



## Rock County "North Parcel"

71.4 +/- Acres | Rock County, MN | \$701,300



**National Land Realty**  
1005 Superior Drive  
Northfield, MN 55057  
[NationalLand.com](http://NationalLand.com)



**Terri Jensen**  
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The above information is from sources deemed reliable, however the accuracy is not guaranteed.  
National Land Realty assumes no liability for error, omissions or investment results.





## PROPERTY SUMMARY

### Opportunity with tillable agricultural land, as well as income from CRP!

Enjoy the opportunity to farm good tillable ground, as well as have annual income from 23.05 acres of CRP. Survey work is being completed as this parcel currently includes part of the building site. Once the survey is completed, we are estimating there are approximately 44 acres of tillable cropland with a CPI of 89.3. There are upper and lower fields that are separated by the CRP land and paved driveway that leads into the building site.

There is great access via paved county line road (CSAH 12) along the north line, as well as gravel 160th Ave along the west line.

The 23.05 acres of CRP runs through 9-30-2032 with an annual income of \$5,247 (\$227.65/acre).

Take advantage of the opportunity for income from good tillable land, as well as annual income from the CRP ground!

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:

71.30 acres:

44.69 tillable; 23.05 CRP; 3.66  
ROW

## **ADDRESS**

00 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**

\$516/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) "North Parcel" that you are currently viewing. Approximately 45 acres tillable with CPI of 89.3; 23.05 acres of CRP.
- 2) "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> 3) "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>
- 4) "South 80": composed of +/-43 acres tillable with CPI 88.9; balance in pasture; creek for hunting/recreational use. Website link: <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/rock-county-north-parcel](https://nationalland.com/listing/rock-county-north-parcel)





**COMMERCIAL PROPERTY HIGHLIGHTS**

**Zoning**

A2 General Ag

**Listing ID#**

3065325

**Future Land Use**

Agricultural; Rural Acreage





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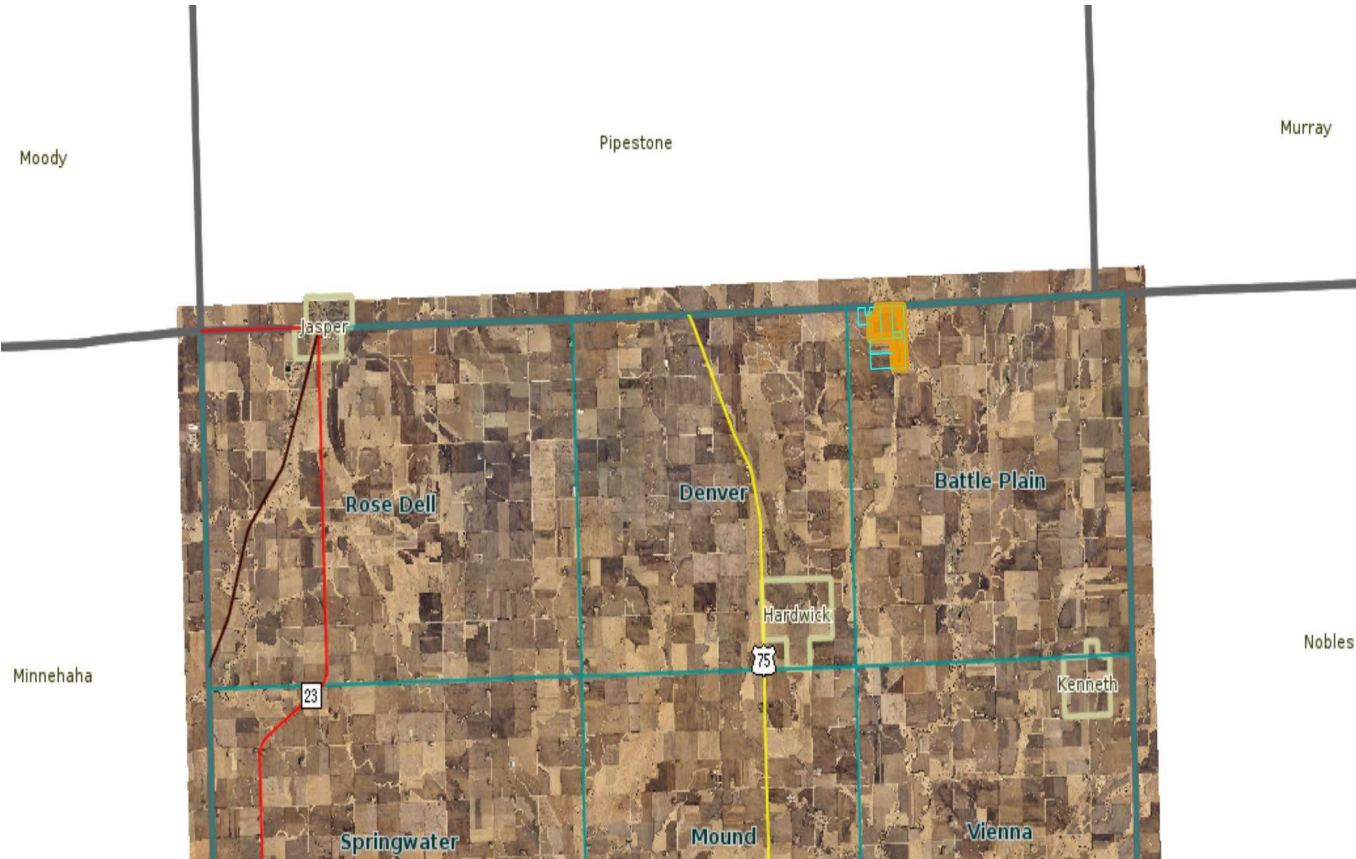
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**Rock County Within the State of Minnesota**



