



**Property:** 272.43 Acres – Marshall County, Minnesota

**Location:**

272.43/A in the NW ¼ of SE ¼ & NE ¼ of Sect. 33 & the  
S ½ of the NW ¼ of Sect. 34 T- 158-N R-42-W in Marshall Co., MN

David Hueneke

815-291-6550

daveiowafarmland@gmail.com

P.O. Box 700

Maquoketa, IA 52060

**Total Acres:** 272.43

**Till. Acres:** 272.43

**Production Index:** (See Soil Map)

**Ask - Gross:** \$ 1,321,285.

**Per Acre Price:** \$ 4,850.

**Income:**

	272	(Owner getting paid on 272 till.)
	X 150.	(Current Farm Rent through 2028)
- Cash Rent:	\$ 40,800.	

**Gross Rent:** \$ 40,800.

**R.E. Taxes (Est.):** \$ 3,166. (Est. \$11.62 p/A ave.)

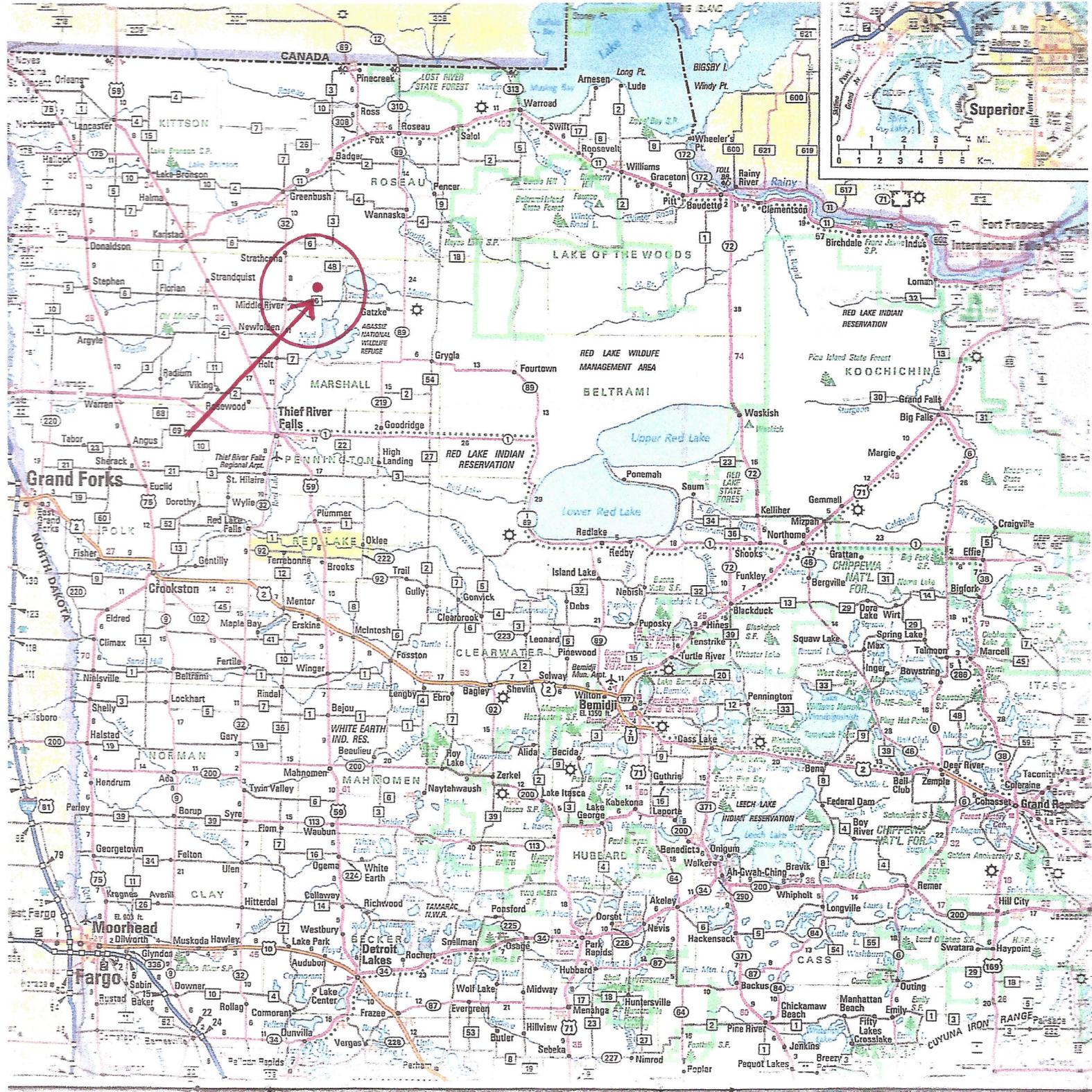
**Net Return (After Tax):** \$ 37,634.

