

SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

161± Acres, Marshall County, Minnesota

OFFERED AT
\$320,000

Highlights:

- Productive sandy loam soils
- Excellent for production of corn, potatoes, soybeans, and many other crops
- Very nice property at a reasonable price

For additional information, please contact:

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

HHunt@FarmersNational.com



Property Information

Directions to Property:

From Florian, Minnesota, travel two miles east on County Highway 6 and one-half of a mile north on 250th Avenue NW.

Legal Description:

NW1/4 of Section 3, T157N R46W

Property Description:

Here's your opportunity to own a nice parcel of farmland at a reasonable price! Good sandy loam soils for production of potatoes, corn, soybeans, wheat, and many other crops.

FSA Information:

	Base	Yield
Barley	72.8 acres	46 bushels
Wheat	37.2 acres	30 bushels
Corn	20.1 acres	56 bushels
Oats	1.5 acres	53 bushels

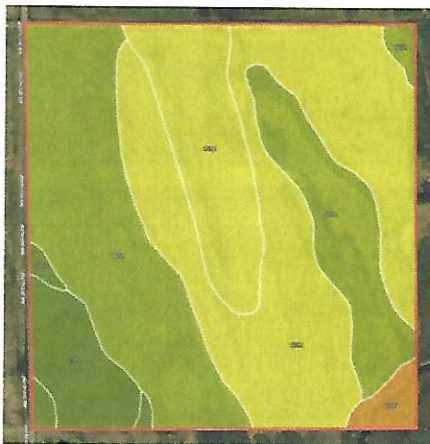
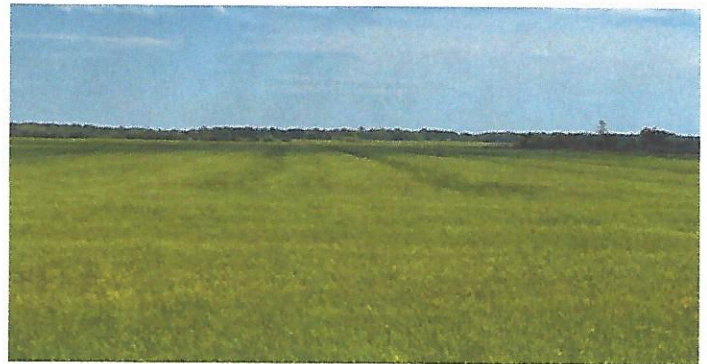
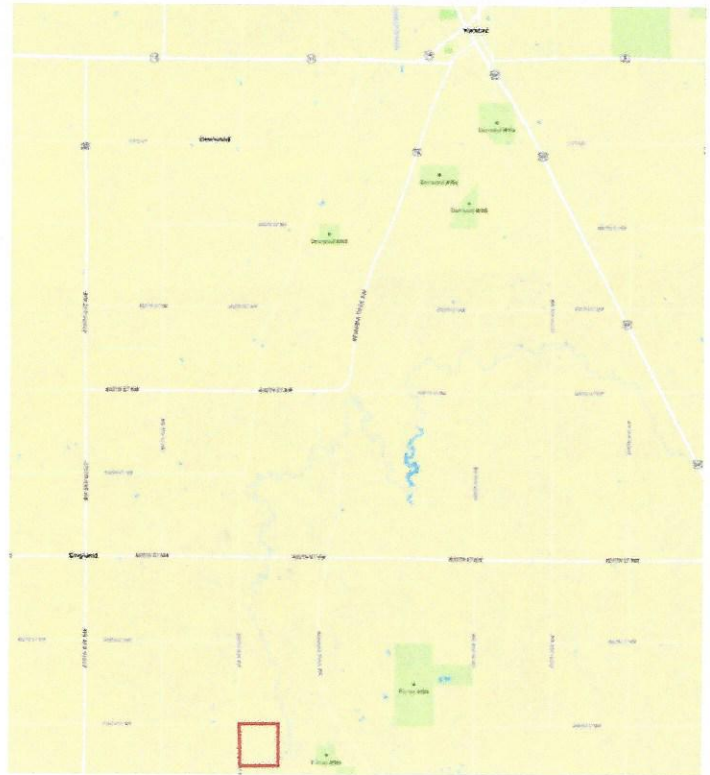
Farm Data:

Cropland	155.22 acres
Non-crop	5.78 acres
Total	161.00 acres

Taxes:

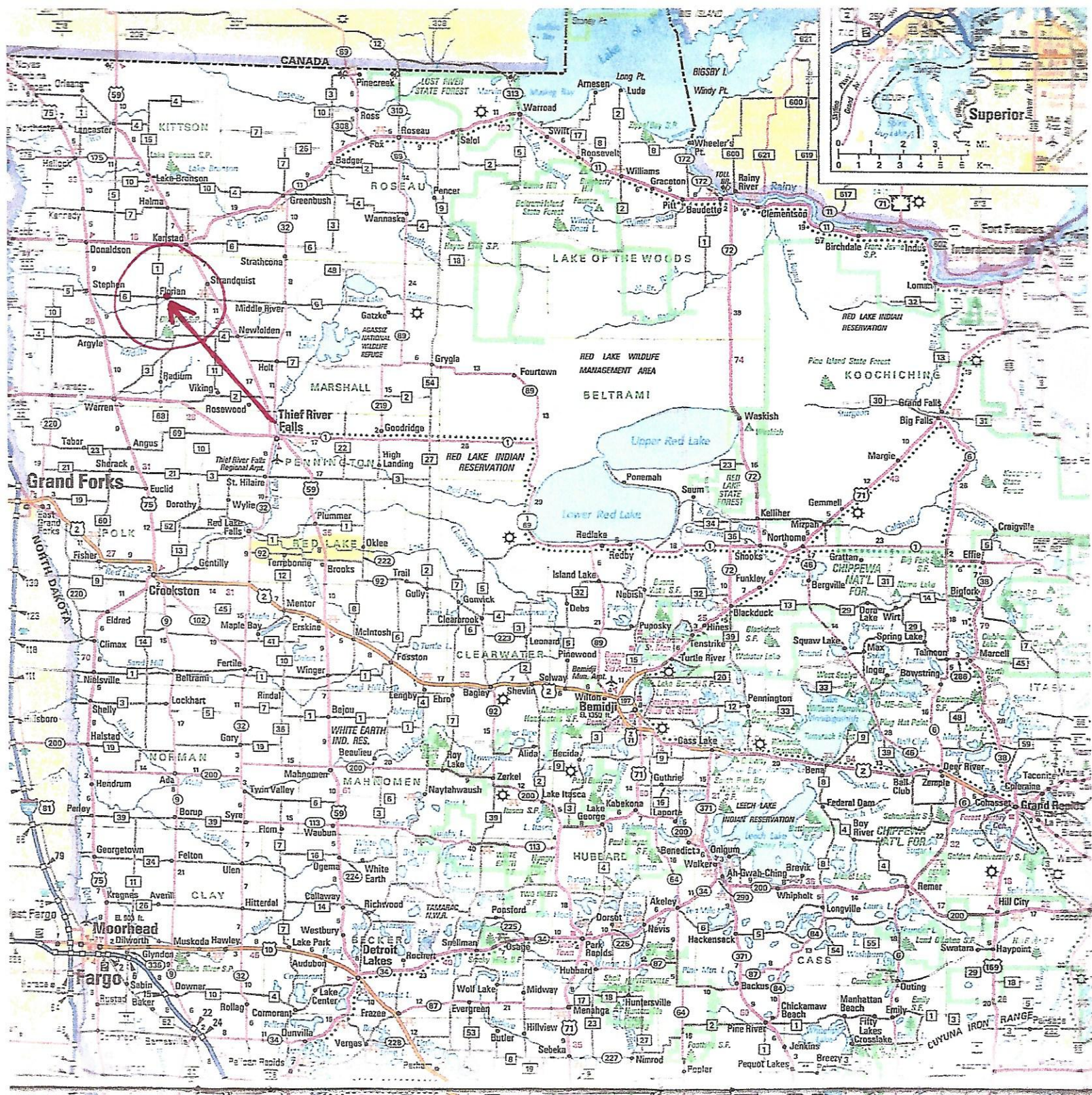
• \$1,076.00

Property Location



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I65A	Ulen loamy fine sand, 0 to 2 percent slopes	62.23	38.57	55	31	3s
I15A	Hecia loamy fine sand, 0 to 2 percent slopes	61.62	38.19	50	40	4e
I57B	Sandberg-Radium complex, 0 to 6 percent slopes	21.09	13.07	33	29	4s
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	10.98	6.81	80	43	2w
I16F	Fluvaquents,frequently flooded-Hapludolls complex, 0 to 30 percent slopes	3.08	1.91	20	23	6w
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	2.32	1.44	88	54	2s
TOTALS		161.3 2(*)	100%	51.72	35.17	3.49

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.



