

**ADVANTAGE**  
*Land Co.*

PROUD  
AFFILIATES  
OF

**United  
Country**  
Real Estate

# 80+/- ACRES IN PIPESTONE CO. MN FOR SALE!

PRICED TO SELL

Majority Class II Soils All Pattern Tiled!

**SOLD**

\$7,043/Tillable  
Acre



**United  
Country**

**ADVANTAGE** *Land Co.*

Owner: H & H, LLC

605.692.2525 - Advantage**Land**Co.com



# 80+/- ACRES PIPESTONE Co, MN PATTERN TILED & CLEANED DITCH!



**For Sale!**  
**\$7,200 per acre!**

**Location:** From Pipestone MN: 7 miles north on Hwy 75, 2 miles east on 181 St, 1/2 mile north on 100 Ave, property is on the east side.

**Snap Shot:** Improved with Pattern Tile Throughout, Ditched, Easy Access, Lays Nearly Level with Eye Appeal, and 74 Cropland Acres!

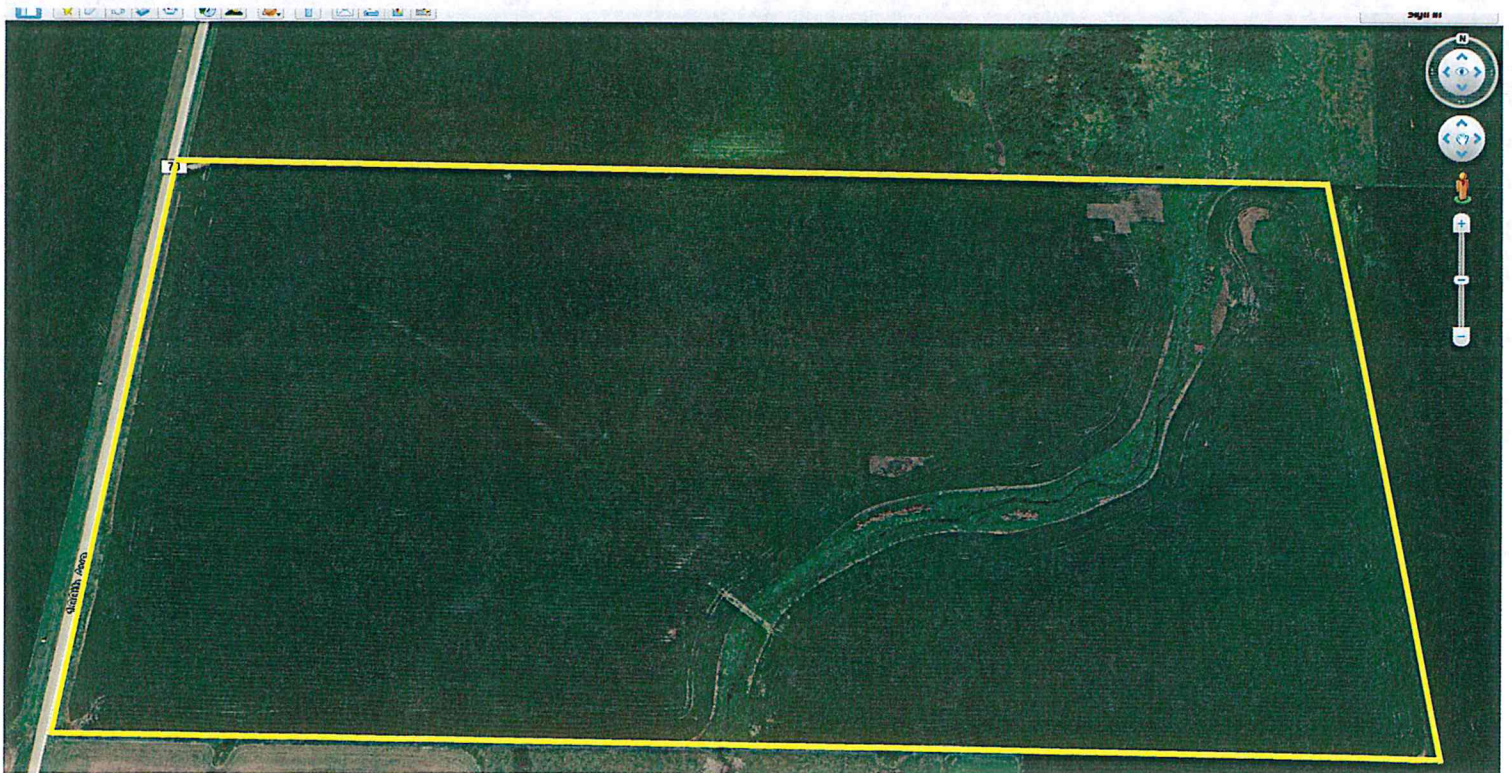
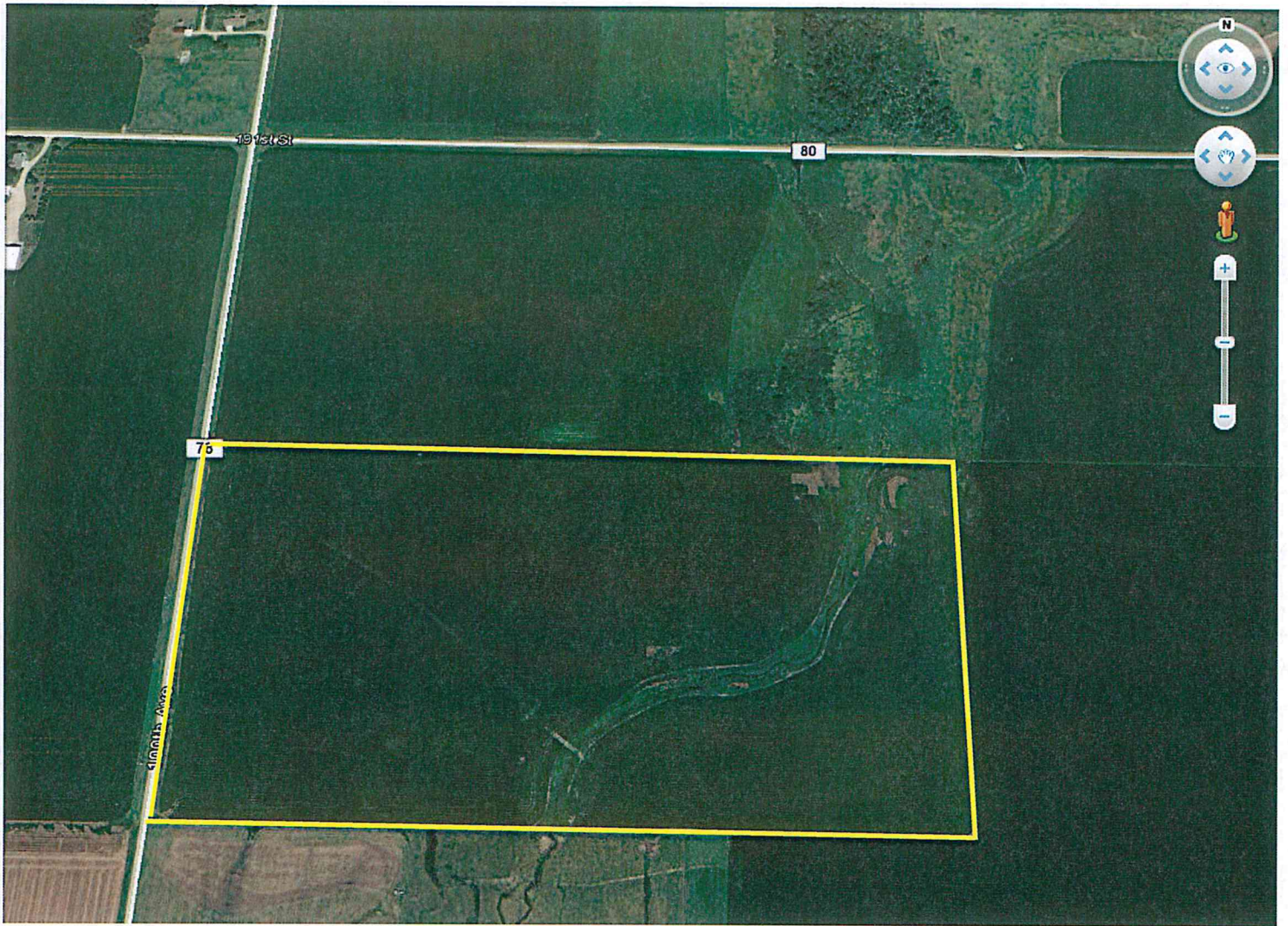
**Legal Description:** S1/2 NW1/4 Sec 33-108-45 Fountain Prairie Twp, Pipestone County, Mn.

