

Howell Real Estate & Auction

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

FARM LAND FOR SALE

222.25 ACRES

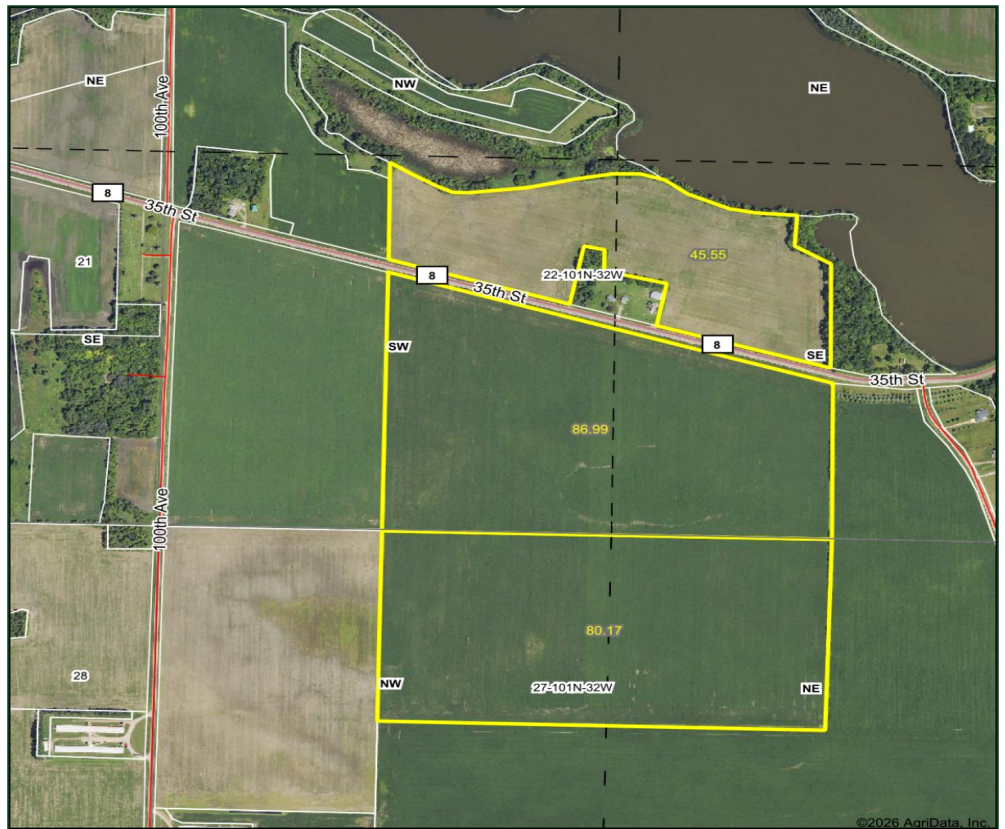
**222.25 ACRES IN
SECTION 27
LAKE BELT TOWNSHIP
MARTIN COUNTY, MN**

LIST PRICE

\$2,833,687.50

\$12,750 x 222.25 ACRES

212.71 tillable acres



PROPERTY HIGHLIGHTS

- Highly productive farmland in Lake Belt Township
- 212.71 tillable acres
- Productivity Index Rating of 93.7
- Strong opportunity for farmers or investors

PROPERTY INFORMATION

Tillable Acres	212.71 Acres
Corn Base	111.03 Acres
Soybean Base	101.68 Acres
Corn Proven Yield	176 Bushel
Soybean Proven Yield	42 Bushel
Productivity Index	93.7
Property Taxes	\$13,572 / Year

Mark Howell
712-260-9690

Larry Howell
712-260-9693

www.howellrealestateandauction.com

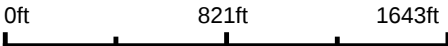
222.25 Acres in Section 27 | Lake Belt Township | Martin County, Minnesota

