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LAND FOR SALE

1,024± Acres, Kittson County, Minnesota

OFFERED AT
\$4,480,000

Highlights:

- Large offering of productive farmland, all in close proximity
- Individual tracts are available for purchase
- Natural slope across tracts provides excellent surface drainage
- Productive loam soils for a variety of crops
- Listing L-2400541 has 195 drain tiled acres, also in same Township

For additional information, please contact:
Hugh Hunt, AFM, Agent | (218) 843-1139
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Property Information

Property Description: This is a great opportunity for farmers or investors to purchase a highly productive farm with over 1,000 acres available within a few miles. Nice loam soils with excellent drainage and access.

Farm Data:

Cropland 973.50 acres
 Non-crop 50.50 acres
 Total 1,024.00 acres

Tract 1

Directions to Property:

Tracts 1 and 2 are west of Lancaster, Minnesota, on County Highway 4.

Legal Description:

NW1/4 of Section 15, T162N R48W 155.49± Acres Tillable

FSA Information:

	Base	Yield
Wheat	53.50 acres	58 bushels
Soybeans	22.83 acres	39 bushels
Corn	13.98 acres	143 bushels
Sunflowers	11.40 acres	1,623 pounds
Canola	3.95 acres	1,312 pounds

Taxes:

- \$1,018.00



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I128A	Noyes sandy clay loam, 0 to 2 percent slopes	76.78	49.41	74	48	2w
I133A	Northcote clay, 0 to 1 percent slopes	48.38	31.13	75	53	2w
I129A	Croke very fine sandy loam, 0 to 2 percent slopes	19.75	12.71	85	62	2c
I93A	Viking clay loam, dense till, 0 to 1 percent slopes	7.63	4.91	77	56	2w
I376A	Colvin silty clay loam, 0 to 1 percent slopes	2.47	1.59	89	48	2w
I745A	Espelie fine sandy loam, 0 to 2 percent slopes	0.37	0.24	70	39	3w
TOTALS		155.38(*)	100%	76.08	51.7	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.

Tract 2

Directions to Property:

Tracts 1 and 2 are west of Lancaster, Minnesota, on County Highway 4.

Legal Description:

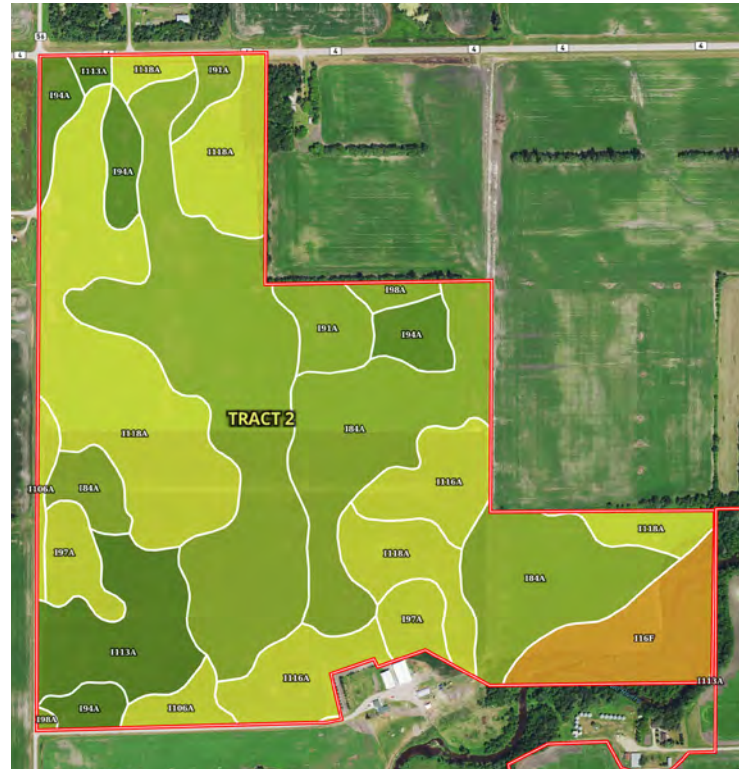
NW1/4NW1/4 & S1/2NW1/4; N1/2SW1/4 lying north of driveway; N1/2NW1/4SE1/4 & N1/2S1/2NW1/4SE1/4 all in Section 14, T162N R48W 200.70± Acres Tillable

Taxes:

- \$1,017.73

FSA Information:

	Base	Yield
Wheat	73.82 acres	58 bushels
Soybeans	31.50 acres	39 bushels
Corn	19.29 acres	143 bushels
Sunflowers	15.73 acres	1,623 pounds
Canola	5.46 acres	1,312 pounds



