

**ADVANTAGE**  
*Land Co.*

Proud  
Affiliates of

**United  
Country**  
Real Estate

# PIPESTONE COUNTY, MN 156.85 ACRES FOR SALE

Only \$5,150/Acre

## QUALITY CROP LAND NEAR SD!

**SOLD**

**\$4,858 / Acre!**



**United  
Country**

**ADVANTAGE** *Land Co.*

**Willow Creek Land Company, LLC - Owner**

605.692.2525

Advantage**Land**Co.com

# 156.85+/- ACRES OF PIPESTONE CO. HIGH CALIBER CROPLAND



**Priced to Sell! Only \$5,150/Acre!**

**Location:** From Ward, S.D.: 1.5 miles east on Hwy 10, property is on the south side of the road beginning at the corner of Hwy 10 and 20th Ave.

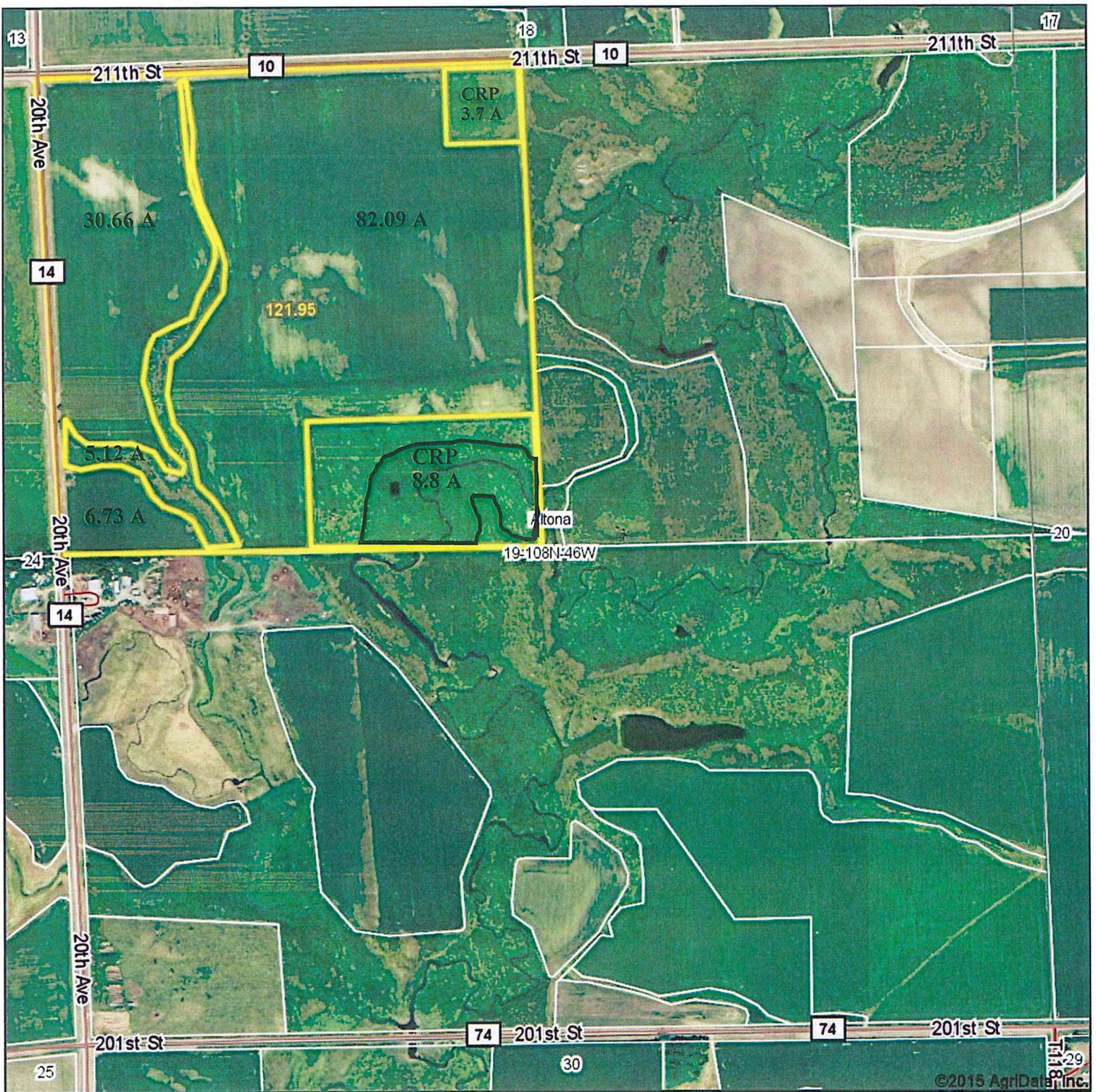
**Snap Shot:** High Caliber Soils, CRP Income, Excellent Access and Free & Clear to Farm or Rent in 2015!

