Property: 273.38 Acres – Kittson County, Minnesota

Location: 273.38/A in E ½ of SE ¼ Sect. 31 T-162-N R-47-W & NW ¼ of NW ¼ Sect.5 & NE ¼ of Sect.6 T-161-N R-47-W in Kittson County, Minnesota

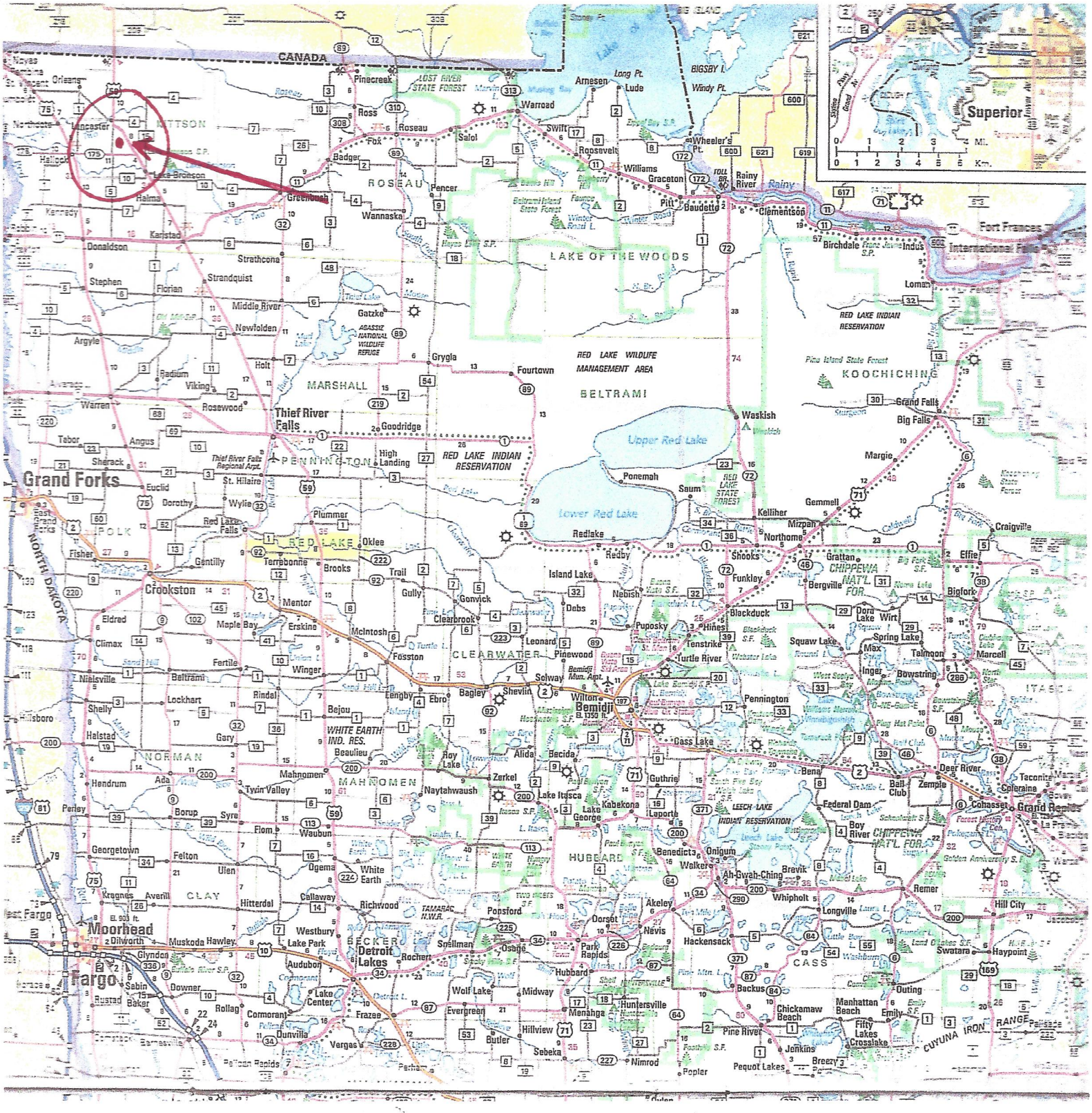
David Hueneke
815-291-6550
daveiowafarmland@gmail.com
P.O. Box 700
Maquoketa, IA 52060

