



South 80 Opportunities! Farm, Hunt, Creek

80 +/- Acres (\$8,890/acre) | Rock County, MN | \$711,200



National Land Realty
1005 Superior Drive
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PROPERTY SUMMARY

"South 80 Opportunities!" This parcel offers approximately 43 acres of tillable land with CPI of 88.9; the balance in pasture for horses or cattle; as well as picturesque creek for hunting and recreational uses.

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:

80.00 acres: +/-42.78 tillable
w/CPI 88.9; +/-31.24 pasture; +/-
7.88 road/creek

ADDRESS

0 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

\$188/year (2024)

PROPERTY HIGHLIGHTS

- On this South 80, enjoy diverse income opportunities: farm the tillable ground, as well as have horses or cattle to diversity your income stream. You can also enjoy the opportunity for hunting and recreational uses on the easterly side of the parcel that offers the picturesque, winding creek.
- 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) The "South 80" that you are currently viewing.
- 2) "North Parcel" composed of approximately 70 acres with +/- 45 acres tillable with CPI of 89.3; 23.05 acres of CRP. Website link: <https://nationalland.com/listing/rock-county-north-parcel> 3) "Vista View Estates", 13.80 acres that is the building site with exceptional home and outstanding outbuildings. Website link: <https://nationalland.com/listing/vista-view-estates>
- 4) "West 154.09 Acres": prime cropland with +/-145 acres tillable with CPI 87.9. Website link: <https://nationalland.com/listing/west-154-ac-prime-farmland-expand-or-invest> Please feel free to contact Terri Jensen, ALC (Accredited Land Consultant) if you have any questions: 507-382-0908.



