

# LAND FOR SALE

300 Acres, Roseau County, Minnesota  
Offered at \$450,000

## Highlights:

- Excellent property for hunting whitetail deer, grouse, and geese
- Potential for some of the property to be broken for farming
- Great area for a cabin with hunting and fishing nearby

L-2100392

**Property Location:** Property is located five miles west of Warroad along County Road 137.

**Legal Description:** NE $\frac{1}{4}$ , W $\frac{1}{2}$ NW $\frac{1}{4}$  and NE $\frac{1}{4}$ NW $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 7, T163 R37

**For additional information, please contact:**



**Farmers  
National  
Company™**

Serving America's Landowners Since 1929

[www.FarmersNational.com](http://www.FarmersNational.com)



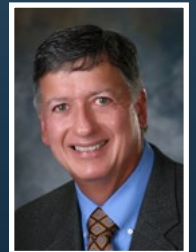
## Hugh Hunt, Agent

Hallock, Minnesota

Direct Line: (218) 526-3467

[HHunt@FarmersNational.com](mailto:HHunt@FarmersNational.com)

[www.FarmersNational.com/HughHunt](http://www.FarmersNational.com/HughHunt)



## Seth Van Duyn, Agent

Sioux Falls, South Dakota

Direct Line: (605) 695-2062

[SVanDuyn@FarmersNational.com](mailto:SVanDuyn@FarmersNational.com)

[www.FarmersNational.com/SethVanDuyn](http://www.FarmersNational.com/SethVanDuyn)



Real Estate Sales • Auctions • Farm and Ranch Management • Appraisals • Insurance • Consultations  
Oil, Gas, and Renewable Energy Management • Forest Resource Management • National Hunting Leases • FNC Ag Stock

# Property Information

**Property Description:** Excellent hunting ground for whitetail deer, geese, and grouse. Potential for the land to be broken for farming. Located only seven miles away from world class walleye, muskie, and sturgeon fishing on Lake of the woods.

## FSA Information:

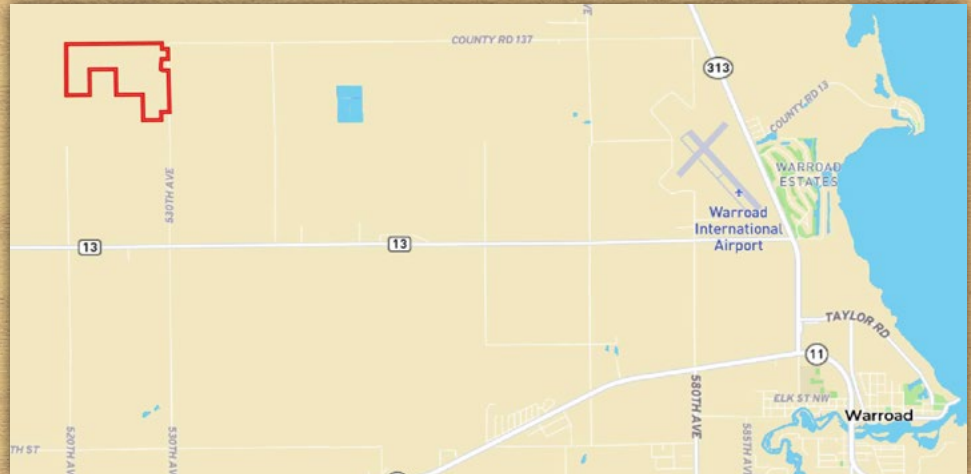
Crop	Base	Yield
Wheat	13.3 acres	32 bushels
Canola	13.3 acres	760 pounds

**2021 Taxes:** \$2,492.00

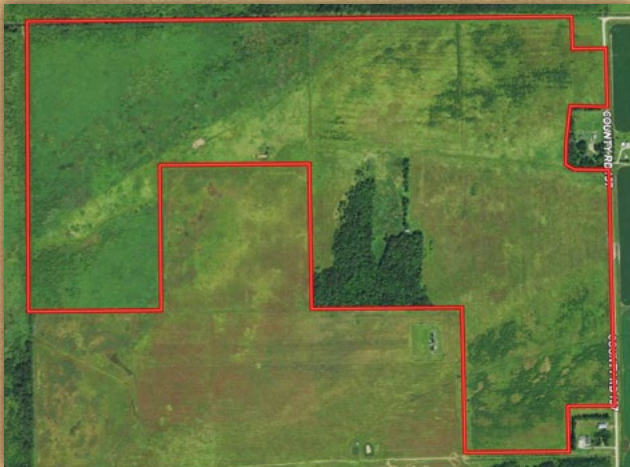
## Farm Data:

Non-crop	300 acres
Total	300 acres

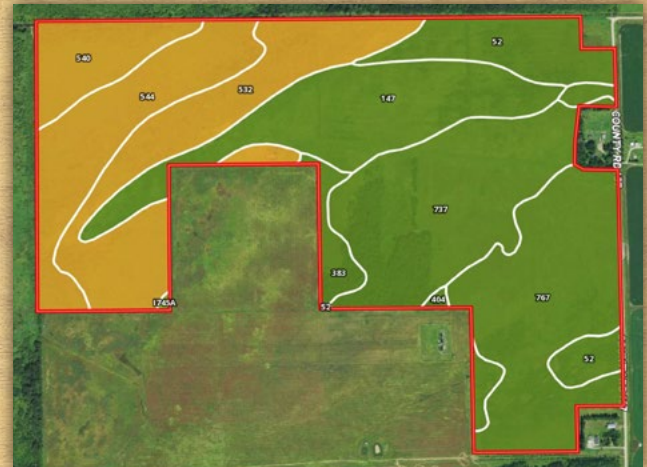
## Location Map



## Aerial Map



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
52	Augsburg loam, 0 to 2 percent slopes	25.8	8.49	90	2w
767	Auganaush loam, 0 to 2 percent slopes	61.0	20.07	81	2w
737	Mahkonce fine sandy loam, 0 to 3 percent slopes	57.0	18.76	82	2s
404	Chilgren fine sandy loam, 0 to 2 percent slopes	3.4	1.13	77	2w
383	Percy loam, 0 to 2 percent slopes	6.5	2.13	82	2w
1745A	Espelle fine sandy loam, 0 to 2 percent slopes	0.3	0.11	70	3w
147	Spoooner very fine sandy loam, 0 to 2 percent slopes	47.5	15.63	80	2w
532	Sago muck, 0 to 1 percent slopes	48.7	16.04	15	6w
544	Cathro muck, occasionally ponded, 0 to 1 percent slopes	35.9	11.83	5	6w
540	Seelyeville-Seelyeville, ponded, complex, 0 to 1 percent slopes	17.6	5.81	5	6w
TOTALS		303.8	100%	57.77	3.35