Total Acres:		273.38	
Till. Acres:		267.67	
Production Index:		(See Soil Map)	
Ask - Gross:		$ 1,161,865.	
Per Acre Price:		$ 4,250.	
Income:			
		267	(Owner getting paid on 267 tillable acres)
	X	110.	(Current Farm Rent through 2024)
- **Cash Rent:**		$ 29,370.	
Gross Rent:		$ 29,370.	
R.E. Taxes (Est.):		$ 2,978.	(Est. $10.89 p/Acre ave.)
Net Return (After Tax):		$ 26,392.	
Return Hypothetical:		2.27%	(Based on Asking Price/Current Rent/Current Taxes)

Comments:

- The farm has a couple of small buildings
- Level topography
- FSA Maps & 156EZ available upon request
- A new 3-year farm rent agreement at $140 per tillable acre will put the return at 2.96%
- This farm is part of a real estate portfolio being offered covering 5,059 acres (+/-) in multiple states in the Midwest, including a tract in Marshall County, Minnesota
- If interested in the whole package or just the Minnesota farms – please contact Broker for details.

* All information for this farm is gained from Surety; County FSA; County Tax records and any other source that is deemed to be reliable but not guaranteed to be 100% accurate.



Iowa Farm Land Brokers

David Hueneke

Midwest Farmland

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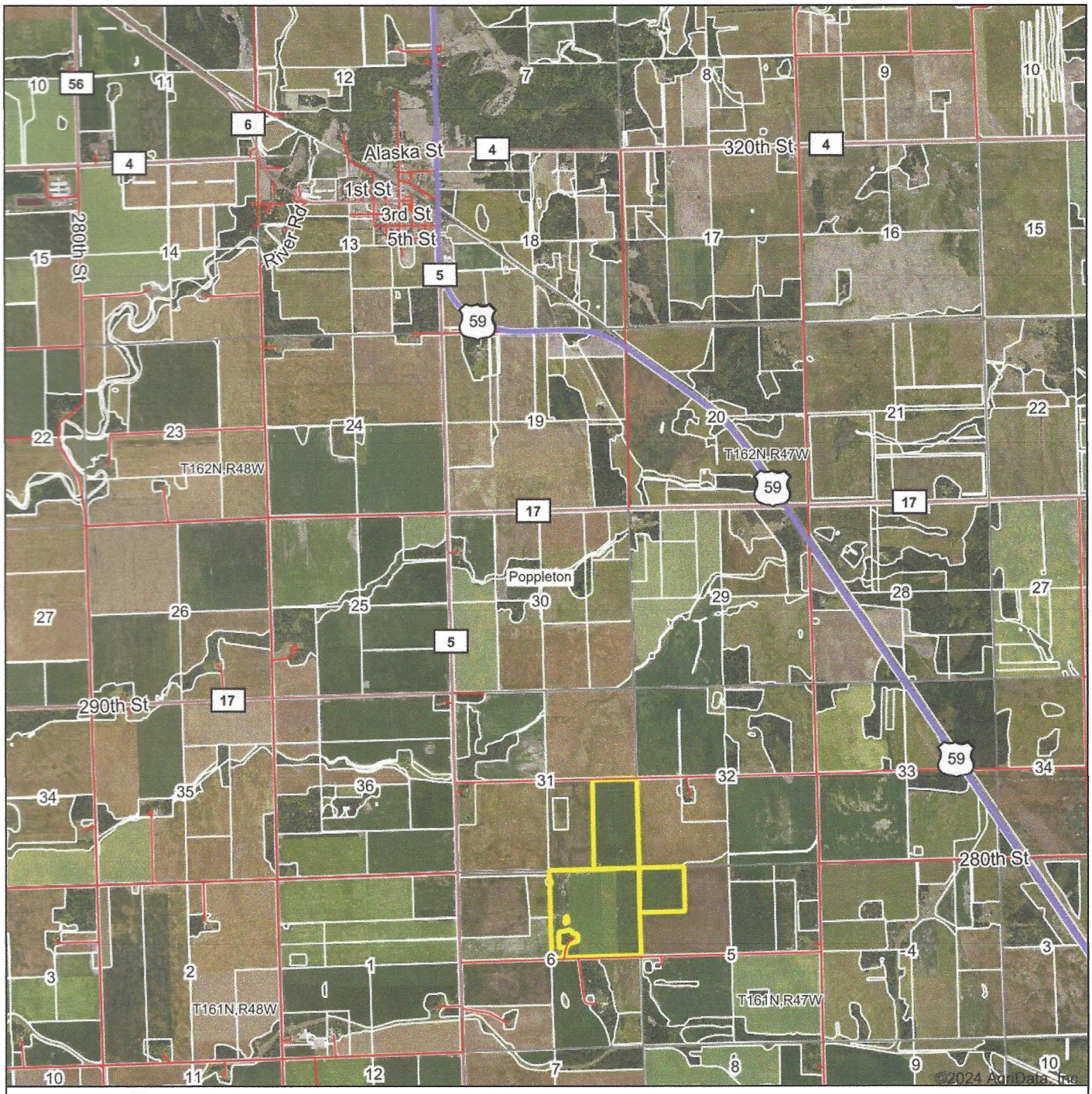
P.O. Box 700

