



LAND FOR SALE

320 Acres Nobles County

Section 2 Olney Township



Blend of productive cropland, wind energy, and potential gravel income

Attractive row crop farm with 274.55 FSA crop acres

Soil rating: Productivity Index 80.4 (Agridata)

2 wind towers providing bonus income

Potential gravel reserves plus grassland recreational opportunities

Adrian/Rushmore area farm

This attractive Minnesota farm will make a top ag investment

RE Taxes: \$ 13,750 annually

Price: \$ 2,808,000.00 per acre

\$ 8775 per acre

Contact Jon Hjelm for more information 712-240-3529



Farm Real Estate

Spencer, IA 712-262-3529

Jon Hjelm, ALC 712-240-3529

theacreco.com

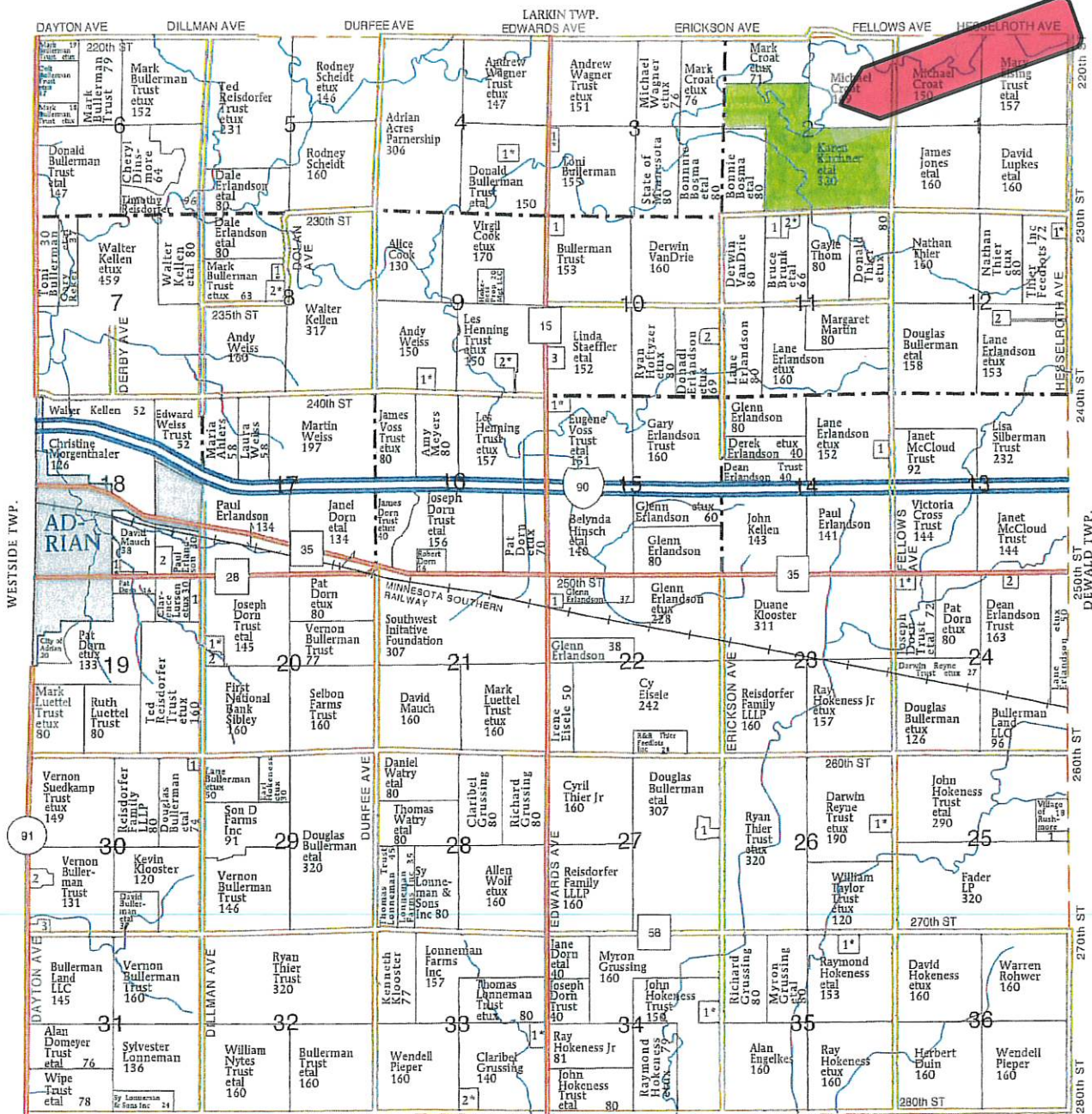
Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co.

