

# LAND FOR SALE

80-90\*\* Acres, Polk County, Minnesota

Offered at \$1,500 per acre\*\*

\*\*Survey to Determine Final Acres

## Highlights:

- Recreational property with Grand Marais Creek meandering through it
- Private setting, located a half mile off pavement and minutes from East Grand Forks
- Mixture of woods with open grass area

L-2000674

**Property Location:** Located north of East Grand Forks, Minnesota. From intersection of 220 and Highway #2, proceed north 8 miles to just before County Ditch #2, 1/2 mile west and you are at the northeastern portion. To access the southern portion, from intersection of 220 and Highway #2, proceed 7 miles north, 1 mile west, and lastly 1/2 mile north and you will be at the southwestern portion of the property.

**Legal Description:** Polk County Minnesota, Esther Township, Part NW $\frac{1}{4}$  of Section 25, T153 R50



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# Property Information

**Property Description:** Excellent recreational property with many potential uses. Seller will provide easement to access property along the northern side with additional access by gravel road on the southwest. Property will be subject to a final survey; however, an estimate of total acres is between 80 and 90.

**2020 Taxes:** \$1,990 (taxes represented are for the entire 160 acres, and would be less for the part being sold)

**Aerial Photo**



**Soil Map**



**Location Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
I14B	Fairdale silt loam, 1 to 6 percent slopes, occasionally flooded	28.2	32.42	74	2e
I16F	Fluvaquents, frequently flooded-Hapludolls complex, 0 to 30 percent slopes	42.2	48.46	20	6w
IWa	Water	6.6	7.55	0	-
I123A	Bearden-Colvin silty clay loams, 0 to 2 percent slopes	5.2	5.99	91	2e
I666A	Colvin-Perella silty clay loams, 0 to 1 percent slopes	0.6	0.72	92	2w
I49A	Rauville silty clay loam, 0 to 2 percent slopes, frequently flooded	4.2	4.86	20	6w
TOTALS		87.0	100%	40.77	3.98



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.