

LINCOLN COUNTY, MN

LAND FOR SALE

151.5+/- ACRES | CROP & RECREATIONAL LAND



put your bid in today!



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Country
ADVANTAGE *Land* CO.

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YOUR DIRT®

605.692.2525
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snap shot

List Price: \$4,435/Acre

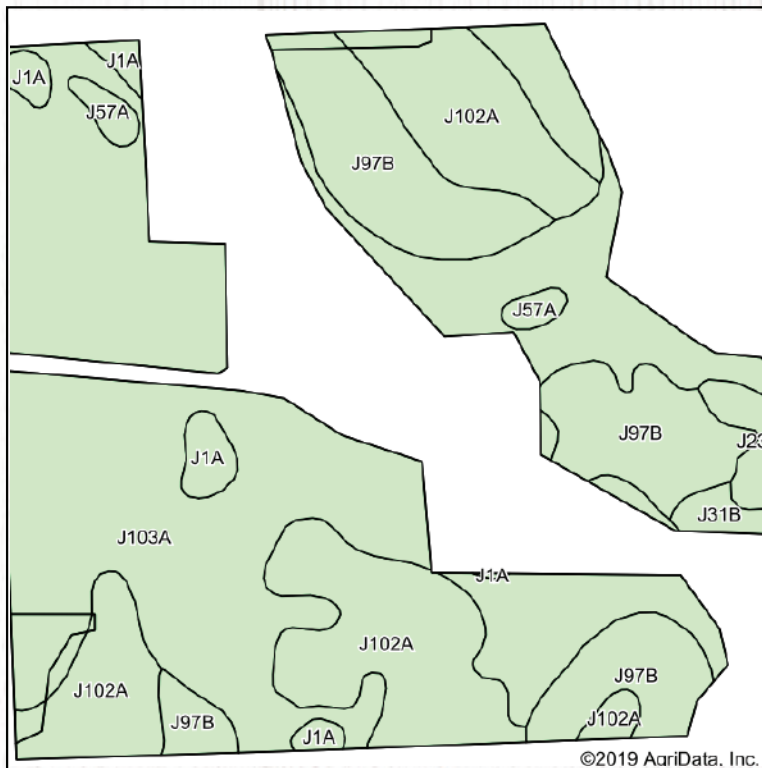
Total Acres: 151.5 +/- | **Total Taxes:** \$3,114

Legal: NW ¼ except 17.9 acres in the NE4NW4 Section 18–T110N-R45W Diamond Lake Twp, Lincoln Co, MN

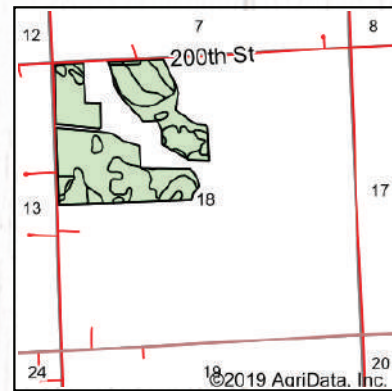
Directions: From Ivanhoe: 1/2 mile West on Hwy 19 Blvd, South on Hwy 75 for 8.4 miles, West on 200th St. for 1.5 miles, land starts on the South side of the road.

From Lake Benton: 4.5 miles North on Hwy 75, West on Co Rd. 13 for 2 miles, North on 170th Ave for ½ mile, land starts on the East side of the road.

soil map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Lincoln**
 Location: **18-110N-45W**
 Township: **Diamond Lake**
 Acres: **113.07**
 Date: **2/27/2019**

