

SCAN THE QR CODE  
FOR MORE INFO!



# LAND FOR SALE

399.77± Acres, Marshall County, Minnesota

OFFERED AT  
**\$1,200,000**

## Highlights:

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



For additional information, please contact:  
**Hugh Hunt, AFM, Agent | (218) 843-1139**  
[HHunt@FarmersNational.com](mailto:HHunt@FarmersNational.com)





# Property Information

## Directions to Property:

From Karlstad, Minnesota, travel six miles west on State Highway 11 and two miles south on 360th Avenue.

## Property Description:

Nice 400-acre parcel with sandy loam soils. Great for corn production, along with many other crops. Here's your opportunity to own a large parcel of farmland at a reasonable price.

## Legal Description:

W1/2 & S1/2NE1/4 Section 1, T158N R47W

## Taxes:

- \$3,008.00

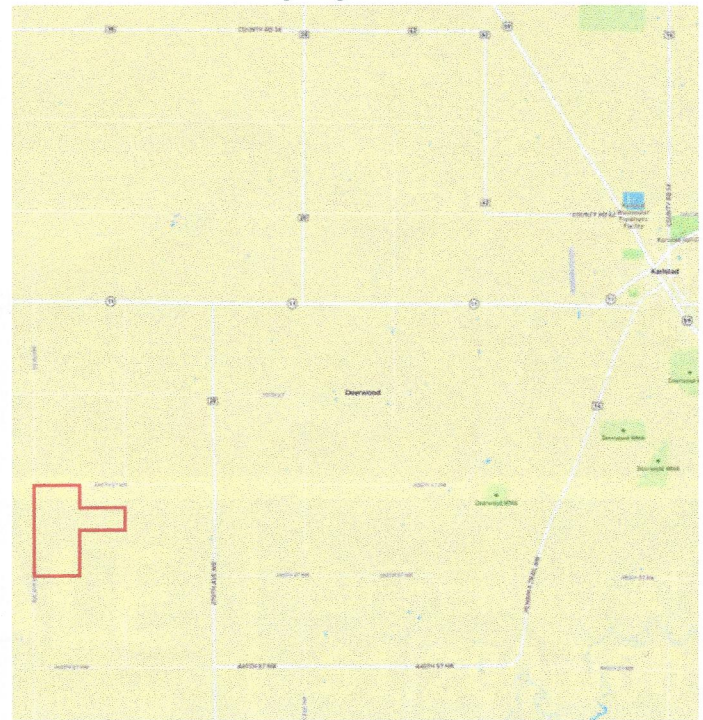
## FSA Information:

	Base	Yield
Corn	110.60 acres	55 bushels
Oats	52.40 acres	53 bushels
Barley	46.70 acres	46 bushels
Wheat	30.50 acres	33 bushels

## Farm Data:

Cropland	381.26 acres
Non-crop	8.67 acres
Buildings	9.84 acres
Total	399.77 acres

