



# LAND FOR SALE

195± Acres, Kittson County, Minnesota

Sale - Leaseback

## Highlights:

- Productive Red River Valley soils
- Pattern drain tiled plus excellent surface drainage
- Excellent soils for production of sugar beets, corn, soybeans, wheat, and canola



For additional information, please contact:  
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# Property Information

**Directions to Property:** From Hallock, Minnesota, travel five miles north on County Highway 1 and 1.5 miles east on 310<sup>th</sup> Street.

**Legal Description:** SW1/4NE1/4, E1/2SW1/4 & W1/2SE1/4 all in Section 17, T162N R48W

**Property Description:** Highly productive silty clay soil with excellent drainage and access. Property is pattern tiled into natural drain. 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	182.25 acres
CRP	13.65 acres
<b>Total</b>	<b>195.90 acres</b>

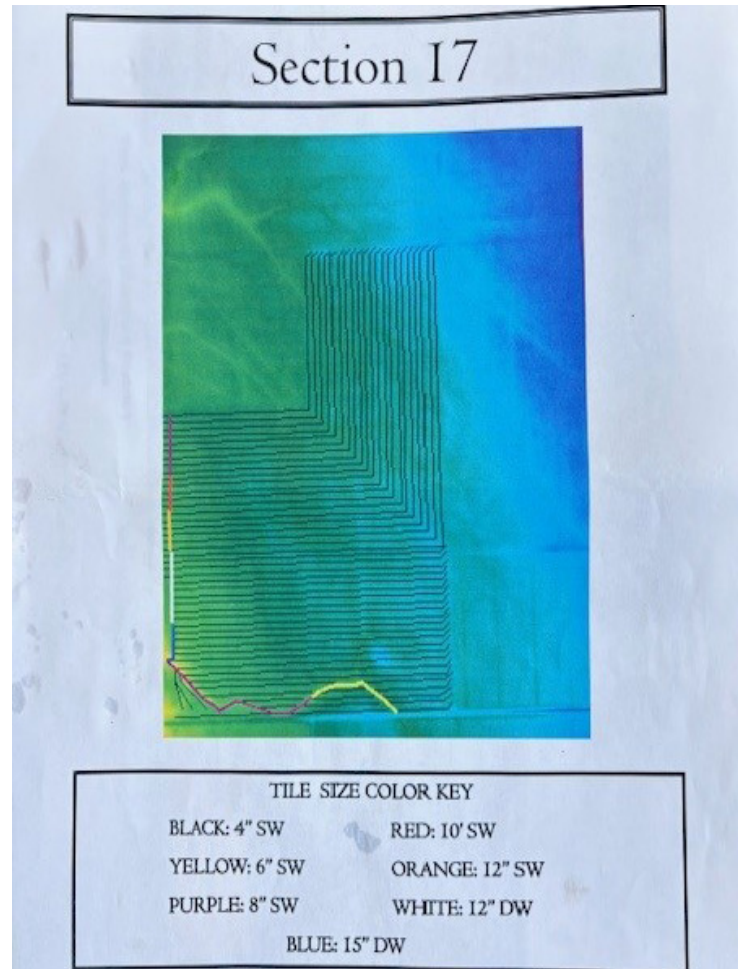
**FSA Information:**

	<b>Base</b>	<b>Yield</b>
Wheat	63.26 acres	58 bushels
Corn	16.53 acres	143 bushels
Sunflowers	13.48 acres	1,623 pounds
Soybeans	27.00 acres	39 bushels
Canola	4.67 acres	1,312 pounds