T-102-N

OLNEY PLAT

(Landowners)

R-42-W



LITTLE ROCK TWP.



United States
Department of
Agriculture

Nobles County, Minnesota

Farm 1222

Tract 1114

2025 Program Year

Map Created April 20, 2025

102422



Unless otherwise noted:

Shares are 100% operator

Crops are non-irrigated

Corn = yellow for grain

Soybeans = common soybeans for grain

Wheat = HRS, HRW = Grain

Sunflower = Oil, Non-Oil = Grain

Oats and Barley = Spring for grain

Rye = for grain

Peas = process

Alfalfa, Mixed Forage AGM, GMA, IGS = for forage

Beans = Dry Edible

NAG = for GZ

Canola = Spring for seed

Common Land Unit

Non-Cropland

Cropland

Tract Boundary

Wetland Determination Identifiers

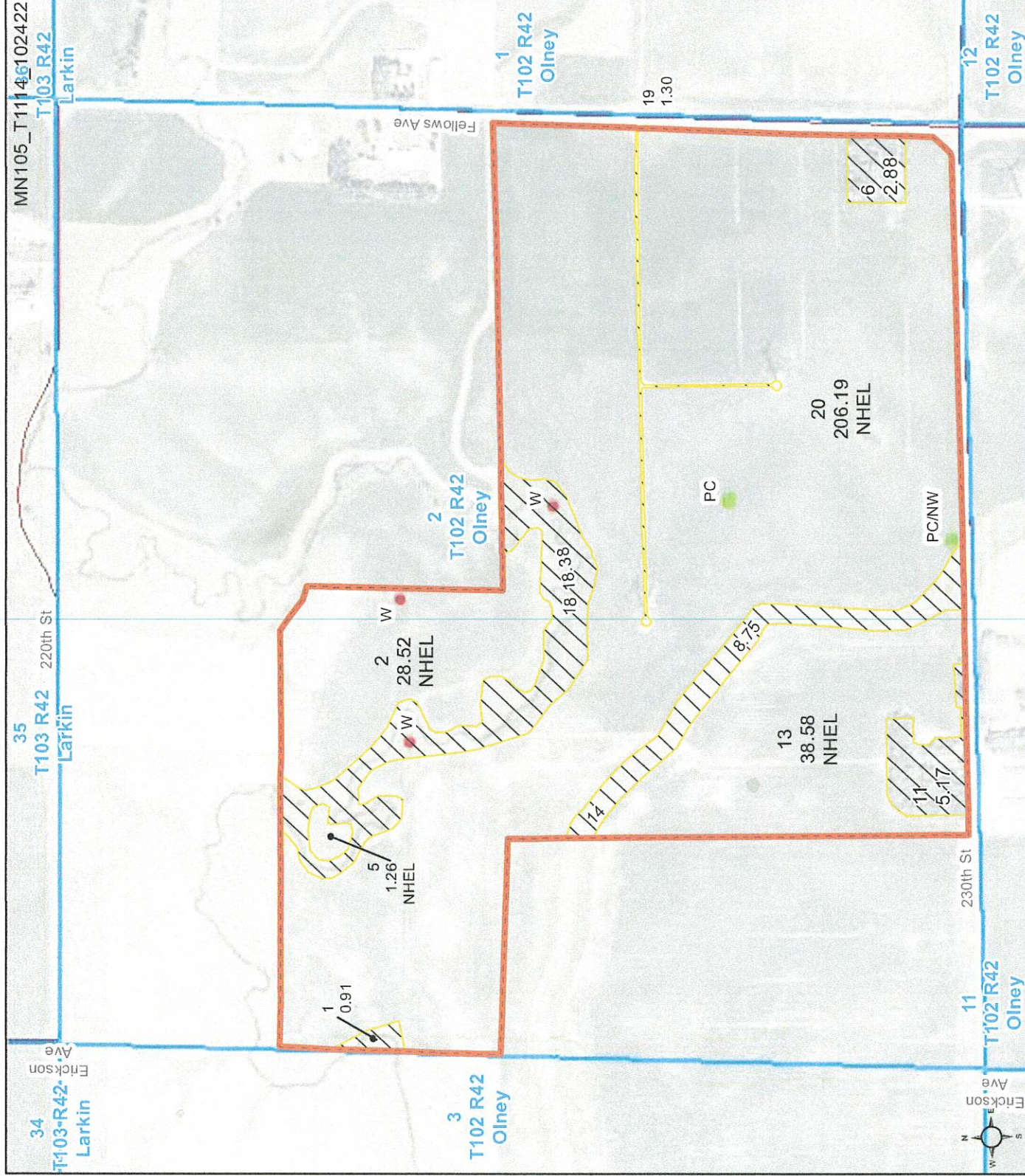
Restricted Use

Limited Restrictions

Exempt from Conservation

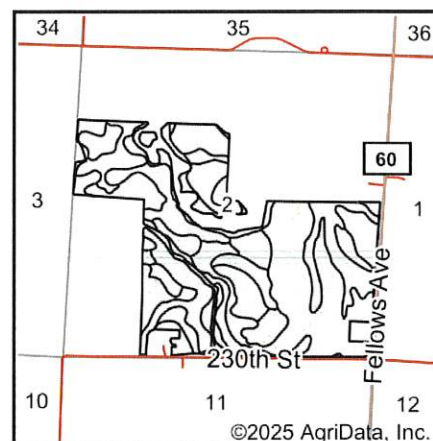
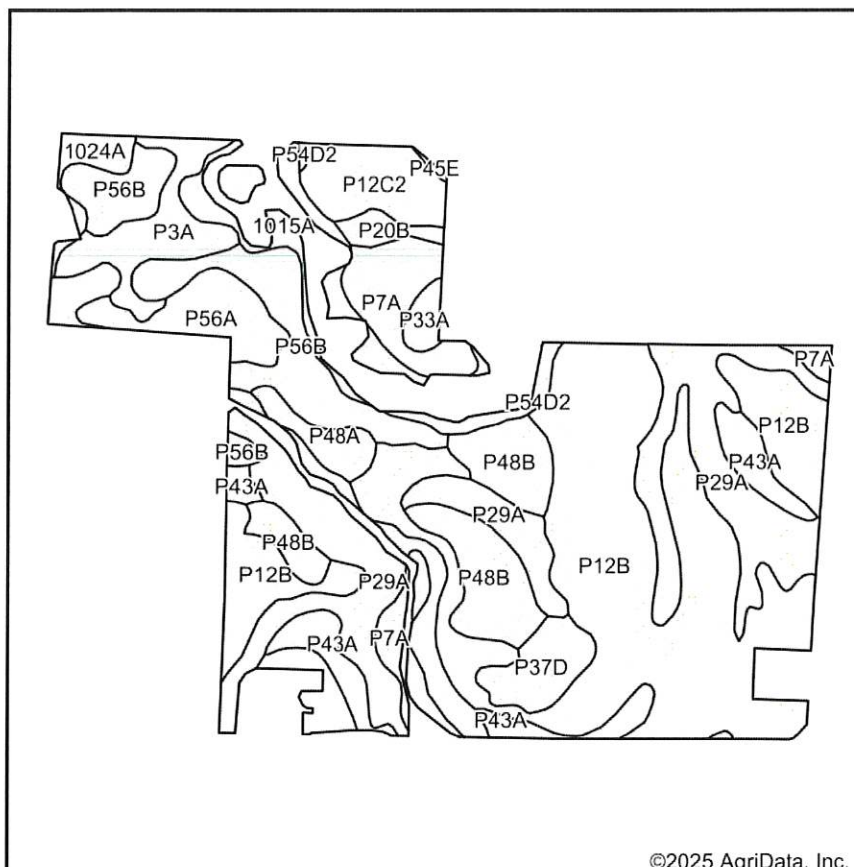
Compliance Provisions

Tract Cropland Total: 274.55 acres



United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2023 NAIP imagery.

