KUPERLAND
FARMLAND INVESTING

Farm for Sale

80 Acres M/L
Freeborn County, MN
(Exact acres will be determined from survey)

$ 400,000

Prepared by:
KUPERLAND
FARMLAND INVESTING

4672 Glass Ave
St. Ansgar, IA 50472
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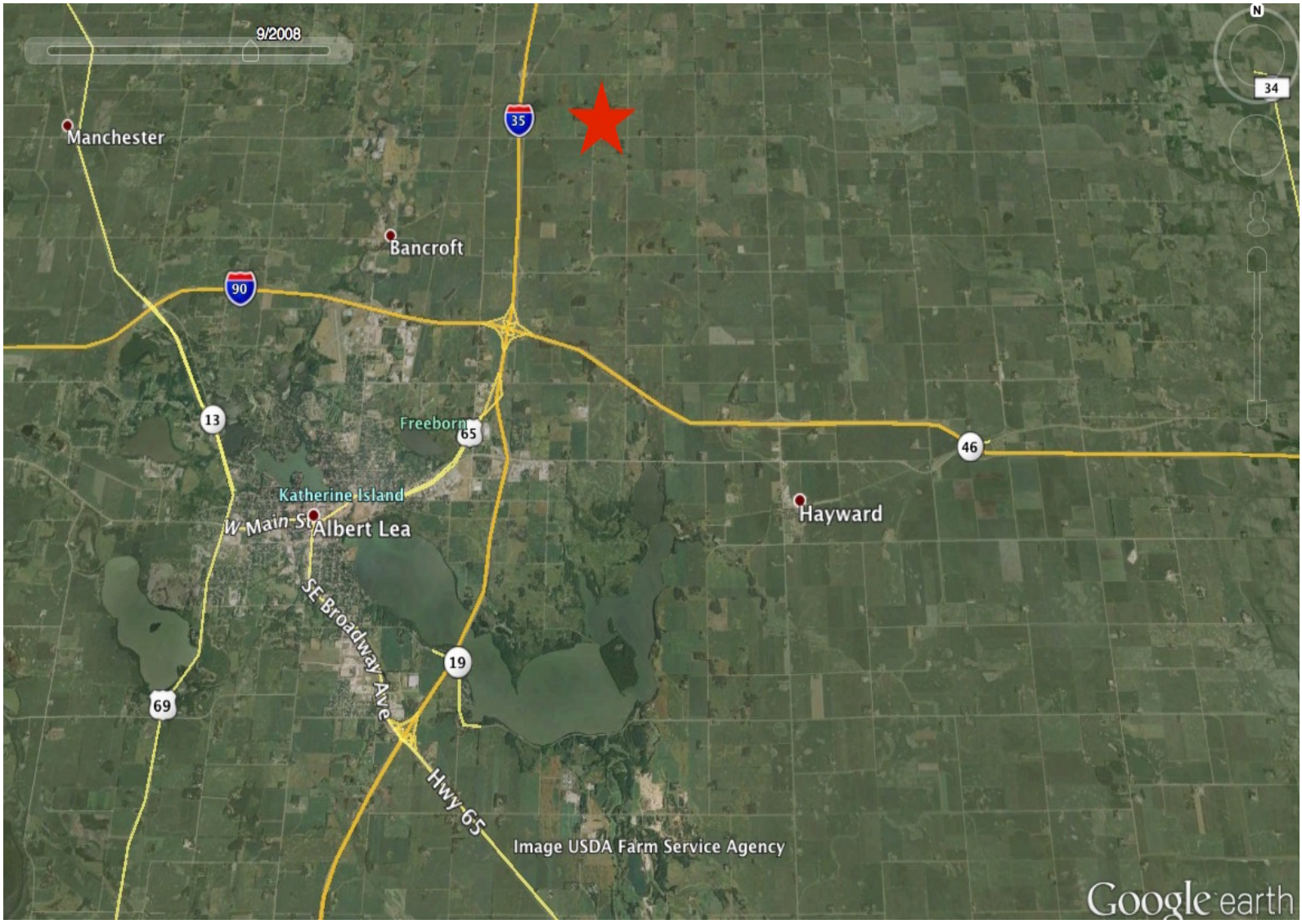
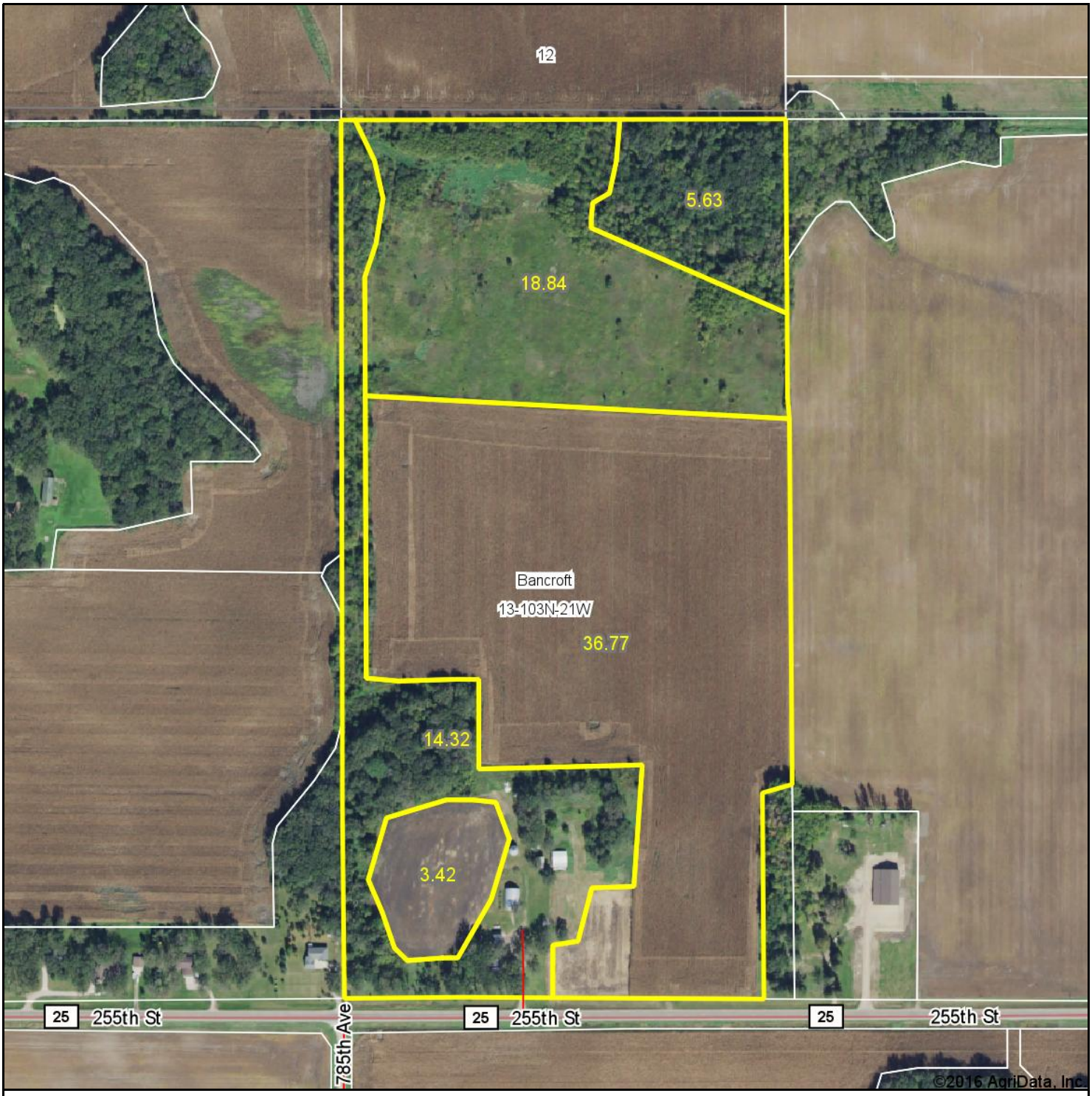
Reed@Kuperland.com


9/2008
Manchester
Bancroft
Freeborn
Katherine Island
W Main St
Albert Lea
SE Broadway Ave
Hwy 65
Hayward
Image USDA Farm Service Agency
Google earth