Aerial Map



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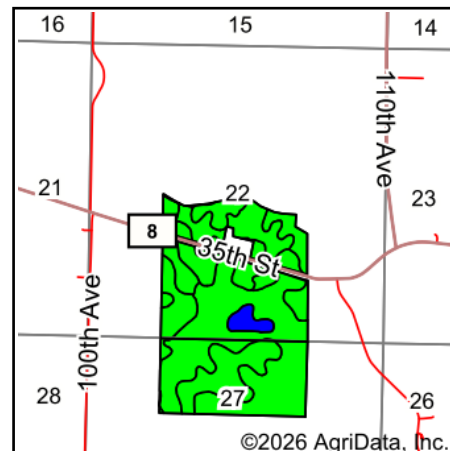
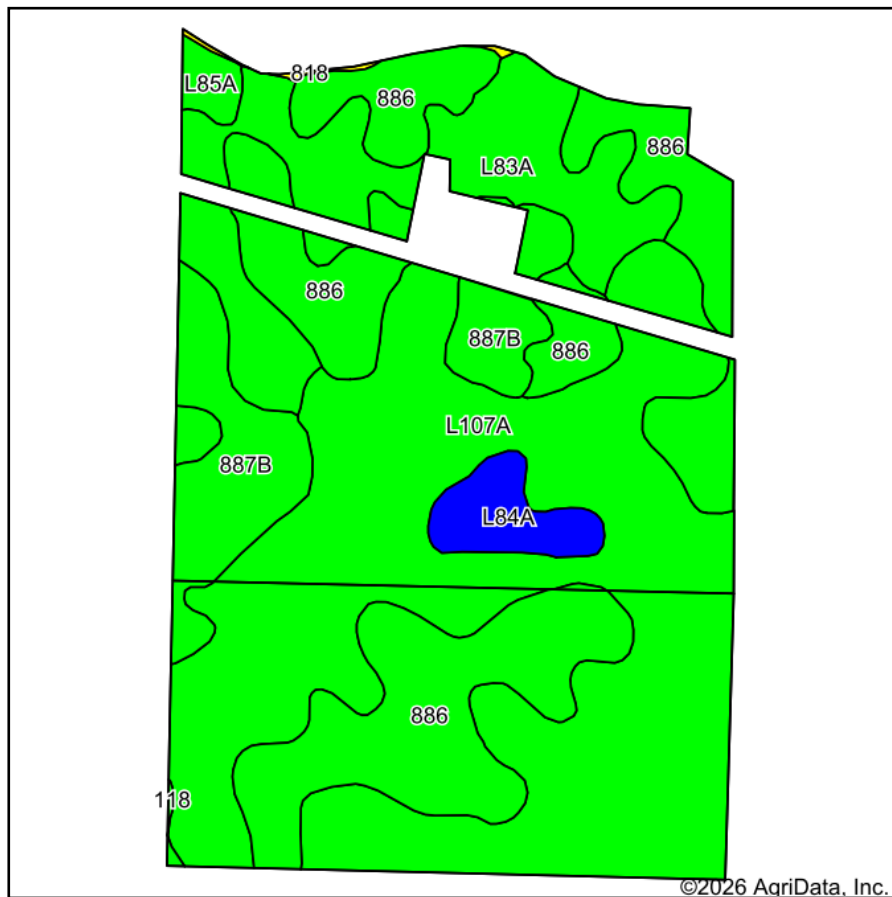
Boundary Center: 43° 31' 52.95, -94° 39' 51.55



22-101N-32W
Martin County
Minnesota



Soils Map



State: **Minnesota**
 County: **Martin**
 Location: **22-101N-32W**
 Township: **Lake Belt**
 Acres: **212.71**
 Date: **9/12/2026**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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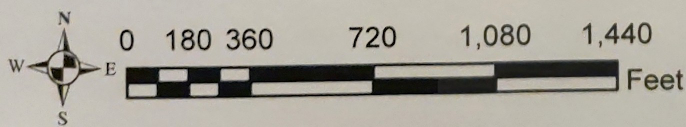


