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A-20112

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LAND FOR SALE

154.35± Acres, Pennington County, Minnesota

OFFERED AT
\$595,000

Highlights:

- Productive Class II loam soils with productivity index of 75
- Great access along State Highway 1
- Natural grade across the farm provides good drainage



For additional information, please contact:
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Property Information

Directions to Property: From Thief River Falls, Minnesota, travel 9.5 miles west on State Highway 1.

Legal Description: NE1/4 less Hwy of Section 22 T154N R45W

Property Description: Great opportunity to purchase a tract of productive farmland with Class II loam soils and excellent drainage and access. Productive soils for a variety of crops including corn, soybeans, wheat, and canola. **Tract is contiguous with 886± acres in listing A-20110.**

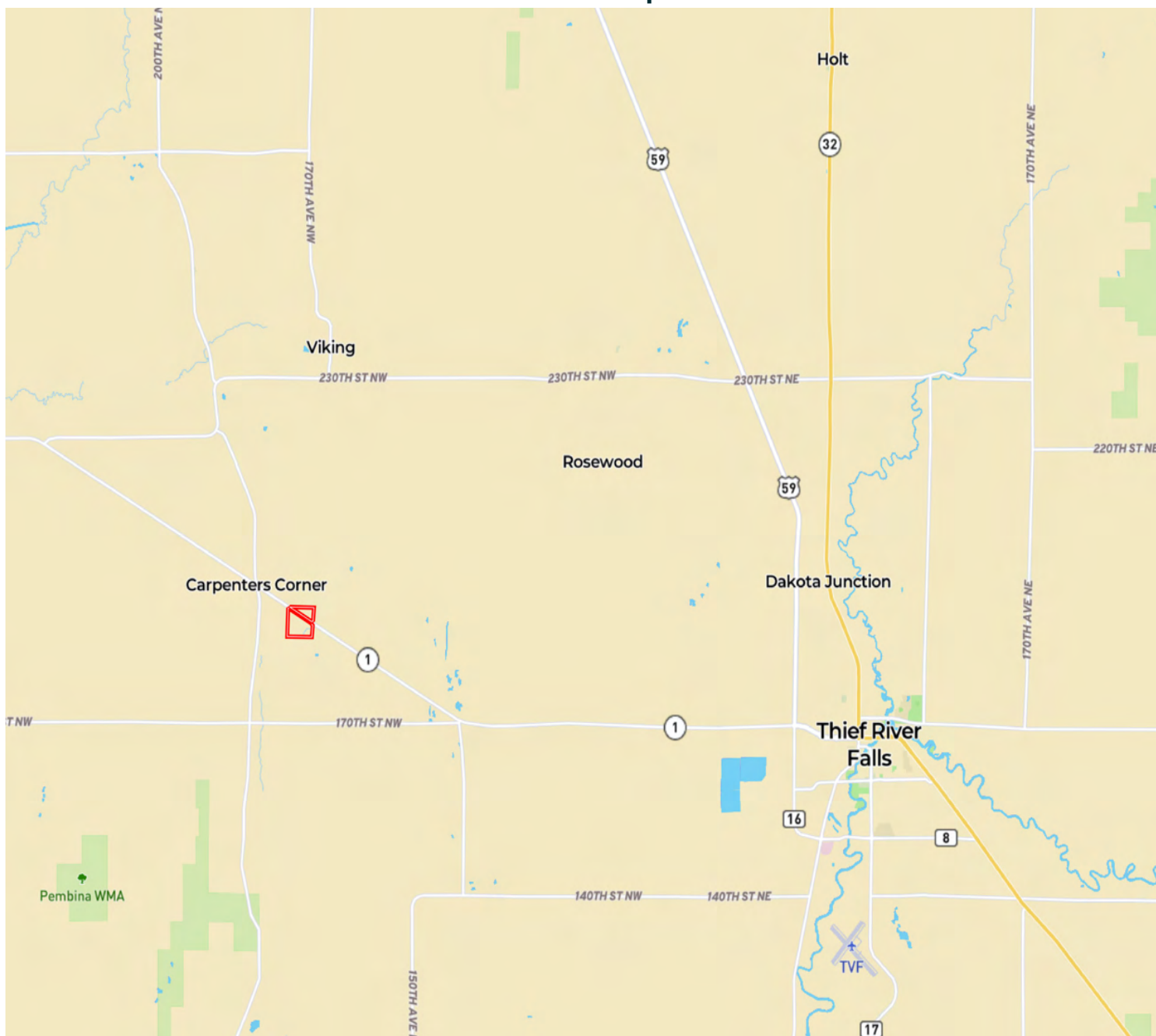
Farm Data:

Cropland	134.79 acres
Non-crop	4.56 acres
Timber	15.00 acres
Total	154.35 acres

Taxes: \$4,128.00

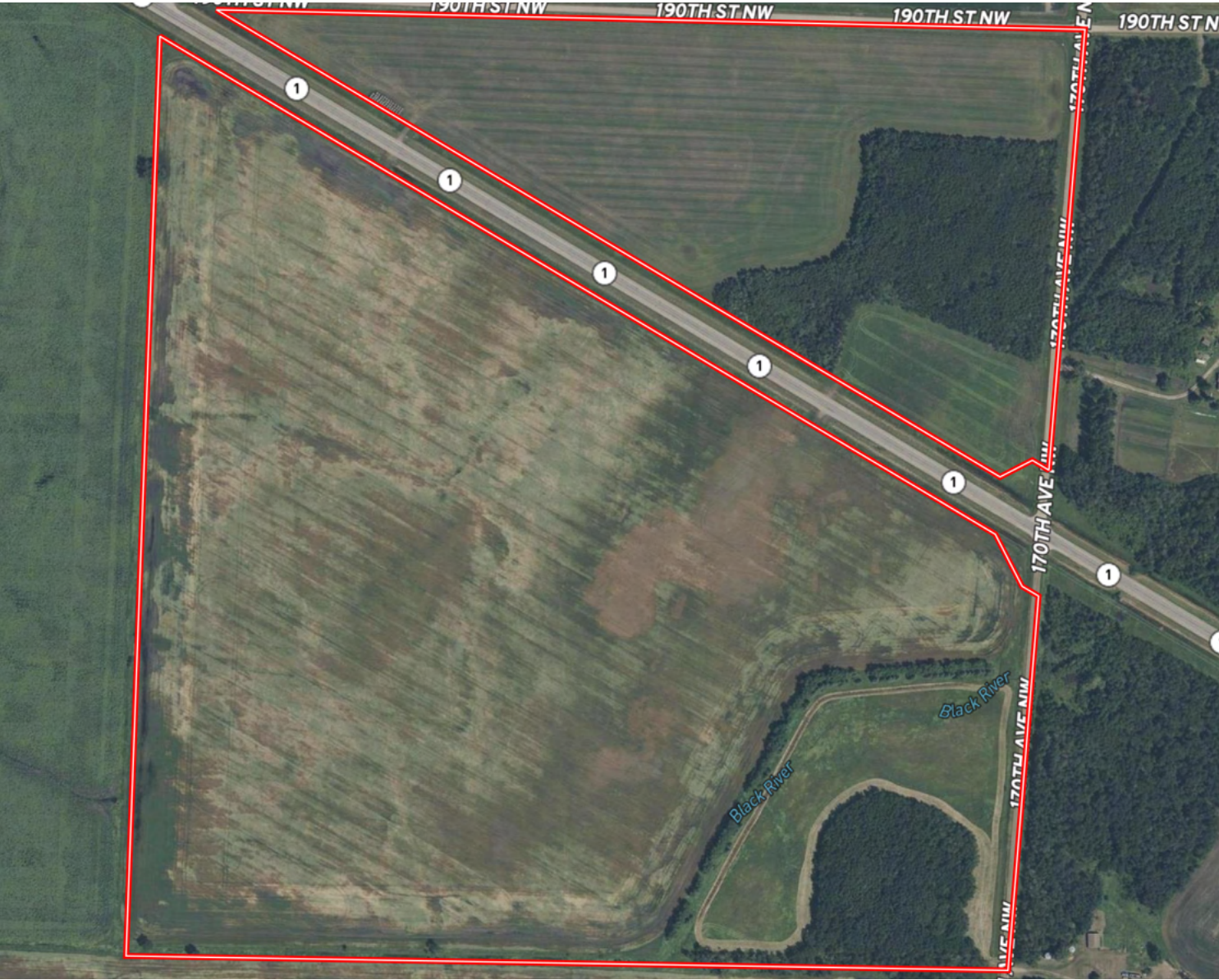
Price: \$595,000

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
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	47.43	30.79	80	43	2w
I17A	Foldahl fine sandy loam, loamy till substratum, 0 to 3 percent slopes	34.02	22.09	65	56	2s
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	30.93	20.08	88	53	2s
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	17.81	11.56	50	40	4e
I38A	Kratka fine sandy loam, loamy till substratum, 0 to 1 percent slopes	11.83	7.68	77	61	2w
I66A	Vallers loam, 0 to 2 percent slopes	7.36	4.78	90	67	2w
I53A	Roliss loam, 0 to 2 percent slopes	4.65	3.02	92	75	2w
TOTALS		154.03(*)	100%	75.44	51.03	2.23

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