



**Farmers
National
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L-2400329



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LAND FOR SALE

164.42± Acres, Marshall County, Minnesota

OFFERED AT
\$1,000,000

Highlights:

- Highly productive Red River Valley silty clay soils
- Productivity Index of 82.4
- Excellent drainage

For additional information, please contact:

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Property Information

Directions to Property: From Stephen, Minnesota, travel three miles north on Highway 75 and one-quarter mile east on 430th Street NW.

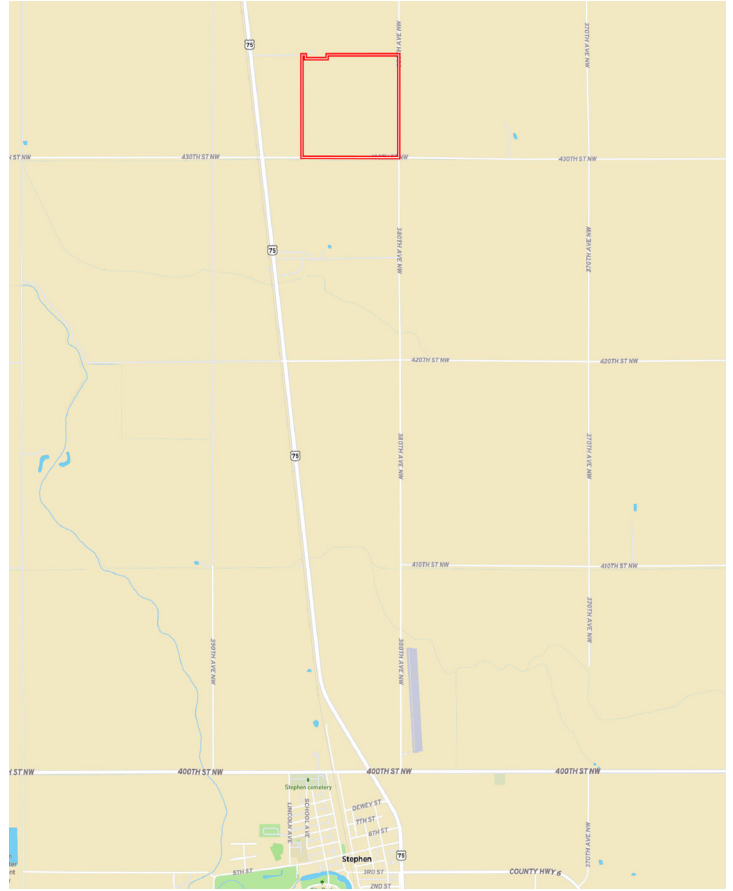
Legal Description: SE1/4, less 1.40 acres in NW corner, of Section 17, T158 R48

Property Description: Highly productive silty clay soils with PI of 84.2. Excellent drainage and access. Only 3.5 miles from ACS Stephen beet piler. Excellent farmland for sugar beets, corn, soybeans, wheat, canola, and many other crops. Here's your opportunity to own Red River Valley farmland that will show great returns for farmers or investors.

Farm Data:
 Cropland 163.00 acres
 Non-crop 1.42 acres
 Total 164.42 acres

2023 Taxes:
 • \$2,584.00

Property Location Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I133A	Northcote clay, 0 to 1 percent slopes	76.82	46.67	75	52	2w
I229A	Fargo silty clay, 0 to 1 percent slopes	62.19	37.78	94	56	2w
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	25.57	15.53	88	55	2w
TOTALS		164.58(*)	100%	84.19	53.97	2.0

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.