nationalland.com/listing/south-80-opportunities-farm-hunt-creek



COMMERCIAL PROPERTY HIGHLIGHTS

Zoning

A2 General Ag; Shoreland Overlay in Small Area of One Parcel

Listing ID#

3065326

Future Land Use

Agricultural; Rural Acreage

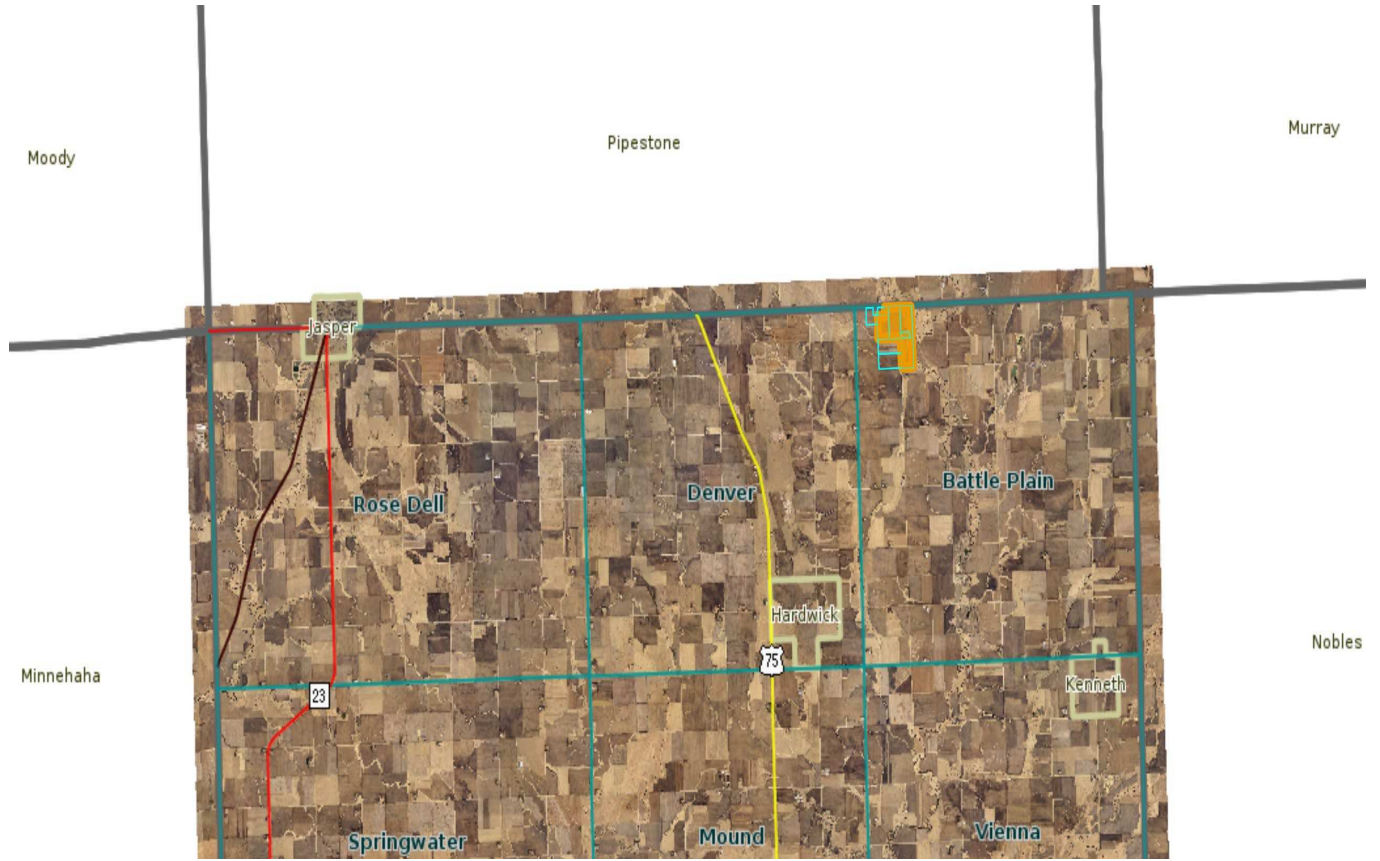


Rock County Within the State of Minnesota



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

Regional Location Map



Rock County, MN Township Map

Rock County

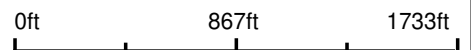
Municipality and township maps



Aerial Map



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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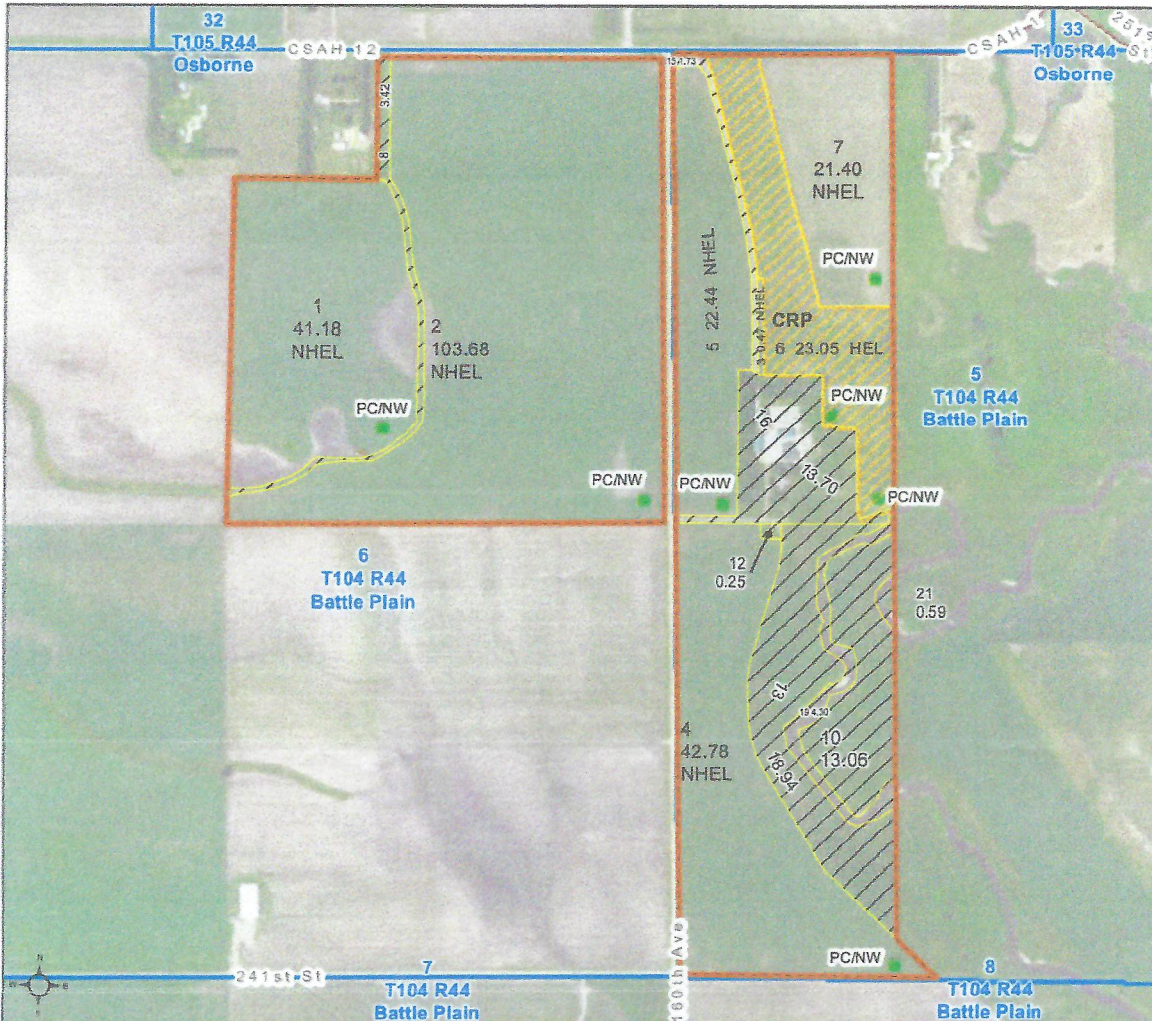
7/26/2024