**Return Hypothetical:** 2.8% (Based on Asking Price/Current Rent/Current Taxes)

**Comments:**

- Level terrain
- FSA Maps & 156EZ available upon request.
- This farm is part of a real estate portfolio being offered covering 5,059 acres (+/-) in multiple states in the Midwest, including a tract in Kittson County, Minnesota.
- If interested in the whole package or would like more info on the Minnesota farms – please contact Broker for details.

\* All information for this farm is gained from Surety; County FSA; County Tax records and any other source that is deemed to be reliable but not guaranteed to be 100% accurate.



# Iowa Farm Land Brokers

David Hueneke  
Midwest Farmland

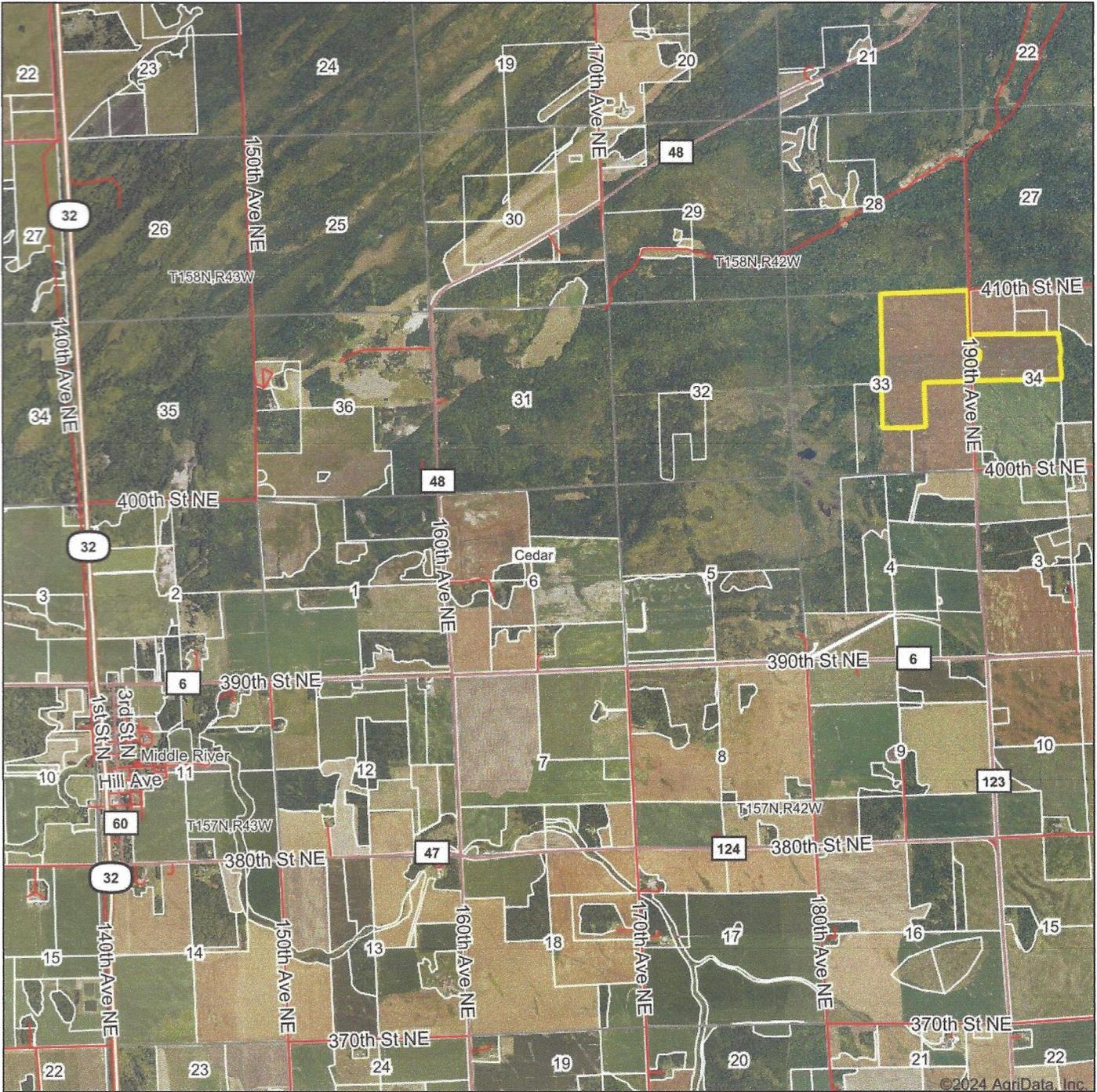
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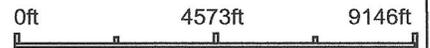
Maquoketa, IA 52060

