

160.68 +/- Acres of Ag Land FOR SALE

Marble Twp., Lincoln Co., MN

FOR SALE FOR \$7,500 PER ACRE

Description: NE 1/4 of Sec. 27, T-113-N, R-45-W, Marble Twp., Lincoln Co., MN



Realtors Note: Tillable Acres, Good Location, Strong Soils! This farm presents an excellent opportunity for a predominantly tillable, row crop farm that has a good location only ½ mile off of a tar road. This farm consists of 145.41 cropland acres with a very strong soil productivity index rating of 87.3, and the potential for additional tillable acres. This is a high producing and high yielding farm, and it is believed that the farm has standard drain tile installed. Farm is free to farm for the 2025 crop year. If you are looking for a predominantly tillable, high producing farm then don't miss this opportunity to add a good farm to your farming or investment portfolio.

Visit www.burlagepeterson.com or contact the Realtors at 605-692-7102 for more details.

LISTING FIRM:

Burlage Peterson Auctioneers & Realtors, LLC
Land Brokers – Auctioneers – Realtors – Farm Managers
605-692-7102 or Office@burlagepeterson.com
www.burlagepeterson.com

BURLAGE
PETERSON
Auctioneers & Realtors, LLC.

Aerial Map



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Auctioneers & Realtors, LLC

Maps Provided By:

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Boundary Center: 44° 34' 7.58, -96° 15' 38.93

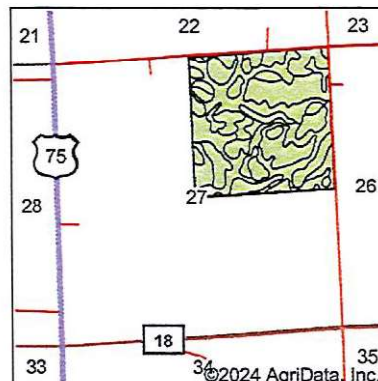
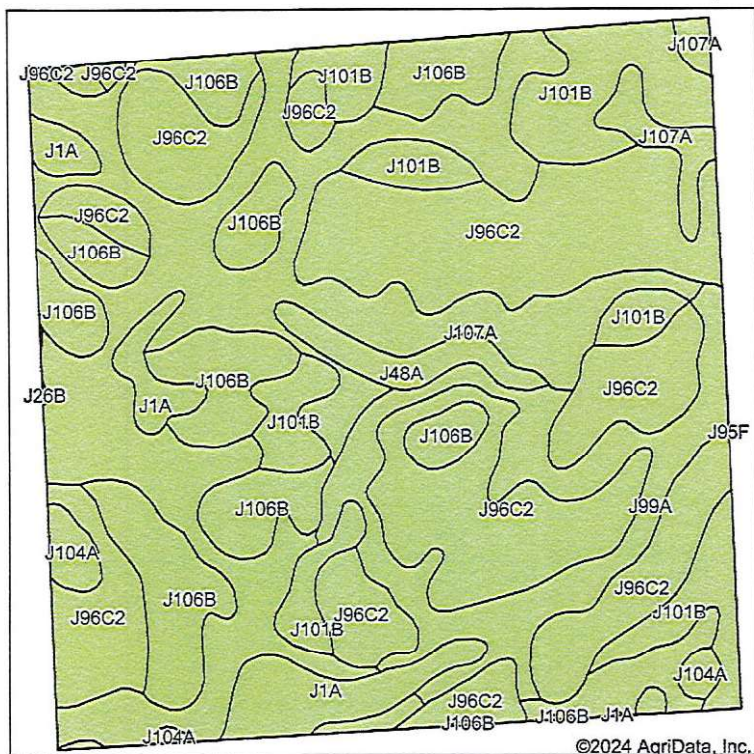
0ft 857ft 1715ft

27-113N-45W
 Lincoln County
 Minnesota



7/17/2024

Soils Map



State: **Minnesota**
 County: **Lincoln**
 Location: **27-113N-45W**
 Township: **Marble**
 Acres: **160**
 Date: **7/10/2024**

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Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: MN081, Soil Area Version: 22						
Code	Soil Description	Acres	Percent of field	Non-Irr Class	Productivity Index	*n NCCPI Overall
J96C2	Barnes-Buse complex, 6 to 12 percent slopes, moderately eroded	51.91	32.3%	Ve	80	59
J107A	Lakepark-Roliss-Parnell, depressional, complex, 0 to 3 percent slopes	42.18	26.4%	IIw	93	71
J106B	Barnes, occasional saturation-Buse-Svea complex, 1 to 6 percent slopes	22.02	13.8%	Ile	88	66
J101B	Hokans-Svea complex, 1 to 4 percent slopes	17.88	11.2%	Ile	98	68
J99A	Lakepark clay loam, 0 to 3 percent slopes, overwash	13.68	8.6%	IIw	98	71
J1A	Parnell silty clay loam, depressional, 0 to 1 percent slopes	7.07	4.4%	IIIw	86	62
J48A	Southam silty clay loam, 0 to 1 percent slopes	2.72	1.7%	VIIIw	5	15
J104A	Svea loam, 1 to 3 percent slopes	1.89	1.2%	Ie	99	70
J26B	Darnen loam, 2 to 6 percent slopes	0.42	0.3%	Ile	99	72
J232B	Barnes, occasional saturation-Buse-Arvilla complex, 2 to 6 percent slopes	0.23	0.1%	IIIe	74	58
Weighted Average				3.11	87.3	*n 64.7

*n: The aggregation method is "Weighted Average using all components"

Soils data provided by USDA and NRCS.

