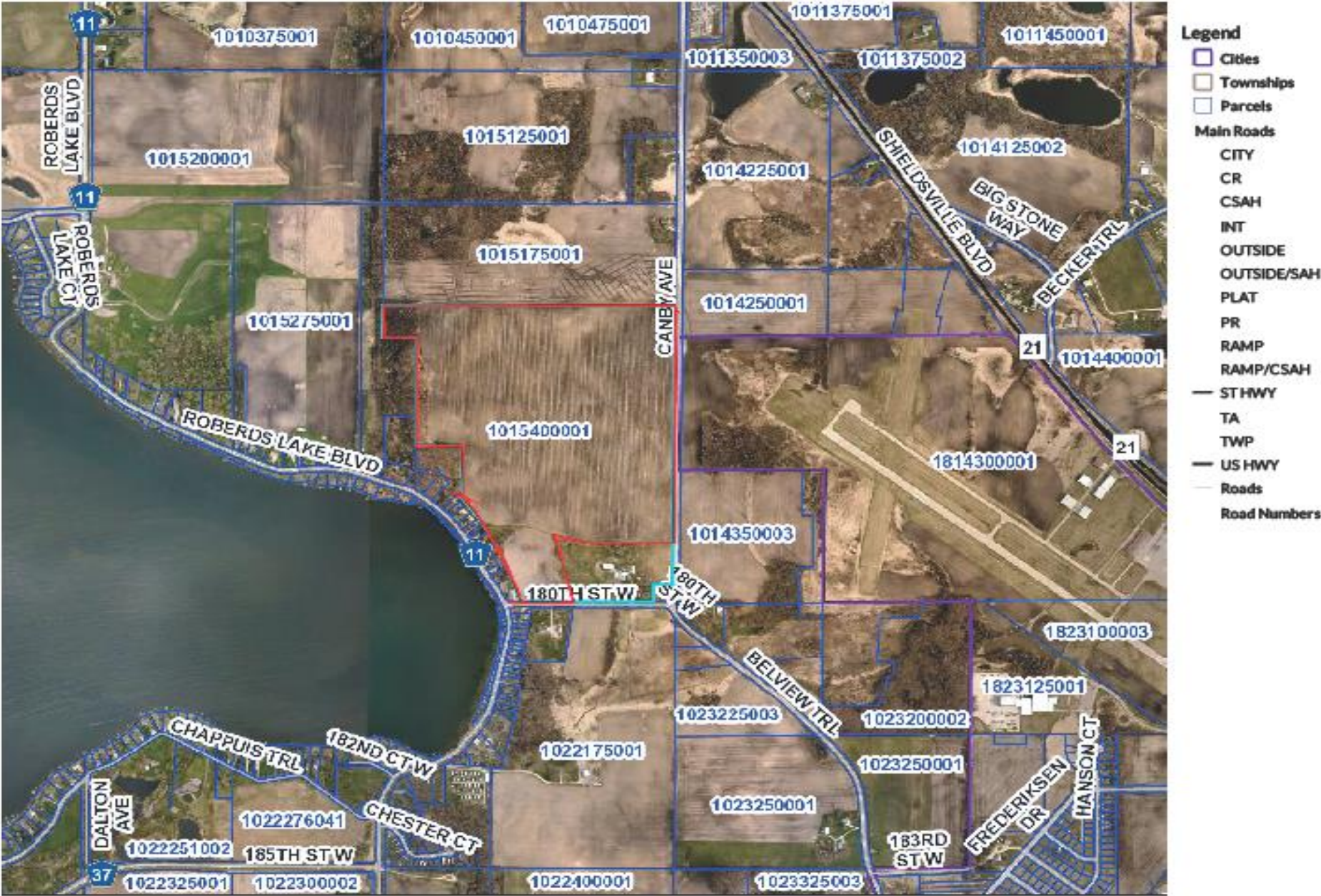
Wells Township, Rice County, Minnesota

123 Acres with 116 Acres of Tillable Farmland

Section 15-110N-21W



Faribault MN



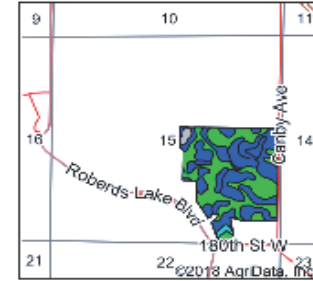
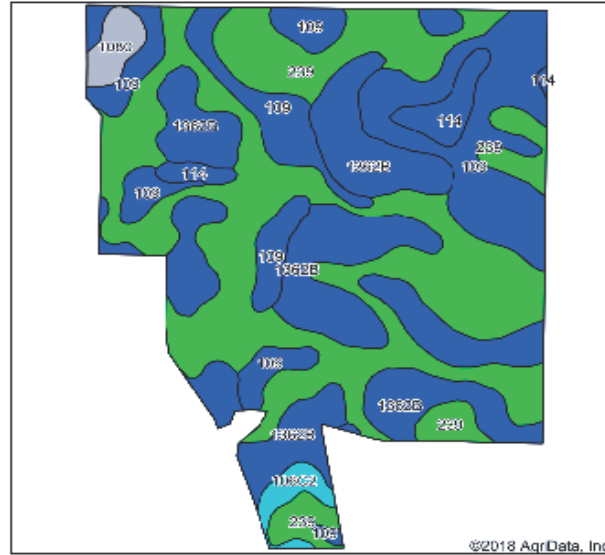
Wells 15-110N-21W 123 Acre Aerial Map



Wells 15-110N-21W 123 Acre Aerial Tillable Map



Wells 15-110N-21W 123 Acre Tillable Soils Map



State: Minnesota
 County: Rice
 Location: 15-110N-21W
 Township: Wells
 Acres: 116.87
 Date: 6/21/2018

