

Howell Real Estate & Auction

220 Central Avenue | Estherville, IA 51334 | 712-260-9690

FARM LAND FOR SALE

120 ACRES

**120 ACRES IN NW 1/4
OF SECTION 20**

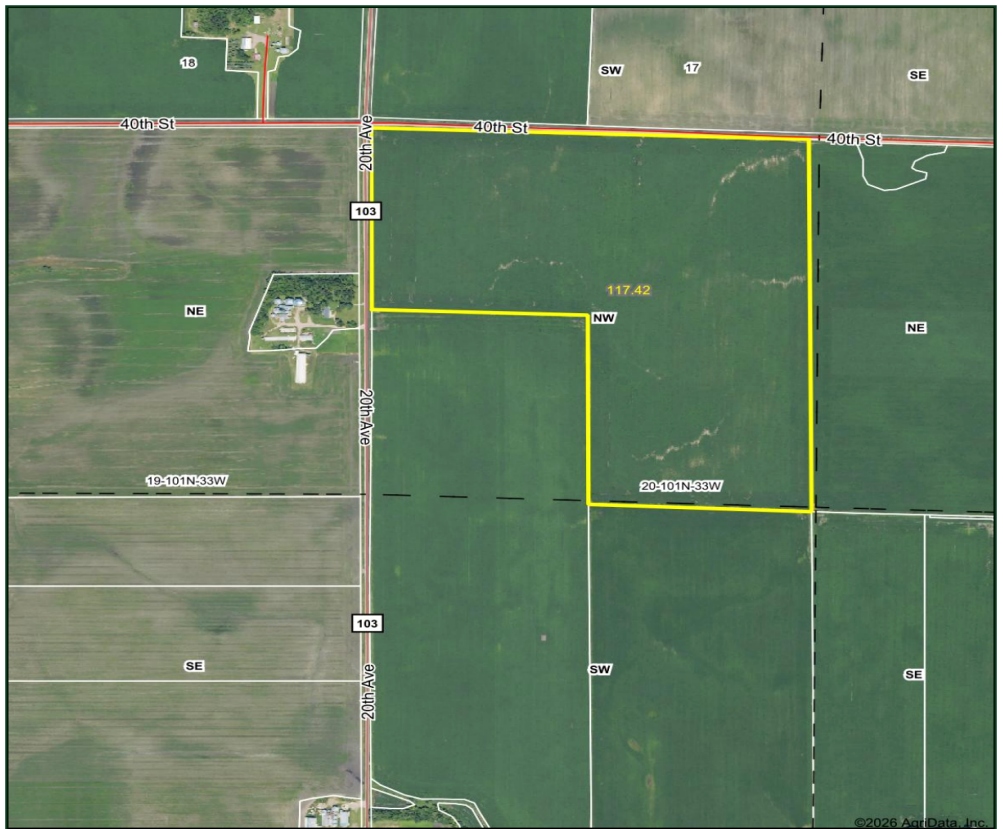
**LAKE FREMONT TOWNSHIP
MARTIN COUNTY, MN**

LIST PRICE

\$1,530,000

\$12,750 x 120 ACRES

117.42 tillable acres



PROPERTY HIGHLIGHTS

- Highly productive farmland in Lake Fremont Township
- 117.42 tillable acres
- Productivity Index Rating of 90.6
- Strong opportunity for farmers or investors

PROPERTY INFORMATION

Tillable Acres	117.42 Acres
Corn Base	61.21 Acres
Soybean Base	56.07 Acres
Corn Proven Yield	176 Bushel
Soybean Proven Yield	42 Bushel
Productivity Index	90.6
Property Taxes	\$7,350 / Year

