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LAND FOR SALE

439± Acres, Kittson County, Minnesota

OFFERED AT
\$1,000,000

Highlights:

- Great investment income with CRP contract to 2032.
- Potential to turn this well maintained property back to productive farmland with nice sandy loam soils.
- Excellent location for whitetail deer and grouse hunting, with the added benefit of investment income.

For additional information, please contact:

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Property Information

Directions to Property: Three miles east of Halma, Minnesota on County Highway 7 and one-half mile north of 420th Avenue.

Legal Description: SE1/4 & NE1/4SW1/4 Section 14; E1/2NE1/4 exc NLY 33 ft Section 23; NW1/4 Section 24 all in T160N R46W.

Property Description: Excellent opportunity to own income producing hunting property that could be developed back into productive farmland.

Taxes: \$2,540.00

Farm Data:

Cropland	347.01 acres
Timber	81.86 acres
Other	10.13 acres
Total	439.00 acres

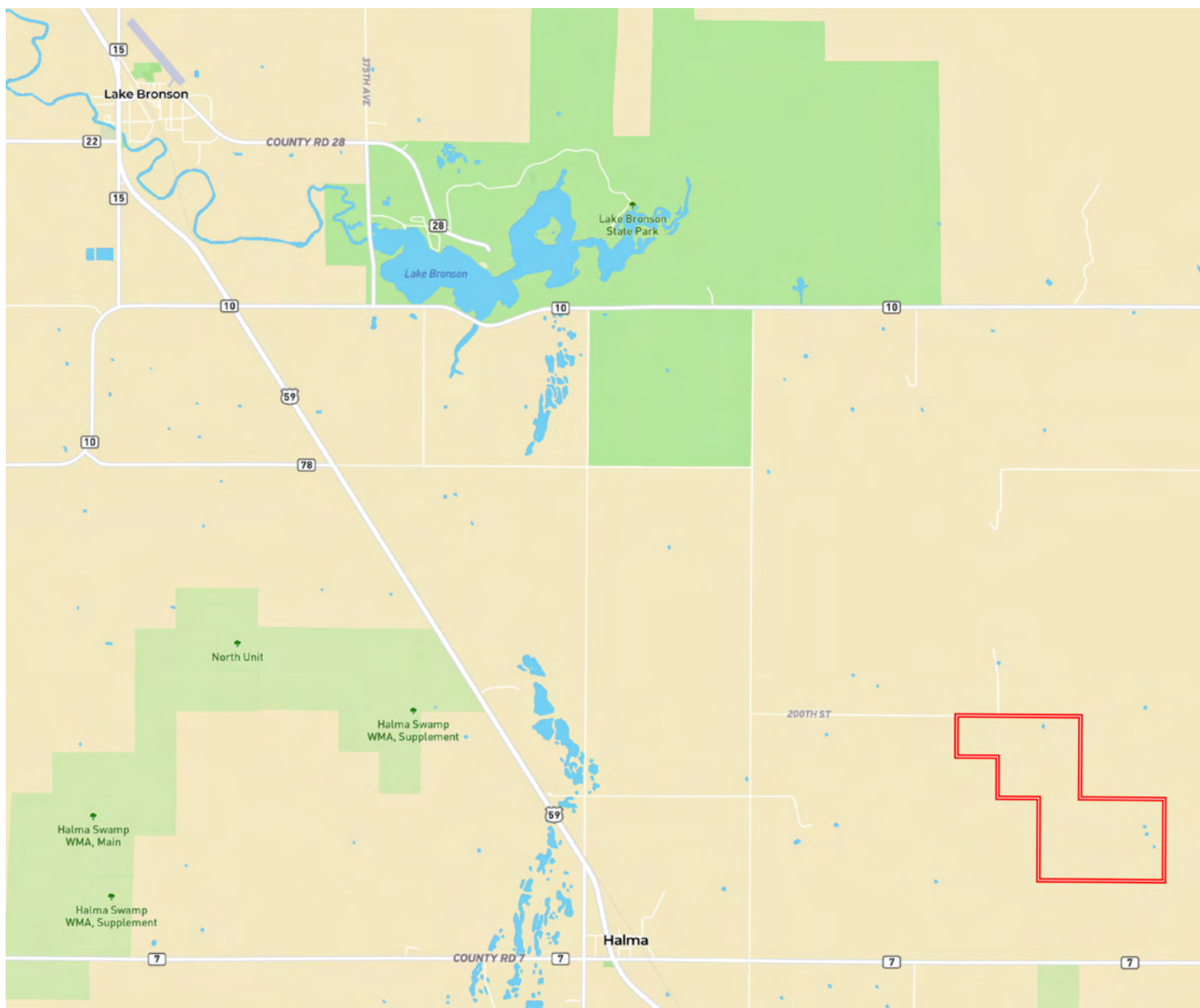
FSA Information:

	Base Acre
Barley	177.70
Wheat	20.10
Oats	.10

*Bases reduced for CRP

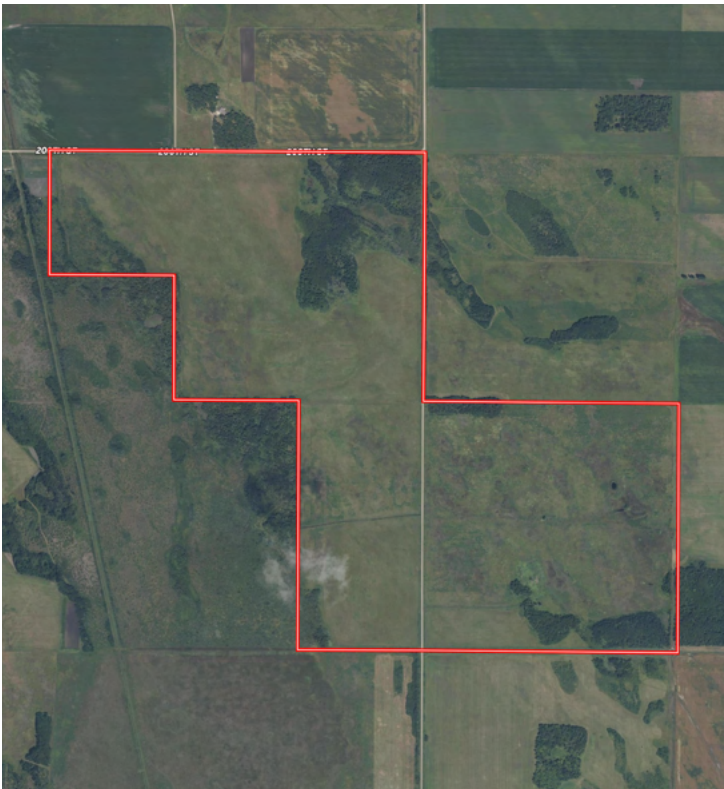
CRP Information: 347.01 CRP acres of an annual payment of \$31,394.00 expires on 9/30/2032.

Property Location

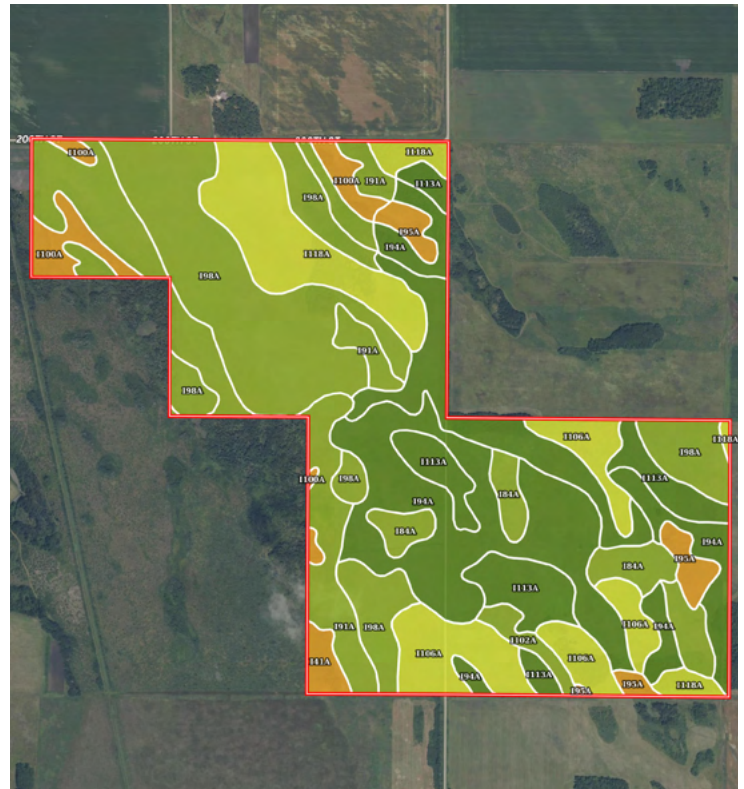


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I98A	Ulen fine sandy loam, dense till, 0 to 2 percent slopes	102.83	23.17	55	36	3e
I94A	Strathcona fine sandy loam, dense till, 0 to 1 percent slopes	85.47	19.25	80	35	2w
I91A	Rosewood fine sandy loam, dense till, 0 to 1 percent slopes	61.31	13.81	55	33	3w
I113A	Grimstad fine sandy loam, dense till, 0 to 2 percent slopes	57.57	12.97	88	37	2s
I118A	Poppleton fine sand, dense till, 0 to 2 percent slopes	41.56	9.36	45	34	4s
I106A	Enstrom loamy fine sand, dense till, 0 to 2 percent slopes	39.04	8.79	74	33	4s
I84A	Percy loam, 0 to 1 percent slopes, very cobbly	15.71	3.54	70	36	3s
I100A	Cormant and Rosewood soils, very poorly drained, 0 to 1 percent slopes	14.7	3.31	15	21	6w
I95A	Kratka and Strathcona soils, dense till, 0 to 1 percent slopes	10.58	2.38	15	29	6w
I102A	Mavie fine sandy loam, dense till, 0 to 1 percent slopes	10.56	2.38	75	35	3w
I41A	Markey muck, 0 to 1 percent slopes	4.56	1.03	5	38	6w
TOTALS		443.89(*)	100%	63.04	34.4	3.06





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