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# LAND FOR SALE

303.35± Acres, Marshall County, Minnesota

OFFERED AT  
**\$725,000**

## Highlights:

- Productive sandy loam soils
- Good access along paved roads
- Excellent for corn, wheat, soybean, and canola production



For additional information, please contact:  
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# 2,392.



## Property Information

### Directions to Property:

From Strandquist, Minnesota, travel two miles south on County Highway 28.

### Legal Description:

NE1/4 and SE1/4 of Section 4, less the southerly 1,375' of the easterly 570' of SE1/4SE1/4, T157N R45W.

### Property Description:

Nice 300 acre parcel with sandy loam soils. Great for corn production along with many other crops. Opportunity to own a nice parcel of farmland along with CRP income acres at a reasonable price.

### Farm Data:

Cropland	174.91 acres
Non-crop	19.47 acres
CRP	<u>108.97 acres</u>
Total	303.35 acres

### FSA Information:

	Base	Yield
Corn	81.31 acres	75 bushels
Wheat	67.5 acres	45 bushels
Soybeans	27.12 acres	27 bushels

### CRP Information:

34.71 acres, with an annual payment of \$2,731.00, expiring on September 30, 2026.

- 32.1 acres, with an annual payment of \$2,685.00, expiring on September 30, 2032.

- 42.16 acres, with an annual payment of \$2,982.00, expiring on September 30, 2032.

**2024 Taxes:** \$2,076.00

**Price:** \$725,000.00

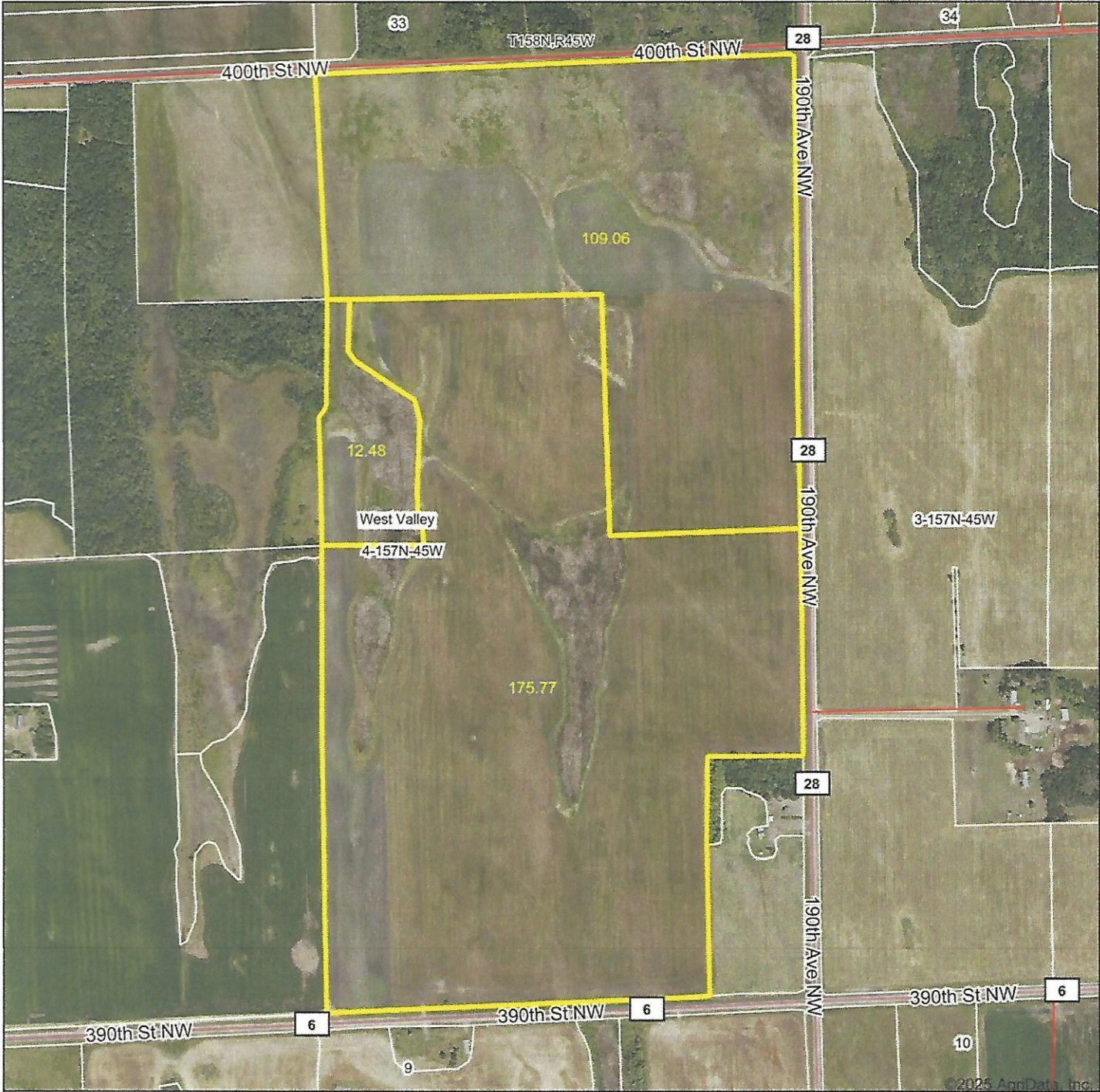
## Location Map



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.