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.

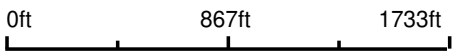
"North" Parcel  
On W & E Sides  
of Driveway &  
Around Bldg Site

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

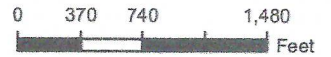
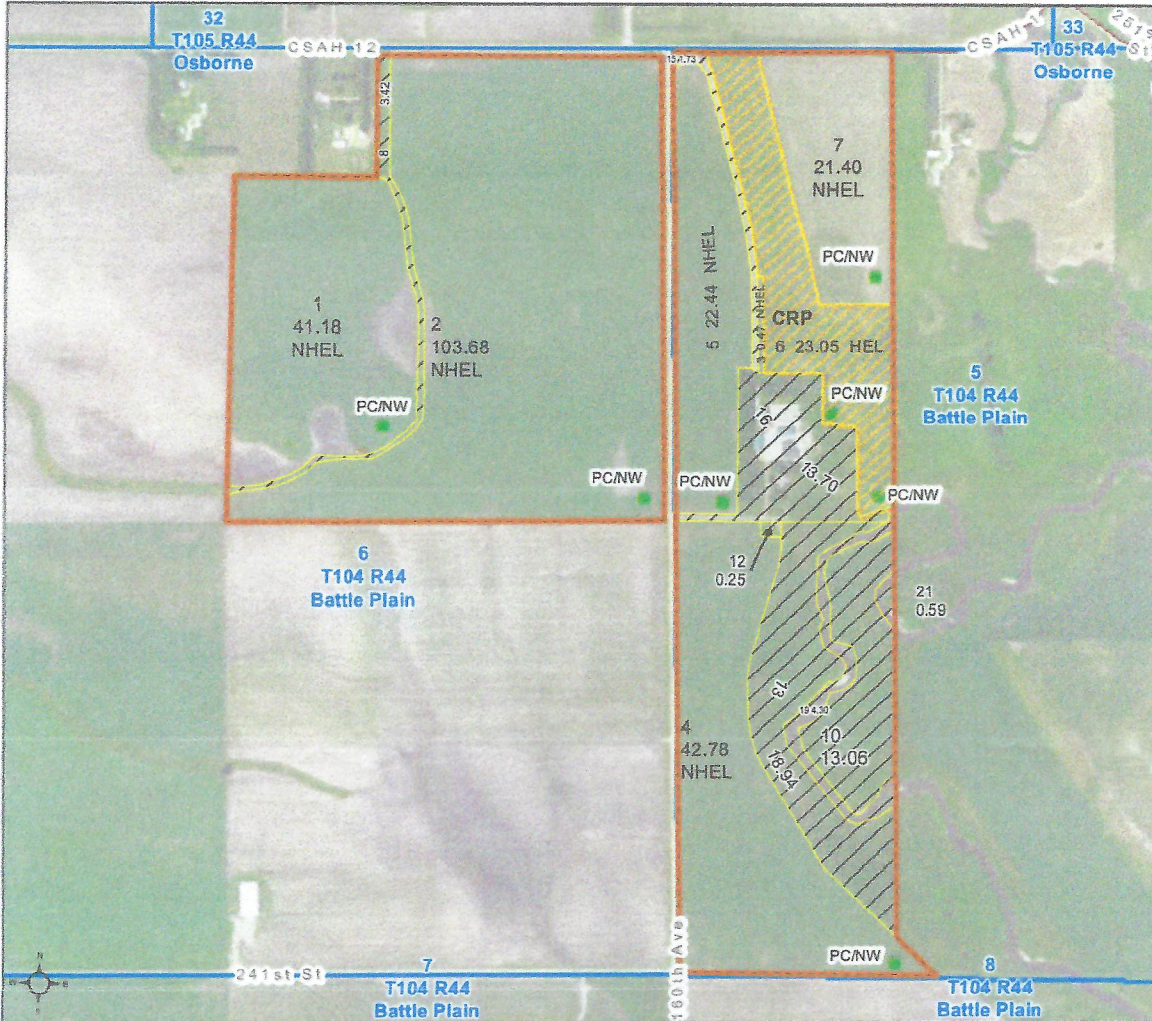
Field borders provided by Farm Service Agency as of 5/21/2008.



