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FOR MORE INFO!



LAND FOR SALE

160.00± Acres, Chippewa County, Minnesota

OFFERED AT
\$1,500,000

Highlights:

- Approximately 100 acres of pattern tilled prime farmland with silt loam soils and a Productivity Index of 90.
- 30 acre ridge with excellent gravel deposits.
- 32 acres of RIM Reserve Program, excellent hunting area for pheasant, geese and whitetail deer.



For additional information, please contact:
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Property Information

Directions to Property: Travel 10 miles north of Montevideo, Minnesota on State Highway 29 and one-half mile east on 70th Street NW.

Legal Description: SE1/4 of Section 8, T119N R40W.

Property Description: Great opportunity to own a property with prime farmland, hunting habitat, and the ability to create additional revenue with sand and gravel aggregate production.

Farm Data:

Cropland	122.91 acres
Non-crop	5.09 acres
RIM	<u>32.00 acres</u>
Total	160.00 acres

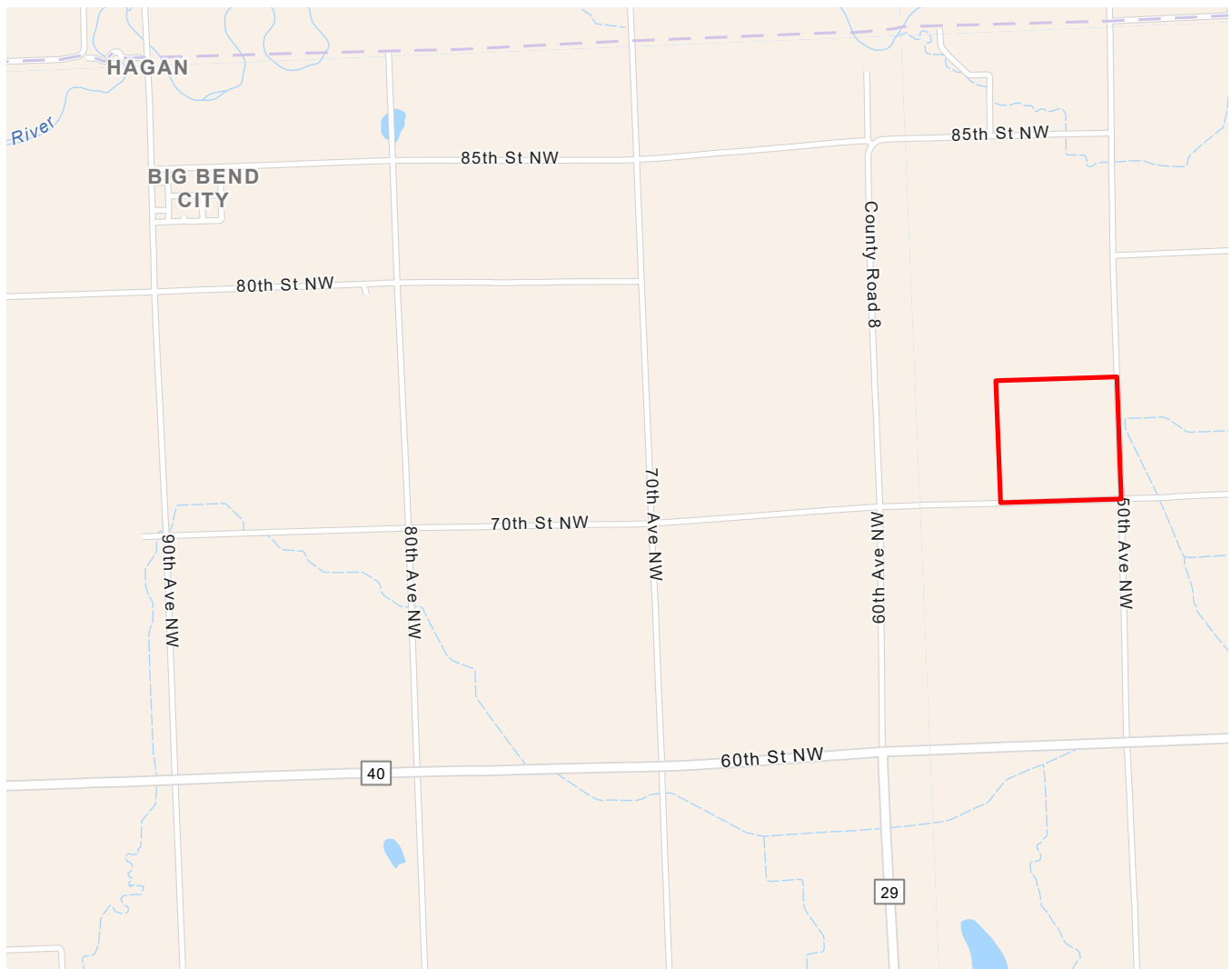
FSA Information:

Crop	Base	Yield
Soybeans	53.24 acres	45 bushels
Corn	52.81 acres	156 bushels

2025 Taxes: \$3,754.00

Price: \$1,500,000

Location Map

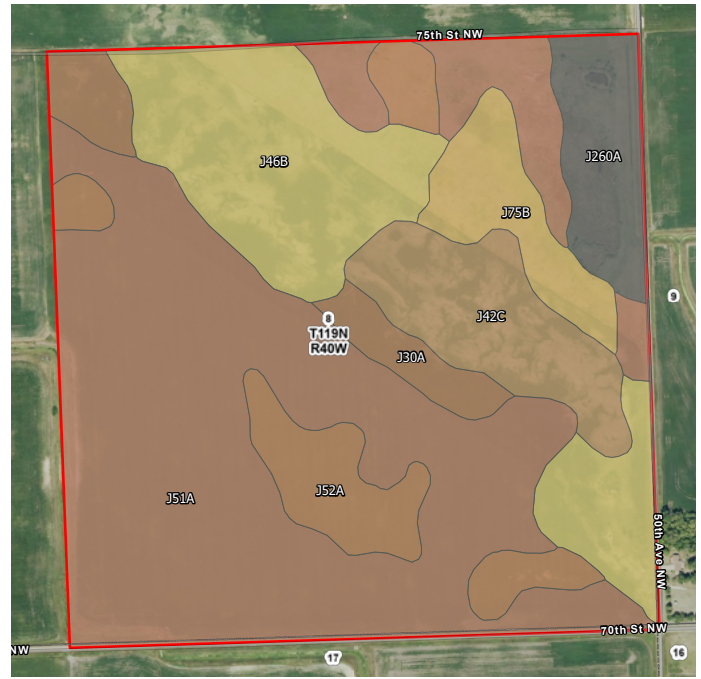


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw 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



Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
J51A	Bearden-Quam, depressional, complex, 0 to 2 percent slopes	2s	91	78.3
J46B	Byrne silt loam, 1 to 6 percent slopes	2e	90	30
J42C	Sandberg-Arvilla complex, 6 to 12 percent slopes	6s	38	13.6
J52A	Rondell silty clay loam, 1 to 3 percent slopes	2s	89	13.5
J260A	Colvin-Quam complex, depressional, 0 to 1 percent slopes	3w	86	9.1
J75B	Fordville loam, 2 to 6 percent slopes	2e	63	8.3
J30A	Tara silt loam, 1 to 3 percent slopes	1	99	7
TOTAL			84.7	159.8



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