Soils Map

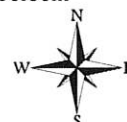


State: **Minnesota**
 County: **Nobles**
 Location: **2-102N-42W**
 Township: **Olney**
 Acres: **280.46**
 Date: **9/25/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN105, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
P12B	Everly silty clay loam, 2 to 6 percent slopes	95.50	33.9%	Ile	93
P29A	Rushmore silty clay loam, 0 to 2 percent slopes	52.83	18.8%	IIw	94
P56B	Kanaranzi silt loam, 2 to 6 percent slopes	24.43	8.7%	IIIe	54
P48B	Allendorf silty clay loam, 2 to 6 percent slopes	19.54	7.0%	Ile	74
P7A	Comfrey clay loam, 0 to 2 percent slopes, occasionally flooded	15.11	5.4%	IIw	82
P43A	Wilmonton silty clay loam, 1 to 3 percent slopes	12.40	4.4%	Ie	98
P3A	Biscay silty clay loam, 0 to 2 percent slopes, occasionally flooded	10.61	3.8%	IIw	64
P12C2	Everly silty clay loam, 6 to 12 percent slopes, moderately eroded	9.73	3.5%	IIIe	82
1015A	Havelock clay loam, 0 to 2 percent slopes, frequently flooded	9.44	3.4%	Vw	20
P56A	Kanaranzi silt loam, 0 to 2 percent slopes	8.84	3.2%	IIIIs	57
P37D	Talmo gravelly sandy loam, 6 to 35 percent slopes	6.58	2.3%	VIIIs	21
P48A	Allendorf silty clay loam, 0 to 2 percent slopes	4.18	1.5%	IIs	75
P54D2	Moneta-Everly complex, 12 to 18 percent slopes, moderately eroded	3.33	1.2%	IVe	61
1024A	Havelock clay loam, 0 to 2 percent slopes, occasionally flooded	3.15	1.1%	IIw	75
P20B	Judson silty clay loam, 3 to 8 percent slopes	2.42	0.9%	Ile	98
P33A	Spillco silt loam, 0 to 2 percent slopes, occasionally flooded	2.11	0.8%	Iw	83
P45E	Moneta clay loam, 15 to 45 percent slopes	0.26	0.1%	VIIe	22
Weighted Average				2.35	80.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Operator Name : NATHAN THIER

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
311.94	274.55	274.55	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	274.55		0.00		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	137.77	0.00	152	
Soybeans	136.13	0.00	46	
TOTAL	273.90	0.00		

NOTES

Tract Number : 1114

Description : S2 OF NW4, E2 OF SW4, SE4 S2/OL

FSA Physical Location : MINNESOTA/NOBLES

ANSI Physical Location : MINNESOTA/NOBLES

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : KAREN KIRCHNER, RUTH PEIPER, SALLY MEANY, ANITA ELLISON, JOHN KLINKENBORG, TODD KLINKENBORG

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
311.94	274.55	274.55	0.00	0.00	0.00	0.00	0.0



Abbreviated 156 Farm Record

Tract 1114 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	274.55	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	137.77	0.00	152
Soybeans	136.13	0.00	46
TOTAL	273.90	0.00	

