

# JUST LISTED - FOR PRIVATE SALE

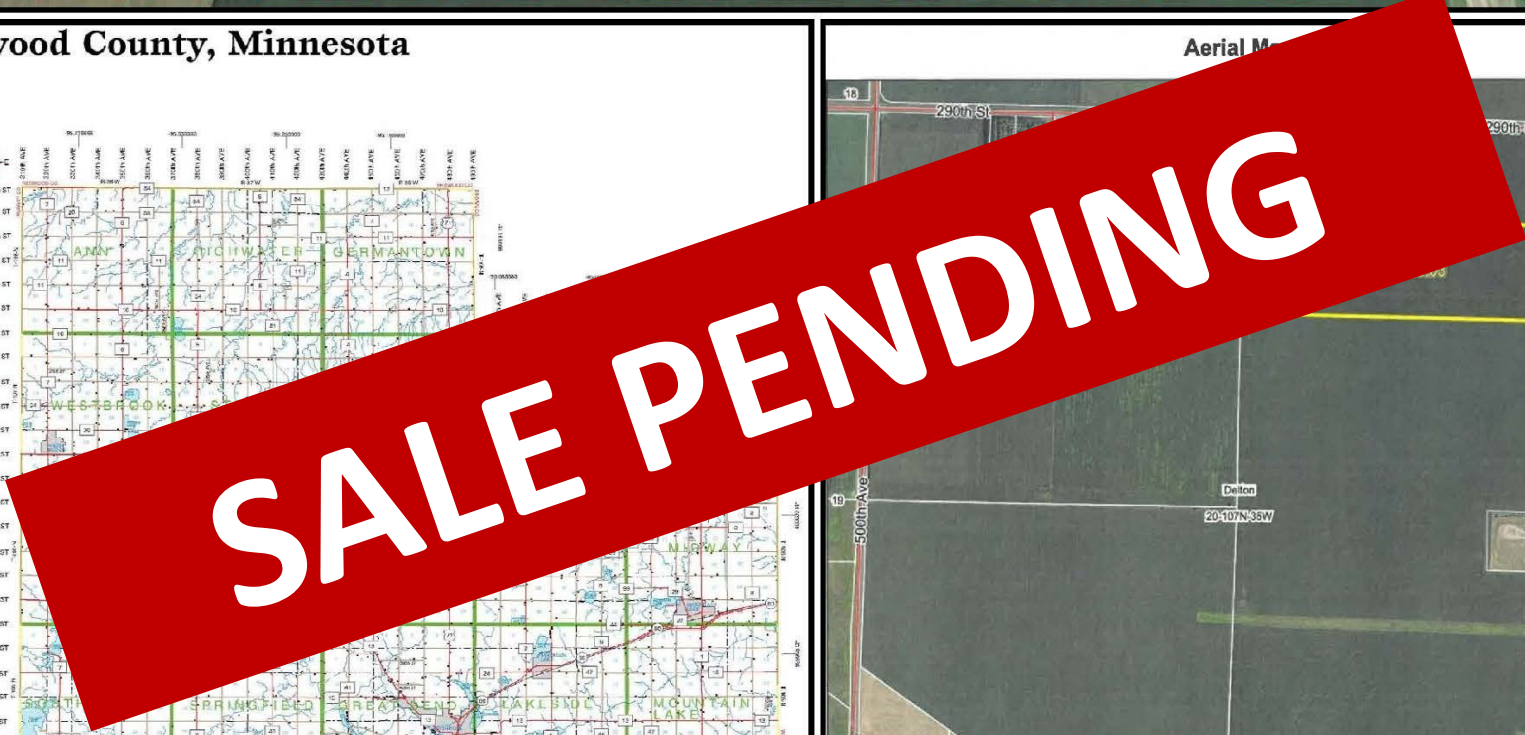


OWNER  
**DAWN R. DETERMAN**

**39.03+/- ACRES PRIME FARMLAND**

**DELTON TOWNSHIP COTTONWOOD COUNTY, MN.**

Cottonwood County, Minnesota



**PROPERTY LEGAL DESCRIPTION**

The South Half of the North Half of the Northeast Quarter (S1/2 N1/2 NE1/4) 20-107-35 Cottonwood County, MN. Cottonwood County Parcel #06.020.0301. Containing 39.03 acres more or less.