**Total Taxes:** \$2,214

**Owners: H & H, LLC**

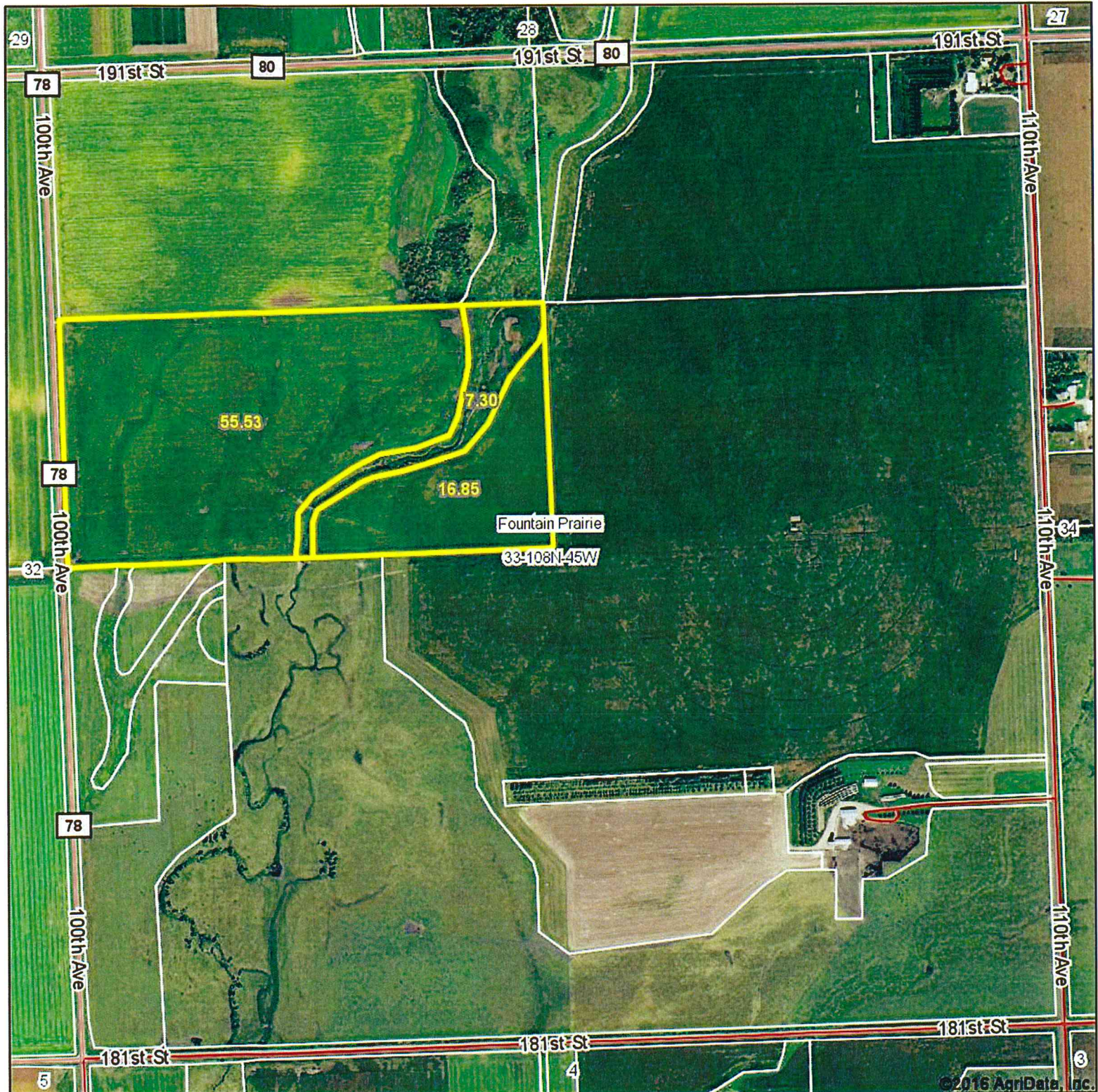


# Aerial Maps





# Aerial Map



United  
Country  
ADVANTAGE *Land* CO.

Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING

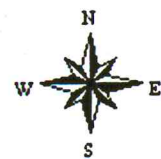
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map center: 44° 7' 2.97, 96° 15' 18.08

0ft 837ft 1673ft

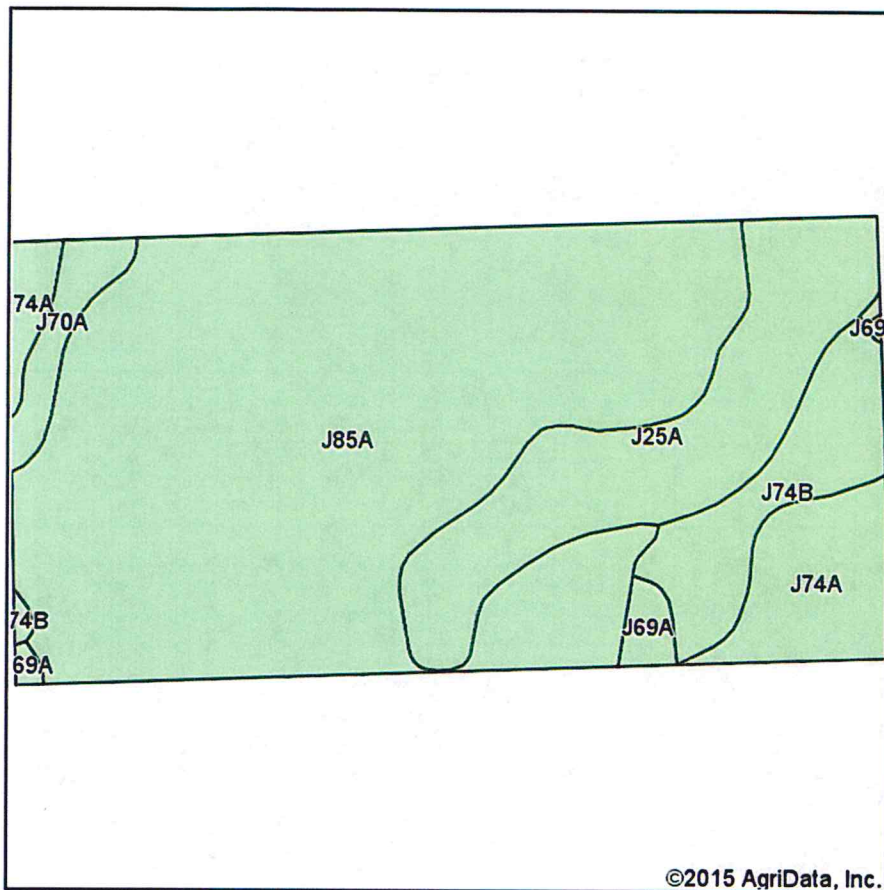
33-108N-45W  
Pipestone County  
Minnesota



