

161 Acres of Prime Bare Crop Land in Cherry Grove Township, Goodhue Co, MN, 97.6 CPI, High Producing Farm • Live & Online

AUCTION LOCATION:
Maring Auction Building
(930 Red Wing Ave. Kenyon, MN)



Monday, August 15, 2022 10:00 a.m.

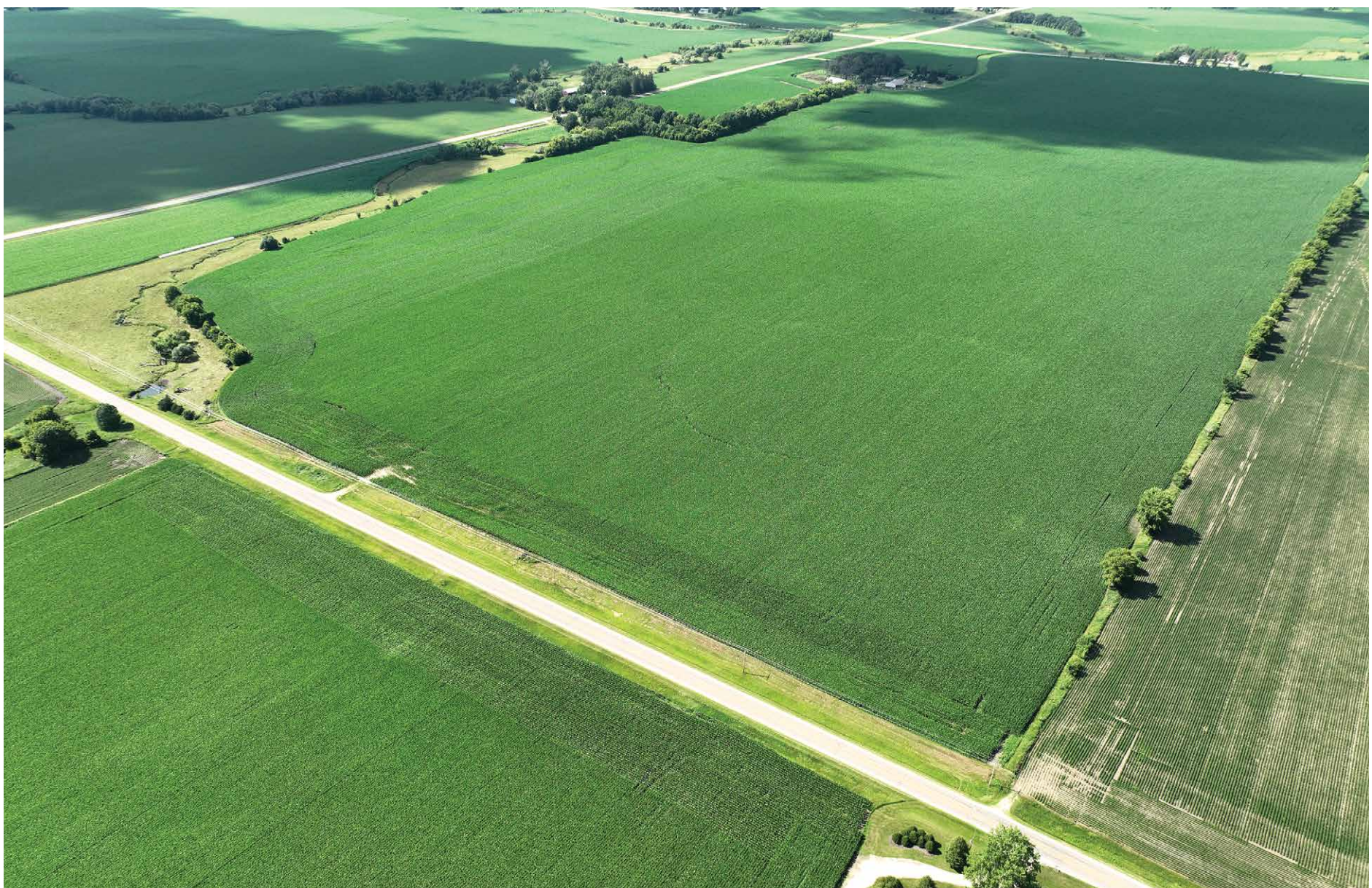
FARM LOCATION: FIVE MILES EAST OF KENYON ON COUNTY ROAD 12 (NORTHEAST CORNER OF COUNTY ROAD 12 AND COUNTY ROAD 1)
THIS FARM HAS BEEN IN THE JACOBSON/MORKEN FAMILY FOR 50+ YEARS, HERE IS A GREAT OPPORTUNITY TO PURCHASE THIS GREAT FARM
FOR COMPLETE DETAILS AND INFORMATION GO TO WWW.MARINGAUCTION.COM

