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# LAND FOR SALE

161± Acres, Marshall County, Minnesota

OFFERED AT  
**\$400,000**

## Highlights:

- Productive sandy loam soils
- Excellent for production of corn, potatoes, soybeans, and many other crops
- Very nice property at a reasonable price

For additional information, please contact:  
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# Property Information

## Directions to Property:

From Florian, Minnesota, travel two miles east on County Highway 6 and one-half of a mile north on 250th Avenue NW.

## Legal Description:

NW1/4 of Section 3, T157N R46W

## Property Description:

Here's your opportunity to own a nice parcel of farmland at a reasonable price! Good sandy loam soils for production of potatoes, corn, soybeans, wheat, and many other crops.

## FSA Information:

	Base	Yield
Barley	72.8 acres	46 bushels
Wheat	37.2 acres	30 bushels
Corn	20.1 acres	56 bushels
Oats	1.5 acres	53 bushels

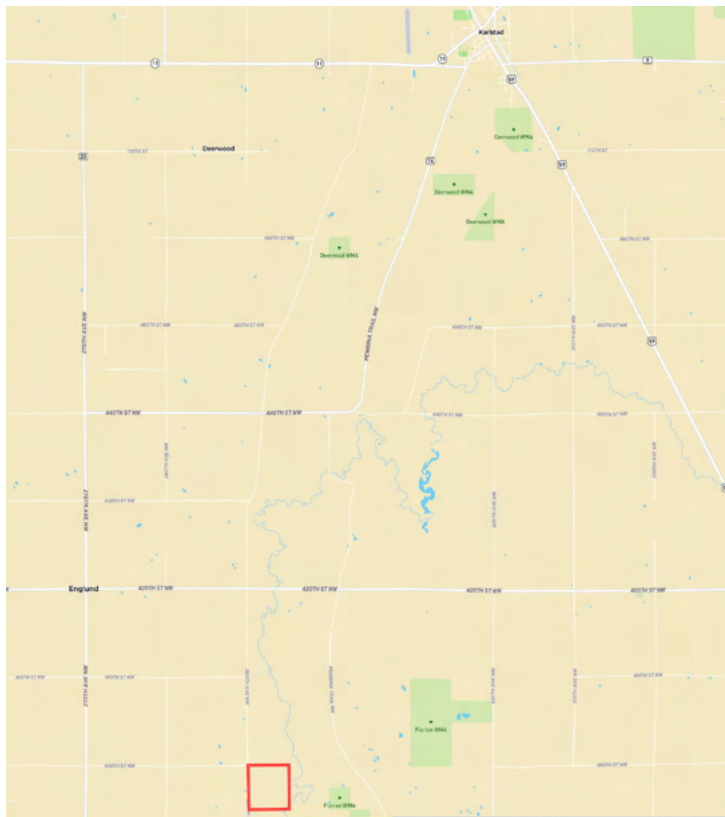
## Farm Data:

Cropland	155.22 acres
Non-crop	5.78 acres
Total	161.00 acres

## Taxes:

- \$1,076.00

## Property Location



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I65A	Ulen loamy fine sand, 0 to 2 percent slopes	62.23	38.57	55	31	3s
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	61.62	38.19	50	40	4e
I57B	Sandberg-Radium complex, 0 to 6 percent slopes	21.09	13.07	33	29	4s
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	10.98	6.81	80	43	2w
I16F	Fluvaquents,frequently flooded-Hapludolls complex, 0 to 30 percent slopes	3.08	1.91	20	23	6w
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	2.32	1.44	88	54	2s
TOTALS		161.32(*)	100%	51.72	35.17	3.49

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.