

SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

360± Acres, Roseau County, Minnesota

OFFERED AT
\$1,200,000

Highlights:

- Productive loam soils with good drainage
- Excellent for wheat, canola, soybeans, and perennial ryegrass production
- 85 acres of hunting habitat for white-tailed deer and grouse

For additional information, please contact:

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

HHunt@FarmersNational.com



Property Information

Directions to Property:

Two miles north of Badger, Minnesota, on County Road 3 and three miles west on County Highway 26.

Legal Description:

NW1/4, N1/2SW1/4 & SW1/4SW1/4 Section 27;
E1/2NE1/4 Section 28, all in T162N R42W

Property Description:

Productive farmland for wheat, canola, soybeans, and perennial ryegrass, along with over 80 acres of timber and grassland for hunting.

FSA Information:

	Base	Yield
Wheat	71.08 acres	37 bushels
Soybeans	71.02 acres	24 bushels

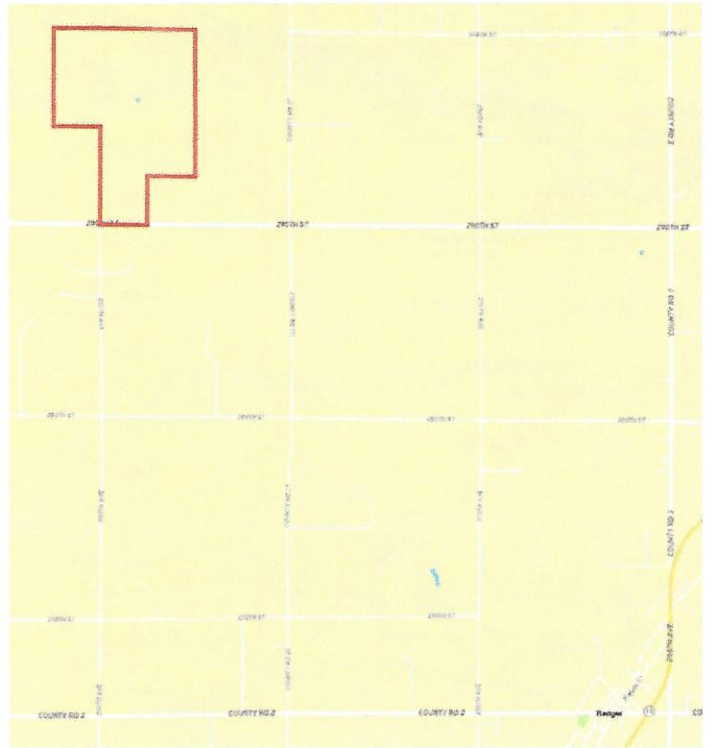
Farm Data:

Cropland	275.39 acres
Non-crop	84.61 acres
Total	360.00 acres

Taxes:

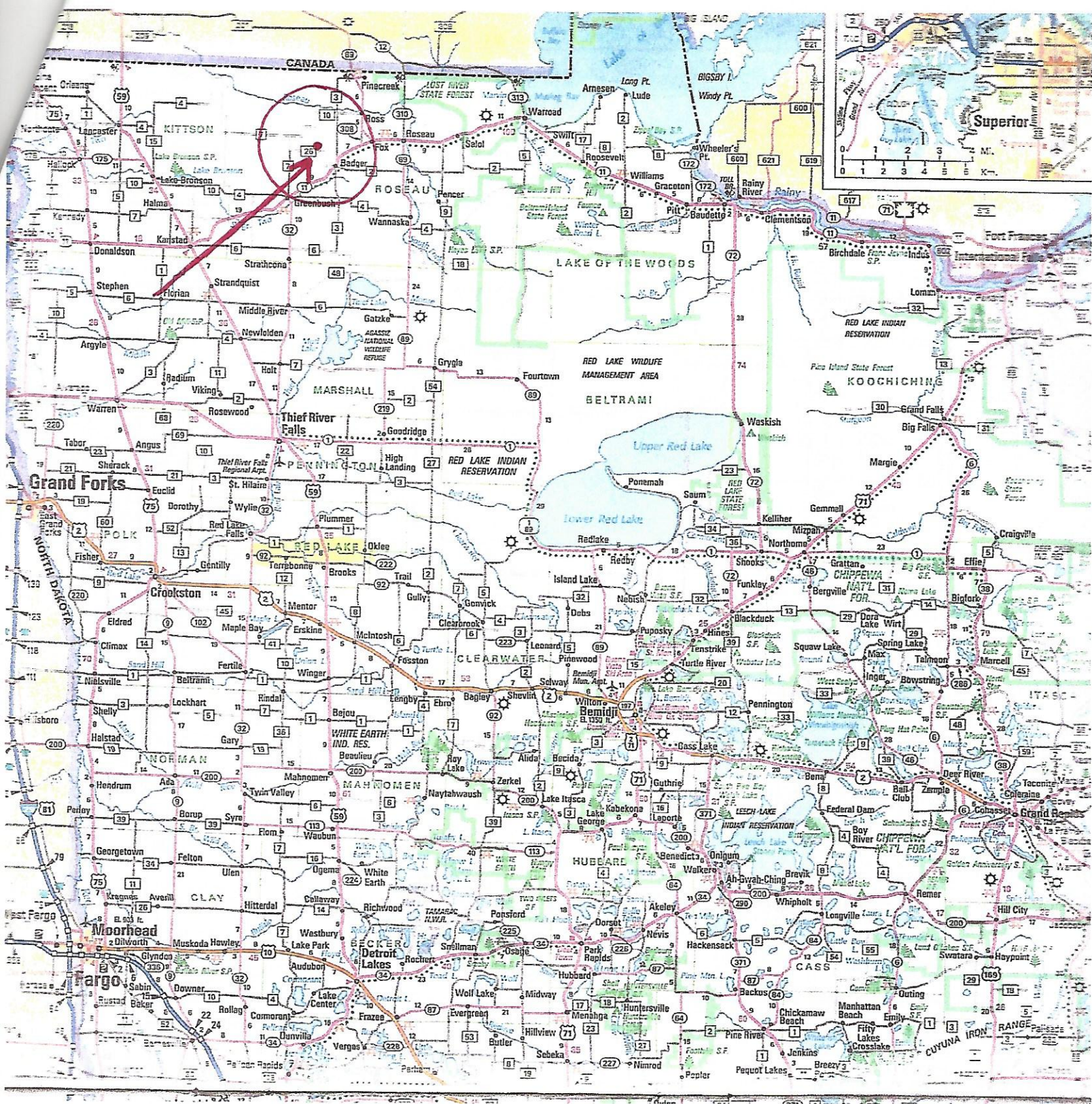
• \$3,512.00

Property Location



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I84A	Percy loam, 0 to 1 percent slopes, very cobbly	246.72	68.03	70	33	3s
I741A	Boash clay loam, dense till, 0 to 1 percent slopes	81.1	22.36	88	51	2w
I86A	Percy mucky loam, 0 to 1 percent slopes	26.55	7.32	15	28	6w
I830A	Woodslake clay, 0 to 1 percent slopes	4.47	1.23	86	31	3w
I92A	Grano clay, 0 to 1 percent slopes	3.54	0.98	79	53	2w
I103A	Kratka fine sandy loam, dense till, 0 to 1 percent slopes	0.21	0.06	77	37	2w
I117A	Skagen loam, dense till, 0 to 2 percent slopes, very cobbly	0.1	0.03	75	48	3s
TOTALS		362.69(*)	100%	70.29	36.84	2.99

