

145 Acres • Marshall County, MN

PRICE: \$525,000

LEGAL

NE¼ Less Tract 29-156-43

CROP ACRES

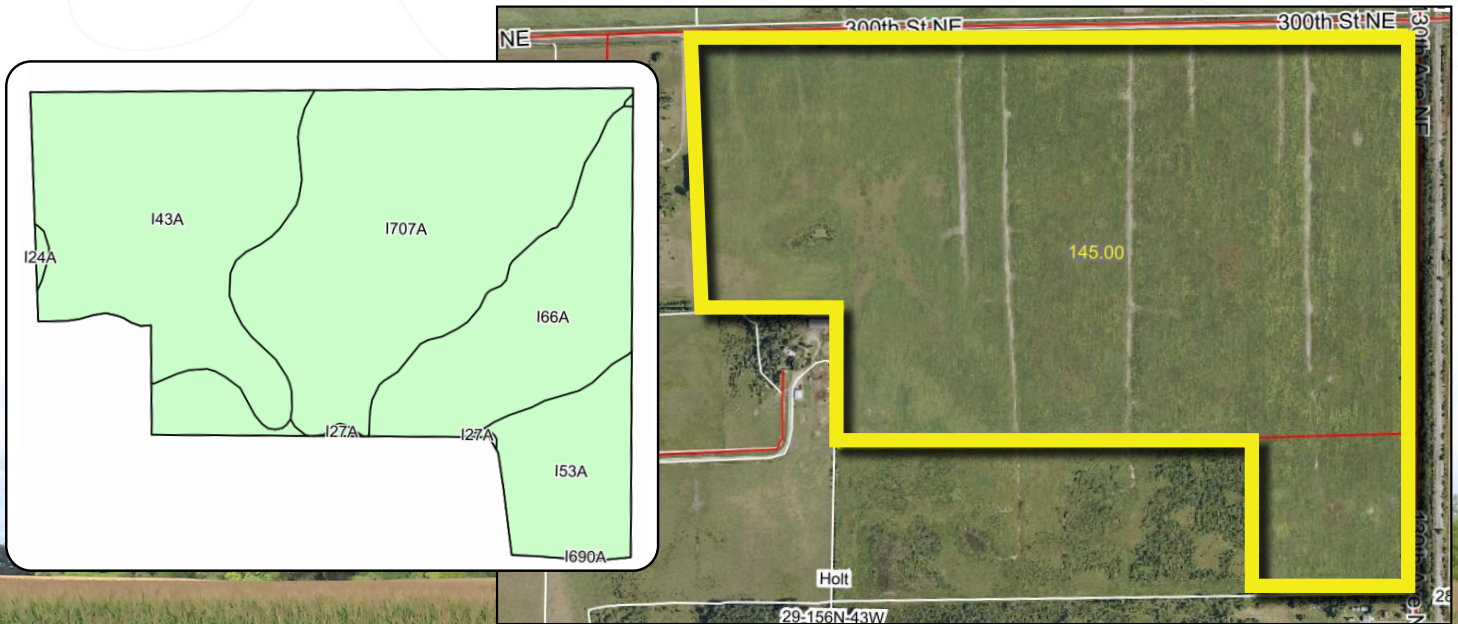
140 +/-

PRICE PER ACRE

\$3,620/acre

Property Note

This productive 145 +/- acre property in Holt Township, Marshall County, MN, features approximately 140 +/- acres of cropland with strong cropping history and excellent soil ratings. The majority of the land is comprised of flat to gently rolling terrain with loam and sandy loam soils, offering a favorable mix for diverse crop production. This property is ideally suited for both farmers looking to expand their operation and investors seeking reliable ag land in northwest Minnesota. With a weighted Soil Productivity Index (SPI) 85.9, this farmland demonstrates high yield potential. Recent crop history includes soybeans and corn, and the soil composition is dominated by highly productive Roliss, Vallers, and Mavie loams. This parcel also benefits from convenient access and proximity to grain markets in the region. This is an outstanding opportunity to acquire a well-managed tract of farmland with minimal non-tillable acres and strong agronomic attributes.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I707A	Roliss-Vallers loams, 0 to 1 percent slopes	53.29	37.6%	IIw	91
I43A	Mavie fine sandy loam, 0 to 1 percent slopes	42.89	30.3%	IIIw	75
I66A	Vallers loam, 0 to 2 percent slopes	30.17	21.3%	IIw	90
I53A	Roliss loam, 0 to 2 percent slopes	14.50	10.2%	IIw	92
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	0.39	0.3%	IIs	88
I27A	Hamre muck, 0 to 1 percent slopes	0.34	0.2%	IVw	15
I690A	Kittson loam, wet, 0 to 2 percent slopes	0.13	0.1%	IIc	100
Weighted Average					85.9

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