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# LAND FOR SALE

120± Acres, Marshall County, Minnesota

OFFERED AT  
**\$550,000**

## Highlights:

- Nice loam soils with a productivity index of 75
- Great access along paved County Highway
- Productive soils for corn, soybeans, wheat, canola and many other crops

For additional information, please contact:  
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# Property Information

## Directions to Property:

3.25 miles west of Newfalden on County Highway 4.

## Legal Description:

W1/2NE1/4 & NW1/4SE1/4 Section 11 T156N  
R45W

## Property Description:

Great opportunity for farmers or investors to own a nice parcel of farmland with great access and productive soils.

## Farm Data:

Cropland	112.32 acres
Timber	5.46 acres
Other	2.22 acres
Total	120.00 acres

## FSA Information:

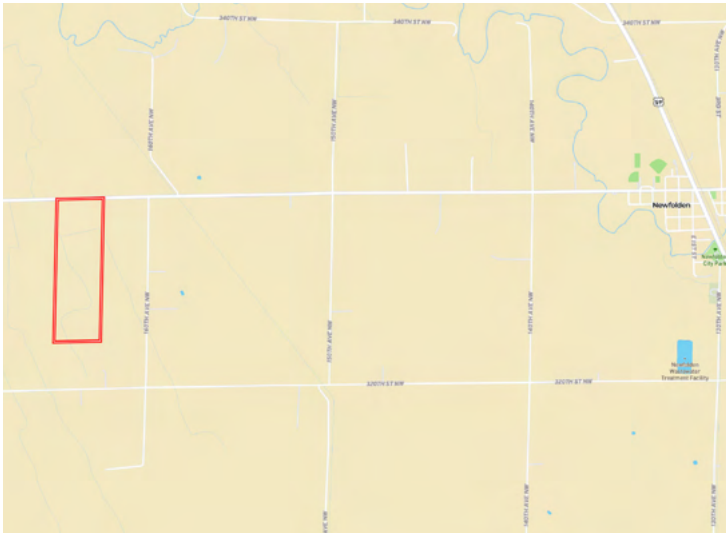
Crop	Base Acres	Yield
Soybeans	55.90	31 bu.
Wheat	27.96	46 bu.
Sunflowers	21.59	1,784 lb.
Barley	6.37	79 bu.

## Taxes:

• \$1,006.00



## Property Location



## Aerial Map



## Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I43A	Mavie fine sandy loam, 0 to 1 percent slopes	96.92	81.51	75	53	3w
I19A	Foxhome sandy loam, 0 to 2 percent slopes	14.85	12.49	65	53	3e
I26A	Hamerly loam, 0 to 2 percent slopes	3.79	3.19	89	65	2e
I38A	Kratka fine sandy loam, loamy till substratum, 0 to 1 percent slopes	3.28	2.76	77	61	2w
I66A	Vallers loam, 0 to 2 percent slopes	0.06	0.05	90	68	2w
TOTALS		118.9(*)	100%	74.25	53.61	2.94

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.