



Farmers  
National  
Company

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

L-2400160

SCAN THE QR CODE  
FOR MORE INFO!



# LAND FOR SALE

156± Acres, Kittson County, Minnesota

OFFERED AT  
**\$900,000**

## 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:

Hugh Hunt, AFM, Agent | (218) 843-1139

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

# 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    **Price:** \$900,000

## 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



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.