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

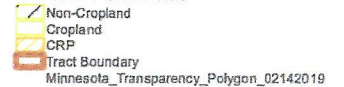
Farm 100
Tract 2048

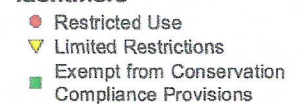
2021 Program Year

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

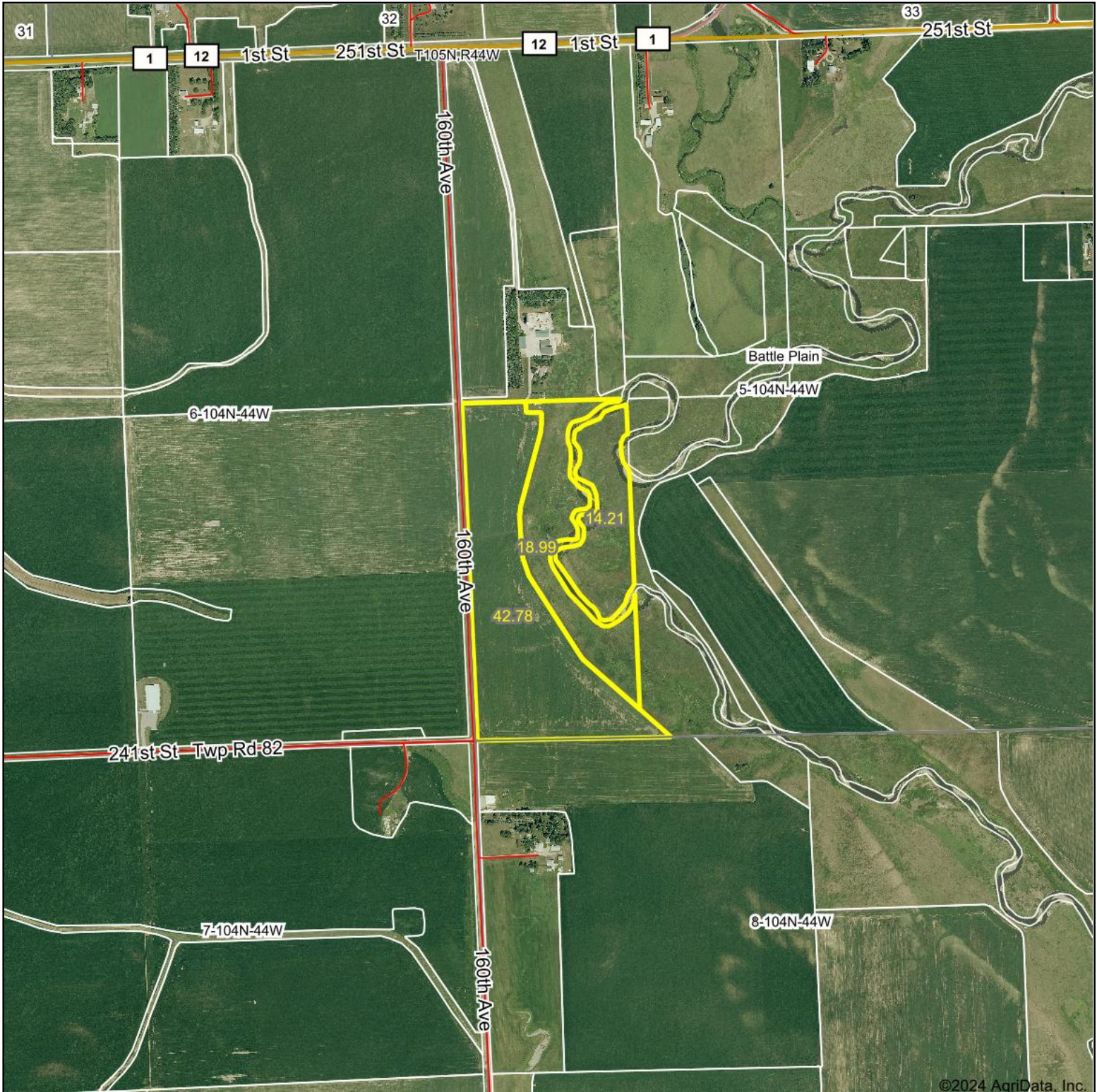
Common Land Unit


Wetland Determination Identifiers


Tract Cropland Total: 255.00 acres

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 2019 NAIP imagery.

