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# LAND FOR SALE

658.25± Acres, Roseau County, Minnesota

OFFERED AT  
**\$2,600,000**

## Highlights:

- Productive loam soils with good drainage
- Excellent access along County Highway 4
- Opportunity to purchase a large productive tract of farmland



**For additional information, please contact:**  
**Hugh Hunt, Agent/AFM | (218) 843-1139**  
**[HHunt@FarmersNational.com](mailto:HHunt@FarmersNational.com)**



# Property Information

**Property Description:** Great opportunity to purchase a large contiguous tract of productive farmland with beautiful loam soils along with excellent drainage and access. Productive soils for a variety of crops including corn, soybeans, wheat, canola, and grass seed.

**Directions to Property:** From Greenbush, Minnesota, travel one-half mile east on County Highway 4.

**Price:** \$2,600,000.00

**Taxes:** \$6,864.00

**Farm Data:**

Cropland	624.44 acres
Non-crop	33.81 acres
Total	658.25 acres

**FSA Information:**

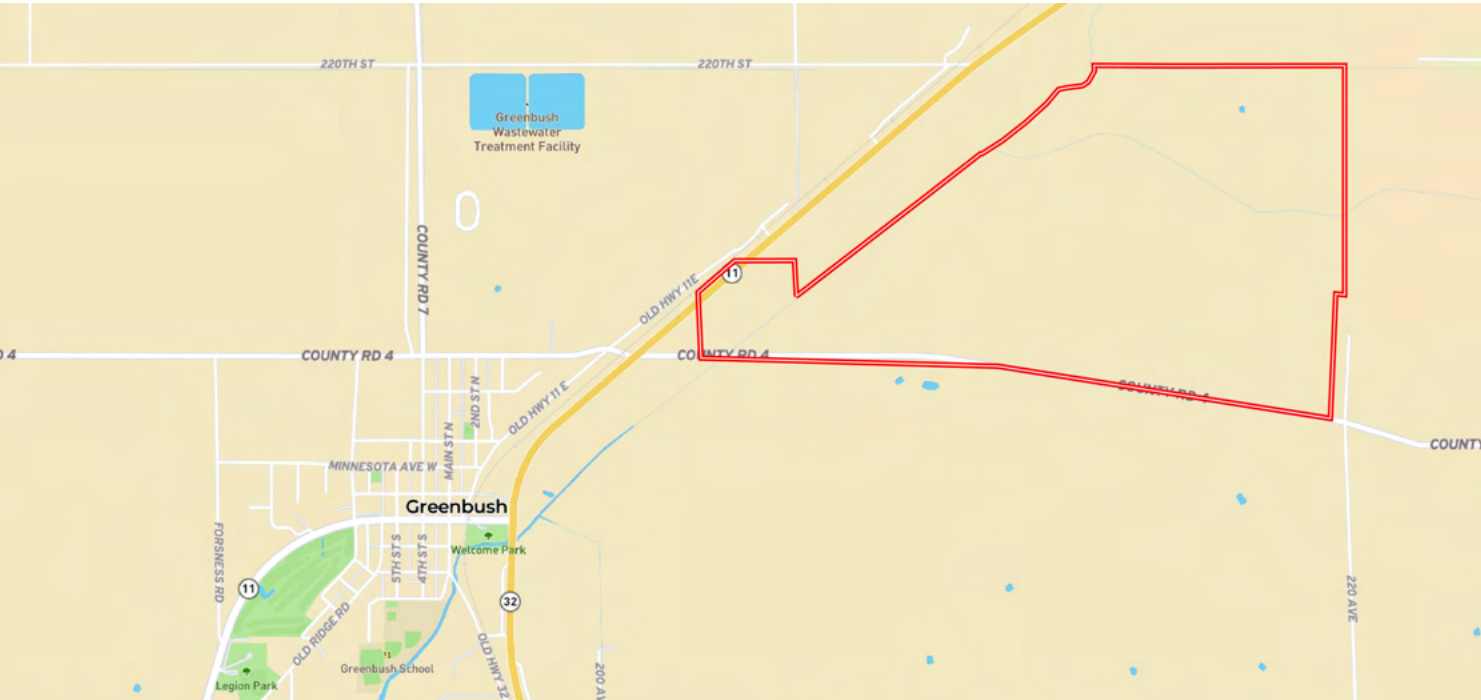
Crops	Base	Yield
Wheat	296.42 acres	57 bushels
Soybeans	287.22 acres	30 bushels
Canola	9.31 acres	1160 pounds

**Legal Description:** The South Half (S<sup>1</sup>/<sub>2</sub>) of Section One (1), the South Half of the Northeast Quarter (S<sup>1</sup>/<sub>2</sub> NE<sup>1</sup>/<sub>4</sub>), Government Lot One (1), Government Lot Two (2), and those parts of Government Lot Three (3) and the South Half of the Northwest Quarter (S<sup>1</sup>/<sub>2</sub> NW<sup>1</sup>/<sub>4</sub>) all lying Easterly of Two Rivers Ditch, all in Section One (1), Township One Hundred Sixty (160) North, Range Forty-three (43) West of the Fifth Principal Meridian according to the United States Government Survey thereof, Roseau County, Minnesota.