## Property Location

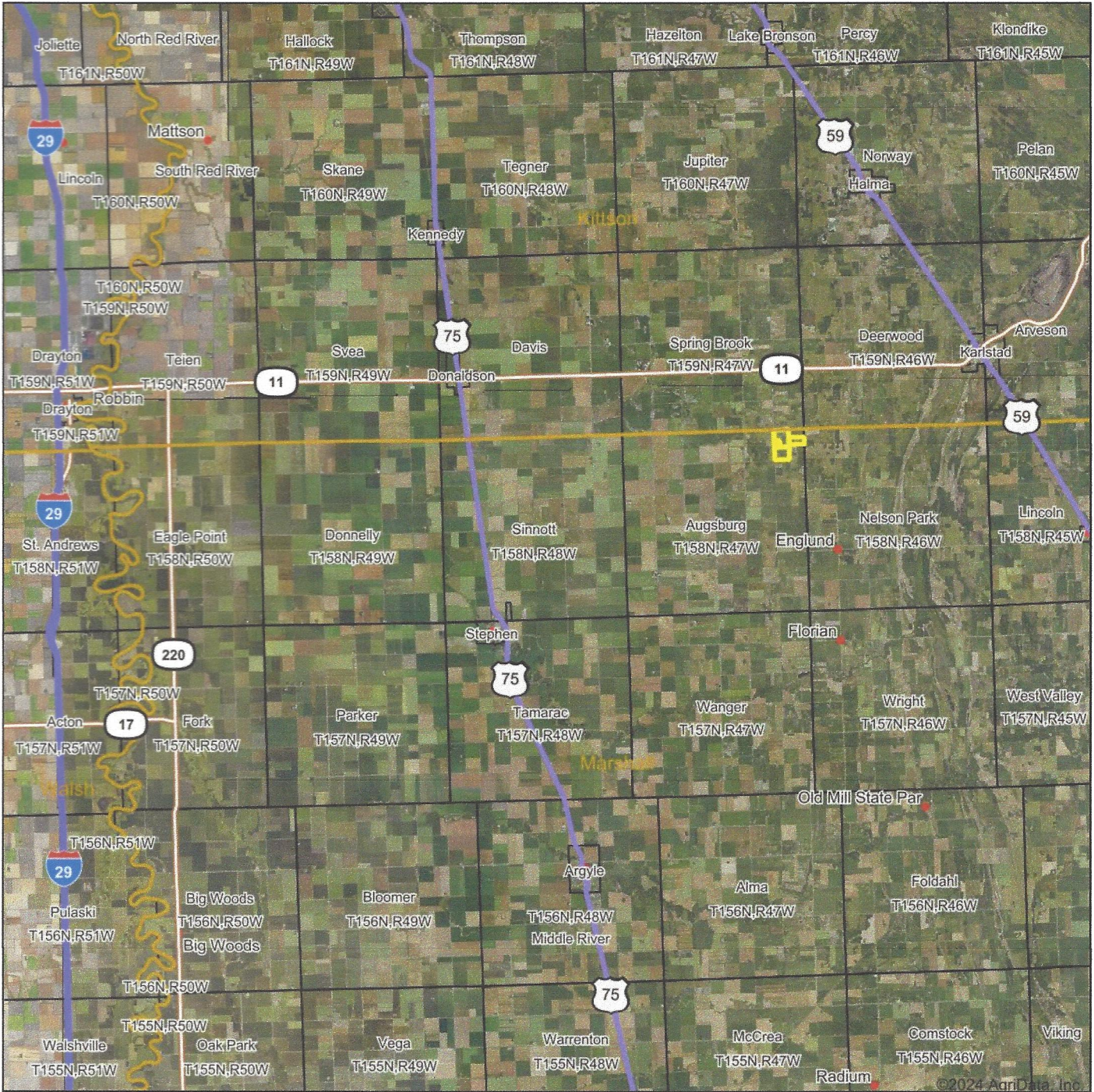


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I113A	Grimstad fine sandy loam, dense till, 0 to 2 percent slopes	202.64	50.77	88	36	2s
I114A	Foldahl fine sandy loam, dense till, 0 to 2 percent slopes	157.22	39.39	65	40	2s
I98A	Ulen fine sandy loam, dense till, 0 to 2 percent slopes	22.03	5.52	55	33	3e
I103A	Kratka fine sandy loam, dense till, 0 to 1 percent slopes	11.76	2.95	77	37	2w
I94A	Strathcona fine sandy loam, dense till, 0 to 1 percent slopes	5.01	1.26	80	34	2w
I91A	Rosewood fine sandy loam, dense till, 0 to 1 percent slopes	0.46	0.12	55	32	3w
TOTALS		399.12(*)	100%	76.66	37.41	2.06

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



Boundary Center: 48° 32' 10.98, -96° 39' 37.2

0mi 5.1mi 10.3mi



11/25/2024



Maps Provided By:



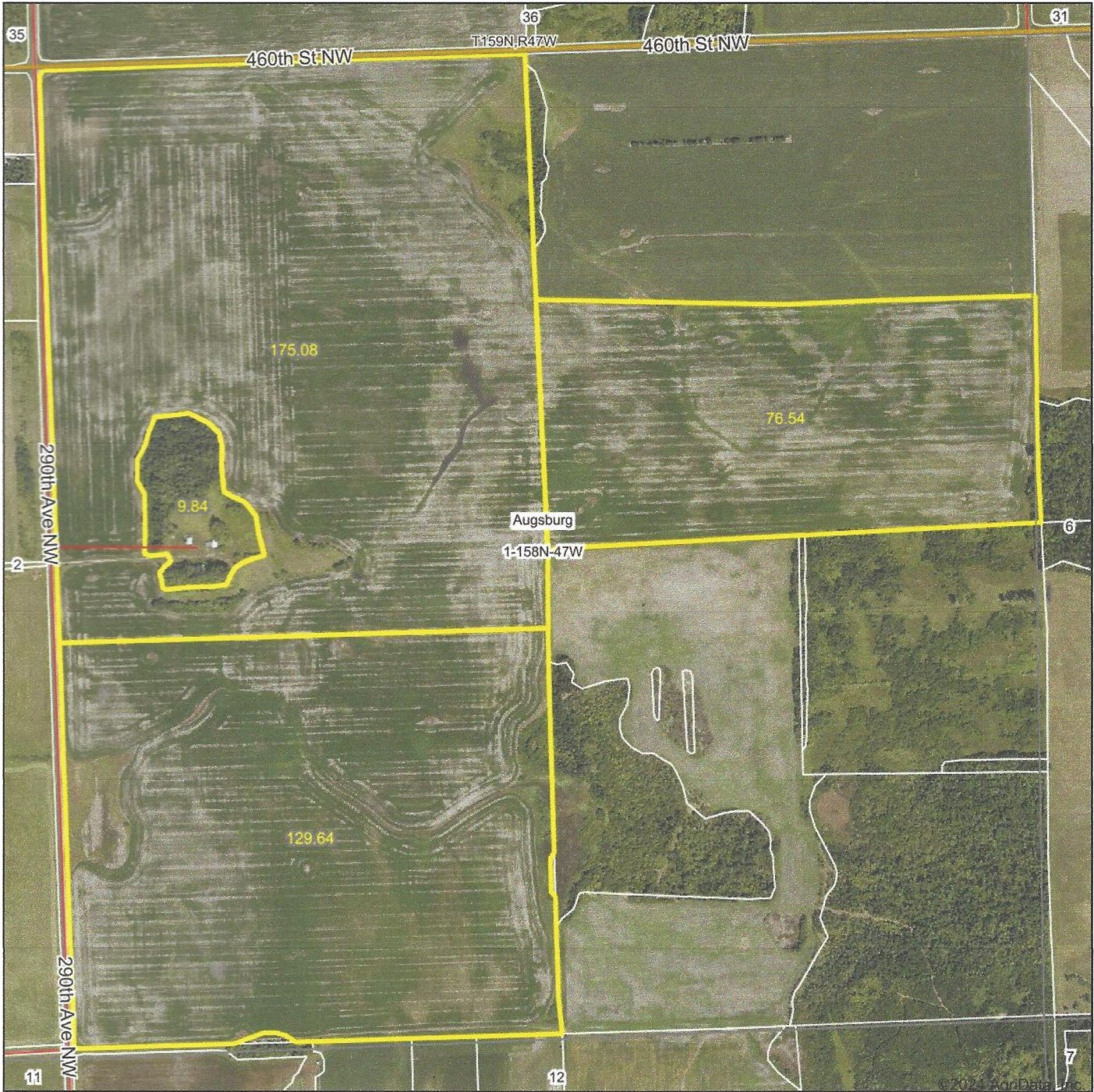
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Field borders provided by Farm Service Agency as of 5/21/2008.

**1-158N-47W**  
**Marshall County**  
**Minnesota**



# Aerial Map



Maps Provided By:

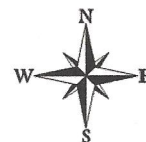


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Field borders provided by Farm Service Agency as of 5/21/2008.