Aerial Map "South" Parcel



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Boundary Center: 43° 50' 14.25, -96° 9' 0.32



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5-104N-44W
Rock County
Minnesota



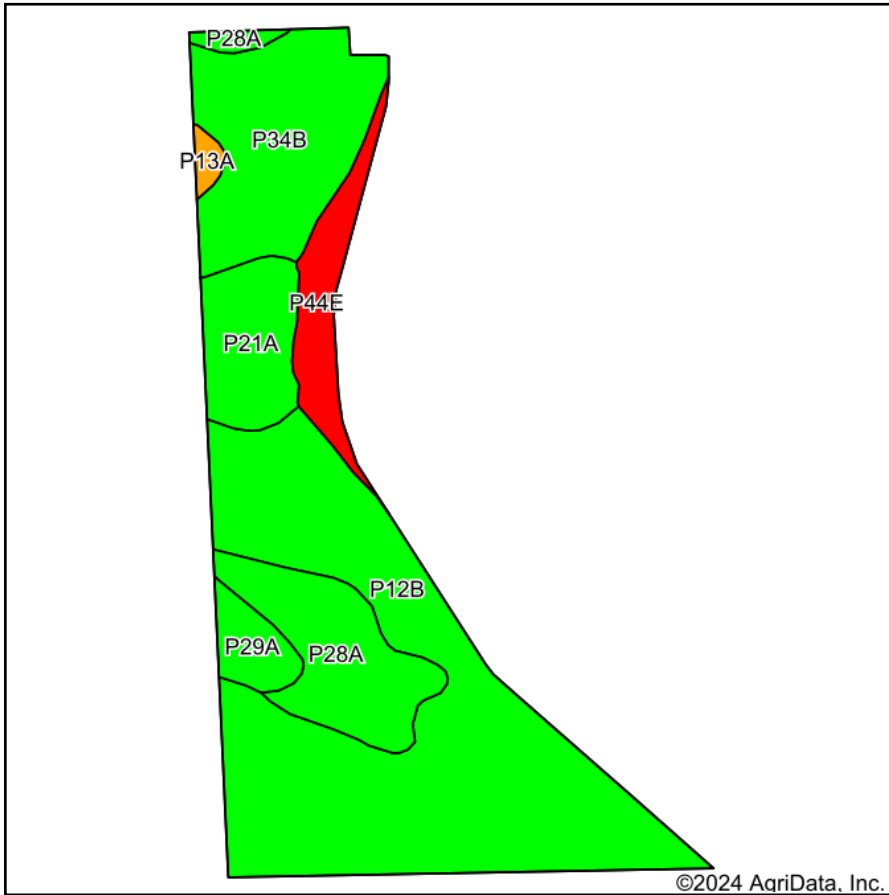
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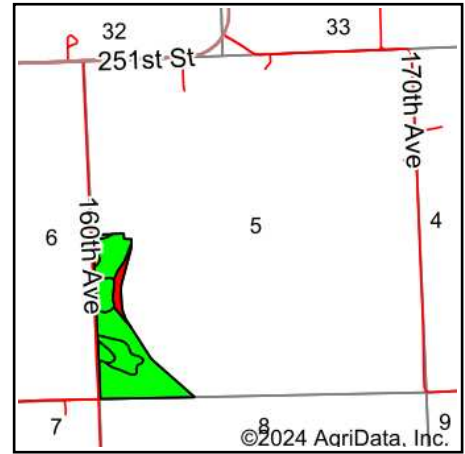
8/15/2024

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: **5-104N-44W**
 Township: **Battle Plain**
 Acres: **42.78**
 Date: **8/15/2024**



