

*We are pleased to present*  
**Alleven Family Conservation Property**  
**40.0 ± Acres**  
**Lura Township, Faribault County**  
**List Price \$118,000**



NOTE: Boundary Lines do not depict actual Property lines.

*Listing Agent: Adam Knewton*

*Direct: 507-676-2970*

**[AdamKnewton@KW.com](mailto:AdamKnewton@KW.com)**

***FullSailCRE.com***

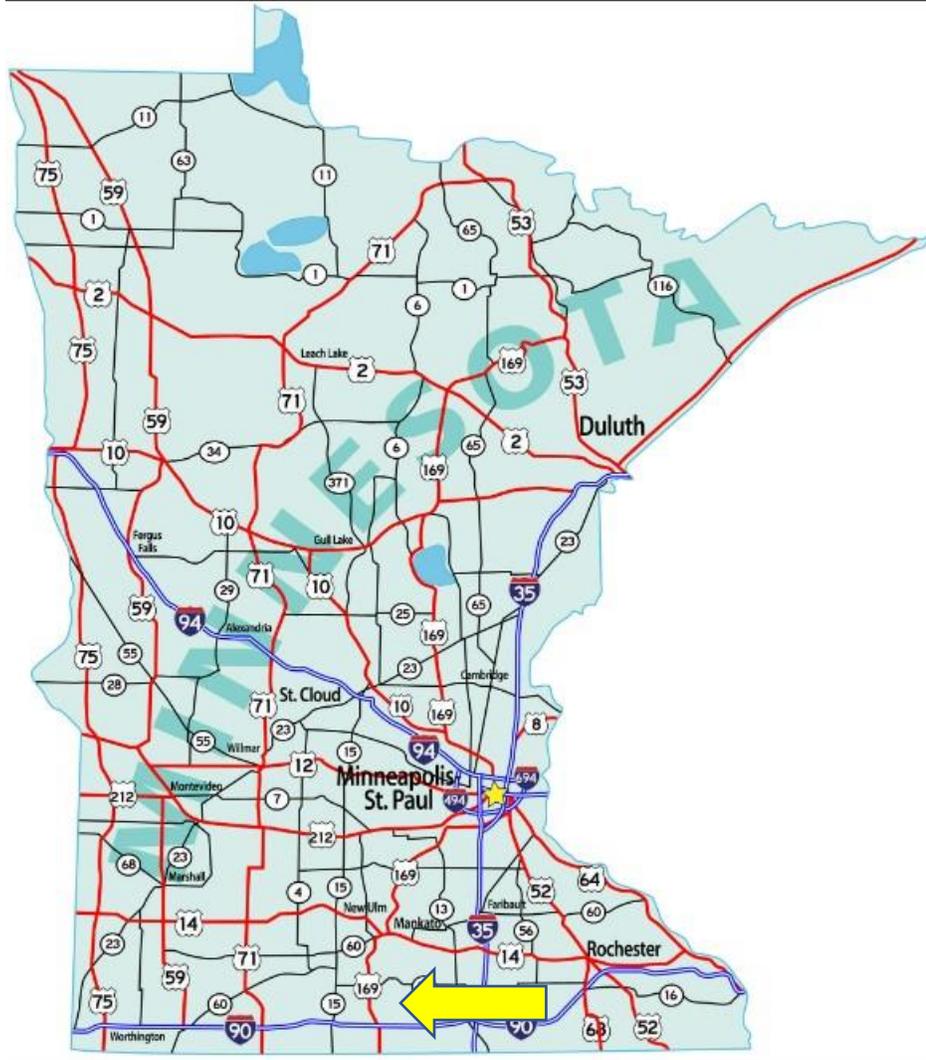




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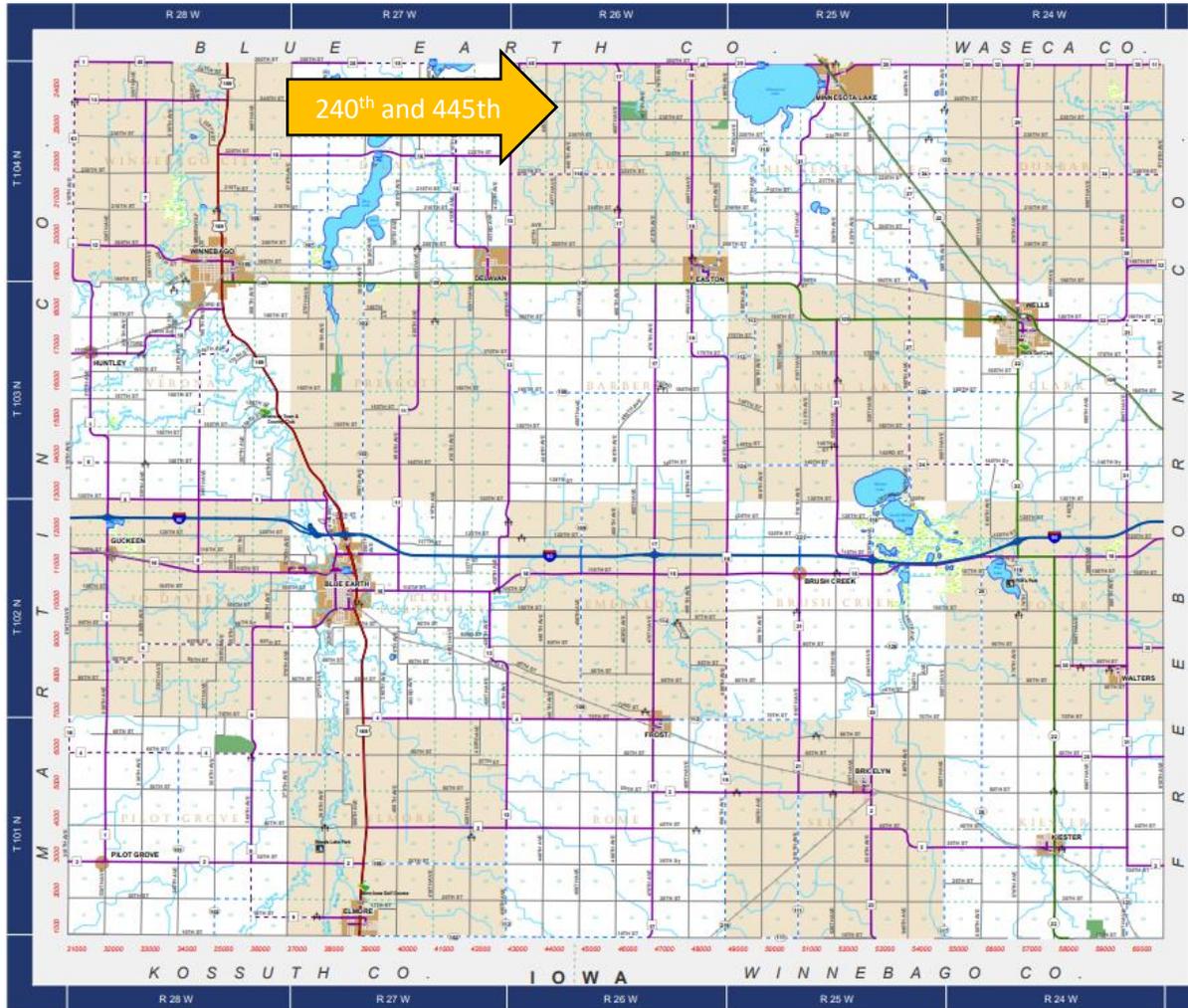
# State Highway Map



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# Faribault County Minnesota