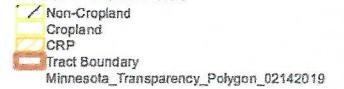
**Farm 100**  
**Tract 2048**

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

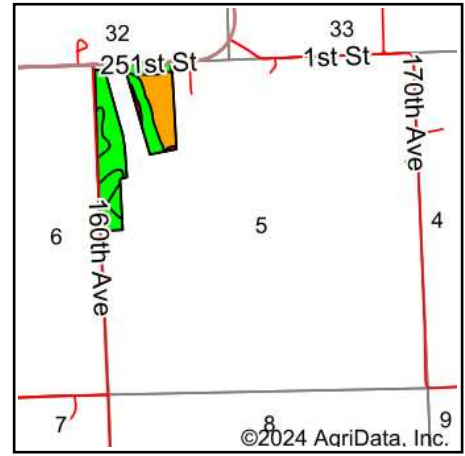
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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.



# Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Rock**  
 Location: **5-104N-44W**  
 Township: **Battle Plain**  
 Acres: **43.84**  
 Date: **11/19/2024**



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Area Symbol: MN117, Soil Area Version: 24  
 Area Symbol: MN133, Soil Area Version: 22

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	13.96	31.8%		Ile		91
P13A	Fairhaven silt loam, 0 to 2 percent slopes	11.16	25.5%		Ils		78
P28A	Ransom silty clay loam, 1 to 3 percent slopes	8.49	19.4%		le		99
P19A	Alcester silty clay loam, cool, 0 to 2 percent slopes	5.96	13.6%		I	I	100
P16A	Graceville silty clay loam, 0 to 2 percent slopes	3.24	7.4%		Is		98
P44E	Shindler clay loam, 15 to 45 percent slopes	0.65	1.5%		VIIe		21
P37D	Talmo gravelly sandy loam, 6 to 35 percent slopes	0.23	0.5%		VIIIs		21
P16A	Graceville silt loam, 0 to 2 percent slopes	0.15	0.3%		Is		98
<b>Weighted Average</b>					<b>1.69</b>	<b>*-</b>	<b>89.6</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.

