

# 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:

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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:**

	Base	<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**



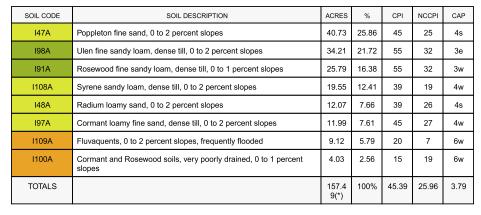
## **Aerial Map**



**Soils Map** 



# **Soil Description**





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