© 2016 Google
255th St
290th Ave
Google earth
1991
Imagery Date: 4/22/2015 43°43'36.15" N 93°17'45.54" W elev 1310 ft eye alt 4127 ft

Aerial Map



map center: 43° 43' 39.75, -93° 17' 48.63

0ft 466ft 932ft

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Maps Provided By:

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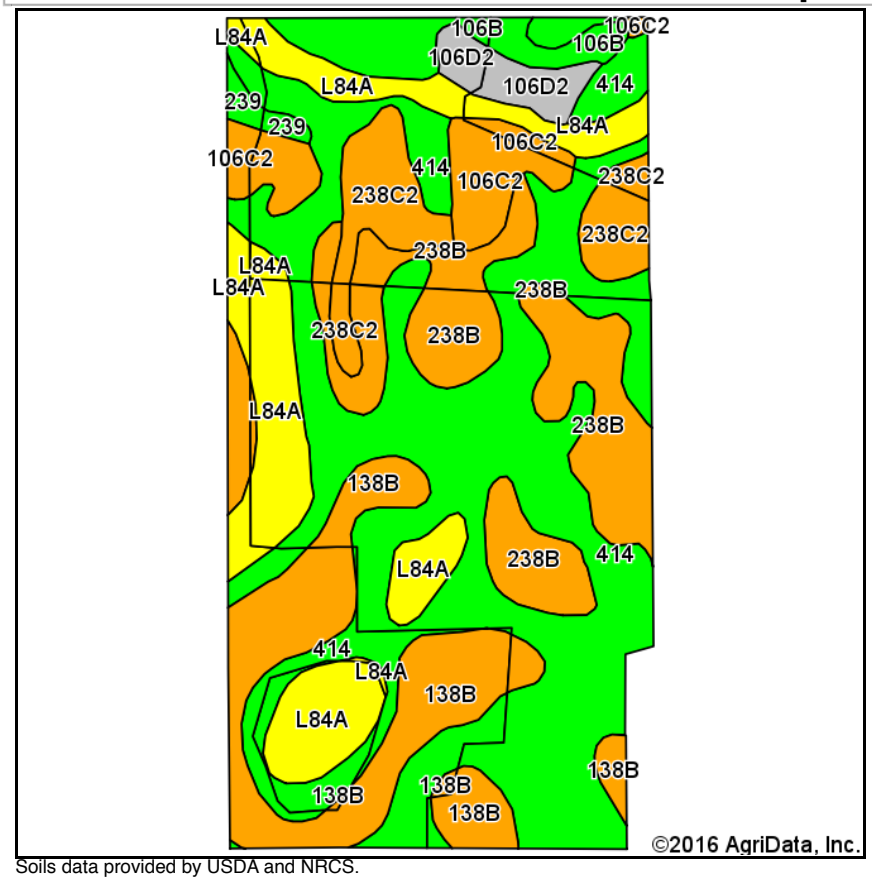
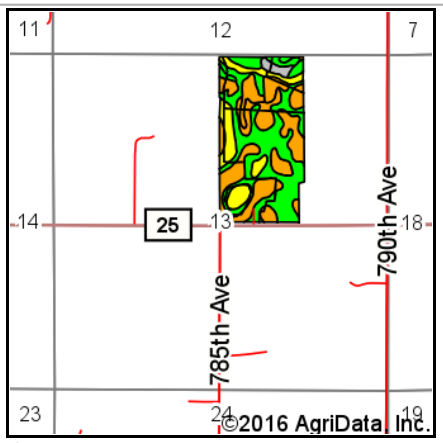
13-103N-21W
Freeborn County
Minnesota

N W E S

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Freeborn**
Location: **13-103N-21W**
Township: **Bancroft**
Acres: **78.98**
Date: **11/14/2016**

