



## "West 154 Ac" - Prime Farmland - Expand or Invest!

154.09 +/- Acres (\$15,057/acre) | Rock County, MN | \$2,320,200



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## PROPERTY SUMMARY

### Prime Farm Land Investment or Expansion Opportunity!

The "West 154 Parcel" of the Fey holdings is composed of +/-154.09 acres of prime farmland. FSA notes there are +/-144.86 acres tillable with CPI of 87.9; the balance of the acreage is in grassed waterway and road on both the north and east sides. This is a mostly rectangular parcel; mostly level to gently rolling; and with accesses off both roads.

Take advantage of this offering to expand your operation or to invest in land!

The Fey land totals 319 acres that can be purchased as one or as four separate parcels. Check out each parcel via the info below.



## **ACREAGE BREAKDOWN**

Approximate breakdown:

154.09 Acres: +/-144.86 tillable  
w/CPI 87.9; 4.81 grassed  
waterway; 4.08 road

## **ADDRESS**

000 160th Ave  
Edgerton, MN 56128

## **LOCATION**

5 minutes to Edgerton, MN; 22  
minutes to Pipestone, MN; 26-30  
minutes to Luverne, Ruthton,  
Slayton, MN; 43-53 minutes to  
Brandon and Sioux Falls, SD; 53  
minutes to Worthington, MN; 55-  
57 minutes to Tracy and  
Marshall, MN.

## **TAXES**

\$2,752/year (2024)

## PROPERTY HIGHLIGHTS

- The Fey holdings are composed of a total of 319.17 acres that can be purchased altogether. Website link: <https://nationalland.com/listing/total-package-outstanding-bldg-site-cropland-pasture-creek> Or, can be purchased as separate parcels (four separate parcels):
- 1) "West 154.09 Acres": prime cropland with +/-145 acres tillable with CPI 87.9 that you are currently viewing. 2) "Vista View Estates", 13.80 acres that is the building site with exceptional home and outstanding outbuildings. <https://nationalland.com/listing/vista-view-estates>
- 3) "North Parcel" is composed of approximately 45 acres tillable with CPI of 89.3; 23.05 acres of CRP. <https://nationalland.com/listing/rock-county-north-parcel> 4) "South 80": composed of +/-43 acres tillable with CPI 88.9; balance in pasture; creek for hunting/recreational use. <https://nationalland.com/listing/south-80-opportunities-farm-hunt-creek> Please feel free to contact Terri Jensen, ALC (Accredited Land Consultant) if you have any questions: 507-382-0908.



[nationalland.com/listing/west-154-ac-prime-farmland-expand-or-invest](https://nationalland.com/listing/west-154-ac-prime-farmland-expand-or-invest)