# Aerial Map "North" Parcel



Boundary Center: 43° 50' 41.29, -96° 9' 2.52



**NATIONAL**  
**LAND**  
REALTY



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

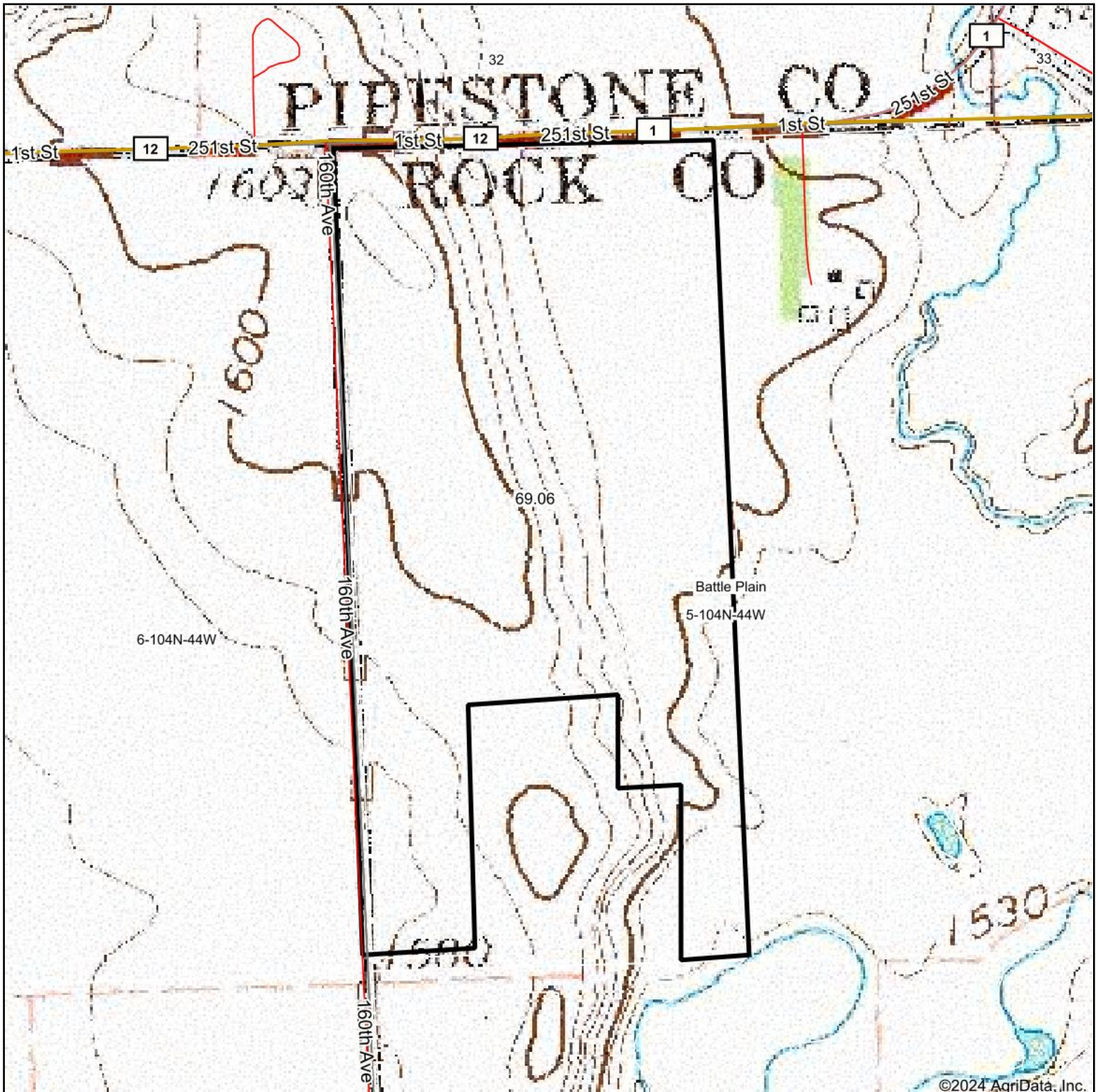


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8/15/2024



# Topography Map



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Map Center: 43° 50' 41.44, -96° 9' 2.19



