

# HOLDINGFORD, MN AREA REAL ESTATE ONLINE AUCTION

**Directions to Land:** ¼ mile West of Holdingford on Co. Rd. 17,  
North on Co. Rd. 9 2 Miles, ½ Mile East on 440th St.  
(1/8-mile East of 17807 440th St. Holdingford) Part of NE4 of NE4 Section 5 Holding Township Stearns County

## SALE OPENS SEPTEMBER 15TH AND CLOSSES SEPTEMBER 25TH 2025 AT 7:00 P.M.

40 Acre Parcel Sells subject to Seller's confirmation. Land is mostly tillable and presently planted in corn and grass. Land is surveyed and has frontage on 440th Street. Land does not have a building entitlement and is being sold as crop land.



**TERMS OF AUCTION:** No Buyer's Premium. Buyer will provide \$10,000 non-refundable earnest money and enter into a non-contingent purchase agreement at the conclusion of the auction. Closing to take place on or before November 10, 2025.

[bid.meagherauctioneers.com](http://bid.meagherauctioneers.com)

**PATRICIA EUTENEUER** OWNER

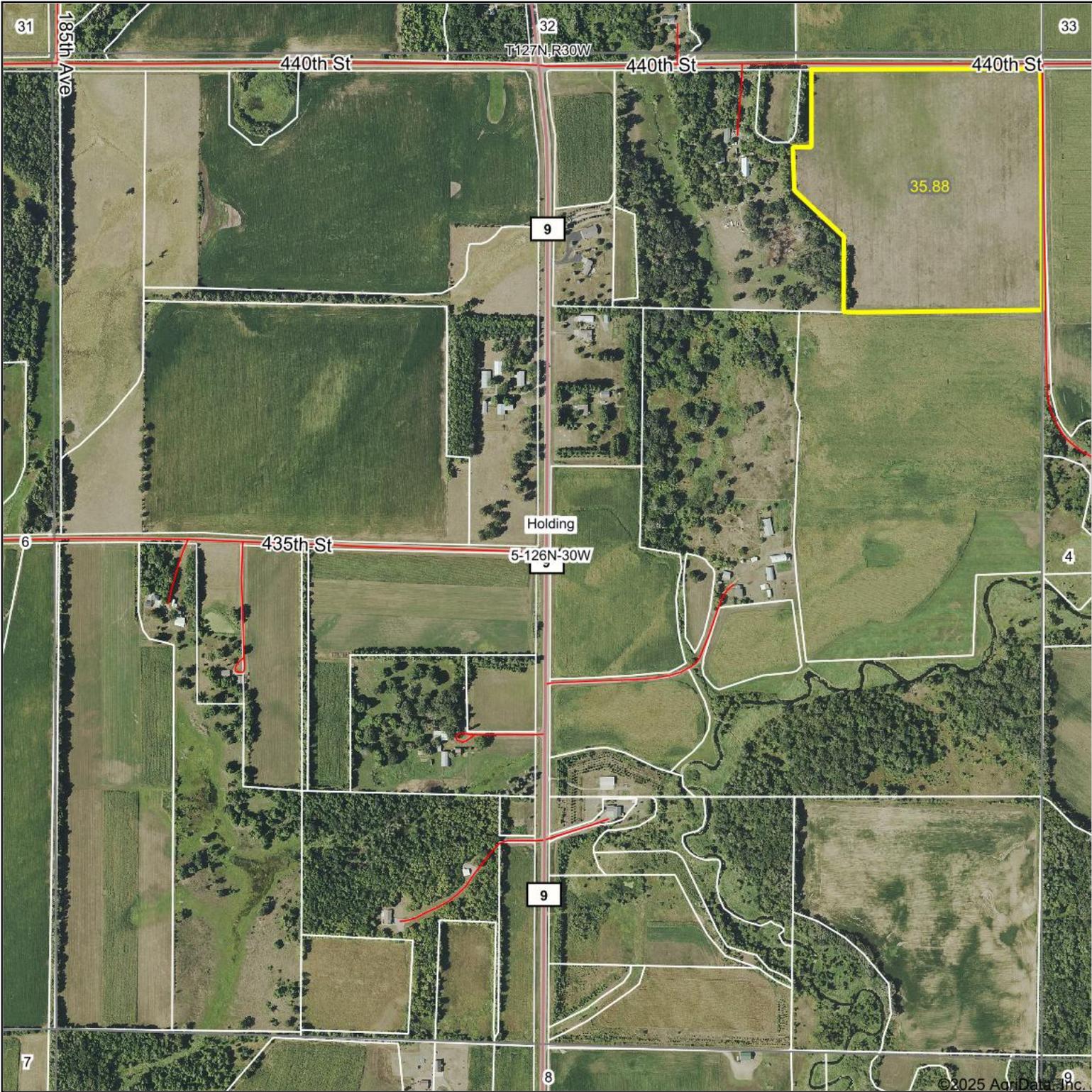
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License 730500010  
**Col. Andy Meagher**  
License Lic. 47-019  
Email: [info@meagherauctioneers.com](mailto:info@meagherauctioneers.com)

