

## LAND FOR SALE

320± Acres, Kittson County, Minnesota

**\$800,000** 

## **Highlights:**

- Potential to break out CRP grass for productive loamy farmland or keep income-producing CRP
- Great access along paved County Highway
- Productive loam soils excellent for wheat, soybean, canola and corn production



## **Property Information**

#### **Directions to Property:**

From Lancaster, Minnesota travel three miles east on County Highway 4.

#### **Legal Description:**

W1/2 of Section 15, T162N R47W

#### **Property Description:**

Great opportunity for farmers or investors to own a nice parcel of farmland at a reasonable price. Option to cancel CRP contract immediately and convert to tillable acres.

#### **Farm Data:**

Cropland 304.81 acres Non-crop 15.19 acres Total 320.00 acres

#### **CRP**:

Acres Annual Payment Expiration Date 304.8 \$20,556 9/30/2027

#### Taxes:

• \$1,960.00

**Property Location** 

### **Aerial Map**



### **Soil Map**



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.

## | Boundary 316.71 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	СРІ	NCCPI	CAP
I116A	Grygla loamy fine sand, dense till, 0 to 1 percent slopes	100.0 9	31.6	70	36	4w
I94A	Strathcona fine sandy loam, dense till, 0 to 1 percent slopes	74.48	23.52	80	35	2w
197A	Cormant loamy fine sand, dense till, 0 to 2 percent slopes	49.12	15.51	45	32	4w
I91A	Rosewood fine sandy loam, dense till, 0 to 1 percent slopes	35.21	11.12	55	33	3w
I100A	Cormant and Rosewood soils, very poorly drained, 0 to 1 percent slopes	35.09	11.08	15	21	6w
I95A	Kratka and Strathcona soils, dense till, 0 to 1 percent slopes	20.84	6.58	15	29	6w
I48A	Radium loamy sand, 0 to 2 percent slopes	1.88	0.59	39	31	4s
TOTALS		316.7 1(*)	100%	56.91	32.66	3.77



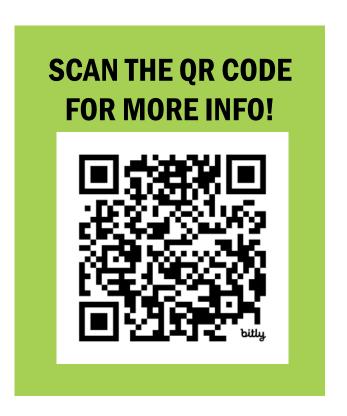






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