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A-19630

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# LAND FOR SALE

303.35± Acres, Marshall County, Minnesota

OFFERED AT  
**\$725,000**

## Highlights:

- Productive sandy loam soils
- Good access along paved roads
- Excellent for corn, wheat, soybean, and canola production



**For additional information, please contact:**  
**Hugh Hunt, AFM/Agent | (218) 843-1139**  
**[HHunt@FarmersNational.com](mailto:HHunt@FarmersNational.com)**

# Property Information

## Directions to Property:

From Strandquist, Minnesota, travel two miles south on County Highway 28.

## Legal Description:

NE1/4 and SE1/4 of Section 4, less the southerly 1,375' of the easterly 570' of SE1/4SE1/4, T157N R45W.

## Property Description:

Nice 300 acre parcel with sandy loam soils. Great for corn production along with many other crops. Opportunity to own a nice parcel of farmland along with CRP income acres at a reasonable price.

## Farm Data:

Cropland	174.91 acres
Non-crop	19.47 acres
CRP	<u>108.97 acres</u>
Total	303.35 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	81.31 acres	75 bushels
Wheat	67.5 acres	45 bushels
Soybeans	27.12 acres	27 bushels

## CRP Information:

34.71 acres, with an annual payment of \$2,731.00, expiring on September 30, 2026.

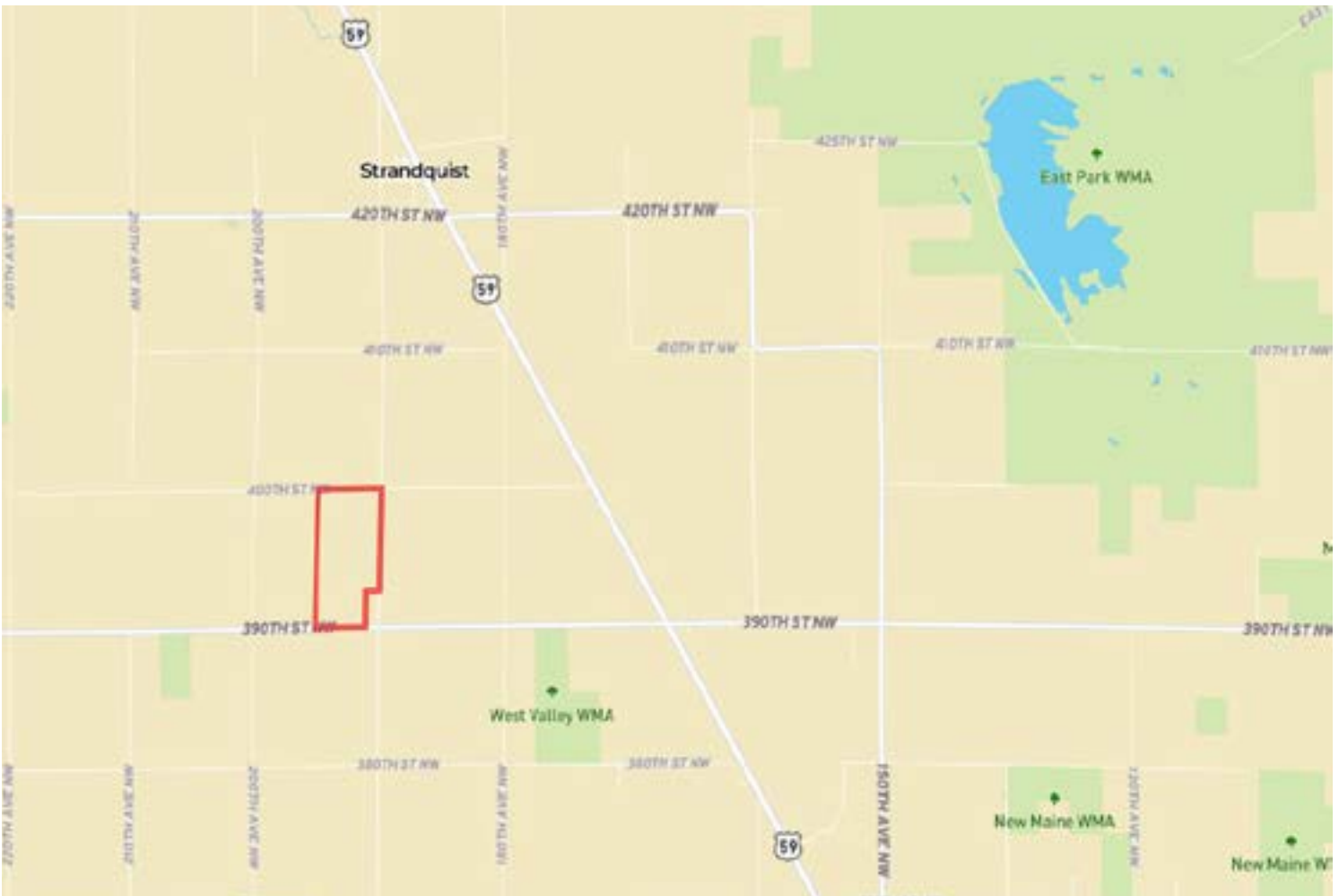
32.1 acres, with an annual payment of \$2,685.00, expiring on September 30, 2032.

42.16 acres, with an annual payment of \$2,982.00, expiring on September 30, 2032.

**2024 Taxes:** \$2,076.00

**Price:** \$725,000.00

## Location Map



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.



**Aerial Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I102A	Mavie fine sandy loam, dense till, 0 to 1 percent slopes	91.82	29.82	75	34	3w
I127A	Percy loam, 0 to 1 percent slopes	88.2	28.65	85	40	2w
I101A	Foxhome sandy loam, dense till, 0 to 2 percent slopes	45.58	14.8	65	32	3s
I81A	Northwood muck, dense till, 0 to 1 percent slopes	24.3	7.89	10	43	6w
I94A	Strathcona fine sandy loam, dense till, 0 to 1 percent slopes	22.89	7.43	80	34	2w
I125A	Skagen loam, dense till, 0 to 2 percent slopes	13.99	4.54	88	49	2e
I103A	Kratka fine sandy loam, dense till, 0 to 1 percent slopes	10.91	3.54	77	37	2w
I804A	Eckvoll loamy fine sand, dense till, 0 to 2 percent slopes	4.73	1.54	60	41	3s
I114A	Foldahl fine sandy loam, dense till, 0 to 2 percent slopes	3.27	1.06	65	40	2s
I87A	Pelan sandy loam, dense till, 0 to 2 percent slopes	2.16	0.7	69	30	3s
TOTALS		307.85(*)	100%	71.9	37.06	2.78



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