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I118A	Poppleton fine sand, dense till, 0 to 2 percent slopes	53.04	24.68	45	34	4s
I98A	Ulen fine sandy loam, dense till, 0 to 2 percent slopes	44.73	20.82	55	33	3e
I84A	Percy loam, 0 to 1 percent slopes, very cobbly	42.04	19.57	70	33	3s
I116A	Grygla loamy fine sand, dense till, 0 to 1 percent slopes	15.65	7.28	70	36	4w
I113A	Grimstad fine sandy loam, dense till, 0 to 2 percent slopes	14.91	6.94	88	36	2s
I16F	Fluvaquents,frequently flooded-Hapludolls complex, 0 to 30 percent slopes	12.46	5.8	20	23	6w
I94A	Strathcona fine sandy loam, dense till, 0 to 1 percent slopes	12.05	5.61	80	34	2w
I97A	Cormant loamy fine sand, dense till, 0 to 2 percent slopes	7.84	3.65	45	32	4w
I91A	Rosewood fine sandy loam, dense till, 0 to 1 percent slopes	7.25	3.37	55	32	3w
I106A	Enstrom loamy fine sand, dense till, 0 to 2 percent slopes	4.91	2.29	74	32	4s
TOTALS		214.88(*)	100%	58.29	33.06	3.43

Tract 3

Directions to Property:

Tracts 3 through 7 are located one mile south of Lancaster, Minnesota, on County Highway 5.

Legal Description:

E1/2SE1/4 & SW1/4SE1/4 (portion of field lying south of farmstead) all in Section 14, T162N R48W 104.23± Acres Tillable

Taxes:

- \$454.38

FSA Information:

	Base	Yield
Wheat	36.90 acres	58 bushels
Soybeans	15.75 acres	39 bushels
Corn	9.64 acres	143 bushels
Sunflowers	7.87 acres	1,623 pounds
Canola	2.73 acres	1,312 pounds



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I98A	Ulen fine sandy loam, dense till, 0 to 2 percent slopes	32.89	28.47	55	33	3e
I84A	Percy loam, 0 to 1 percent slopes, very cobbly	21.26	18.4	70	33	3s
I113A	Grimstad fine sandy loam, dense till, 0 to 2 percent slopes	15.96	13.81	88	36	2s
I118A	Poppleton fine sand, dense till, 0 to 2 percent slopes	10.56	9.14	45	34	4s
I106A	Enstrom loamy fine sand, dense till, 0 to 2 percent slopes	10.32	8.93	74	32	4s
I94A	Strathcona fine sandy loam, dense till, 0 to 1 percent slopes	6.55	5.67	80	34	2w
I133A	Northcote clay, 0 to 1 percent slopes	6.55	5.67	75	53	2w
I16F	Fluvaquents,frequently flooded-Hapludolls complex, 0 to 30 percent slopes	4.94	4.28	20	23	6w
I117A	Skagen loam, dense till, 0 to 2 percent slopes, very cobbly	2.7	2.34	75	48	3s
I97A	Cormant loamy fine sand, dense till, 0 to 2 percent slopes	2.62	2.27	45	32	4w
I116A	Grygla loamy fine sand, dense till, 0 to 1 percent slopes	1.18	1.02	70	36	4w
TOTALS		115.5 3(*)	100%	64.55	34.54	3.09

Tract 4

Directions to Property:

Tracts 3 through 7 are located one mile south of Lancaster, Minnesota, on County Highway 5.

Legal Description:

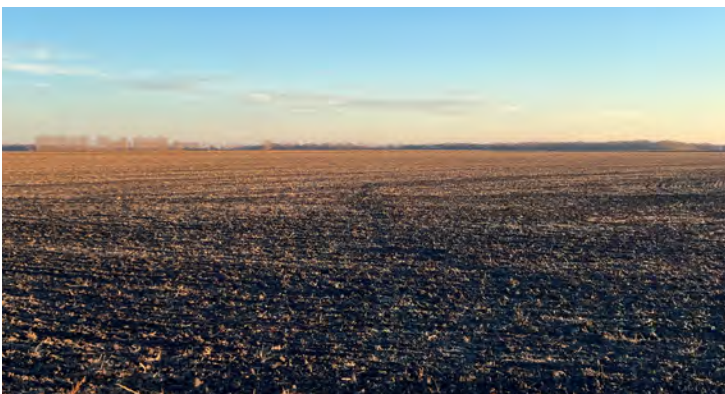
E1/2NE1/4 of Section 23, T162N R48W 80.00± Acres Tillable

Taxes:

• \$304.00

FSA Information:

	Base	Yield
Wheat	33.03 acres	58 bushels
Soybeans	12.00 acres	39 bushels
Corn	7.35 acres	143 bushels
Sunflowers	5.99 acres	1,623 pounds
Canola	2.08 acres	1,312 pounds