161.11 Acres Located SW 1/4 Sec. 4, Cherry Grove Township, Goodhue Co. MN



- *** 161.11 Acres of Bare Crop Land (Just Surveyed)
- *** SW 1/4 Section of Section 4 Cherry Grove TWP, Goodhue Co. MN
- *** 97.6 Crop Productivity Index
- *** Major Soils: Marquis Silt Loam, Klinger Silt Loam
- *** Buyer Can Operate in 2023 Growing Season
- *** Great Investment Farm
- *** Approximately 140+/- Tillable Acres
- *** To Be Sold 161.11 x \$ Bid Per Acre

Contact Us Today For An Informational Packet



Terms: \$50,000 down the day of auction which is non refundable if buyer fails to close. The balance is due and payable in full to the sellers on or before september 22, 2022 at which time the buyer shall receive a clear marketable title. Buyer shall receive possession once the 2022 land tenant has removed crops from said real estate. All real estate is selling in as-is condition with no warrantee or guarantee expressed or implied by the sellers or any of their agents. Seller to pay all real estate taxes due and payable in the year of 2022. Bidders and buyers must have their finances on order prior to auction date.

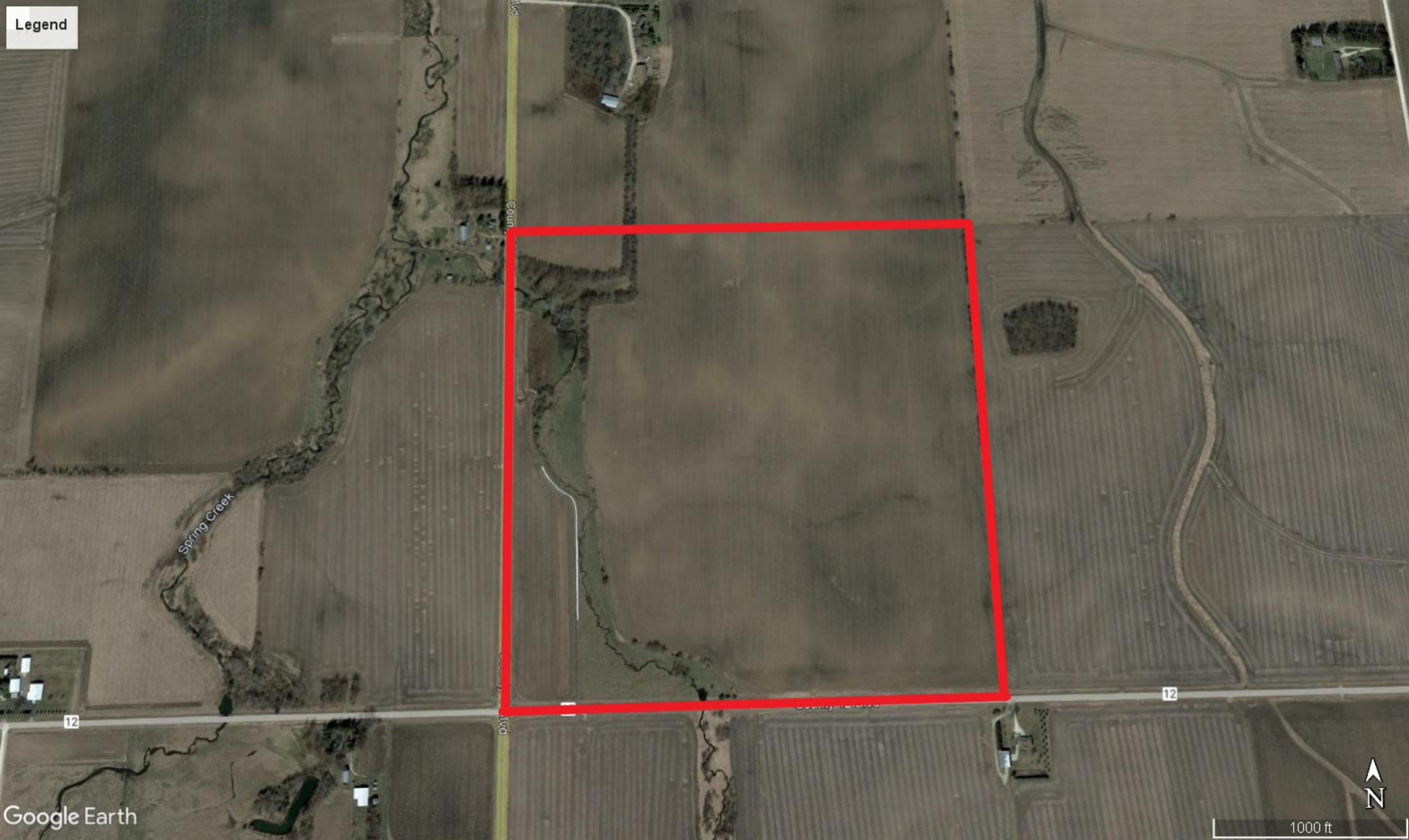
Angela Morken, Seller



We Sell the Earth & Everything On It.
Design and Print provided by greghepola@yahoo.com