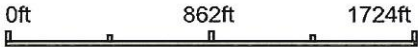


Aerial Map



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Boundary Center: 48° 26' 59.45, -96° 27' 32.58



Maps Provided By:



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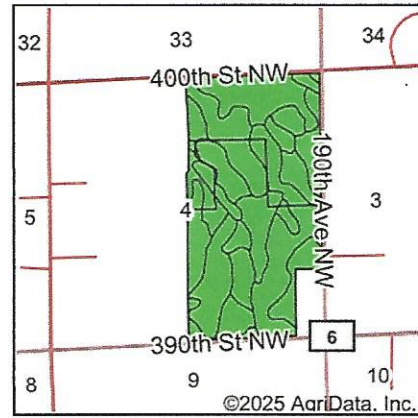
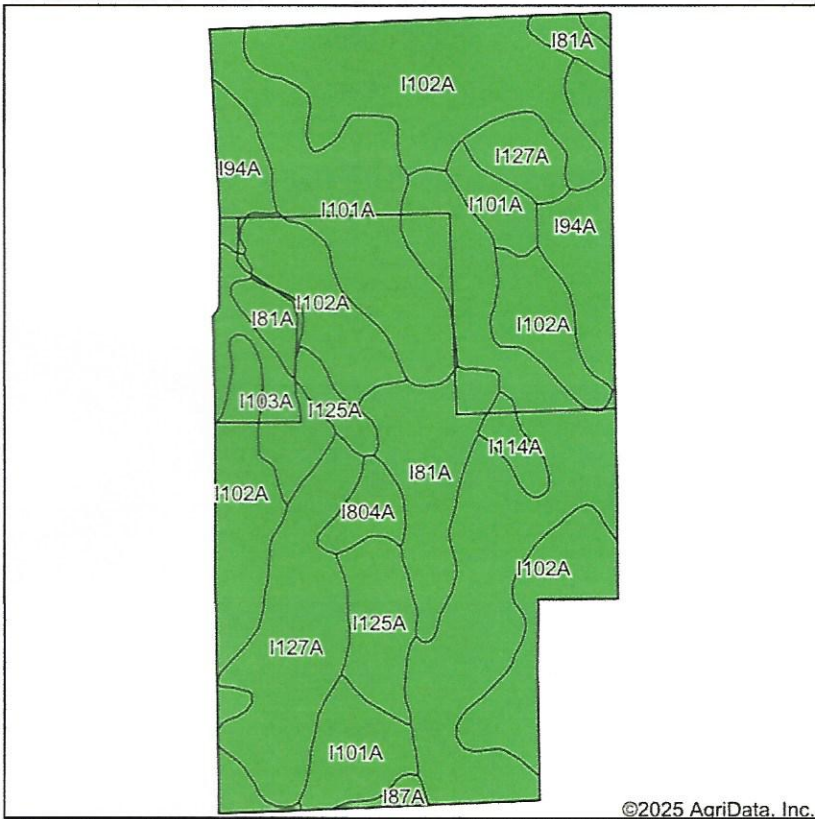
**4-157N-45W**  
**Marshall County**  
**Minnesota**

1/2/2025

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



# Soils Map



State: **Minnesota**  
 County: **Marshall**  
 Location: **4-157N-45W**  
 Township: **West Valley**  
 Acres: **297.31**  
 Date: **1/2/2025**



Soils data provided by USDA and NRCS.

Area Symbol: MN089, Soil Area Version: 24							
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
I102A	Mavie fine sandy loam, dense till, 0 to 1 percent slopes	88.89	29.9%	■	IIIw	75	28
I127A	Percy loam, 0 to 1 percent slopes	85.61	28.8%	■	IIw	85	40
I101A	Foxhome sandy loam, dense till, 0 to 2 percent slopes	45.27	15.2%	■	III s	65	25
I81A	Northwood muck, dense till, 0 to 1 percent slopes	24.00	8.1%	■	VIw	10	35
I94A	Strathcona fine sandy loam, dense till, 0 to 1 percent slopes	19.73	6.6%	■	IIw	80	30
I125A	Skagen loam, dense till, 0 to 2 percent slopes	14.04	4.7%	■	Ile	88	45
I103A	Kratka fine sandy loam, dense till, 0 to 1 percent slopes	10.38	3.5%	■	IIw	77	28
I804A	Eckvoll loamy fine sand, dense till, 0 to 2 percent slopes	4.75	1.6%	■	III s	60	31
I114A	Foldahl fine sandy loam, dense till, 0 to 2 percent slopes	3.28	1.1%	■	II s	65	30
I87A	Pelan sandy loam, dense till, 0 to 2 percent slopes	1.36	0.5%	■	III s	69	23
<b>Weighted Average</b>					<b>2.79</b>	<b>71.7</b>	<b>*n 32.5</b>

