



LAND FOR SALE

317± Acres, Roseau County, Minnesota

OFFERED AT
\$1,000,000

Highlights:

- Productive peat soils
- Good history of crop production
- Reasonable price for productive farmland

For additional information, please contact:
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Property Information

Directions to Property:

From Badger, Minnesota, travel three miles north on County Highway 3 and three and one-quarter miles west on 300th Street.

Legal Description:

Portion of NE1/4NE1/4 & SE1/4NE1/4 of Section 20, T162 R42 east of Badger Creek.

N1/2NW1/4, S1/2NW1/4 east of Badger Creek, SW1/4 east of Badger Creek and W1/2SE1/4 - all in Section 21, T162N R42W

Property Description:

Reasonable price for farmland that is in close proximity to an additional 820 acres available in listings L-2500113 and L-2500161.

FSA Information:

	Base	Yield
Barley	206.65 acres	70 bushels
Oats	66.61 acres	86 bushels
Canola	4.32 acres	760 pounds
Wheat	1.07 acres	50 bushels
Soybeans	0.97 acres	34 bushels
Sunflowers	0.35 acres	753 pounds

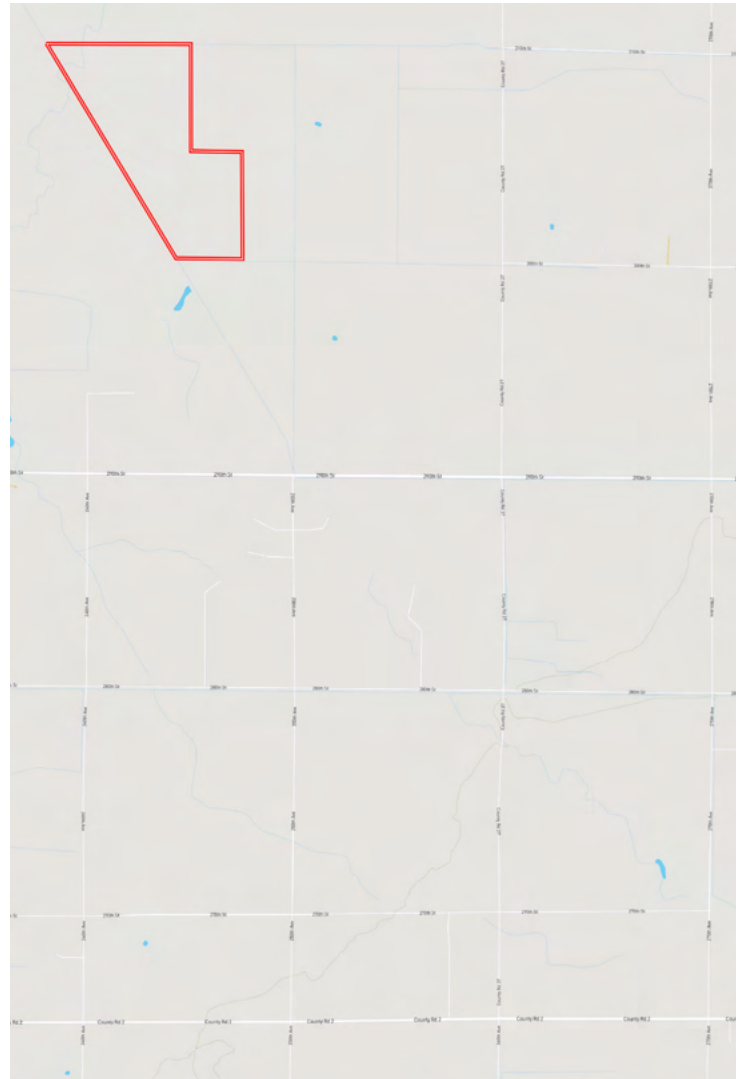
Farm Data:

Cropland	282.58 acres
Non-crop	<u>34.42 acres</u>
Total	317.00 acres

Taxes:

• \$1,558.00

Property Location



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I83A	Wildwood muck, dense till, 0 to 1 percent slopes	150.71	46.89	15	49	6w
I739A	Dora muck, 0 to 1 percent slopes	82.37	25.63	5	49	6w
I88A	Haug muck, 0 to 1 percent slopes	26.49	8.24	15	38	6w
I82A	Cathro muck, dense till, 0 to 1 percent slopes	20.43	6.36	15	53	6w
I741A	Boash clay loam, dense till, 0 to 1 percent slopes	18.99	5.91	88	51	2w
I127A	Percy loam, 0 to 1 percent slopes	11.52	3.58	85	41	2w
I81A	Northwood muck, dense till, 0 to 1 percent slopes	10.9	3.39	10	43	6w
TOTALS		321.41(*)	100%	19.09	47.98	5.62

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.