# Aerial Map



Boundary Center: 45° 45' 31.21, -94° 28' 24.82



**5-126N-30W**  
**Stearns County**  
**Minnesota**



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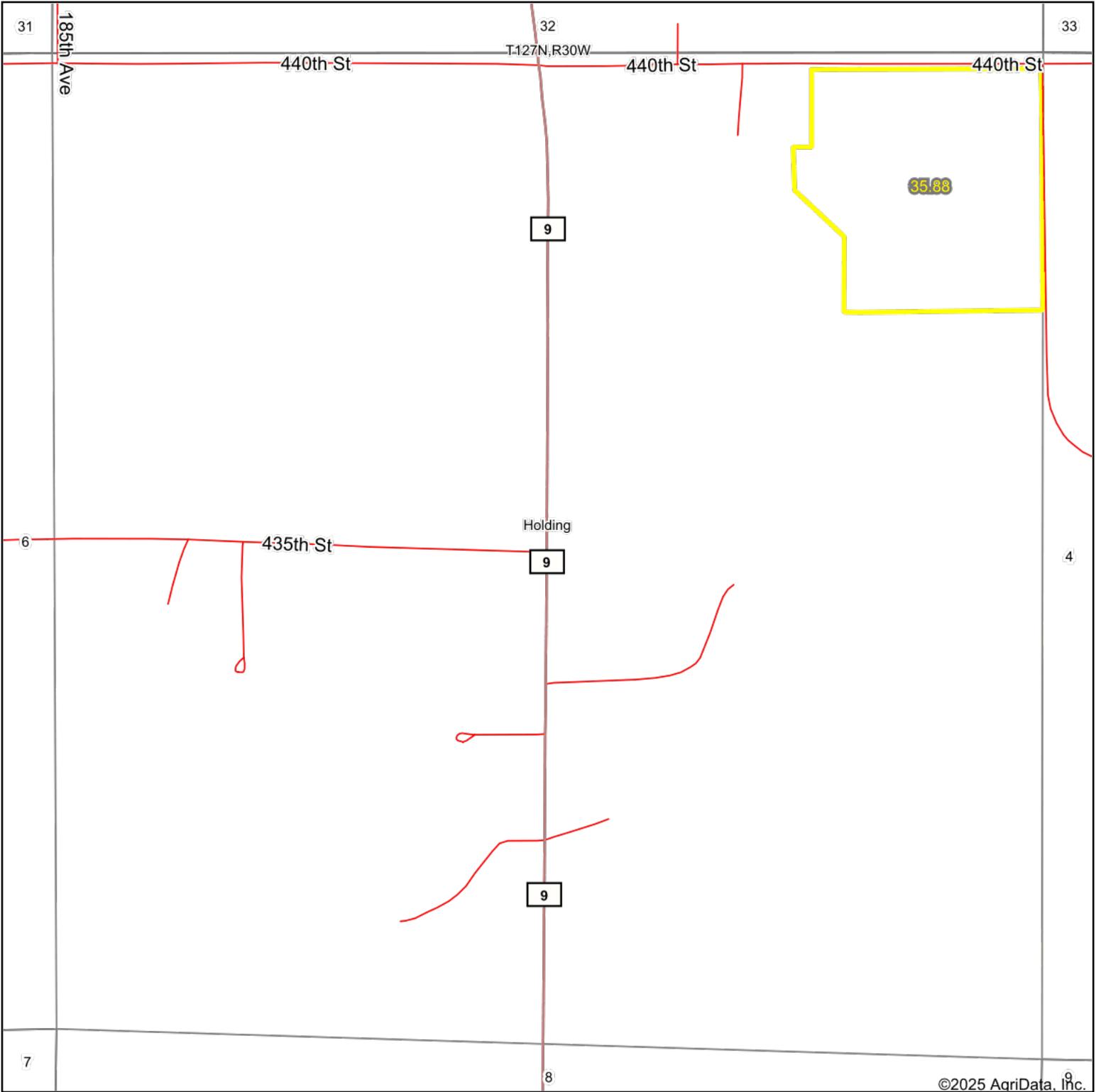
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8/26/2025

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

# Overview Map



Map Center: 45° 45' 11.84, -94° 28' 52.54



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Maps Provided By:

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CUSTOMIZED ONLINE MAPPING

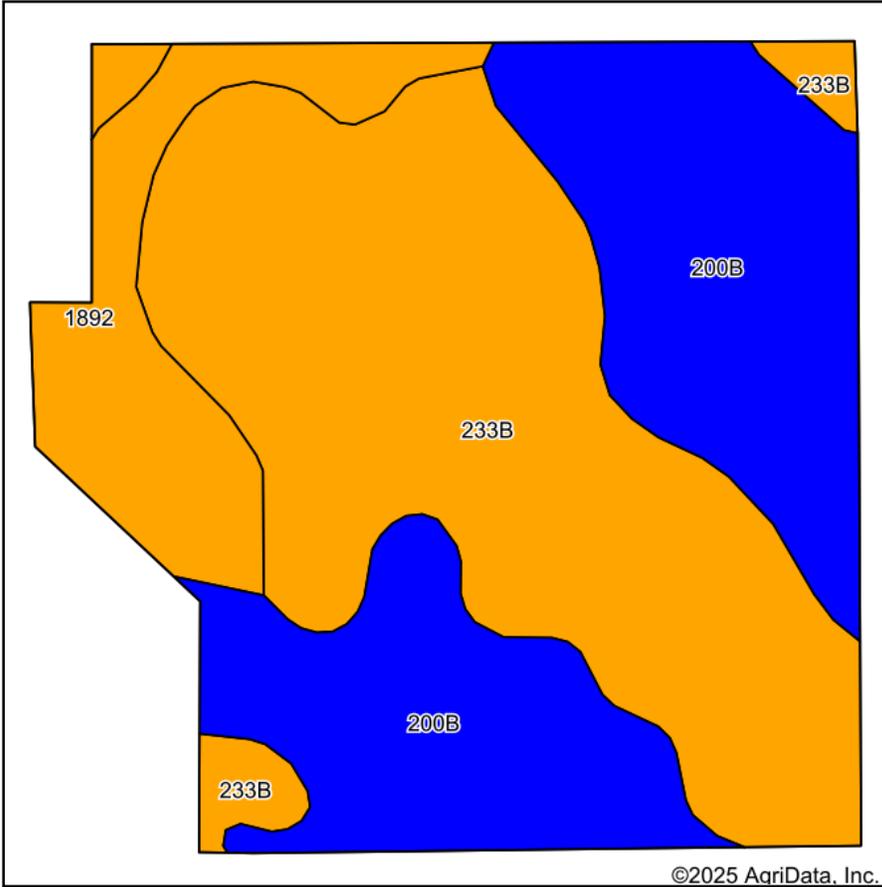
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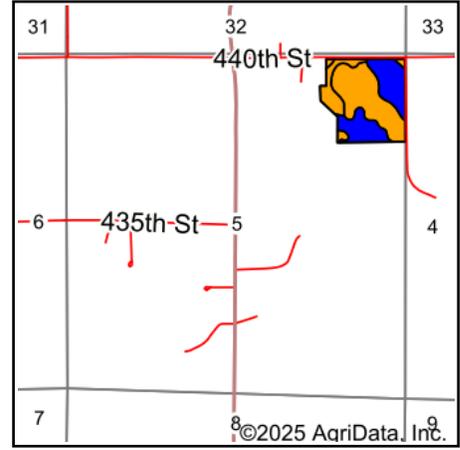