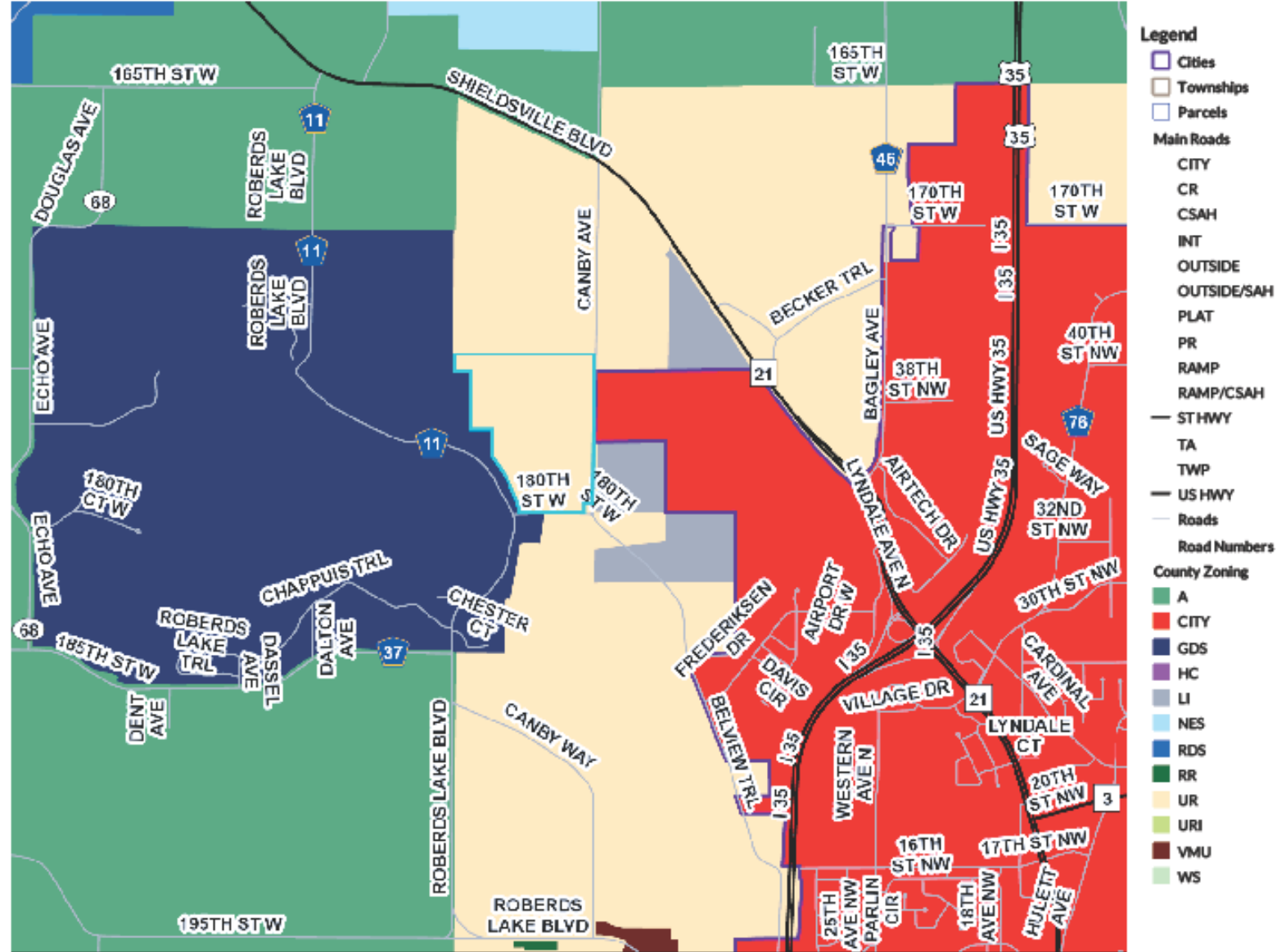


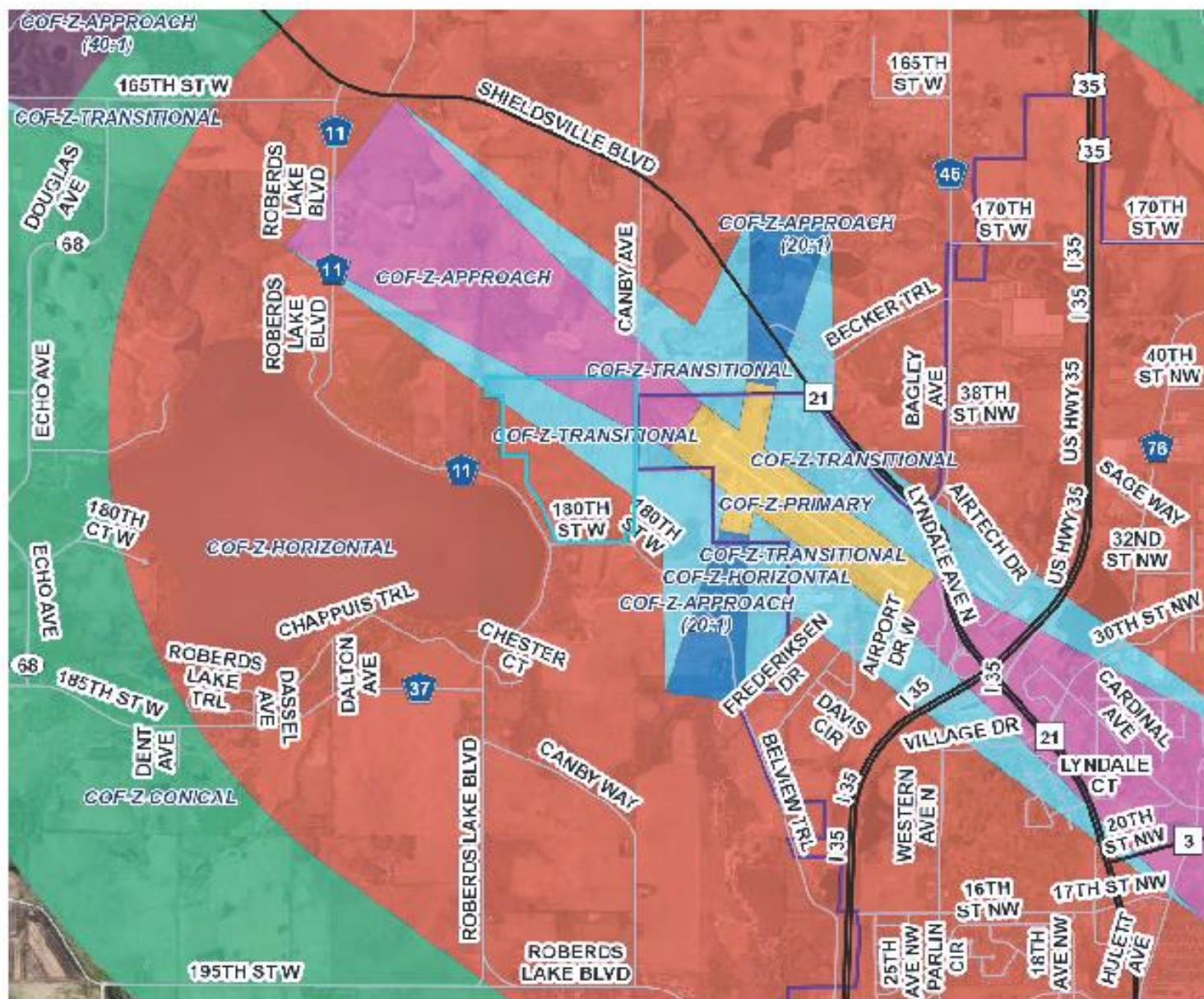
Area Symbol: MN131, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Non-irr Class *c	Productivity Index	Barley	Oats	Spring wheat	NCCPI Corn
239	Le Sueur loam, 1 to 3 percent slopes	48.84	41.8%		> 6.5ft	III	97		9	6	93
109	Cordova clay loam, 0 to 2 percent slopes	31.32	26.8%		> 6.5ft	III	87				86
1362B	Angus loam, 2 to 6 percent slopes	29.84	25.5%		> 6.5ft	III	90		5	3	85
114	Glencoe clay loam, 0 to 1 percent slopes	3.28	2.8%		> 6.5ft	III	86				82
1080	Klossner, Okoboji and Glencoe soils, ponded, 0 to 1 percent slopes	1.92	1.6%		> 6.5ft	VIII	5				6
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	1.67	1.4%		> 6.5ft	III	76	2	2	1	71
Weighted Average								98.4	4	5.1	87

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.