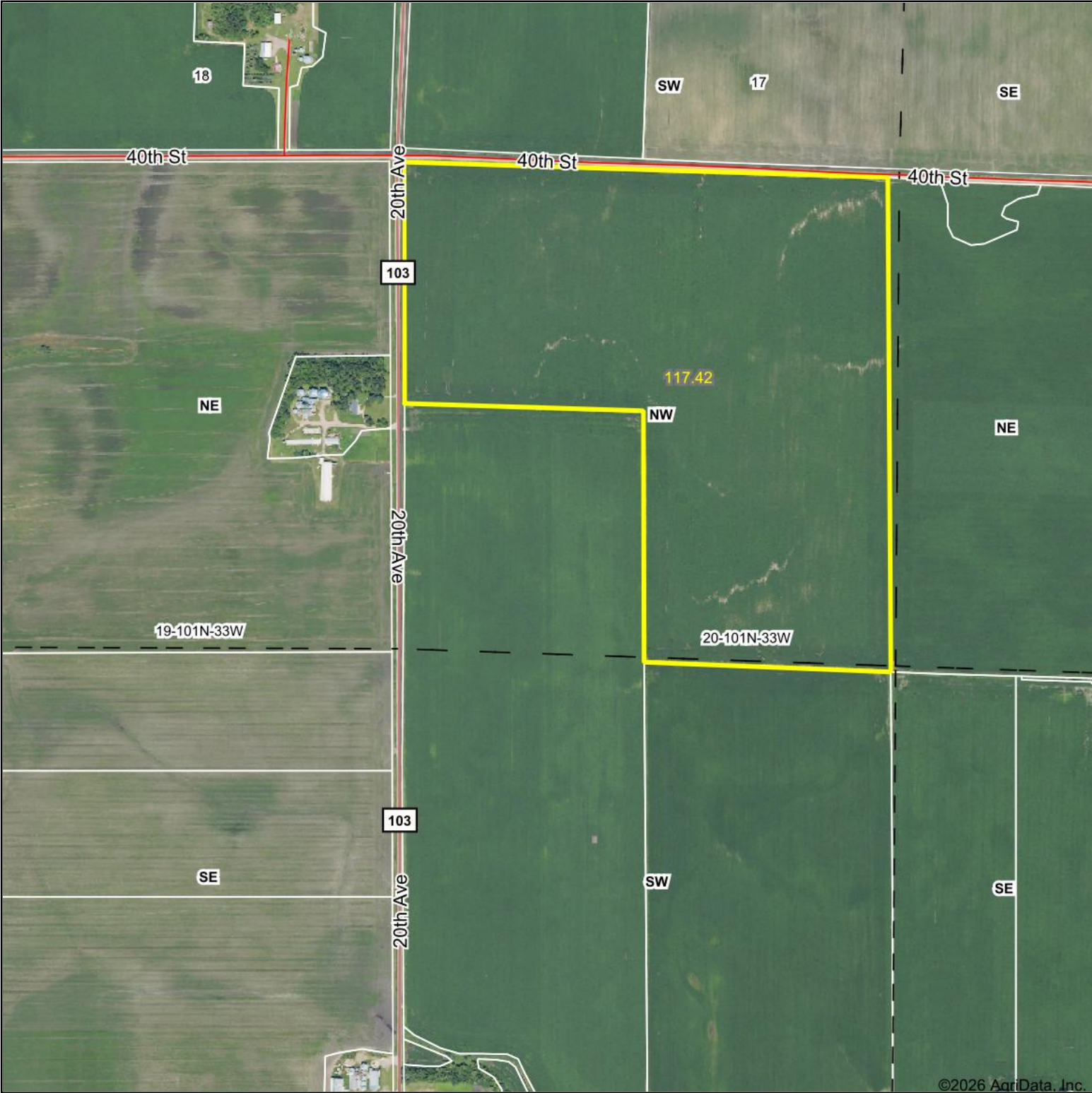
Mark Howell
712-260-9690

Larry Howell
712-260-9693

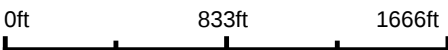
www.howellrealestateandauction.com

120 Acres in NW 1/4 of Section 20 | Lake Fremont Township | Martin County, Minnesota

Aerial Map



Boundary Center: 43° 32' 26.95, -94° 49' 47.88



20-101N-33W
Martin County
Minnesota



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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9/12/2026

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

Martin County
Minnesota

Farm 11297
Tract 2142

Phy. County: Martin, MN

2026 Program Year

2023 NAIP Imagery
Map Created 04/13/2025



Unless Otherwise Noted:

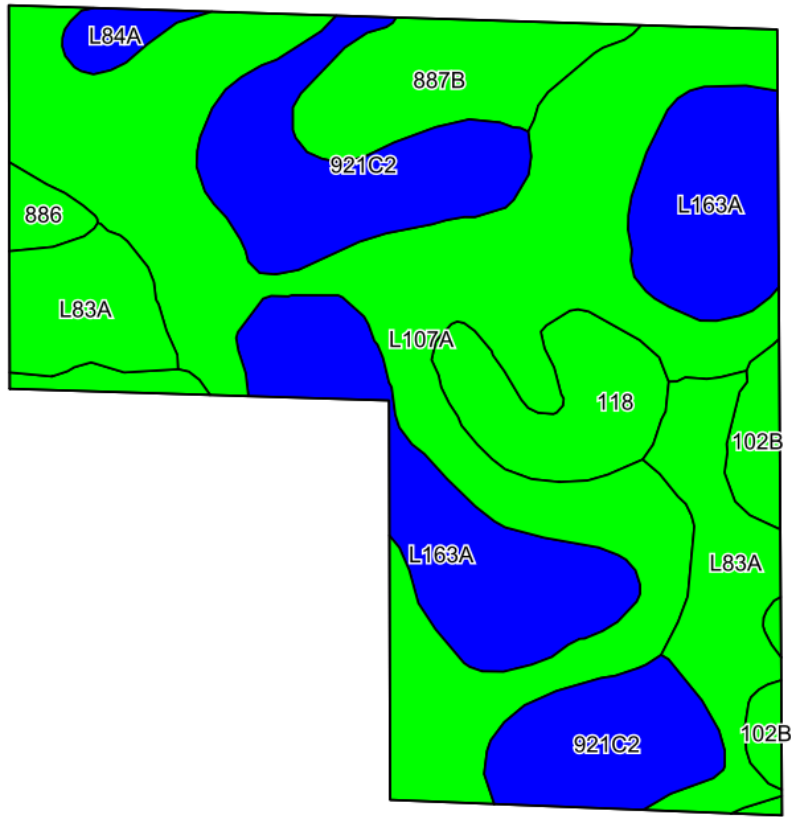
- All fields are non-irrigated
- Shares are 100% to operator
- Corn = Yellow for Grain
- Soybeans = Common for Grain
- Wheat = HRS, HRW = Grain
- Sunflowers = Oil, Non-Oil = Grain
- Oats & Barley = Spring for Grain
- Canola = Spring for Seed
- Alfalfa = For Forage
- Mix Forage AGM, GMA, IGS = for Forage
- Rye = for Grain
- Peas = Process
- Beans = Dry Edible
- Native Annual Grass = for Grazing

- Tract Boundary
- Cropland
- PLSS

- Wetland Determination Identifiers
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

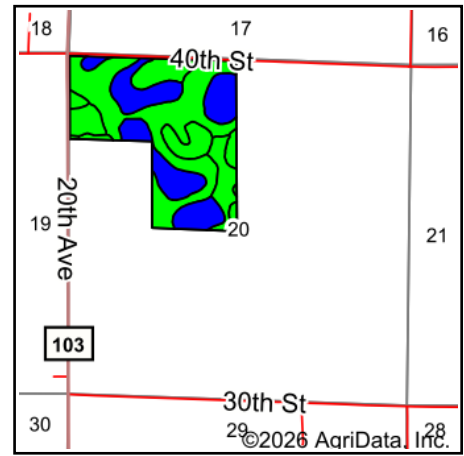
Tract Cropland Total: 117.42 acres

Soils Map



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Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Martin**
 Location: **20-101N-33W**
 Township: **Lake Fremont**
 Acres: **117.42**
 Date: **9/12/2026**

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Area Symbol: MN091, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	46.83	39.9%		IIw	91	81
L163A	Okoboji silty clay loam, 0 to 1 percent slopes	19.32	16.5%		IIIw	86	74
921C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	17.20	14.6%		IIIe	87	71
L83A	Webster clay loam, 0 to 2 percent slopes	13.24	11.3%		IIw	93	82
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	7.62	6.5%		Ile	92	82
118	Crippin loam, 1 to 3 percent slopes	6.74	5.7%		Ie	100	86
102B	Clarion loam, 2 to 6 percent slopes	2.74	2.3%		Ile	95	83
886	Nicollet-Crippin complex	2.32	2.0%		I	100	83
L84A	Glencoe clay loam, 0 to 1 percent slopes	1.41	1.2%		IIIw	86	76
Weighted Average					2.25	90.6	*n 78.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

MINNESOTA
MARTIN
Form: FSA-156EZ



FARM : 11297
Prepared : 9/14/26 12:08 PM CST
Crop Year : 2026

Abbreviated 156 Farm Record

Tract Land Data

Tract 2142 Continued ...