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 Hueneker

Midwest Farmland

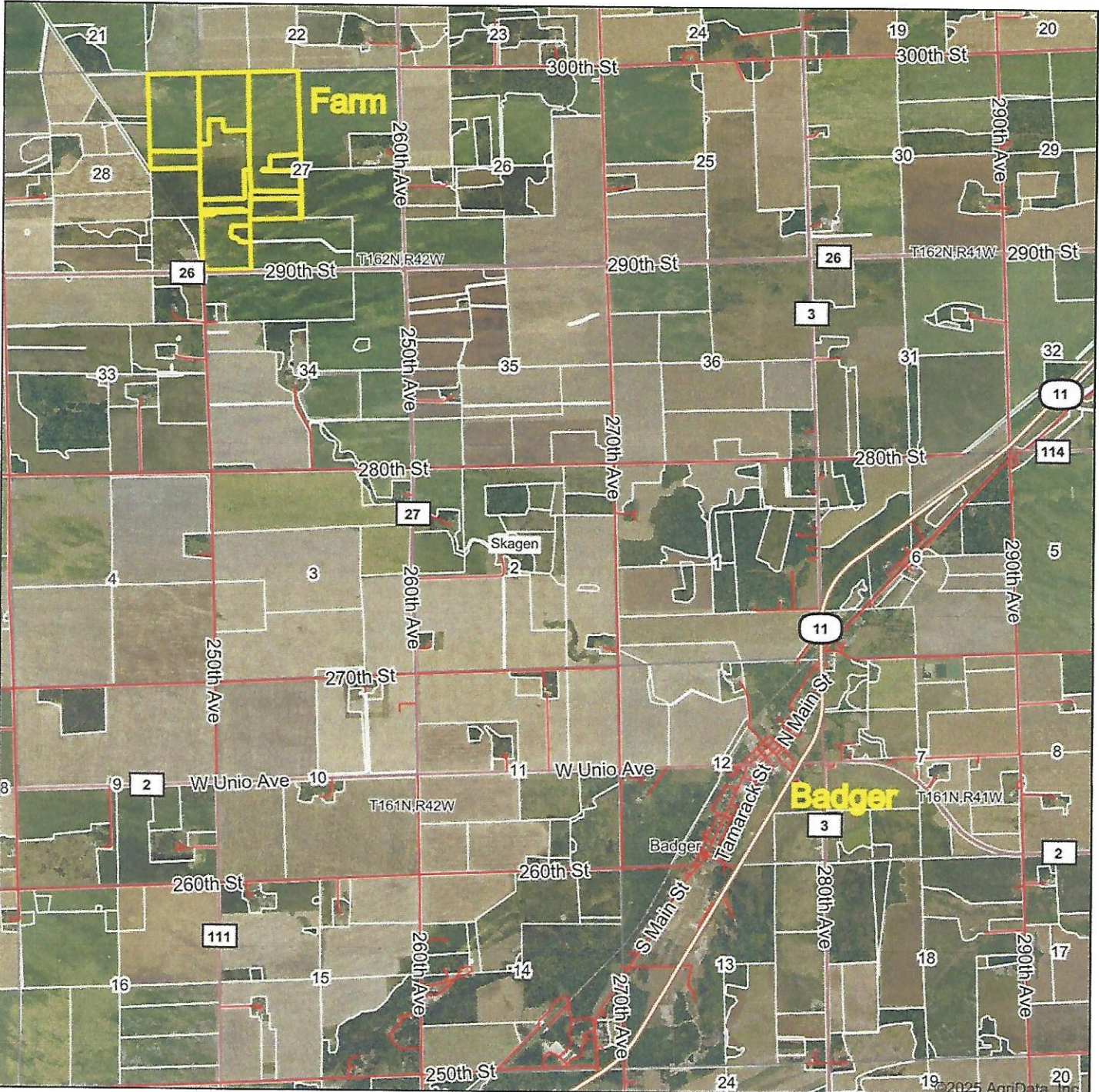
Cell: 815-291-6550

daveiowafarmland@gmail.com

P.O. Box 700

Maquoketa, IA 52060

Aerial Map



Boundary Center: 48° 49' 35.44, -96° 4' 13.4

0ft 4090ft 8181ft



Maps Provided By:



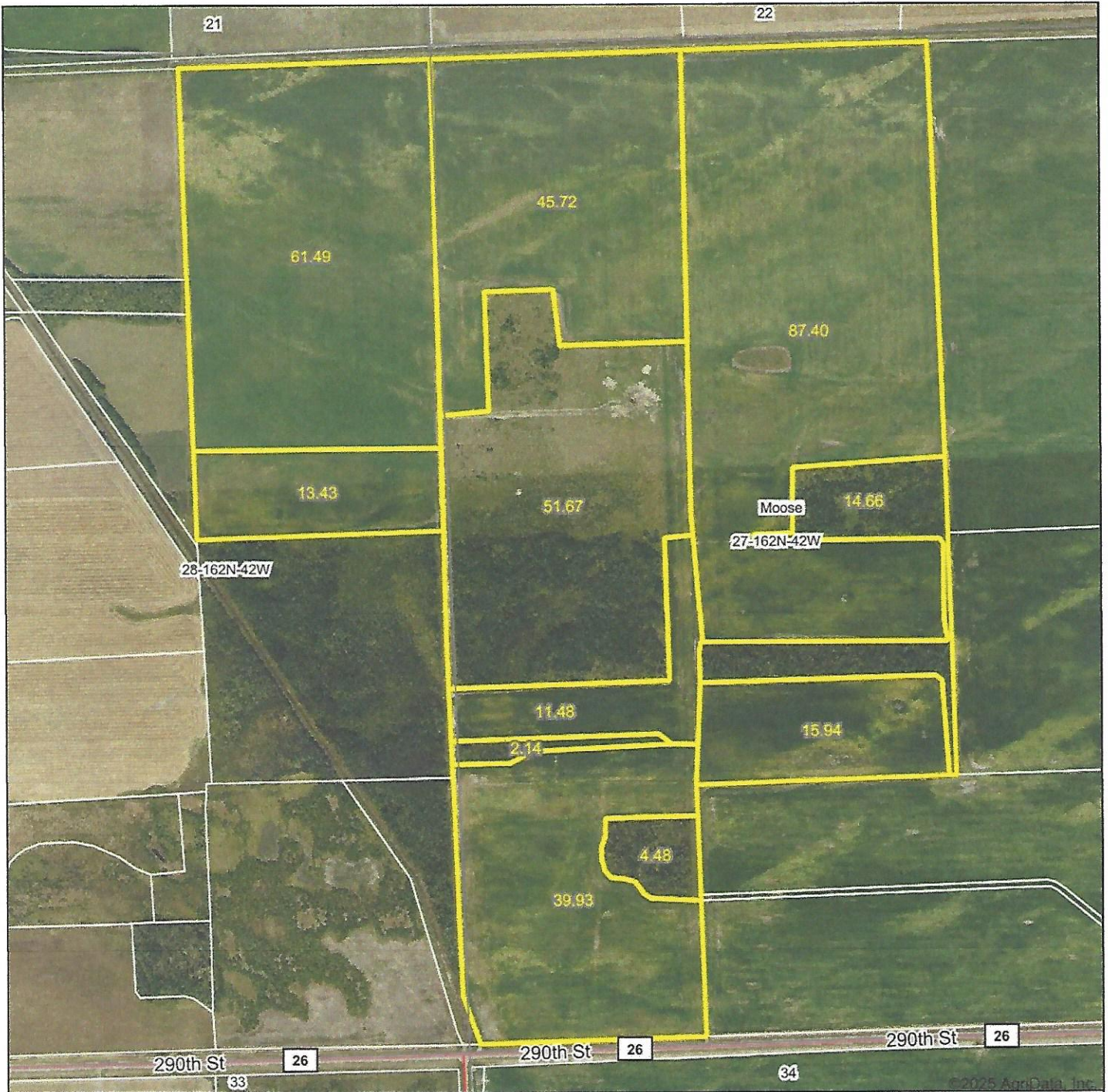
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27-162N-42W
Roseau County
Minnesota

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

2/4/2025

Aerial Map



Maps Provided By:

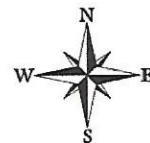


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Boundary Center: 48° 49' 35.44, -96° 4' 13.4

