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FOR MORE INFO!



LAND FOR SALE

161.09± Acres, Grant County, Minnesota

OFFERED AT
\$1,500,000

Highlights:

- Available for 2025 crop year
- Strong soil Productivity Index of 92
- Gorton Township



For additional information, please contact:
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Property Information

Directions to Property:

- **Tract 1:** From Norcross, take State Highway 9 northwest for one-half of a mile to 180th Street, then go two miles west. This will bring you to the northeast corner of property.
- **Tract 2:** From Norcross, take State Highway 9 northwest for one-half of a mile to 180th Street, then go west across the railroad tracks. This will bring you to the southeast corner of property.

Legal Description:

- **Tract 1:** NW1/4 Exc Pt Gov't Lot 1 of Section 30, Twp 128, Rge 44 (abbreviated legal/long legal on file)
- **Tract 2:** That part of the SW1/4 of Section 21, Twp 128, Rge 44, which is west of the right-of-way of the Great Northern Railway Company, and which tract lies directly North of the E1/2NW1/4 of Section of Section 28, Twp 128, Rge 44

Property Description:

The property includes two separate tracts of land that are being offered together. Tract 1 features highly productive silty clay loam soil with a Productivity Index of 92! This land is located upstream of Traverse County Ditch #35 and allows for excellent drainage into it. There are 12.14 acres enrolled in CRP that expire in 2026 that could potentially be re-enrolled or converted to crop production. A building site is located in the southwest corner with mature trees that offers the possibility to build your dream home or convert it back to cropland. The current owners have until August 31, 2025, to remove any personal items from the building site.

Tract 2 features a great location with quick access to State Highway 9. There are currently 20 acres enrolled in CRP that expire in 2035. The prominent soil type here is also Doran-Mustinka silty clay loam that boasts a Productivity Index of 92!

Taxes:

- **Tract 1:** \$5,210.00
- **Tract 2:** \$536.00

FSA Information:

	Base	Yield (ARC-CO)
Corn	61.45 acres	137 bushels
Soybeans	61.43 acres	49 bushels

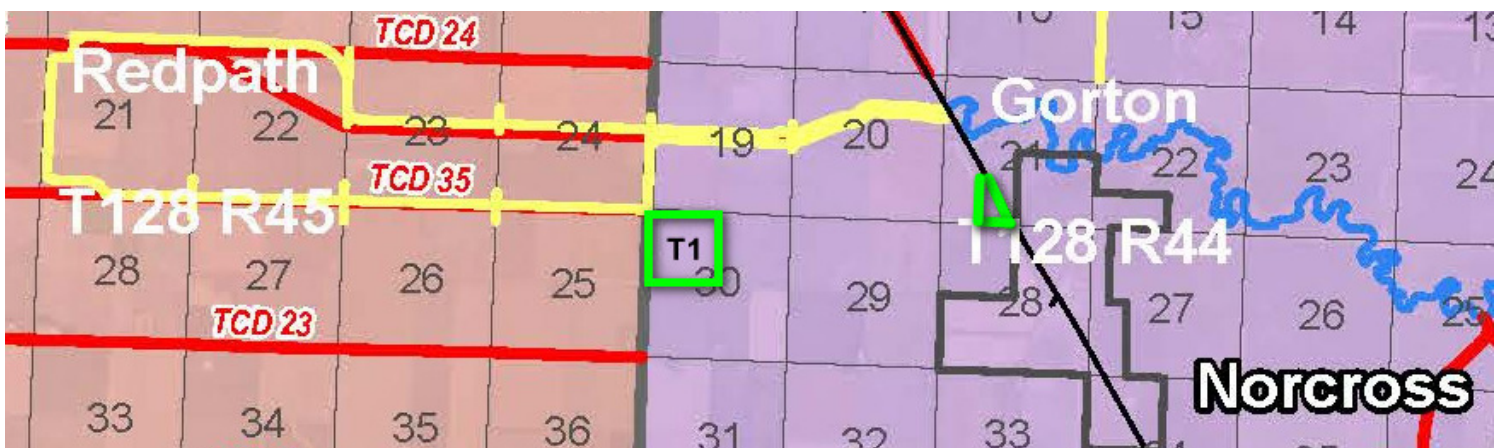
Farm Data:

• Tract 1:	
Cropland	122.88 acres
Non-crop	0.94 acres
CRP	12.14 acres
Site	5.13 acres
Total	141.09 acres
• Tract 2:	
CRP	20.01 acres
Total	20.01 acres