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N W E S

Area Symbol: MN047, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
414	Hamel loam, 0 to 2 percent slopes	34.01	43.1%		IIw	94
238B	Kilkenny clay loam, 2 to 6 percent slopes	11.16	14.1%		IIe	*m 79
L84A	Glencoe clay loam, 0 to 1 percent slopes	10.71	13.6%		IIIw	*m 86
138B	Lerdal silty clay loam, 2 to 6 percent slopes	10.56	13.4%		IIe	*m 80
238C2	Kilkenny clay loam, 6 to 12 percent slopes, eroded	4.47	5.7%		IIIe	*m 74
106C2	Lester loam, 6 to 10 percent slopes, moderately eroded	3.76	4.8%		IIIe	*m 76
106D2	Lester loam, 10 to 16 percent slopes, moderately eroded	1.72	2.2%		IVe	*m 67
106B	Lester loam, 2 to 6 percent slopes	1.12	1.4%		IIe	*m 91
1806	Lerdal silty clay loam, silty substratum, 0 to 2 percent slopes	0.91	1.2%		IIw	*m 80
239	Le Sueur loam, 1 to 3 percent slopes	0.56	0.7%		Iw	*m 97
					Weighted Average	***m 86.2**

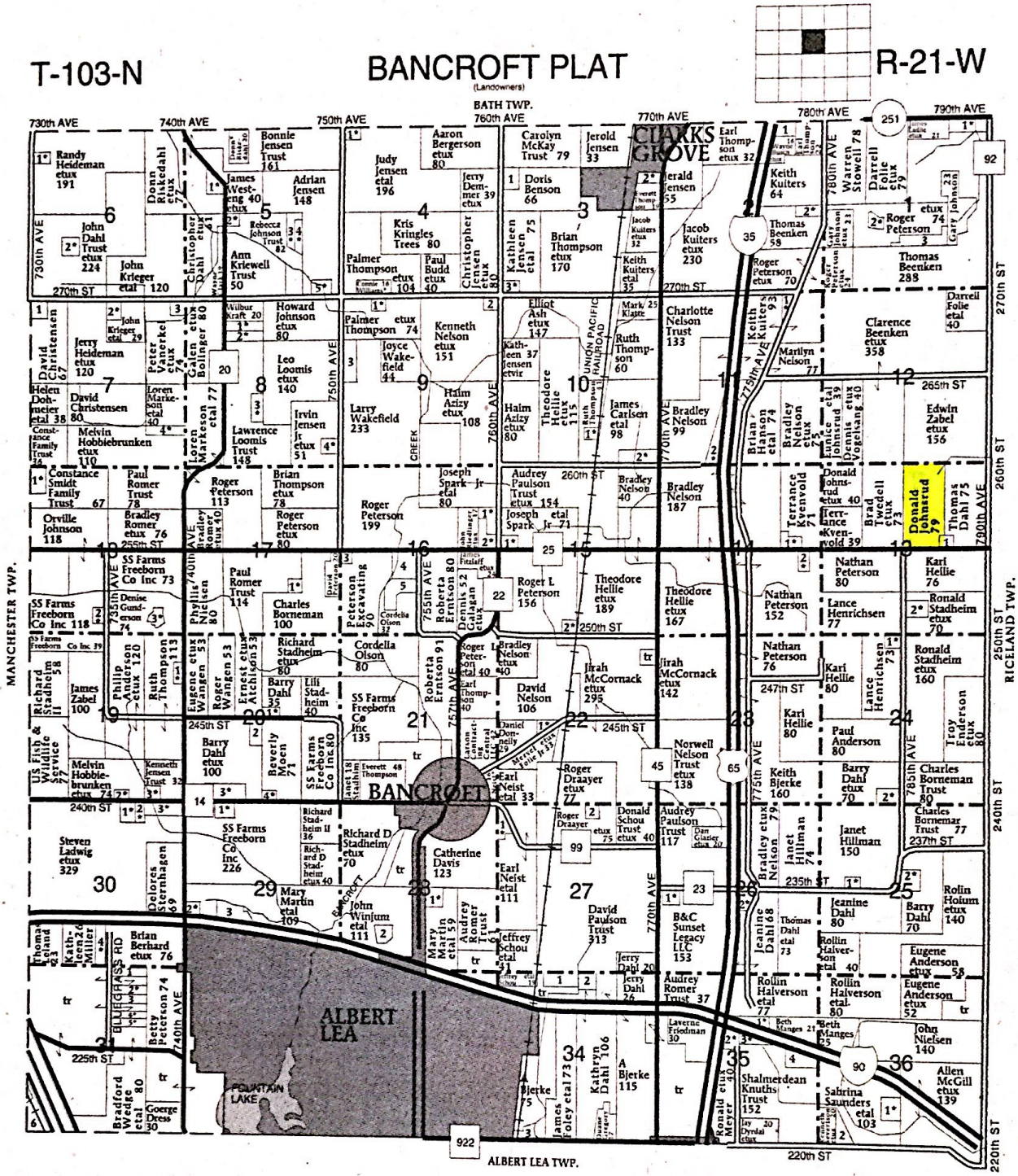
*m: Productivity index updated on 3/14/2016
*c: Using Capabilities Class Dominant Condition Aggregation Method

