



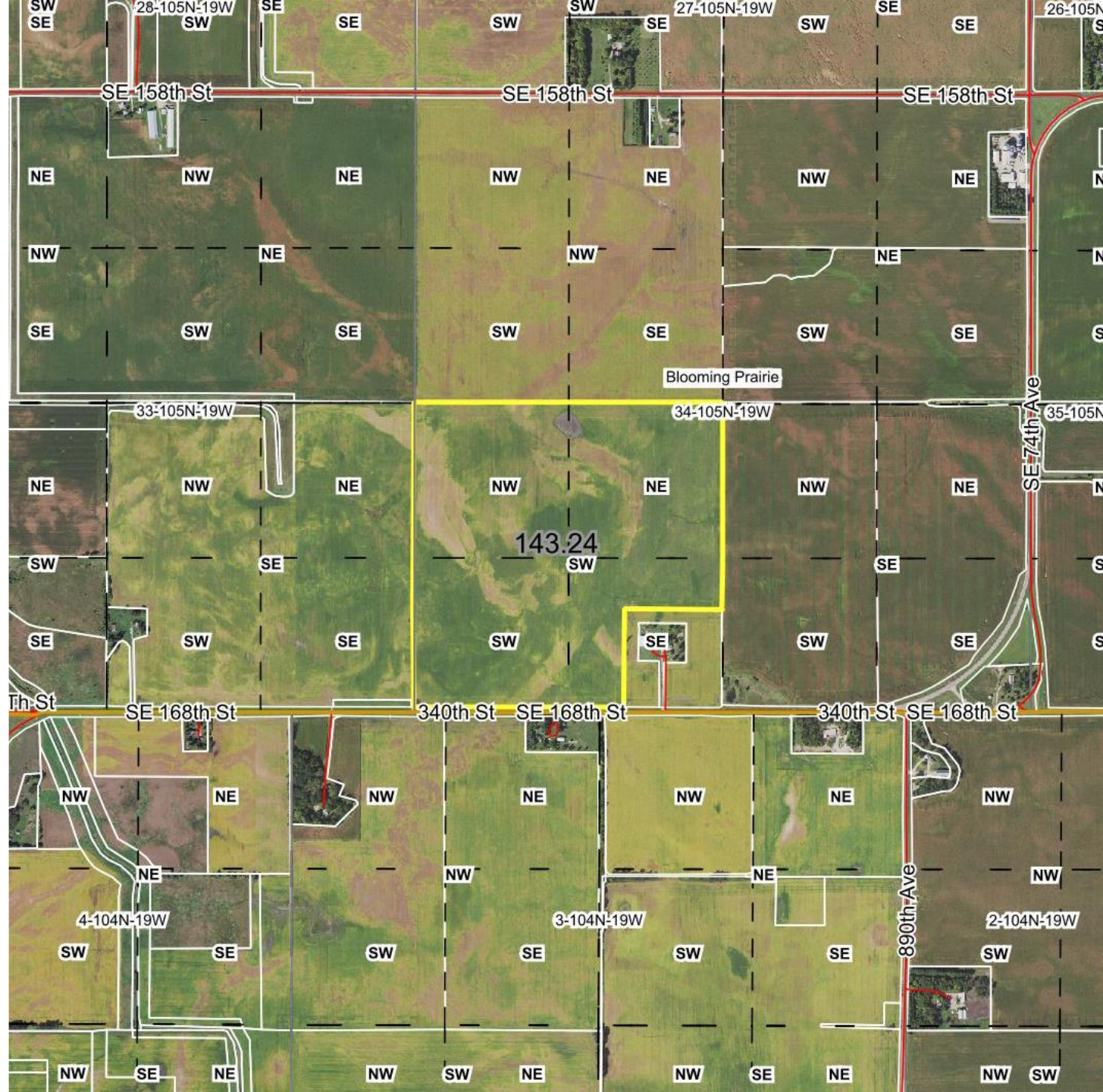
Farmland For Sale

\$900,000.00

