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L-2500113

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FOR MORE INFO!



LAND FOR SALE

460.93± Acres, Roseau County, Minnesota

OFFERED AT
\$1,999,000

Highlights:

- Pattern drain tiled land with excellent surface drainage
- High quality soils for production for soybeans, wheat, canola, corn, and perennial ryegrass



For additional information, please contact:

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

HHunt@FarmersNational.com

Property Information

Directions to Property: From Greenbush, Minnesota, travel seven miles north on County Highway 7, two miles east on County Highway 26 and one-half mile north on County 11.

Legal Description: Lots 1 & 2, NE1/4, E1/2NW1/4 Section 30; and SE1/4SW1/4, S1/2SE1/4 Section 19, all in T162N R42W

Property Description: Here is an excellent opportunity to buy highly productive pattern tiled farmland! This land has exceptional drainage and good access.

2024 Taxes: \$3,336.00

Farm Data:

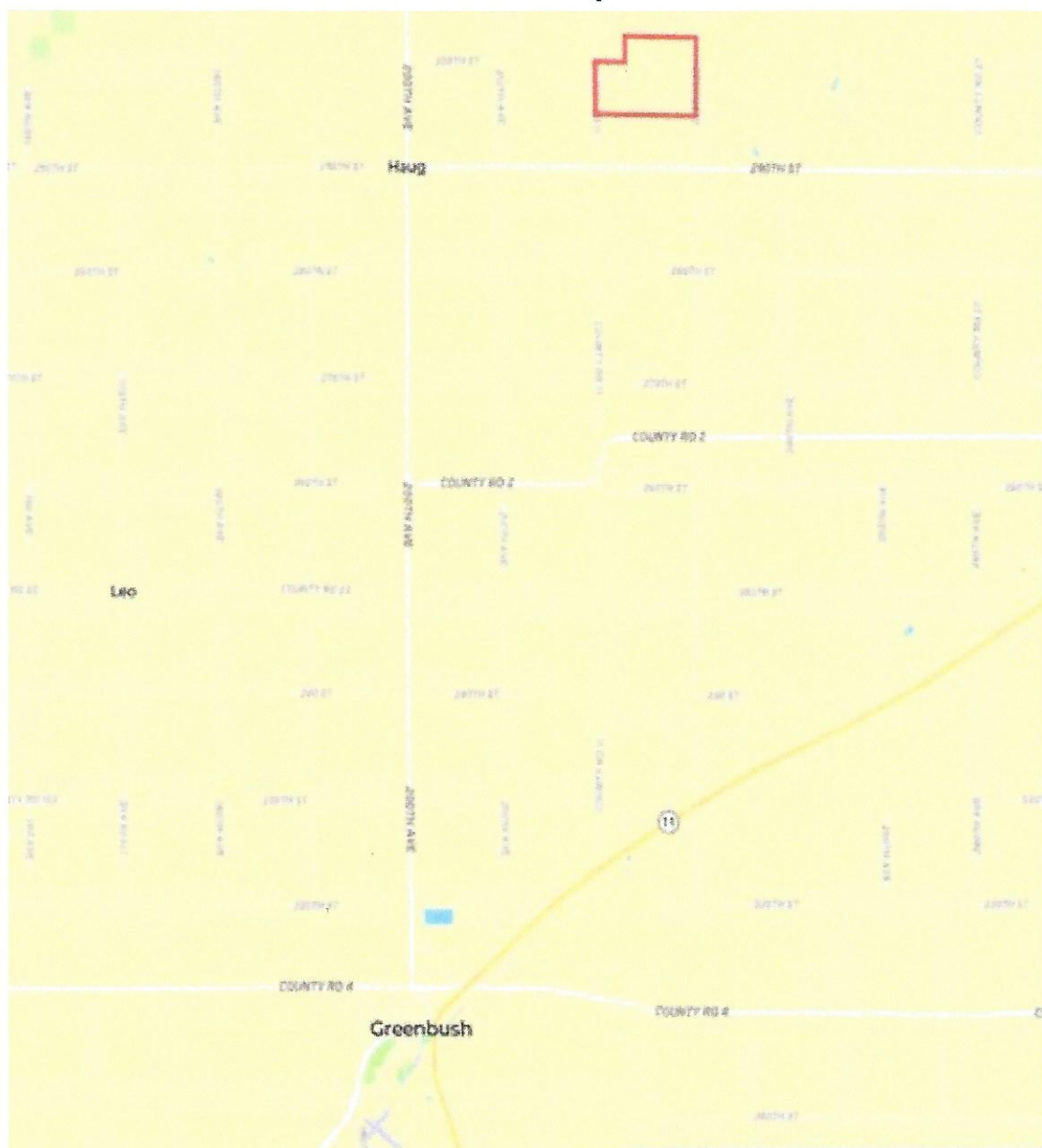
Cropland	405.44 acres
Non-crop	2.00 acres
Timber	47.83 acres
Other	5.66 acres
Total	460.93 acres