**COMMERCIAL PROPERTY HIGHLIGHTS**

**Zoning**

A2 General Ag

**Listing ID#**

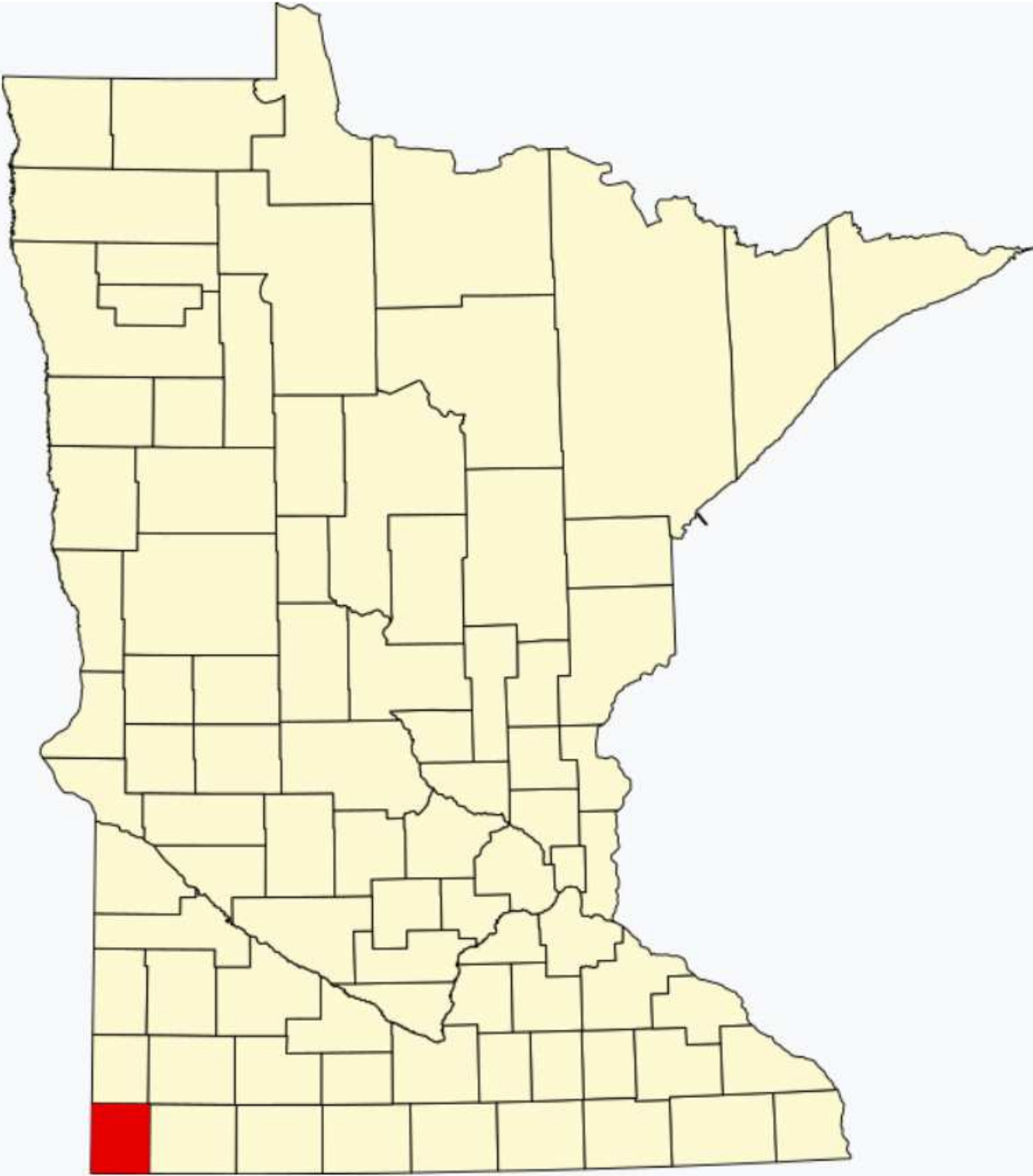
3065327

**Future Land Use**

Agricultural; Rural Acreage

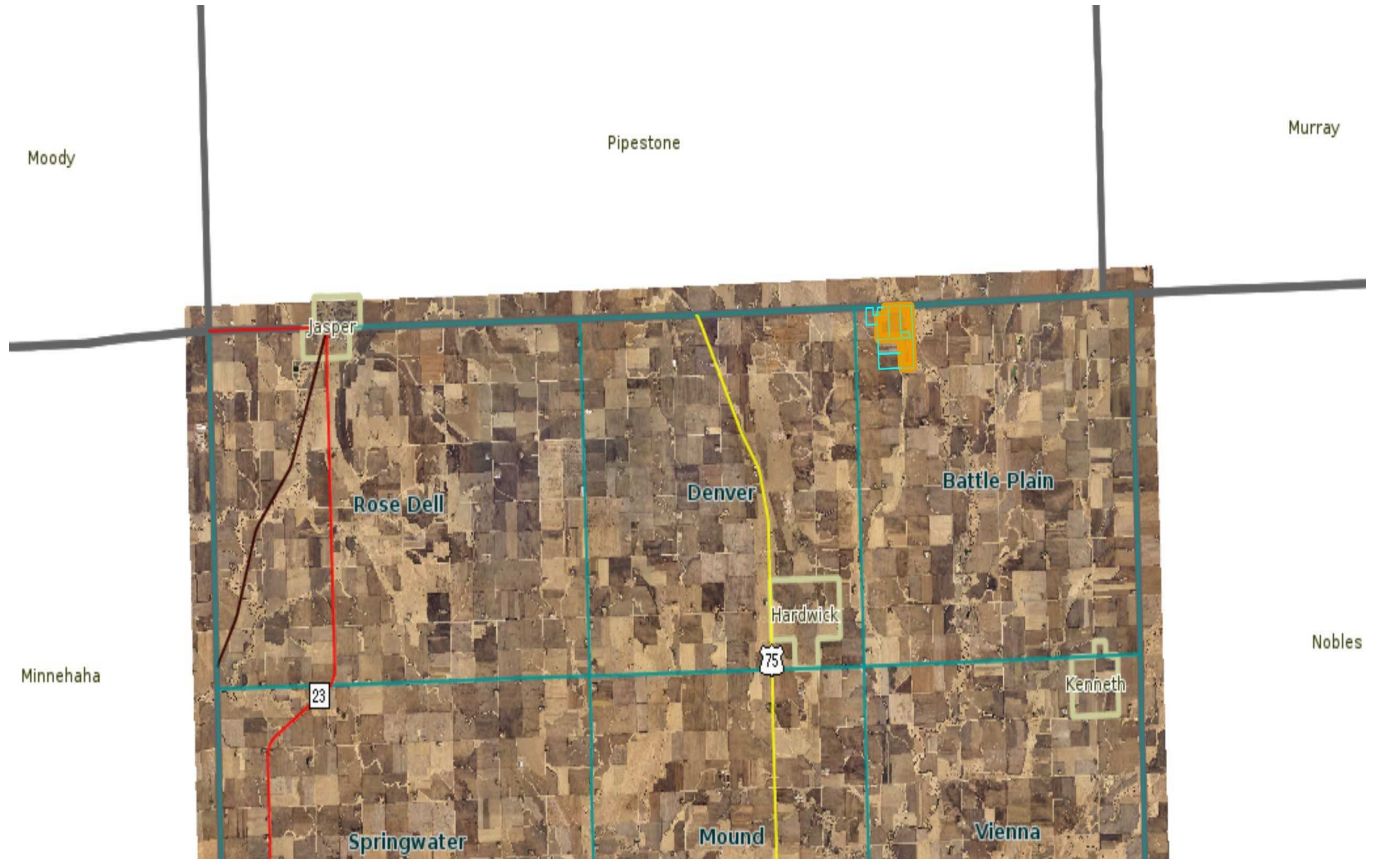


**Rock County Within the State of Minnesota**



Location within the U.S. state of [Minnesota](#)