Iowa Farm Land Brokers

David Hueneke

Midwest Farmland

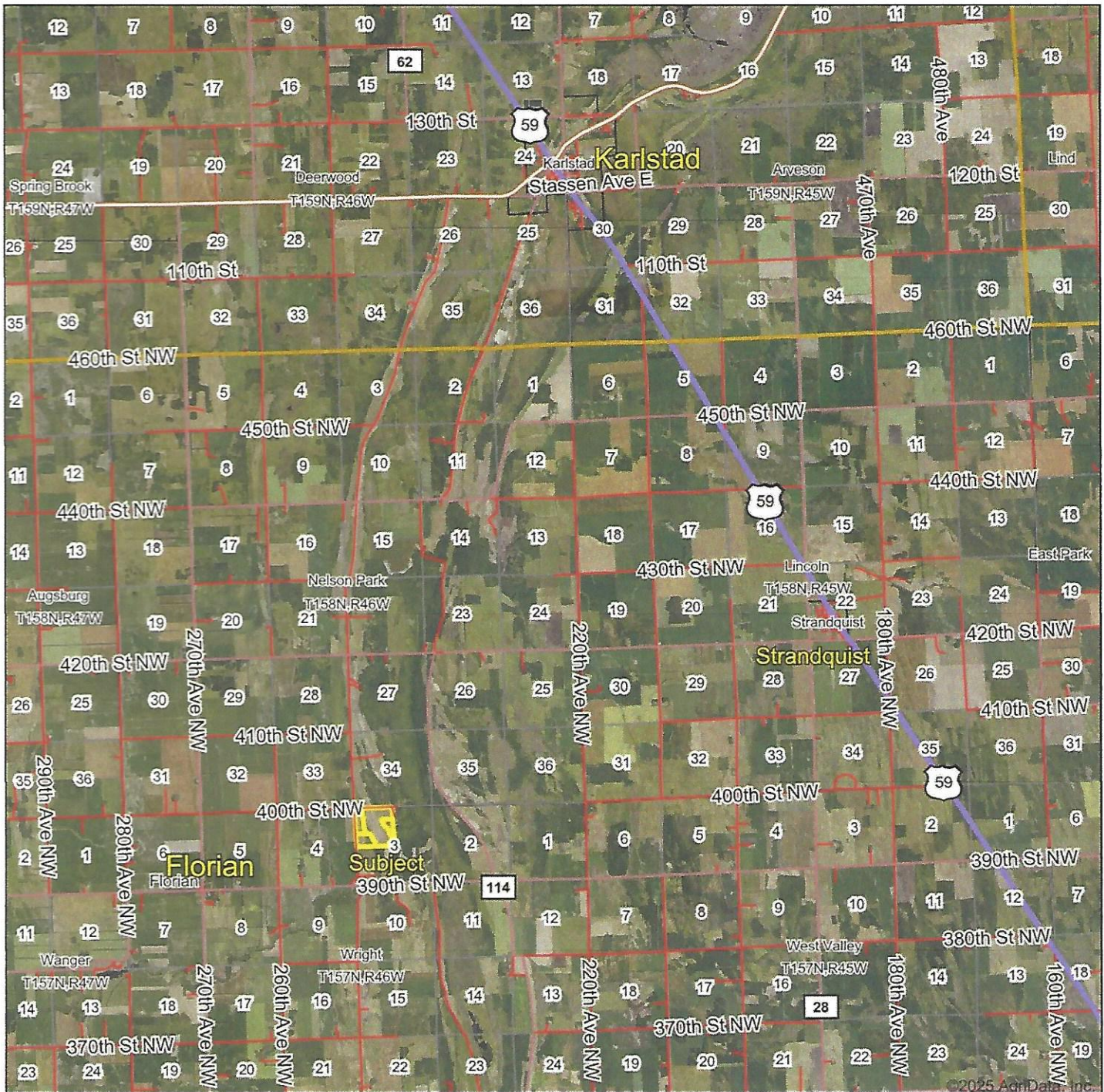
Cell: 815-291-6550

daveiowafarmland@gmail.com

P.O. Box 700

Maquoketa, IA 52060

Aerial Map



Boundary Center: 48° 27' 11.07, -96° 34' 42.07

0mi 2mi 4.1mi



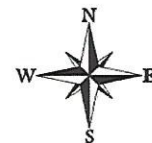
Maps Provided By:



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3-157N-46W
Marshall County
Minnesota



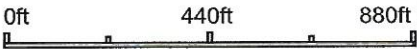
1/31/2025

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

Aerial Map



Map Center: 48° 27' 11.07, -96° 34' 42.07



1/31/2025

Iowa Farm Land Brokers

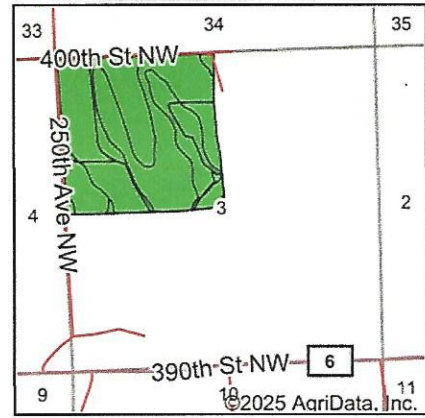
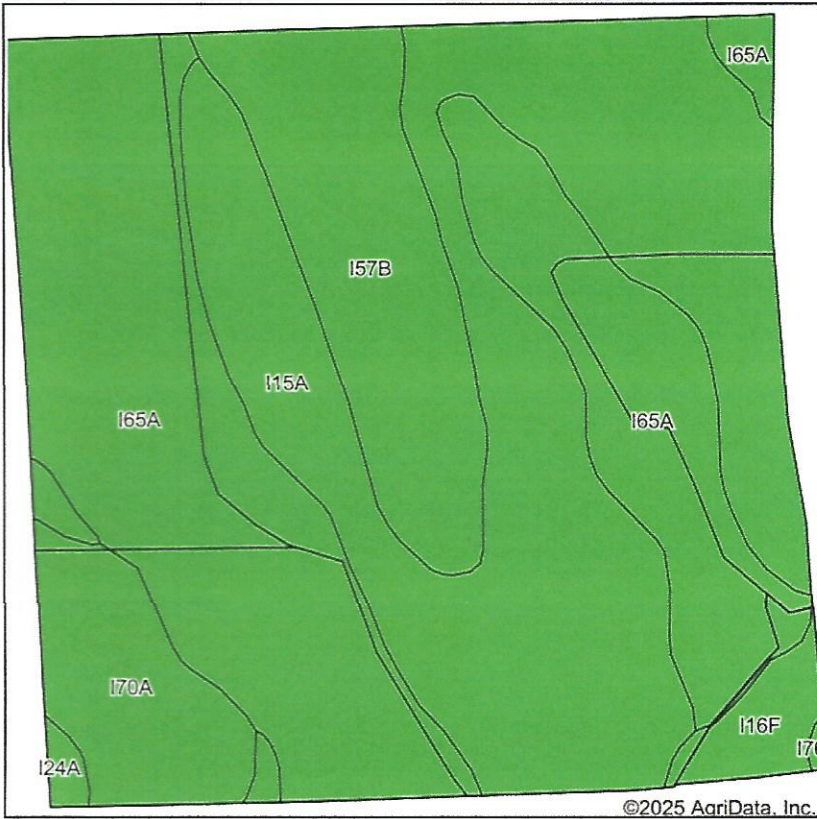
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**3-157N-46W
Marshall County
Minnesota**

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

Soils Map



State: **Minnesota**
 County: **Marshall**
 Location: **3-157N-46W**
 Township: **Wright**
 Acres: **158.99**
 Date: **1/31/2025**



Soils data provided by USDA and NRCS.

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Area Symbol: MN089, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Irr Class *c	Productivity Index	*n NCCPI Soybeans
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	61.19	38.4%		IVe	IIIe	50	32
I65A	Ulen loamy fine sand, 0 to 2 percent slopes	61.02	38.4%		IIIIs		55	28
I57B	Sandberg-Radium complex, 0 to 6 percent slopes	20.82	13.1%		IVs		33	23
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	10.45	6.6%		IIw		80	38
I16F	Fluvaquents, frequently flooded-Hapludolls complex, 0 to 30 percent slopes	3.43	2.2%		VIw		20	18
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	1.88	1.2%		IIIs		88	51
I76A	Karlstad loamy sand, 0 to 2 percent slopes	0.20	0.1%		IIIIs		40	25
Weighted Average					3.50	*-	51.5	*n 29.6