FSA Information:

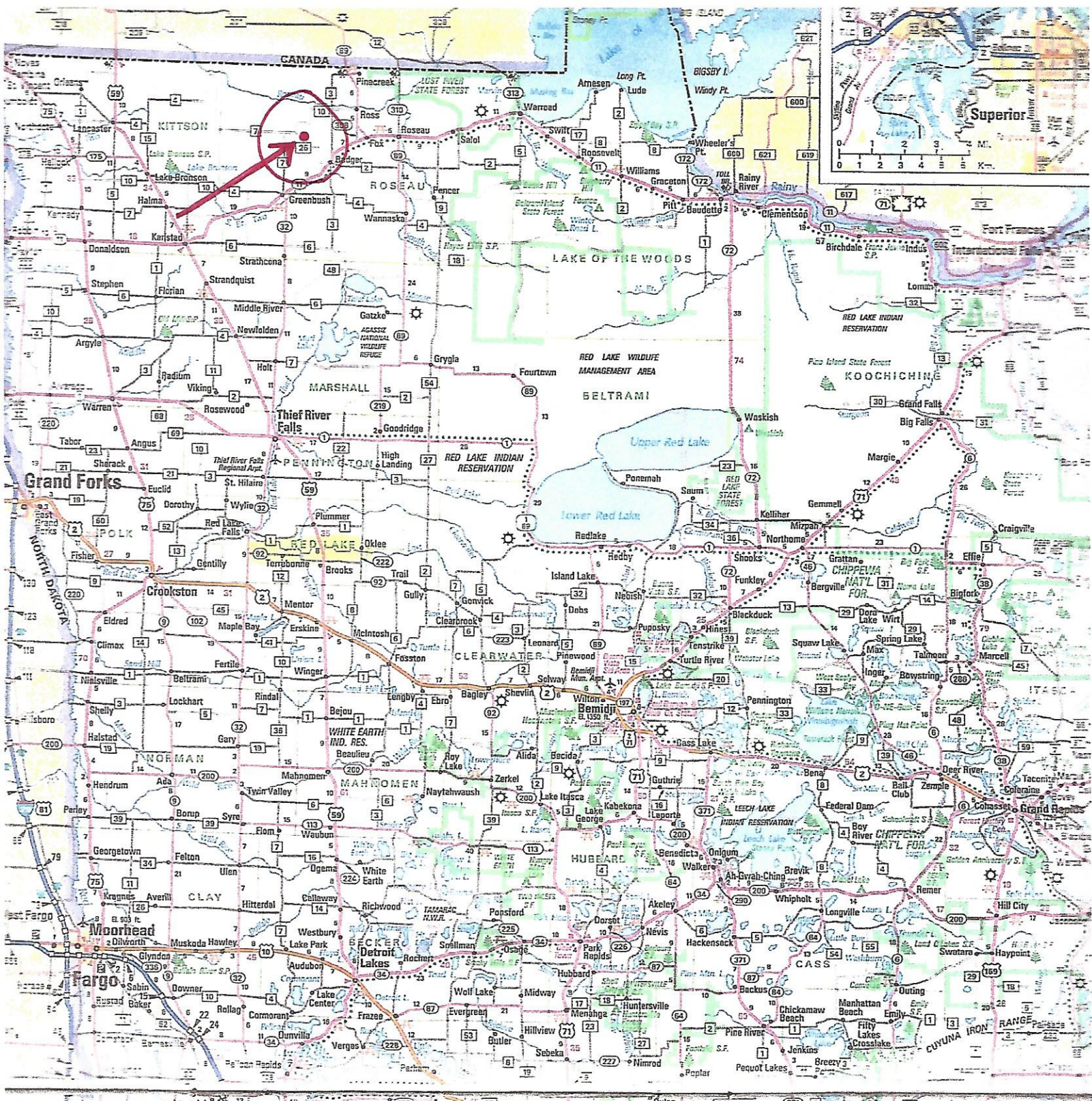
	Base	Yield
Wheat	27.30 acres	68 bushels
Corn	18.56 acres	105 bushels
Soybeans	77.48 acres	33 bushels
Sunflowers	8.84 acres	861 pounds
Barley	7.51 acres	72 bushels