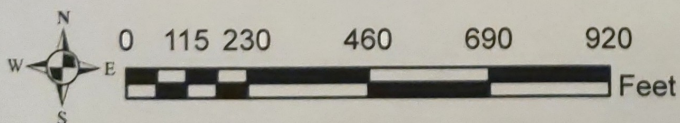
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
117.42	117.42	117.42	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	117.42	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	61.21	0.00	176
Soybeans	56.07	0.00	42

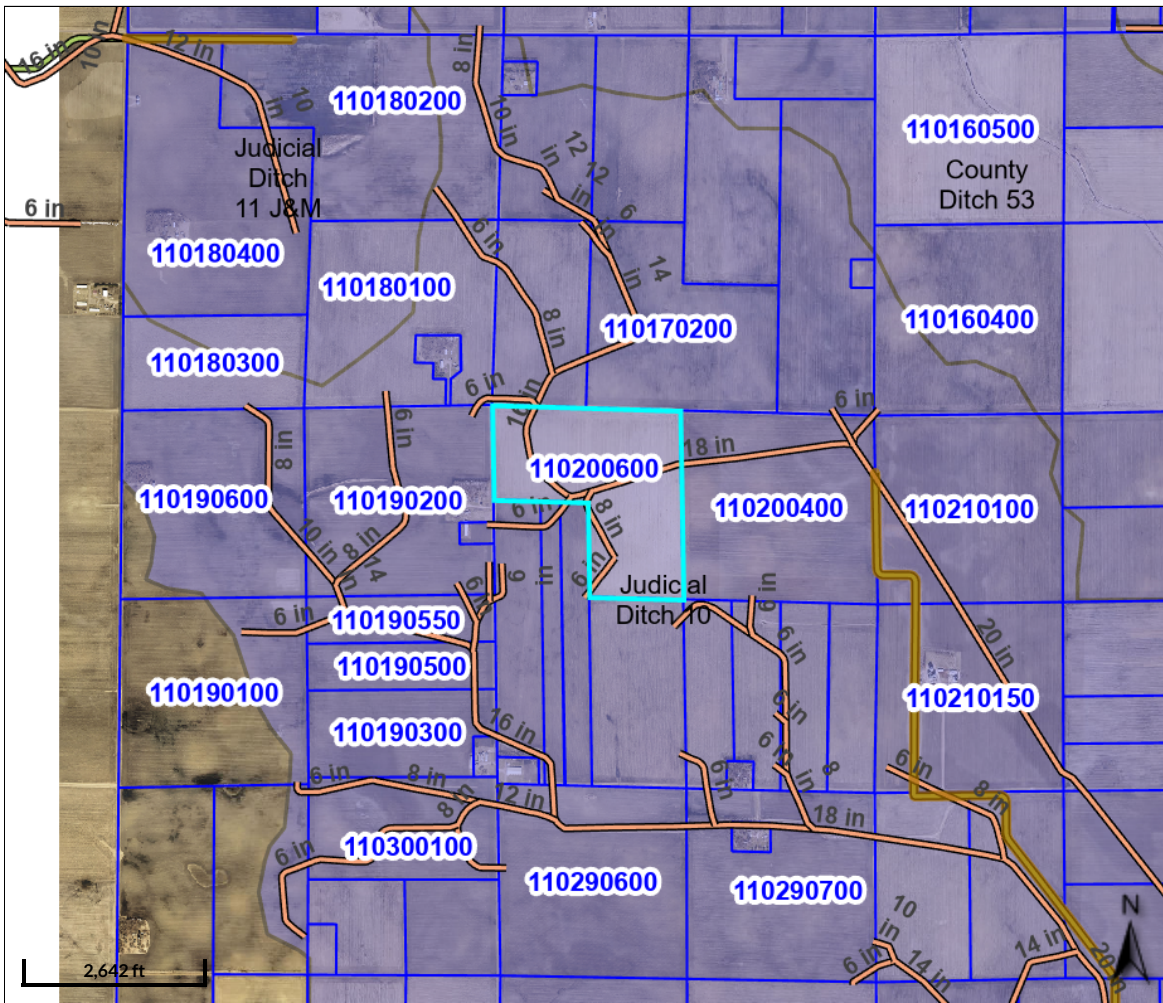
TOTAL 117.28 0.00

NOTES

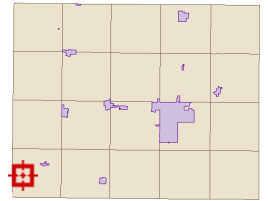




Martin County, MN



Overview



Legend

- Parcels
- Corporate Limits
- Drainage Districts
- Legal Drains
 - Open
 - Tile
 - <all other values>
- Public Ditch Buffer
- Public Water Buffer
- Basins Buffer