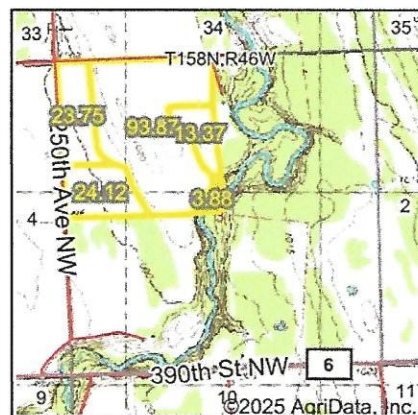
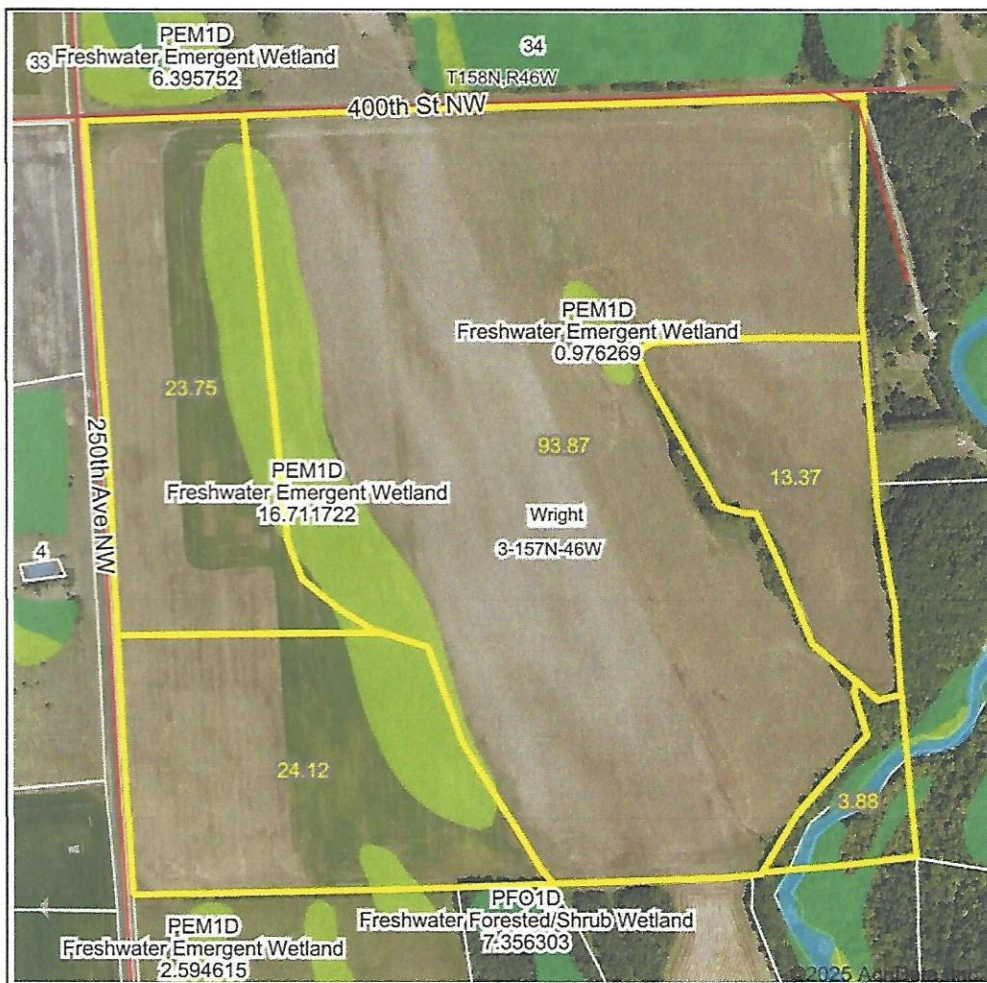
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

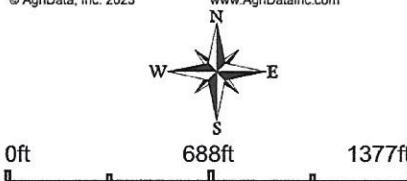
*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.

Wetlands Map



State: **Minnesota**
 Location: **3-157N-46W**
 County: **Marshall**
 Township: **Wright**
 Date: **1/31/2025**



Classification Code	Type	Acres
PEM1D	Freshwater Emergent Wetland	18.15
PFO1A	Freshwater Forested/Shrub Wetland	0.97
R2UBH	Riverine	0.57
PEM1A	Freshwater Emergent Wetland	0.00
Total Acres		19.69

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.