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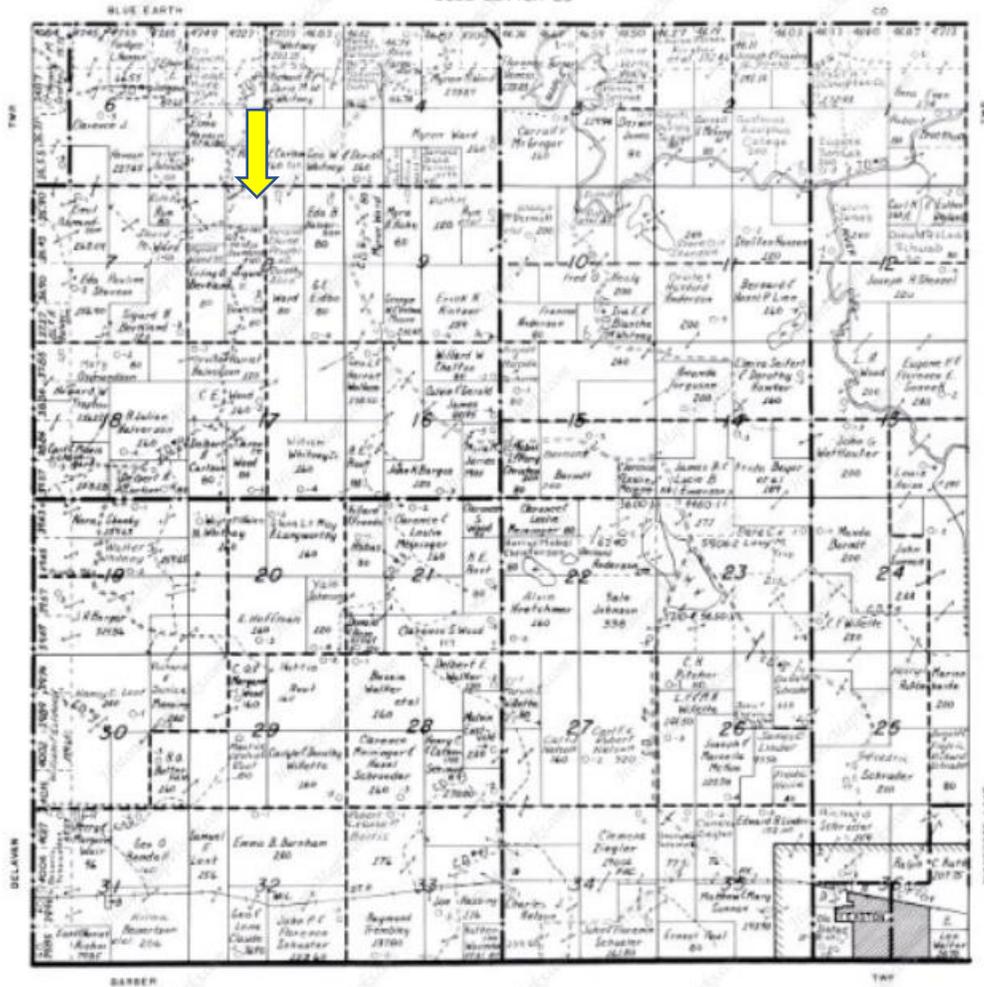




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# Lura Township Faribault County