# Aerial Map



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Boundary Center: 48° 27' 56.8, -96° 3' 33.77



**34-158N-42W**  
**Marshall County**  
**Minnesota**

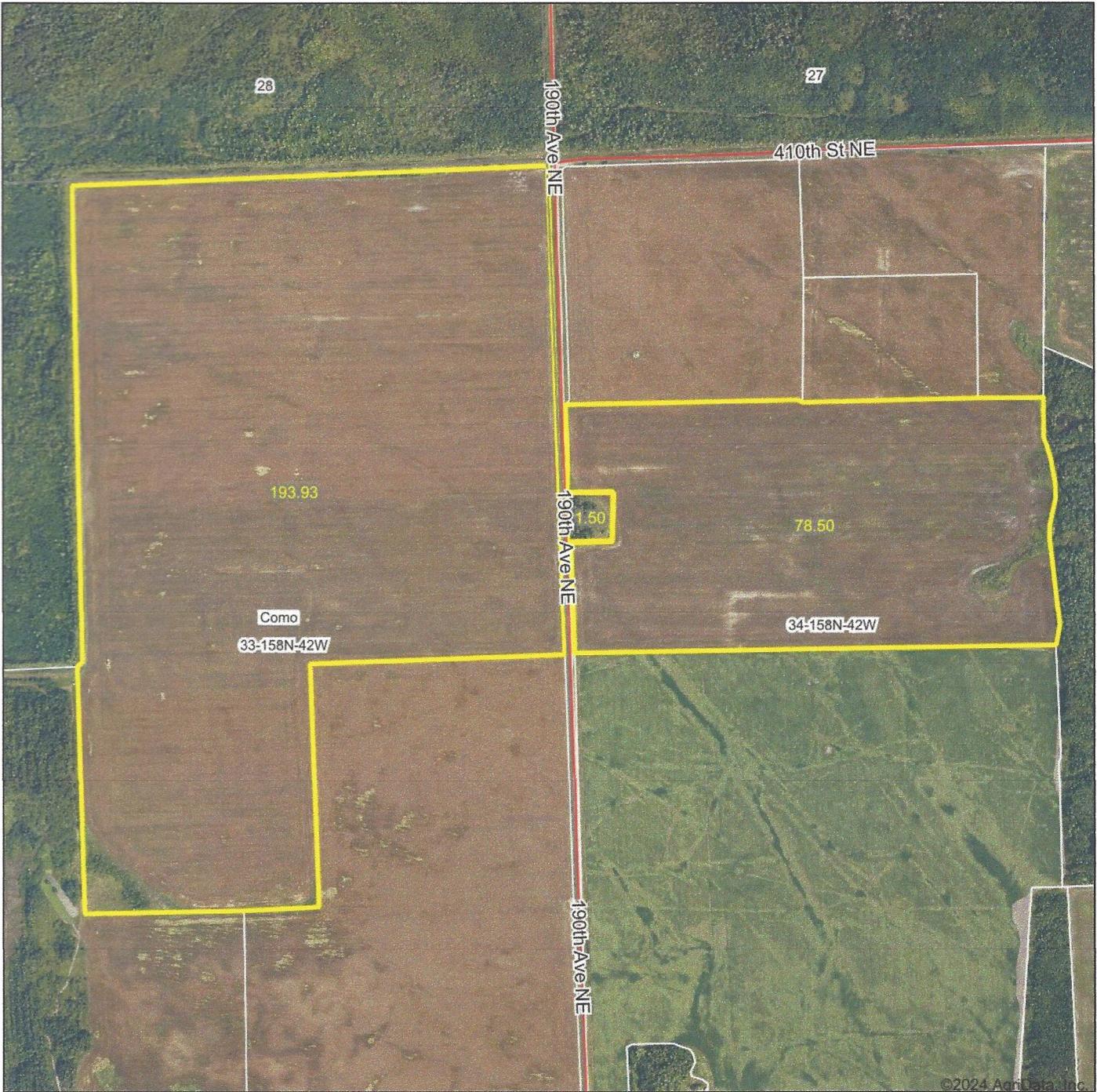
6/17/2024



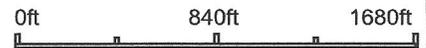
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Field