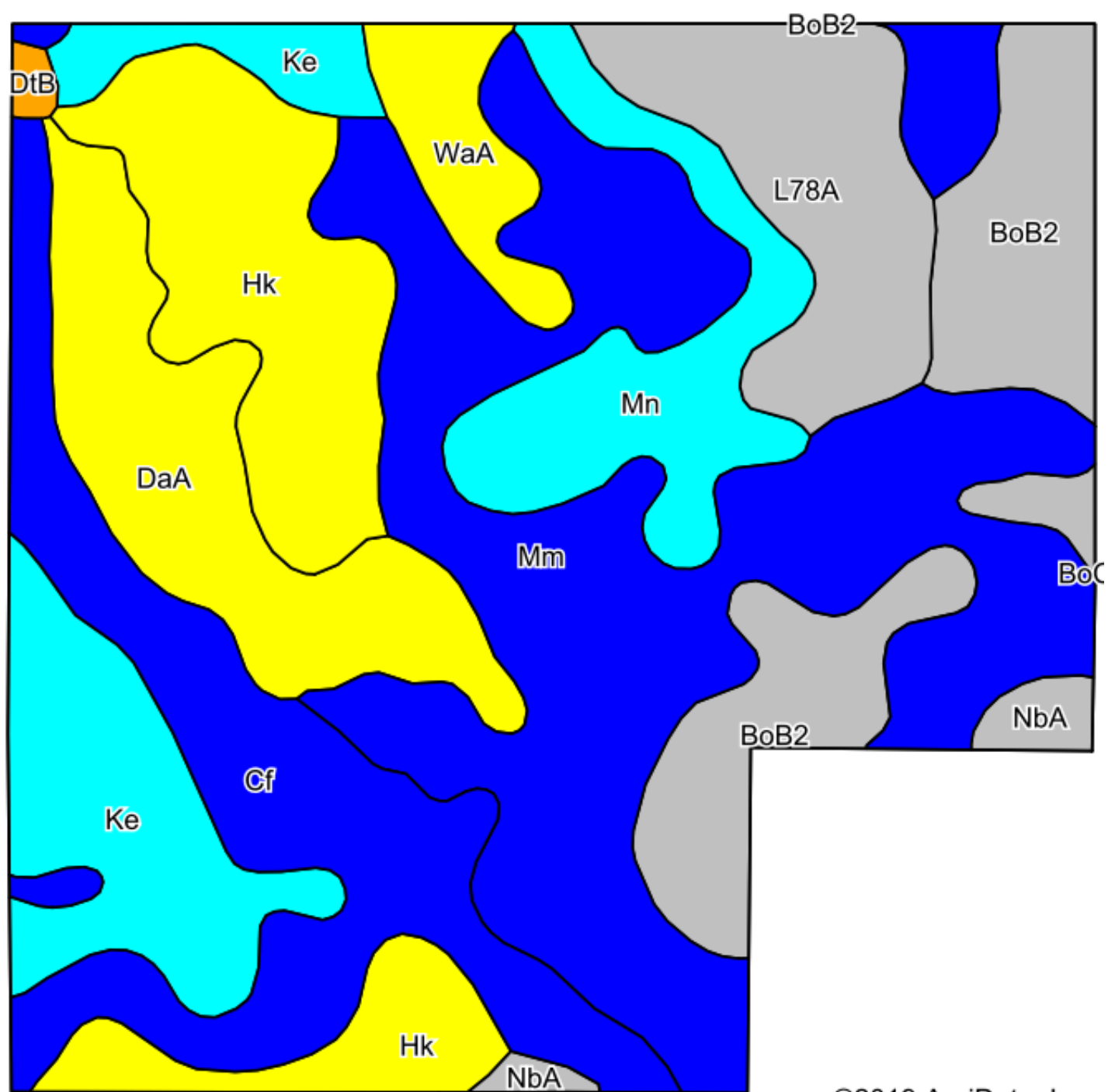
Blooming Prairie Township, Steele County, Minnesota