**Legal Description:** NW1/4 Section 19-108N-46W Altona Twp, Pipestone Co. MN.

**Taxes:** \$3,118 (proposed 2015 taxes)

**Owners:** Willow Creek Land Company, LLC

## Aerial Map



**United  
Country<sup>®</sup>**  
**ADVANTAGE *Land* CO.**

Maps Provided By:

 **surety**<sup>®</sup>  
CUSTOMIZED ONLINE MAPPING

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**19-108N-46W**  
**Pipestone County**  
**Minnesota**

map center: 44° 8' 49.75, 96° 25' 5.36

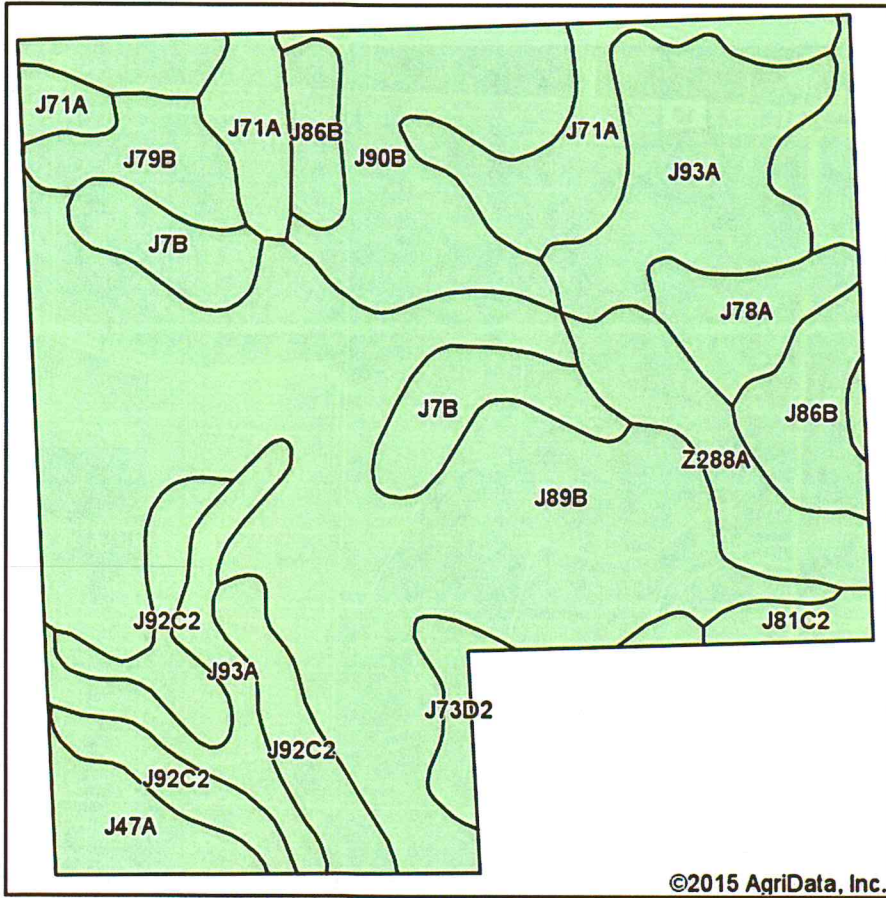
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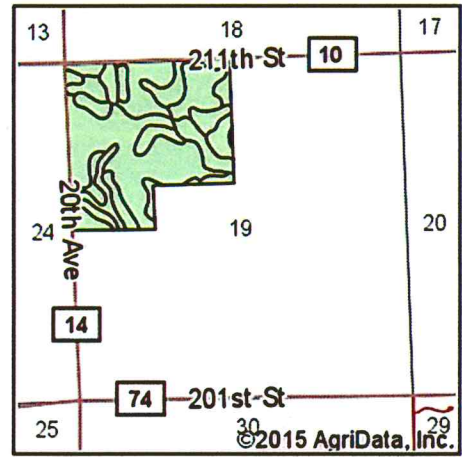
2/17/2015

