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L-2300467

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LAND FOR SALE

160± Acres, Polk County, Minnesota

OFFERED AT
\$624,000

Highlights:

- Available to farm in 2024
- Highly tillable
- Productive Chester Township land

For additional information, please contact:

Eric Skolness, Broker, AFM, ALC | (218) 233-1333 or (701) 238-2727

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Property Information

Location: From Oklee, Minnesota, go two miles south on Highway 222 then one and one-half miles east on 250th Street SE. This will bring you to the northwest corner of the property.

Legal Description:

NE1/4 of Section 19, Twp 150, Rge 40, Polk County, Minnesota.

Property Description:

Rare offering - this land has been in the Lund family for 100 years!!! Property features a high percentage of tillable cropland acres and is in close proximity to CHS Northern Grain elevator. Good access is provided by gravel roads located on the north and east boundary of the property. Available to farm in 2024.

Farm Data:

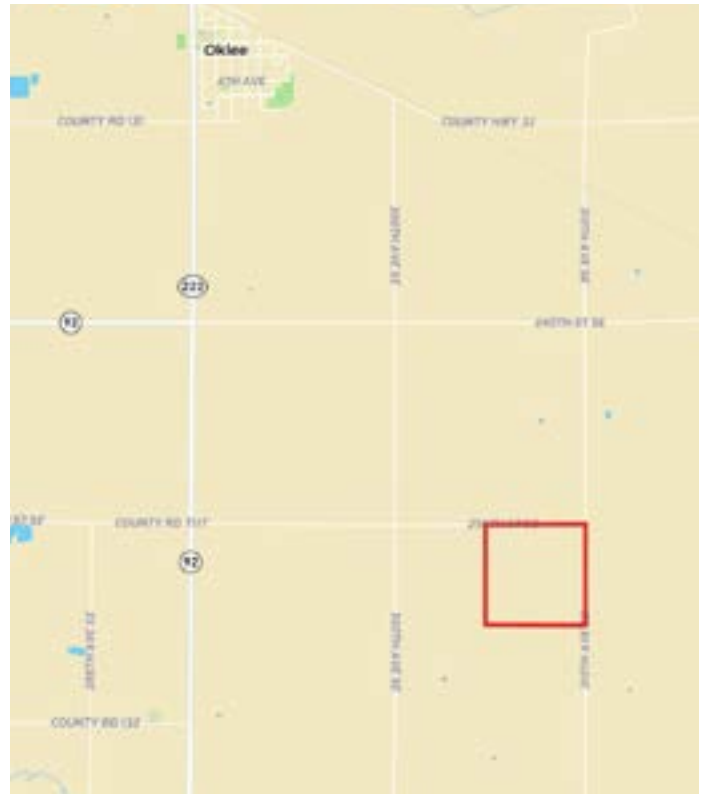
Cropland	157.98 acres
Non-crop	<u>2.02 acres</u>
Total	160 acres

FSA Information:

	<u>Base</u>	<u>Yield ARC-CO</u>
Wheat	81.8 acres	46 bushels
Barley	47.76 acres	56 bushels
Corn	27.1 acres	59 bushels

2023 Taxes: \$1,618.00

Property Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I55A	Rosewood fine sandy loam, Aspen Parkland, 0 to 1 percent slopes	68.76	42.75	54	34	3w
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	60.76	37.78	80	43	2w
I18A	Foldahl loamy fine sand, loamy till substratum, 0 to 3 percent slopes	15.47	9.62	65	45	3s
I65A	Ulen loamy fine sand, 0 to 2 percent slopes	5.69	3.54	55	27	3s
I25A	Hamar loamy fine sand, Aspen Parkland, 0 to 1 percent slopes	5.36	3.33	52	30	4w
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	4.77	2.97	50	32	4e
TOTALS		160.8 1(*)	100%	64.72	38.01	2.69



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