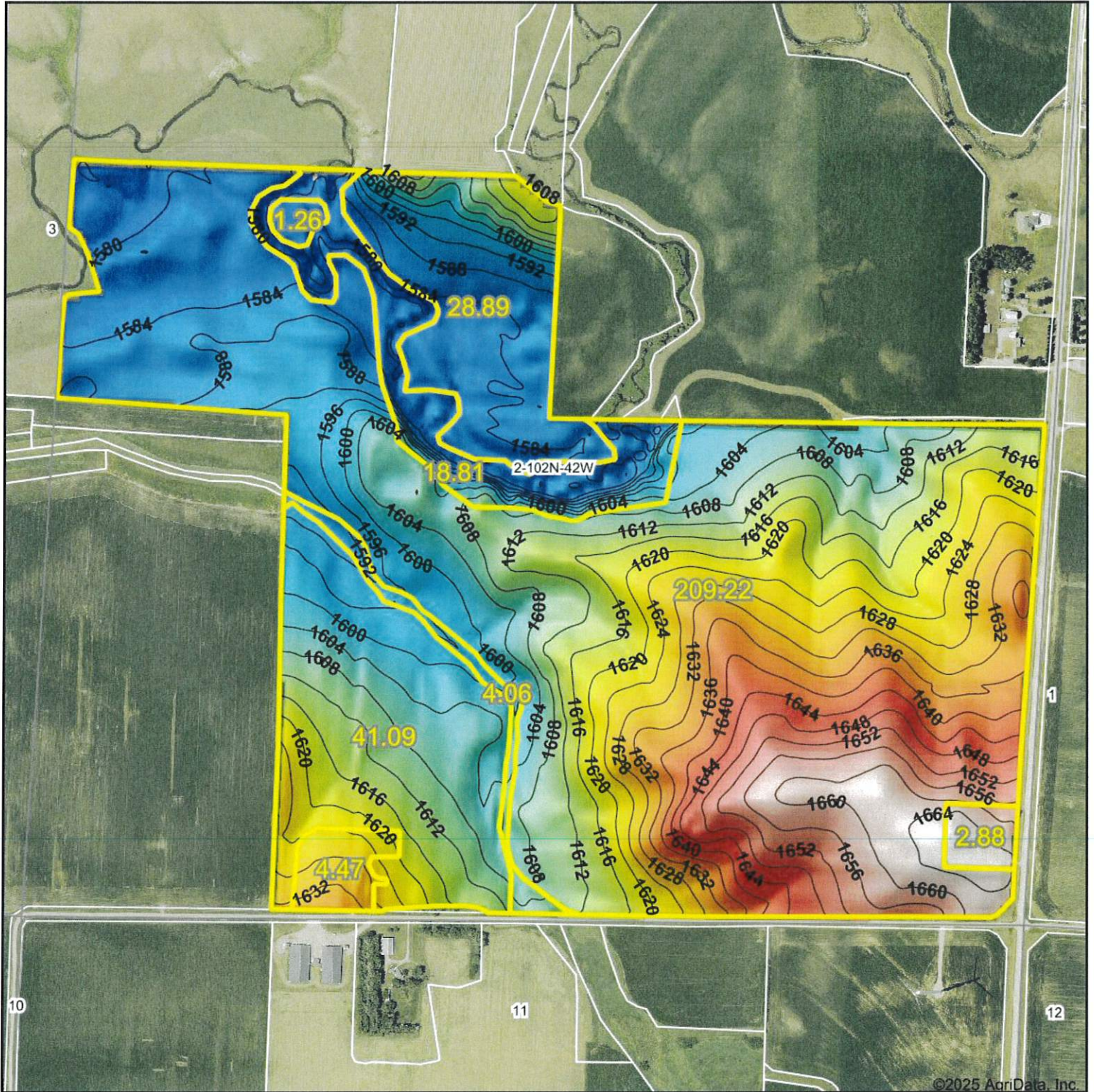
NOTES

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Topography Hillshade



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Low Elevation High



Maps Provided By:



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

Source: USGS 10 meter dem

Interval(ft): 4

Min: 1,574.1

Max: 1,670.9

Range: 96.8

Average: 1,612.3

Standard Deviation: 23.36 ft

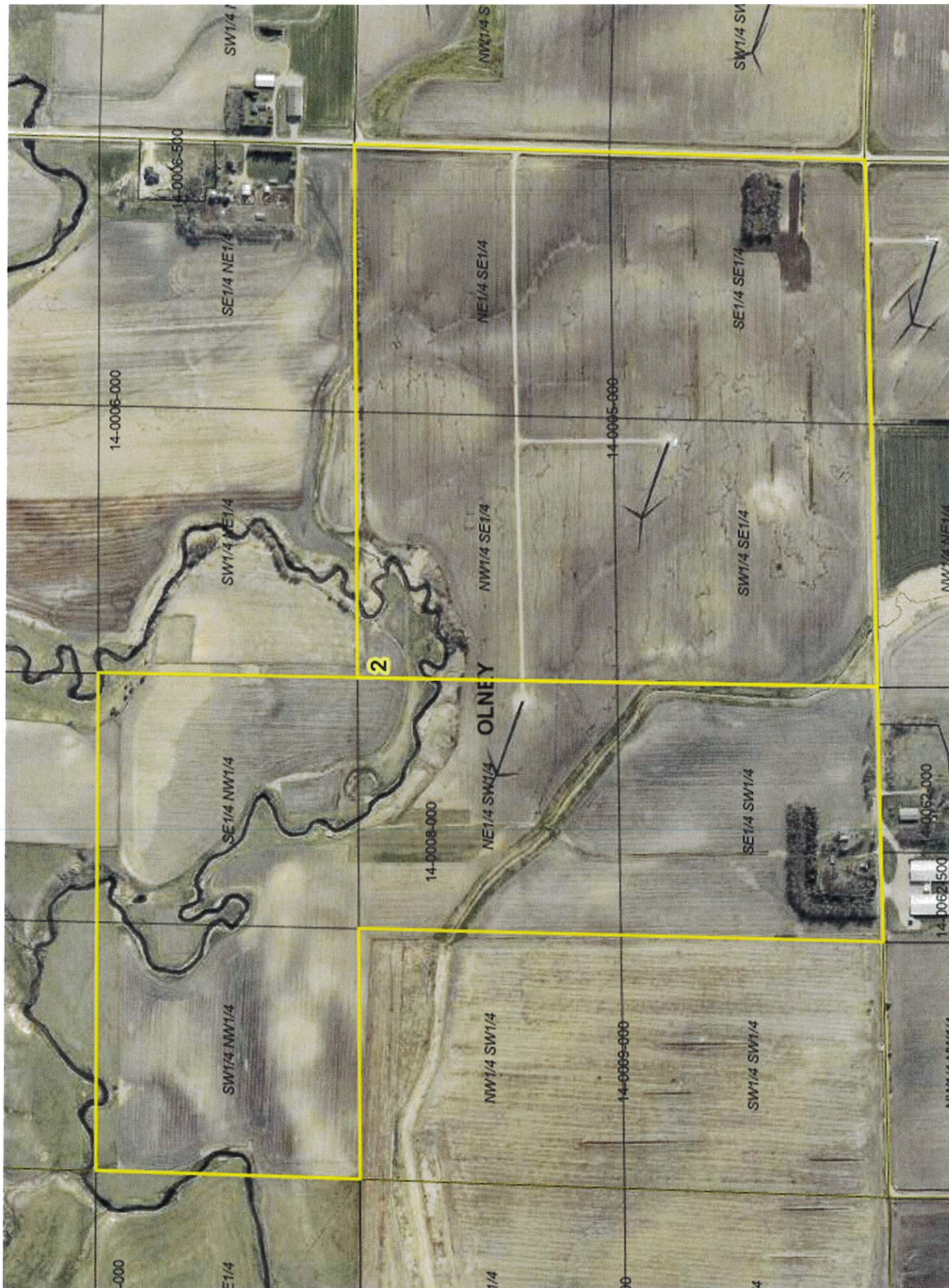
0ft 818ft 1636ft



9/25/2025

2-102N-42W
Nobles County
Minnesota

Boundary Center: 43° 39' 54.25, -95° 50' 37.65





NOBLES COUNTY
JOYCE JACOBS AUDITOR-TREASURER
P.O. BOX 757
WORTHINGTON, MN 56187
507-295-5258
www.co.nobles.mn.us

2025

PROPERTY TAX
STATEMENT

PRCL# 14-0008-000
TC

RCPT# 4441
14.531

Property ID Number: 14-0008-000

27874-T

JOHN KLINKENBORG ETAL
3611 W MINERAL POND BLVD
ANOKA MN 55303

ACRES 160.00

Property Description: SECT-02 TWP-102 RANG-42

Property Address: 20338 230TH ST

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund
File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**
2. Use these amounts on Form M1PR to see if you are eligible for a special refund

Property Tax and Credits

3. Property taxes before credits	
4. A. Agricultural market value credits to reduce your property tax	
B. Other credits to reduce your property tax	
5. Property taxes after credits	

Property Tax by Jurisdiction

6. County	
7. City of Town	
8. State General Tax	
9. School District 511	A. Voter approved levies
	B. Other local levies
10. Special Taxing Districts	A. SWRDC
	B. KANARANZI-LITTLE ROCK
	C.
	D.
11. Non-school voter approved referenda levies	
12. Total property tax before assessments	

Special Assessments on Your Property

13. A. 8888¢ RECYCLING ASMT	
B.	
C.	
D.	
E.	
Principal 18.00	
Interest	
Total 18.00	

3-24-25_v1

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

Values and Classification		
Taxable Payable Year	2024	2025
Step 1	Estimated Market Value:	1,453,100 1,453,100
	Homestead Exclusion:	
	Taxable Market Value:	1,453,100 1,453,100
	New Improve/Expired Excls:	
	Property Class:	AGRI NON-HS AGRI NON-HSTD RES NON-HS1 RES NON-HSTD
	Sent in March 2024	
Step 2	Proposed Tax (Not including specials)	
	* Does Not Include Special Assessments	
	Sent in November 2024	
Step 3	Property Tax Statement	
	First half Taxes:	3,067.00
	Second half Taxes:	3,067.00
	Total Taxes Due in 2025	6,134.00

\$\$\$
REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Taxable Payable Year	2024	2025
☐		.00
	.00	
	6,141.84	6,701.40
	.00	.00
	535.84	585.40
	5,606.00	6,116.00
	3,732.10	3,968.51
	597.80	660.14
	.00	.00
	598.01	745.15
	543.68	606.18
	15.11	15.84
	119.30	120.18
	5,606.00	6,116.00
	18.00	18.00
	5,624.00	6,134.00

2 2ND HALF PAY STUB **2025** DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT
MAKE CHECKS PAYABLE TO: NOBLES COUNTY AUDITOR-TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 14-0008-000
AGRI NON-HSTD

RCPT# 4441

AMOUNT DUE
NOVEMBER 17, 2025

2ND HALF TAX 3,067.00
PENALTY
TOTAL

YOUR CANCELED CHECK IS YOUR RECEIPT.