TOWNSHIP 104 N RANGE 26 W  
CODE LETTER-LU



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## Aerial Map

NOTE: Lines do not depict property border



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# Aerial Map



Boundary Center: 43° 49' 52.09, -93° 58' 48.5

0ft 273ft 546ft



8-104N-26W  
Faribault County  
Minnesota



10/17/2023

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



## Property Information

<b>DESCRIPTION:</b>	NE1/4 of NW1/4 Sect-08 Twp-104 Range-026 40.0 Acres MOL; RIM LAND
<b>TAX PID:</b>	Property ID: 12.008.0800
<b>REAL ESTATE TAXES:</b>	Ag Non-Homestead 2023 \$228 to be prorated to the day of closing.
<b>BUILDINGS:</b>	NONE – No electricity, no well.
<b>FSA INFORMATION:</b>	Farmland: 38.01 Acres MOL, NHEL, Tract does not contain a wetland.
<b>SOIL DESCRIPTION:</b>	Waldorf Silty Clay Loam, Kamrar Clay Loam, Lura Silty Clay, Clarion Loam, Beauford Clay, Klossner Muck, Marna Silty Clay Loam
<b>CPI:</b>	Crop Productivity Index: 86.5
<b>TOPOGRAPHY:</b>	Level to Rolling
<b>DRAINAGE:</b>	JD9 FBE OPEN DITCH, JD9 FBE Branch 168 & JD9 Main Trunk 28 inch, 10/8 inch county main, Submains and laterals, see tile map
<b>FARM PROGRAM:</b>	This farm is enrolled in the Reinvest In Minnesota (RIM) program. There are zero farmable acres, and all the payments from the program have been made.

**A copy of the RIM Contract is available upon request.**

Full Sail CRE and KWC Midwest stipulate that they are representing the seller exclusively in this transaction. The information gathered for this brochure in its entirety is from sources deemed reliable, but cannot be guaranteed by Seller, Seller's Agent, Full Sail CRE, KWC Midwest, or its staff. The package is subject to prior sale, price change, correction, or withdrawal. The buyer must make their own independent investigation of the property. The buyer is purchasing the property "as is".

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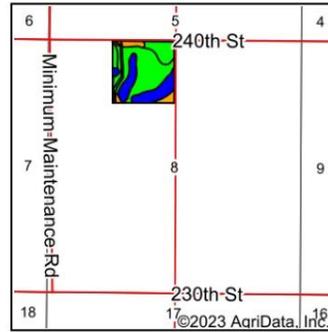
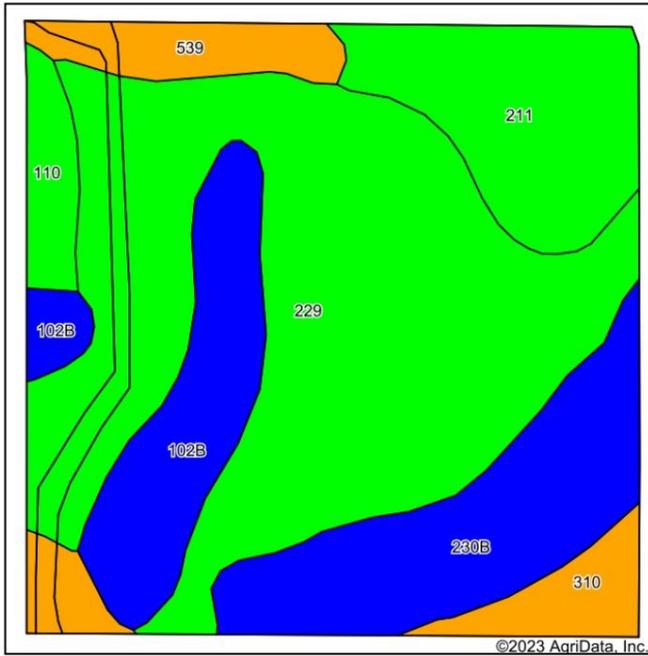
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## Soils Map



State: **Minnesota**  
 County: **Faribault**  
 Location: **8-104N-26W**  
 Township: **Lura**  
 Acres: **38**  
 Date: **10/17/2023**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: MN043, Soil Area Version: 19