Parcel ID 110200600
Sec/Twp/Rng 20-101-033
Property Address

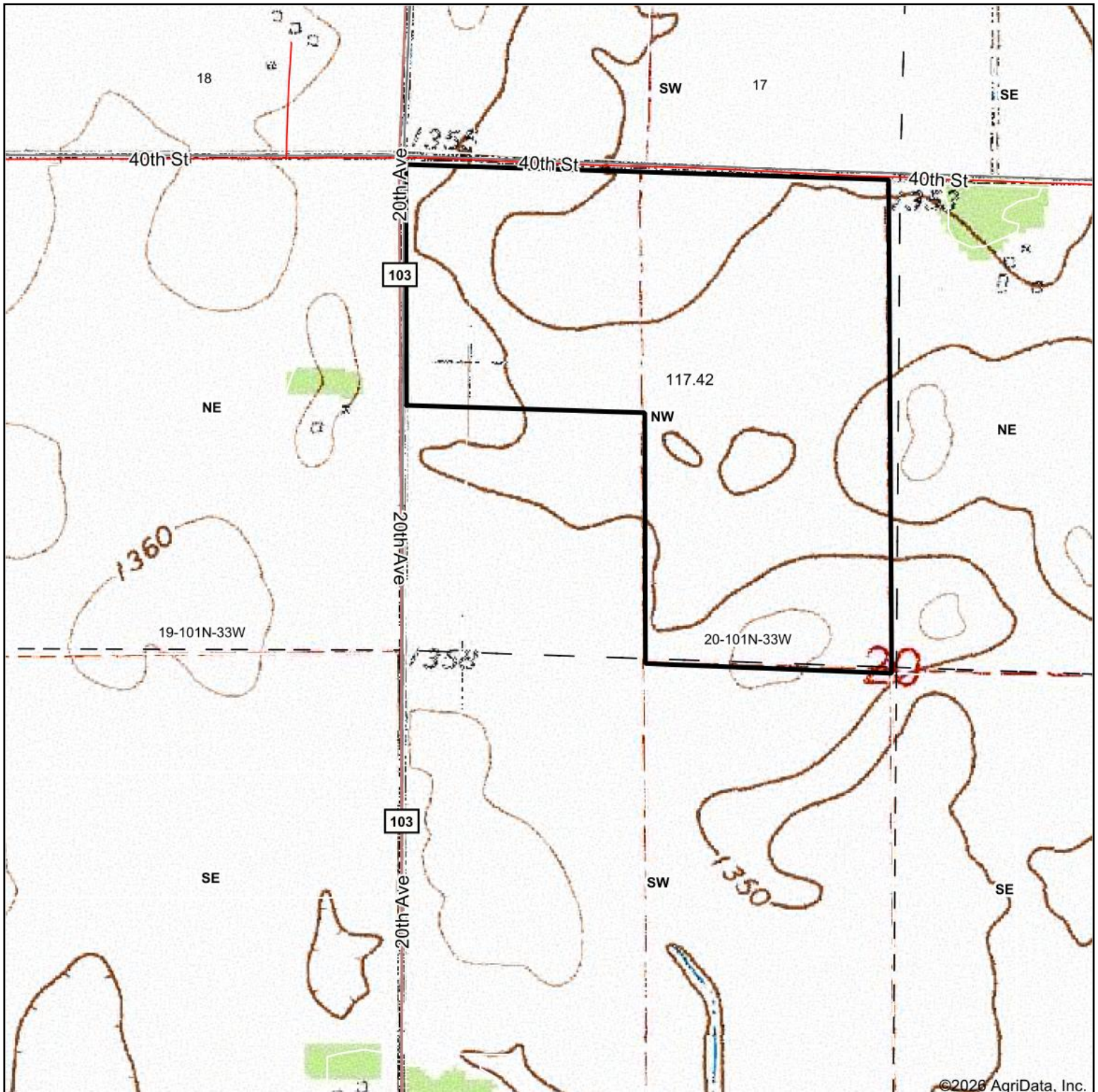
Alternate ID n/a
Class 101 - 2A/1B/4BB AGRICULTURAL
Acreage 120.0

Owner Address MARIE BERGE DAHLKE IRREV TST
108 N 18TH ST UNIT 103
ESTHERVILLE, IA 51334

Note n/a

District (1102) LAKE FREMONT-2448
Brief Tax Description SECT-20 TWP-101 RANGE-033 120.00 AC E1/2 NW1/4 & NW1/4 NW1/4 120.00 AC
(Note: Not to be used on legal documents)

Topography Map



Map Center: 43° 32' 19.99, -94° 49' 54.96

0ft 833ft 1666ft

20-101N-33W
Martin County
Minnesota

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