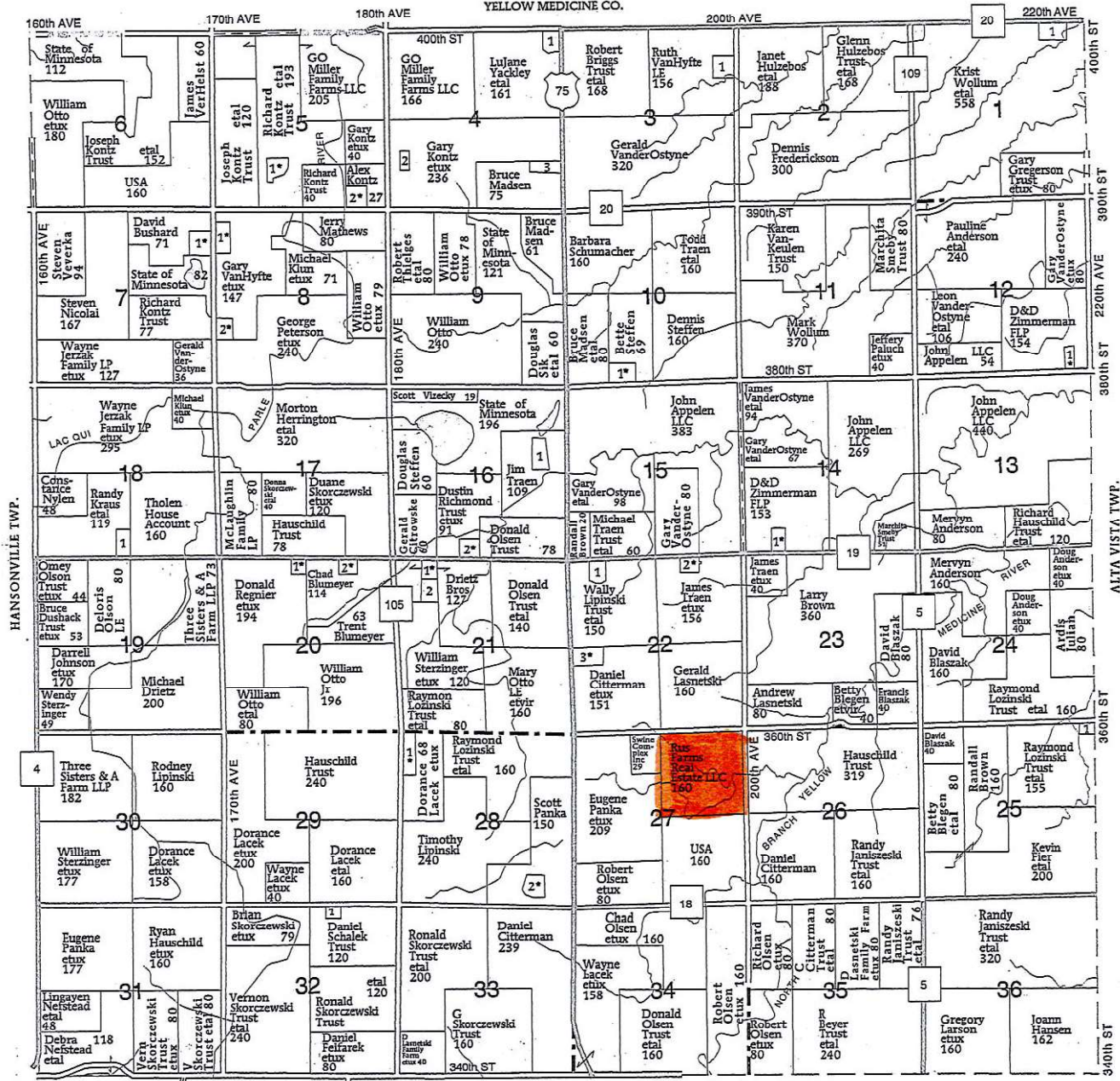
T-113-N

MARBLE PLAT

(Landowners)

R-45-W

YELLOW MEDICINE CO.



