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L-2500332

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# LAND FOR SALE

155± Acres, Norman County, Minnesota

OFFERED AT  
**\$800,000**

## Highlights:

- Excellent soil profile with a PI of 91
- Hegne Township
- Wooded areas with hunting opportunities



For additional information, please contact:

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# Property Information

## Directions to Property:

From the intersection of Highway 9 and Highway 200 in Ada, Minnesota, proceed west on Highway 200 for 4.5 miles to 220th Street (Hegne Township Hall). Proceed north for two miles, then east for one-half mile to the northwest corner of the property.

## Legal Description:

NE1/4 of Section 2, T144 R47, Norman County, Minnesota

## Property Description:

Outstanding Red River Valley land with a Productivity Index on the tillable acres at over 91! Composed largely of Bearden silty clay loam, one of the most desirable soil types in the region. The Marsh River meanders through the tract providing a good drainage outlet. Woods along the river afford hunting opportunities. Subject to farming lease through December 1, 2025.

## Improvements:

Abandoned house

## Farm Data:

Cropland	125.69 acres
Timber	<u>29.31 acres</u>
Total	155.00 acres

## FSA Information:

(Information for the entire N½)

	Base	Yield
Wheat	49.31 acres	44 bushels
Corn	71.24 acres	121 bushels
Soybeans	108.15 acres	31 bushels

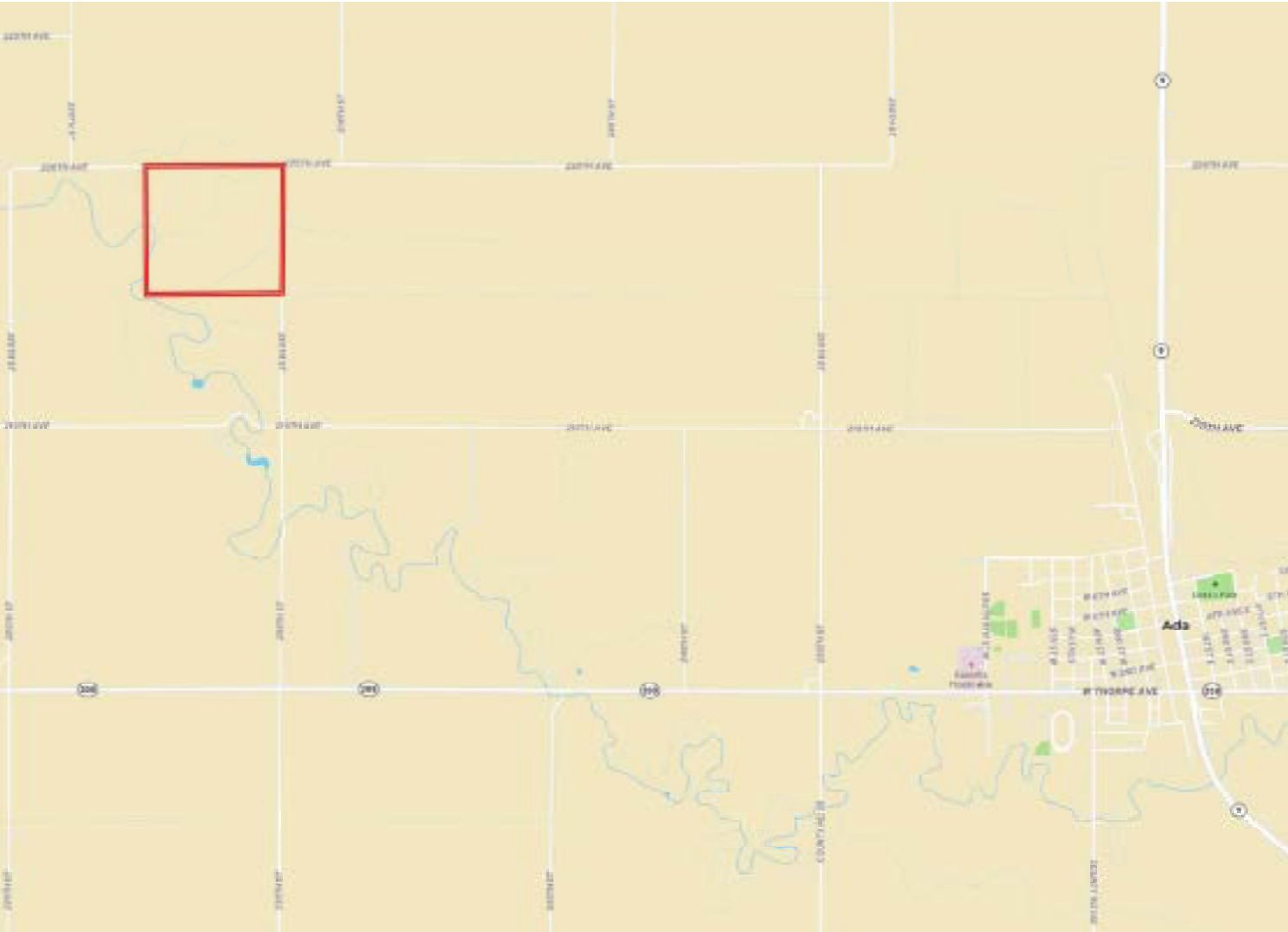
## 2025 Taxes:

\$2,938

## Price:

\$800,000

## Property Location

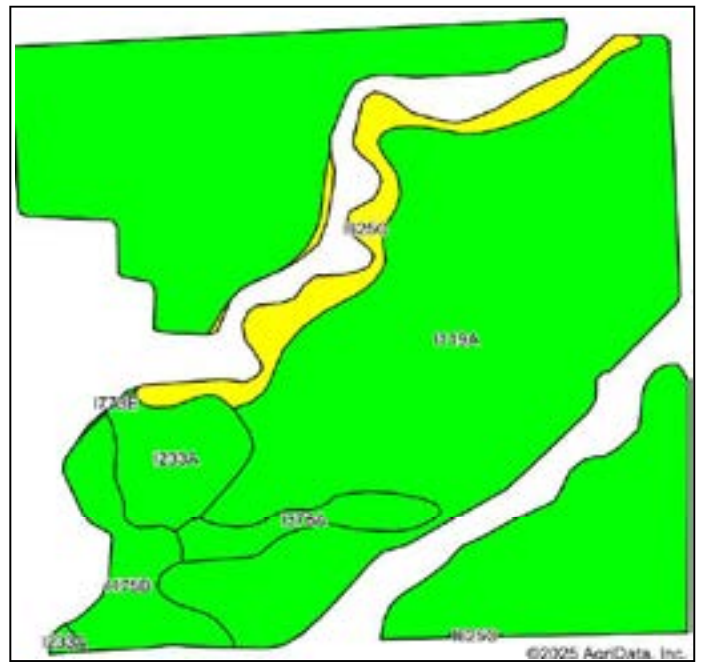




## Aerial Map



## Soil Map



Area Symbol: MN107, Soil Area Version: 22								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Overall	*n NCCPI Soybeans
I119A	Bearden silty clay loam, 0 to 2 percent slopes	103.45	82.2%		Ile	93	61	60
I625C	Zell-LaDelle silty clay loams, 1 to 9 percent slopes	7.14	5.7%		IVe	75	65	64
I475B	Sinai silty clay, levees, 0 to 6 percent slopes	6.05	4.8%		Ile	93	49	45
I233A	Fargo silty clay loam, 0 to 1 percent slopes	5.86	4.7%		Ilw	95	54	54
I376A	Colvin silty clay loam, 0 to 1 percent slopes	3.10	2.5%		Ilw	89	49	41
I773E	Hapludolls-Fluvaquents, occasionally flooded complex, 0 to 30 percent slopes	0.09	0.1%		Ile	5	38	35
Weighted Average					2.11	91.9	*n 60	*n 58.7



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