27-162N-42W
Roseau County
Minnesota

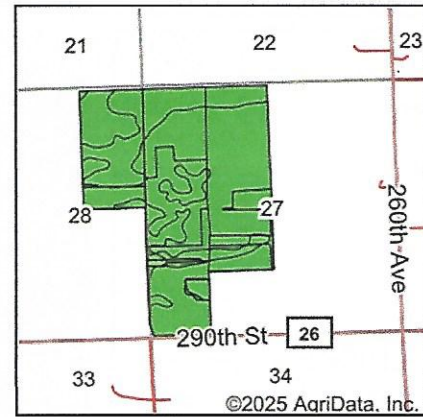
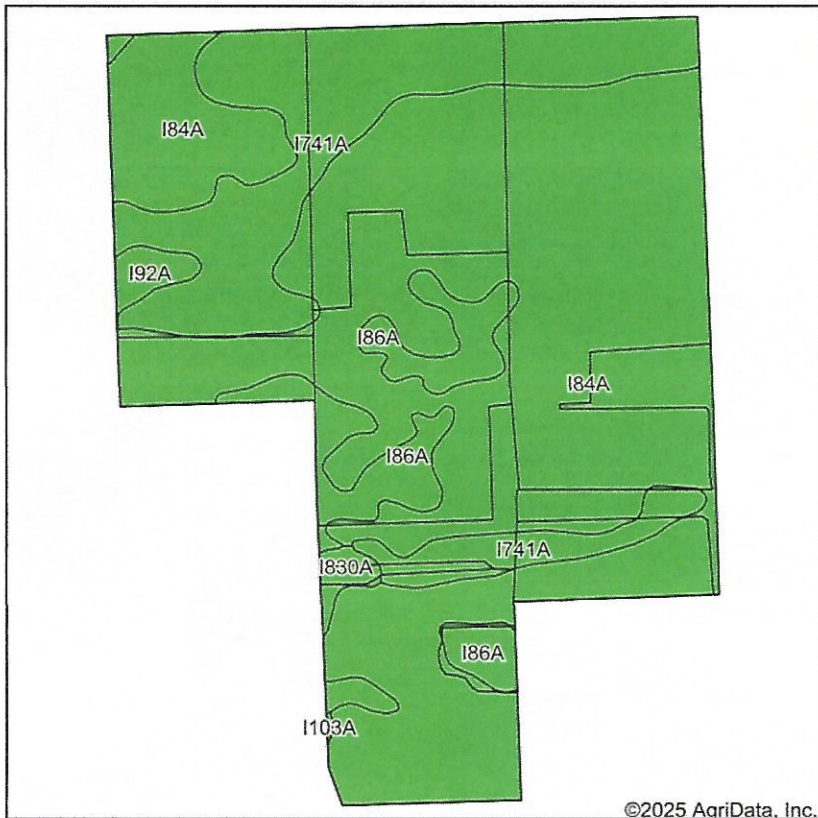
0ft 822ft 1644ft



2/4/2025

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

Soils Map



State: **Minnesota**
 County: **Roseau**
 Location: **27-162N-42W**
 Township: **Moose**
 Acres: **348.34**
 Date: **2/4/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: MN135, Soil Area Version: 22