MARBLE TOWNSHIP

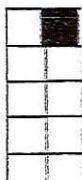
SECTION 1	10
SECTION 3	12
SECTION 4	7, 5, 5

SECTION 5	9, 12
SECTION 7	10
SECTION 8	11, 10
SECTION 10	11

SECTION 12	6
SECTION 14	8
SECTION 16	11, 9
SECTION 18	9

SECTION 20	6, 8
SECTION 21	6, 7
SECTION 22	10, 6, 9

SECTION 25	5
SECTION 28	12, 10
SECTION 32	6



MINNESOTA

LINCOLN

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5015

Prepared : 7/18/24 8:55 AM CST

Crop Year : 2024

Operator Name : ██████████
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
155.72	145.41	145.41	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	145.41	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	55.15	0.00	130	
Soybeans	55.15	0.00	36	
TOTAL	110.30	0.00		

NOTES

Empty box for notes

Tract Number : 4009
Description : NE27 MARBLE
FSA Physical Location : MINNESOTA/LINCOLN
ANSI Physical Location : MINNESOTA/LINCOLN
BIA Unit Range Number :
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : None
Owners : RUS FARMS REAL ESTATE LLC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
155.72	145.41	145.41	0.00	0.00	0.00	0.00	0.0



United States
Department of
Agriculture

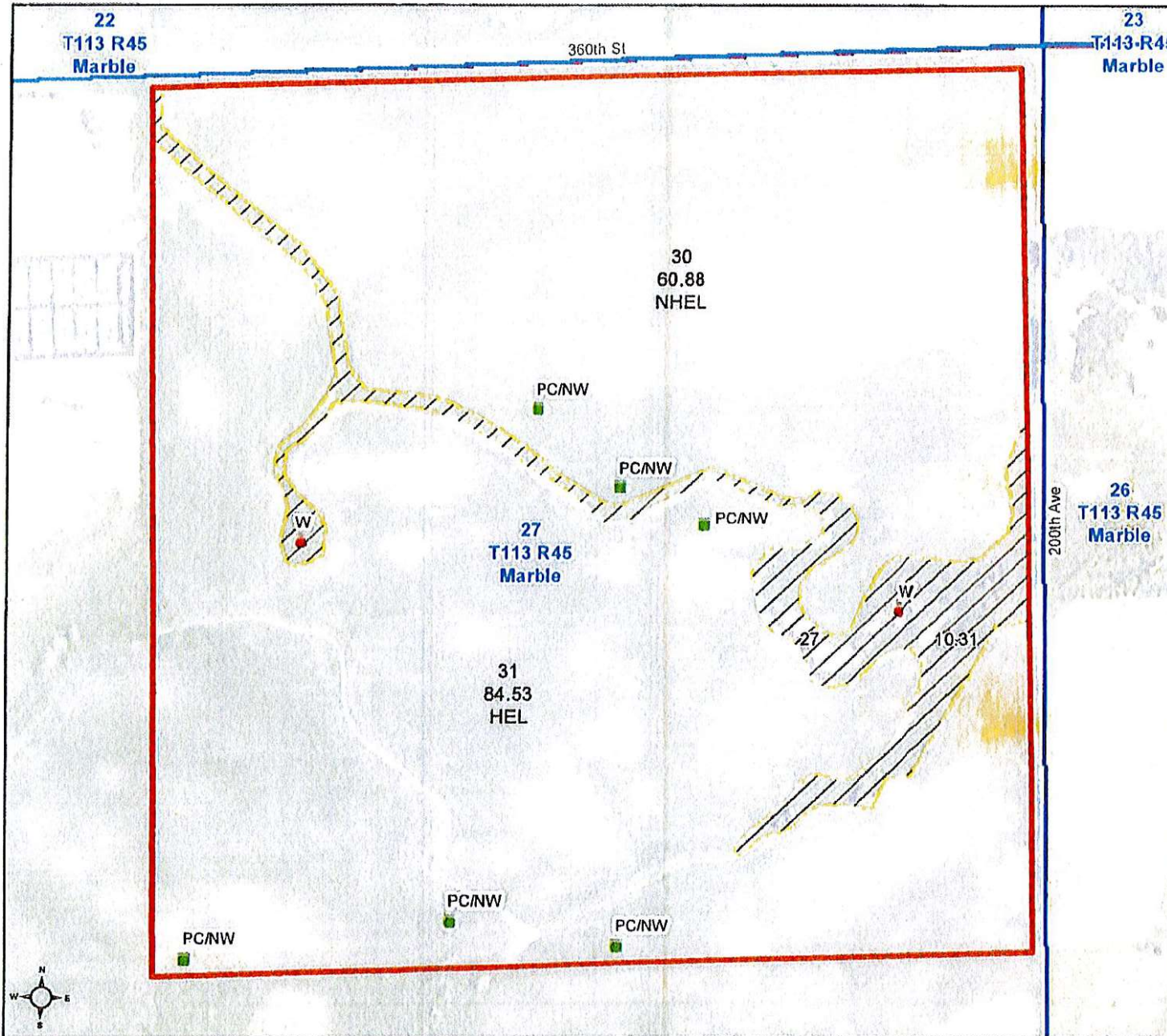
Lincoln County, Minnesota

Farm 5015

Tract 4009

2024 Program Year

Map Created April 29, 2024



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 GZ
 Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 145.41 acres

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