borders provided by Farm Service Agency as of 5/21/2008.

# Aerial Map



Boundary Center: 48° 27' 56.8, -96° 3' 33.77



Maps Provided By:



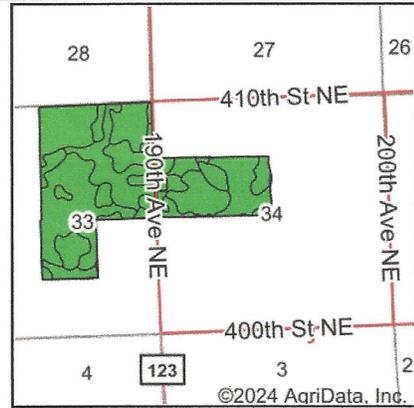
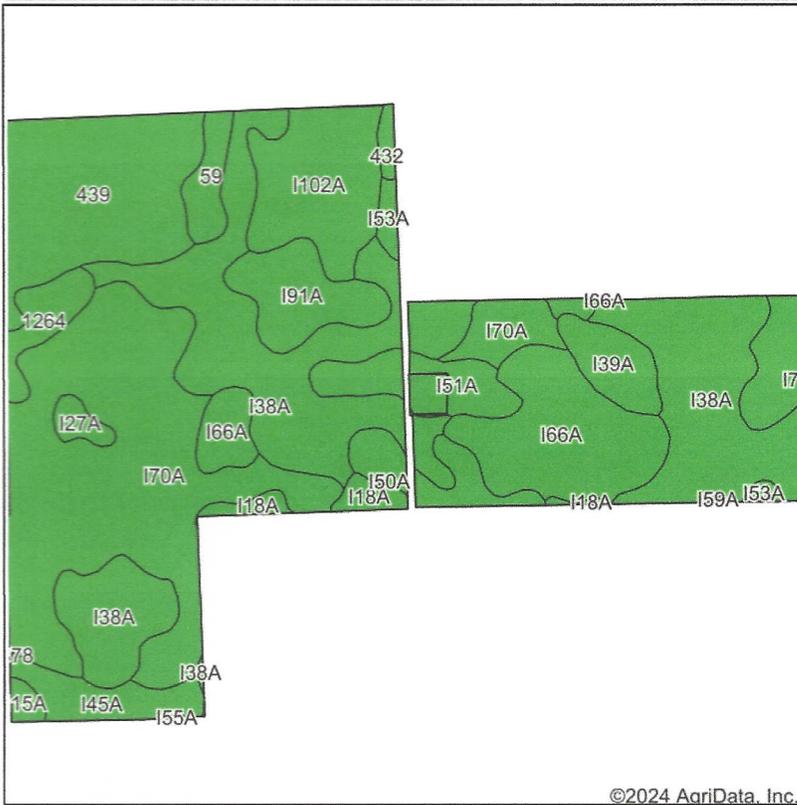
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**34-158N-42W**  
**Marshall County**  
**Minnesota**