With Questions About the Farm or Bidding Call 800-801-4502
MATT MARING AUCTION CO., INC.
P.O. Box 37, Kenyon, MN 55946 • 800-801-4502
Matt Maring, Lic. #25-28 • 507-951-8354
Kevin Maring, Lic. #25-70 • 507-271-6280
Adam Engen, MN Lic. #25-93 • 507-213-0647
Broker: Maring Auction & Realty Inc., Lic# 40241191





Legend

Spring Creek

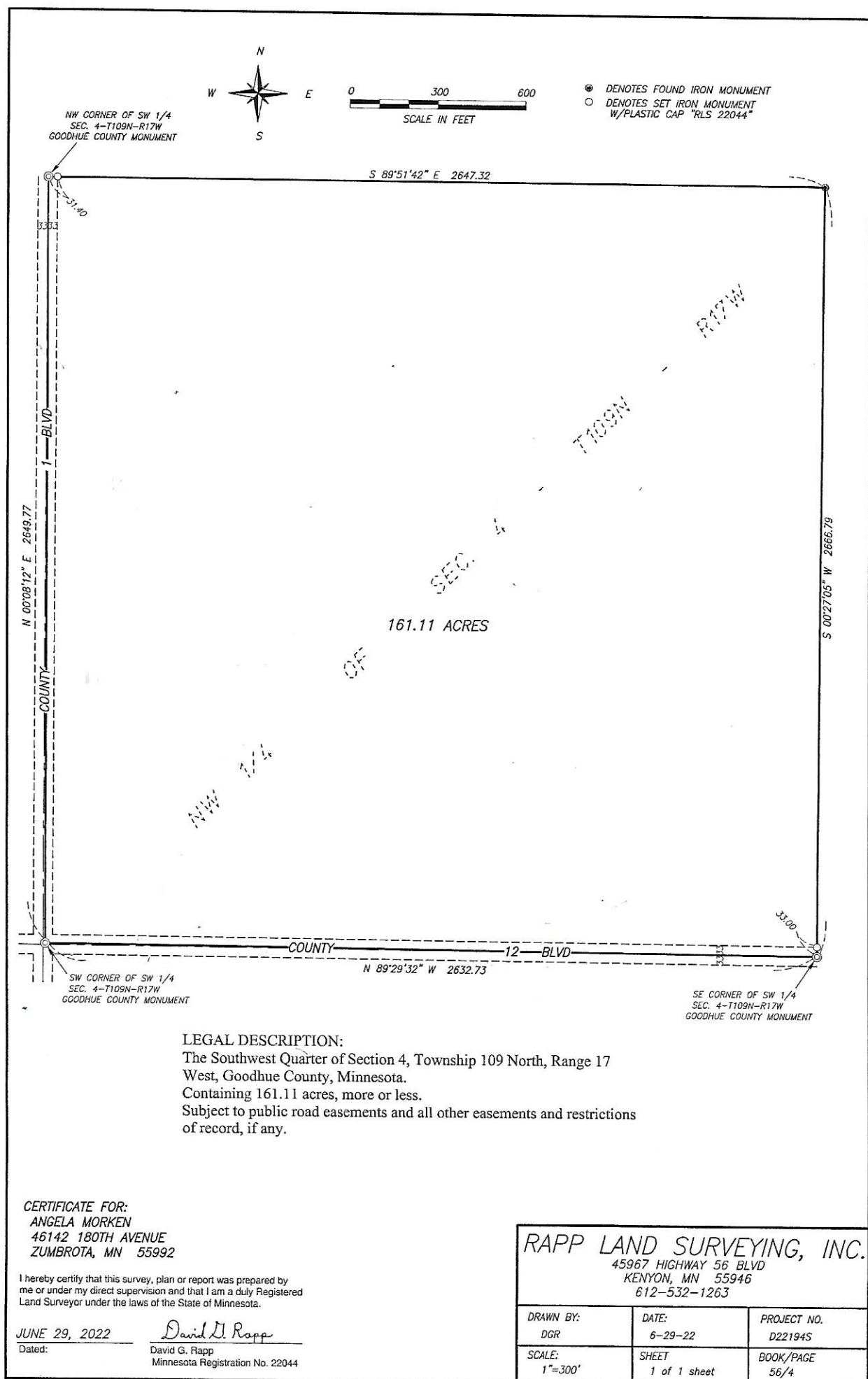
12

12

Google Earth

1000 ft





Aerial Map



Map Center: 44° 16' 22.51, -92° 51' 59.71

0ft 424ft 848ft

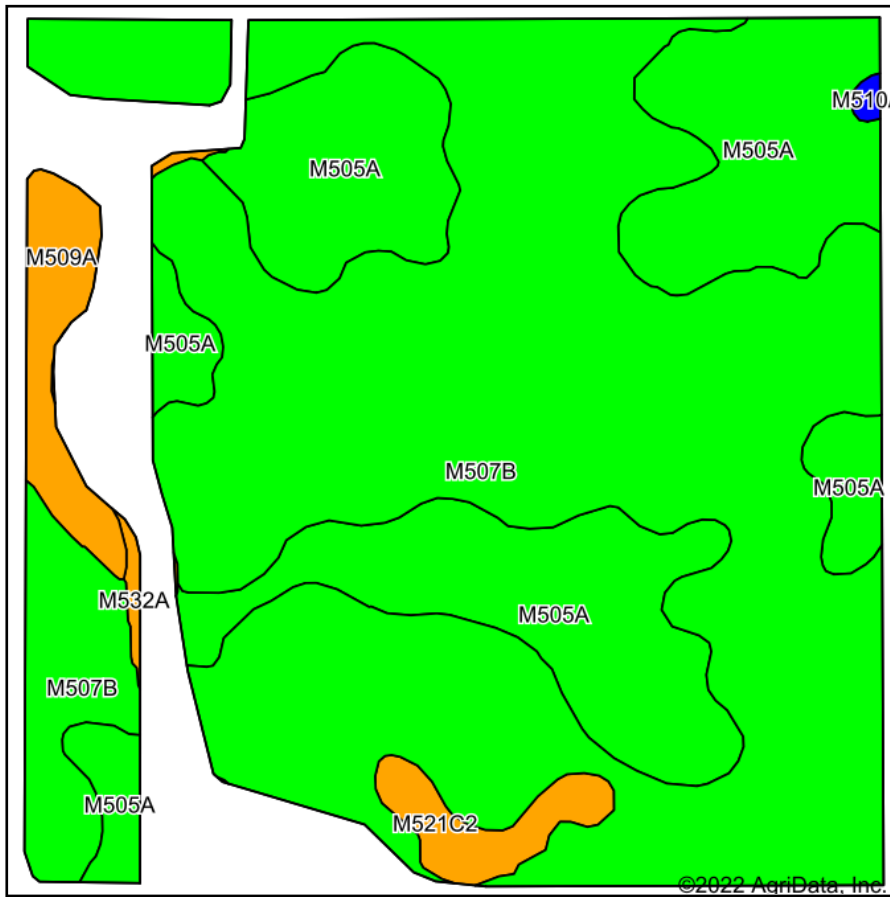
4-109N-17W
Goodhue County
Minnesota



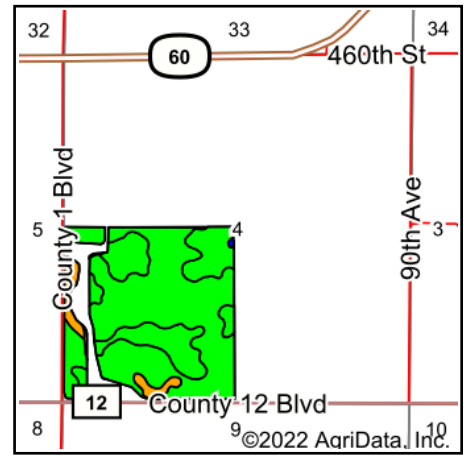
Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Goodhue**
 Location: **4-109N-17W**
 Township: **Cherry Grove**
 Acres: **139.4**
 Date: **6/27/2022**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2021 www.AgriDataInc.com



Area Symbol: MN049, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Soybeans Bu	*n NCCPI Soybeans
M507B	Marquis silt loam, 2 to 6 percent slopes	91.88	65.9%		Ile	99	5.2	200		86	59	83
M505A	Klinger silt loam, 1 to 4 percent slopes	39.78	28.5%		Iw	98						81
M509A	Mantorville loam, 0 to 2 percent slopes	4.12	3.0%		Ils	79	4.7	160		77	47	49
M521C2	Kenyon silt loam, 6 to 12 percent slopes, moderately eroded	2.83	2.0%		IIle	79	4.7	160		77	47	61
M532A	Maxfield silty clay loam, 0 to 2 percent slopes, occasionally flooded	0.56	0.4%		IIw	74	4.2	149	3.8	69	44	77
M510A	Maxfield silt loam, 0 to 2 percent slopes	0.23	0.2%		IIw	83						65
Weighted Average					1.73	97.6	3.7	140.4	*-	60.8	41.4	*n 80.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