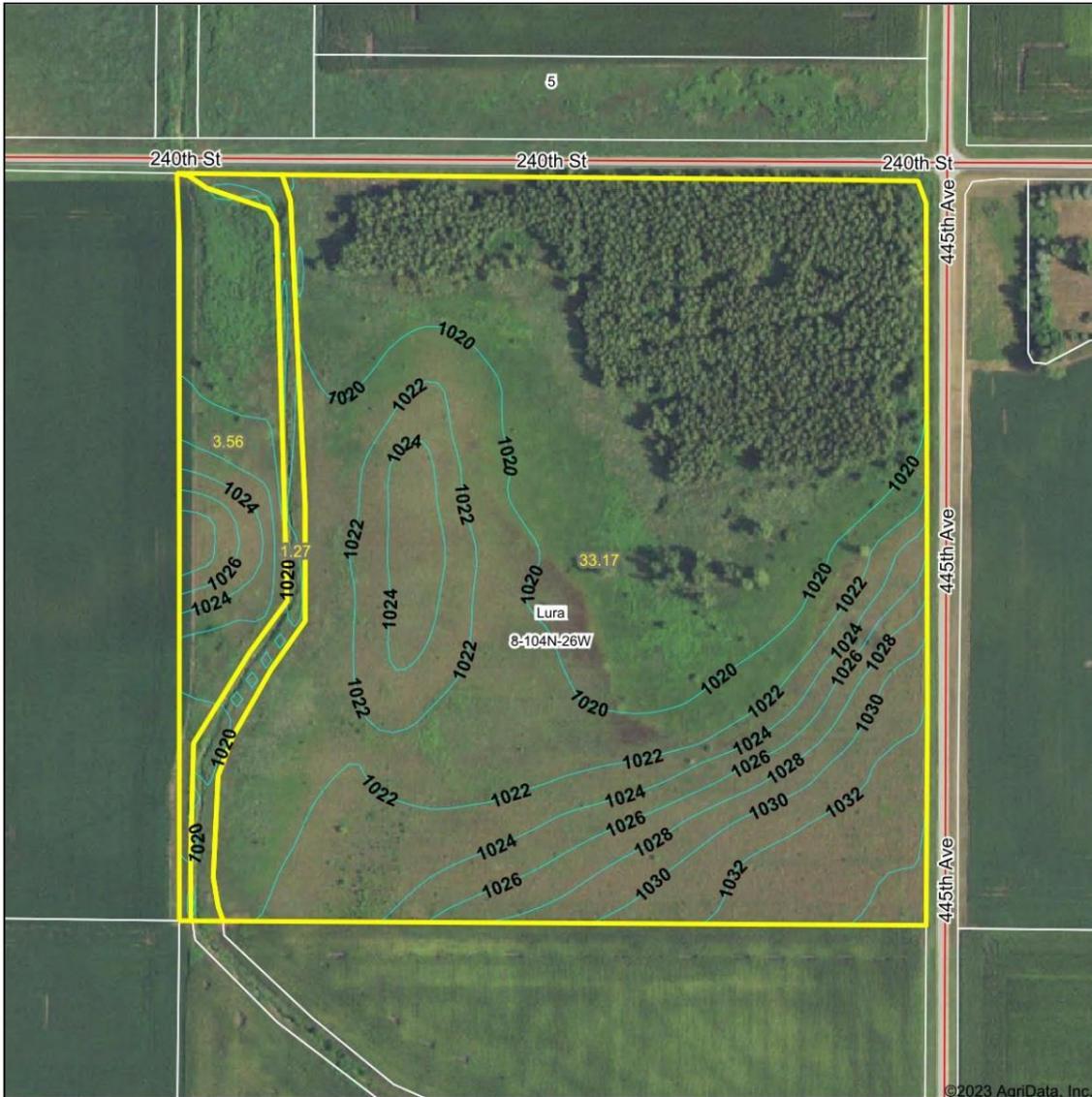
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
229	Waldorf silty clay loam, 0 to 2 percent slopes	18.52	48.7%		IIw	85
230B	Kamrar clay loam, 2 to 6 percent slopes	5.65	14.9%		Ile	95
211	Lura silty clay, 0 to 1 percent slopes	4.65	12.2%		IIIw	81
102B	Clarion loam, 2 to 6 percent slopes	4.46	11.7%		Ile	95
310	Beauford clay	1.98	5.2%		IIw	77
539	Klossner muck, lake plain, depressional, 0 to 1 percent slopes	1.61	4.2%		IIIw	77
110	Marna silty clay loam, 0 to 2 percent slopes	1.13	3.0%		IIw	87
<b>Weighted Average</b>					<b>2.16</b>	<b>86.5</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



## Topography Contours



  
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 Maps Provided By:  
  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com  
Field borders provided by Farm Service Agency as of 5/21/2008.



