



Farmers
National
Company

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L-2400226

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FOR MORE INFO!



LAND FOR SALE

1,160± Acres

Roseau County, Minnesota

OFFERED AT
\$4,900,000

Highlights:

- 1,160 acres offered in contiguous tracts with an average Productivity Index of 83
- Highly productive clay loam soils
- Excellent productivity for a wide range of crops

For additional information, please contact:

Hugh Hunt, Agent | (218) 843-1139

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Property Information

Directions to Property:

From Badger, Minnesota, travel nine miles north on County Road 3, one mile west on County Road 112 and one mile north on 270th Avenue.

Legal Description:

Tract 1: S1/2 of Section 15, T163N R42W

Tract 2: S1/2 of Section 14, T163N R42W

Tract 3: NE1/4 & NE1/4NW1/4 of Section 22, T163N R42W

Tract 4: N1/2 of Section 23, T163N R42W

Property Description:

This is a great opportunity for farmers or investors to purchase contiguous tracts of highly productive clay loam farmland with PI ratings over 80.

Farm Data:

Tract 1:

Cropland	313.09 acres
Non-crop	<u>6.91 acres</u>
Total	320.00 acres

Tract 2:

Cropland	279.44 acres
Non-crop	<u>40.56 acres</u>
Total	320.00 acres

Tract 3:

Cropland	194.98 acres
Non-crop	<u>5.02 acres</u>
Total	200.00 acres

Tract 4:

Cropland	315.06 acres
Non-crop	<u>4.94 acres</u>
Total	320.00 acres

FSA Information:

Tract 1:

	Base	Yield
Wheat	21.82 acres	68 bushels
Corn	14.85 acres	105 bushels
Sunflowers	7.07 acres	861 pounds
Soybeans	61.94 acres	33 bushels
Barley	6.01 acres	72 bushels

Tract 2:

	Base	Yield
Wheat	19.55 acres	68 bushels
Corn	13.30 acres	105 bushels
Sunflowers	6.33 acres	861 pounds
Soybeans	55.48 acres	33 bushels
Barley	5.38 acres	72 bushels

Tract 3:

No Base Acres

Tract 4:

	Base	Yield
Wheat	21.23 acres	68 bushels
Corn	14.44 acres	105 bushels
Sunflowers	6.88 acres	861 pounds
Soybeans	60.28 acres	33 bushels
Barley	5.85 acres	72 bushels

2024 Taxes:

Tract 1: \$2,696.00

Tract 2: \$2,582.00

Tract 3: \$1,584.00

Tract 4: \$2,744.00

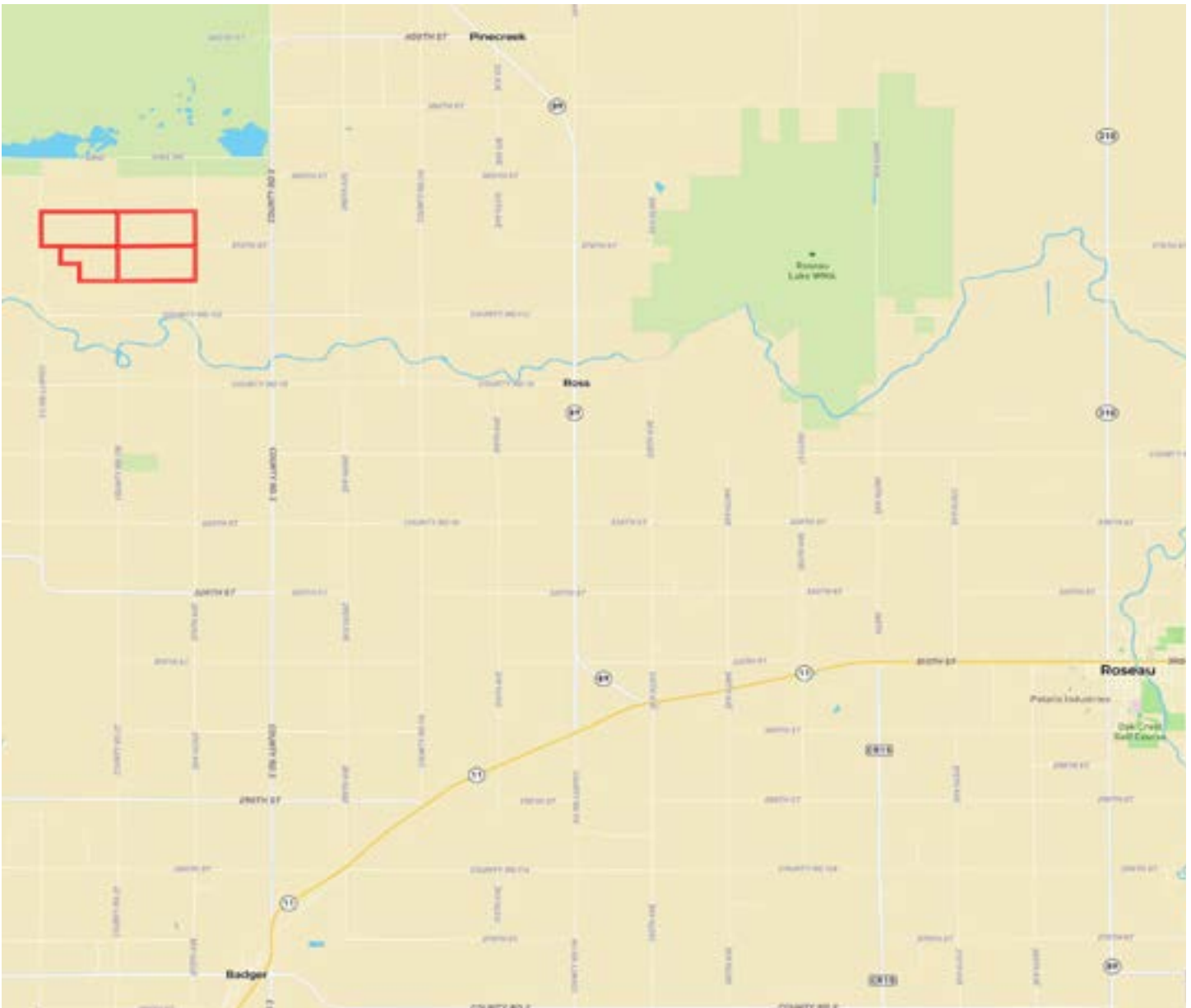
Price:

\$4,900,000

Aerial Map



Property Location Map



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.

— Tract 1 —

Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I92A	Grano clay, 0 to 1 percent slopes	232.53	73.15	79	53	2w
I741A	Boash clay loam, dense till, 0 to 1 percent slopes	39.98	12.58	88	51	2w
I127A	Percy loam, 0 to 1 percent slopes	25.33	7.97	85	41	2w
I830A	Woodslake clay, 0 to 1 percent slopes	19.39	6.1	86	31	3w
I117A	Skagen loam, dense till, 0 to 2 percent slopes, very cobbly	0.39	0.12	75	48	3s
I84A	Percy loam, 0 to 1 percent slopes, very cobbly	0.27	0.08	70	25	3s
TOTALS		317.89(*)	100%	81.03	50.42	2.06



— Tract 2 —

Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I92A	Grano clay, 0 to 1 percent slopes	115.24	35.98	79	53	2w
I741A	Boash clay loam, dense till, 0 to 1 percent slopes	114.85	35.85	88	51	2w
I127A	Percy loam, 0 to 1 percent slopes	34.3	10.71	85	41	2w
I117A	Skagen loam, dense till, 0 to 2 percent slopes, very cobbly	27.65	8.63	75	48	3s
I830A	Woodslake clay, 0 to 1 percent slopes	17.26	5.39	86	31	3w
I83A	Wildwood muck, dense till, 0 to 1 percent slopes	7.95	2.48	15	39	6w
I84A	Percy loam, 0 to 1 percent slopes, very cobbly	3.08	0.96	70	25	3s
TOTALS		320.33(*)	100%	81.23	48.76	2.25



— Tract 3 —

Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I92A	Grano clay, 0 to 1 percent slopes	83.95	42.09	79	53	2w
I830A	Woodslake clay, 0 to 1 percent slopes	71.85	36.02	86	31	3w
I741A	Boash clay loam, dense till, 0 to 1 percent slopes	31.57	15.83	88	51	2w
I83A	Wildwood muck, dense till, 0 to 1 percent slopes	12.09	6.06	15	39	6w
TOTALS		199.46(*)	100%	79.07	43.91	2.6



— Tract 4 —

Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I741A	Boash clay loam, dense till, 0 to 1 percent slopes	301.19	94.04	88	51	2w
I127A	Percy loam, 0 to 1 percent slopes	7.55	2.36	85	41	2w
I830A	Woodslake clay, 0 to 1 percent slopes	6.25	1.95	86	31	3w
I92A	Grano clay, 0 to 1 percent slopes	5.3	1.65	79	53	2w
TOTALS		320.29(*)	100%	87.75	50.41	2.02



LAND FOR SALE

1,160+/- Acres • Roseau County, Minnesota



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