143.24 M/L Acres with 143 Acres of Tillable Farmland

Section 34-105N-19W



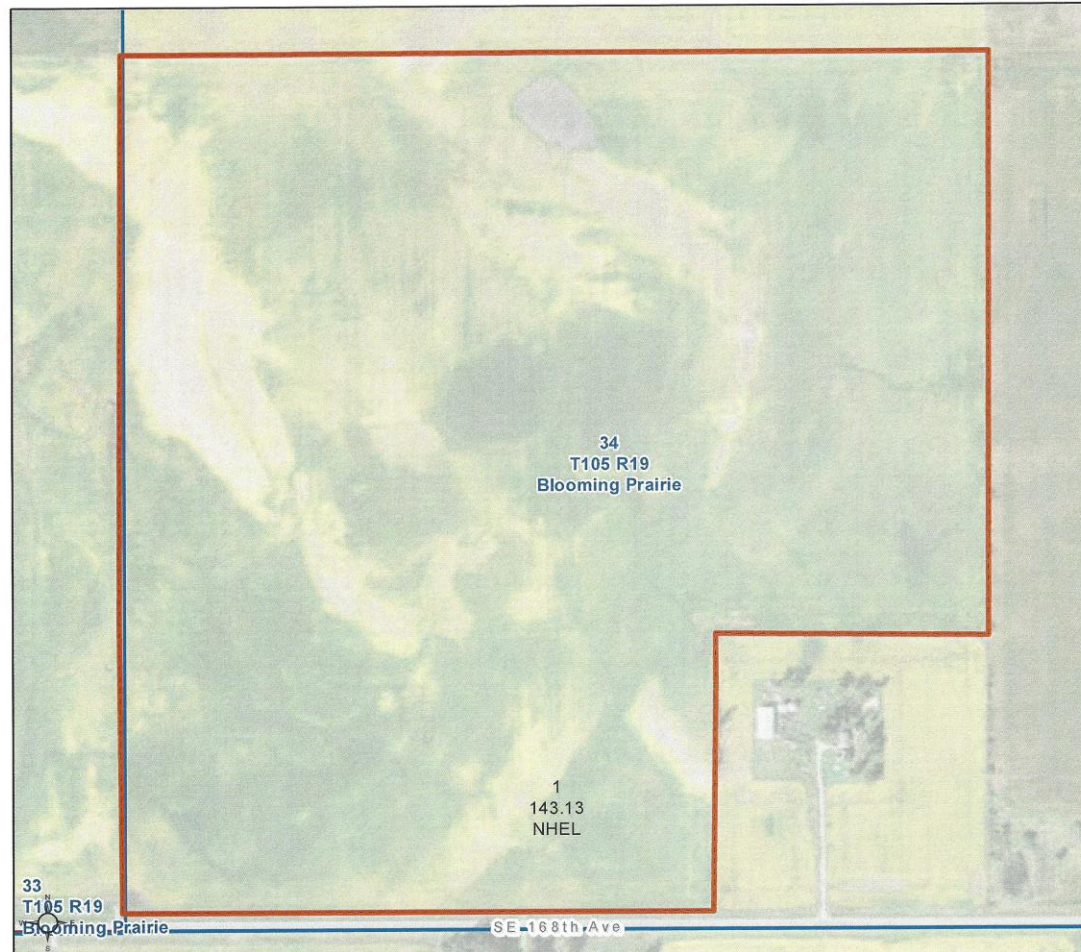






United States
Department of
Agriculture

Steele County, Minnesota

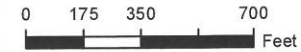


Farm 6708

Tract 4660

2019 Program Year

Map Created April 30, 2019



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

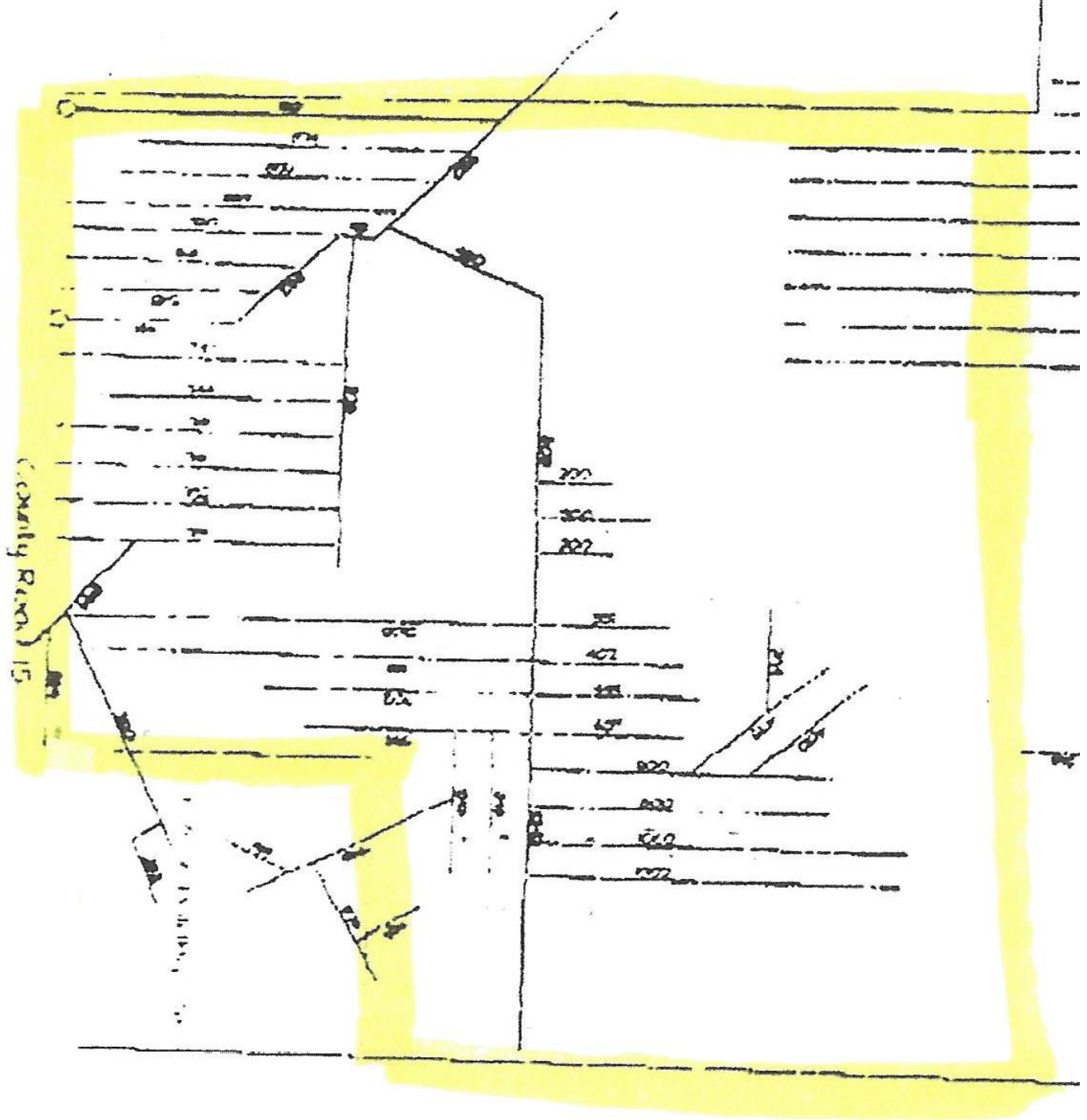
- Cropland
- Tract Boundary

Wetland Determination Identifiers

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

Tract Cropland Total: 143.13 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 2017 NAIP imagery.



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

Steele County MN Farmland 143.24 Acres located in Section 34-105N-19W featuring 140 Acres of level tillable cropland located on County Road 15 (asphalt).

The drainage improvements are adequate and soils primarily consisting of 42+ acres of Max Creek clay loam, 19+ acres Canisteo clay loam, 17+ acres of Hanska loam and 15+ acres of Blooming loam. Crop Productivity Index of 80.5. Offered at \$6285.00 Per Acre or \$78.07 Per CPI/Per Acre.

Long standing generational farmers offer competitive lease rates for high quality ground like the Feldman Farm.

The property is located in a rich farming area and West of the City of Blooming Prairie, MN. Several prominent landowners and operators in the County offer the investor competitive lease rates. Steele County is home to several livestock operations seeking to expand their rental land base.

Call today for an information packet

- Kevin Green, Broker
- Land Vista LLC
- 14-4Th Street Suite 203-5
- Rochester, MN 55902
- 952-292-2370 Cell Phone/Text
- Kevingreen@landvista.com
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