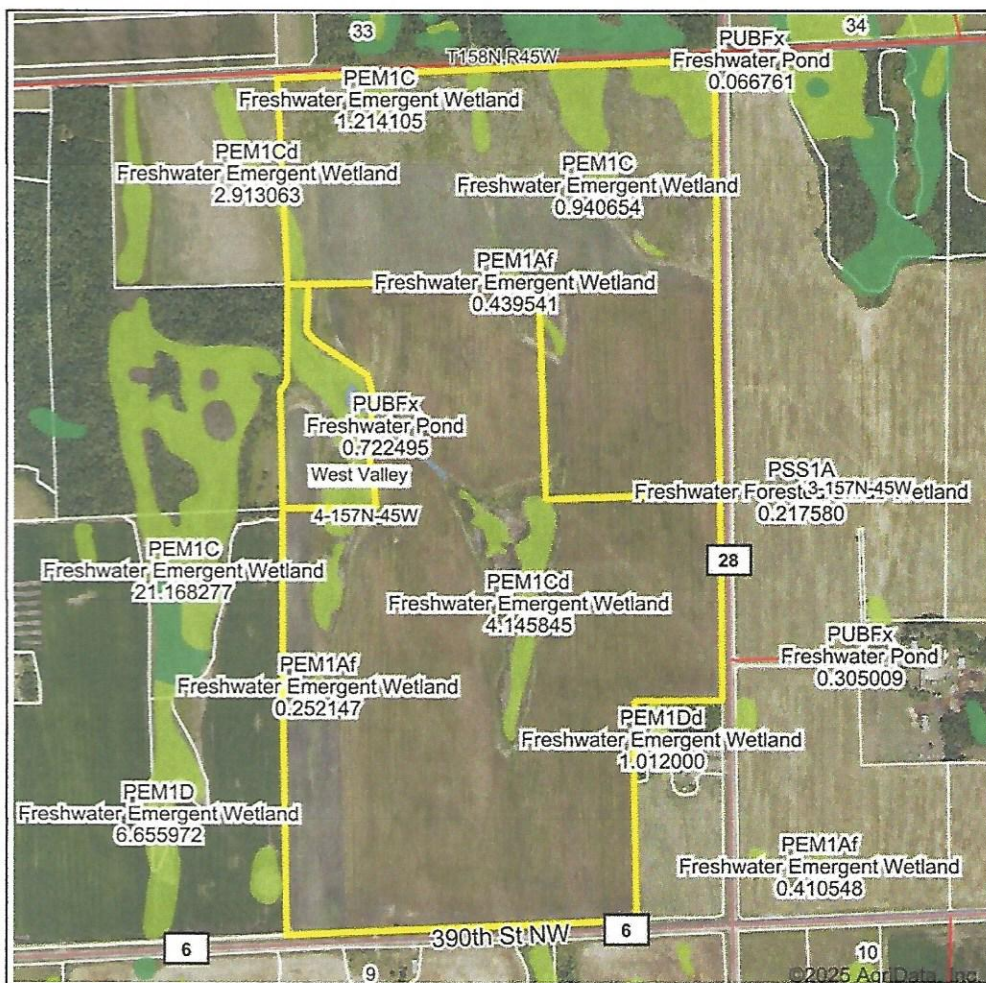
\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

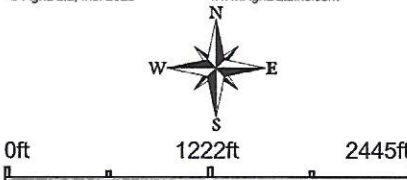
Soils data provided by USDA and NRCS.



# Wetlands Map



State: **Minnesota**  
 Location: **4-157N-45W**  
 County: **Marshall**  
 Township: **West Valley**  
 Date: **1/2/2025**



Classification Code	Type	Acres
PEM1Cd	Freshwater Emergent Wetland	13.47
PEM1C	Freshwater Emergent Wetland	10.03
PEM1Af	Freshwater Emergent Wetland	1.16
PUBFx	Freshwater Pond	0.72
PEM1Dd	Freshwater Emergent Wetland	0.01
Total Acres		25.39

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.