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LAND FOR SALE

156± Acres, Kittson County, Minnesota

PRICE REDUCED!

OFFERED AT
\$650,000

Highlights:

- Excellent soil for potatoes, corn and edible bean production
- Great access along paved road
- Good drainage with excellent potential for tiling

For additional information, please contact:

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Property Information

Directions to Property: From Donaldson, Minnesota, travel nine miles east on State Highway 11 and two miles north on County Highway 19.

Legal Description: SW1/4 of Section 11, T159 R47, Kittson County, Minnesota.

Property Description: Excellent sandy loam soils for producing potatoes, corn and edible beans.

Farm Data:

Cropland 138.48 acres
 Non-crop 17.50 acres
 Total 155.98 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Barley	75 acres	55 bushels
Corn	13.4 acres	55 bushels
Wheat	1.7 acres	34 bushels

2023 Taxes: \$1,366 **Reduced Price:** \$650,000

Property Location Map



Aerial Map



Soils Map



Soil Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I47A	Poppleton fine sand, 0 to 2 percent slopes	40.73	25.86	45	25	4s
I98A	Ulen fine sandy loam, dense till, 0 to 2 percent slopes	34.21	21.72	55	32	3e
I91A	Rosewood fine sandy loam, dense till, 0 to 1 percent slopes	25.79	16.38	55	32	3w
I108A	Syrene sandy loam, dense till, 0 to 2 percent slopes	19.55	12.41	39	19	4w
I48A	Radium loamy sand, 0 to 2 percent slopes	12.07	7.66	39	26	4s
I97A	Cormant loamy fine sand, dense till, 0 to 2 percent slopes	11.99	7.61	45	27	4w
I109A	Fluvaquents, 0 to 2 percent slopes, frequently flooded	9.12	5.79	20	7	6w
I100A	Cormant and Rosewood soils, very poorly drained, 0 to 1 percent slopes	4.03	2.56	15	19	6w
TOTALS		157.49(*)	100%	45.39	25.96	3.79

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