**NATIONAL LAND REALTY**



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



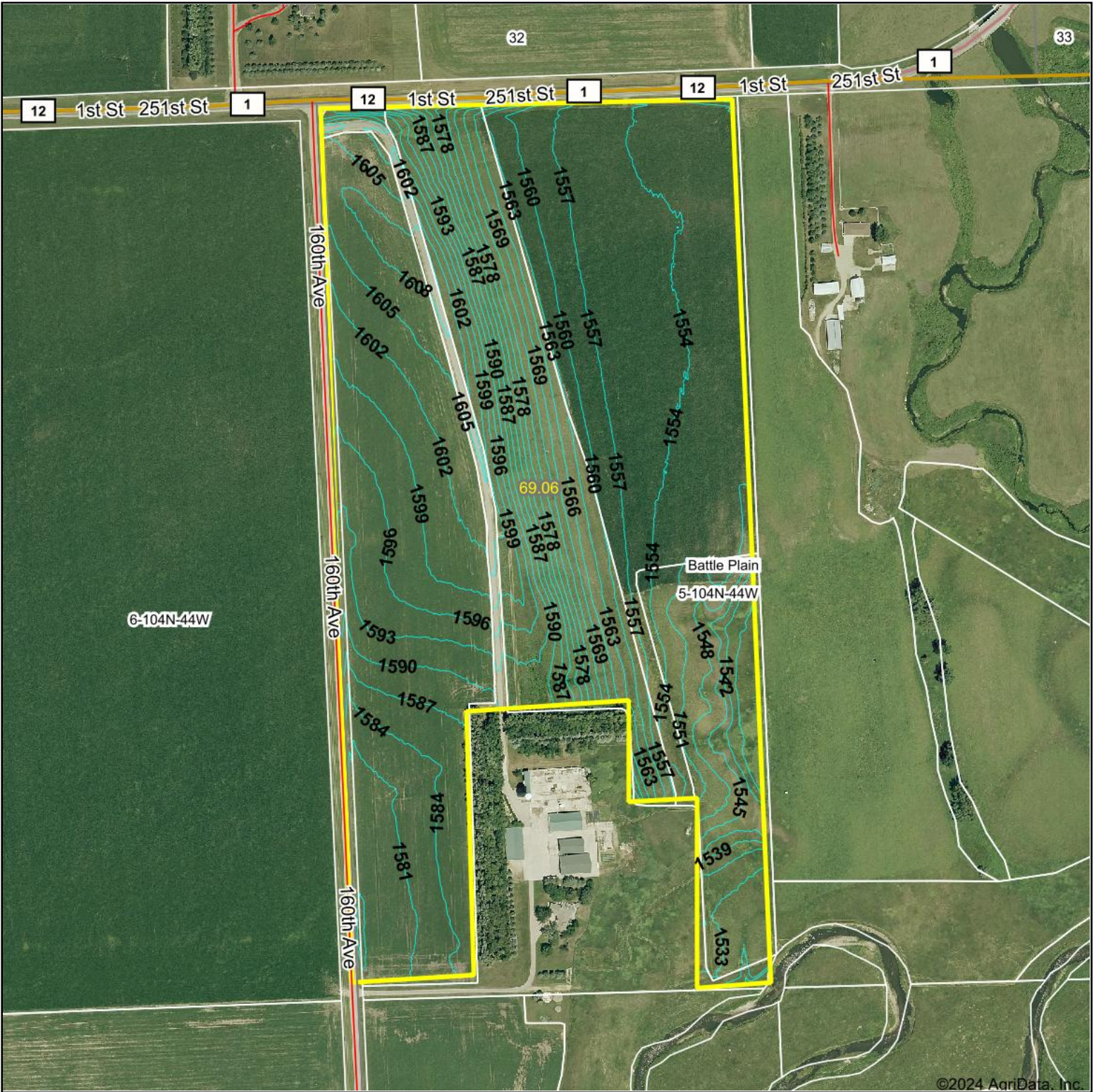
8/15/2024

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# Topography Contours



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