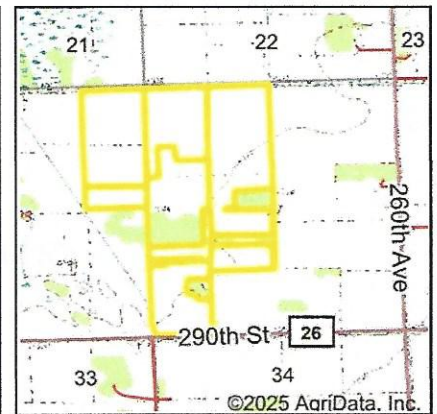
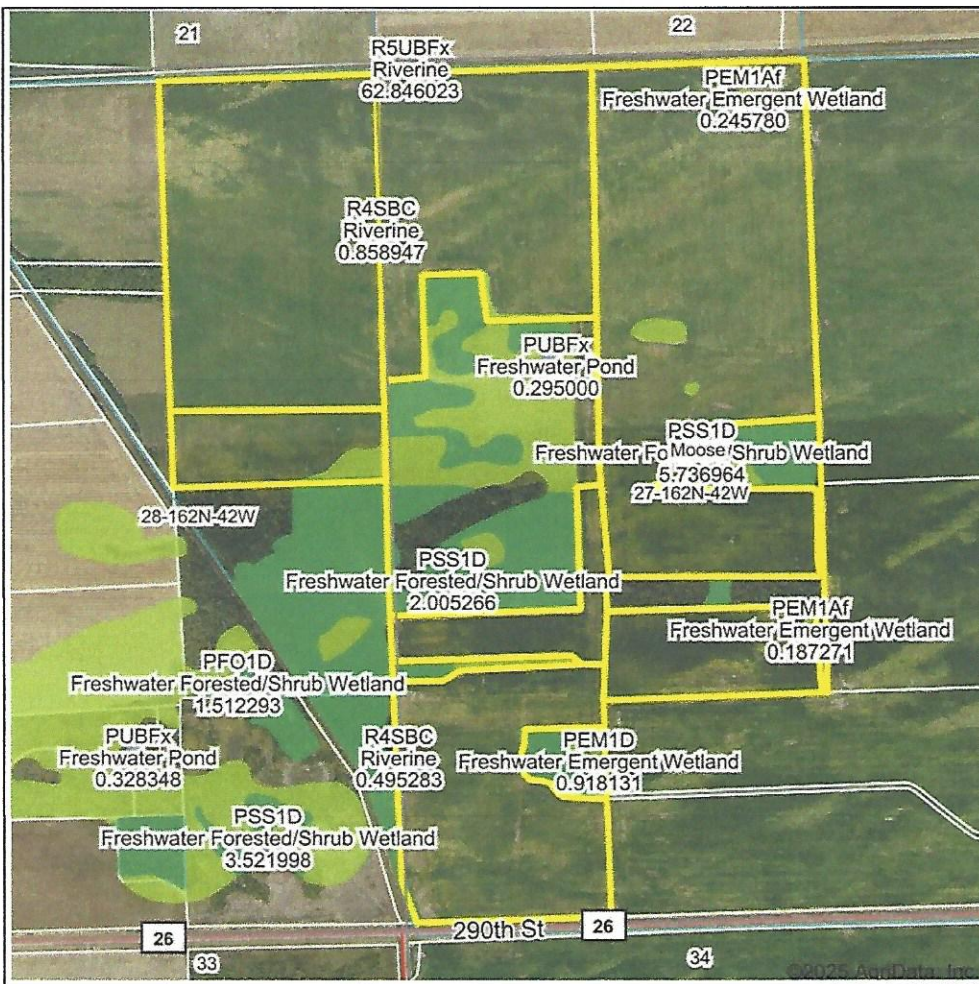
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
I84A	Percy loam, 0 to 1 percent slopes, very cobbly	240.68	69.2%		IIIs	70	29
I741A	Boash clay loam, dense till, 0 to 1 percent slopes	74.37	21.3%		IIw	88	48
I86A	Percy mucky loam, 0 to 1 percent slopes	25.22	7.2%		VIw	15	28
I830A	Woodslake clay, 0 to 1 percent slopes	4.45	1.3%		IIIw	86	32
I92A	Grano clay, 0 to 1 percent slopes	3.49	1.0%		IIw	79	50
I103A	Kratka fine sandy loam, dense till, 0 to 1 percent slopes	0.13	0.0%		IIw	77	28
Weighted Average					2.99	70.2	*n 33.2

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

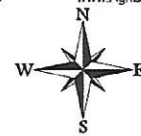
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Wetlands Map



State: **Minnesota**
 Location: **27-162N-42W**
 County: **Roseau**
 Township: **Moose**
 Date: **2/4/2025**



0ft 1236ft 2472ft

Classification Code	Type	Acres
PFO1D	Freshwater Forested/Shrub Wetland	24.67
PEM1D	Freshwater Emergent Wetland	23.45
PSS1D	Freshwater Forested/Shrub Wetland	7.74
PSS1/EM1D	Freshwater Forested/Shrub Wetland	5.18
R4SBC	Riverine	1.35
PEM1C	Freshwater Emergent Wetland	0.98
PEM1Af	Freshwater Emergent Wetland	0.43
PUBFx	Freshwater Pond	0.30
R5UBFx	Riverine	0.06
Total Acres		64.16

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.