6/17/2024

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

# Soils Map



State: **Minnesota**  
 County: **Marshall**  
 Location: **33-158N-42W**  
 Township: **Como**  
 Acres: **273.93**  
 Date: **6/17/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: MN089, Soil Area Version: 23

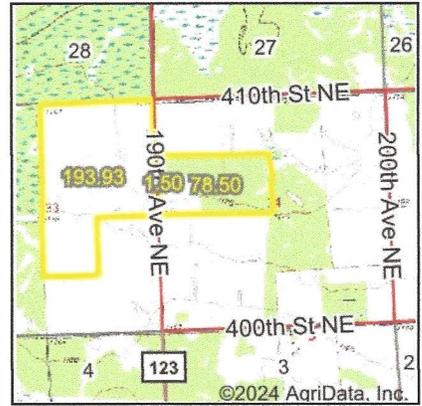
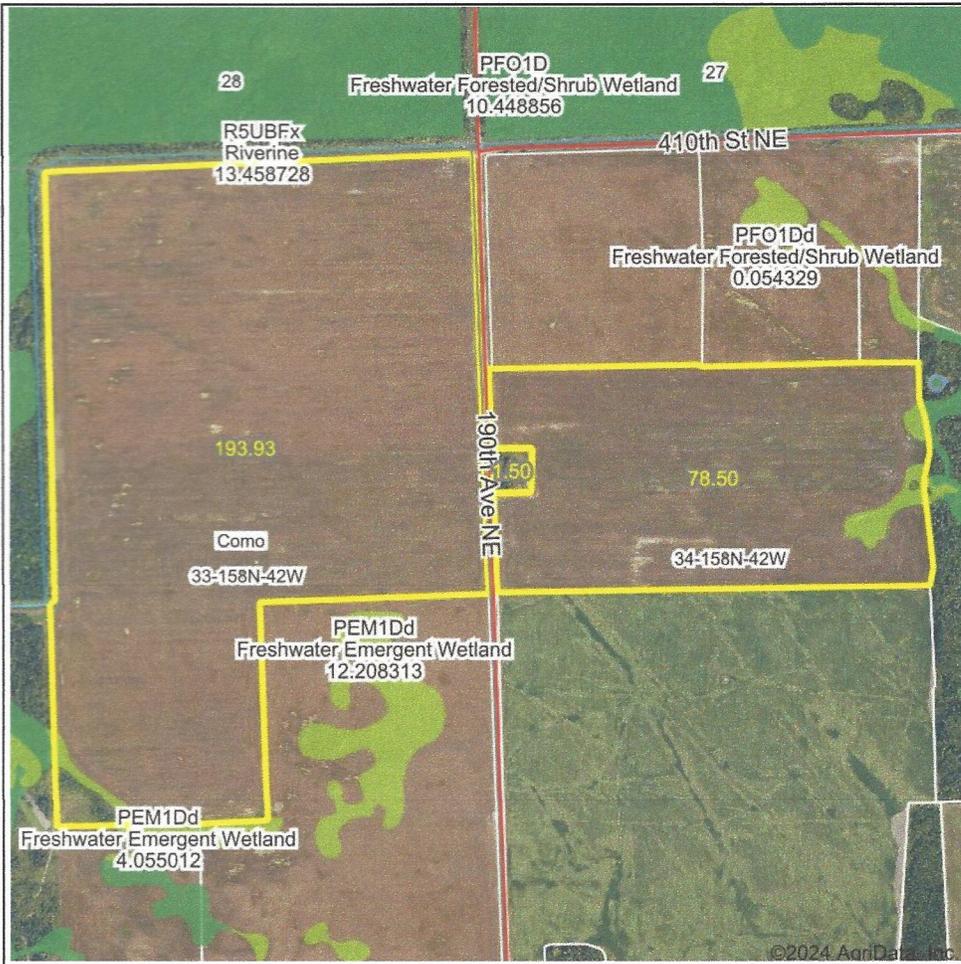
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	*n NCCPI Soybeans	
I38A	Kratka fine sandy loam, loamy till substratum, 0 to 1 percent slopes	74.38	27.2%	■		IIw	77	62	
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	64.19	23.4%	■		IIw	80	38	
I66A	Vallers loam, 0 to 2 percent slopes	31.05	11.3%	■		IIw	90	66	
439	Strathcona fine sandy loam	29.14	10.6%	■		IIw	80	49	
I102A	Mavie fine sandy loam, dense till, 0 to 1 percent slopes	17.43	6.4%	■		IIIw	75	28	
I91A	Rosewood fine sandy loam, dense till, 0 to 1 percent slopes	10.28	3.8%	■		IIIw	55	21	
I51A	Reiner loamy fine sand, 0 to 3 percent slopes	8.88	3.2%	■		IIs	89	61	
I50A	Reiner fine sandy loam, 0 to 2 percent slopes	7.22	2.6%	■		IIc	89	67	
I45A	Northwood muck, 0 to 1 percent slopes	6.59	2.4%	■		VIw	15	51	
I39A	Linvelde fine sandy loam, 0 to 2 percent slopes	6.06	2.2%	■		IIs	89	55	