Price: \$1,999,000

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.



Iowa Farm Land Brokers

David Hueneke

Midwest Farmland

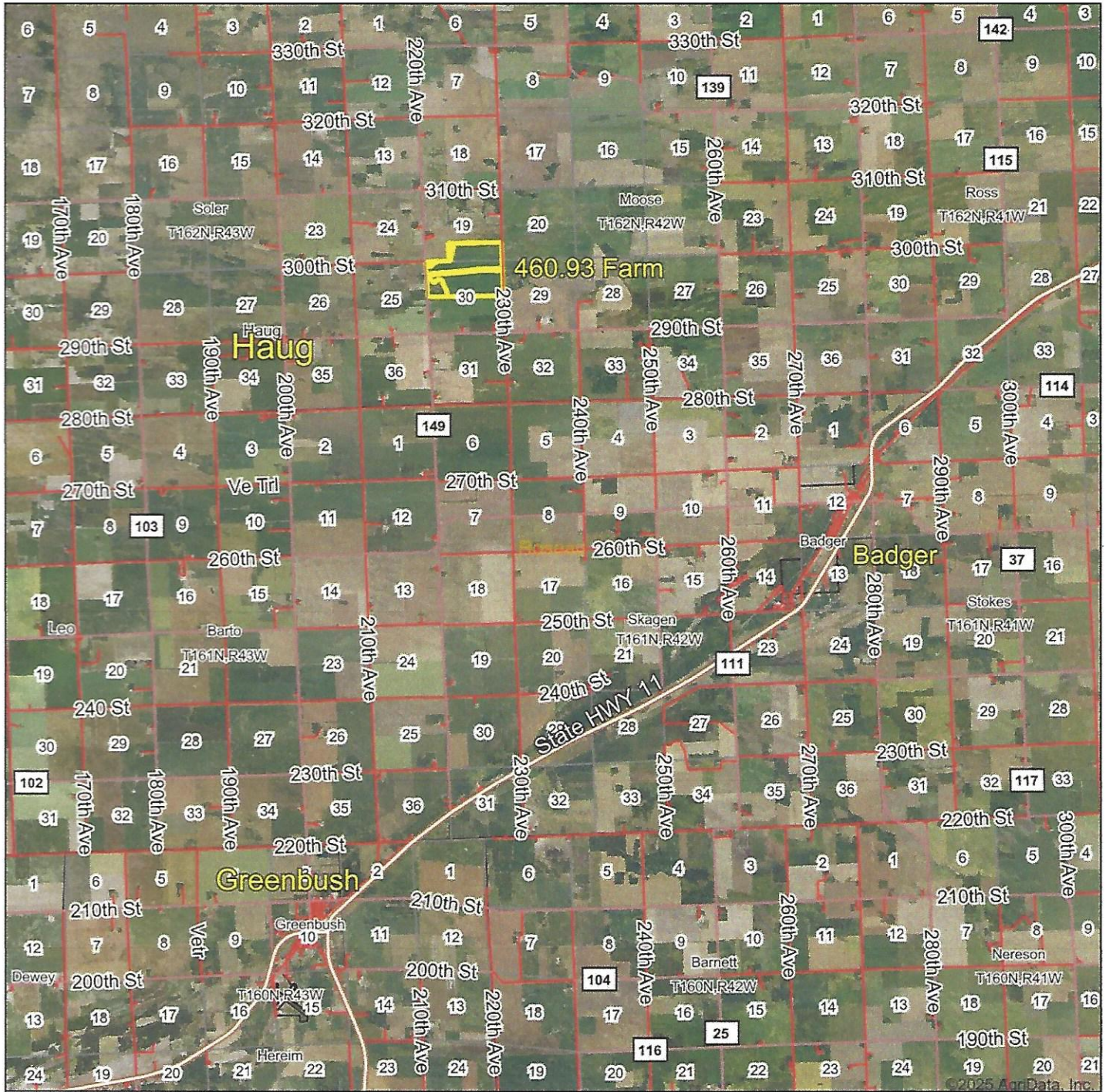
Cell: 815-291-6550

daveiowafarmland@gmail.com

P.O. Box 700

