

## TBD County Road 19, Lanesboro, MN

Presenting an outstanding 147.16 more or less acres of tillable productive farm located off County Road 19, just south of Lanesboro, Minnesota, and north of Harmony, in one of Southeast Minnesota's most prestigious and highly desirable areas. This property is a rare find, boasting a Crop Productivity Index (CPI) exceeding 85, ensuring exceptional soil quality and productivity across its approximately 138 acres of tillable, highly fertile farmland. Easement offered at closing down the driveway for access south of waterway.

This farm offers a proven track record of profitability, with past rental rates reaching an impressive \$300 per acre. Lime was applied two growing seasons ago, and there is some winter cover crop hay seeded last fall. Yields on corn between 180 and 200 average. As of 2025, there is no written contract in place, and the current renter has expressed a strong interest in continuing to lease the land, providing immediate income potential for the new owner. Whether you're an investor seeking a reliable revenue stream or a farmer looking to cultivate premium acreage, this property delivers unmatched opportunity.

Nestled in the scenic countryside of Southeast Minnesota, this farm combines agricultural excellence with a prime location along County Road 19, offering both accessibility and the tranquility of rural living. Land of this caliber, with such productivity and rental history, is a rarity in this sought-after region—don't miss your chance to own a cornerstone of the area's farming heritage!

Here's some general information about local farming regulations that could apply to a farm located off County Road 19, south of Lanesboro, Minnesota, and north of Harmony in Southeast Minnesota, based on the context of the area. Since specific local ordinances can vary by county and township, this is a broad overview, and prospective buyers or owners should consult Fillmore County or local township authorities for precise details.

In Southeast Minnesota, particularly in Fillmore County where this farm is situated, farming regulations are influenced by state and local policies aimed at balancing agricultural productivity with environmental protection.

Minnesota Statute Section 500.24 emphasizes protecting the family farm as a vital economic unit, meaning corporate farming entities must be certified by

the Minnesota Department of Agriculture before operating or owning farmland. For a property like this 186-acre farm, this could apply if the buyer is a corporation or investment group rather than an individual or family.

Given the farm's high Crop Productivity Index (CPI) of over 85 and its 186 tillable acres, soil and water management regulations are key. Southeast Minnesota's karst geology—characterized by shallow bedrock and vulnerability to groundwater contamination—means restrictions on nitrogen fertilizer use and manure management may apply, especially on state-leased land or in sensitive areas. The Minnesota Department of Agriculture and the Pollution Control Agency (PCA) oversee such rules, and local ordinances might require buffer strips or specific runoff controls to protect nearby streams and rivers, like those feeding the Root River watershed near Lanesboro and Harmony.

Livestock regulations could also come into play if the current renter or future owner plans to introduce animals. Counties and townships often regulate setback distances for barns or feedlots from residences or water sources, and permits may be required for expansion. Since the farm has no written rental contract as of 2025 but a renter interested in continuing, any new owner would need to ensure rental agreements comply with local zoning and land-use rules, which might dictate minimum acreage for certain farming activities.

Environmental initiatives, like the Clean Water Fund projects active in Southeast Minnesota, encourage practices such as cover cropping or reduced tillage on highly productive land like this. While not mandatory, these could affect future cost-share opportunities or compliance incentives. Additionally, starting in 2025, state agencies will track deicing salt use with a goal to reduce it by 25% by 2030, which might indirectly impact winter access maintenance along County Road 19.

For exact regulations, including zoning, permits, or restrictions specific to this parcel, contact Fillmore County Planning and Zoning or the relevant township office (likely in Preston Township or a neighboring jurisdiction). They can provide the latest ordinances as of March 2025, ensuring compliance for this prime agricultural property in a highly desirable area.