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN081, Soil Area Version: 17

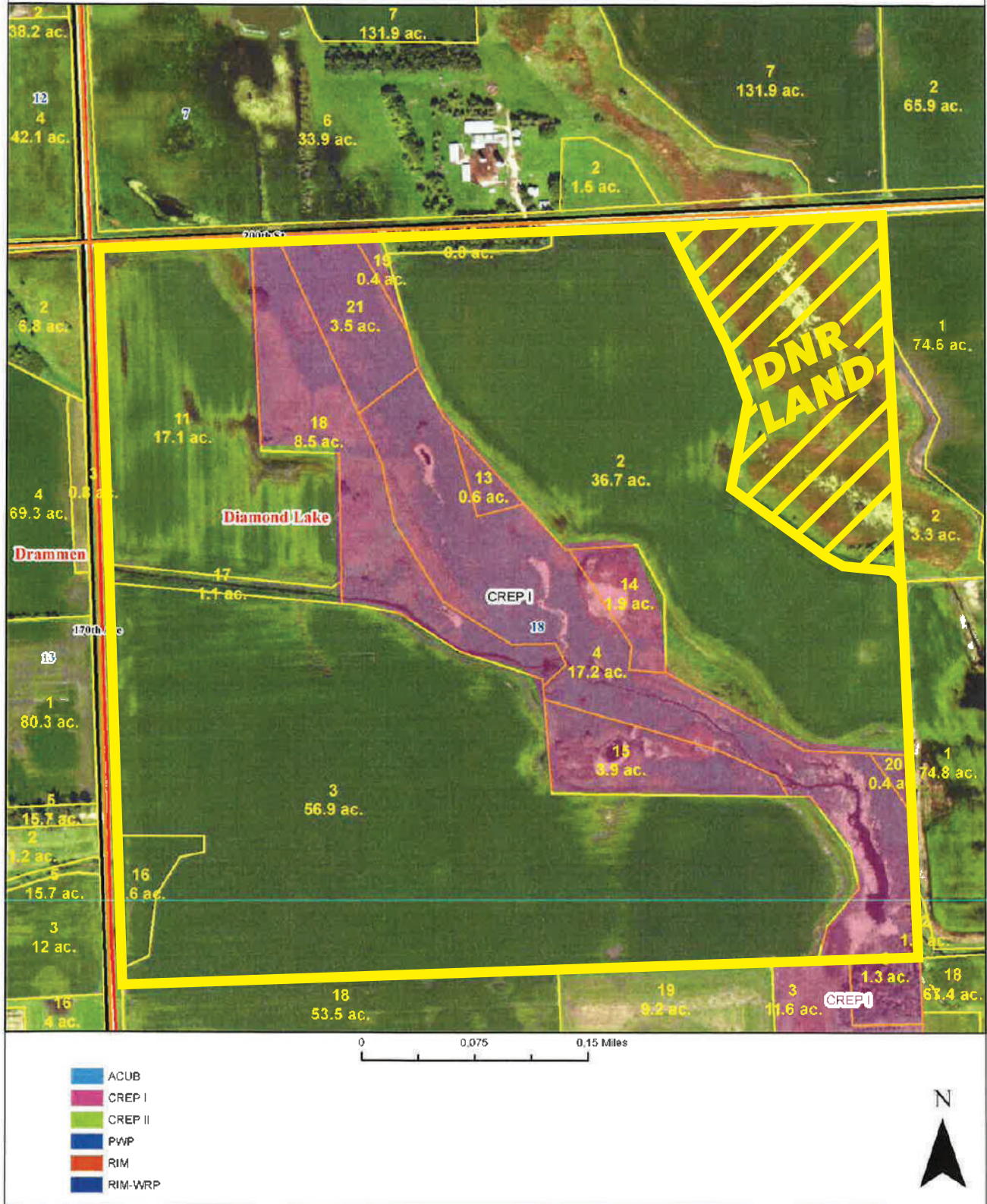
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
J103A	Winger silty clay loam, 0 to 2 percent slopes	60.69	53.7%	IIw	90
J102A	Oak Lake silty clay loam, 1 to 3 percent slopes	23.49	20.8%	Ie	99
J97B	Singsaas-Oak Lake complex, 1 to 6 percent slopes	22.30	19.7%	Ile	97
J1A	Parnell silty clay loam, depressional, 0 to 1 percent slopes	2.62	2.3%	IIIw	86
J232B	Barnes-Buse-Arvilla complex, 2 to 6 percent slopes	1.62	1.4%	Ile	74
J57A	Balaton loam, 1 to 3 percent slopes	1.30	1.1%	IIs	96
J31B	Arvilla-Sandberg complex, 2 to 6 percent slopes	1.05	0.9%	IVs	39
Weighted Average					92.5

aerial map

Customer(s):
Approximate Acres:

Date: 2/6/2019
Assisted By: Jacob Harrison
District: Lincoln SWCD

Lincoln County, Minnesota

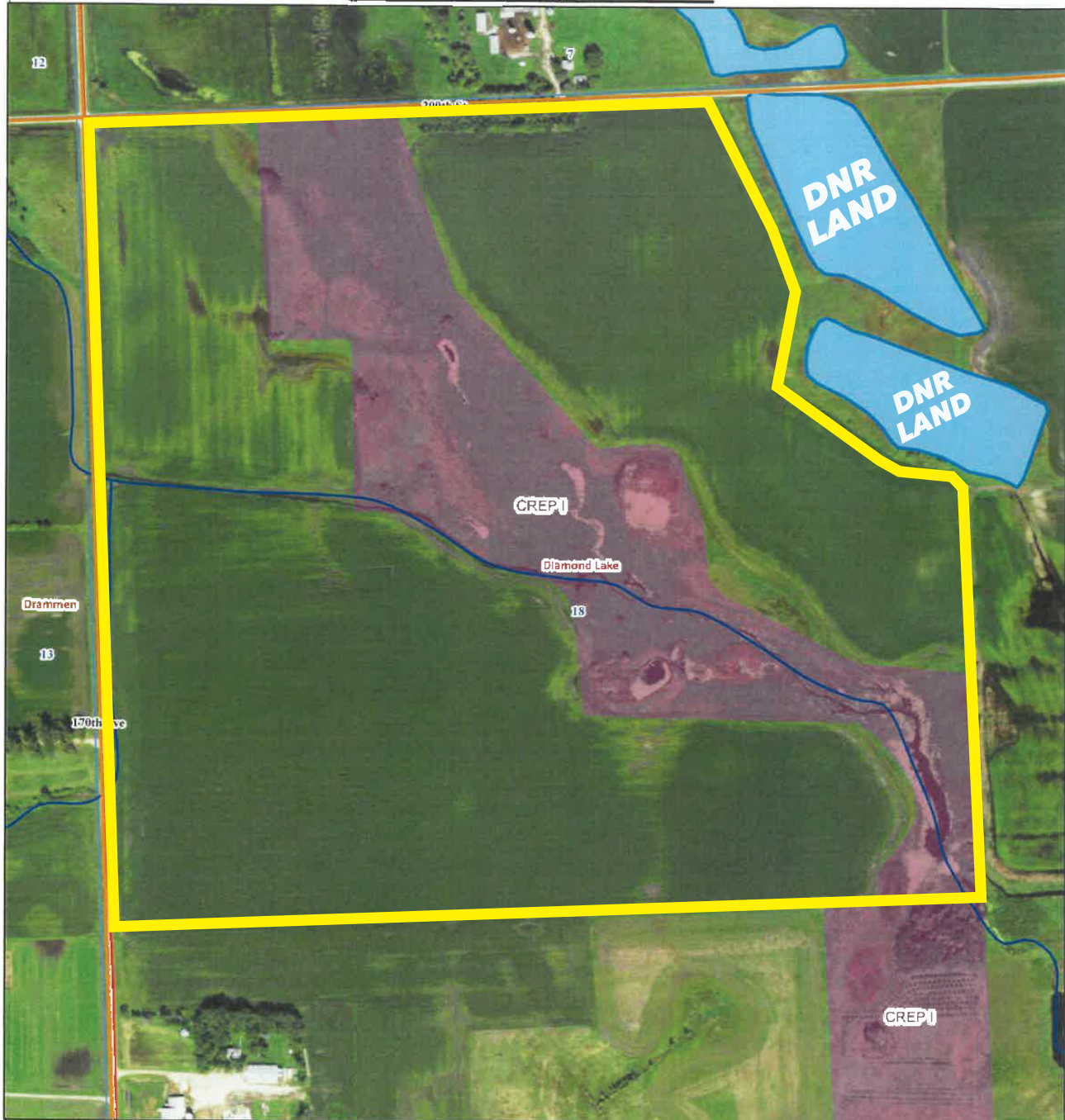


CREP map

Customer(s):
Approximate Acres:

Lincoln County, Minnesota

Date: 2/22/2019
Assisted By: Jacob Harrison
District: Lincoln SWCD



- 50-ft Buffer
- Needs field review
- 50-ft Buffer
- 16.5-ft Buffer
- Needs field review
- Potential trout stream delisting and buffer map removal

- ACUB
- CREP I
- CREP II
- PWP
- RIM
- RIM-WRP

broker notes

Conveniently located off 170th Ave and 200th St., just minutes from Lake Benton and Ivanhoe, this high producing crop land also provides recreational opportunities, making it ideal for farmers, investors, and outdoor enthusiasts. This land offers 112.28 quality crop land acres, predominately made up of Class I & II Silty Clay Loam soils with a respectable Productivity Index of 92.5%. According to FSA information, this farm is enrolled in ARC-CO for wheat, corn, and soybeans with 96.9 base acres and a 58.1 acre corn base with a 131bu plc yield, and a 38.8 acre soybean base and a 38bu plc yield. The topography is gently rolling with Norwegian Creek running through for a convenient tile outlet as there is tile installed throughout the property. There is a 1+/- acre tree strip situated on the north side of the quarter and has the potential to be re-established for a building site; furthermore, this property currently offers 3 building eligibilities. The balance of this land is made up of ditches, roads and RIM/CREP recreational land. Located 5 minutes between both Lake Shaokatan and Lake Benton, as well as other DNR land, the recreational opportunities are abounding. In addition, the CREP / Reinvest in Minnesota (RIM) Easement covers 33.5+/- acres in the center of the property providing abundant nesting habitat and water resources, a haven for wildlife. With the CREP acres and Norwegian Creek running through the property, it is a natural corridor for upland birds and whitetail deer. The high producing soils and recreational opportunities that this property boasts, combined with the convenient access, make this property a rare find. Don't miss out on this unique opportunity and take Advantage today!

Owners: Steven Citterman

terms

This is a cash sale. All property is sold as is. Not responsible for accidents. Seller may elect to conduct a 1031 like kind exchange. Seller would entertain a sale lease back. If you would like to install more tile, as a CWD is completed, it is recommended to contact the NRCS office. See RIM easement for further details. Rural water is near and could be hooked up for an estimated \$16,500, for more details call Lincoln Pipestone Rural Water at 507.368.4248. Electricity is also near and could be hooked up for an estimated \$1,500, for more details call Lyon Lincoln Electric in Tyler at 507.247.5505. The new MN buffer law calls for a 50' grass buffer along both sides of any blue line ditch, see the attached map for blue line ditch details. In accordance with the new law, the owner intends to plant the grass this spring.

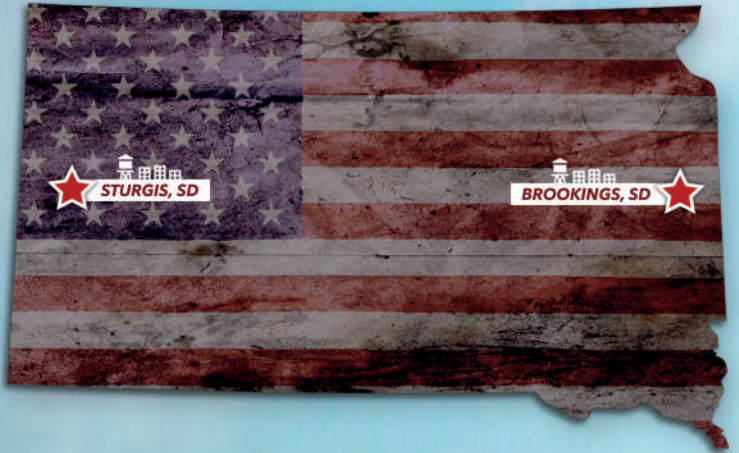
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