



**Farmers
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L-2600447

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LAND FOR SALE

234.2± Acres, Kittson County, Minnesota

**OFFERED AT
\$1,300,000**

Highlights:

- Excellent sandy loam soils for the production of potatoes, edible beans, sugar beets, and corn.
- Drain tiled acres with great natural surface drainage.

For additional information, please contact:

Hugh Hunt, Agent/AFM | (218) 843-1139

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Property Information

Directions to Property: Seven miles west of Karlstad, Minnesota on Highway 11 and one mile north on 360th Avenue.

Legal Description: SW1/4 Exc. tract, S1/2NW1/4 all in Section 13, T159N R47W.

Property Description: Excellent opportunity to own a productive drain tiled parcel of farmland in the Red River Valley. Beautiful sandy loam soils excellent for the production of potatoes, sugar beets, corn, edible beans and many other crops.

Farm Data:

Cropland	206.53 acres
CRP	16.41 acres
Other	11.26 acres
Total	234.20 acres

FSA Information:

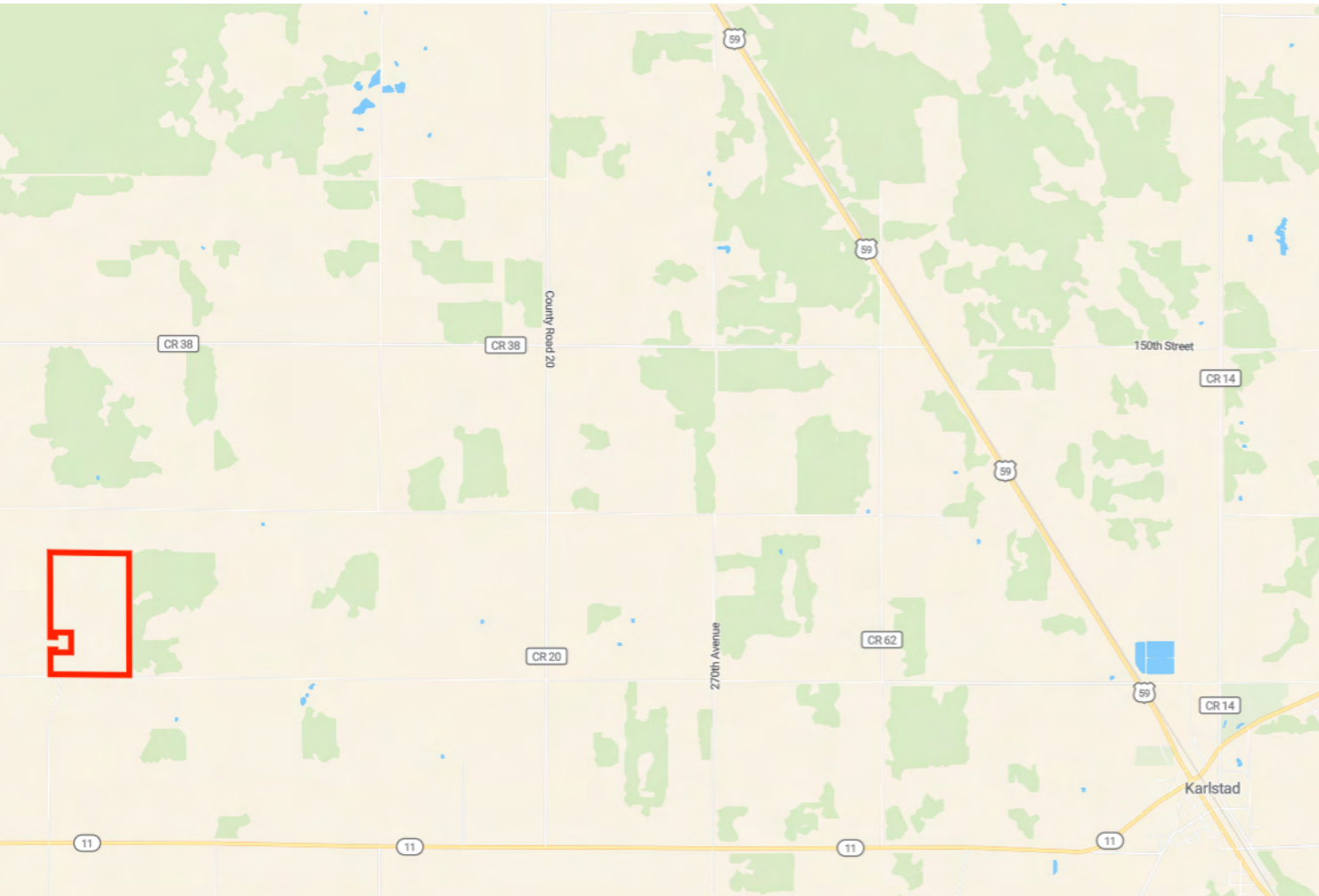
	Base	Yield
Wheat	105.52 acres	55 bushels
Soybeans	55.67 acres	30 bushels
Sunflowers	20.41 acres	1,548 pounds
Corn	16.55 acres	105 bushels
Canola	8.19 acres	1,397 pounds

CRP Information: 16.41 CRP acres with an annual payment of \$1,324.00, expiring September 30, 2040.

Taxes: \$2,402.00

Price: \$1,300,000

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



51.4/100 CPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (CPI)
	I98A	Ulen fine sandy loam, dense till, 0 to 2 percent slopes	44.4%	105.1	3e	--	55
	I91A	Rosewood fine sandy loam, dense till, 0 to 1 percent slopes	38.9%	92	3w	--	55
	I47A	Poppleton fine sand, 0 to 2 percent slopes	6.2%	14.7	4s	--	45
	I109A	Fluvaquents, 0 to 2 percent slopes, frequently flooded	6.0%	14.3	6w	--	20
	I118A	Poppleton fine sand, dense till, 0 to 2 percent slopes	2.0%	4.7	4s	--	45
	I108A	Syrene sandy loam, dense till, 0 to 2 percent slopes	1.5%	3.7	4w	--	39
	I100A	Cormant and Rosewood soils, very poorly drained, 0 to 1 percent...	1.0%	2.3	6w	--	15



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