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# LAND FOR SALE

142.1± Acres, Chippewa County, Minnesota

OFFERED AT  
**\$1,340,000**

## Highlights:

- Excellent loam soils with Productivity Index of 83.5
- Great access and drainage
- Close proximity to Western Consolidated Co-op Elevator

**For additional information, please contact:**  
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# Property Information

## Directions to Property:

From Milan, Minnesota, travel three miles east on Highway 40 and one mile north on 130th Avenue NW.

## Legal Description:

E1/2SW1/4 & Lots 3 & 4, exc. farm site in SE1/4SW1/4, all in Section 7, T119N R41W

## Property Description:

Here is a great opportunity for farmers and investors to own a productive parcel of farmland in Chippewa County. It boasts excellent soils for the production of corn, soybeans, and many other crops.

## Farm Data:

Cropland	139.55 acres
Non-crop	2.55 acres
Total	142.10 acres

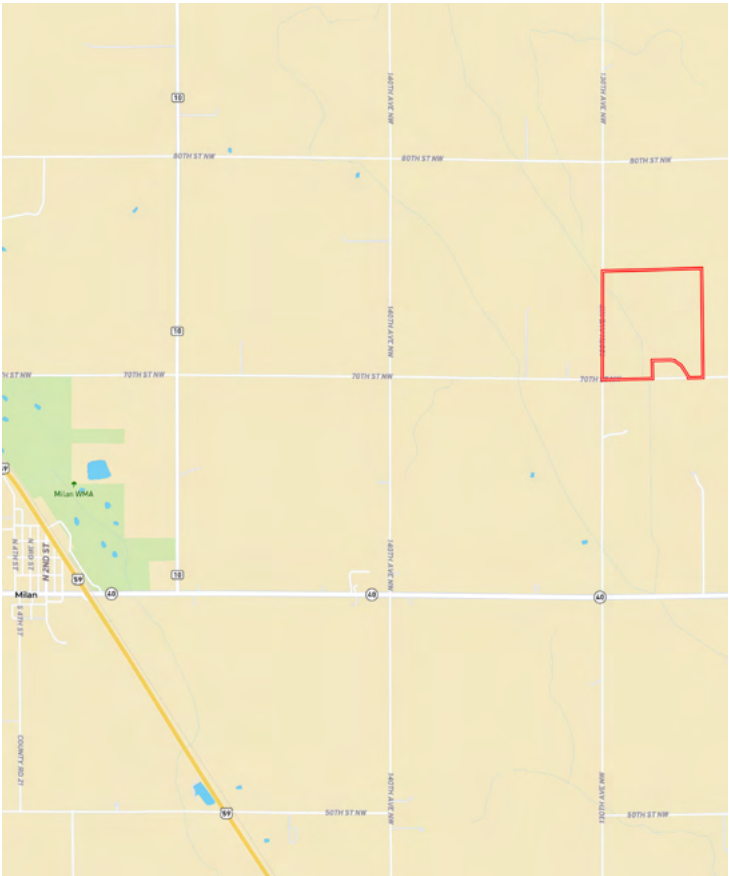
## FSA Information:

	Base Acre	Yield
Corn	69.74	145 Bushels
Soybeans	55.76	41 Bushels

## Taxes:

- \$6,406.00

## 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
J12A	Marysland loam, 0 to 2 percent slopes	28.44	19.98	65	50	2w
957B2	Rothsay-Zell complex, 3 to 6 percent slopes, eroded	25.35	17.81	86	53	2e
434	Perella silty clay loam	18.67	13.12	95	78	2w
J17A	Quam silty clay loam, occasionally ponded, 0 to 1 percent slopes	14.79	10.39	88	71	3w
J46B	Byrne silt loam, 1 to 6 percent slopes	14.01	9.84	90	75	2e
J30A	Tara silt loam, 1 to 3 percent slopes	11.08	7.79	99	80	1
891B2	Doland-Swanlake complex, 3 to 6 percent slopes, eroded	8.76	6.16	87	68	2e
45B	Maddock loamy fine sand, 1 to 6 percent slopes	4.95	3.48	51	39	4s
J15B	Eckman silt loam, 1 to 6 percent slopes	4.54	3.19	94	69	2e
338	Waubay silty clay loam	3.98	2.8	99	76	1
847	Colvin-Spicer silty clay loams	3.2	2.25	90	85	2w
J75A	Fordville loam, 0 to 2 percent slopes	2.42	1.7	64	55	2s
J8B	Egeland sandy loam, 2 to 6 percent slopes	2.12	1.49	68	51	3e
TOTALS		142.3 1(*)	100%	83.5	64.13	2.08