Maquoketa, IA 52060

Aerial Map



Boundary Center: 48° 49' 56.75, -96° 7' 43.91

0mi 2.2mi 4.4mi



Maps Provided By:



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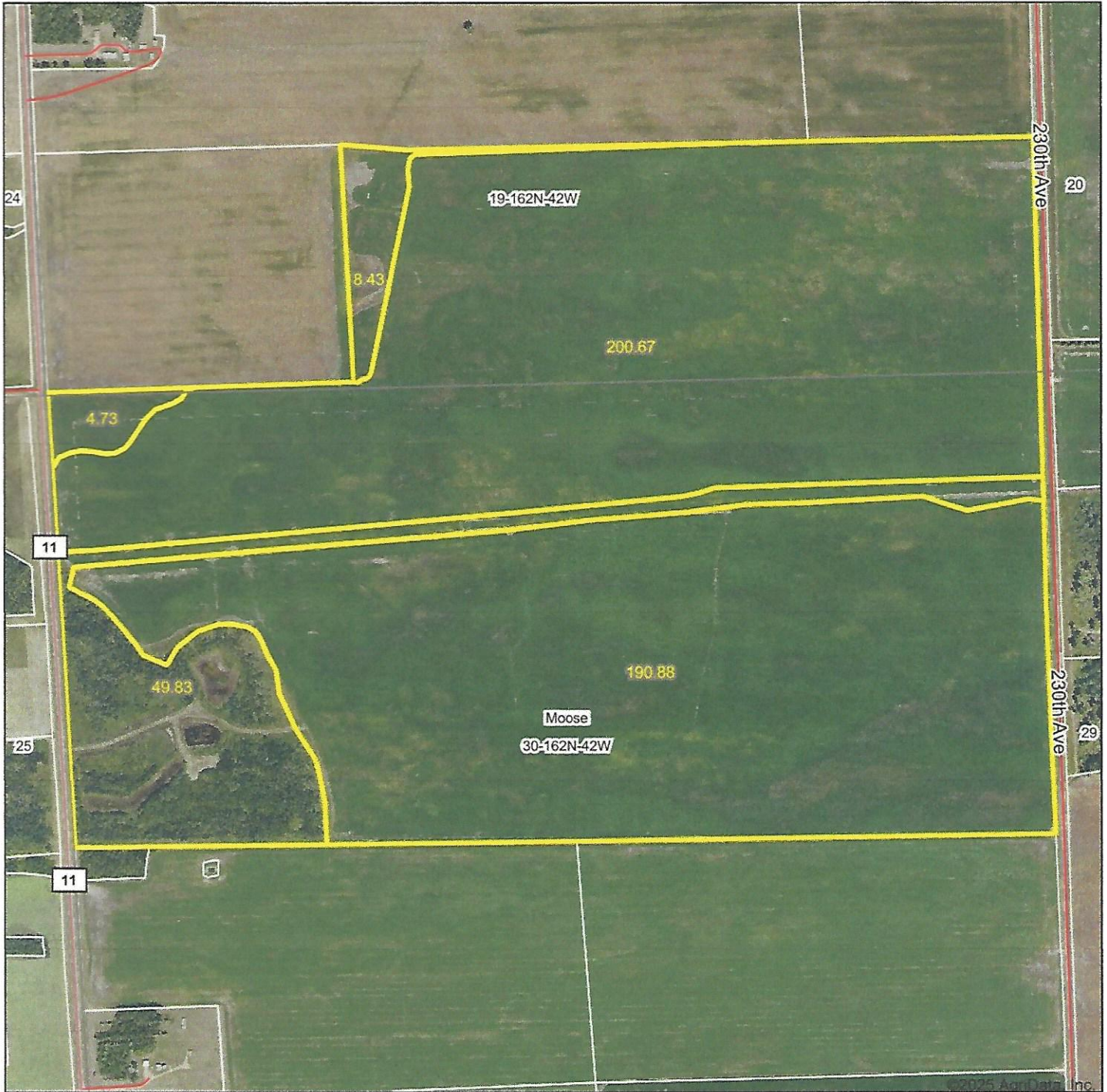
www.AgridataInc.com

