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LAND FOR SALE

460.93± Acres, Roseau County, Minnesota

OFFERED AT
\$1,999,000

Highlights:

- Pattern drain tiled land with excellent surface drainage
- High quality soils for production for soybeans, wheat, canola, corn, and perennial ryegrass



For additional information, please contact:
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Property Information

Directions to Property: From Greenbush, Minnesota, travel seven miles north on County Highway 7, two miles east on County Highway 26 and one-half mile north on County 11.

Legal Description: Lots 1 & 2, NE1/4, E1/2NW1/4 Section 30; and SE1/4SW1/4, S1/2SE1/4 Section 19, all in T162N R42W

Property Description: Here is an excellent opportunity to buy highly productive pattern tiled farmland! This land has exceptional drainage and good access.

2024 Taxes: \$3,336.00

Farm Data:

Cropland	405.44 acres
Non-crop	2.00 acres
Timber	47.83 acres
Other	5.66 acres
Total	460.93 acres

FSA Information:

	Base	Yield
Wheat	27.30 acres	68 bushels
Corn	18.56 acres	105 bushels
Soybeans	77.48 acres	33 bushels
Sunflowers	8.84 acres	861 pounds
Barley	7.51 acres	72 bushels

Price: \$1,999,000

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.

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I830A	Woodslake clay, 0 to 1 percent slopes	106.32	22.87	86	31	3w
I745A	Espelie fine sandy loam, 0 to 2 percent slopes	90.93	19.56	70	39	3w
I95A	Kratka and Strathcona soils, dense till, 0 to 1 percent slopes	56.83	12.22	15	29	6w
I127A	Percy loam, 0 to 1 percent slopes	50.54	10.87	85	41	2w
I103A	Kratka fine sandy loam, dense till, 0 to 1 percent slopes	25.18	5.42	77	37	2w
I81A	Northwood muck, dense till, 0 to 1 percent slopes	24.01	5.16	10	43	6w
I88A	Haug muck, 0 to 1 percent slopes	22.32	4.8	15	38	6w
I741A	Boash clay loam, dense till, 0 to 1 percent slopes	20.05	4.31	88	51	2w
I83A	Wildwood muck, dense till, 0 to 1 percent slopes	14.41	3.1	15	49	6w
I84A	Percy loam, 0 to 1 percent slopes, very cobbly	14.1	3.03	70	33	3s
I763A	Hilaire fine sandy loam, 0 to 2 percent slopes	14.03	3.02	70	58	2s
I86A	Percy mucky loam, 0 to 1 percent slopes	11.45	2.46	15	28	6w
I744A	Grano loam, 0 to 1 percent slopes	8.9	1.91	83	58	2w
I92A	Grano clay, 0 to 1 percent slopes	2.99	0.64	79	53	2w
I739A	Dora muck, 0 to 1 percent slopes	2.91	0.63	5	49	6w
TOTALS		464.97(*)	100%	60.83	37.68	3.59

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