Area Symbol: MN091, Soil Area Version: 22

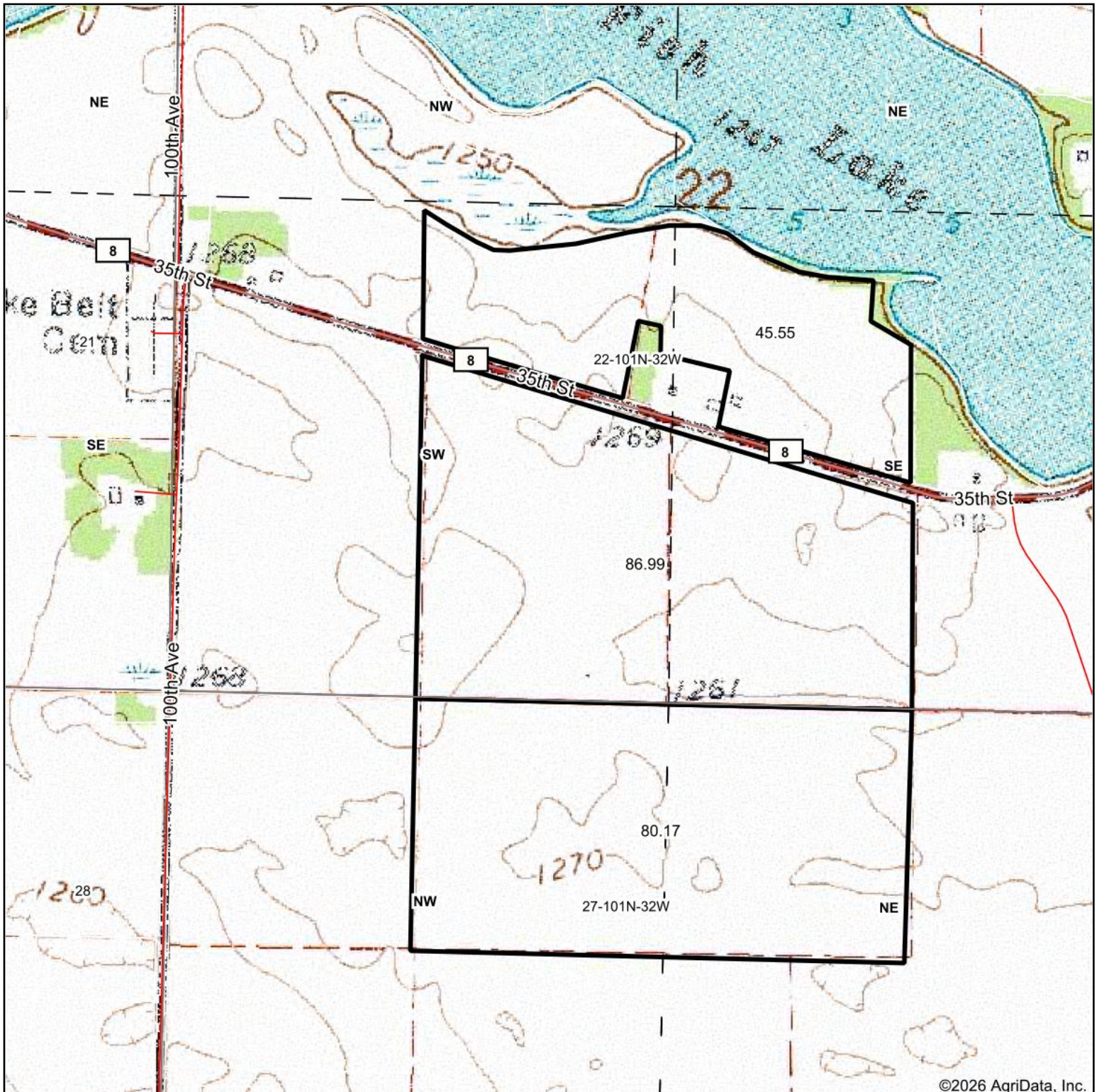
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
L107A	Canisteo-Glencoe complex, 0 to 2 percent slopes	100.71	47.4%		IIw	91	81
886	Nicollet-Crippin complex	57.02	26.8%		I	100	83
L83A	Webster clay loam, 0 to 2 percent slopes	28.13	13.2%		IIw	93	82
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	18.68	8.8%		Ile	92	82
L84A	Glencoe clay loam, 0 to 1 percent slopes	5.61	2.6%		IIIw	86	76
L85A	Nicollet clay loam, 1 to 3 percent slopes	1.96	0.9%		Iw	99	81
818	Lemond-Linder complex	0.40	0.2%		IIw	66	53
118	Crippin loam, 1 to 3 percent slopes	0.20	0.1%		Ie	100	86
Weighted Average					1.75	93.7	*n 81.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



