

180 Acres • Marshall County, MN

PRICE: \$547,500

LEGAL

NE¼, E½NE¼NW¼ 29-156-43

CROP ACRES

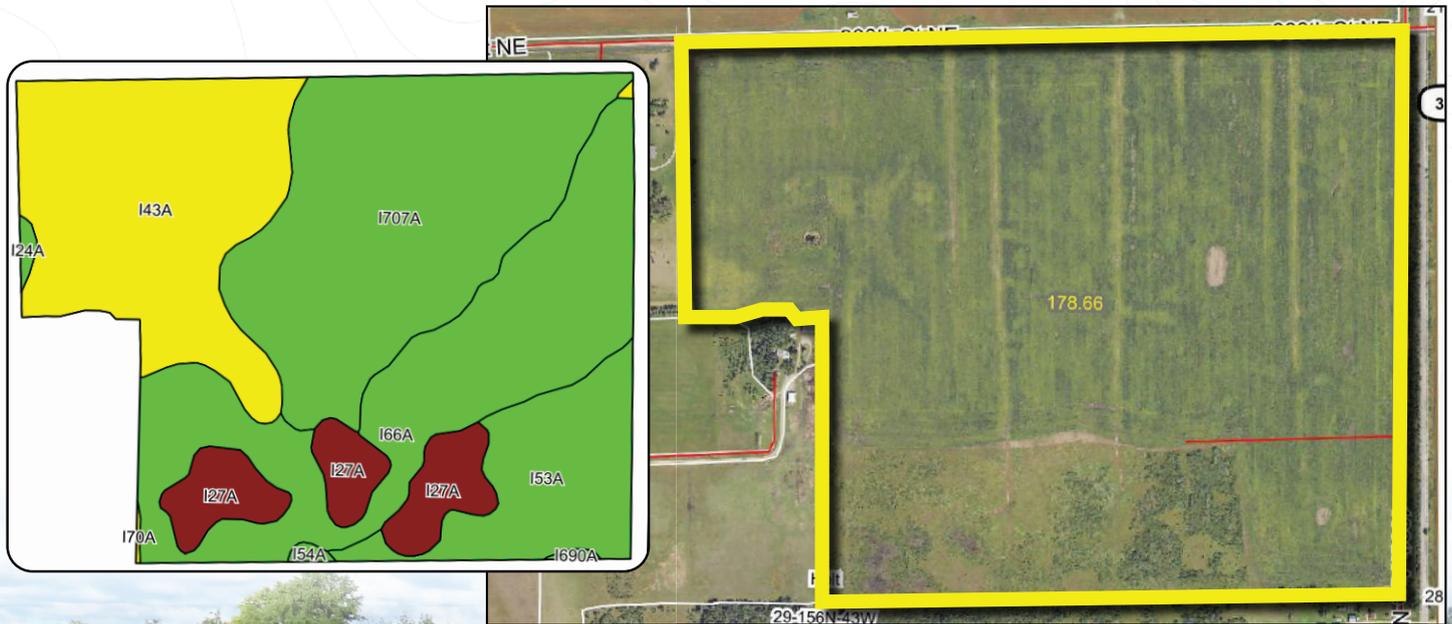
178.66 +/-

PRICE PER ACRE

\$3,041.67/acre

Property Note

This is an excellent opportunity to purchase 180 +/- acres of productive agricultural land in Marshall County, Minnesota. With approximately 160 +/- acres currently being farmed and an established rental history, this property presents a solid income-producing investment as well as an expansion opportunity for area producers. The current tenant has been renting based on 160 acres, providing immediate income potential for the new owner. The farm features a strong CPI of 80.9 with productive Class II and III soils.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I707A	Roliss-Vallers loams, 0 to 1 percent slopes	54.63	30.6%	IIw	91
I66A	Vallers loam, 0 to 2 percent slopes	45.25	25.3%	IIw	90
I43A	Mavie fine sandy loam, 0 to 1 percent slopes	44.15	24.7%	IIIw	75
I53A	Roliss loam, 0 to 2 percent slopes	19.08	10.7%	IIw	92
I27A	Hamre muck, 0 to 1 percent slopes	14.15	7.9%	IVw	15
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	0.55	0.3%	IIs	88
I54A	Roliss loam, very poorly drained, 0 to 1 percent slopes	0.44	0.2%	IIIw	86
I690A	Kittson loam, wet, 0 to 2 percent slopes	0.27	0.2%	IIc	100
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	0.14	0.1%	IIw	80
Weighted Average					80.9

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