Source: USGS 10 meter dem  
 Interval(ft): 2.0  
 Min: 1,017.3  
 Max: 1,034.6  
 Range: 17.3  
 Average: 1,021.8  
 Standard Deviation: 3.94 ft

0ft 270ft 539ft



10/17/2023

**8-104N-26W**  
**Faribault County**  
**Minnesota**

Boundary Center: 43° 49' 52.09, -93° 58' 48.5

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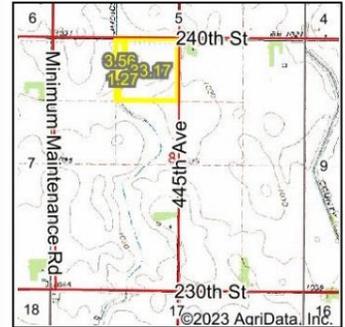
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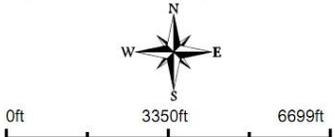
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## Wetlands Map



State: **Minnesota**  
 Location: **8-104N-26W**  
 County: **Faribault**  
 Township: **Lura**  
 Date: **10/17/2023**



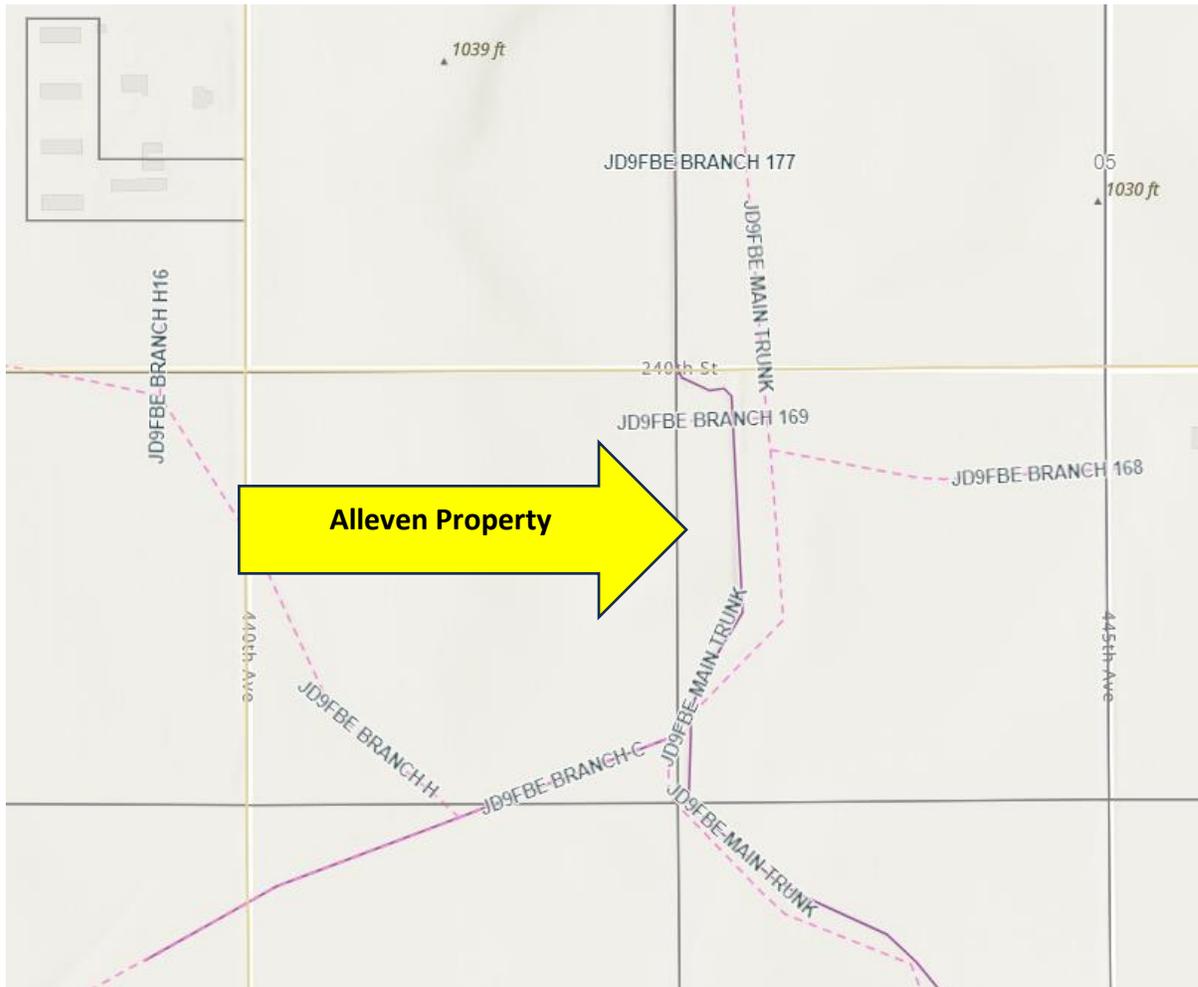
Classification Code	Type	Acres
PEM1A	Freshwater Emergent Wetland	9.80
PFO1C	Freshwater Forested/Shrub Wetland	3.67
PEM1C	Freshwater Emergent Wetland	3.63
R5UBFx	Riverine	0.05
Total Acres		17.15