JOHN KLINKENBORG ETAL
3611 W MINERAL POND BLVD
ANOKA MN 55303

27874-T

MAIL TO: NOBLES COUNTY AUDITOR-TREAS.
P.O. BOX 757
WORTHINGTON, MN 56187

1 1ST HALF PAY STUB **2025** DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT
MAKE CHECKS PAYABLE TO: NOBLES COUNTY AUDITOR-TREASURER
IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 14-0008-000
AGRI NON-HSTD

RCPT# 4441

AMOUNT DUE
MAY 15, 2025

TAXES OF \$100.00 OR LESS
MUST BE PAID IN FULL.

JOHN KLINKENBORG ETAL
3611 W MINERAL POND BLVD
ANOKA MN 55303

27874-T

MAIL TO: NOBLES COUNTY AUDITOR-TREAS.
P.O. BOX 757
WORTHINGTON, MN 56187

TOTAL TAX 6,134.00
1ST HALF TAX 3,067.00
PENALTY
TOTAL



TOWN OF OLNEY

NOBLES COUNTY
JOYCE JACOBS AUDITOR-TREASURER
P.O. BOX 757
WORTHINGTON, MN 56187
507-295-5258
www.co.nobles.mn.us

2025

PROPERTY TAX
STATEMENT

PRCL# 14-0005-000
TC

RCPT# 4437
18.801 18.801

Property ID Number: 14-0005-000

27874-T

JOHN KLINKENBORG ETAL
3611 W MINERAL POND BLVD
ANOKA MN 55303

ACRES 160.00

Property Description: SECT-02 TWP-102 RANG-42

Property Address:

1. Use this amount on Form M1PR to see if you are eligible for a homestead credit refund
File by August 15th. **IF BOX IS CHECKED, YOU OWE DELINQUENT TAXES AND ARE NOT ELIGIBLE**
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Property Tax and Credits

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4. A. Agricultural market value credits to reduce your property tax
B. Other credits to reduce your property tax
5. Property taxes after credits

Property Tax by Jurisdiction

6. County
7. City of Town
8. State General Tax
9. School District 511
A. Voter approved levies
B. Other local levies
10. Special Taxing Districts
A. SWRDC
B. KANARANZI-LITTLE ROCK
C.
D.
11. Non-school voter approved referenda levies
12. Total property tax before assessments

Special Assessments on Your Property

13. A.
B.
C.
D.
E.

Principal
Interest
Total .00

3-24-25_v1

14. YOUR TOTAL PROPERTY TAX AND SPECIAL ASSESSMENTS

Values and Classification		
Taxable Payable Year	2024	2025
Step 1	Estimated Market Value:	1,880,100 1,880,100
	Homestead Exclusion:	
	Taxable Market Value:	1,880,100 1,880,100
	New Improve/Expired Excls:	
	Property Class:	AGRI NON-HS AGRI NON-HSTD
	Sent in March 2024	
Step 2	Proposed Tax (Not including specials)	
	* Does Not Include Special Assessments	
	Sent in November 2024	
Step 3	Property Tax Statement	
	First half Taxes:	3,808.00
	Second half Taxes:	3,808.00
	Total Taxes Due in 2025	7,616.00

\$\$\$
REFUNDS?

You may be eligible for one or even two refunds to reduce your property tax. Read the back of this statement to find out how to apply.

Taxable Payable Year	2024	2025
☐		.00
	.00	
	7,678.57	8,401.04
	.00	.00
	718.57	785.04
	6,960.00	7,616.00
	4,828.72	5,134.19
	773.47	854.13
	.00	.00
	589.01	784.04
	594.89	667.67
	19.55	20.49
	154.36	155.48
	6,960.00	7,616.00
	6,960.00	7,616.00

2 2ND HALF PAY STUB 2025 DETACH AND RETURN THIS STUB WITH YOUR SECOND HALF PAYMENT MAKE CHECKS PAYABLE TO: NOBLES COUNTY AUDITOR-TREASURER

IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 14-0005-000
AGRI NON-HSTD

RCPT# 4437

AMOUNT DUE
NOVEMBER 17, 2025

2ND HALF TAX 3,808.00
PENALTY
TOTAL

YOUR CANCELED CHECK IS YOUR RECEIPT.

27874-T

JOHN KLINKENBORG ETAL
3611 W MINERAL POND BLVD
ANOKA MN 55303

1 1ST HALF PAY STUB 2025 DETACH AND RETURN THIS STUB WITH YOUR FIRST HALF PAYMENT MAKE CHECKS PAYABLE TO: NOBLES COUNTY AUDITOR-TREASURER

IF YOU PAY YOUR TAXES LATE, YOU WILL BE CHARGED A PENALTY. SEE BACK FOR RATE

PRCL# 14-0005-000
AGRI NON-HSTD

RCPT# 4437

AMOUNT DUE
MAY 15, 2025

TAXES OF \$100.00 OR LESS
MUST BE PAID IN FULL.