30-162N-42W
Roseau County
Minnesota

3/6/2025

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

Aerial Map



Boundary Center: 48° 49' 56.75, -96° 7' 43.91

0ft 886ft 1772ft



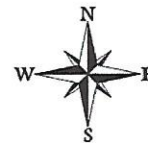
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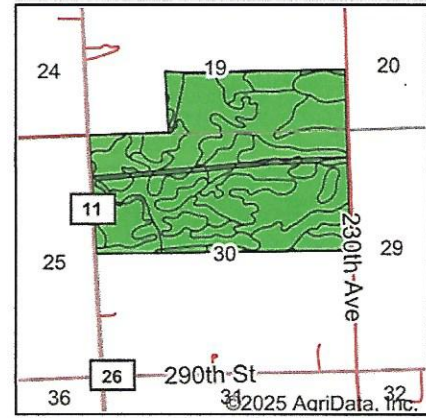
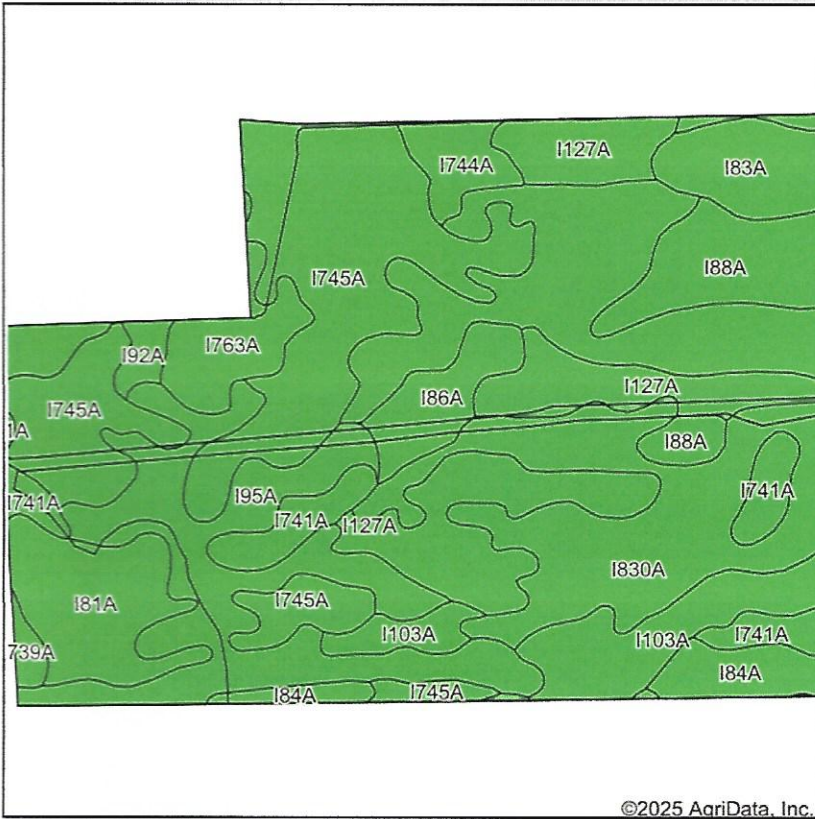
30-162N-42W
Roseau County
Minnesota



