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L-2500399

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LAND FOR SALE

328.5± Acres, Kittson County, Minnesota

OFFERED AT
\$1,550,000

Highlights:

- Highly productive silty clay loam soils with a PI of 85
- Seven miles from Kennedy ACS sugar beet piling station
- Excellent soil for production of sugar beets, corn, soybeans, edible beans, wheat and canola

For additional information, please contact:

Hugh Hunt, AFM/Agent | (218) 843-1139

HHunt@FarmersNational.com



Property Information

Directions to Property:

From Hallock, Minnesota, travel seven miles south and west on County Highway 1, then three miles west on County Road 67.

Legal Description:

E1/2NE1/4 and NW1/4NE1/4, Lots 1 and 2 all in Section 9, T160N R50W; SE1/4NW1/4 and NE1/4SW1/4, NW1/4SW1/4, SW1/4NW1/4 all in Section 10, T160N R50W, Kittson County, Minnesota.

Property Description:

Property contains highly productive silty clay soils. Located only seven miles from American Crystal Sugar Kennedy beet piler. Excellent farmland for production of sugar beets, corn, soybeans, edible beans, and many other crops. Here's your opportunity to own Red River Valley farmland that will show great returns for farmers or investors.

Farm Data:

Cropland	276.64 acres
Non-crop	7.53 acres
Timber	<u>44.33 acres</u>
Total	328.50 acres

FSA Information:

	Base	Yield
Wheat	121.88 acres	65 bushels
Soybeans	58.28 acres	33 bushels
Corn	6.76 acres	117 bushels

CRP:

5.76 acres currently enrolled with an annual payment of \$508.00, expiring September 30, 2050.

2025 Taxes: \$4,428

Price: \$1,550,000



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



Soils Map



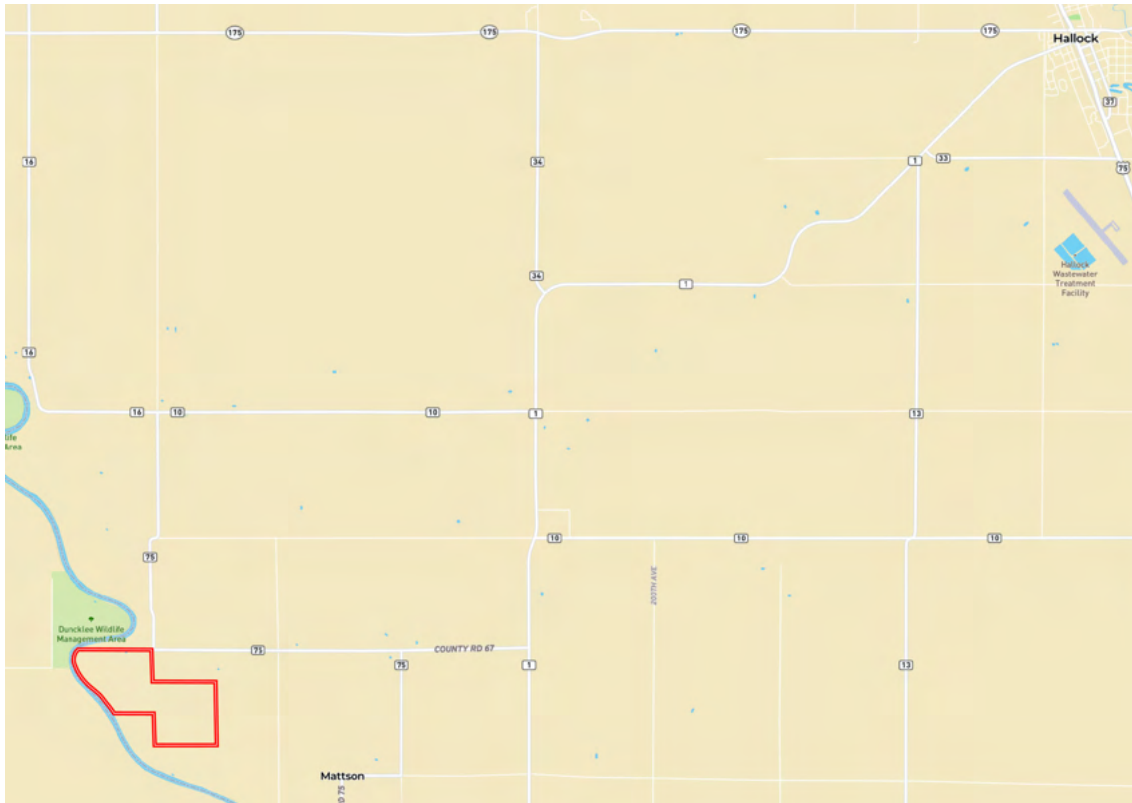
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I248A	Wahpeton silty clay, 0 to 2 percent slopes, occasionally flooded	167.4	51.75	84	55	2e
I134A	Hegne-Fargo silty clays, silty substratum, 0 to 1 percent slopes	86.95	26.88	88	57	2w
I293B	Cashel silty clay, 0 to 6 percent slopes, occasionally flooded	53.66	16.59	84	45	2e
I248B	Wahpeton silty clay, 2 to 6 percent slopes, occasionally flooded	9.08	2.81	84	55	2e
I773A	Hapludolls-Fluvaquents, occasionally flooded complex, 0 to 6 percent slopes	5.6	1.73	86	35	2e
IWa	Water	0.79	0.24	0	-	-
TOTALS		323.48(*)	100%	84.9	53.4	2.0



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Location Map



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