T-103-N

BANCROFT PLAT

(Landowners)

R-21-W



BANCROFT TOWNSHIP

SECTION 1
1. Vinge, Gary 14
2. Troe, Paul 7
3. Thompson, Randy 15

SECTION 2
1. Wagner Jr, William 10
2. Mattson, Sven 10

SECTION 3
1. Paulson, Shirley 15
2. Gold, Joseph 6
3. Peterson, Jerome 5

SECTION 4
1. Jensen, Thomas 5

SECTION 5
1. Hanson, James 10
2. Hamer, Omer 6
3. Robinson, James 11
4. Hanson, Gene 11
5. Jensen, Shannon 10

SECTION 6
1. Thompson, Gary 5
2. Dahl, Christopher 10

SECTION 7
1. Stene, Jeffery 9
2. Levine, Paul 11
3. Colstrup, Ann 6
4. Nelson, Odean 10

SECTION 8
1. Bolinger, Jerry 10
2. Jensen, Bruce 10
3. Stiehl, Robert 12
4. Calahan, David 8

SECTION 9
1. Williams, Connie 6
2. Hagen, Jeffrey 5
3. Tkasn Properties LLC 13

SECTION 10
1. Jensen, Gregory 5
2. Meyer, Eugene 15

SECTION 11
1. Smith, Robert 5
2. Nelson, Bradley 8

SECTION 13
1. Scott, Cindy 6
2. Borneman, Wayne 10

SECTION 14
1. Lenort, Jason 8
2. Enderson, Alton 7

SECTION 15
1. Flaherty, Ronda 9
2. Lee, Gary 7

SECTION 16
1. Deboer, Daniel 10
2. Williamson, Theodore 10
3. Brinks Mfg Co Inc 5
4. Owatonna Concrete Products LLC 10
5. Waste Managament of Minnesota 14

SECTION 17
1. Hoeve, Roger 6

SECTION 18
1. Nelson, Lynn 12
2. Levisen, Robert 6
3. Ohrstad, Kevin 6

SECTION 19
1. Thompson, Mark 7
2. Iverson, Kael 5
3. Jensen, Kyle 8

SECTION 20
1. Haukoos, Ricky 6
2. Morreim Drainage Inc 11
3. Morreim, Mark 14
4. Porter, Cathy 5

SECTION 22
1. Lanbard, Arthur 5

SECTION 24
1. Glazier, Dale 7
2. Manges, James 10

SECTION 25
1. Boyer, William 6
2. Dahl, Barry 10

SECTION 26
1. Flink, Jay 7
2. Olsen, Clark 8

SECTION 27
1. Neist, Earl 9
2. Poole, Dick 6

SECTION 28
1. Winjum, Thomas 9
2. Overgaard, Steven 8

SECTION 29
1. McKenney, Stephen 10
2. Brabec, John 5
3. Wangen, Larry 15

SECTION 30
1. Stumme, Terry 10
2. Bonfy, Buddy 6
3. Harveaux, Christopher 15
4. Swenson, Chester 10

SECTION 31
1. Hobbiebrunken, Melvin 10
2. Lunde, Rudolph 10
3. Colstrup, Sharon 10
4. Christensen, Alan 10
5. Johnsrud, Jeffory 10
6. Nature Conservancy 15

SECTION 34
1. Paulson Trust, David 15
2. Drivebuy Inc 8
3. Myran, Don 6

SECTION 35
1. Lien, Dennis 6
2. Jacobs, John 11
3. Halverson, Rollin 6
4. Eckart, Amy 12

SECTION 36
1. Swenson, James 10
2. McGill Trust, Clara 15

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