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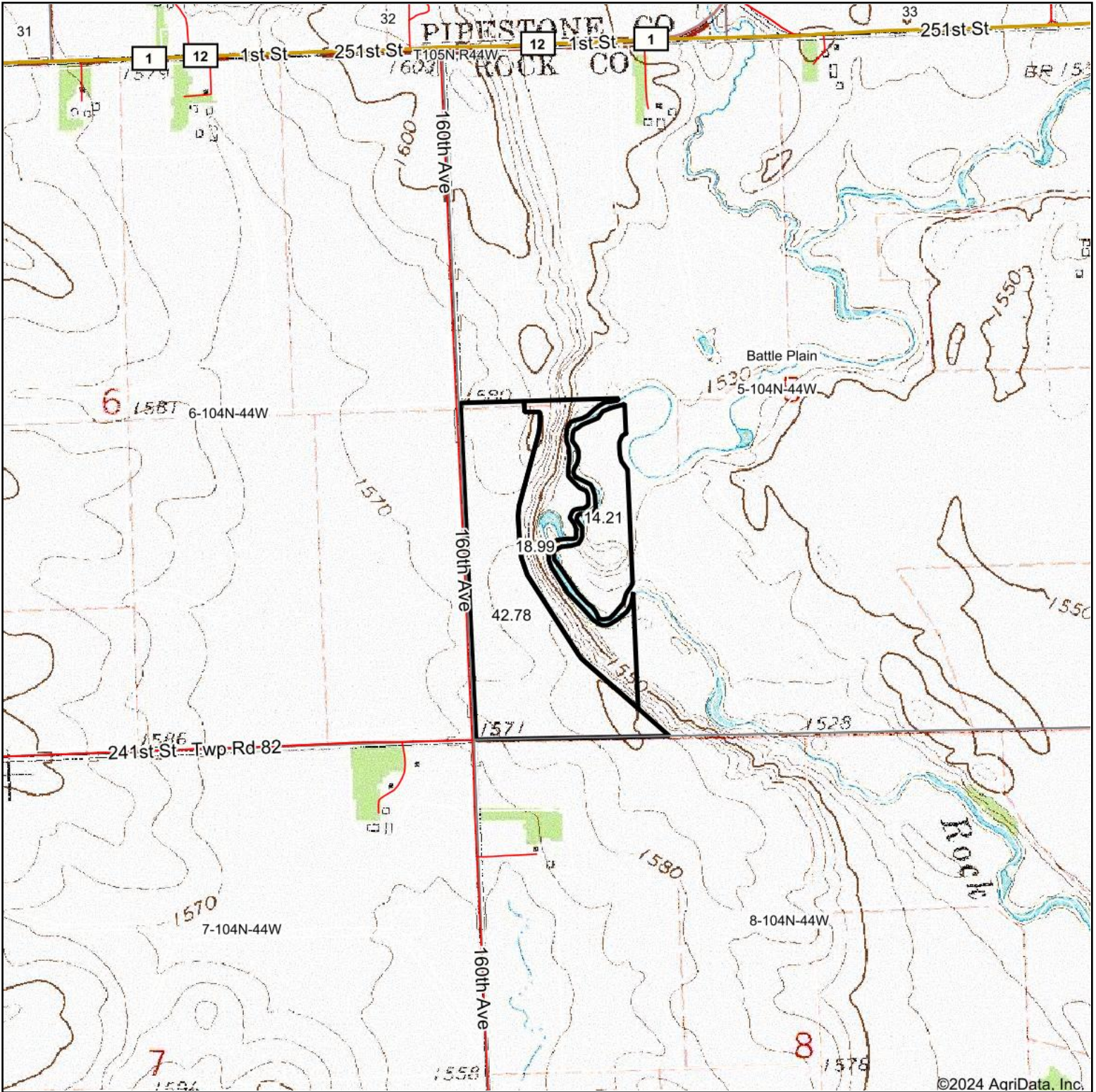


Area Symbol: MN133, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
P12B	Everly silty clay loam, 2 to 6 percent slopes	22.17	51.9%		Ile	93
P34B	Splitrock silty clay loam, 2 to 5 percent slopes	7.61	17.8%		Ile	91
P28A	Ransom silty clay loam, 1 to 3 percent slopes	5.28	12.3%		Ie	99
P21A	Marcus silty clay loam, 0 to 2 percent slopes	3.38	7.9%		IIw	93
P44E	Shindler clay loam, 15 to 45 percent slopes	2.63	6.1%		VIIe	21
P29A	Rushmore silty clay loam, 0 to 2 percent slopes	1.37	3.2%		IIw	94
P13A	Fairhaven silt loam, 0 to 2 percent slopes	0.34	0.8%		IIs	78
Weighted Average					2.18	88.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Map



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NATIONAL LAND REALTY



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Map Center: 43° 50' 16.06, -96° 9' 2.21



