

Howell Real Estate & Auction

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

FARM LAND FOR SALE

60 ACRES

NW 60 ACRES IN NW 1/4
OF SECTION 27
LAKE BELT TOWNSHIP
MARTIN COUNTY, MN

LIST PRICE

\$765,000

\$12,750 x 60 ACRES

57.82 tillable acres



PROPERTY HIGHLIGHTS

- Highly productive farmland in Lake Belt Township
- 57.82 tillable acres
- Productivity Index Rating of 81.2
- Strong opportunity for farmers or investors

PROPERTY INFORMATION

Tillable Acres	57.82 Acres
Corn Base	30.18 Acres
Soybean Base	27.64 Acres
Corn Proven Yield	176 Bushel
Soybean Proven Yield	42 Bushel
Productivity Index	81.2
Property Taxes	\$3,194 / Year

Mark Howell
712-260-9690

Larry Howell
712-260-9693

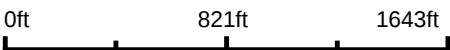
www.howellrealestateandauction.com

NW 60 Acres in NW 1/4 of Section 27 | Lake Belt Township | Martin County, Minnesota

Aerial Map



Boundary Center: 43° 31' 37.1, -94° 40' 18.02



27-101N-32W
Martin County
Minnesota

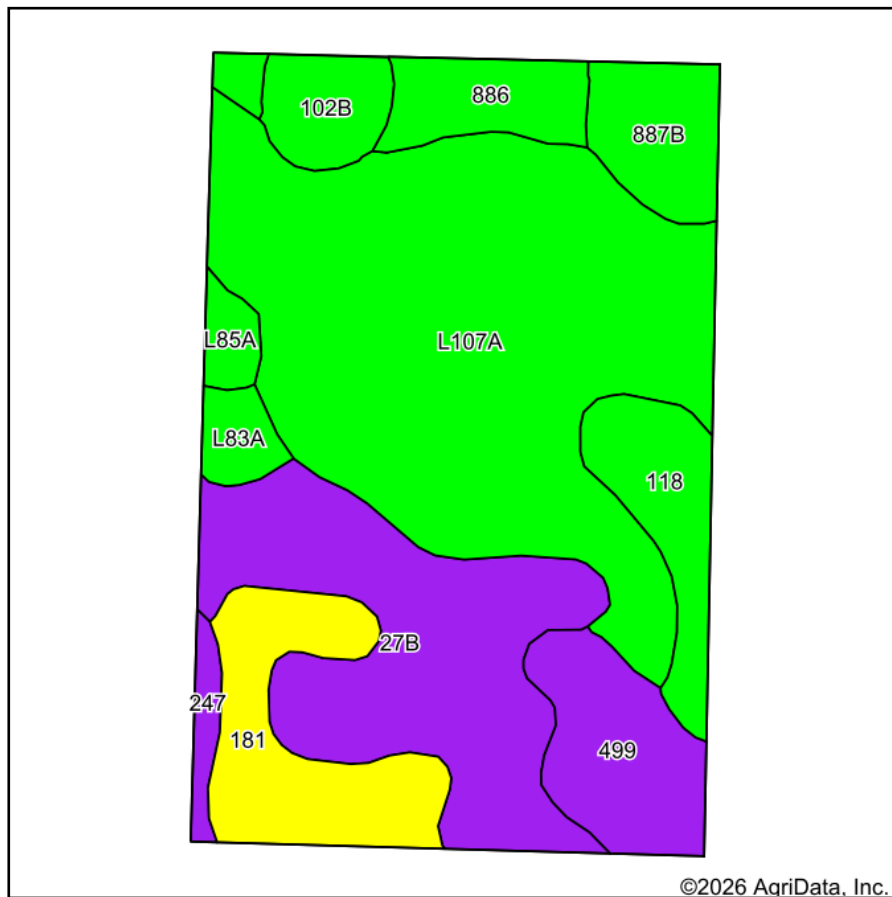


Maps Provided By:
surety
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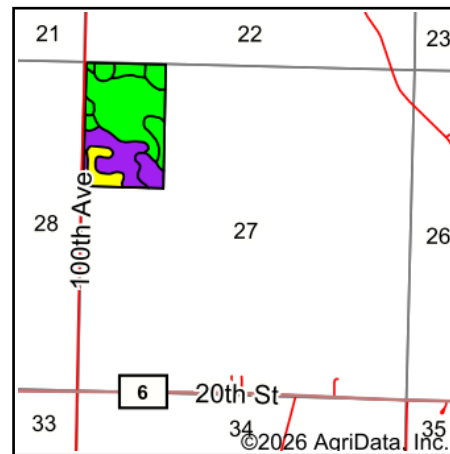
9/12/2026

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

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Martin**
 Location: **27-101N-32W**
 Township: **Lake Belt**
 Acres: **57.82**
 Date: **9/12/2026**

Maps Provided By:

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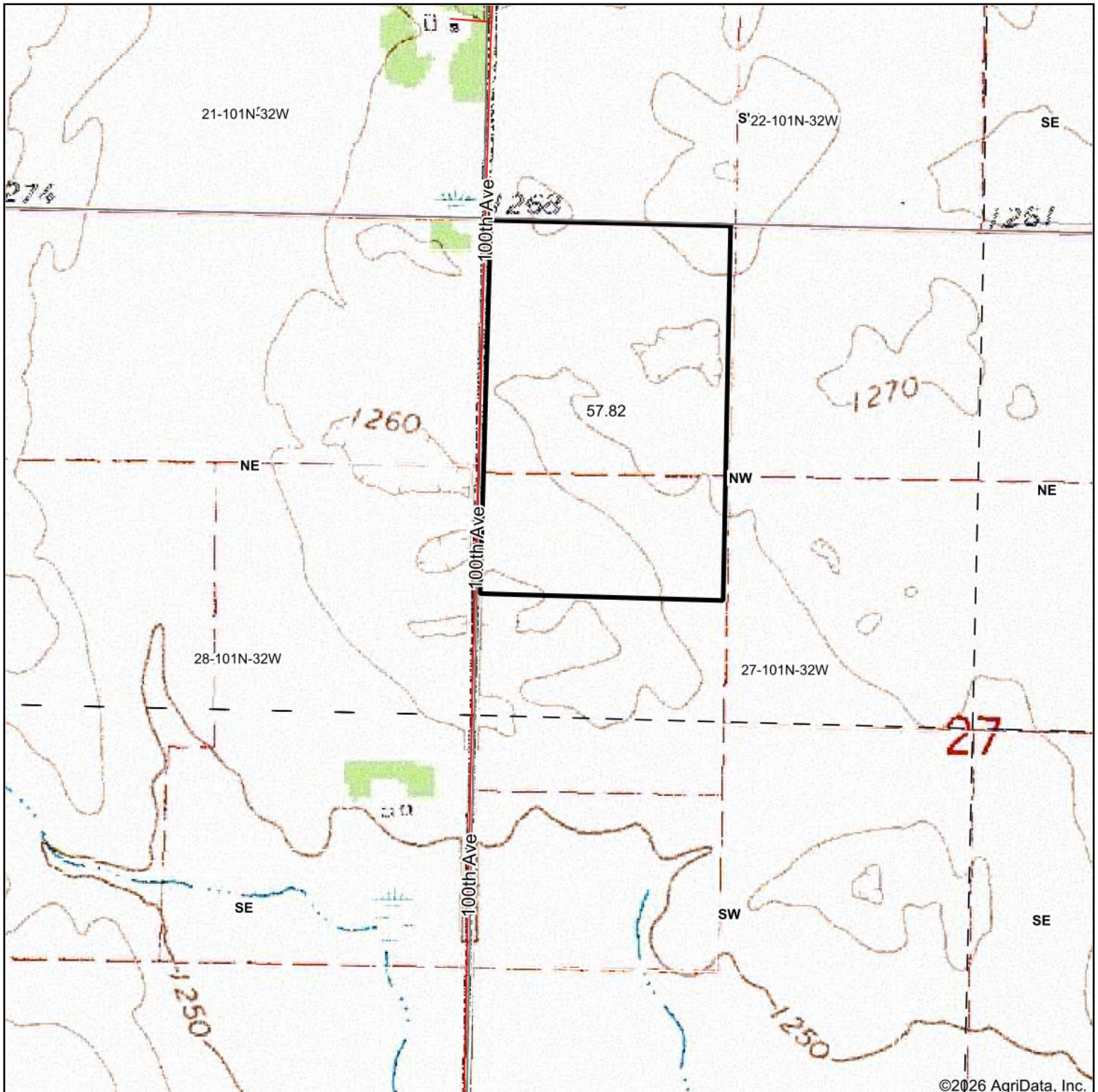
Area Symbol: MN091, Soil Area Version: 22

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	24.32	42.0%		IIw	91	81
27B	Dickinson fine sandy loam, 1 to 6 percent slopes	11.55	20.0%		IIIe	60	47
181	Litchfield sandy loam	5.14	8.9%		IIIs	67	51
499	Hanska loam, depressional	4.06	7.0%		IIIw	58	55
118	Crippin loam, 1 to 3 percent slopes	3.15	5.4%		Ie	100	86
886	Nicollet-Crippin complex	2.69	4.7%		I	100	83
887B	Clarion-Swanlake complex, 2 to 6 percent slopes	2.60	4.5%		Ile	92	82
102B	Clarion loam, 2 to 6 percent slopes	1.88	3.3%		Ile	95	83
L83A	Webster clay loam, 0 to 2 percent slopes	0.97	1.7%		IIw	93	82
L85A	Nicollet clay loam, 1 to 3 percent slopes	0.75	1.3%		Iw	99	81
247	Linder loam	0.71	1.2%		IIs	60	51
Weighted Average					2.24	81.2	*n 69.8

*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' 29.85, -94° 40' 21.89

0ft 821ft 1643ft

27-101N-32W
Martin County
Minnesota

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