8/26/2025

# Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Stearns**  
 Location: **5-126N-30W**  
 Township: **Holding**  
 Acres: **35.88**  
 Date: **8/26/2025**



Maps Provided By:



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Area Symbol: MN145, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Restrictive Layer	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall
233B	Growton sandy loam, 1 to 4 percent slopes	17.73	49.4%		> 6.5ft.	Moderately well drained	Ile	80	68
200B	Holdingford sandy loam, 4 to 8 percent slopes	13.78	38.4%		> 6.5ft.	Well drained	IIle	87	62
1892	Prebish fine sandy loam	4.37	12.2%		4.1ft. (Densic material)	Poorly drained	IIIw	77	72
<b>Weighted Average</b>							<b>2.51</b>	<b>82.3</b>	<b>*n 66.2</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# Maximum Plant Growth(NDVI)2024

Client:

Farm:

Field:

Acres: 35.88

Date: 8/26/2025

Crop:

\*USDA CropScape

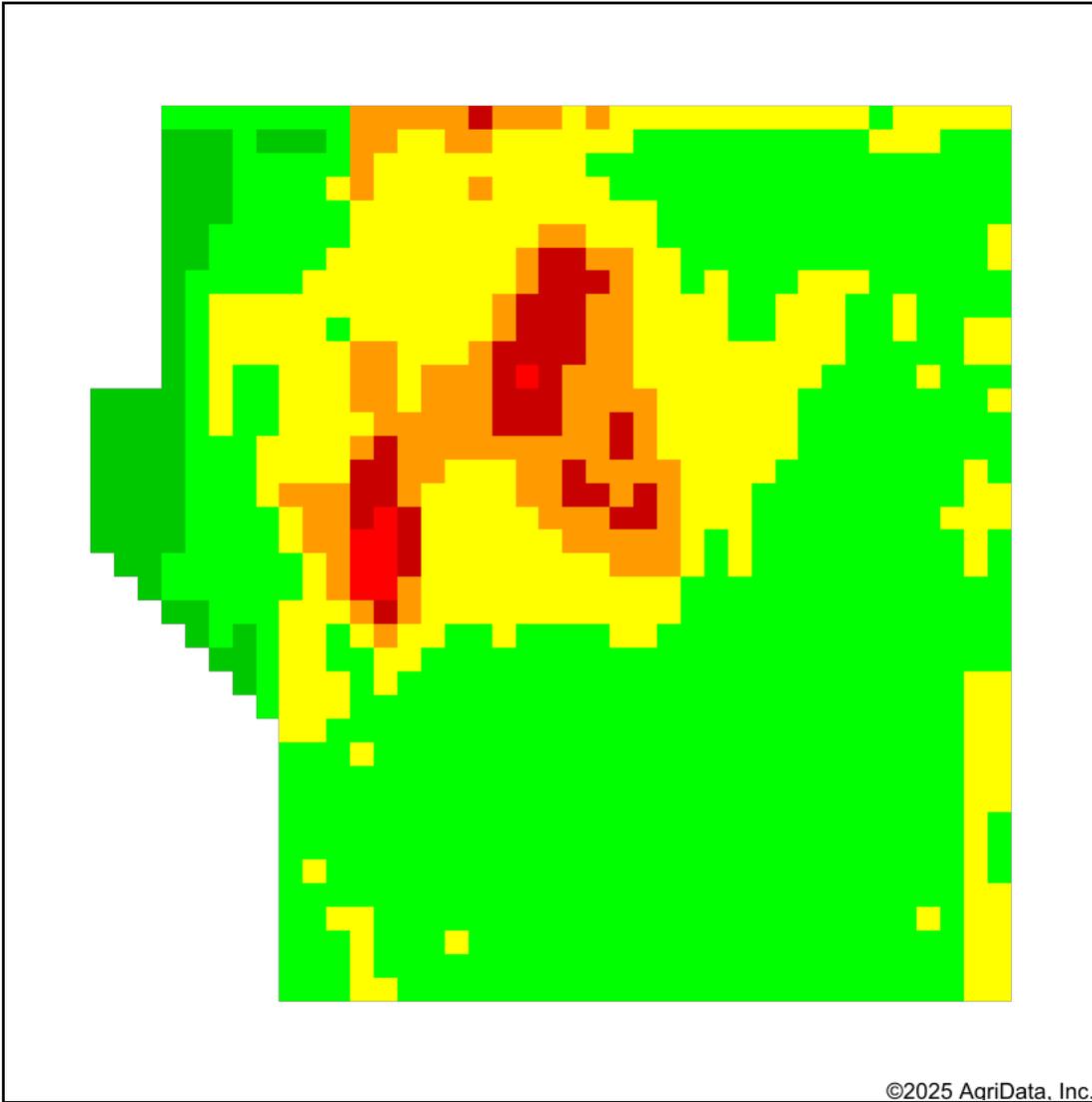
Soils Weighted Average

Productivity Index: 82.3

Remarks:



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Low RELATIVE BIOMASS High	Value	Acres	%Field	PI
Dark Green	86 - 99			
Green	81 - 85	1.6	4.7	76.7
Light Green	76 - 80	20.7	57.6	83.7
Yellow	71 - 75	9.3	25.8	81.4
Orange	66 - 70	2.9	8.1	79.7
Red-Orange	61 - 65	1.1	3.2	79.2
Red	51 - 60	0.2	0.7	80.0
Pink	41 - 50			
Magenta	21 - 40			
Purple	1 - 20			
Blue	0 - 0			

Std. Dev: **4.1**

Mean: **75.3**

Max: **84**

Min: **52**

Max NDVI Dates:

Start: 5/15

End: 9/28

Map Center: 45° 45' 31.21, -94° 28' 24.82

State: MN

County: Stearns

Location: 5-126N-30W

Township: Holding

Elevation (feet)

Min: 1,162.2

Max: 1,193.9

Range: 31.7

Mean: 1,176.6

Std. Dev: 6.3

Maps Provided By:

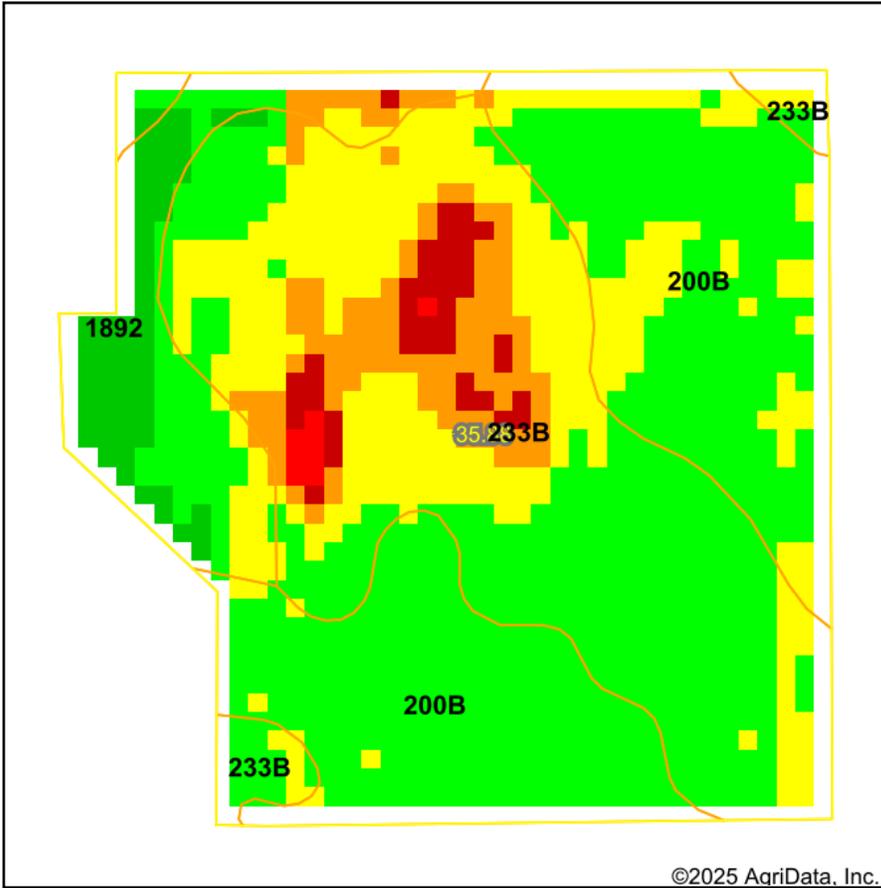


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# Crop Growth - NDVI(2024) with Soils



Low RELATIVE BIOMASS High	Value
Dark Green	86 - 99
Green	81 - 85
Light Green	76 - 80
Yellow	71 - 75
Orange	66 - 70
Red-Orange	61 - 65
Red	51 - 60
Pink	41 - 50
Purple	21 - 40
Blue	1 - 20
Dark Blue	0 - 0

State: **Minnesota**  
 County: **Stearns**  
 Location: **5-126N-30W**  
 Township: **Holding**  
 Acres: **35.88**  
 Date: **8/26/2025**

Crop:

\*USDA CropScape



Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: MN145, Soil Area Version: 22								
Code	Soil Description	Acres	Percent of field	Soil Drainage	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	NDVI 2024
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200B	Holdingford sandy loam, 4 to 8 percent slopes	13.78	38.4%	Well drained	IIle	87	62	76.8
1892	Prebish fine sandy loam	4.37	12.2%	Poorly drained	IIIw	77	72	78.6
<b>Weighted Average</b>					<b>2.51</b>	<b>82.3</b>	<b>*n 66.2</b>	

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

# 4 Year Crop History



Owner/Operator:

Address:

Address:

Phone:

Date:

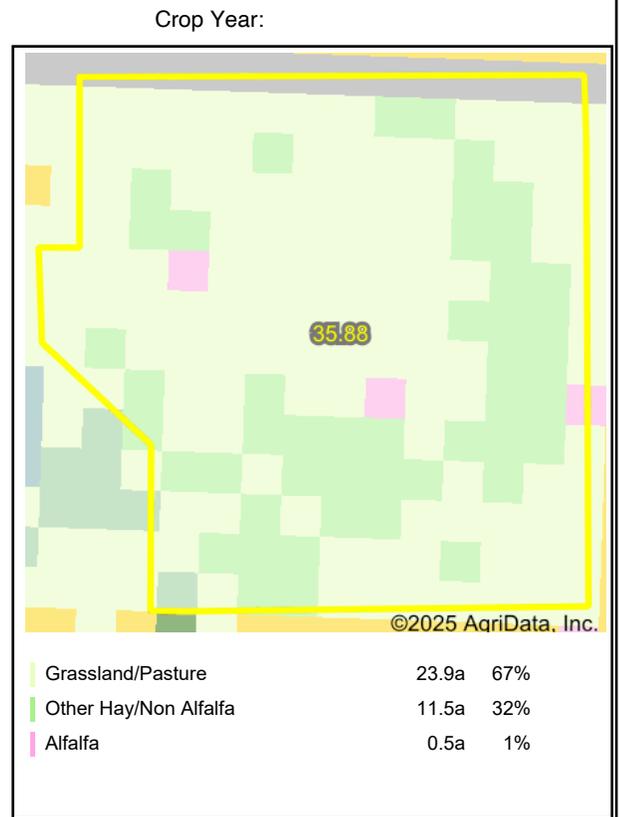
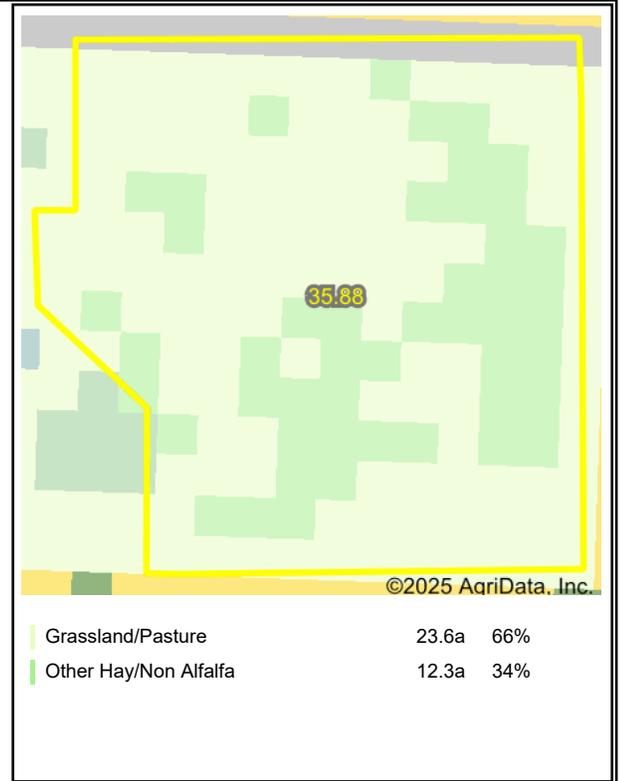
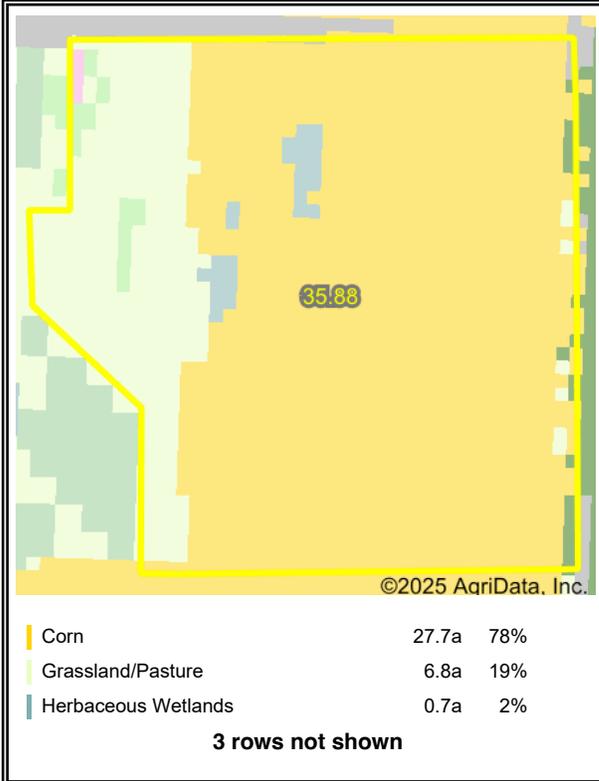
Farm Name:

Field ID:

Acct. #:

Crop Year:

Crop Year:



Boundary Center: 45° 45' 31.21, -94° 28' 24.82

State: MN

County: Stearns

Legal: 5-126N-30W

Twnshp: Holding

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



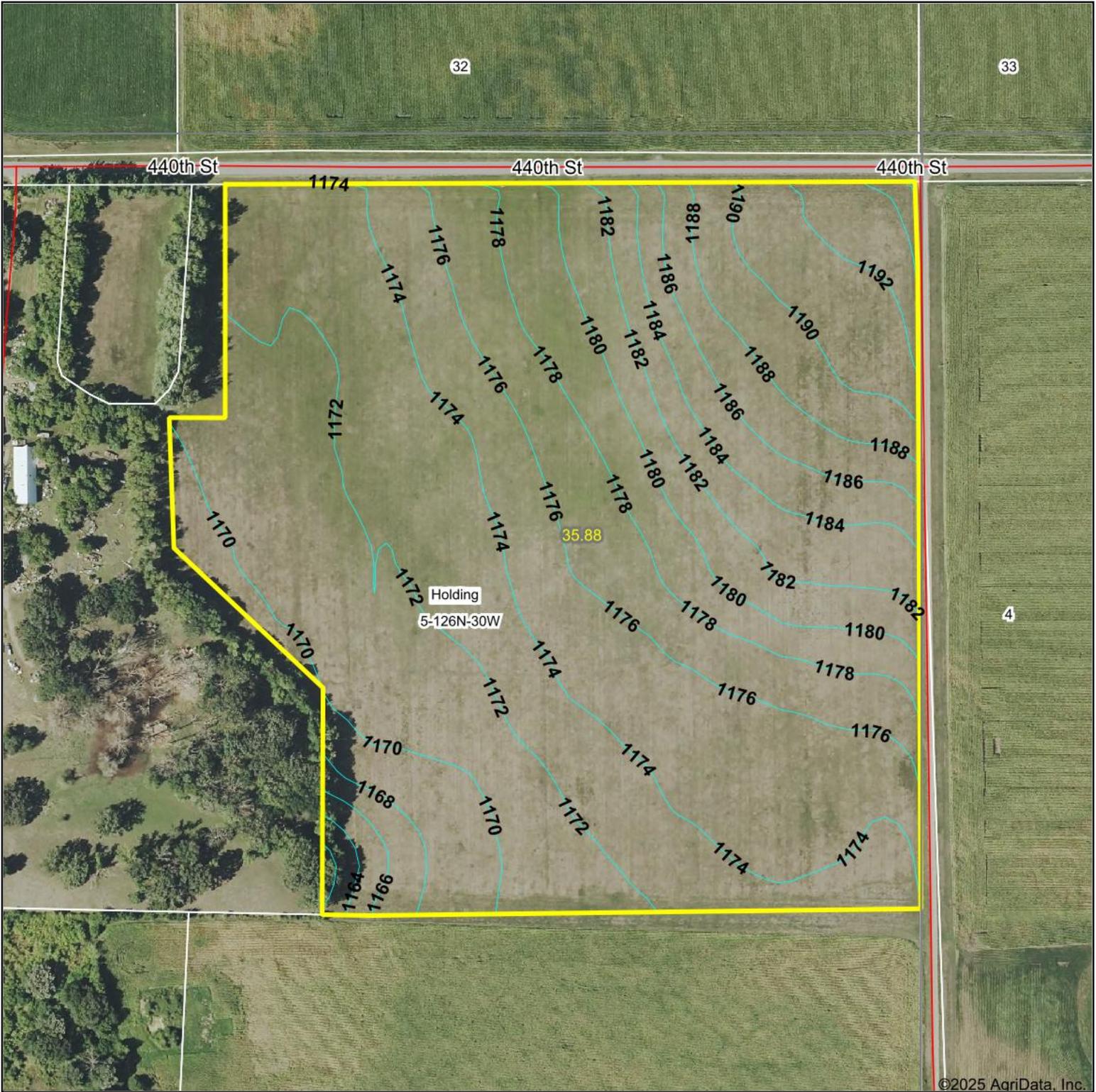
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# Topography Contours