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

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



# TILE MAP



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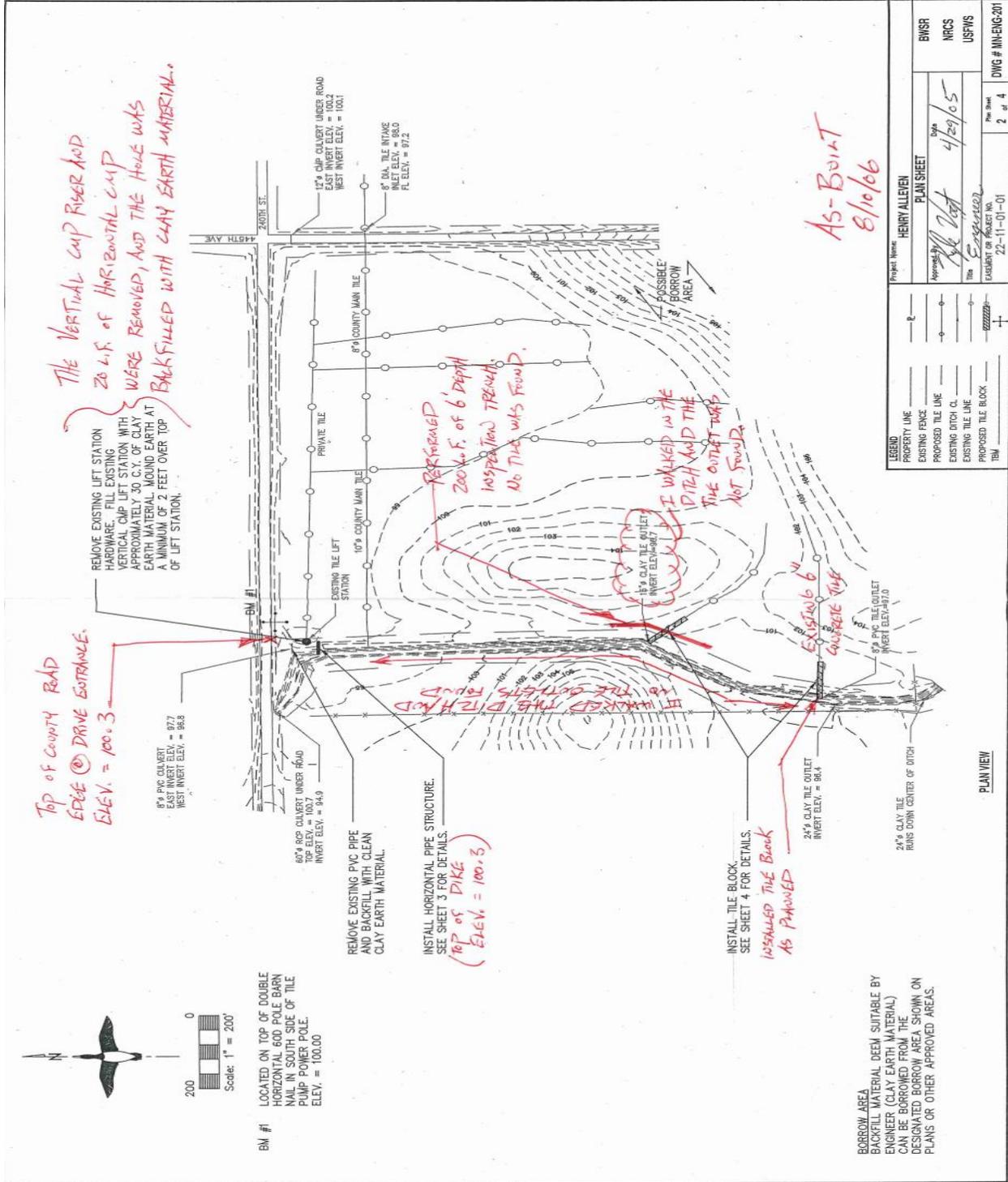
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# SWCD TILE MAP