Maquoketa, IA 52060

Aerial Map



Boundary Center: 48° 48' 14.97, -96° 46' 47.96

0ft 4541ft 9082ft

31-162N-47W
Kittson County
Minnesota

6/17/2024

Iowa Farm Land Brokers

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING

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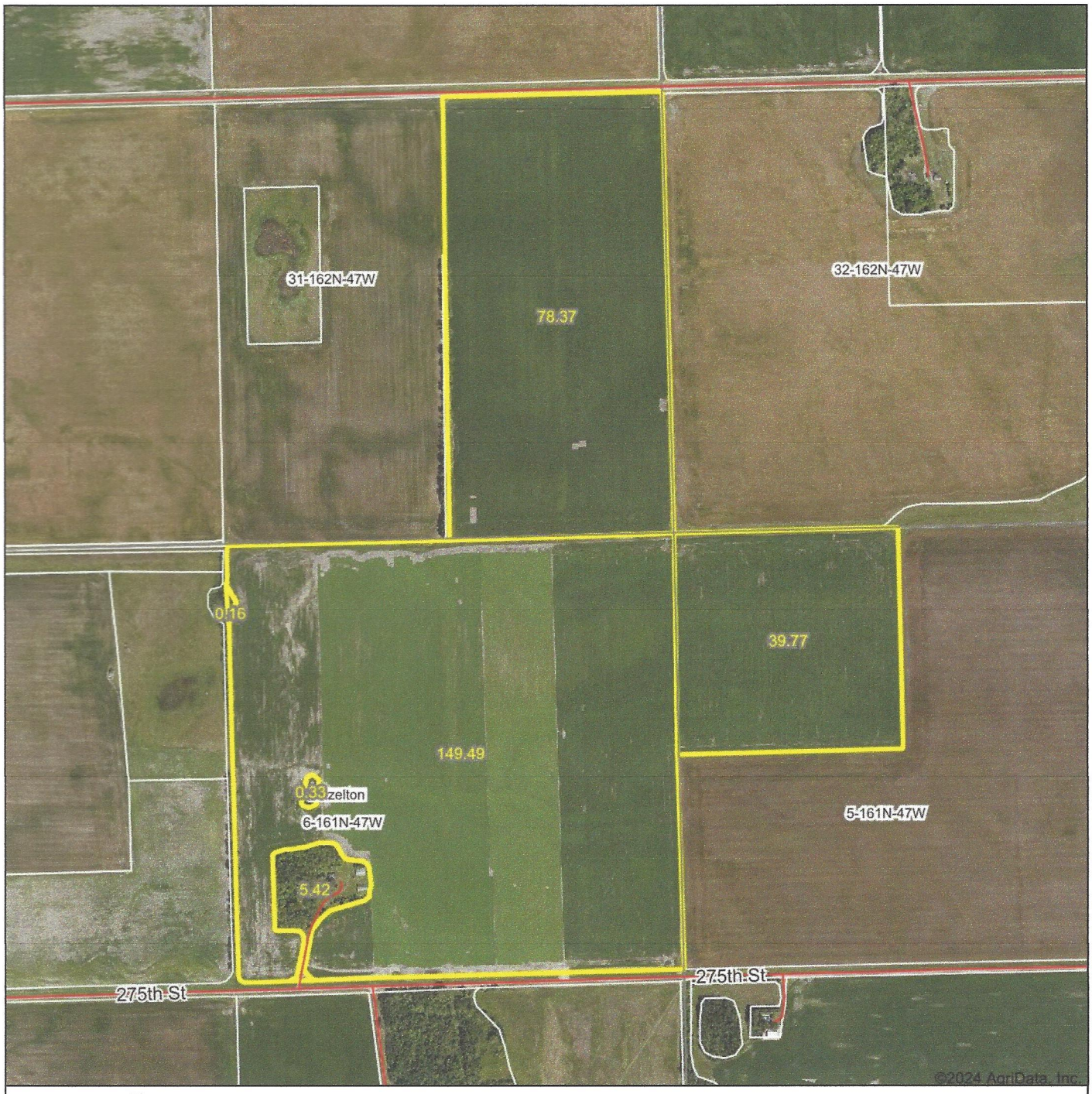
Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



Iowa Farm Land Brokers

Maps Provided By:

surety® CUSTOMIZED ONLINE MAPPING

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Boundary Center: 48° 48' 14.97, -96° 46' 47.96

