JACKSON AND WATONWAN CO. FARMLAND FOR SALE

310.92 acres (more or less)

TRACT 1- 160 acres: SE ¼ Section 28-105-33 (Odin Twp) **Asking Price: $8,000 or $1,280,000**

Farm Location: Property is located approximately 3 miles west of Odin, MN or 8 miles southeast of Mountain Lake, MN with good access along county gravel road 7.

Property Description: This is an excellent opportunity to purchase highly productive and high quality Watonwan County farmland. This prime quality farm contains 160 deeded acres which consists of 157.8 tillable acres. The farm has highly productive soils with a Crop Productivity Index (CPI) of 94.1. Canisteo-Glencoe complex, Nicolette clay loam, and Webster Clay loam are the most common soil types. The farm has excellent farmability and great eye appeal with level to gently rolling topography.

TRACT 2- 150.92 acres: Pt NE ¼ Section 2-103-34 (Enterprise Twp) **Asking Price: $8,000 or $1,207,360**

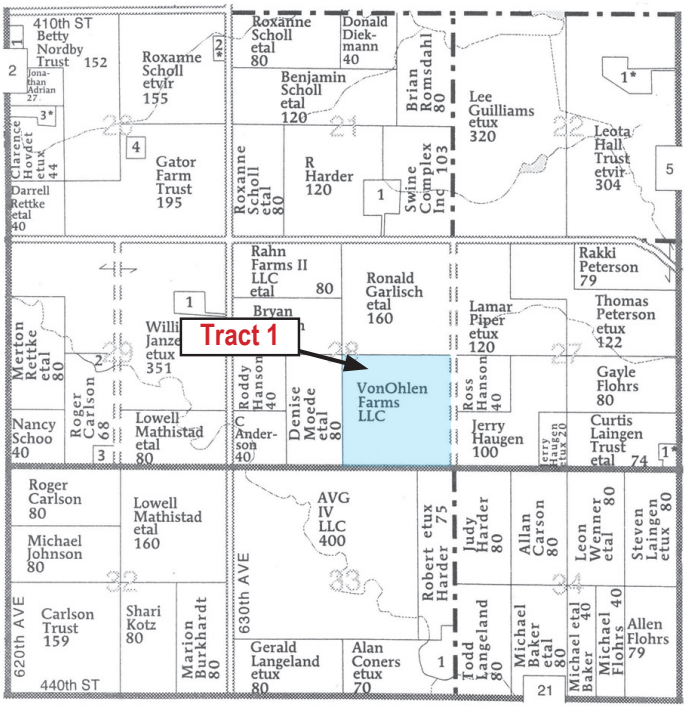
Farm Location: Property is located approximately 10 miles northeast of Jackson, MN or 8 miles west of Trimont, MN. Farm has good road access along tar county road 29 and county gravel road 76.

Farm Information: This high quality farm has 150.92 deeded acres which contains 145.34 tillable acres with the balance in road. This farm contains Canisteo-Glencoe Complex and Clarion loam soils with a CPI of 93.6. The farm also contains a wind turbine lease that adds additional income to the farm. This lease will be assumed by the buyer at closing.

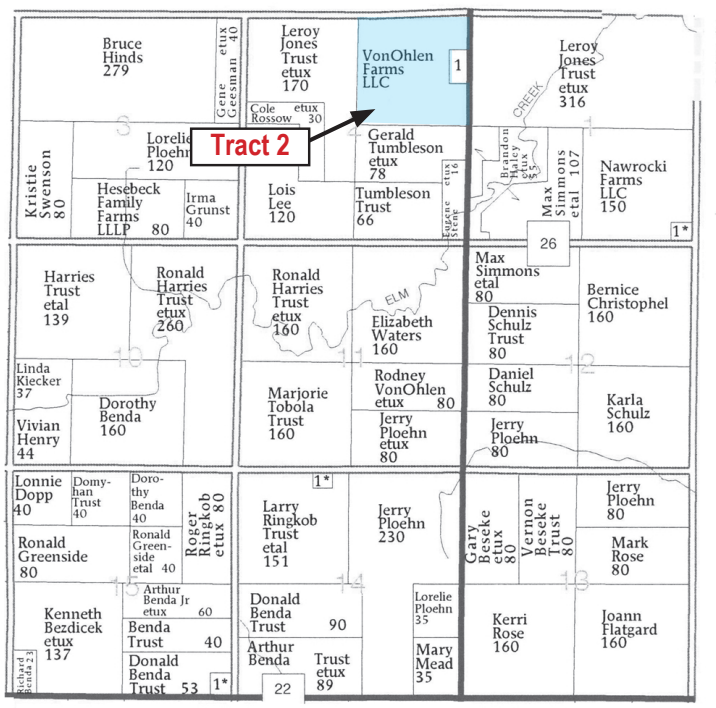
Terms: Farms can be sold as separate tracts or as a combined unit. 15% earnest money will be due upon signing a purchase agreement.

Seller: Von Ohlen Farms, LLC

ODIN TWP



ENTERPRISE TWP



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