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

# Tillable Soil Map



Soils data provided by USDA and NRCS.

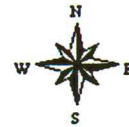


State: **Minnesota**  
 County: **Pipestone**  
 Location: **19-108N-46W**  
 Township: **Altona**  
 Acres: **131.66**  
 Date: **2/27/2015**

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

Maps Provided By:

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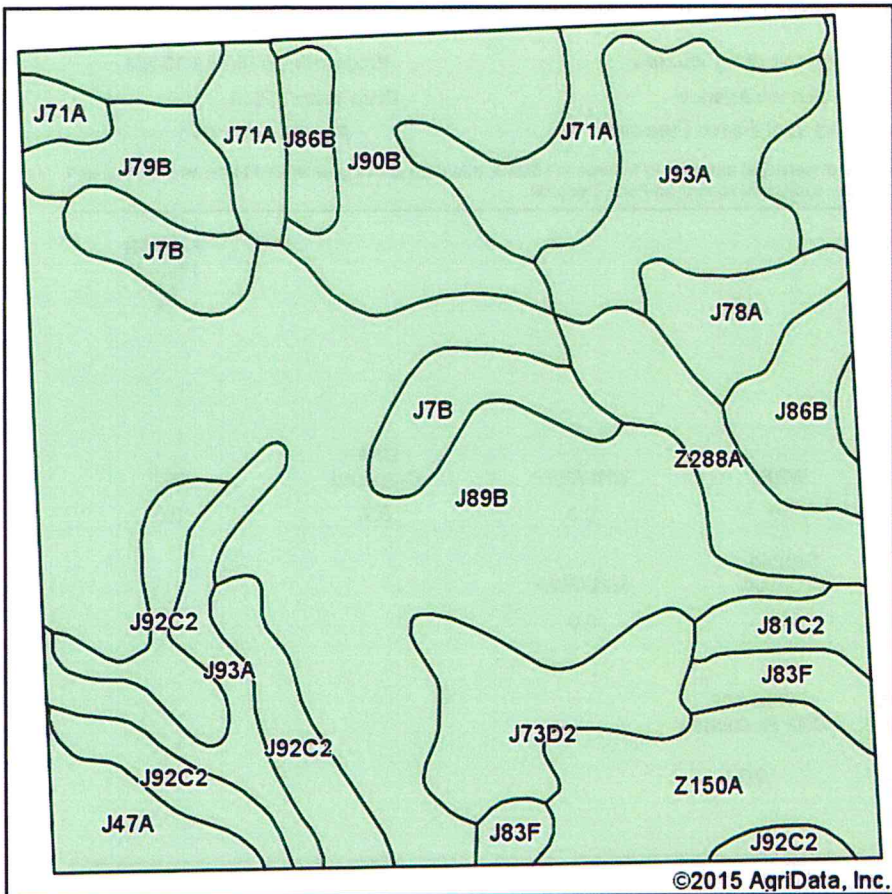
Area Symbol: MN117, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
J89B	Lanona-Swenoda complex, 2 to 6 percent slopes	46.80	35.5%	Ile	89	155	49
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	15.31	11.6%	Ilw	92	160	51
J90B	Kranzburg-Brookings complex, 1 to 4 percent slopes	13.55	10.3%	Ile	95	165	52
J71A	Brookings silty clay loam, 1 to 3 percent slopes	10.21	7.8%	I	98	171	54
J92C2	Buse-Vienna complex, 6 to 12 percent slopes, moderately eroded	9.46	7.2%	Ille	76	132	42
J86B	Vienna silty clay loam, 3 to 6 percent slopes	8.42	6.4%	Ile	90	157	50
J7B	Sverdrup sandy loam, 2 to 6 percent slopes	6.78	5.1%	Ille	49	85	27
Z288A	Trosky silty clay loam, coteau, 0 to 2 percent slopes	6.05	4.6%	IVw	83	144	46
J78A	Lismore silty clay loam, 1 to 3 percent slopes	3.77	2.9%	I	98	171	54
J79B	Vienna-Brookings complex, 1 to 4 percent slopes	3.75	2.8%	Ile	94	164	52
J47A	Swenoda sandy loam, 1 to 3 percent slopes	3.57	2.7%	Ilis	95	165	52
J73D2	Buse clay loam, 12 to 18 percent slopes, moderately eroded	2.21	1.7%	IVe	63	110	35
J81C2	Renshaw-Barnes complex, 6 to 12 percent slopes, moderately eroded	1.49	1.1%	IVe	54	94	30
J73E	Buse clay loam, 18 to 25 percent slopes	0.29	0.2%	Vle	29		
Weighted Average					87.1	151.4	48