# Regional Location Map



# Rock County, MN Township Map

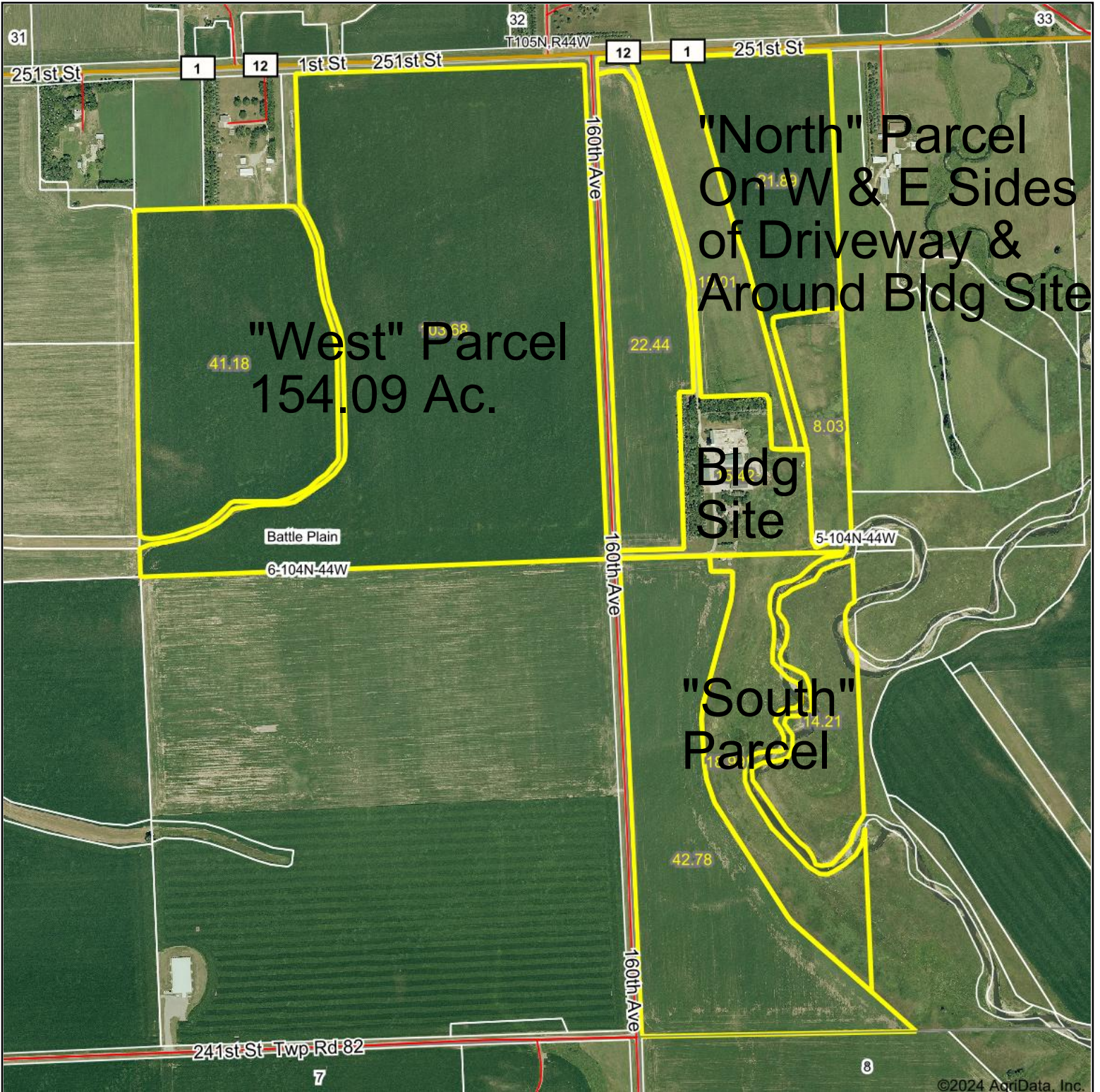
## Rock County

### Municipality and township maps





# Aerial Map



"West" Parcel  
154.09 Ac.

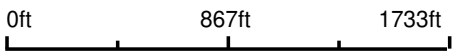
"North" Parcel  
On W & E Sides  
of Driveway &  
Around Bldg Site

Bldg  
Site

"South"  
Parcel



Boundary Center: 43° 50' 28, -96° 9' 18.53



6-104N-44W  
Rock County  
Minnesota



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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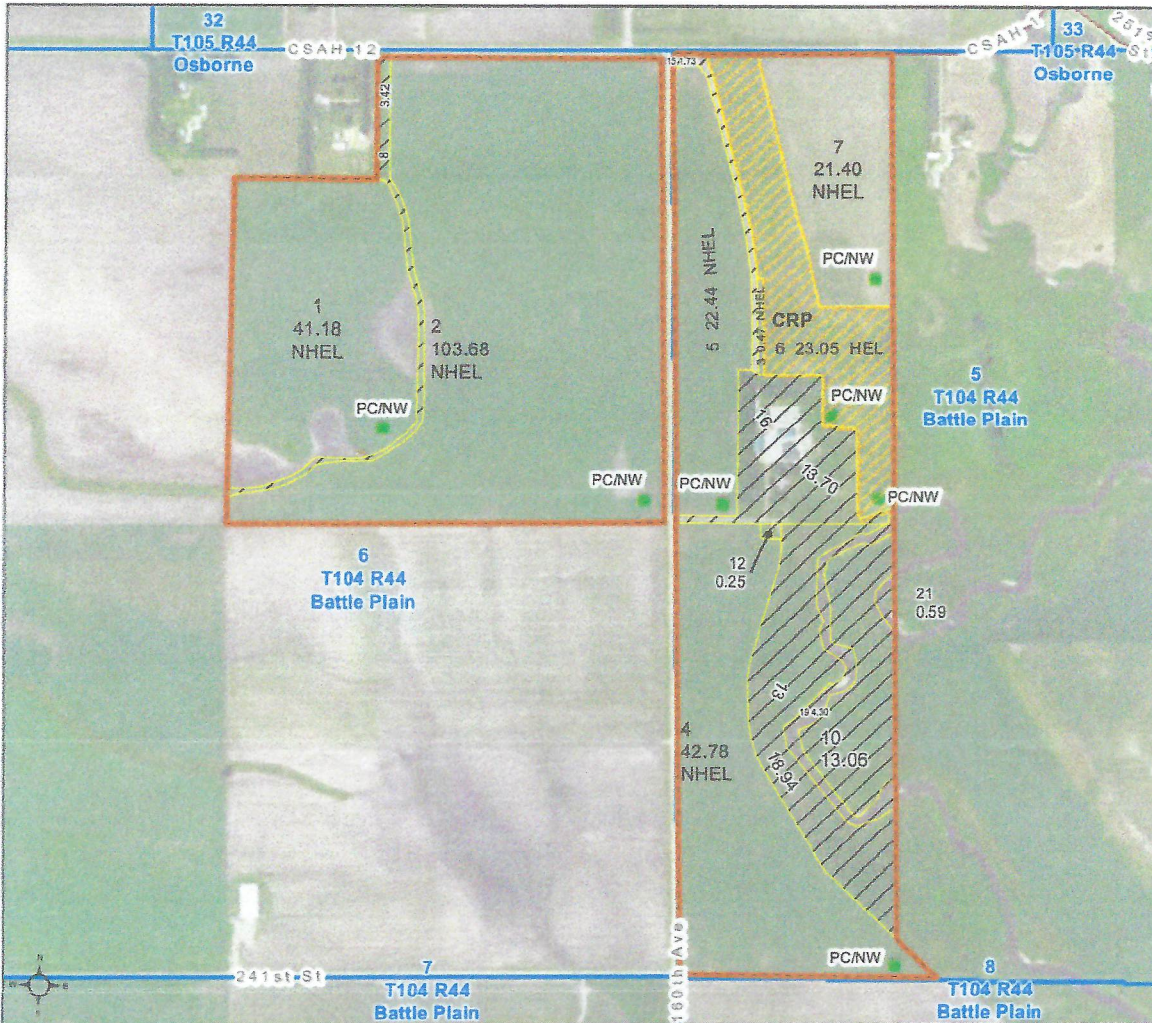
7/26/2024

