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A-20110

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LAND FOR SALE

886.20± Acres, Pennington County, Minnesota

OFFERED AT
\$3,800,000

Highlights:

- Productive Class II loam soils with productivity index of 72
- Excellent access along State Highway 1
- Natural grade across the farm provides good drainage



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



Property Information

Directions to Property: From Thief River Falls, Minnesota, travel eight miles west on State Highway 1.

Legal Description: SW1/4 less Hwy, N1/2NW1/4, N1/2SE1/4, NE1/4, all in Section 24, T154 R45; SW1/4SW1/4 less Hwy, 21.1 ac part of the NW1/4SW1/4 less deeded, 45 ac tract in SE1/4, S1/2SE1/4 less 10.33 ac, NW1/4NE1/4 less 5 ac, S1/2NE1/4, E1/2SW1/4, SE1/4NW1/4 all in Section 23, T154 R45

Farm Data:

Cropland	880.32 acres
Non-crop	5.88 acres
Total	886.20 acres

Taxes: \$25,154.00

Price: \$3,800,000

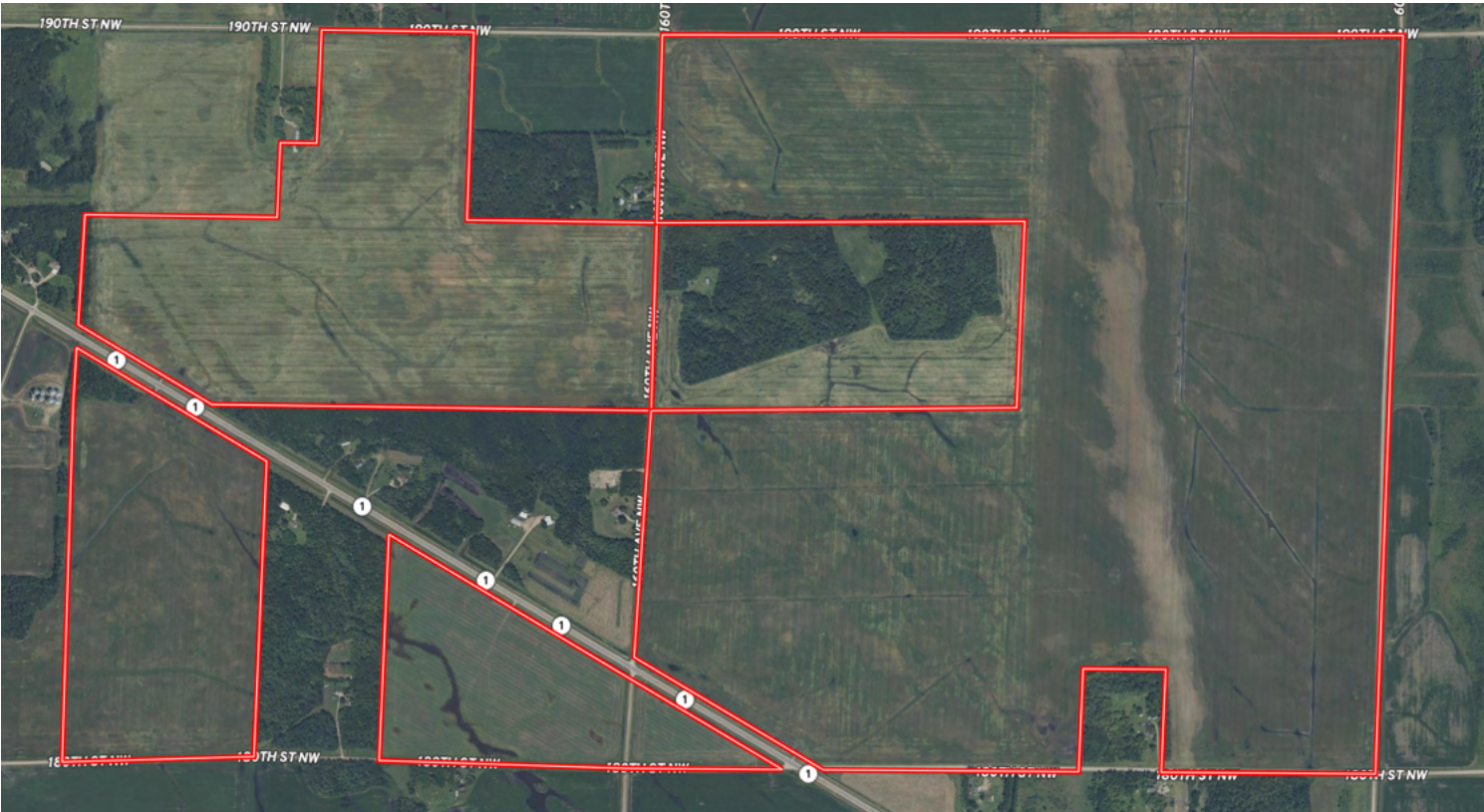
Property Description: Great opportunity to purchase a large contiguous tract of productive farmland with Class II loam soils along with excellent drainage and access. Productive soils for a variety of crops including corn, soybeans, wheat, and canola. **This land is contiguous with an additional 154 acres - see listing A-20112.**

