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# LAND FOR SALE

160± Acres, Marshall County, Minnesota

OFFERED AT  
**\$960,000**

## Highlights:

- Highly productive Red River Valley silty clay soils
- Close to ACS Stephen sugar beet piler
- Excellent soils for production of sugar beets, corn, soybeans, wheat, and canola



For additional information, please contact:  
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# Property Information

## Directions to Property:

From Stephen, Minnesota, travel three-quarters of a mile west on County Highway 5 and one and one-half miles north on 390th Avenue NW.

## Property Description:

Property contains highly productive silty clay soils. Located only three miles from ACS Stephen beet piler. Excellent farmland for production of sugar beets, corn, soybeans, wheat, canola, and many other crops. Here's your opportunity to own Red River Valley farmland that will show great returns for farmers or investors.

## Legal Description:

NE1/4 of Section 30, T158N R48W

## FSA Information:

	Base	Yield
Wheat	99.74 acres	75 bushels
Soybeans	49.86 acres	30 bushels

## Farm Data:

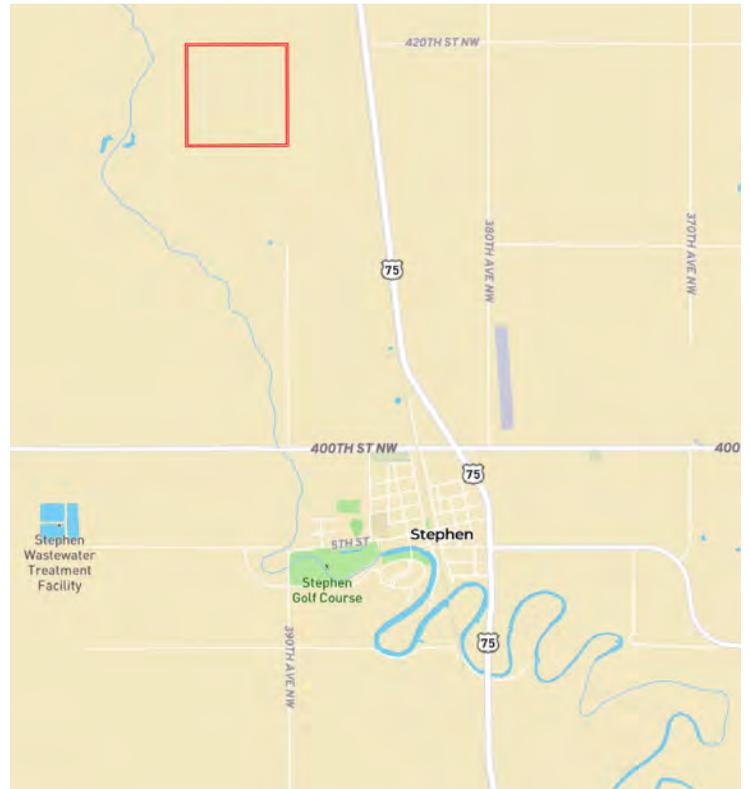
Cropland	157.57 acres
Non-crop	<u>2.43 acres</u>
Total	160.00 acres

## Taxes:

- \$2,504.00



## Property Location



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I133A	Northcote clay, 0 to 1 percent slopes	160.6 2	100	75	52	2w
TOTALS		160.6 2(*)	100%	75.0	52.0	2

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.