

# LAND FOR SALE

360 +/- Acres, Roseau County, Minnesota  
Offered at: \$800,000

## Highlights:

- Productive soils - Percy Loam/Boash Clay Loam
- Excellent for wheat, canola, soybeans and perennial ryegrass production
- Hunting habitat for whitetail deer and grouse

L-2200143

**Property Location:** Two miles north of Badger, Minnesota on County Road 3 and three miles west on County Road 26.

**Legal Description:** E1/2NE1/4 Section 28, NW1/4, N1/2SW1/4 & SW1/4SW1/4 Section 27, all in T162N R42W

**Property Description** Productive farmland for wheat, canola, soybeans and perennial ryegrass along with over 80 acres of timber and brush for hunting. Owner willing to sign a three year lease-back.



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For additional information, please contact:

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# Property Information

## Farm Data:

Cropland	275.39 acres
Non-crop	84.61 acres
Total	360.00 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	71.08 acres	37 bushels
Soybeans	71.02 acres	24 bushels

**2021 Taxes:** \$3,046



**Aerial Photo**



**Soil Map**



**Property Location Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I84A	Percy loam, 0 to 1 percent slopes, very cobbly	246.68	68.02	70	40	3s
I741A	Boash clay loam, dense till, 0 to 1 percent slopes	81.11	22.36	88	50	2w
I86A	Percy mucky loam, 0 to 1 percent slopes	26.55	7.32	15	26	6w
I830A	Woodslake clay, 0 to 1 percent slopes	4.47	1.23	86	46	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	32	2w
I117A	Skagen loam, dense till, 0 to 2 percent slopes, very cobbly	0.1	0.03	75	51	3s
TOTALS		362.68(*)	100%	70.29	41.41	2.99

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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