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I113A	Grimstad fine sandy loam, dense till, 0 to 2 percent slopes	25.77	31.98	88	36	2s
I106A	Enstrom loamy fine sand, dense till, 0 to 2 percent slopes	15.11	18.75	74	32	4s
I118A	Poppleton fine sand, dense till, 0 to 2 percent slopes	13.51	16.77	45	34	4s
I94A	Strathcona fine sandy loam, dense till, 0 to 1 percent slopes	10.88	13.5	80	34	2w
I98A	Ulen fine sandy loam, dense till, 0 to 2 percent slopes	7.07	8.77	55	33	3e
I84A	Percy loam, 0 to 1 percent slopes, very cobbly	6.93	8.6	70	33	3s
I127A	Percy loam, 0 to 1 percent slopes	0.95	1.18	85	41	2w
I116A	Grygla loamy fine sand, dense till, 0 to 1 percent slopes	0.24	0.3	70	36	4w
I133A	Northcote clay, 0 to 1 percent slopes	0.11	0.14	75	53	2w
TOTALS		80.57(*)	100%	72.53	34.21	2.89

Tract 5

Directions to Property:

Tracts 3 through 7 are located one mile south of Lancaster, Minnesota, on County Highway 5.

Legal Description:

E1/2SE1/4 of Section 23, T162N R48W 80.00± Acres Tillable

Taxes:

- \$356.00

FSA Information:

	Base	Yield
Wheat	33.03 acres	58 bushels
Soybeans	12.00 acres	39 bushels
Corn	7.35 acres	143 bushels
Sunflowers	5.99 acres	1,623 pounds
Canola	2.08 acres	1,312 pounds



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1113A	Grimstad fine sandy loam, dense till, 0 to 2 percent slopes	38.6	47.57	88	36	2s
1127A	Percy loam, 0 to 1 percent slopes	25.1	30.93	85	41	2w
194A	Strathcona fine sandy loam, dense till, 0 to 1 percent slopes	7.88	9.71	80	34	2w
198A	Ulen fine sandy loam, dense till, 0 to 2 percent slopes	5.72	7.05	55	33	3e
1106A	Enstrom loamy fine sand, dense till, 0 to 2 percent slopes	3.84	4.73	74	32	4s
TOTALS		81.14(*)	100%	83.3	36.95	2.17

Tract 6

Directions to Property:

Tracts 3 through 7 are located one mile south of Lancaster, Minnesota, on County Highway 5.

Legal Description:

S1/2 of Section 24, T162N R48W, 317 Deeded Acres, 287.20± Acres Tillable

Taxes:

• \$944.00

FSA Information:

	Base	Yield
Wheat	101.85 acres	58 bushels
Soybeans	43.47 acres	39 bushels
Corn	26.61 acres	143 bushels
Sunflowers	21.70 acres	1,623 pounds
Canola	7.52 acres	1,312 pounds



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I94A	Strathcona fine sandy loam, dense till, 0 to 1 percent slopes	154.98	48.55	80	34	2w
I106A	Enstrom loamy fine sand, dense till, 0 to 2 percent slopes	48.08	15.06	74	32	4s
I113A	Grimstad fine sandy loam, dense till, 0 to 2 percent slopes	46.24	14.48	88	36	2s
I91A	Rosewood fine sandy loam, dense till, 0 to 1 percent slopes	42.07	13.18	55	32	3w
I100A	Cormant and Rosewood soils, very poorly drained, 0 to 1 percent slopes	12.87	4.03	15	20	6w
I118A	Poppleton fine sand, dense till, 0 to 2 percent slopes	6.27	1.96	45	34	4s
I95A	Kratka and Strathcona soils, dense till, 0 to 1 percent slopes	4.41	1.38	15	29	6w
I88A	Haug muck, 0 to 1 percent slopes	3.7	1.16	15	38	6w
I98A	Ulen fine sandy loam, dense till, 0 to 2 percent slopes	0.6	0.19	55	33	3e
TOTALS		319.22(*)	100%	71.95	33.13	2.74

Tract 7

Directions to Property:

Tracts 3 through 7 are located one mile south of Lancaster, Minnesota, on County Highway 5.

Legal Description:

E1/2NW1/4 of Section 30, T162N R47W, 80 Deeded Acres, 65.88± Acres Tillable

CRP Information:

- 15.96 acres, due to expire September 30, 2033.
- Annual payment of \$1,003.00

FSA Information:

	Base	Yield
Canola	46.30 acres	1,188 pounds
Oats	2.20 acres	53 bushels
Barley	1.02 acres	55 bushels

Taxes:

- \$260.00



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I118A	Poppleton fine sand, dense till, 0 to 2 percent slopes	24.53	31.31	45	34	4s
I98A	Ulen fine sandy loam, dense till, 0 to 2 percent slopes	23.04	29.41	55	33	3e
I113A	Grimstad fine sandy loam, dense till, 0 to 2 percent slopes	17.8	22.72	88	36	2s
I109A	Fluvaquents, 0 to 2 percent slopes, frequently flooded	11.73	14.97	20	10	6w
I94A	Strathcona fine sandy loam, dense till, 0 to 1 percent slopes	1.03	1.31	80	34	2w
I84A	Percy loam, 0 to 1 percent slopes, very cobbly	0.19	0.24	70	33	3s
TOTALS		78.32(*)	100%	54.48	30.56	3.52