

SCAN THE QR CODE  
FOR MORE INFO!



# LAND FOR SALE

800± Acres, Roseau County, Minnesota

OFFERED AT  
**\$2,400,000**

## Highlights:

- Great opportunity for investors or farmers to own large tracts of contiguous farmland. Total of 2,088 acres available in listings L-2500113, L-2500161, L-2500191, L-2500211 and an additional 151 acres to be listed soon.
- Reasonable price for a large tract of productive farmland
- Good history of crop production

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



# Property Information

## Directions to Property:

Five miles north of Badger, Minnesota, on County Highway 3 and three miles west on County Road 16.

## Legal Description:

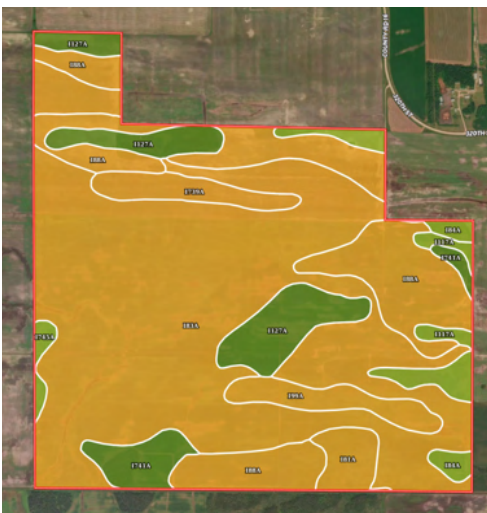
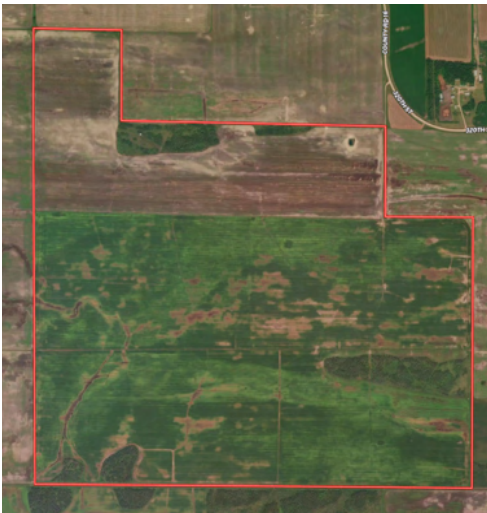
SW1/4SW1/4 Section 9, Section 16, W1/2SW1/4 and SW1/4NW1/4 Section 15, all in T162N R42W.

## Property Description:

Large 800 acre tract of productive farmland with an additional 1,288 acres available in four listings in close proximity. Great soils for many crops including high value grass seed production. Opportunity to own a large tract of farmland at a reasonable price.

## Farm Data:

Cropland	735.34 acres
Timber	50.46 acres
Other	<u>14.20 acres</u>
Total	800.00 acres



## FSA Information:

	Base	Yield
Barley	131.64 acres	70 bushels
Canola	72.82 acres	911 pounds
Sunflowers	26.03 acres	880 pounds
Oats	12.10 acres	86 bushels
Wheat	6.44 acres	50 bushels

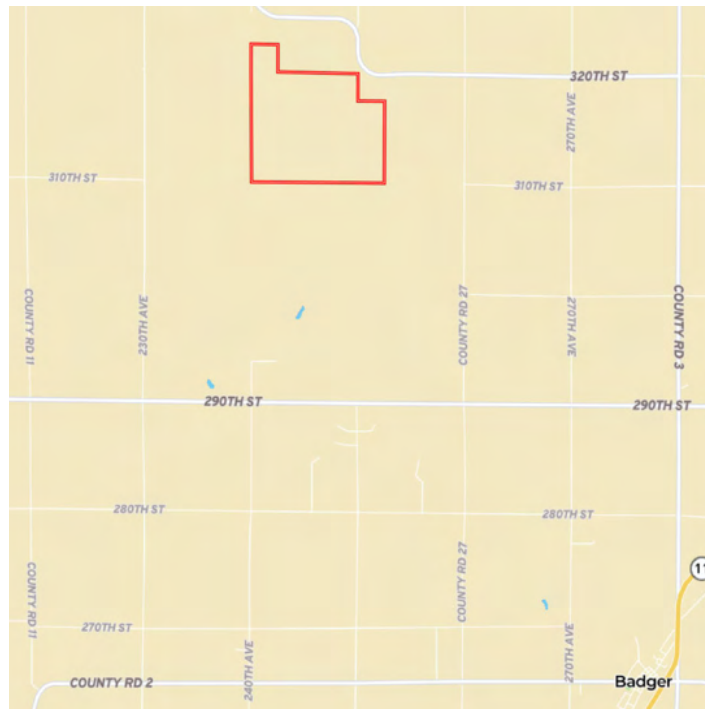
## 2024 Taxes:

\$3,533.00

## Price:

\$2,400,000

## Property Location



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I83A	Wildwood muck, dense till, 0 to 1 percent slopes	451.87	56.94	15	49	6w
I88A	Haug muck, 0 to 1 percent slopes	148.37	18.7	15	38	6w
I127A	Percy loam, 0 to 1 percent slopes	62.21	7.84	85	41	2w
I84A	Percy loam, 0 to 1 percent slopes, very cobbly	27.39	3.45	70	33	3s
I99A	Berner muck, dense till, 0 to 1 percent slopes	25.46	3.21	5	54	6w
I741A	Boash clay loam, dense till, 0 to 1 percent slopes	24.65	3.11	88	51	2w
I739A	Dora muck, 0 to 1 percent slopes	22.96	2.89	5	49	6w
I81A	Northwood muck, dense till, 0 to 1 percent slopes	17.22	2.17	10	43	6w
I117A	Skagen loam, dense till, 0 to 2 percent slopes, very cobbly	8.03	1.01	75	48	3s
I745A	Espelie fine sandy loam, 0 to 2 percent slopes	5.37	0.68	70	39	3w
TOTALS		793.53(*)	100%	24.91	45.78	5.41

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.