

40 Acres of CRP Land for Sale

Marsh Grove Township

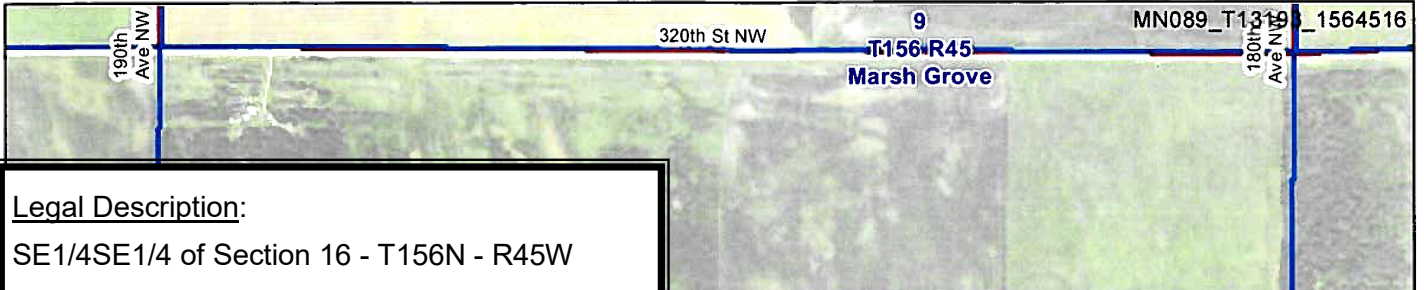
Marshall County, Minnesota



An exceptional investment opportunity to own a property that generates income and serves as an ideal hunting area.

Located 5 Miles West of Newfolden, MN

Listed Price: \$105,000



Legal Description:
 SE1/4SE1/4 of Section 16 - T156N - R45W

Total Acres: 40

FSA Farmland Acres: 40.59

FSA Cropland Acres: 40.59

2024 Real Estate Taxes & Specials: \$536.00

Soil Productivity Index: 71.6

CRP: Contract #4227A
 Acres: 40.59
 Rate: \$80.69
 Expiration: 9/30/2027
 Payment: \$3,275

Listed Price: \$105,000

Soils Map

Soils data provided by USDA and NRCS. ©2024 AgriData, Inc.

State: Minnesota
 County: Marshall
 Location: 16-156N-45W
 Township: Marsh Grove
 Acres: 40.59
 Date: 5/21/2024

RED RIVER LAND CO.
 Maps Provided By: **surety**
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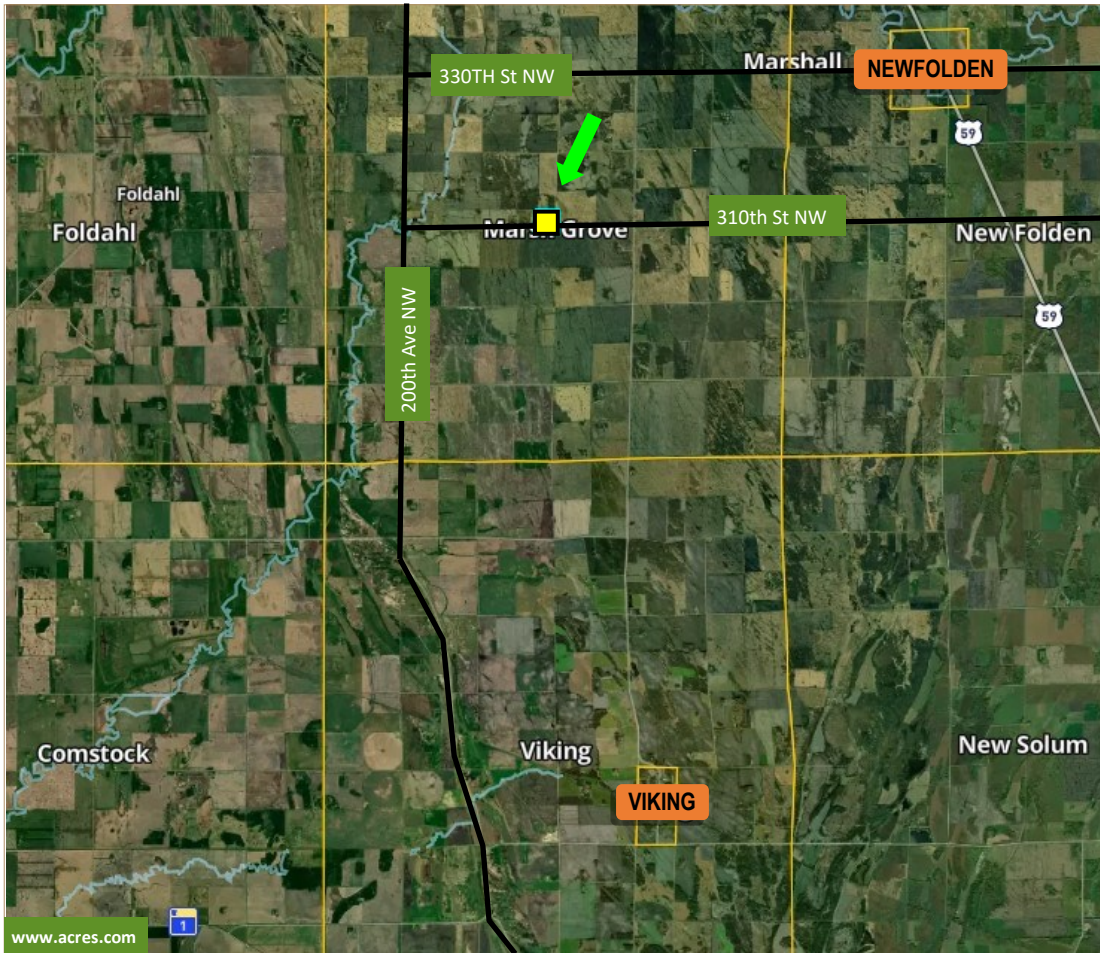


Area Symbol: MN089, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I43A	Mavie fine sandy loam, 0 to 1 percent slopes	29.77	73.4%		IIIw	75
I18A	Foldahl loamy fine sand, loamy till substratum, 0 to 3 percent slopes	7.14	17.6%		IIIs	65
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	1.83	4.5%		IIs	88
I37A	Kratka and Strathcona soils, 0 to 1 percent slopes	1.55	3.8%		VIw	15
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	0.30	0.7%		IIw	80
Weighted Average					3.06	71.6

*c: Using Capabilities Class Dominant Condition Aggregation Method

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NOTE: Red River Land Company assembles information from sources considered reliable but does not guarantee accuracy. Each prospective buyer should conduct their own due diligence concerning the property.

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