Source: USGS 1 meter dem

Interval(ft): 3.0

Min: 1,525.5

Max: 1,609.4

Range: 83.9

Average: 1,573.4

Standard Deviation: 21.33 ft

0ft 486ft 972ft



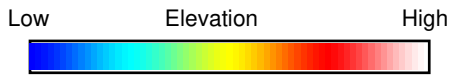
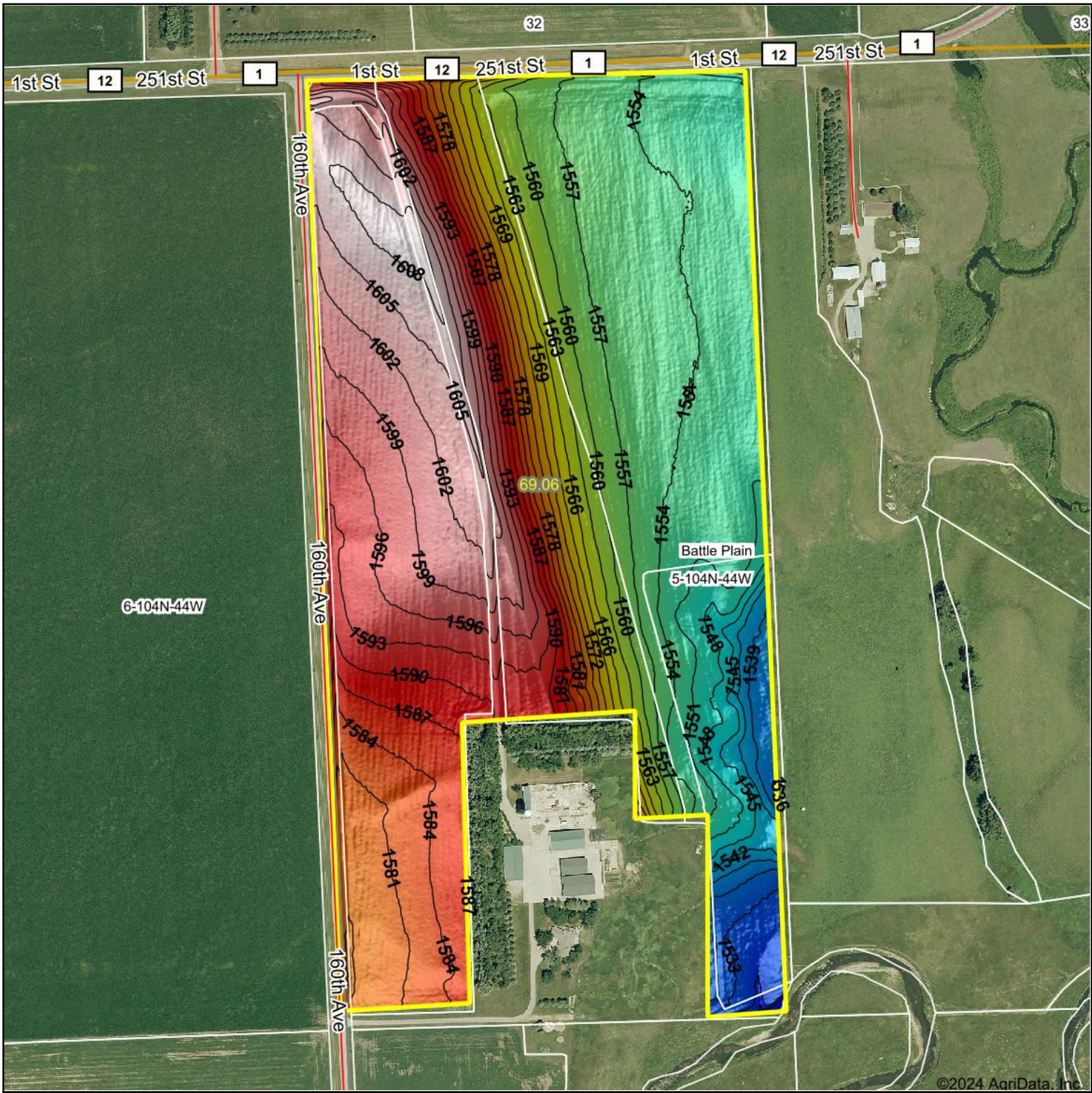
8/15/2024

