Farmers National Company™

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A-21571

LAND FOR SALE

531.59± Acres, Polk County, Minnesota

OFFERED AT
$2,400,000

Highlights:

- Productive loam soils for corn, soybeans and a variety of crops
- Excellent access along Highway 2 and close to CHS Erskine location
- Opportunity to purchase a large amount of farmland in close proximity
- Lease in place for 2026

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

EQUAL HOUSING OPPORTUNITY

Property Information

Directions to Property:

Travel three miles east of Mentor on Highway 2 to the corner of Tract 1 on the north side. Travel one mile north on 190th Avenue SE to Tract 2. Tract 3 lies one and one-half miles north of Highway 2 on 190th Avenue SE.

Legal Description:

Tract 1: N1/2SW1/4, NW1/4SE1/4, S1/2SW1/4 exc. R/W Section 29 T149 R42
Tract 2: SW1/4 less farmstead Section 20 T149 R42
Tract 3: NE1/4 Section 19 T149 R42

Property Description:

Great opportunity to purchase a large amount of productive farmland with beautiful loam soils and great access. CHS Erskine elevator is located across the highway for quick harvest delivery.

Farm Data:

Tract 1:

Cropland	213.27 acres
Non-crop	8.32 acres
Total	221.59 acres

Tract 2:

Cropland	154.80 acres *FSA acres do not match taxable acres
Total	150.00 acres

Tract 3:

Cropland	154.08 acres
Timber	5.18 acres
Other	.74 acres
Total	160.00 acres

FSA Information:

Tract 1	Base	Yield
Corn	123.58 acres	96 bushels
Soybeans	45.30 acres	27 bushels
Wheat	.78 acres	28 bushels
Tract 2	**Base**	**Yield**
Corn	90.54 acres	96 bushels
Soybeans	33.19 acres	27 bushels
Wheat	.57 acres	28 bushels
Tract 3	**Base**	**Yield**
Corn	90.44 acres	96 bushels
Soybeans	33.15 acres	27 bushels
Wheat	.57 acres	28 bushels

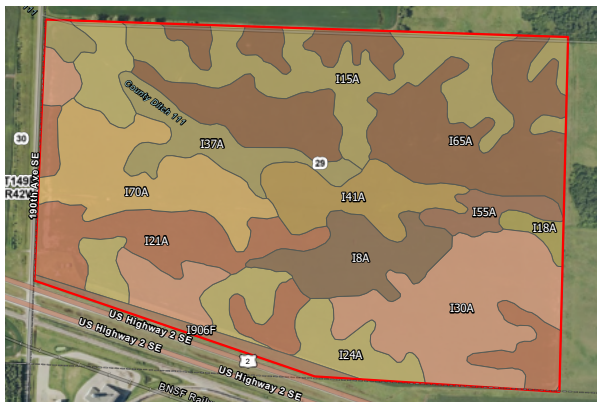
2025 Taxes:

Tract 1: $3,488.00
Tract 2: $2,424.00
Tract 3: $3,434.00

Price: $2,400,000

Tract 1 Aerial Map

Tract 1 Soil Map



Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
I65A	Ulen loamy fine sand, 0 to 2 percent slopes	3s	55	43.9
I30A	Hedman loam, 0 to 2 percent slopes	2w	91	35.5
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	4e	50	27.7
I21A	Fram loam, 1 to 3 percent slopes	2e	90	26.6
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	2s	88	19.9
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	2w	80	19.8
I8A	Cathro muck, 0 to 1 percent slopes	6w	5	12.6
I37A	Kratka and Strathcona soils, 0 to 1 percent slopes	6w	15	12
I41A	Markey muck, 0 to 1 percent slopes	6w	5	11.8
I55A	Rosewood fine sandy loam, Aspen Parkland, 0 to 1 percent slopes	3w	54	4.5
I906F	Orthents-Aquents-Urban Land, highway complex, 0 to 35 percent slopes	4e	0	3.9
I18A	Foldahl loamy fine sand, loamy till substratum, 0 to 3 percent slopes	3s	65	2
TOTAL			61	220.2