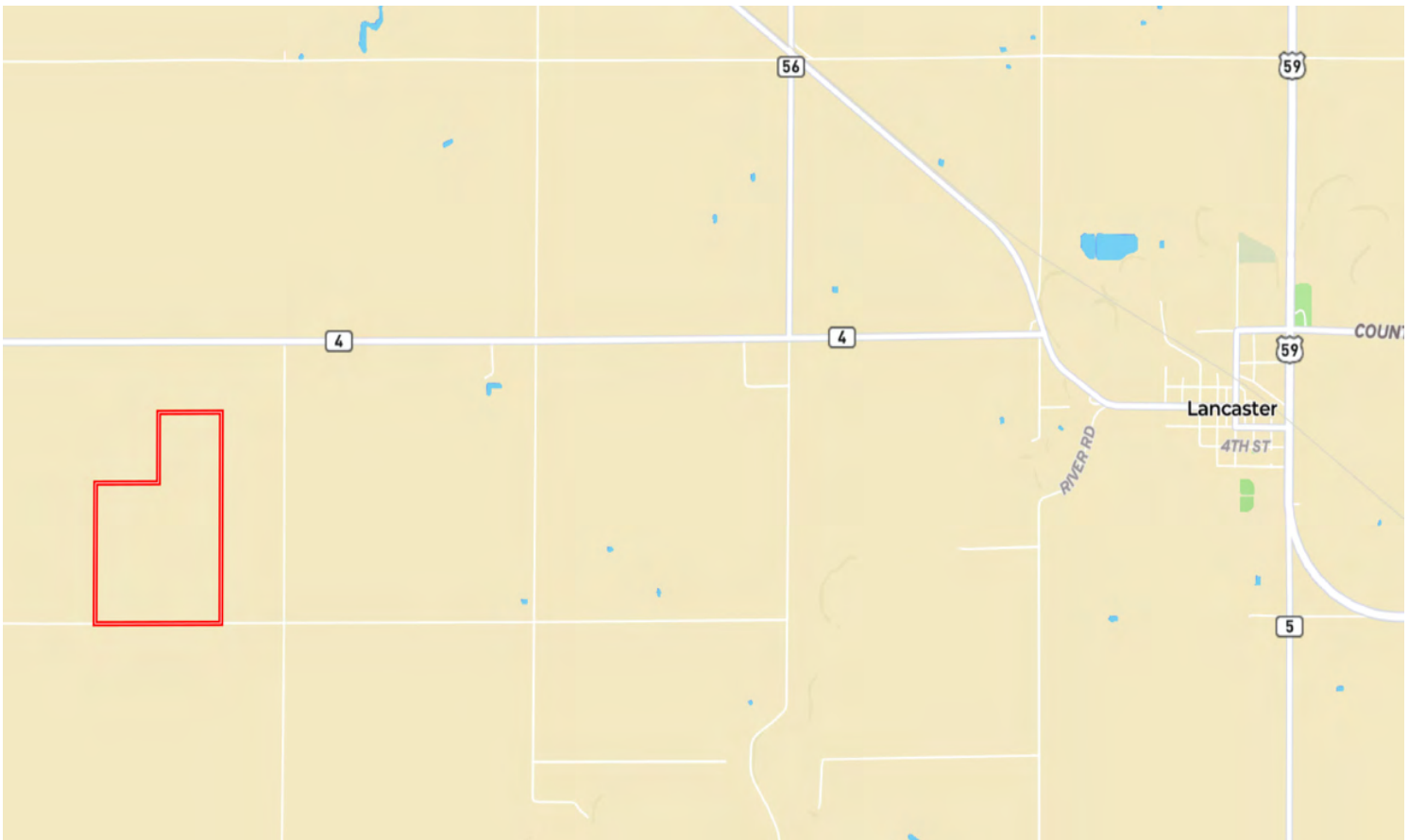
**CRP Information:** 13.65 CRP acres, with an annual payment of \$1,278.00 expiring on September 30, 2031.

**2024 Taxes:** \$1,324.00

## Drain Tile



## Location Map



**Aerial Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1133A	Northcote clay, 0 to 1 percent slopes	200.37	100	75	53	2w
TOTALS		200.37(*)	100%	75.0	53.0	2



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