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

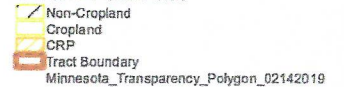
**Farm 100**  
**Tract 2048**

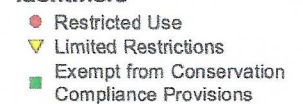
2021 Program Year

Map Created March 30, 2021



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 G2  
 Canola = Spring for seed

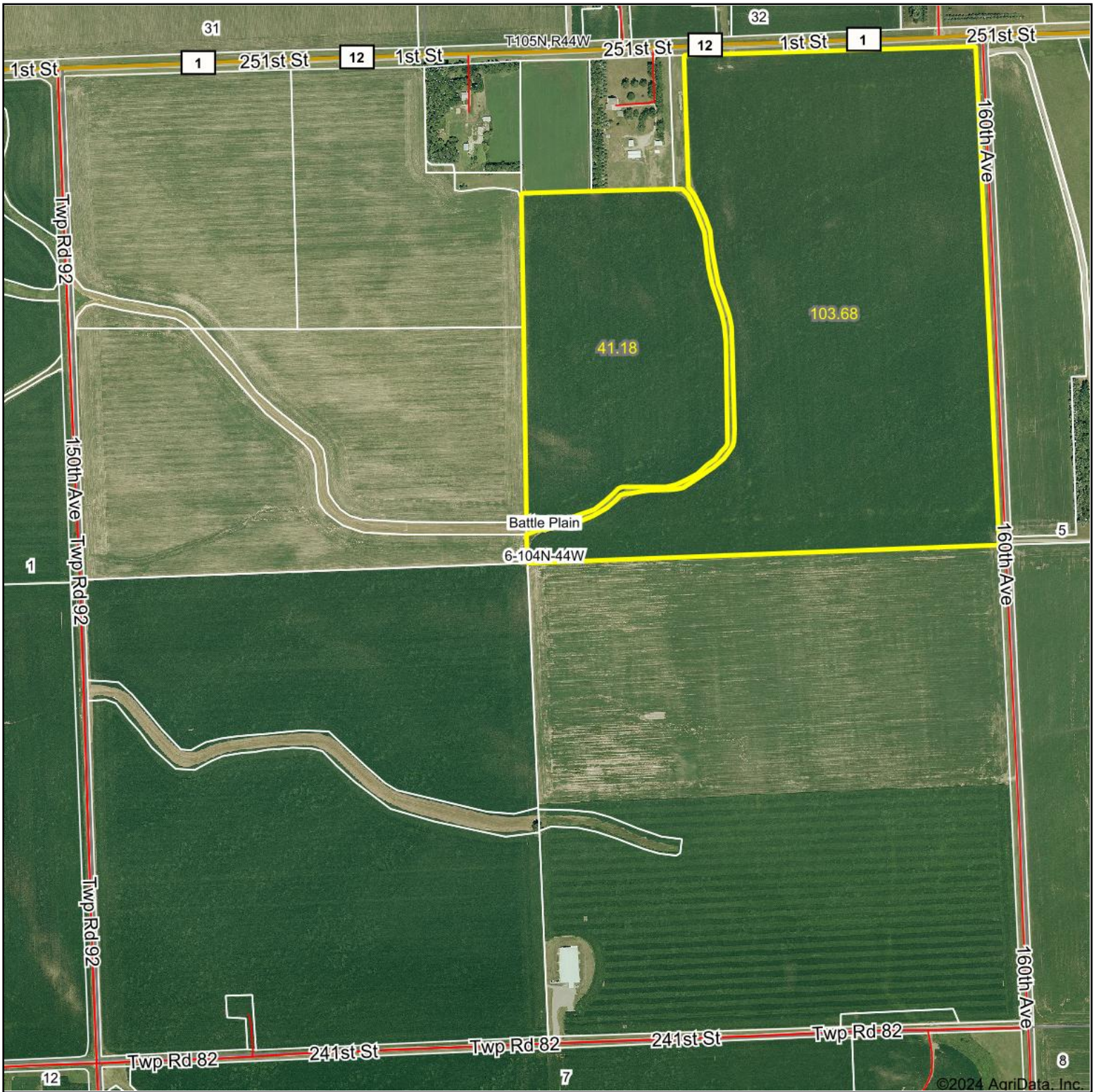
**Common Land Unit**  


**Wetland Determination Identifiers**  


Tract Cropland Total: 255.00 acres

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# Aerial Map "West Parcel"



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Boundary Center: 43° 50' 41.08, -96° 9' 29.63



