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L-2600445



LAND FOR SALE

61.14± Acres, Kandiyohi County, Minnesota

OFFERED AT
\$1,000,000

Highlights:

- Prime location in well established Willmar location
- High visibility and traffic exposure along Highway 23
- Strong growth potential in thriving commercial corridor



For additional information, please contact:
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Property Information

Property Description: Prime development site in Willmar, MN, adjacent to Runnings and Home Depot with excellent Highway 23 visibility. High traffic counts, strong retail synergy, and outstanding access make this an ideal location for retail, restaurant, office, or service development.

Directions to Property: Conveniently located in the southern Willmar business district directly behind Runnings and Home Depot. Farm access is located on 28th Avenue SE, just on the north end of the Home Depot store.

Legal Description: ALL THAT PART OF THE S1/2 OF SW1/4 & OF GOVT LOT 1 LYING S'LY OF BRANCH NO. 2 OF CO DITCH #23 & OF CO DITCH #23 MAIN DITCH EXC THAT PART OF THE SW1/4 OF SW1/4 DESC AS FLWS: COMM AT THE SW COR OF COUNTRY INN ADDITION, TH E 262.14' TO PT OF BEG OF TRACT HEREIN DESC, TH NE'LY ALONG SE'LY LINE OF SD PLAT, 98.39', TH S 7.07', TH NE'LY OF SECTION 23, T119 R35. N1/2NW1/4 LESS PART OF SECTION 26, T119 R35.

Price: \$1,000,000

Taxes: \$2,936.00

Farm Data:

Tract 1:

Cropland	40.91 acres
CRP	21.34 acres
Other	1.80 acres

FSA Information:

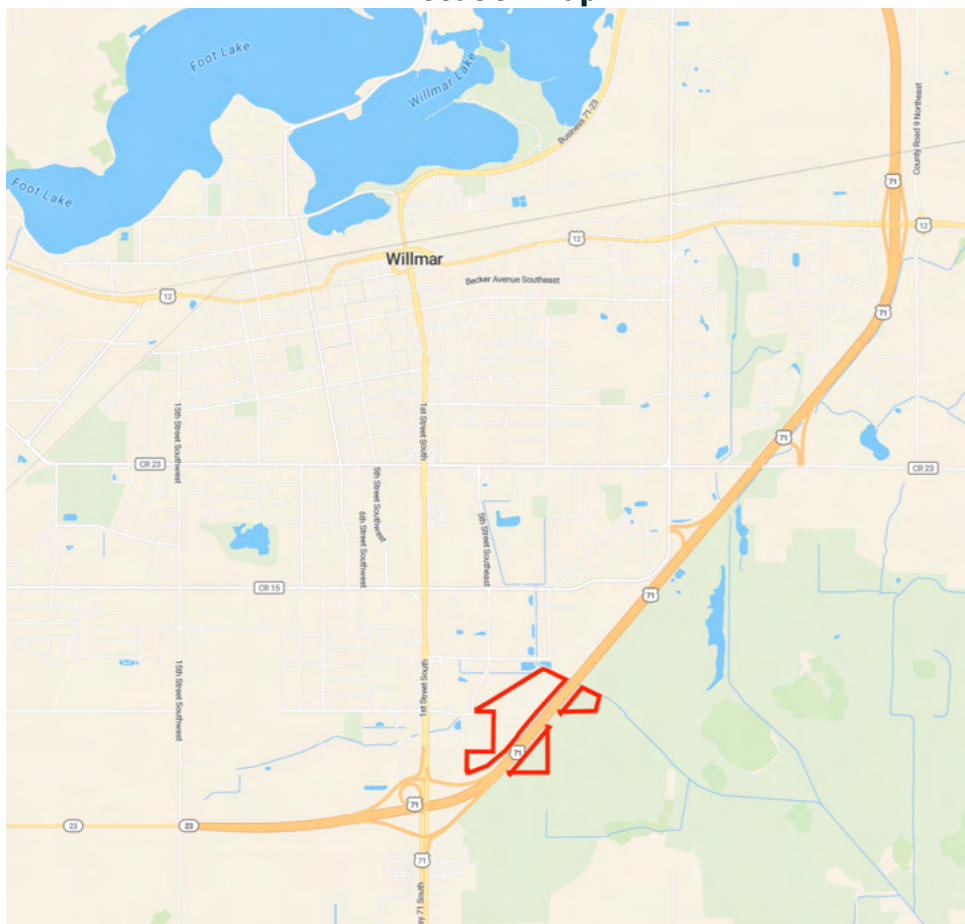
Crops	Base	Yield
Corn	16.64 acres	169 bushels
Soybeans	24.27 acres	47 bushels

Additional Comments: The acreage discrepancy between the tax records and FSA records is known and acknowledged by the county.

CRP:

Program Acres	Annual Payment	Expiration Date
21.34 acres	\$4,119.00	9/30/2029

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



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CPI)
●	842	Urban land-Udorthents complex	69.9%	42.5	s	--	
●	1016	Udorthents, loamy	9.3%	5.6	6s	--	
●	446B	Normania loam, 2 to 5 percent slopes	4.8%	2.9	2e	--	94
●	L13A	Klossner muck, 0 to 1 percent slopes	4.3%	2.6	3w	--	77
●	525	Muskego soils, 0 to 1 percent slopes	3.3%	2	3w	--	81
●	810	Coriff-Fieldon complex	2.8%	1.7	2w	--	79
●	112	Harps clay loam, 0 to 2 percent slopes	2.2%	1.4	2w	--	90
●	999B	Ves-Swanlake-Hawick complex, 2 to 6 percent slopes	2.1%	1.3	2e	--	74
●	809	Lowlein-Estherville sandy loams	1.2%	0.7	1s	--	78
●	L163A	Okoboji silty clay loam, 0 to 1 percent slopes	<0.1%	0	3w	--	86

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