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Source: USGS 10 meter dem

Interval(ft): 2.0

Min: 1,162.2

Max: 1,193.9

Range: 31.7

Average: 1,176.6

Standard Deviation: 6.27 ft

0ft 279ft 557ft



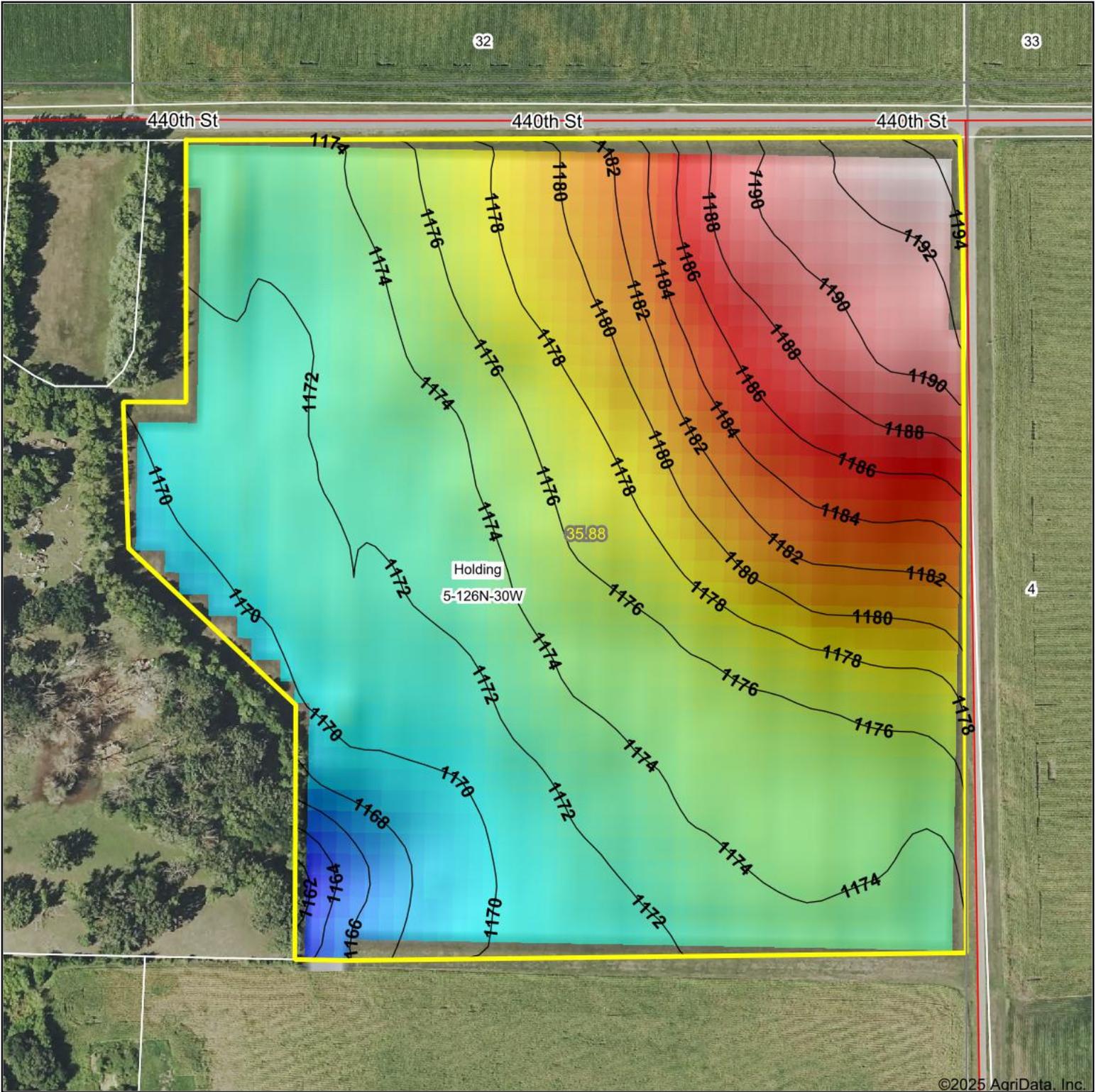
8/26/2025

5-126N-30W  
Stearns County  
Minnesota

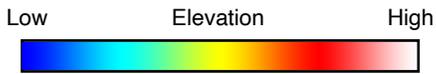
Boundary Center: 45° 45' 31.21, -94° 28' 24.82

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

# Topography Hillshade



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

Source: USGS 10 meter dem  
Interval(ft): 2  
Min: 1,162.2  
Max: 1,193.9  
Range: 31.7  
Average: 1,176.6  
Standard Deviation: 6.27 ft

