



Roseau Co, Minnesota

± 320 acres \$1,280,000

Highly productive tillable acreage near Roseau, MN, with fertile soils and good ROI.

- +/-320 productive tillable acres
- Currently rented for 2024-25 growing seasons, with a solid ROI
- Easy access with large equipment
- In close proximity to Roseau and major grain markets
- Rye seed processing plant near by
- Excellent investment opportunity or 1031 option
- Potential to mine/market pelletized or bagged peat soil
- Peat soils consisting mainly of Rifle complex
- Cropping history of canola, wheat, barley, sunflowers, cereal rye, and rye grass



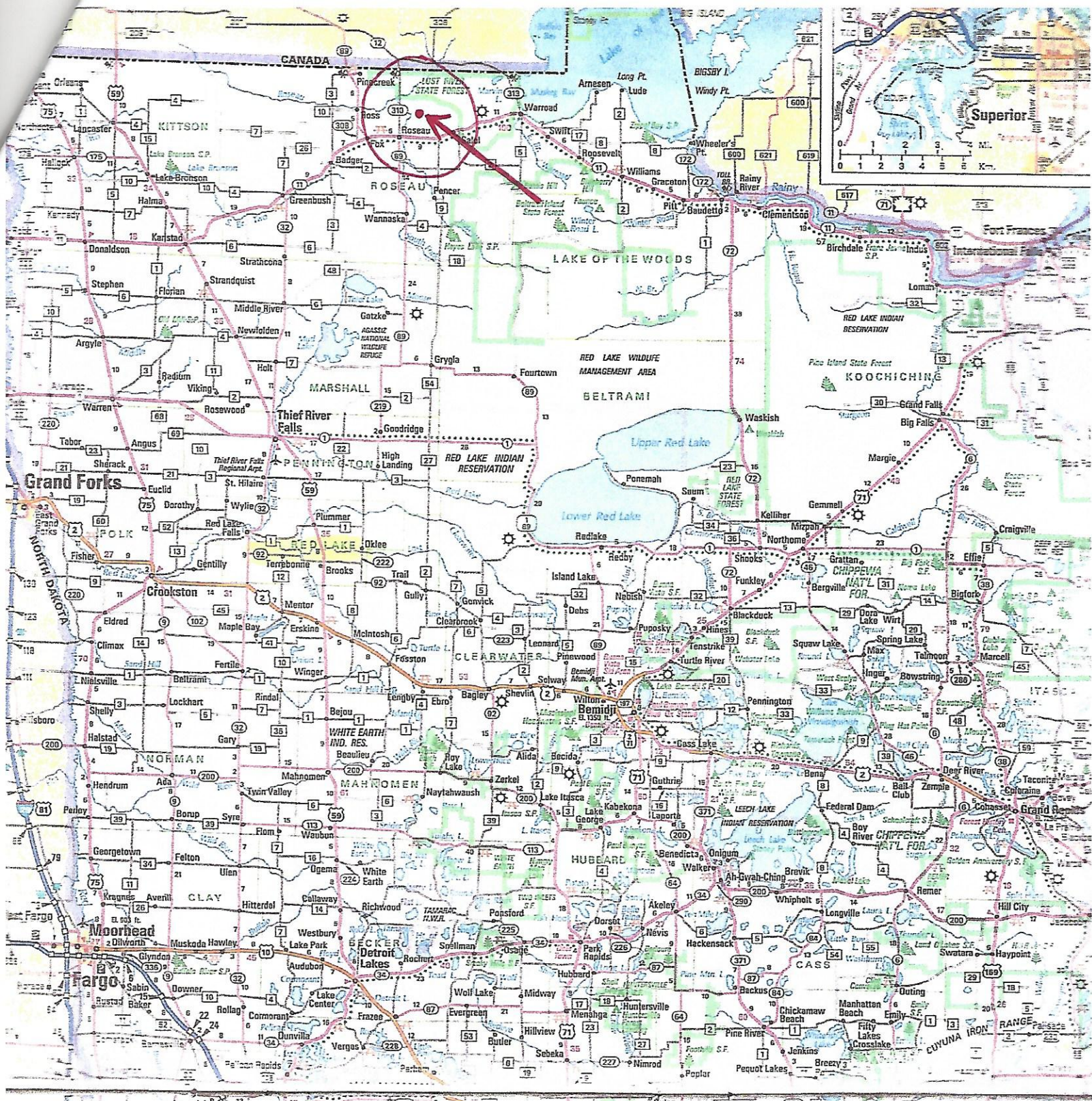
Josh Miller

Real Estate Salesperson, Land Specialist / Licensed in MN, ND

CELL
218.850.8627

CORPORATE OFFICE
217.285.9000

josh.miller@whitetailproperties.com



Iowa Farm Land Brokers

David Hueneker

Midwest Farmland

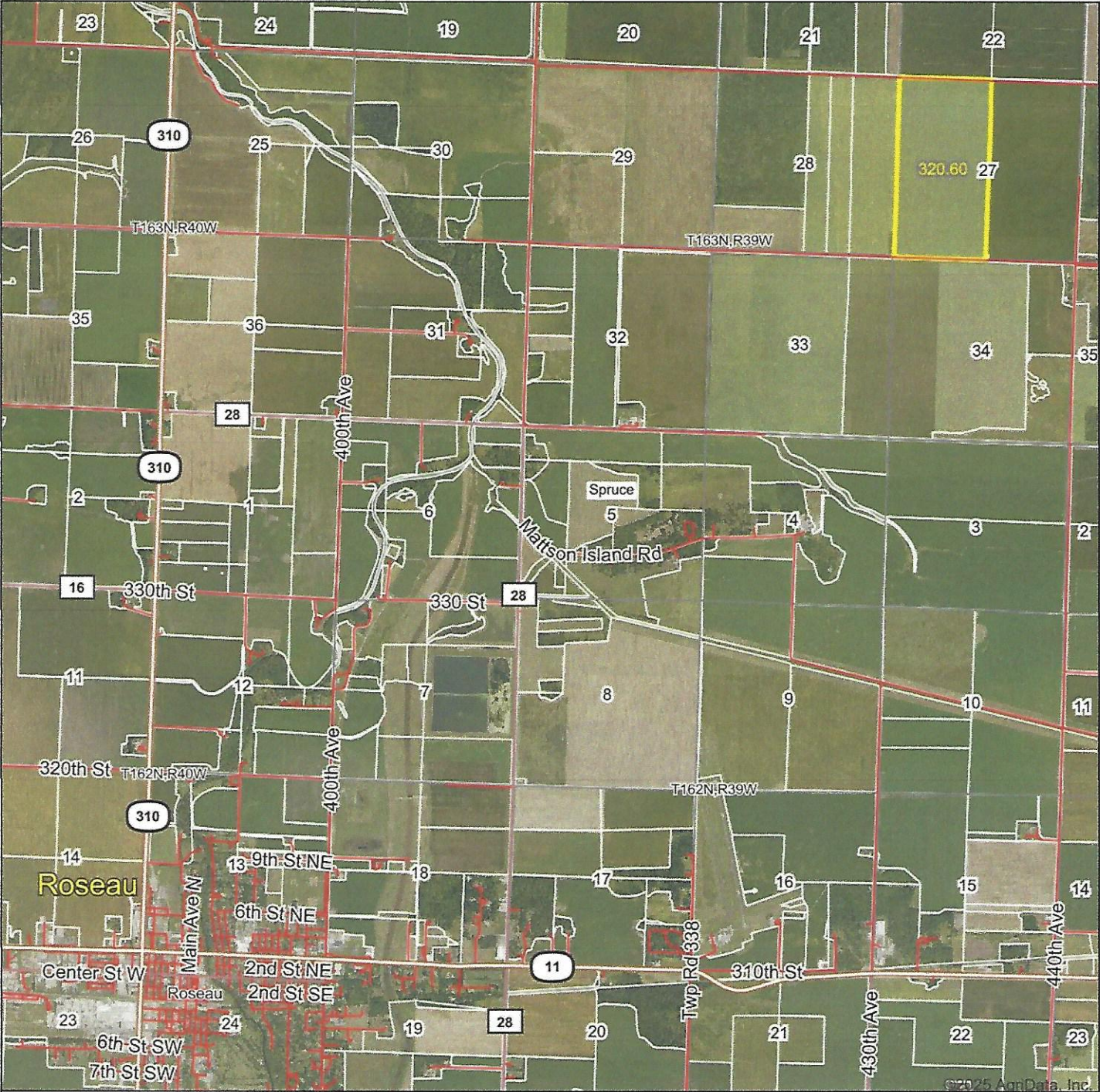
Cell: 815-291-6550

daveiowafarmland@gmail.com

P.O. Box 700

Maquoketa, IA 52060

Aerial Map



Maps Provided By:



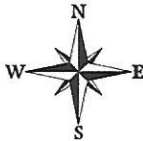
© AgriData, Inc. 2023 www.AgriDataInc.com

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

Boundary Center: 48° 54' 46.77, -95° 40' 31.49