Topography Map



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Map Center: 43° 31' 54.83, -94° 39' 59.99

0ft 821ft 1643ft

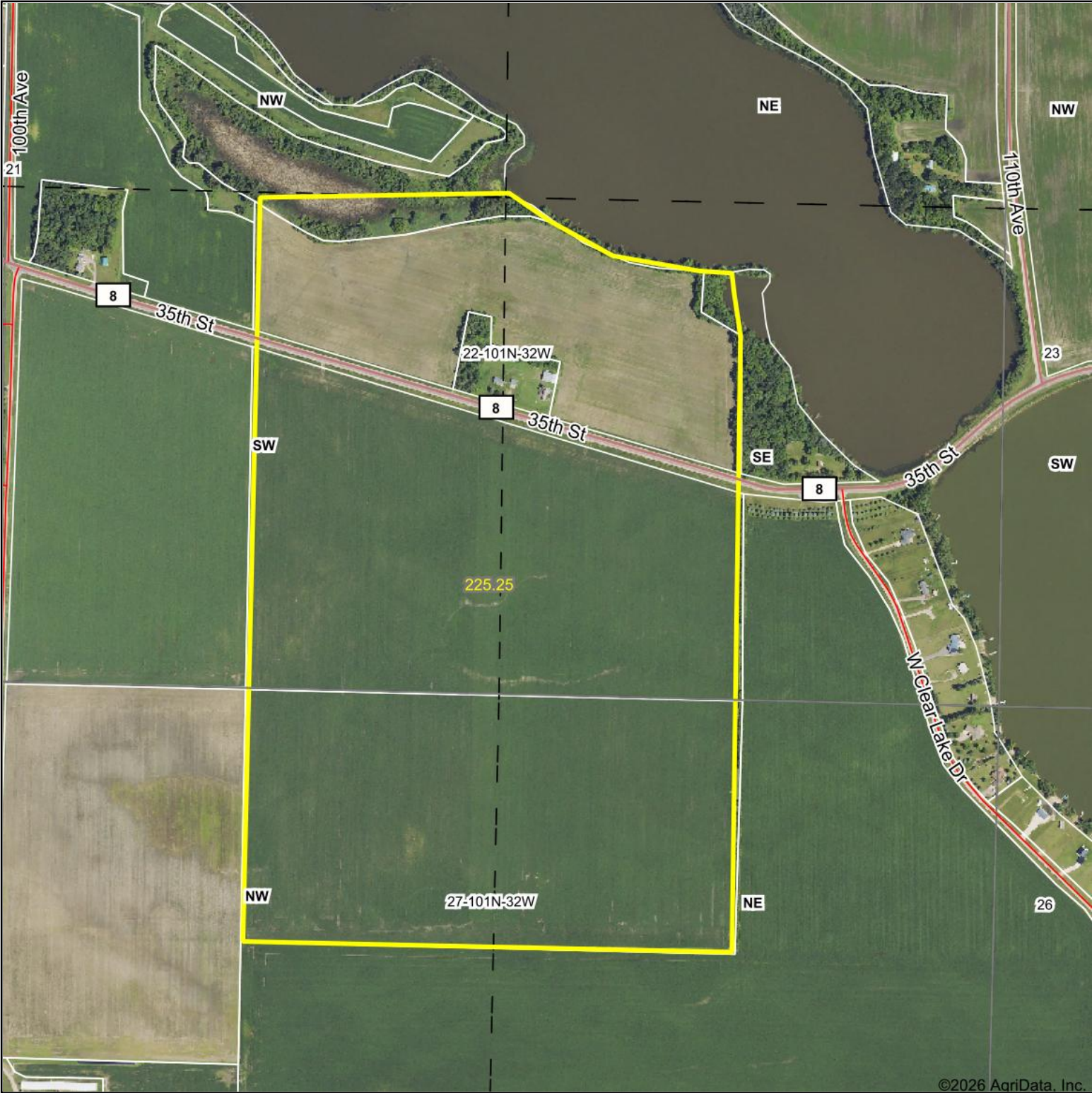
22-101N-32W
Martin County
Minnesota

Maps Provided By:
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Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



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Boundary Center: 43° 31' 53.34, -94° 39' 51.63



22-101N-32W
Martin County
Minnesota



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9/12/2026

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