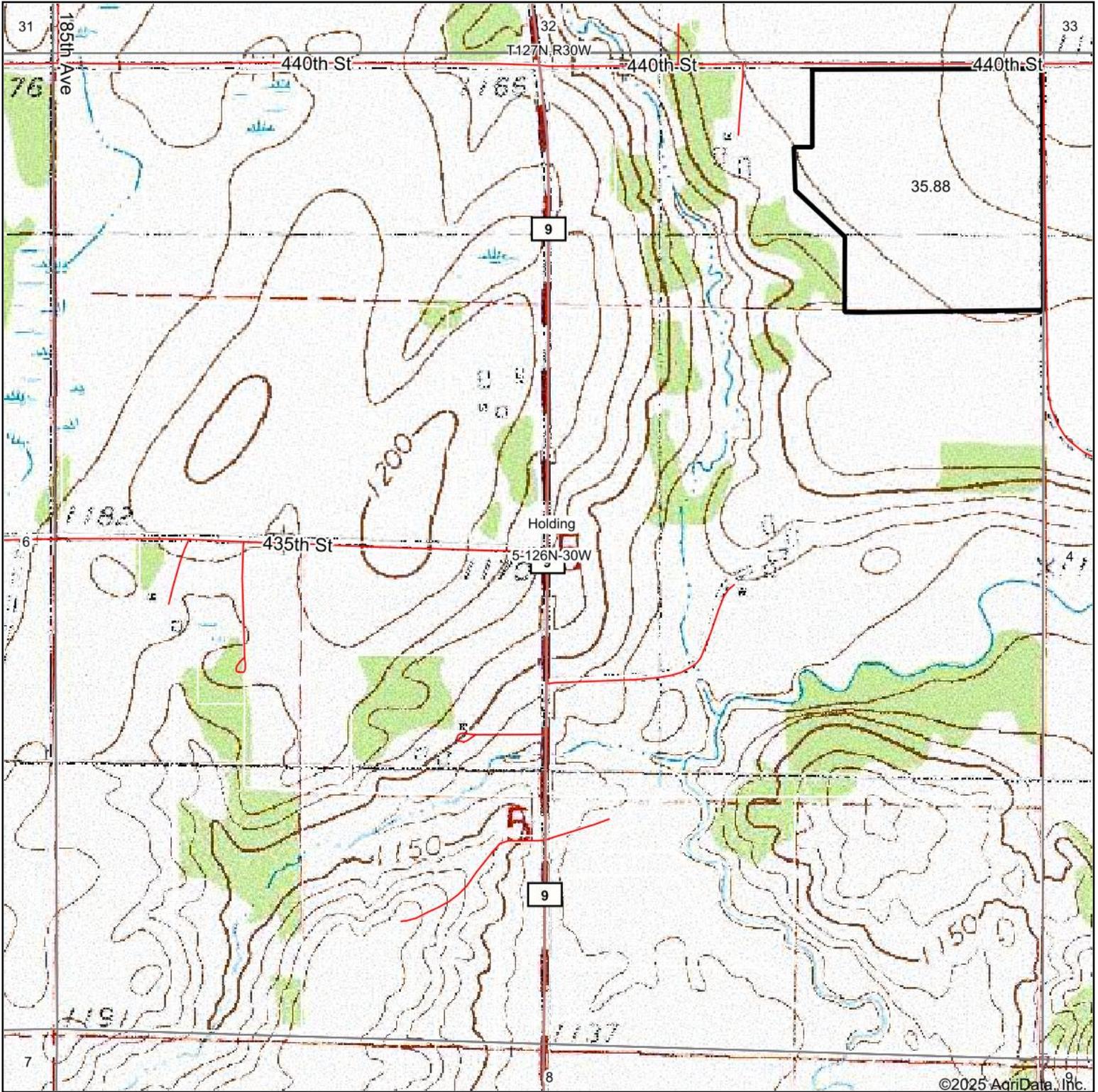


8/26/2025

**5-126N-30W**  
**Stearns County**  
**Minnesota**

Boundary Center: 45° 45' 31.21, -94° 28' 24.82

# Topography Map



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Map Center: 45° 45' 11.84, -94° 28' 52.54



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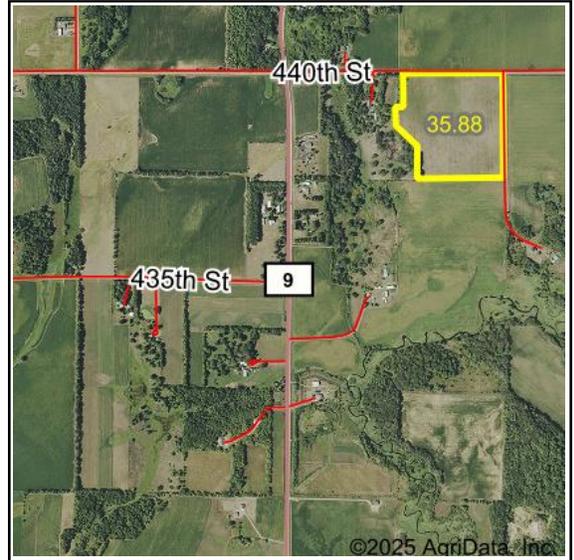
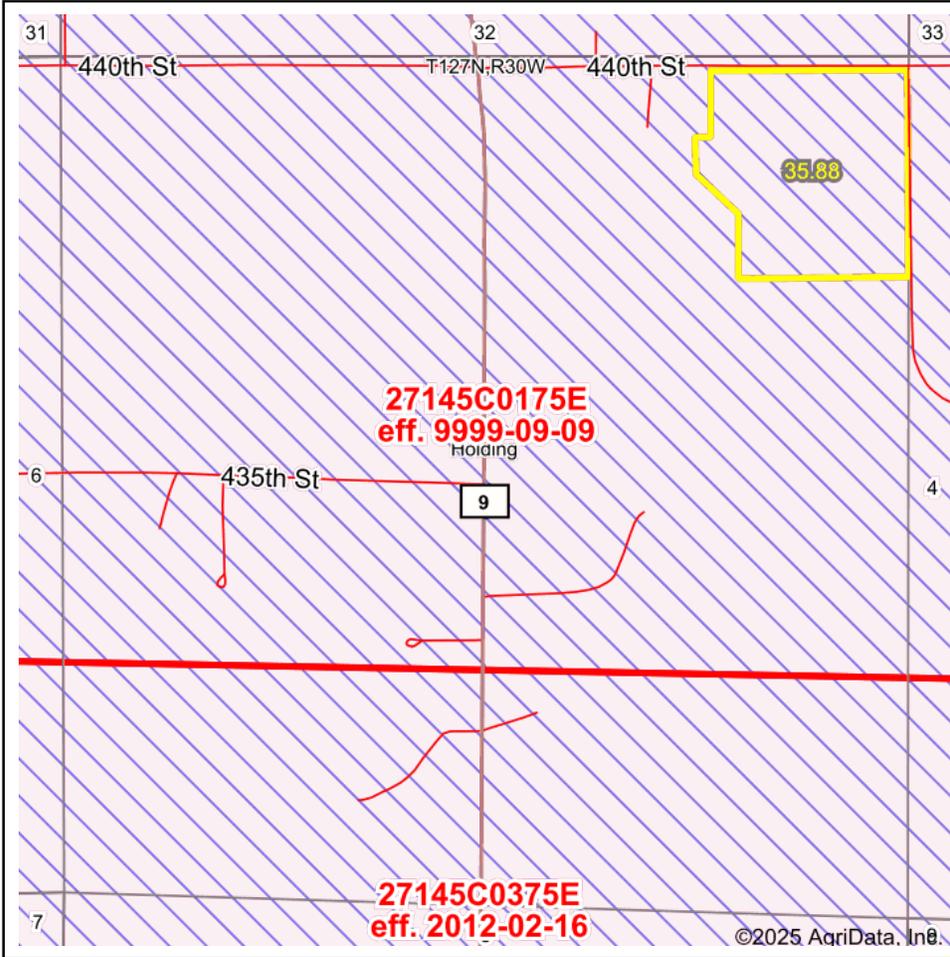
**5-126N-30W**  
**Stearns County**  
**Minnesota**