2/24/2025

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

Soils Map



State: **Minnesota**
 County: **Roseau**
 Location: **30-162N-42W**
 Township: **Moose**
 Acres: **454.54**
 Date: **2/24/2025**



Maps Provided By:



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Soils data provided by USDA and NRCS.

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Area Symbol: MN135, Soil Area Version: 22

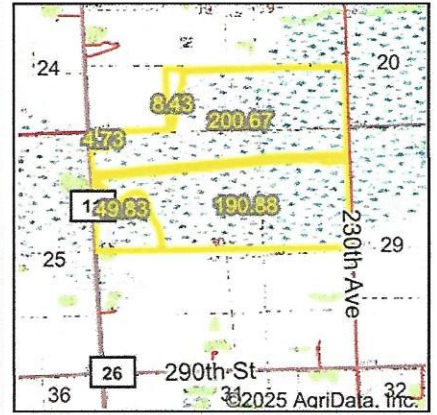
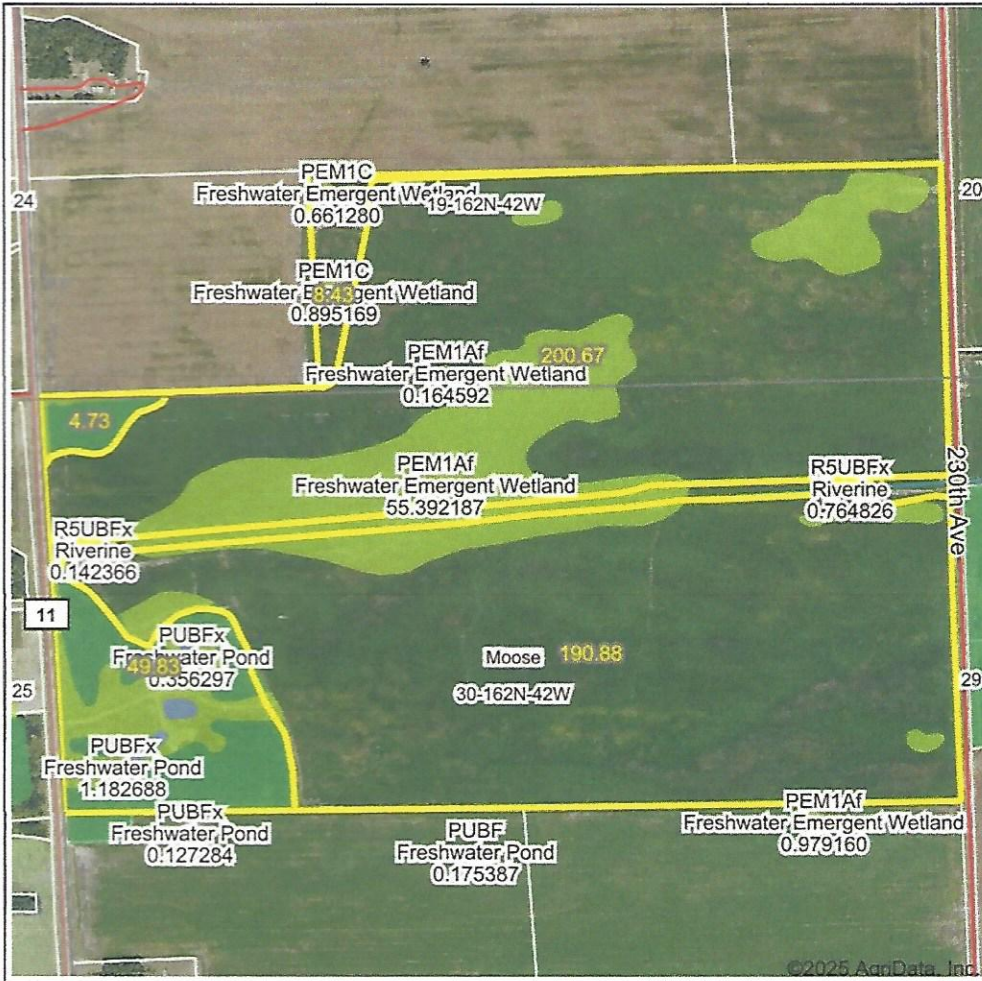
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
I830A	Woodslake clay, 0 to 1 percent slopes	105.47	23.2%	■	IIIw	86	32
I745A	Espelie fine sandy loam, 0 to 2 percent slopes	89.14	19.6%	■	IIIw	70	31
I95A	Kratka and Strathcona soils, dense till, 0 to 1 percent slopes	55.93	12.3%	■	VIw	15	22
I127A	Percy loam, 0 to 1 percent slopes	50.80	11.2%	■	IIw	85	41
I103A	Kratka fine sandy loam, dense till, 0 to 1 percent slopes	24.56	5.4%	■	IIw	77	28
I81A	Northwood muck, dense till, 0 to 1 percent slopes	23.19	5.1%	■	VIw	10	36
I88A	Haug muck, 0 to 1 percent slopes	21.99	4.8%	■	VIw	15	36
I741A	Boash clay loam, dense till, 0 to 1 percent slopes	19.13	4.2%	■	IIw	88	48