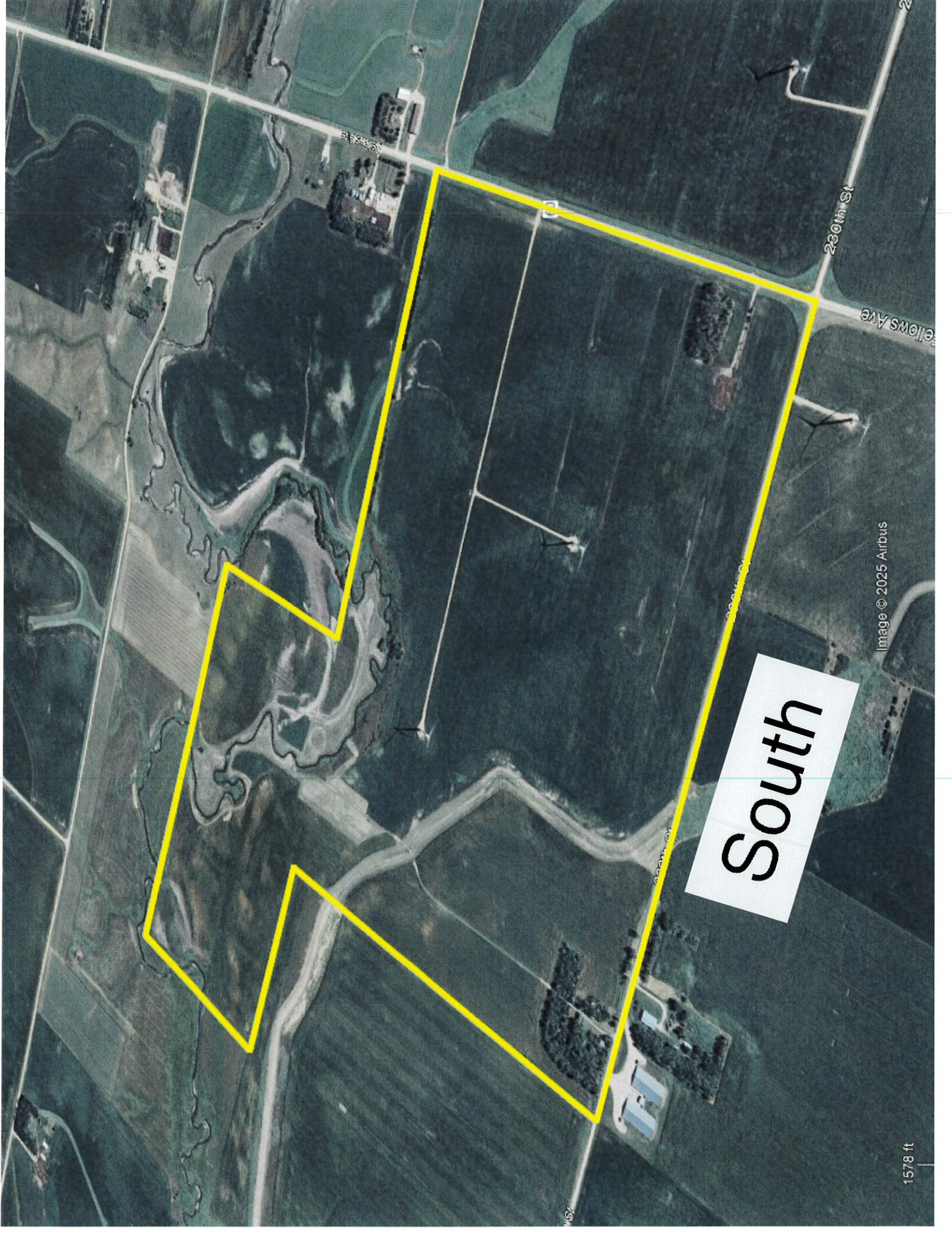
TOTAL TAX 7,616.00
1ST HALF TAX 3,808.00
PENALTY
TOTAL

JOHN KLINKENBORG ETAL
3611 W MINERAL POND BLVD
ANOKA MN 55303

27874-T

MAIL TO: NOBLES COUNTY AUDITOR-TREAS.
P.O. BOX 757
WORTHINGTON, MN 56187

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P.O. BOX 757
WORTHINGTON, MN 56187



South

230th St

Bellevue Ave

Image © 2025 Airbus

1578 ft



North