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# LAND FOR SALE

399.77± Acres, Marshall County, Minnesota

OFFERED AT  
**\$1,200,000**

## Highlights:

- Productive sandy loam soils
- Good access along gravel roads
- Excellent for corn, wheat, soybean, and canola production



For additional information, please contact:  
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# Property Information

## Directions to Property:

From Karlstad, Minnesota, travel six miles west on State Highway 11 and two miles south on 360th Avenue.

## Property Description:

Nice 400-acre parcel with sandy loam soils. Great for corn production, along with many other crops. Here's your opportunity to own a large parcel of farmland at a reasonable price.

## Legal Description:

W1/2 & S1/2NE1/4 Section 1, T158N R47W

## Taxes:

- \$3,008.00

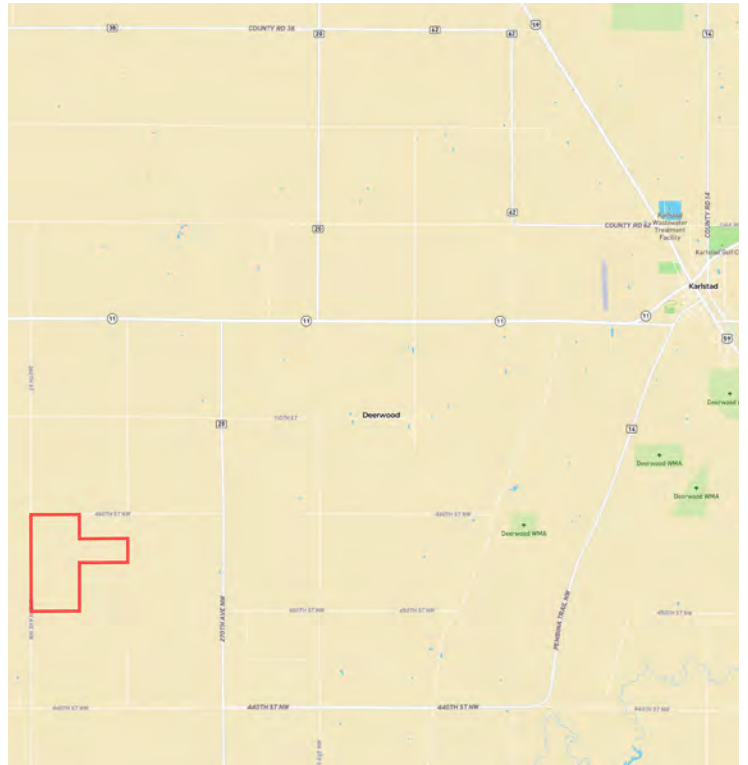
## FSA Information:

|        | Base         | Yield      |
|--------|--------------|------------|
| Corn   | 110.60 acres | 55 bushels |
| Oats   | 52.40 acres  | 53 bushels |
| Barley | 46.70 acres  | 46 bushels |
| Wheat  | 30.50 acres  | 33 bushels |

## Farm Data:

|              |                     |
|--------------|---------------------|
| Cropland     | 381.26 acres        |
| Non-crop     | 8.67 acres          |
| Buildings    | 9.84 acres          |
| <b>Total</b> | <b>399.77 acres</b> |

## Property Location



| SOIL CODE | SOIL DESCRIPTION  | ACRES     | %     | CPI   | NCCPI | CAP  |
|-----------|---|-----------|-------|-------|-------|------|
| I113A     | Grimstad fine sandy loam, dense till, 0 to 2 percent slopes   | 202.64    | 50.77 | 88    | 36    | 2s   |
| I114A     | Foldahl fine sandy loam, dense till, 0 to 2 percent slopes    | 157.22    | 39.39 | 65    | 40    | 2s   |
| I98A      | Ulen fine sandy loam, dense till, 0 to 2 percent slopes       | 22.03     | 5.52  | 55    | 33    | 3e   |
| I103A     | Kratka fine sandy loam, dense till, 0 to 1 percent slopes     | 11.76     | 2.95  | 77    | 37    | 2w   |
| I94A      | Strathcona fine sandy loam, dense till, 0 to 1 percent slopes | 5.01      | 1.26  | 80    | 34    | 2w   |
| I91A      | Rosewood fine sandy loam, dense till, 0 to 1 percent slopes   | 0.46      | 0.12  | 55    | 32    | 3w   |
| TOTALS    |   | 399.12(*) | 100%  | 76.66 | 37.41 | 2.06 |

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.