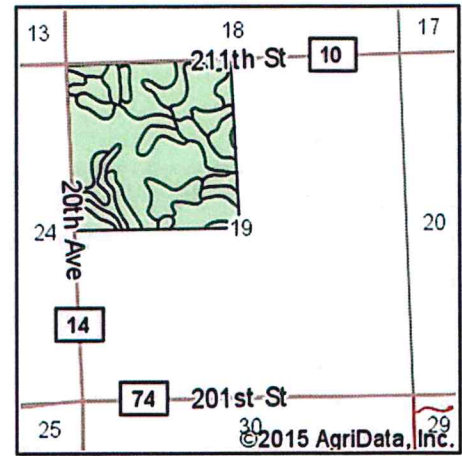
Area Symbol: MN117, Soil Area Version: 13

Soils data provided by USDA and NRCS.

# Overall Soil Map



Soils data provided by USDA and NRCS.



State: Minnesota  
 County: Pipestone  
 Location: 19-108N-46W  
 Township: Altona  
 Acres: 151.54  
 Date: 2/17/2015

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## Area Symbol: MN117, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	Corn	Soybeans
J89B	Lanona-Swenoda complex, 2 to 6 percent slopes	46.87	30.9%	Ile	89	155	49
J93A	Hidewood-Badger complex, 0 to 2 percent slopes	15.29	10.1%	IIw	92	160	51
J90B	Kranzburg-Brookings complex, 1 to 4 percent slopes	13.55	8.9%	Ile	95	165	52
J71A	Brookings silty clay loam, 1 to 3 percent slopes	10.34	6.8%	I	98	171	54
J92C2	Buse-Vienna complex, 6 to 12 percent slopes, moderately eroded	10.28	6.8%	IIIle	76	132	42
Z150A	Rauville silty clay loam, coteau, 0 to 1 percent slopes, frequently flooded	9.35	6.2%	Vw	23		
J86B	Vienna silty clay loam, 3 to 6 percent slopes	8.42	5.6%	Ile	90	157	50
J73D2	Buse clay loam, 12 to 18 percent slopes, moderately eroded	7.53	5.0%	IVe	63	110	35
J7B	Sverdrup sandy loam, 2 to 6 percent slopes	6.78	4.5%	IIIle	49	85	27
Z288A	Trosky silty clay loam, coteau, 0 to 2 percent slopes	6.12	4.0%	IVw	83	144	46
J78A	Lismore silty clay loam, 1 to 3 percent slopes	3.77	2.5%	I	98	171	54
J79B	Vienna-Brookings complex, 1 to 4 percent slopes	3.72	2.5%	Ile	94	164	52
J47A	Swenoda sandy loam, 1 to 3 percent slopes	3.59	2.4%	IIIs	95	165	52
J83F	Sandberg-Buse-Everts complex, 12 to 40 percent slopes	3.37	2.2%	VIIle	23		
J81C2	Renshaw-Barnes complex, 6 to 12 percent slopes, moderately eroded	2.21	1.5%	IVe	54	94	30
J73E	Buse clay loam, 18 to 25 percent slopes	0.35	0.2%	VIle	29		
Weighted Average					80.6	136.8	43.4

Area Symbol: MN117, Soil Area Version: 13

Soils data provided by USDA and NRCS.

South Dakota

Moody

Report ID: FSA-156EZ

U.S. Department of Agriculture

Farm Service Agency

## Abbreviated 156 Farm Record

FARM: 6056

Prepared: 2/18/15 9:13 AM

Crop Year: 2015

Page: 2 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Tract Number: 13237 Description: B2 1B Crop in NW4 19 Alt

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

WL Violations: None

FAV/WR  
History  
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
74.44	74.44	74.44	0.0	0.0	3.7	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	70.74	0.0	0.0		

