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LAND FOR SALE

760± Acres, Pennington County, Minnesota

OFFERED AT
\$2,560,000

Highlights:

- Opportunity to purchase a large contiguous tract of productive farmland
- Offered in 3 tracts
- Excellent soils for corn, soybeans, canola and wheat production

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



Property Information

Directions to Property:

From Thief River Falls, Minnesota, travel six miles south on Highway 59 then six miles east on Center St. County Highway 3, two miles south on 260th Avenue, one mile east on 120th Street and one-half mile south on 270th Avenue.

Legal Description: Tract 1: SE1/4 of Section 16 & NE1/4 of Section 21 T152N R41W

Tract 2: SW1/4 of Section 15 & E1/2NW1/4, NW1/4NW1/4 of Section 22 all in T152N R41W

Tract 3: NE1/4 of Section 22 T152N R41W

Property Description: This is a great opportunity to purchase a large contiguous tract of productive farmland! Excellent soils for a variety of crops including corn, soybeans, wheat, canola and grass seed.

Farm Data:

Tract 1

Cropland	297.08 acres
Timber	21.52 acres
Other	1.40 acres
Total	320.00 acres

Tract 2

Cropland	252.21 acres
Timber	12.00 acres
Other	15.79 acres
Total	280.00 acres

Tract 3

Cropland	145.89 acres
Other	14.11 acres
Total	160.00 acres

FSA Information:

Tract 1	Base	Yield
Wheat	15.49 acres	34 bushels
Soybeans	220.46 acres	23 bushels
Barley	2.06 acres	46 bushels

Tract 2	Base	Yield
Wheat	139.01 acres	34 bushels
Soybeans	0.04 acres	23 bushels
Barley	18.74 acres	46 bushels

Tract 1	Base	Yield
Wheat	22.60 acres	31 bushels
Barley	3.80 acres	41 bushels

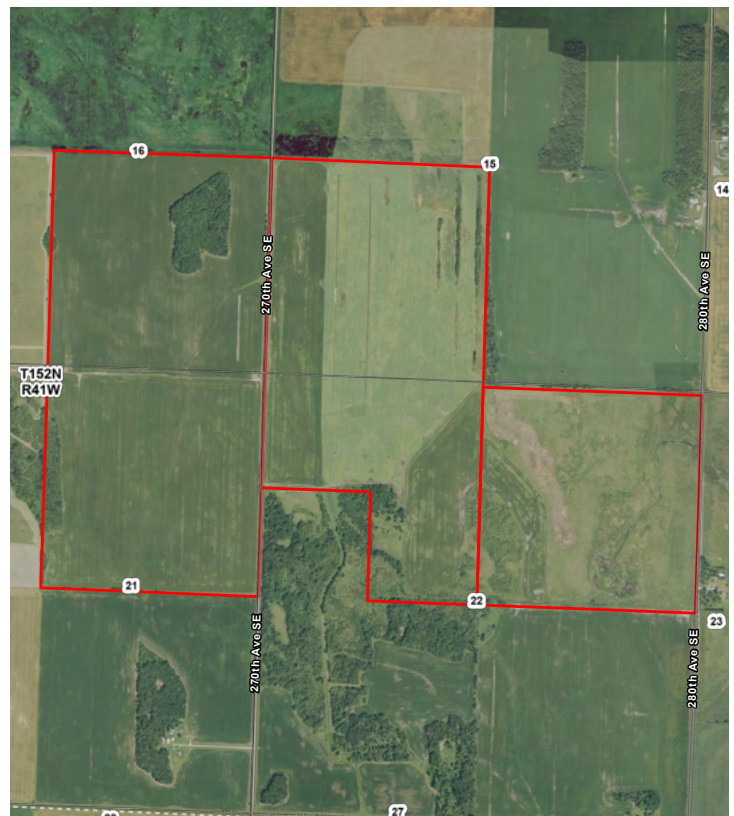
2025 Taxes:

Tract 1: \$6,529.98

Tract 2: \$4,006.80

Tract 3: \$2,945.60

Price: \$2,560,000

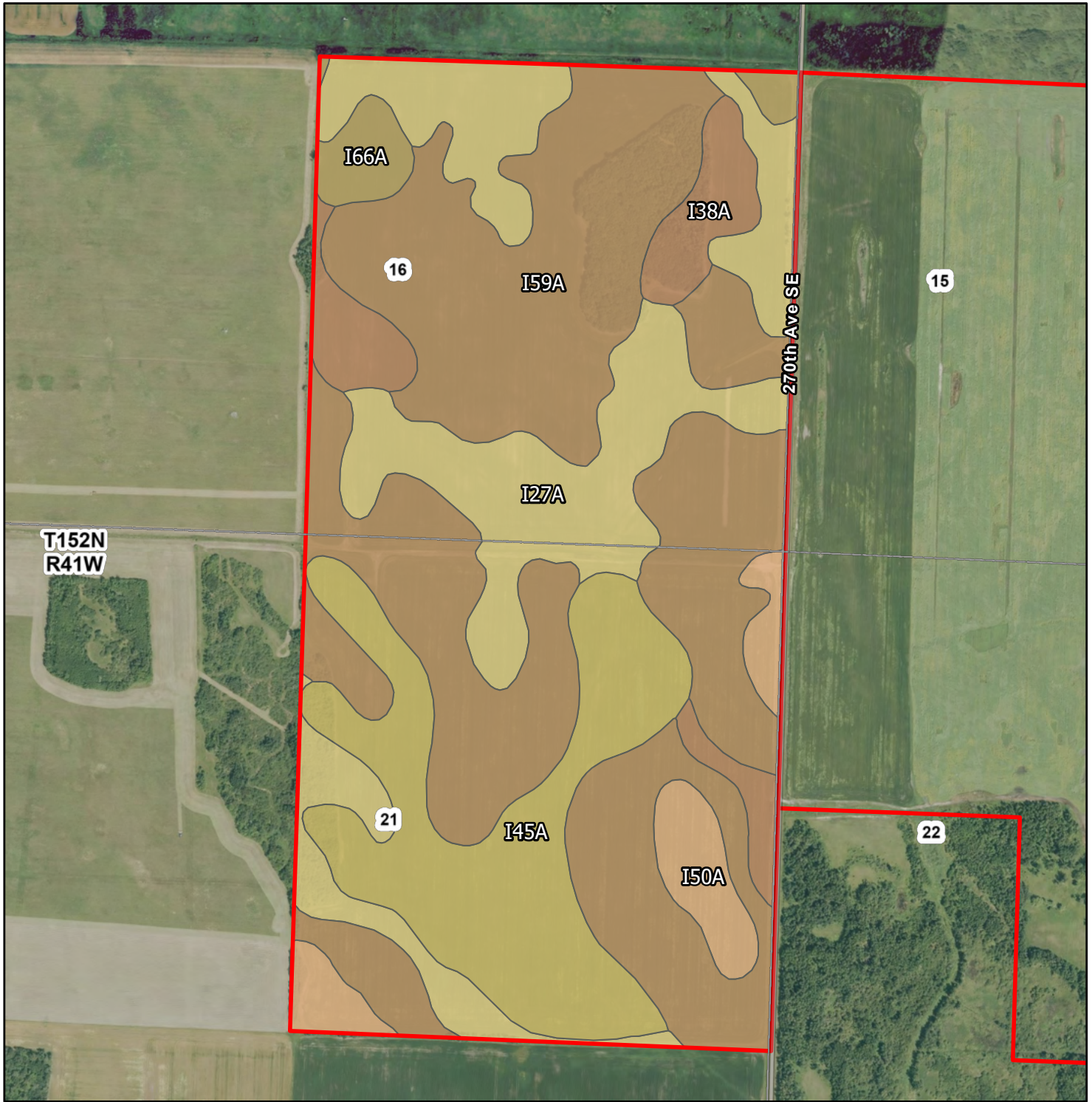


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw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