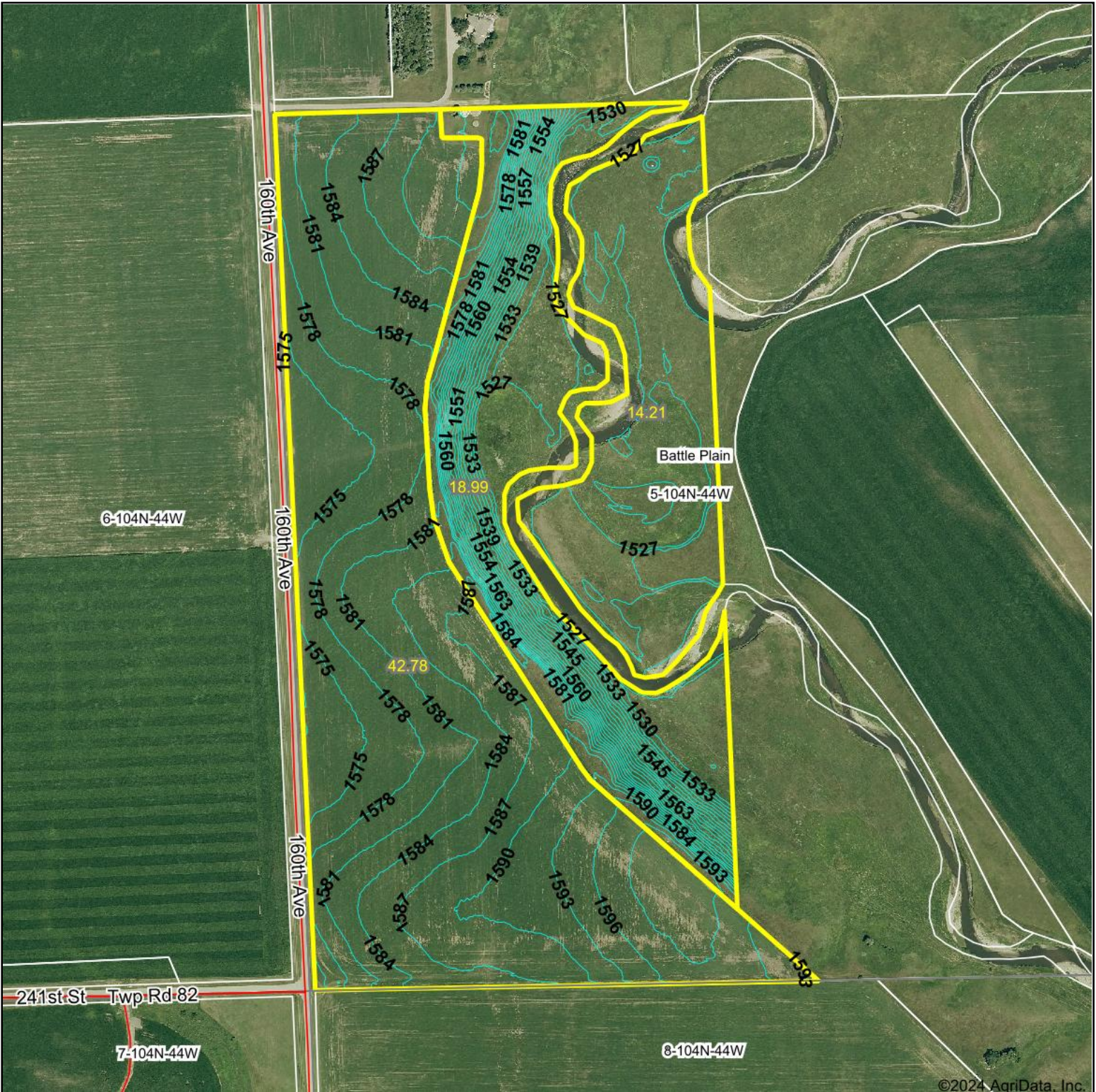
**5-104N-44W
Rock County
Minnesota**



8/15/2024

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: 1,523.9

Max: 1,601.6

Range: 77.7

Average: 1,565.9

Standard Deviation: 26.41 ft



8/15/2024

5-104N-44W
Rock County
Minnesota

Boundary Center: 43° 50' 14.25, -96° 9' 0.32

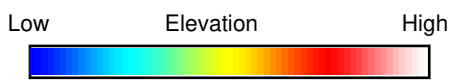
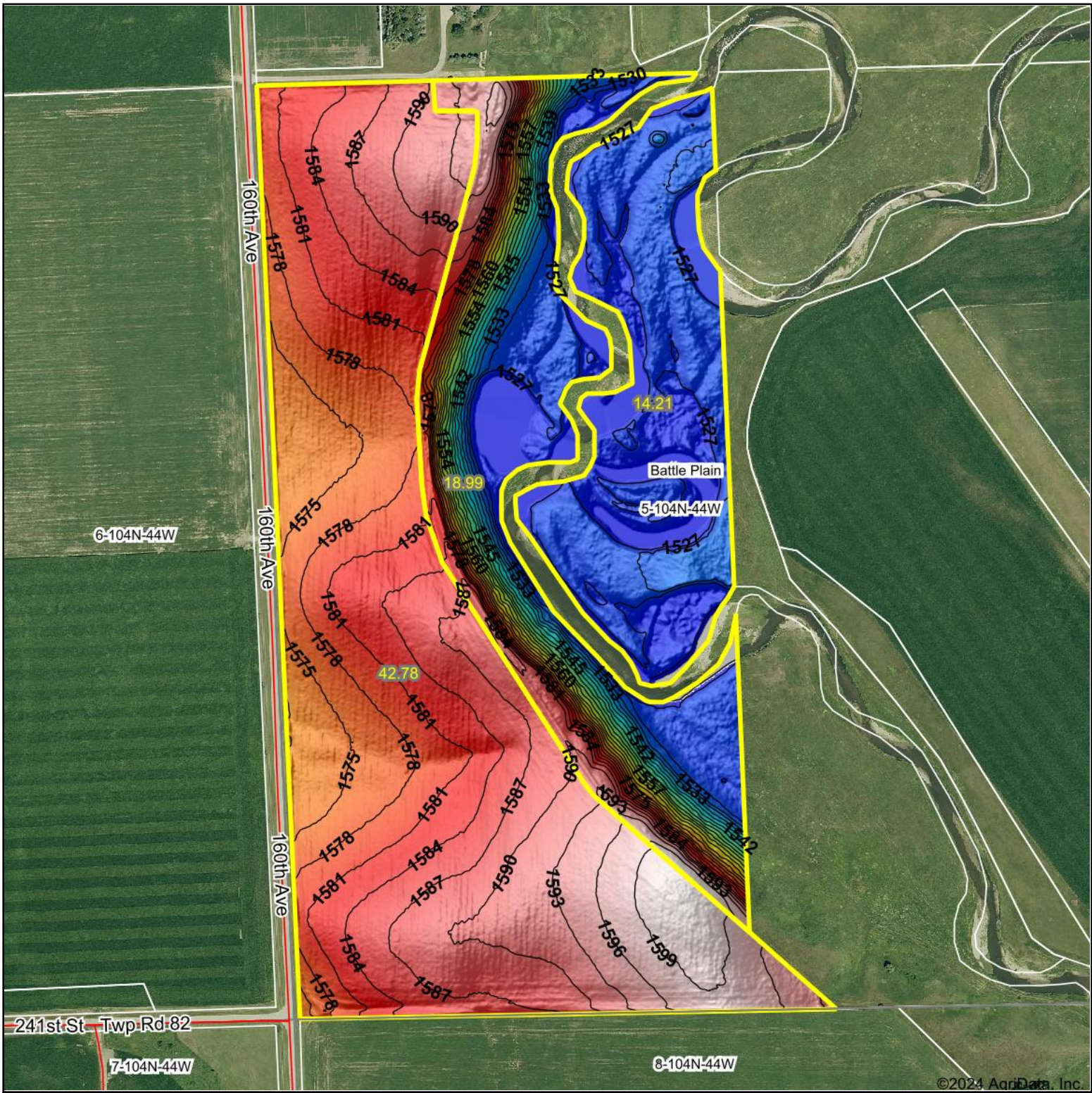
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Field borders provided by Farm Service Agency as of 5/21/2008.

