

SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

150.95± Acres, Roseau County, Minnesota

OFFERED AT
\$500,000

Highlights:

- Potential for 1,162 contiguous tillable acres with adjacent listings L-2500191 & L-2500211
- Good access along gravel County Road
- Productive loam soils excellent for wheat, soybean, canola, and corn

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



Property Information

Directions to Property:

From Badger, Minnesota, travel five miles north on County Highway 3 and 2.25 miles west on County Road 16.

Legal Description:

NW1/4NE1/4, less W. 135 ft of N. 800 ft, E1/2NW1/4, less E. 385 ft of N. 800 ft of NE1/4NW1/4, NW1/4NW1/4 of Section 15, T162 R42

Property Description:

Great opportunity for farmers or investors to own a nice parcel of farmland at a reasonable price with potential to purchase up to 1,268 contiguous acres.

Farm Data:

Cropland	144.37 acres
Non-crop	<u>6.58 acres</u>
Total	150.95 acres

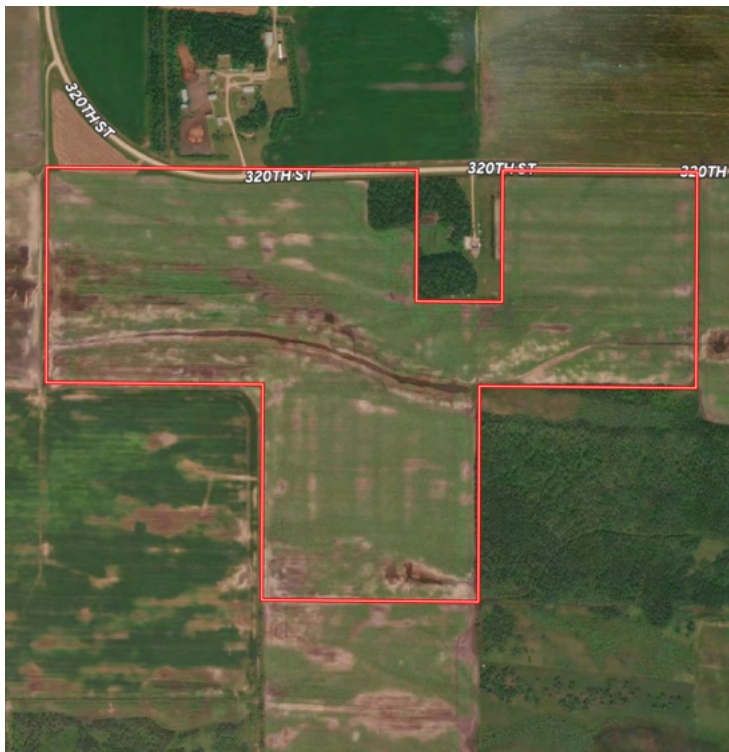
Taxes:

• \$1,832.00

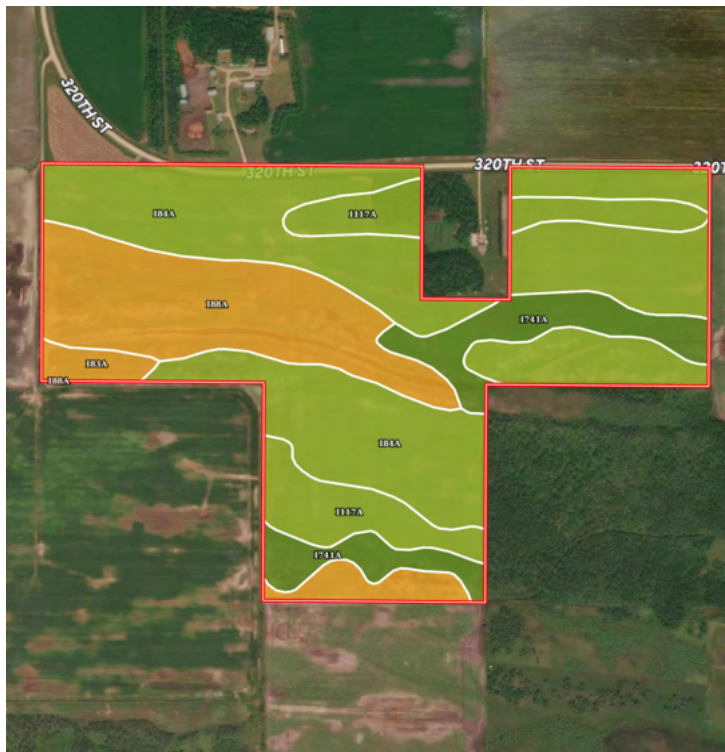
Property Location



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 148.85 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I84A	Percy loam, 0 to 1 percent slopes, very cobbly	76.57	51.44	70	36	3s
I88A	Haug muck, 0 to 1 percent slopes	34.33	23.06	15	40	6w
I117A	Skagen loam, dense till, 0 to 2 percent slopes, very cobbly	18.16	12.2	75	48	3s
I741A	Boash clay loam, dense till, 0 to 1 percent slopes	16.91	11.36	88	51	2w
I83A	Wildwood muck, dense till, 0 to 1 percent slopes	2.88	1.93	15	49	6w
TOTALS		148.85(*)	100%	58.9	40.34	3.64



LAND FOR SALE

150.95± Acres, Roseau County, Minnesota

**SCAN THE QR CODE
FOR MORE INFO!**



www.FarmersNational.com

**Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Ag Stock**