8/26/2025

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

# FEMA Report



Map Center: 45° 45' 11.84, -94° 28' 52.54  
 State: MN Acres: 35.88  
 County: Stearns Date: 8/26/2025  
 Location: 5-126N-30W  
 Township: Holding

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Name	Number	County	NFIP Participation	Acres	Percent
Stearns County	270546	Stearns	Regular	35.88	100%
<b>Total</b>				35.88	100%

Map Change	Date	Case No.	Acres	Percent
No			0	0%

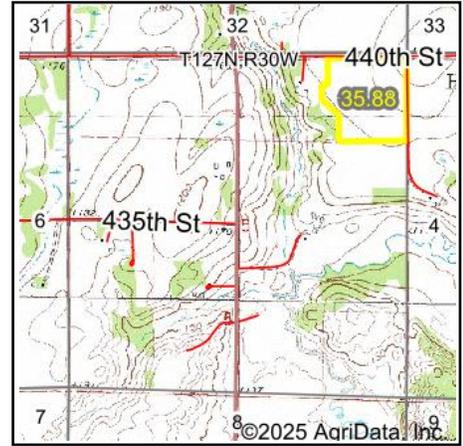
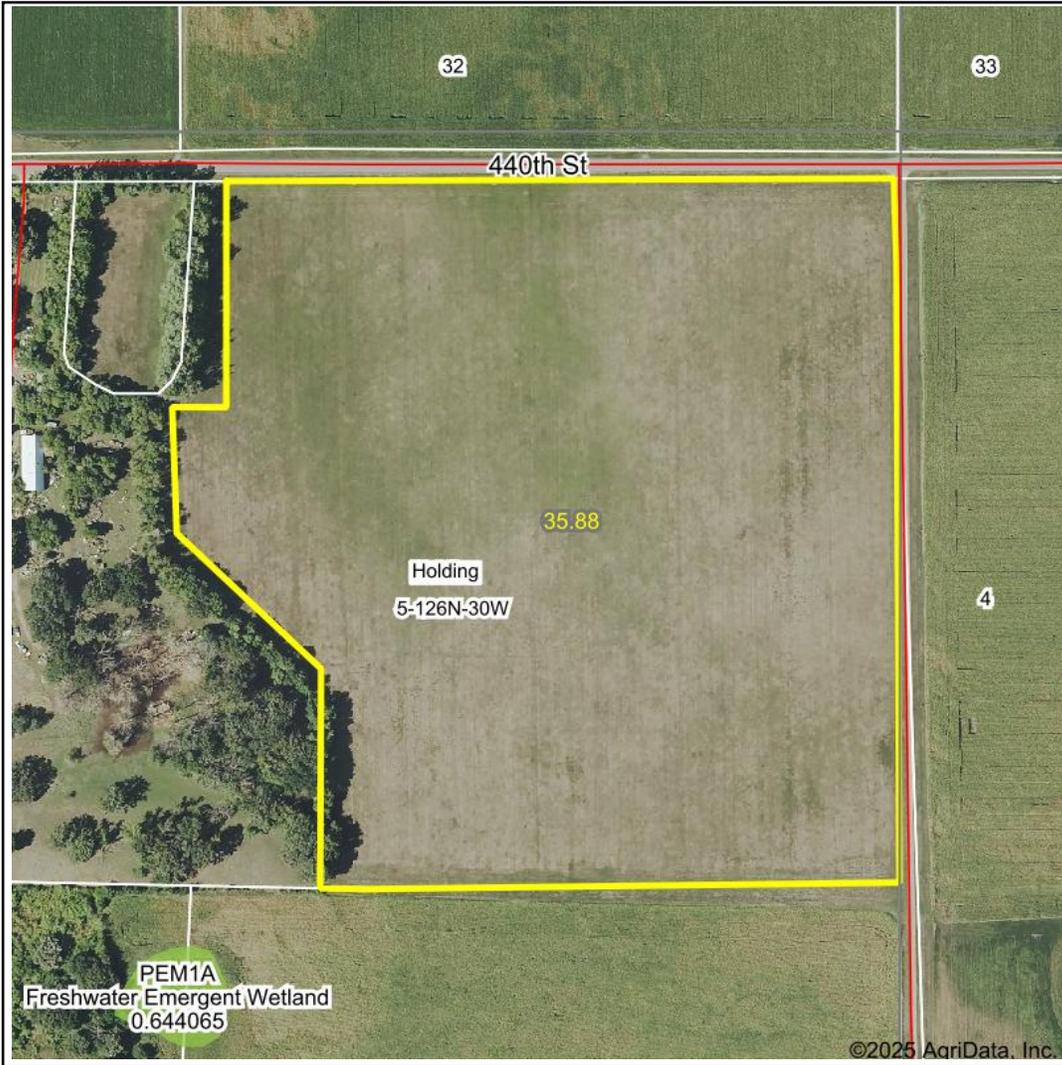
  

Zone	SubType	Description	Acres	Percent
X	AREA OF MINIMAL FLOOD HAZARD	Outside 500-year Floodplain	35.88	100%
<b>Total</b>			35.88	100%

Panel	Effective Date	Acres	Percent
27145C0175E	9/9/9999	35.88	100%
<b>Total</b>		35.88	100%

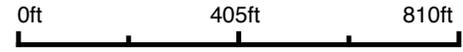
# Wetlands Map



State: **Minnesota**  
 Location: **5-126N-30W**  
 County: **Stearns**  
 Township: **Holding**  
 Date: **8/26/2025**

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Classification Code	Type	Acres
	Total Acres	0.00

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>