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
CORN	70.5	65	65	0.0
Total Base Acres:	70.5			

FARM: 5503

Tract Number: 13242 Description: B2 1B CRP in NW4 19 ALT

BIA Range Unit Number:

HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

FAV/WR  
History  
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
53.86	48.74	48.74	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	48.74	0.0	0.0		

Owners: WILLOW CREEK LAND CO LLC

Other Producers:

Tract Number: 13243 Description: B2 1B PAS SE4NW4 19 ALT

BIA Range Unit Number:

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

Wetland Status: Tract contains a wetland or farmed wetland

WL Violations: None

FAV/WR  
History  
N

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
18.25	0.0	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP		
0.0	0.0	0.0	0.0	8.8		

Owners: WILLOW CREEK LAND CO LLC

Other Producers: None

# 156.85+/- ACRES OF PIPESTONE CO. HIGH CALIBER CROPLAND

## **BROKERS NOTE: Attention Farmers and Investors!**

This is your opportunity to own 156.85 acres of high caliber farmland located in a productive agricultural area with easy access from Hwy 10 and 20th Ave, just 1.5 miles east of Ward, S.D. This land is gently rolling with 119.48 cropland acres with the balance mainly comprised of CRP and a grass water way. This farm has a strong tillable soil rating of .865 according to Surety Agridata, mostly made up of Lanona-Swenoda and Hidewood-Badger complex, with an overall soil rating of .806. The annual CRP income is \$1,088 on 12.5 acres between two contracts. The 8.8 acre CRP contract has an annual income of \$741, expiring 9/30/2015 with the 3.7 acre CRP contract's annual income of \$347 expiring 9/30/2018. The 8.8 acres of CRP expiring this year has the potential to be used as pasture in 2016 as it has a dugout and a creek flowing through it, located in the southeast corner of this property. This farm also offers recreational attributes with the grass draws and CRP. If you have been searching for a high quality row crop investment or to add to your current operation. Call today for an informational land brochure!

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





South Dakota & Minnesota Land Brokers

**United  
Country<sup>®</sup>**  
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