Topography Hillshade



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5-104N-44W
Rock County
Minnesota

Boundary Center: 43° 50' 14.25, -96° 9' 0.32

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:

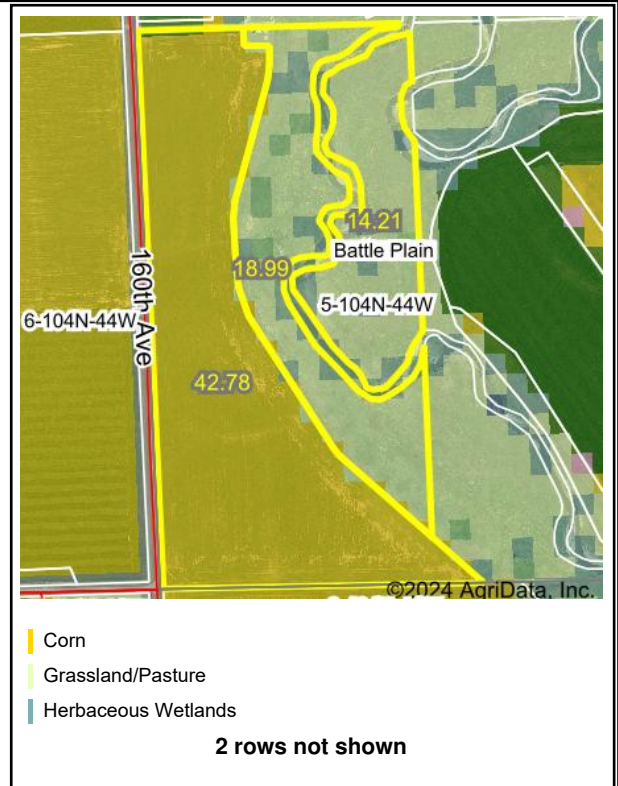
Field ID:

Phone:

Acct. #:

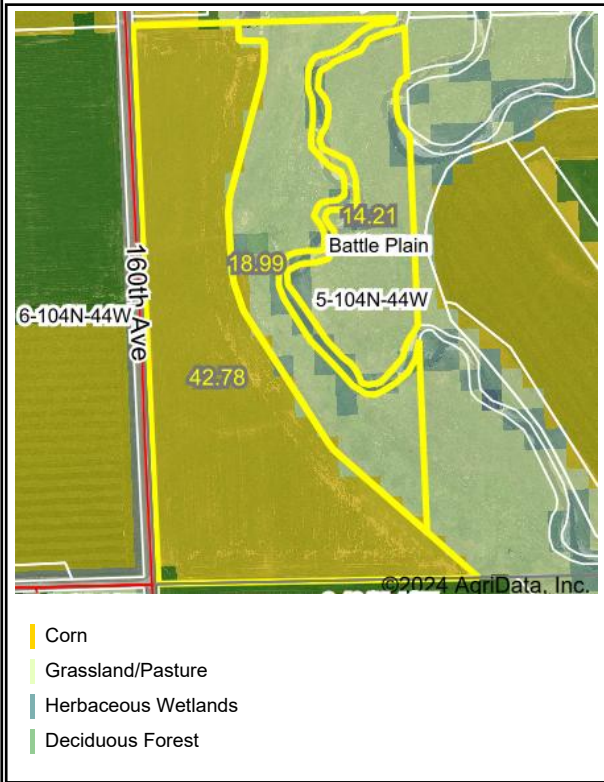
Crop Year:

Crop Year:



Crop Year:

Crop Year:

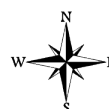


Boundary Center: 43° 50' 14.25, -96° 9' 0.32

State: MN County: Rock

Legal: 5-104N-44W Twnshp: Battle Plain

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



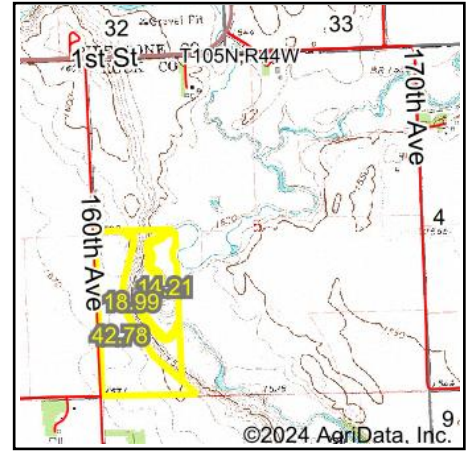
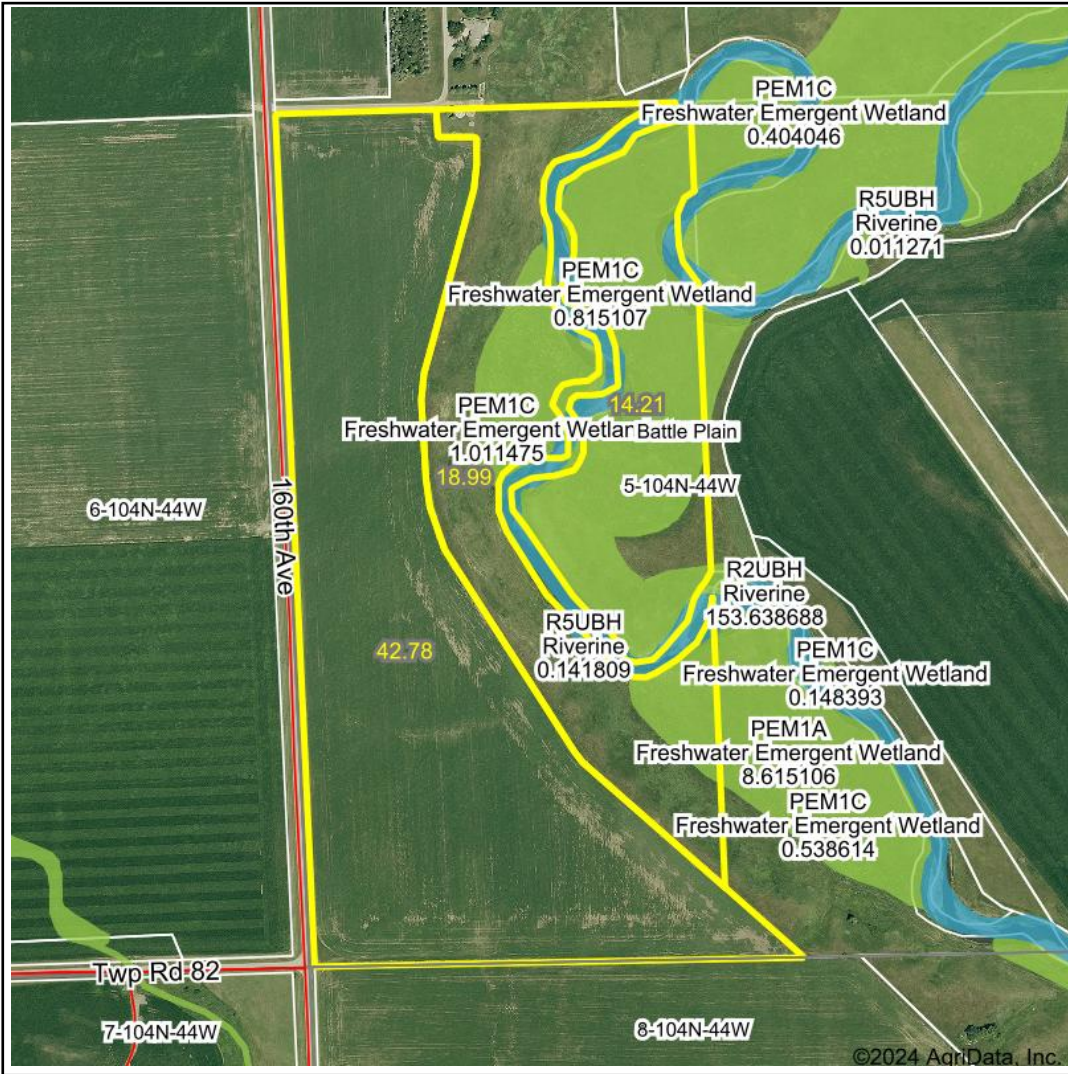
Maps Provided By:



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Wetlands Map



State: Minnesota
Location: 5-104N-44W
County: Rock
Township: Battle Plain
Date: 8/15/2024




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Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	12.48
PEM1C	Freshwater Emergent Wetland	4.91
R2UBH	Riverine	1.47
R5UBH	Riverine	0.12
Total Acres		18.98

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