THE VERTICAL CUP RISER AND 20\"/>

REMOVE EXISTING LIFT STATION HARDWARE. FILL EXISTING VERTICAL CUP LIFT STATION WITH APPROXIMATELY 30 C.Y. OF CLAY EARTH MATERIAL. MOUND EARTH AT A MINIMUM OF 2 FEET OVER TOP OF LIFT STATION.

TOP OF COUNTY ROAD EDGE @ DRIVE ENTRANCE. ELEV. = 100.3

8\"/>

REMOVE EXISTING PVC PIPE AND BACKFILL WITH CLEAN CLAY EARTH MATERIAL.

INSTALL HORIZONTAL PIPE STRUCTURE. SEE SHEET 3 FOR DETAILS. (TOP OF DIKE (ELEV. = 100.5))

PERFORMED 200\"/>

I WALKED IN THE DITCH AND THE TILE OUTLET WAS NOT FOUND.

INSTALL TILE BLOCK. SEE SHEET 4 FOR DETAILS. (AS PAVED)

AS-BUILT 8/10/06



BM #1 LOCATED ON TOP OF DOUBLE HORIZONTAL 60D POLE BARR NAIL IN SOUTH SIDE OF TILE PUMP POWER POLE. ELEV. = 100.00

BORROW AREA BACKFILL MATERIAL DEEM SUITABLE BY ENGINEER (CLAY EARTH MATERIAL) CAN BE BORROWED FROM THE DESIGNATED BORROW AREA SHOWN ON PLANS OR OTHER APPROVED AREAS.

LEGEND		Property Name
---	PROPERTY LINE	HENRY ALLEVEN
---	EXISTING FENCE	PLAN SHEET
---	PROPOSED TILE LINE	By 4/29/05
---	EXISTING DITCH CL	Approved By
---	EXISTING TILE LINE	4/29/05
---	PROPOSED TILE BLOCK	This
---	TBM	22-11-01-01
BWSR		Per Sheet
MDCS		2 of 4
USFWS		DWG # MDC-201
DWG # MDC-201		prepared by JPO ZONE 10

PLAN VIEW



Alleven SE looking NW



Alleven NE looking SW



Alleven NW looking SE



Alleven SW looking NE



Alleven Ditch looking South



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# Thank You

*for the opportunity to offer this property to you.  
We hope that all your questions have been  
answered.*

*If we have not answered all your questions, please  
call me at 507-676-2970*



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