



TONY MONTGOMERY REALTY & AUCTION COMPANY
507-259-7502 • 507-421-0232 • www.tmracompany.com

Alan Kingsbury Revocable Trust

BARE LAND FOR SALE

TBD N. County Road 8 Plainview, MN 55964
Wabasha County, Oakwood Township, Sections 36
73 +/- Acres
69 +/- Acres Tillable

Asking: \$900,000

TMRA is proud to present the Alan Kingsbury Revocable Trust farm. This farm offers 73+/- acres of bare land with 69 +/- acres of tillable acres. The farm carries an 85.6 CPI rating and has excellent producing soils of Downs-Hersey and Barremills silt loam. There is great access to the farm located along N. County Road 8, a hard surface road. The property is also being offered with terms of a Contract for Deed.

Contact: Tony – 507-259-7502; Brad – 507-421-0232; John – 507-932-4656

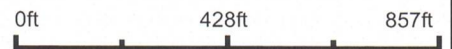
TMRA Note: All information contained herein this brochure is believed to be correct, however Tony Montgomery Realty & Auction Company and its agents, along with owners, do not guarantee any of the information as to its accuracy. It is the responsibility of the purchaser(s) to do their own due diligence as to the accuracy of such.

Kingsbury Tillable Acres Aerial Map



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Boundary Center: 44° 11' 50.07, -92° 11' 33.31



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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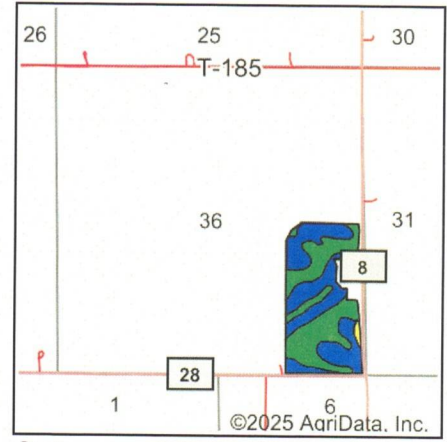
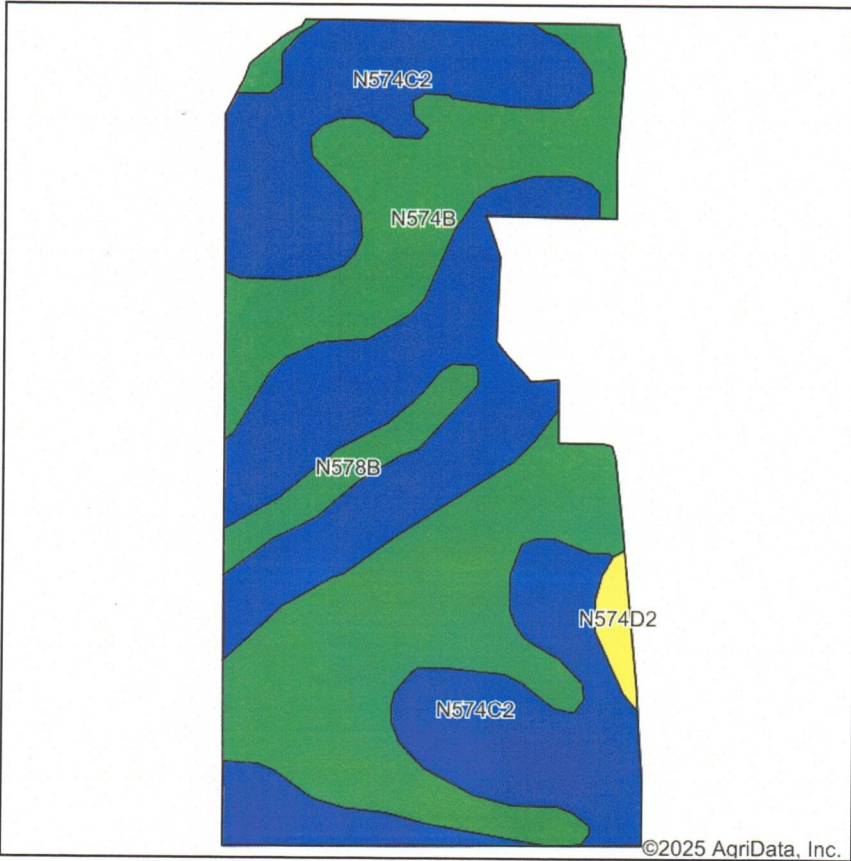
36-109N-12W
Wabasha County
Minnesota



3/24/2025

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

Kingsbury Tillable Acres Soils Map



State: **Minnesota**
 County: **Wabasha**
 Location: **36-109N-12W**
 Township: **Oakwood**
 Acres: **69**
 Date: **3/24/2025**



Area Symbol: MN157, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
N574C2	Downs-Hersey complex, 6 to 12 percent slopes, moderately eroded	36.30	52.7%	Blue	IIIe	81	79
N574B	Downs-Hersey complex, 2 to 6 percent slopes	28.87	41.8%	Green	IIe	91	83
N578B	Barremills silt loam, drainageway, 1 to 5 percent slopes, occasionally flooded	2.93	4.2%	Dark Green	IIe	94	70
N574D2	Downs-Hersey complex, 12 to 18 percent slopes, moderately eroded	0.90	1.3%	Yellow	IVe	69	71
Weighted Average					2.55	85.6	*n 80.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method