Legend

- Cities
- Townships
- Parcels

Main Roads

- CITY
- CR
- CSAH
- INT
- OUTSIDE
- OUTSIDE/SAH
- PLAT
- PR
- RAMP
- RAMP/CSAH
- ST HWY
- TA
- TWP
- US HWY
- Roads

Road Numbers

Airport Zones

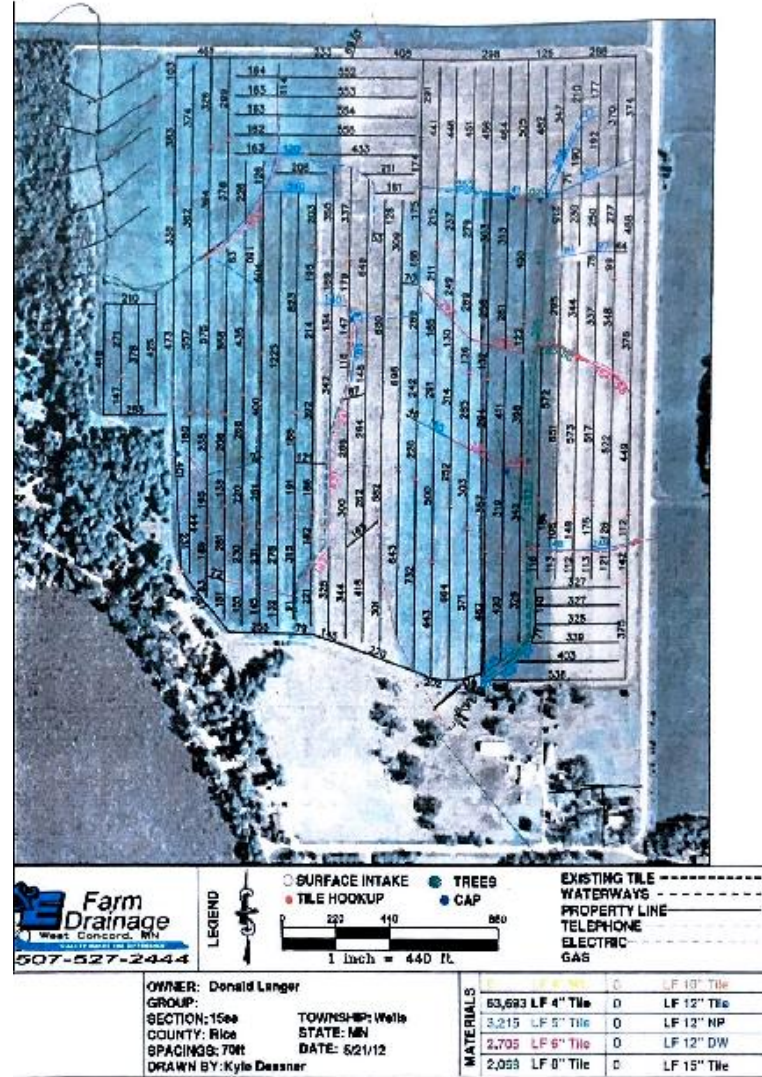
- COF-Z-APPROAC
- COF-Z-APPROAC (20:1)
- COF-Z-APPROAC (40:1)
- COF-Z-CONICAL
- COF-Z-HORIZONTAL
- COF-Z-PRIMARY
- COF-Z-TRANSITIONAL



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- Contours

Wells 15-110N-21W 123 Acre Aerial Map



“Buy land, they're not making it anymore.” ~Mark Twain

Rice County Farmland with excellent Crop Productivity Index and excellent drainage improvements. 123 Acres located in Section 15, Wells Township, featuring 116 Acres prime tillable cropland and 5 acres of wooded land.

The drainage improvements maximize the productivity of the great soils primarily consisting of 46+ acres of LeSueur loam, 30+ acres Cordova clay loam, 28+ acres of Angus loam and 3+ acres Glencoe loam. Crop Productivity Index of 90.5. Offered at \$8935.00 Per Acre or \$98.8 Per CPI Per Acre.

Well located for commuters and those with property in the Faribault Lake Region. Long standing generational farmers offer competitive lease rates for high quality ground like the Langer Farm.

The property is located in the Urban Reserve area of the City of Faribault. Additionally, the property is located in the Airport flight path and restrictions apply to much of the property. The City Limits of Faribault and the City Airport are contiguous to this property. Utilities and demand for additional housing will support additional value as will the opportunity for commercial uses.

Call today for an information packet

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