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

Boundary Center: 43° 50' 41.29, -96° 9' 2.52

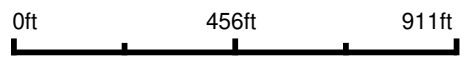


# Topography Hillshade



**NATIONAL LAND REALTY**  
 Maps Provided By:  
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 CUSTOMIZED ONLINE MAPPING  
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Source: USGS 1 meter dem  
 Interval(ft): 3  
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**5-104N-44W**  
**Rock County**  
**Minnesota**

Boundary Center: 43° 50' 41.29, -96° 9' 2.52

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



# 4 Year Crop History



Owner/Operator:   
 Address:   
 Address:   
 Phone:

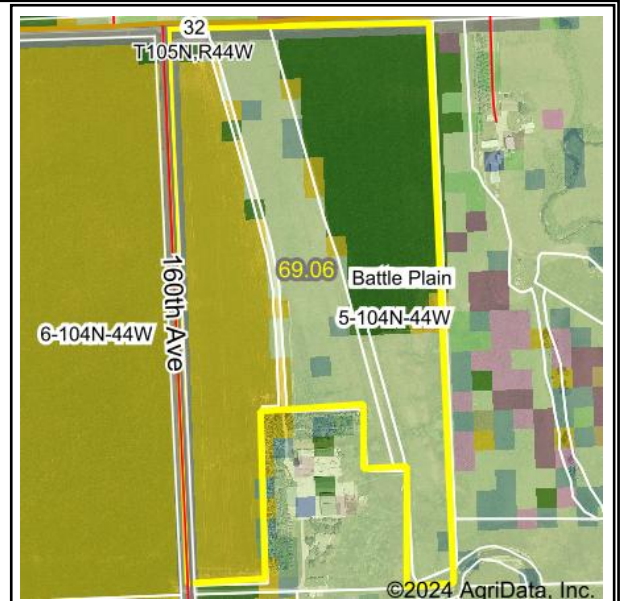
Date: 8/15/2024  
 Farm Name:   
 Field ID:   
 Acct. #:

Crop Year:

Crop Year:



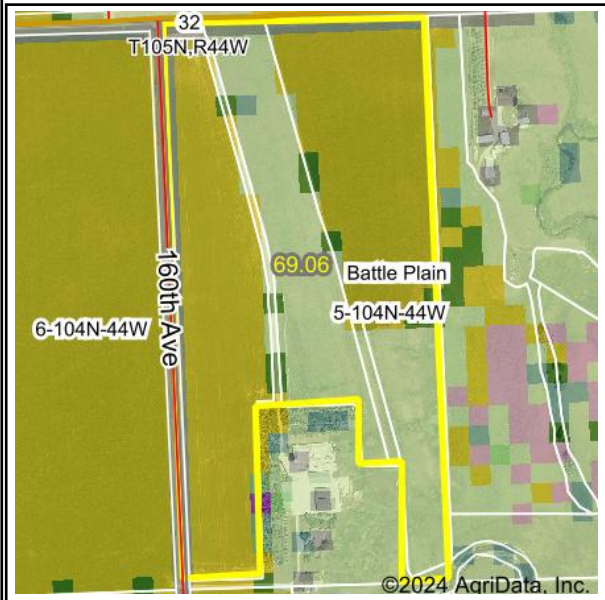
- Grassland/Pasture
- Corn
- Soybeans
- Herbaceous Wetlands



- Grassland/Pasture
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Crop Year:

Crop Year:



- Corn
- Grassland/Pasture
- Soybeans
- Herbaceous Wetlands



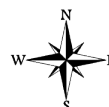
- Grassland/Pasture
- Corn
- Soybeans
- Herbaceous Wetlands

Boundary Center: 43° 50' 41.29, -96° 9' 2.52

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.



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