0ft 912ft 1823ft

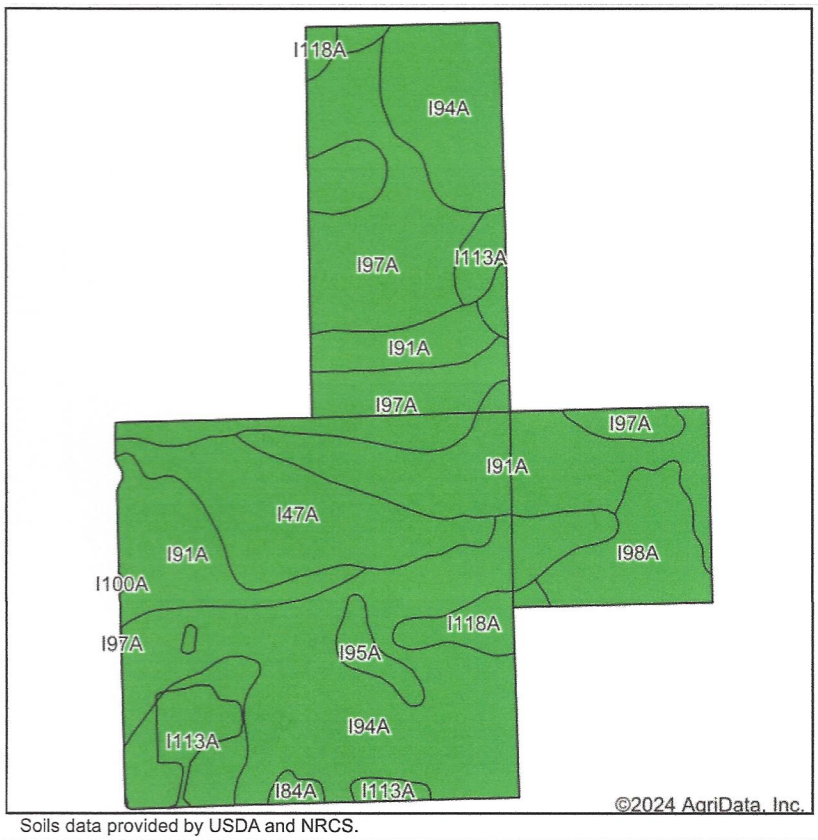
N W E S

31-162N-47W
Kittson County
Minnesota

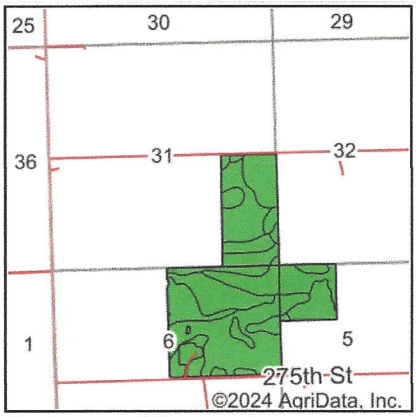
6/17/2024

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Kittson**
Location: **31-162N-47W**
Township: **Poppleton**
Acres: **273.38**
Date: **6/17/2024**

Iowa Farm Land Brokers

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING

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N W E S

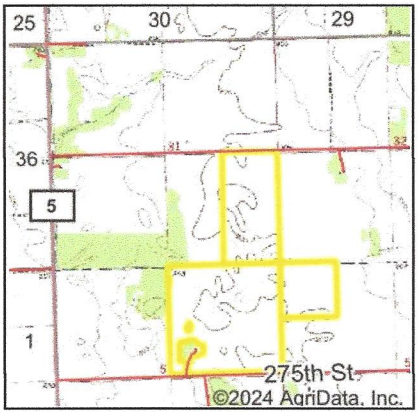
Area Symbol: MN069, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
I94A	Strathcona fine sandy loam, dense till, 0 to 1 percent slopes	87.52	32.0%		IIw	80	30
I91A	Rosewood fine sandy loam, dense till, 0 to 1 percent slopes	61.36	22.4%		IIIw	55	22
I97A	Cormant loamy fine sand, dense till, 0 to 2 percent slopes	49.09	18.0%		IVw	45	27
I47A	Poppleton fine sand, 0 to 2 percent slopes	26.97	9.9%		IVs	45	25
I113A	Grimstad fine sandy loam, dense till, 0 to 2 percent slopes	20.06	7.3%		IIs	88	29
I98A	Ulen fine sandy loam, dense till, 0 to 2 percent slopes	15.07	5.5%		IIIe	55	30
I118A	Poppleton fine sand, dense till, 0 to 2 percent slopes	7.04	2.6%		IVs	45	26
I95A	Kratka and Strathcona soils, dense till, 0 to 1 percent slopes	3.71	1.4%		VIw	15	22
I84A	Percy loam, 0 to 1 percent slopes, very cobbly	1.40	0.5%		IIIs	70	29
I116A	Grygla loamy fine sand, dense till, 0 to 1 percent slopes	1.07	0.4%		IVw	70	34
I100A	Cormant and Rosewood soils, very poorly drained, 0 to 1 percent slopes	0.09	0.0%		VIw	15	20
			Weighted Average		**2.96**	**62**	***n 26.9**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Wetlands Map



State: **Minnesota**
Location: **31-162N-47W**
County: **Kittson**
Township: **Hazelton**
Date: **6/17/2024**

Iowa Farm Land Brokers
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N
W E
S

0ft 1222ft 2445ft

	Classification Code	Type	Acres
	PEM1Af	Freshwater Emergent Wetland	11.80
	PUBFx	Freshwater Pond	0.24
		Total Acres	12.04

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. http://www.fws.gov/wetlands/

Field borders provided by Farm Service Agency as of 5/21/2008.