Location Map

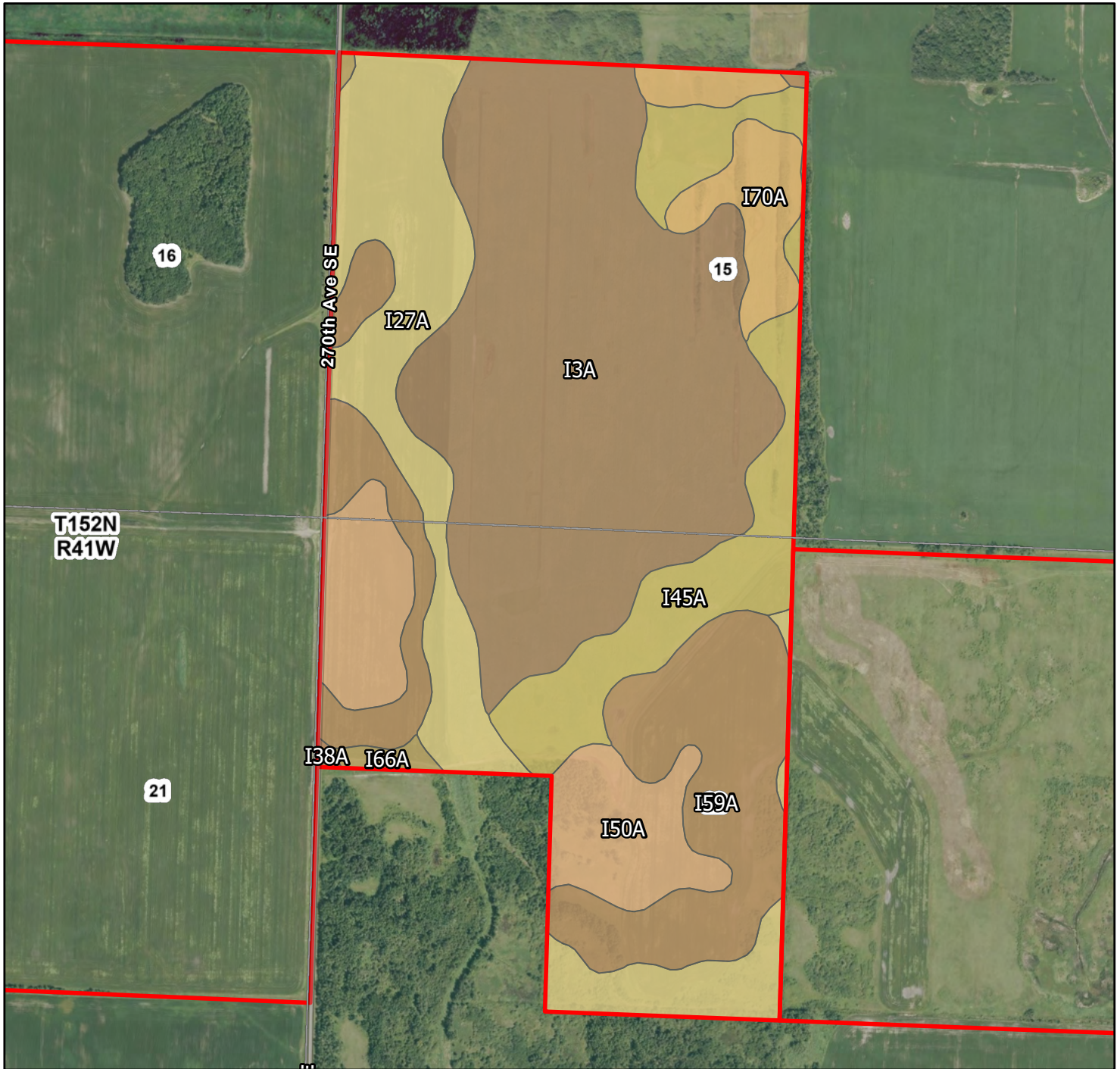


Tract 1 | Soil Map



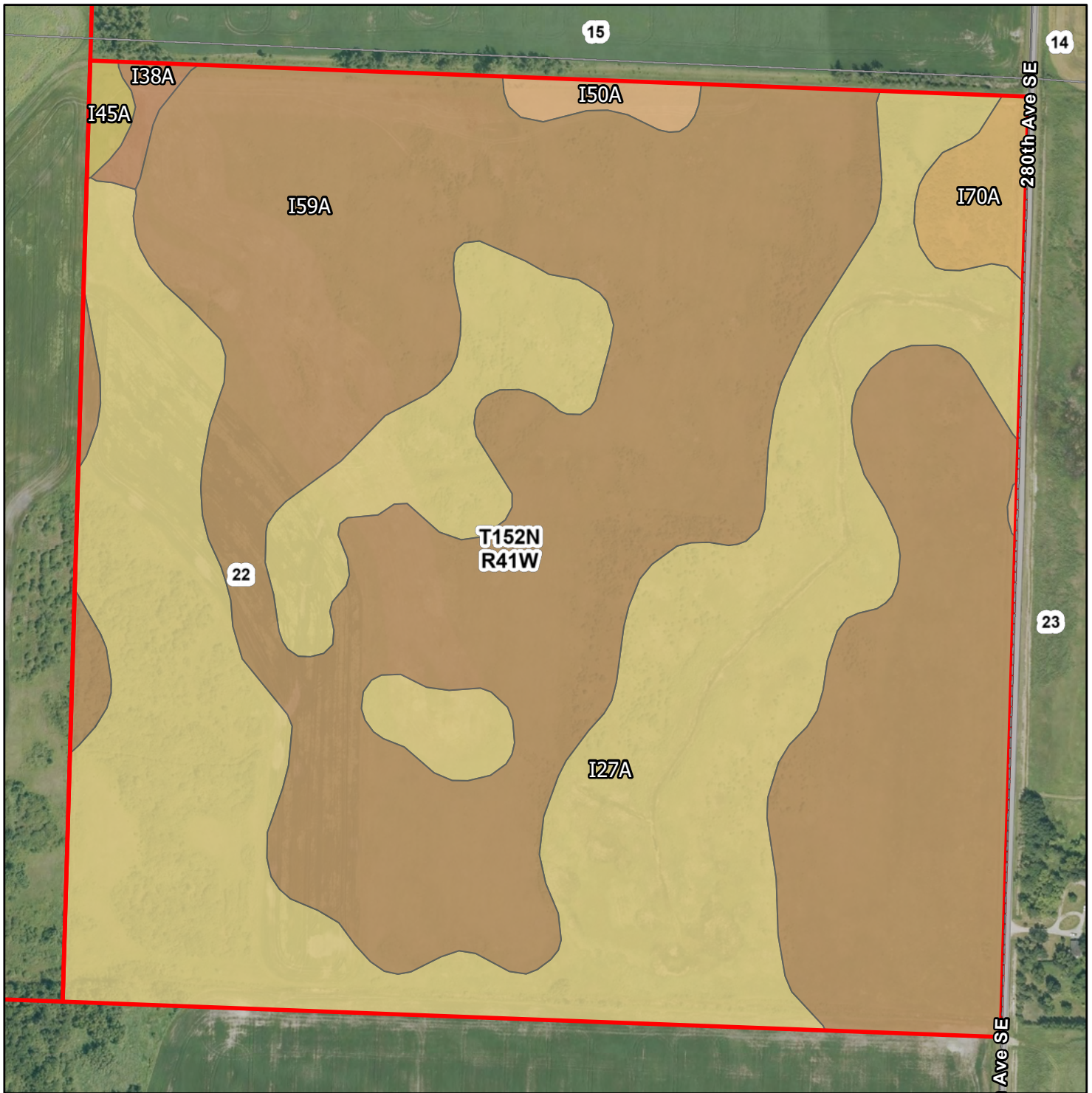
Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
I59A	Smiley loam, 0 to 1 percent slopes	2w	95	156.6
I27A	Hamre muck, 0 to 1 percent slopes	4w	15	71
I45A	Northwood muck, 0 to 1 percent slopes	6w	15	53.4
I38A	Kratka fine sandy loam, loamy till substratum, 0 to 1 percent slopes	2w	77	18.7
I50A	Reiner fine sandy loam, 0 to 2 percent slopes	2c	89	15
I66A	Vallers loam, 0 to 2 percent slopes	2w	90	7
TOTAL			62.6	321.7