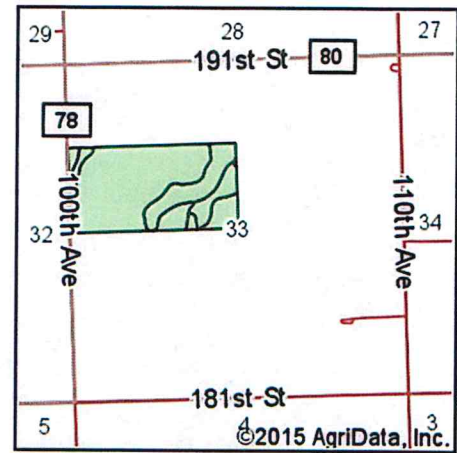
3/7/2016



# Tract 1 - Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Pipestone**  
 Location: **33-108N-45W**  
 Township: **Fountain Prairie**  
 Acres: **80.8**  
 Date: **11/23/2015**

**United Country**  
**ADVANTAGE Land CO.**

Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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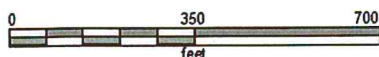
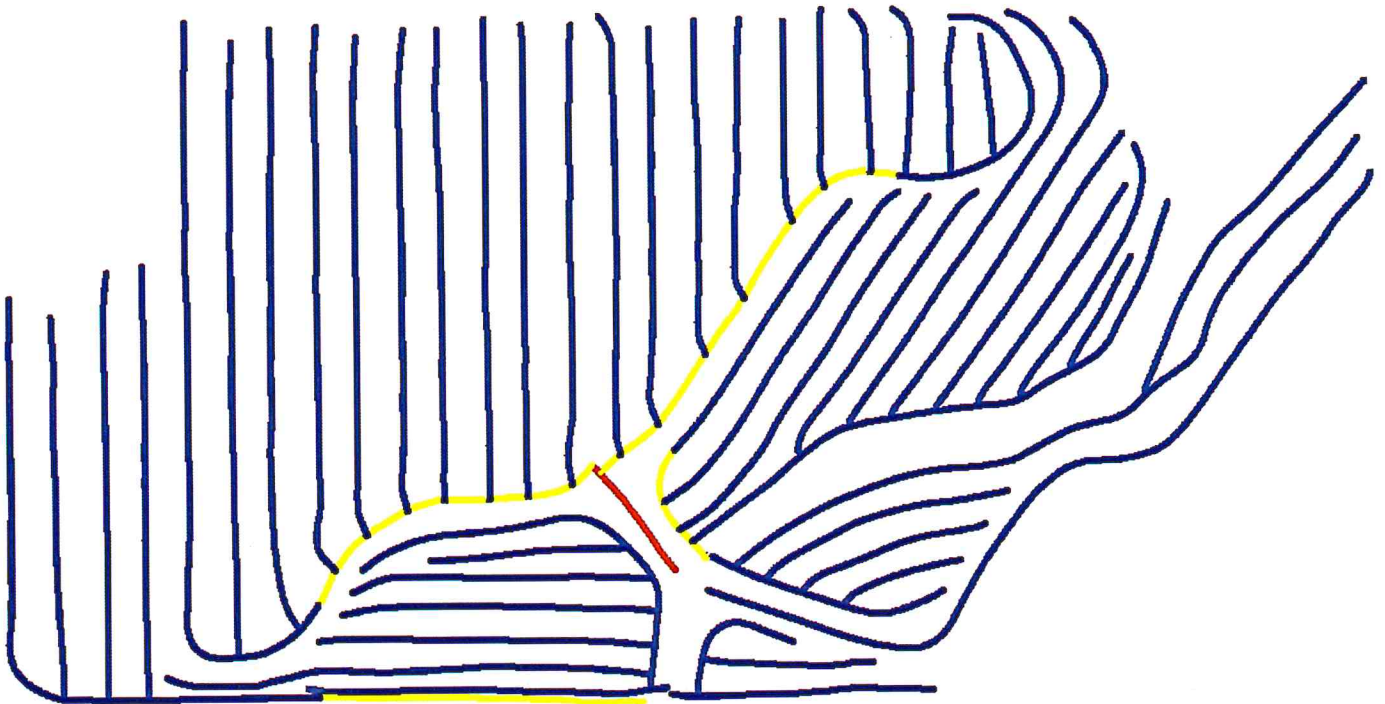
Area Symbol: MN117, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index	Corn	Soybeans
J85A	Trosky silty clay loam, 0 to 2 percent slopes	52.39	64.8%	IIw	83	144	46
J25A	Rauville silty clay loam, 0 to 1 percent slopes, frequently flooded	13.10	16.2%	VIw	20		
J74A	Estelline silty clay loam, 0 to 2 percent slopes	6.30	7.8%	IIIs	75	131	41
J74B	Estelline silty clay loam, 2 to 6 percent slopes	6.01	7.4%	IIe	70	122	39
J70A	Brandt silty clay loam, 0 to 2 percent slopes	1.94	2.4%	Is	80	139	44
J69A	Athelwold silty clay loam, 0 to 2 percent slopes	1.06	1.3%	Is	80	139	44
Weighted Average					71.1	117.8	37.6





