

LAND FOR SALE

1,268± Acres, Polk County, Minnesota
Offered at \$3,650,000

Highlights:

- Great investment return
- Excellent opportunity to purchase a large contiguous tract of farmland
- Productive soils with Vallers Loam and Rosewood Fine Sandy Loams



A-21572

Legal Description: Lot 3, EX R/W SEC. 16, ALL OF SEC 14 & ALL SEC 15 LESS R/W, ALL IN T150N RGE 40W



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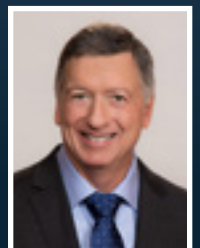


For additional information, please contact:

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Property Information

Property Location: From Trail, Minnesota, travel one mile west on Highway 92 and one and a half miles north on County Road 6.

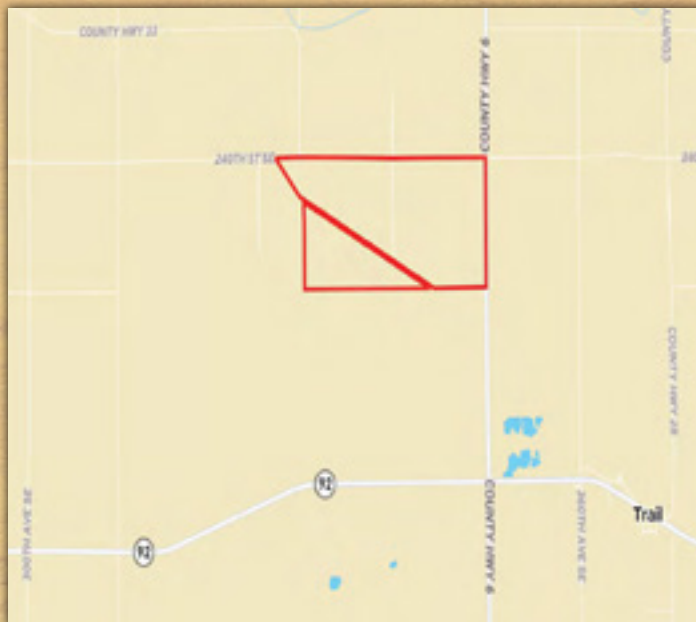
Property Description: Productive farmland for wheat, corn, soybeans, sunflowers and other specialty crops. Fifty-five wooded acres for hunting.

Farm Data:

| | |
|----------|--------------------|
| Cropland | 1,159.73 acres |
| Hayland | 22.25 acres |
| Non-crop | 30.72 acres |
| Timber | <u>55.19 acres</u> |
| Total | 1,267.89 acres |

Taxes: \$13,080

Property Location Map



Soil Map

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---|----------------|-------|-------|-------|------|
| I55A | Rosewood fine sandy loam, Aspen Parkland, 0 to 1 percent slopes | 328.0 2 | 25.6 | 54 | 35 | 3w |
| I66A | Vallers loam, 0 to 2 percent slopes | 285.0 3 | 22.24 | 90 | 67 | 2w |
| I65A | Ulen loamy fine sand, 0 to 2 percent slopes | 166.3 2 | 12.98 | 55 | 34 | 3s |
| I70A | Strathcona fine sandy loam, 0 to 1 percent slopes | 138.1 5 | 10.78 | 80 | 59 | 2w |
| I774A | Northwood muck, marl subsoil, 0 to 1 percent slopes | 128.2 7 | 10.01 | 15 | 40 | 6w |
| I24A | Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland | 75.91 | 5.92 | 88 | 60 | 2s |
| I828A | Seelyville muck, calcareous, 0 to 1 percent slopes | 68.46 | 5.34 | 5 | 31 | 6w |
| I18A | Foldahl loamy fine sand, loamy till substratum, 0 to 3 percent slopes | 25.97 | 2.03 | 65 | 47 | 3s |
| I56A | Rosewood-Venlo complex, 0 to 1 percent slopes | 24.79 | 1.93 | 33 | 29 | 3w |
| I54A | Roliss loam, very poorly drained, 0 to 1 percent slopes | 14.25 | 1.11 | 86 | 74 | 3w |
| I27A | Hamre muck, 0 to 1 percent slopes | 13.32 | 1.04 | 15 | 48 | 4w |
| I15A | Hecla loamy fine sand, 0 to 2 percent slopes | 6.19 | 0.48 | 50 | 41 | 4e |
| I11A | Deerwood muck, 0 to 1 percent slopes | 3.83 | 0.3 | 15 | 21 | 6w |
| I26A | Hamerly loam, 0 to 2 percent slopes | 3.07 | 0.24 | 89 | 71 | 2e |
| TOTALS | | 1281. 58(*) | 100% | 60.15 | 47.11 | 3.09 |



Information provided was obtained from sources deemed reliable, however, 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 are the designated agents for the seller.