27-163N-39W
Roseau County
Minnesota

0ft 4547ft 9094ft



2/6/2025

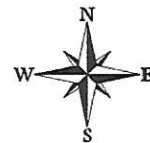
Aerial Map



©2025 AgriData, Inc.

Boundary Center: 48° 54' 46.77, -95° 40' 31.49

0ft 836ft 1672ft



2/6/2025



Maps Provided By:



© AgriData, Inc. 2023

www.AgriDataInc.com

27-163N-39W
Roseau County
Minnesota

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

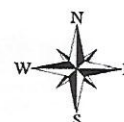
Soils Map



State: **Minnesota**
 County: **Roseau**
 Location: **27-163N-39W**
 Township: **Spruce Valley**
 Acres: **320.6**
 Date: **2/4/2025**



Maps Provided By:



Area Symbol: MN135, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
541	Rifle-Rifle, ponded, complex, 0 to 1 percent slopes	309.57	96.6%		VIw	5	18
1314	Tacoosh mucky peat, map 22-30, 0 to 1 percent slopes	11.03	3.4%		VIw	5	29
Weighted Average					6.00	5	*n 18.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Wetlands Map



State: **Minnesota**
 Location: **27-163N-39W**
 County: **Roseau**
 Township: **Spruce Valley**
 Date: **2/6/2025**



0ft 1195ft 2391ft

Classification Code	Type	Acres
PEM1D	Freshwater Emergent Wetland	0.38
	Total Acres	0.38

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