

FARM FOR SALE



640 Acres
PLEASANT VALLEY TOWNSHIP, MOWER CO, MN

Legal Description:
E1/2 Section 30 & S1/2 Section 31, Township 104 North, Range 15 West

Directions:
From the cemetery north of Dexter, travel 1.25 miles east and turn left on 687th Ave. Continue northeasterly parallel to Interstate 90 for approximately .75 mile until it curves north and becomes 690th Avenue. Travel north on 690th street for 1.5 miles to 280th Street to arrive at the south parcel. The north parcel is located one mile further north at the intersection of 290th Street. Both parcels lie on the west side of 690th Avenue.

Just Listed!

Here's an opportunity to add a large tract to your operation or investment portfolio. Located in the heart of Mower County, MN, this farm features exceptionally productive soils and excellent profit potential. Eight wind turbines on the property enhance the return on investment! The 37,000 bushel grain bin on the south parcel is six years old. Both parcels have direct access to hard surfaced roads with Interstate 90 just a few miles away!

Farm Data

FSA Cropland: 611.59 Acres
Productivity Index: 94.4
Corn Base Acres: 195.2 acres - PLC Yield: 175 bu/acre
Soybean Base Acres: 65.5 acres - PLC Yield: 44 bu/acre
Real Estate Taxes: \$28,606

Terms



List Price: \$13,500/acre



Seller is offering this property for sale contingent upon identifying suitable replacement property to execute a 1031 exchange. Seller will entertain offers on the subject in whole or in part. Buyer will be expected to make total earnest money deposits equalling 10% of the agreed price upon seller's identification of replacement property and to close within 30 days. Possession at closing subject to crop share lease expiring 2/28/2025



AgCentric Farm Agency, LLC is Agent for the seller in this transaction. The property is being offered for sale "as-is, where-is" with no guarantees either expressed or implied. All data on this advertising was obtained from sources believed to be accurate and reliable. Seller and Agent assume no liability for data provided by third parties.

CONTACT INFORMATION

Office Phone:
712-277-2741
www.AgCentricLLC.com
Contact@AgCentricLLC.com

Farm Management - Appraisals - Real Estate Sales

AgCentric
Farm Agency, LLC

2912 Hamilton Blvd, Suite 102
Sioux City, IA 51104

STAFF

- Jason Woods, Broker 712-253-8482
- Mike Koopmans, Broker Associate 712-301-4567
- Dick Coffman, Broker Associate 712-251-3622
- Gary Walters, Salesperson 712-251-1489