

SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

360± Acres, Roseau County, Minnesota

OFFERED AT
\$1,200,000

Highlights:

- Productive loam soils with good drainage
- Excellent for wheat, canola, soybeans, and perennial ryegrass production
- 85 acres of hunting habitat for white-tailed deer and grouse

For additional information, please contact:
Hugh Hunt, AFM, Agent | (218) 843-1139
HHunt@FarmersNational.com



Property Information

Directions to Property:

Two miles north of Badger, Minnesota, on County Road 3 and three miles west on County Highway 26.

Legal Description:

NW1/4, N1/2SW1/4 & SW1/4SW1/4 Section 27;
E1/2NE1/4 Section 28, all in T162N R42W

Property Description:

Productive farmland for wheat, canola, soybeans, and perennial ryegrass, along with over 80 acres of timber and grassland for hunting.

FSA Information:

	Base	Yield
Wheat	71.08 acres	37 bushels
Soybeans	71.02 acres	24 bushels

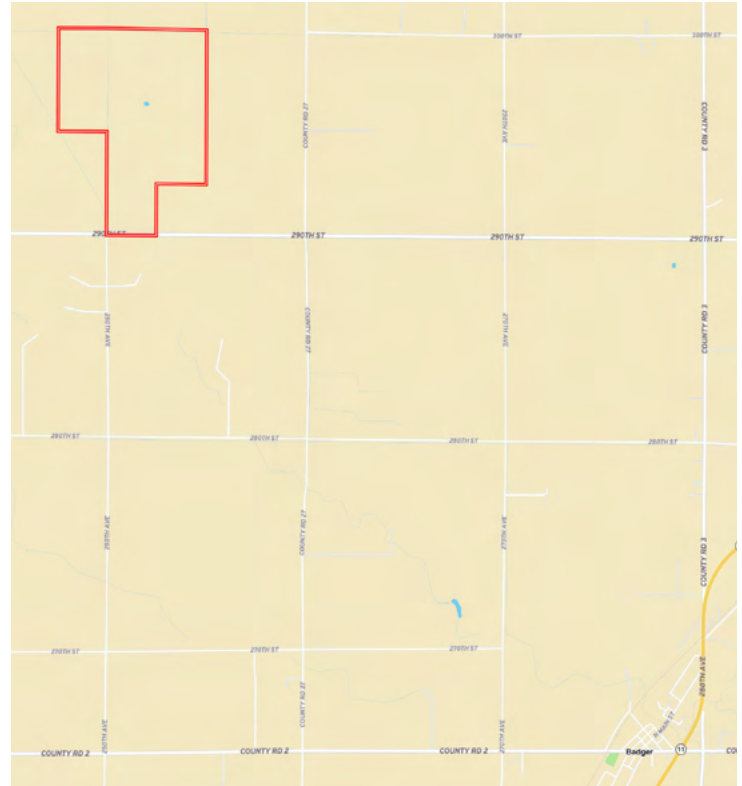
Farm Data:

Cropland	275.39 acres
Non-crop	84.61 acres
Total	360.00 acres

Taxes:

- \$3,512.00

Property Location



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I84A	Percy loam, 0 to 1 percent slopes, very cobbly	246.72	68.03	70	33	3s
I741A	Boash clay loam, dense till, 0 to 1 percent slopes	81.1	22.36	88	51	2w
I86A	Percy mucky loam, 0 to 1 percent slopes	26.55	7.32	15	28	6w
I830A	Woodslake clay, 0 to 1 percent slopes	4.47	1.23	86	31	3w
I92A	Grano clay, 0 to 1 percent slopes	3.54	0.98	79	53	2w
I103A	Kratka fine sandy loam, dense till, 0 to 1 percent slopes	0.21	0.06	77	37	2w
I117A	Skagen loam, dense till, 0 to 2 percent slopes, very cobbly	0.1	0.03	75	48	3s
TOTALS		362.69(*)	100%	70.29	36.84	2.99

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.