**6-104N-44W**  
**Rock County**  
**Minnesota**

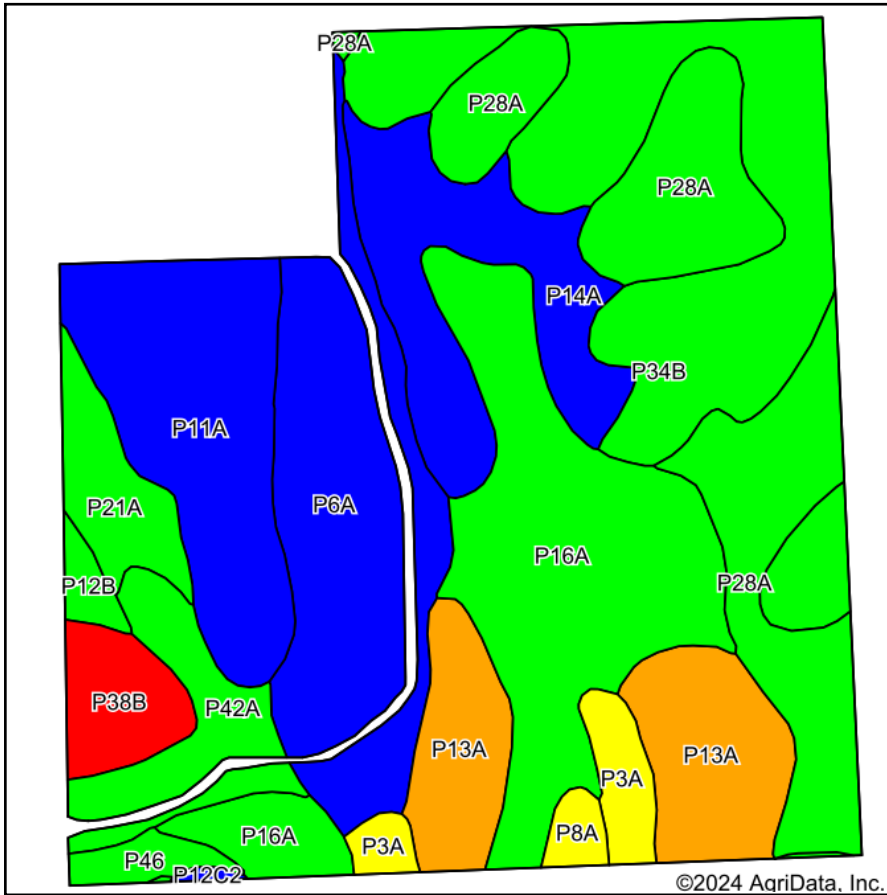


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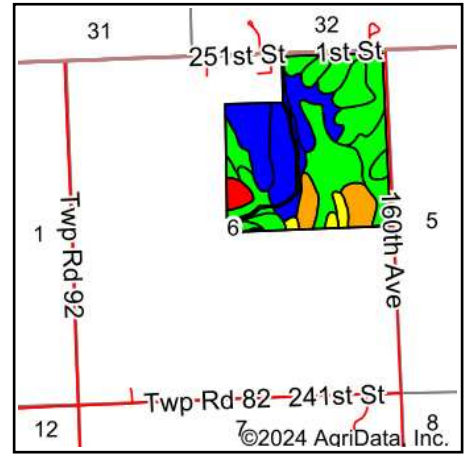
8/15/2024

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

# Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Rock**  
 Location: **6-104N-44W**  
 Township: **Battle Plain**  
 Acres: **144.86**  
 Date: **8/15/2024**



Maps Provided By:



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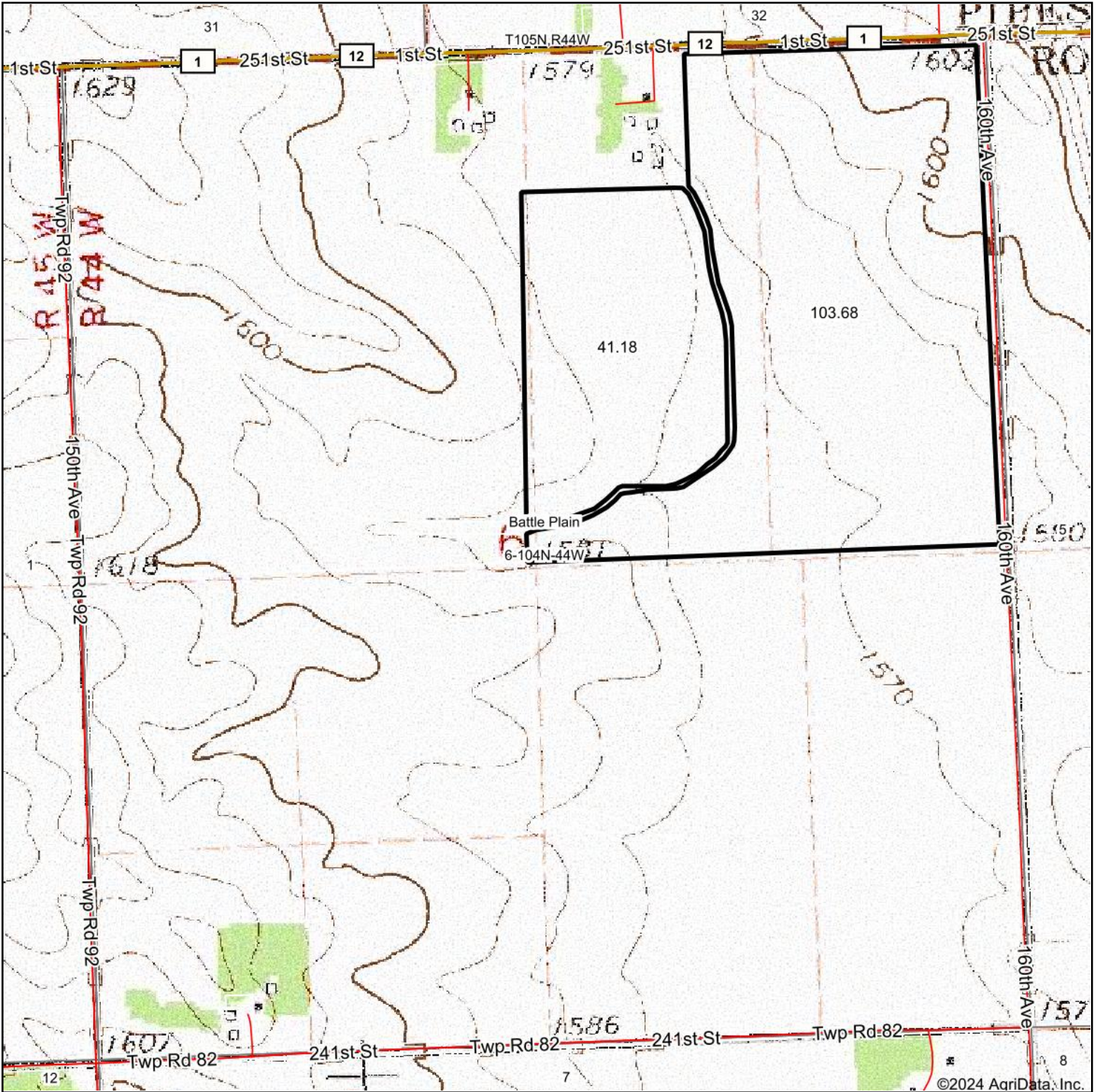
Area Symbol: MN133, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index
P34B	Splitrock silty clay loam, 2 to 5 percent slopes	23.29	16.1%		Ile		91
P16A	Graceville silty clay loam, 0 to 2 percent slopes	23.22	16.0%		Is		98
P28A	Ransom silty clay loam, 1 to 3 percent slopes	21.09	14.6%		Ile		99
P6A	Colo silty clay loam, deep loess, 0 to 2 percent slopes, occasionally flooded	18.16	12.5%		Ilw		81
P11A	Dempster silt loam, 0 to 2 percent slopes	14.70	10.1%		Ils		81
P13A	Fairhaven silt loam, 0 to 2 percent slopes	12.16	8.4%		Ils		78
P14A	Flandreau silt loam, 0 to 2 percent slopes	11.88	8.2%		Ils		86
P42A	Whitewood silty clay loam, 0 to 2 percent slopes	5.90	4.1%		Ilw		94
P21A	Marcus silty clay loam, 0 to 2 percent slopes	4.07	2.8%		Ilw		93
P38B	Thurman sandy loam, 2 to 6 percent slopes	3.72	2.6%		Ille		47
P3A	Biscay silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.05	2.1%		Ilw		64
P46	Trent silty clay loam, 0 to 3 percent slopes	1.40	1.0%		I	I	100
P12B	Everly silty clay loam, 2 to 6 percent slopes	1.04	0.7%		Ile		93
P8A	Cylinder loam, 0 to 2 percent slopes, occasionally flooded	0.99	0.7%		Ils		65
P12C2	Everly silty clay loam, 6 to 12 percent slopes, eroded	0.19	0.1%		Ille		82
<b>Weighted Average</b>					<b>1.71</b>	<b>*-</b>	<b>87.9</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

