

Listing
#18581

LINCOLN COUNTY, MN

467.50 Acres M/L



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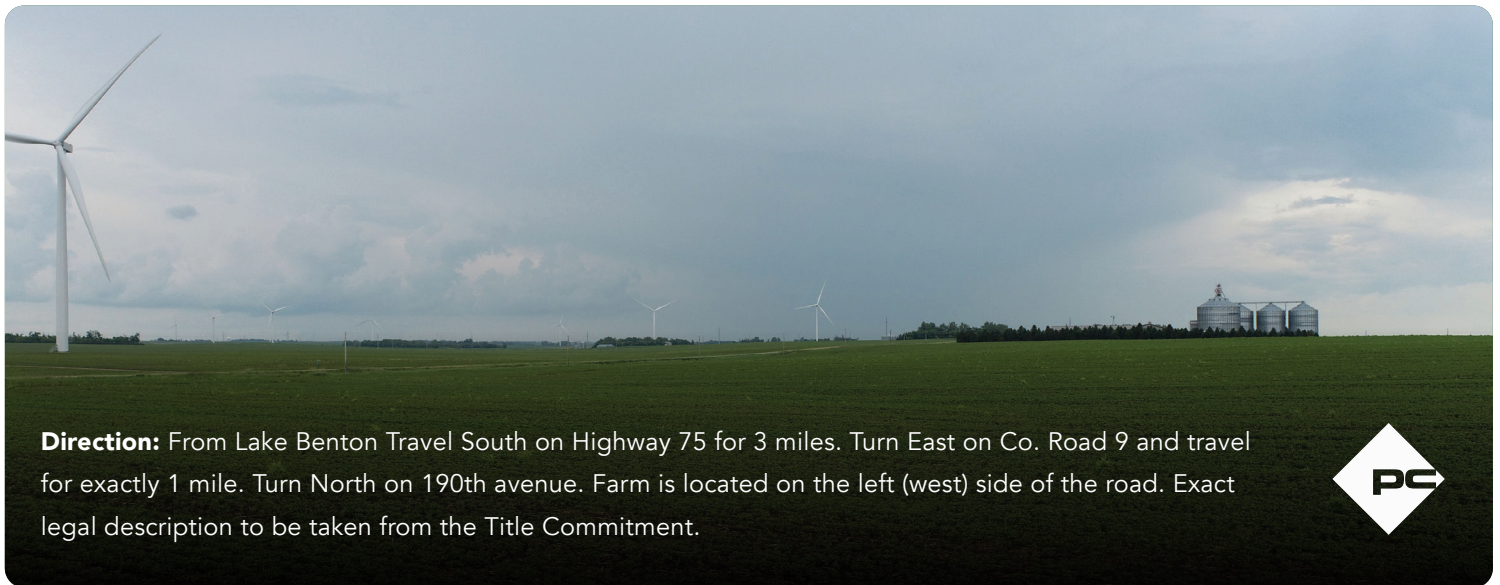
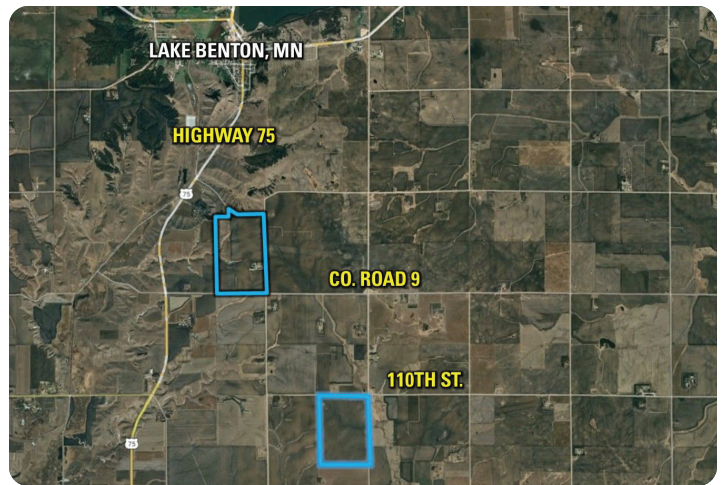


PROPERTY DESCRIPTION

Peoples Company is proud to present 467.56 taxable acres of premier farmland in **Lincoln County, Minnesota**. Ideally located just outside Lake Benton, this exceptional property offers a rare combination of highly productive tillable acres, established row crop infrastructure, and valuable on-site improvements.

The farm includes a well-improved 9-acre m/l acreage featuring expansive grain storage with a capacity of more than 900,000 bushels, a 2,850-square-foot home, a 72' x 208' machine shed, a 72' x 97' shop, and numerous additional outbuildings to support a wide range of agricultural operations. Adding to its long-term value, the property also generates supplemental income from wind turbines, with a 2024 payment totaling **\$14,963.03**.

For more details regarding the existing improvements, CRP contacts, and wind turbine contract, please contact the listing agents.

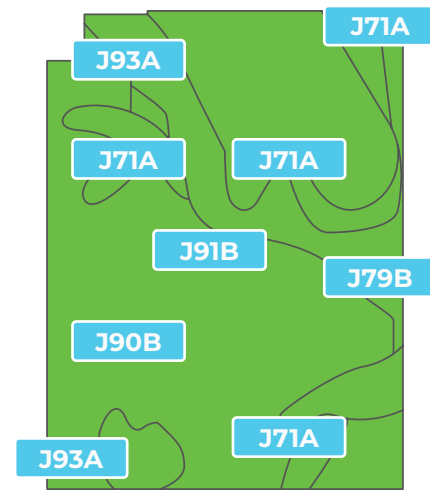
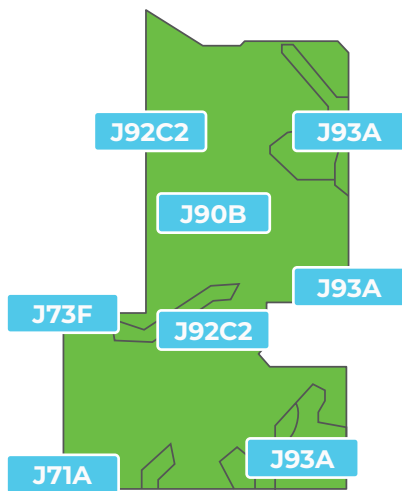


Direction: From Lake Benton Travel South on Highway 75 for 3 miles. Turn East on Co. Road 9 and travel for exactly 1 mile. Turn North on 190th avenue. Farm is located on the left (west) side of the road. Exact legal description to be taken from the Title Commitment.



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PRICE: \$6,200,000



CODE	DESCRIPTION	ACRESS	% OF FIELD	MN CPI
J90B	 Kranzburg-Brookings silty clay loams	300.48	75.55 %	93
J93A	 Hidewood-Badger complex	40.66	10.22 %	92
J71A	 Brookings silty clay loam	38.26	9.62 %	98
J85A	 Trosky silty clay loam	5.89	1.48 %	83
J92C2	 Buse-Vienna complex	5.07	1.27 %	76
J91B	 Darnen loam, stratified substratum	4.66	1.17 %	97
J79B	 Vienna-Brookings complex	2.25	0.57 %	94
J73F	 Buse clay loam	0.31	0.08 %	24
J25A	 Rauville silty clay loam	0.14	0.04 %	20
			Average	93.0



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