# Overall Tile Map



5 Inch Tile	37,689 feet
6 Inch Tile	2,319 feet
8 Inch Tile	247 feet

**Client:** Hegerfeld, Jackson  
**Farm:** Fountain Prairie  
**Field:** Section 33 NW S80  
**Name:** May 2013  
**Date:** 5/14/2013

MINNESOTA

PIPESTONE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.


 United States Department of Agriculture  
 Farm Service Agency

## Abbreviated 156 Farm Record

FARM : 461

Prepared : Mar 2, 2016

Crop Year : 2016

Operator Name : NEILL BROS FARMS INC

Farms Associated with Operator : 27-117-461, 46-011-1098, 46-011-1699, 46-011-4300, 46-011-7807, 46-011-8082, 46-011-8083, 46-011-8801

CRP Contract Number(s) : None

## Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
79.68	73.83	73.83	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity	
0.00	0.00	73.83	0.00	0.00	No	No	0.00	0.00	

## Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

## DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	59.70	0.00	0	106	
<b>TOTAL</b>	<b>59.70</b>	<b>0.00</b>			

## NOTES

Tract Number : 846

Description : T846 S2NW4 33 FTP

FAV/WR History : No

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : H &amp; H LLC

Other Producers : None

## Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
79.68	73.83	73.83	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Related Activity	
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## NOTES



# 80+/- ACRES PIPESTONE Co, MN PATTERN TILED & CLEANED DITCH!

## **BROKERS NOTE:**

Looking for a turn-key investment or additional quality acres to farm? With easy access on 100 Ave, this farm offers 73.83 cropland acres with over 40,050' of pattern tile. With a ditched waterway and a new 48" culvert 40' long to accommodate today's big machinery, the water is free to flow to the south making the tile effective as there are six outlets into the flowing waterway and two inlets on the northern property border.

## **Land Improvement Details:**

5" tile - 38,110'

6" tile - 1,668'

8" tile - 272'

2 inlets

6 outlets

48" Culvert 40' long

The farm is currently enrolled in ARC-CO with 59.70 base acres. The overall soil rating is .711 mainly comprised of Class II soils, Trosky silty clay, Rauville silty clay and Estelline silty clay loams with 0-6% slope. Majority of the soils are classified Class II wet, with the tile project taking "wet" out of the equation and improving the overall soil quality.

If you are looking for a farm that has been improved to its highest and best use possible, a farm that will produce quality crops in wet and dry years, take Advantage of this opportunity and put this farm to work for you as this farm minimizes your risk year after year! \*Soil information is provided by Surety Agridata. Cropland & base acres are FSA information.

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**TERMS:** This is a cash sale. Property Sold As Is. Not Responsible for accidents.







It Takes A Family To Serve One

# **United Country\*** **ADVANTAGE *Land* CO.**

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