1264	Ulen loamy fine sand	4.97	1.8%	■		IIIs	55	27	
59	Grimstad fine sandy loam	4.10	1.5%	■		IIs	88	47	
I18A	Foldahl loamy fine sand, loamy till substratum, 0 to 3 percent slopes	3.39	1.2%	■		IIIs	65	49	
I53A	Roliss loam, 0 to 2 percent slopes	1.88	0.7%	■		IIw	92	73	
I27A	Hamre muck, 0 to 1 percent slopes	1.83	0.7%	■		IVw	15	39	
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	1.17	0.4%	■		IVe	50	32	
432	Strandquist loam	1.09	0.4%	■		IIIw	66	49	
I59A	Smiley loam, 0 to 1 percent slopes	0.14	0.1%	■		IIw	95	71	
I707A	Roliss-Vallers loams, 0 to 1 percent slopes	0.14	0.1%	■		IIw	91	70	
<b>Weighted Average</b>						<b>2.25</b>	<b>*-</b>	<b>77.2</b>	<b>*n 50.2</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

# Wetlands Map



**State:** Minnesota  
**Location:** 34-158N-42W  
**County:** Marshall  
**Township:** Como  
**Date:** 6/17/2024



Maps Provided By: **surety**  
CUSTOMIZED ONLINE MAPPING  
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0ft                      1191ft                      2381ft

Classification Code	Type	Acres
PEM1Dd	Freshwater Emergent Wetland	3.57
PSS1Dd	Freshwater Forested/Shrub Wetland	0.02
<b>Total Acres</b>		<b>3.59</b>

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>