# Topography Map



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**NATIONAL LAND REALTY**



Map Center: 43° 50' 28.21, -96° 9' 45.9



**6-104N-44W**  
**Rock County**  
**Minnesota**



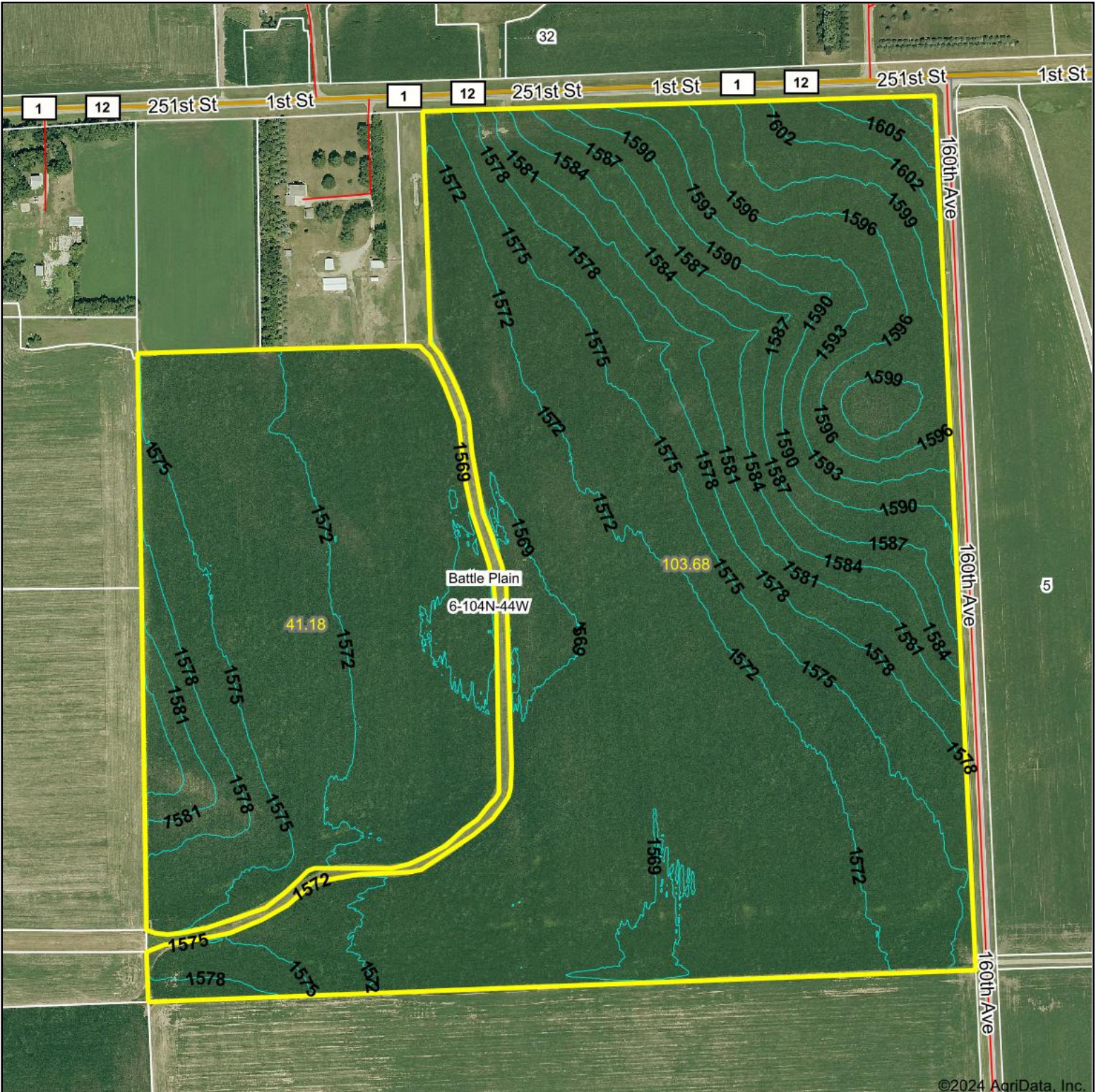
8/15/2024

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

# Topography Contours



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Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 1,568.0