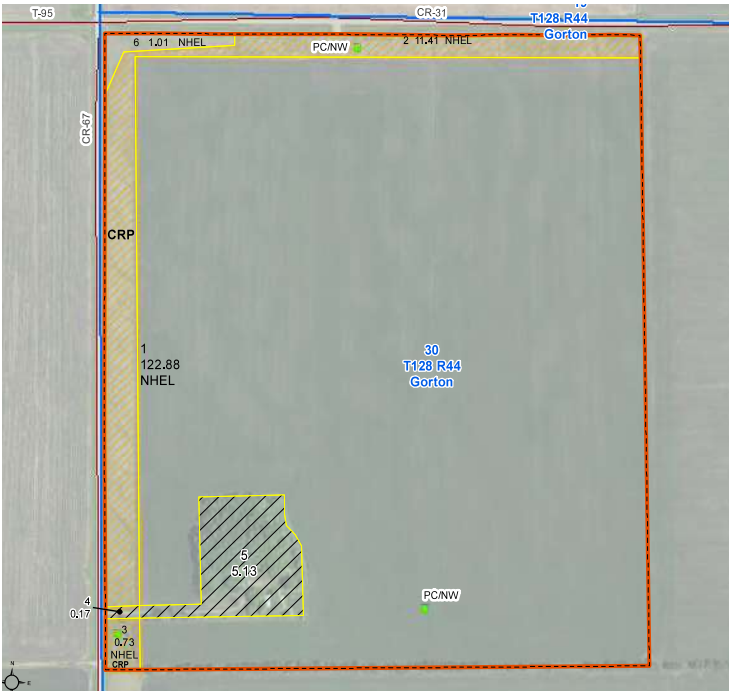
CRP Information:

- **Tract 1:** 12.14 acres, due to expire September 30, 2026. Annual payment of \$3,036.00
- **Tract 2:** 20.01 acres, due to expire September 30, 2035. Annual payment of \$3,002.00

Property Location Map



Tract 1 Aerial Map



Tract 1 Soil Map



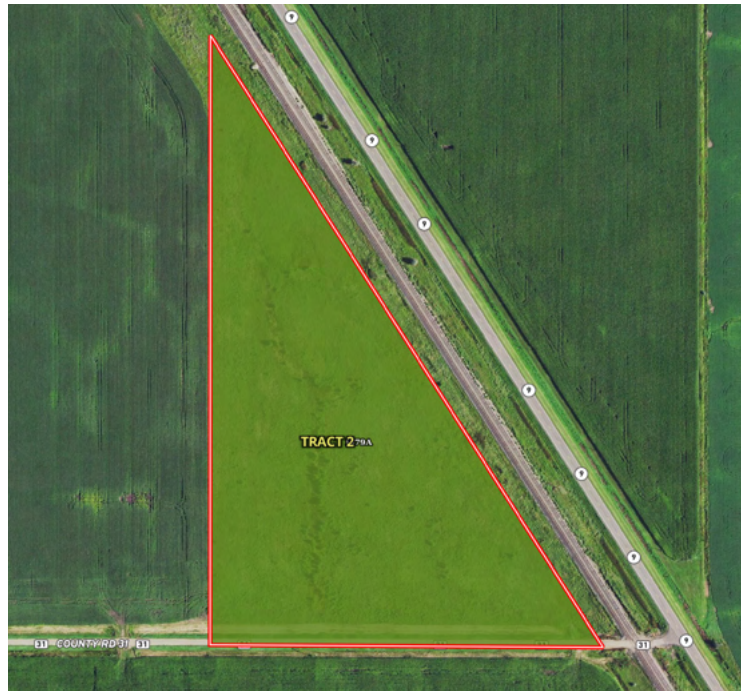
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I379A	Doran-Mustinka silty clay loams, 0 to 2 percent slopes	142.1 1	99.93	92	60	2c
I397A	Antler-Mustinka complex, 0 to 2 percent slopes	0.1	0.07	88	60	2e
TOTALS		142.2 1(*)	100%	92.0	60.0	2.0



Tract 2 Aerial Map



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I379A	Doran-Mustinka silty clay loams, 0 to 2 percent slopes	20.64	100	92	60	2c
TOTALS		20.64(*)	100%	92.0	60.0	2



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.