Tract 2 | Soil Map

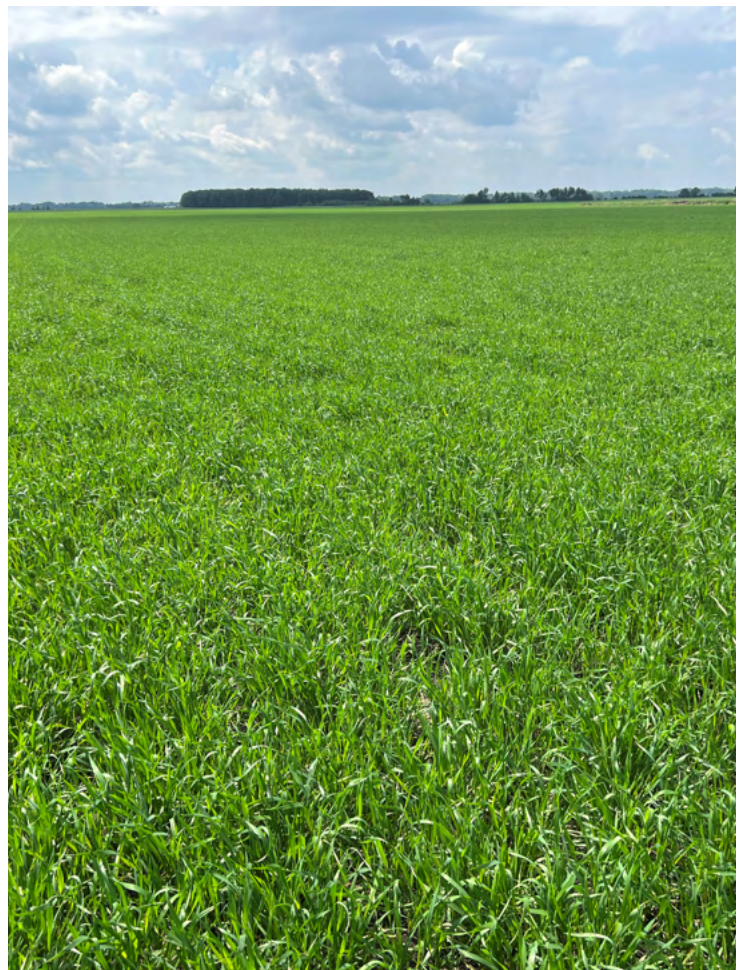


Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
I3A	Berner muck, 0 to 1 percent slopes	6w	5	111.5
I27A	Hamre muck, 0 to 1 percent slopes	4w	15	48.8
I59A	Smiley loam, 0 to 1 percent slopes	2w	95	48
I45A	Northwood muck, 0 to 1 percent slopes	6w	15	31.8
I50A	Reiner fine sandy loam, 0 to 2 percent slopes	2c	89	27.2
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	2w	80	13.6
I66A	Vallers loam, 0 to 2 percent slopes	2w	90	2
I38A	Kratka fine sandy loam, loamy till substratum, 0 to 1 percent slopes	2w	77	0.3
TOTAL			35.4	283.2

Tract 3 | Soil Map



Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
I59A	Smiley loam, 0 to 1 percent slopes	2w	95	89.7
I27A	Hamre muck, 0 to 1 percent slopes	4w	15	65.4
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	2w	80	2.7
I50A	Reiner fine sandy loam, 0 to 2 percent slopes	2c	89	1.4
I38A	Kratka fine sandy loam, loamy till substratum, 0 to 1 percent slopes	2w	77	0.9
I45A	Northwood muck, 0 to 1 percent slopes	6w	15	0.7
TOTAL			61.7	160.8



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