I83A	Wildwood muck, dense till, 0 to 1 percent slopes	14.12	3.1%	■	VIw	15	48
I763A	Hilaire fine sandy loam, 0 to 2 percent slopes	12.44	2.7%	■	IIIs	70	55
I84A	Percy loam, 0 to 1 percent slopes, very cobbly	12.12	2.7%	■	IIIs	70	29
I86A	Percy mucky loam, 0 to 1 percent slopes	11.49	2.5%	■	VIw	15	28
I744A	Grano loam, 0 to 1 percent slopes	9.06	2.0%	■	IIw	83	56
I92A	Grano clay, 0 to 1 percent slopes	3.00	0.7%	■	IIw	79	50
I739A	Dora muck, 0 to 1 percent slopes	2.10	0.5%	■	VIw	5	48
Weighted Average					3.59	61	*n 34.1

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

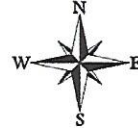
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Wetlands Map



State: **Minnesota**
 Location: **30-162N-42W**
 County: **Roseau**
 Township: **Moose**
 Date: **2/24/2025**



0ft 1255ft 2511ft

Classification Code	Type	Acres
PEM1Af	Freshwater Emergent Wetland	66.66
PFO1D	Freshwater Forested/Shrub Wetland	20.13
PEM1D	Freshwater Emergent Wetland	16.69
PFO1/SS1D	Freshwater Forested/Shrub Wetland	5.26
PUBFx	Freshwater Pond	2.08
PEM1C	Freshwater Emergent Wetland	1.56
PSS1D	Freshwater Forested/Shrub Wetland	0.90
R5UBFx	Riverine	0.64
Total Acres		113.92

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