Tract 2 Aerial Map

Tract 2 Soil Map

Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	4e	50	82.5
I65A	Ulen loamy fine sand, 0 to 2 percent slopes	3s	55	68.5
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	2s	88	4.1
I40B	Maddock loamy fine sand, 2 to 6 percent slopes	4e	50	2
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	2w	80	0.2
TOTAL			53.2	157.3

*FSA acres do not match taxable acres

Tract 3 Aerial Map

Tract 3 Soil Map

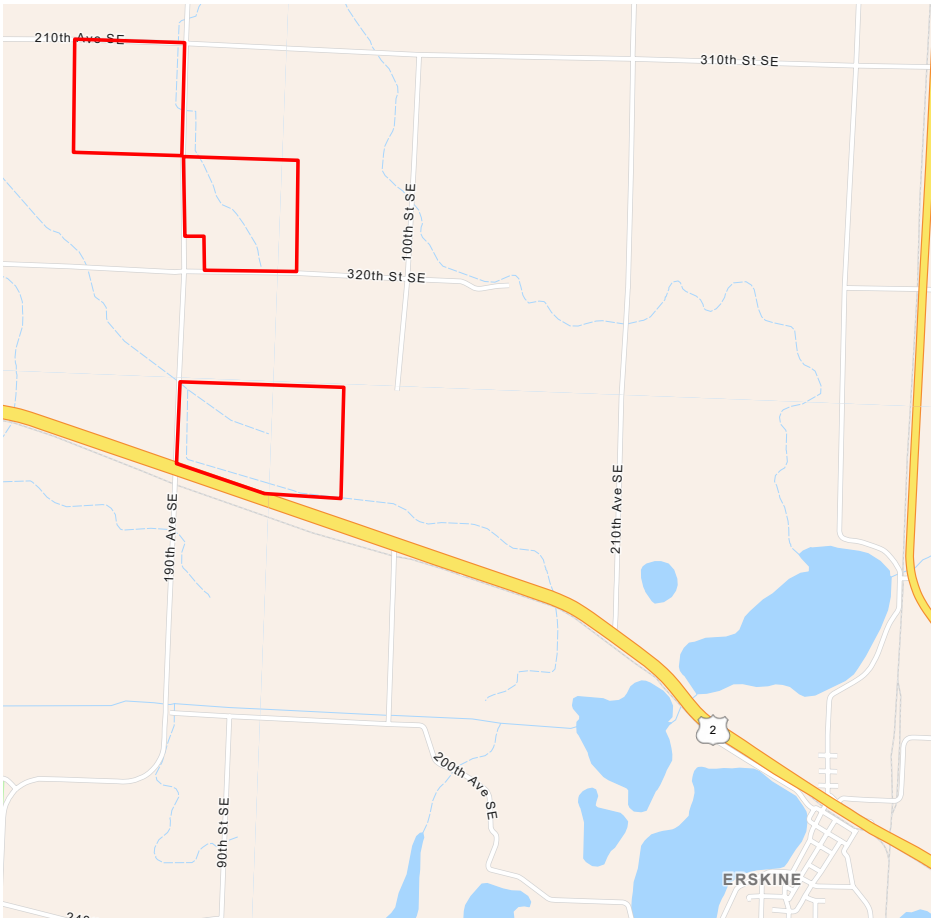
Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
I65A	Ulen loamy fine sand, 0 to 2 percent slopes	3s	55	66.4
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	4e	50	57
I18A	Foldahl loamy fine sand, loamy till substratum, 0 to 3 percent slopes	3s	65	15.8
I55A	Rosewood fine sandy loam, Aspen Parkland, 0 to 1 percent slopes	3w	54	9.6
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	2s	88	5.6
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	2w	80	5.4
I56A	Rosewood-Venlo complex, 0 to 1 percent slopes	3w	33	1.8
TOTAL			55.9	161.6

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.

LAND FOR SALE

531.59± Acres, Polk County, Minnesota

Location Map



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