EXCEPTING THEREFROM the following described tract; Beginning at the Southeast Corner of Section 1; thence northeasterly along the south line of said Section 1 having a grid bearing of North 81 degrees 03 minutes 56 seconds West a distance of 202.71 feet; thence North 02 degrees 27 minutes 35 seconds East a distance of 1758.21 feet; thence South 83 degrees 22 minutes 38 seconds to the east line of Section 1; thence South along the east line of Section 1 to the point of beginning.

And that part of the Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>) lying Easterly of Two Rivers Ditch, and the Southeast Quarter of the Southwest Quarter (SE<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub>), all in Section Two (2), Township One Hundred Sixty (160) North, Range Forty-three (43) West of the Fifth Principal Meridian according to the United States Government Survey thereof, Roseau County, Minnesota.

## Location Map



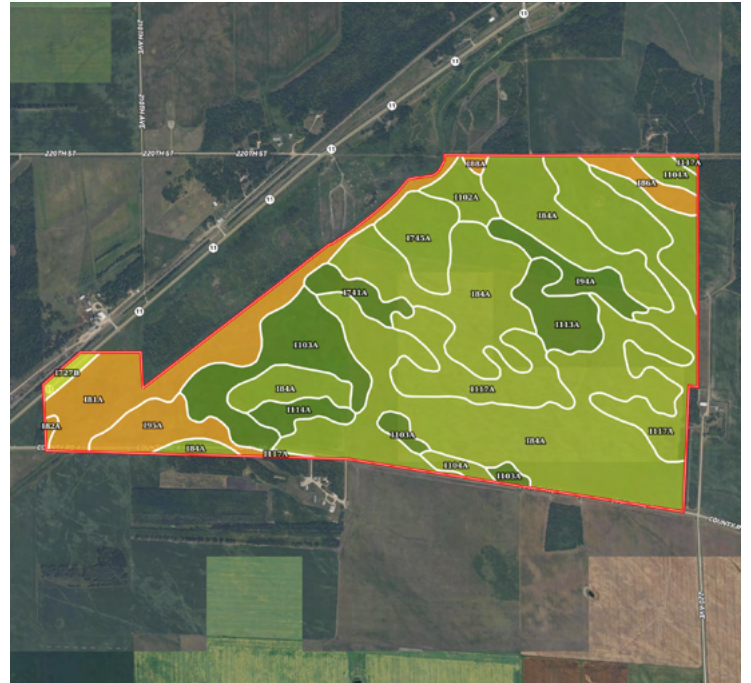
Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw 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
I84A	Percy loam, 0 to 1 percent slopes, very cobbly	304.16	45.88	70	36	3s
I117A	Skagen loam, dense till, 0 to 2 percent slopes, very cobbly	101.82	15.36	75	48	3s
I81A	Northwood muck, dense till, 0 to 1 percent slopes	59.22	8.93	10	43	6w
I103A	Kratka fine sandy loam, dense till, 0 to 1 percent slopes	54.66	8.24	77	37	2w
I745A	Espelie fine sandy loam, 0 to 2 percent slopes	23.31	3.52	70	39	3w
I95A	Kratka and Strathcona soils, dense till, 0 to 1 percent slopes	21.67	3.27	15	29	6w
I113A	Grimstad fine sandy loam, dense till, 0 to 2 percent slopes	21.64	3.26	88	37	2s
I94A	Strathcona fine sandy loam, dense till, 0 to 1 percent slopes	17	2.56	80	35	2w
I102A	Mavie fine sandy loam, dense till, 0 to 1 percent slopes	11.24	1.7	75	35	3w
I741A	Boash clay loam, dense till, 0 to 1 percent slopes	11.1	1.67	88	51	2w
I104A	Strandquist loam, dense till, 0 to 1 percent slopes	10.74	1.62	66	41	3w
I114A	Foldahl fine sandy loam, dense till, 0 to 2 percent slopes	10	1.51	65	40	2s
I86A	Percy mucky loam, 0 to 1 percent slopes	9.94	1.5	15	30	6w
I727B	Corliss loamy sand, 2 to 6 percent slopes	3.8	0.57	30	27	4s
I88A	Haug muck, 0 to 1 percent slopes	1.49	0.22	15	40	6w
I82A	Cathro muck, dense till, 0 to 1 percent slopes	1.17	0.18	15	53	6w
TOTALS		662.96(*)	100%	64.0	38.71	3.26



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