Location Map

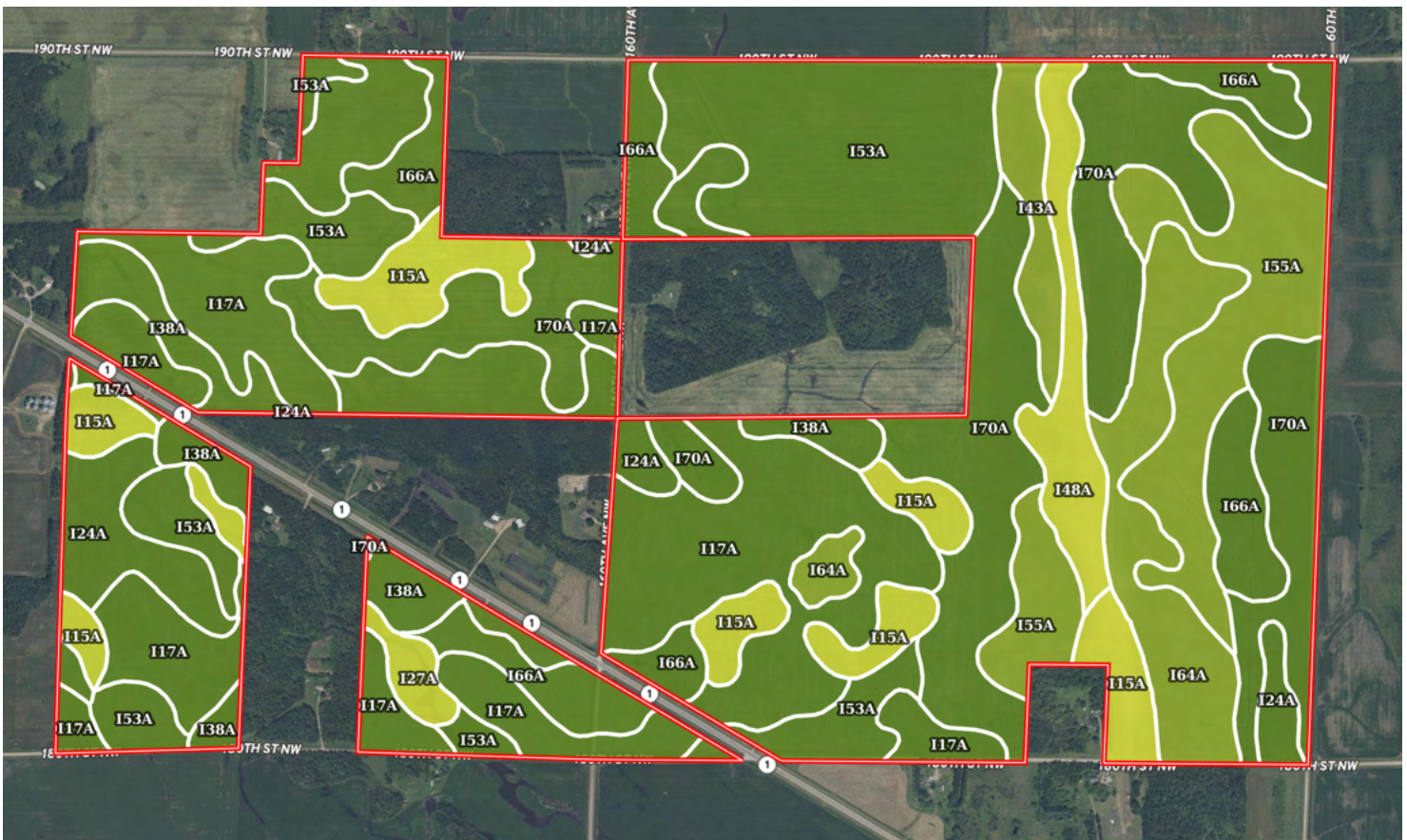


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw 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
I17A	Foldahl fine sandy loam, loamy till substratum, 0 to 3 percent slopes	179.6	21.0	65	56	2s
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	173.7	20.31	80	43	2w
I53A	Roliss loam, 0 to 2 percent slopes	121.6 1	14.22	92	75	2w
I55A	Rosewood fine sandy loam, Aspen Parkland, 0 to 1 percent slopes	72.55	8.48	54	35	3w
I66A	Vallers loam, 0 to 2 percent slopes	59.87	7.0	90	67	2w
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	58.34	6.82	50	40	4e
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	53.58	6.26	88	53	2s
I64A	Ulen fine sandy loam, Aspen Parkland, 0 to 2 percent slopes	49.56	5.79	55	36	3e
I38A	Kratka fine sandy loam, loamy till substratum, 0 to 1 percent slopes	35.52	4.15	77	61	2w
I48A	Radium loamy sand, 0 to 2 percent slopes	25.98	3.04	39	31	4s
I43A	Mavie fine sandy loam, 0 to 1 percent slopes	15.75	1.84	75	52	3w
I27A	Hamre muck, 0 to 1 percent slopes	9.3	1.09	15	34	4w
TOTALS		855.3 6(*)	100%	71.89	51.75	2.38

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