**PROPERTY LOCATION**

From the junction of Highways #71 & #30 east of Jeffers, Minnesota, 3 miles east on #30 to Co. Road #2 then 3/4 miles north on the west side of the road.

**METHOD OF SALE**

Property will be offered as one parcel of 39.03+/- acres by private treaty sale basis. Call for Price & Terms. Property is be offered subject to a cropland lease for 2024 that will be assigned to the buyer.

**PROPERTY INFORMATION**

**Deeded Acres: 39.03+/- Cropland Acres: 37.77+/- Crop Productivity Index Rating: 93.3 Estimated**

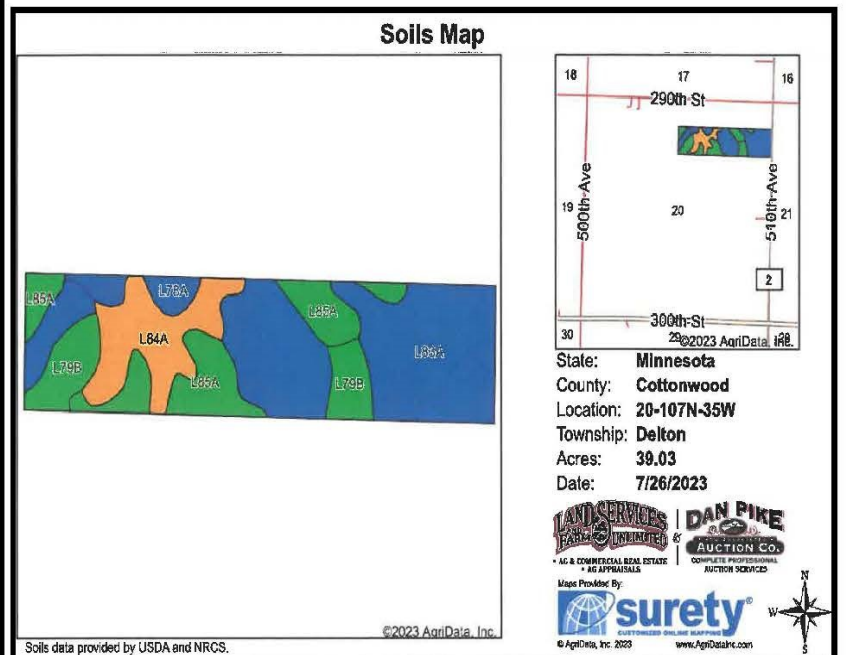
**SOIL TYPES: Webster Clay Loam, Nicollet Clay Loam, Glencoe Clay Loam, Clarion Loam & Canisteo Clay Loam**

**FSA INFORMATION**

**Corn Base: 25.08+/- Acres PLC Yield: 154 bu.**

**Soybean Base: 12.47+/- Acres PLC Yield: 48 bu.**

For more complete details and information, please visit our web page [www.danpikeauction.com](http://www.danpikeauction.com) or Call Dan at 507-847-3468.



Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class %c	Productivity Index	*n NCCPI Corn	*n NCCPI Soybeans	
L83A	Webster clay loam, 0 to 2 percent slopes	19.30	49.4%	■	llw	93	78	82	
L85A	Nicollet clay loam, 1 to 3 percent slopes	7.44	19.1%	■	lw	99	81	81	
L84A	Glencoe clay loam, 0 to 1 percent slopes	6.21	15.9%	■	lllw	86	76	76	
L79B	Clarion loam, 2 to 6 percent slopes	4.39	11.2%	■	lle	95	78	83	
L78A	Canisteo clay loam, 0 to 2 percent slopes	1.69	4.3%	■	lw	93	71	81	
<b>Weighted Average</b>						1.97	93.3	*n 78	*n 80.9

\*n: The aggregation method is "Weighted Average using all components"  
\*c: Using Capabilities Class Dominant Condition Aggregation Method

**PROPERTY OFFERED FOR SALE BY**



1362 Springfield Parkway Jackson, MN 56143  
507-847-3468  
[www.danpikeauction.com](http://www.danpikeauction.com)

Listing Broker  
**Dan Pike**  
Auctioneer /  
Real Estate Broker  
CAI & GPPA  
Jackson, MN.  
507-847-3468 (O)  
or 507-841-0965 (C)

**For Additional Property Information**

Go to our web site at [www.danpikeauction.com](http://www.danpikeauction.com) and check the information brochure under the Determan Farmland or call Dan Pike at 507-847-3468.