Max: 1,609.0

Range: 41.0

Average: 1,577.0

Standard Deviation: 9.12 ft

0ft 490ft 979ft



8/15/2024

6-104N-44W  
Rock County  
Minnesota

Boundary Center: 43° 50' 41.08, -96° 9' 29.63

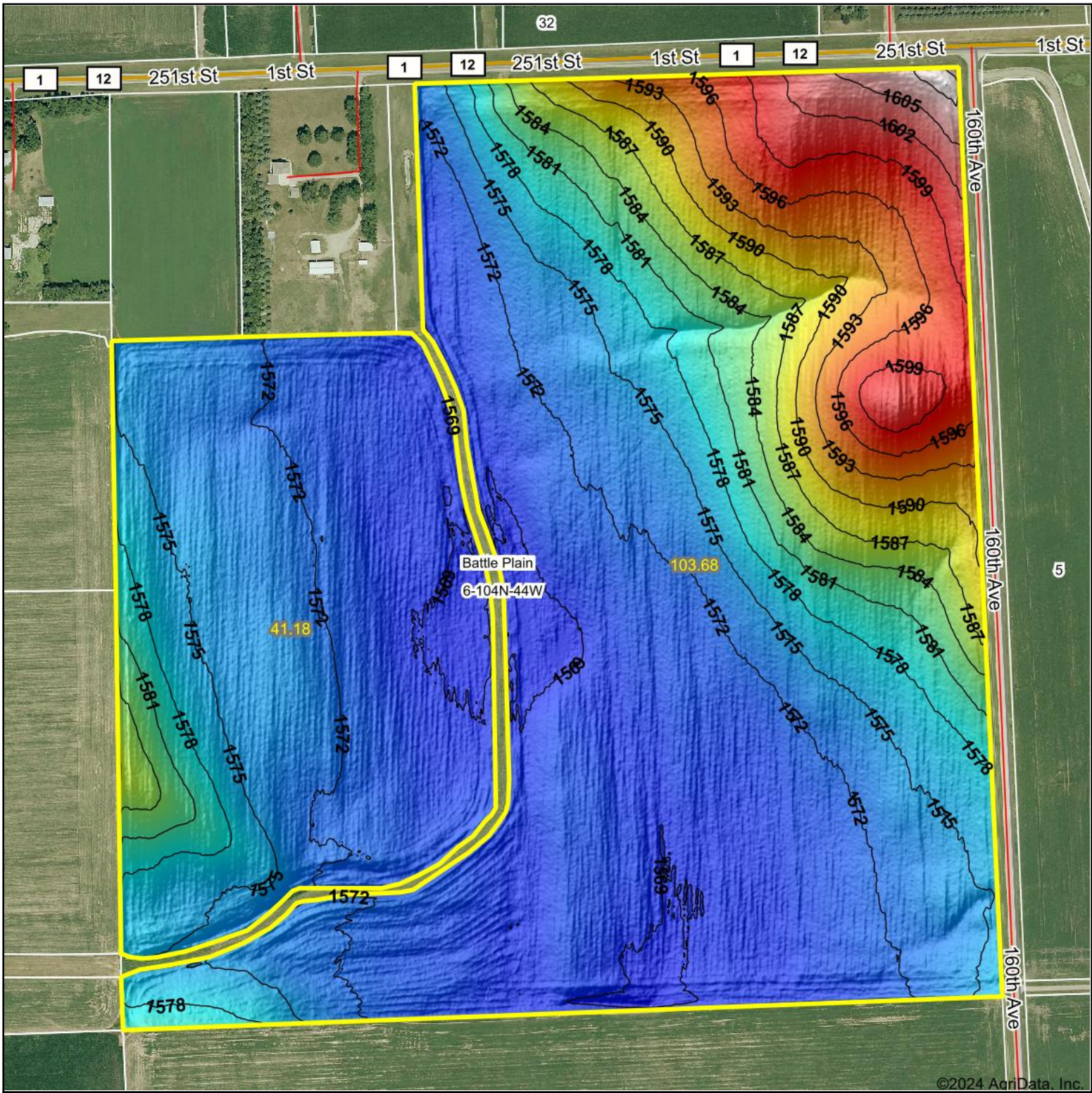
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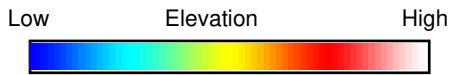
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Field borders provided by Farm Service Agency as of 5/21/2008.

# Topography Hillshade



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Source: USGS 1 meter dem  
 Interval(ft): 3  
 Min: 1,568.0  
 Max: 1,609.0  
 Range: 41.0  
 Average: 1,577.0  
 Standard Deviation: 9.12 ft



**6-104N-44W**  
**Rock County**  
**Minnesota**

Boundary Center: 43° 50' 41.08, -96° 9' 29.63



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

# 4 Year Crop History



Owner/Operator:

Date: 8/15/2024

Address:

Farm Name:

Address:

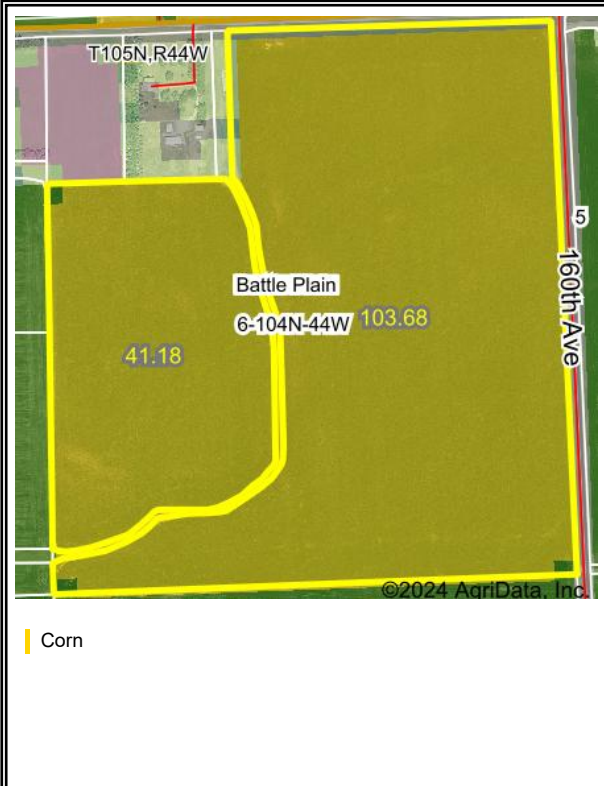
Field ID:

Phone:

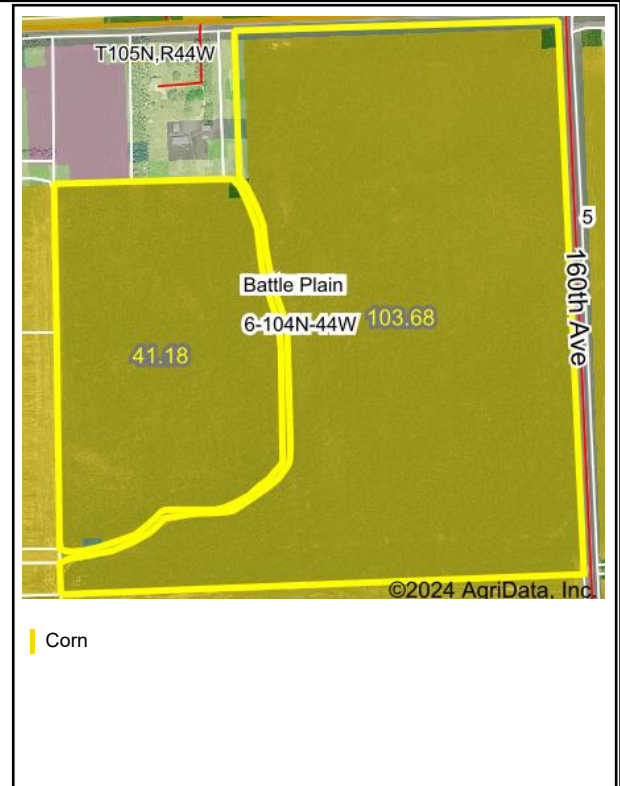
Acct. #:

Crop Year:

Crop Year:



Crop Year:



Crop Year:



Boundary Center: 43° 50' 41.08, -96° 9' 29.63

State: MN

County: Rock

Legal: 6-104N-44W

Twnshp: Battle Plain



Maps Provided By:

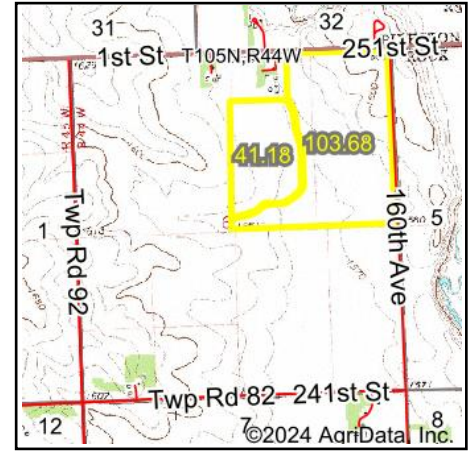
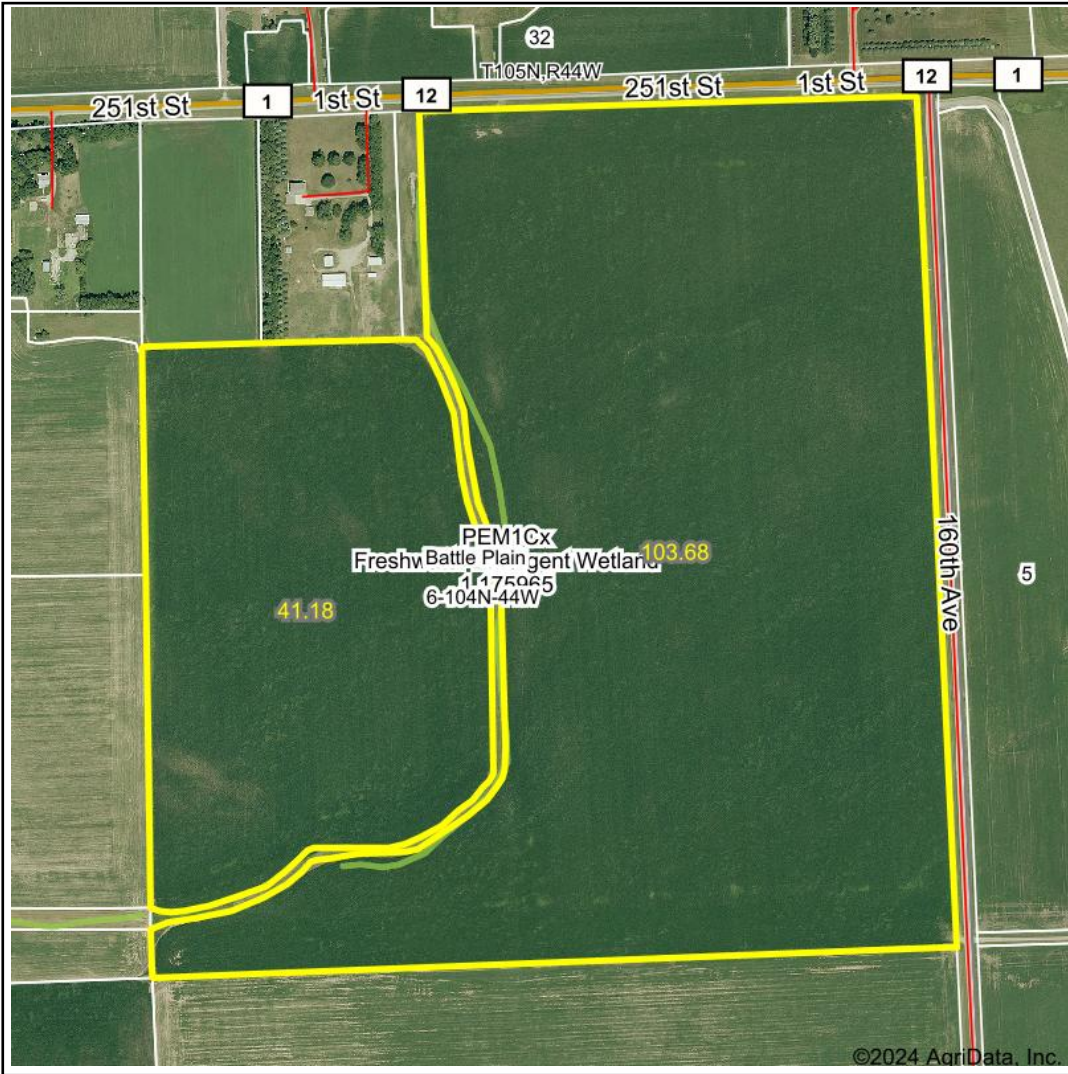


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# Wetlands Map

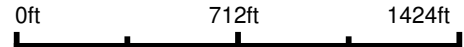


State: **Minnesota**  
 Location: **6-104N-44W**  
 County: **Rock**  
 Township: **Battle Plain**  
 Date: **8/15/2024**




Maps Provided By: 

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Classification Code	Type	Acres
PEM1Cx	Freshwater Emergent Wetland	0.78
Total Acres		0.78

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>