Boundary Center: 48° 32' 10.98, -96° 39' 37.2

0ft 833ft 1666ft

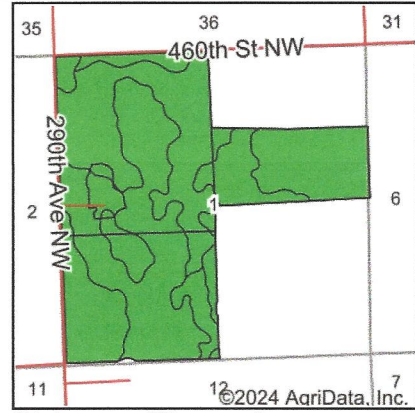
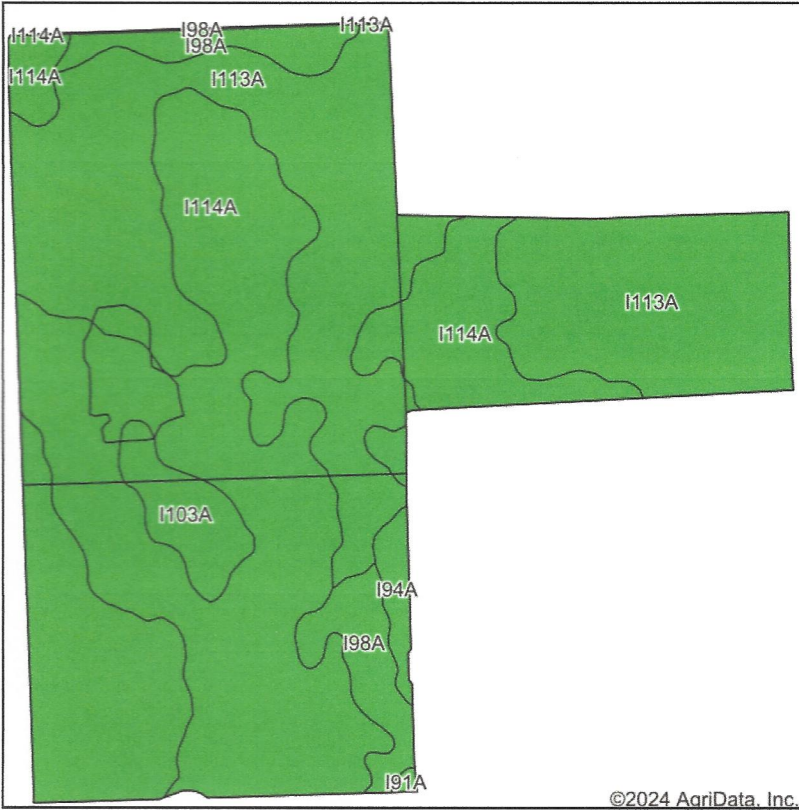


11/25/2024

1-158N-47W  
Marshall County  
Minnesota



# Soils Map



State: **Minnesota**  
 County: **Marshall**  
 Location: **1-158N-47W**  
 Township: **Augsburg**  
 Acres: **391.1**  
 Date: **11/25/2024**



Maps Provided By:



Area Symbol: MN069, Soil Area Version: 21  
 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
I113A	Grimstad fine sandy loam, dense till, 0 to 2 percent slopes	196.09	50.2%		Ils	88	28
I114A	Foldahl fine sandy loam, dense till, 0 to 2 percent slopes	156.86	40.1%		Ils	65	30
I98A	Ulen fine sandy loam, dense till, 0 to 2 percent slopes	20.78	5.3%		Ille	55	30
I103A	Kratka fine sandy loam, dense till, 0 to 1 percent slopes	11.80	3.0%		Ilw	77	28
I94A	Strathcona fine sandy loam, dense till, 0 to 1 percent slopes	4.60	1.2%		Ilw	80	30
I91A	Rosewood fine sandy loam, dense till, 0 to 1 percent slopes	0.48	0.1%		Illw	55	21
I98A	Ulen fine sandy loam, dense till, 0 to 2 percent slopes	0.42	0.1%		Ille	55	30
I114A	Foldahl fine sandy loam, dense till, 0 to 2 percent slopes	0.07	0.0%		Ils	65	30
Weighted Average					2.06	76.5	*n 28.9

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method