

Augsburg Township Land for Sale Marshall County, Minnesota

SEALED BID SALE



160.89 Acres 85.4 Productivity Index
Located 12 Miles Northeast of Stephen, MN
Legal Description: NW 1/4 of Section 4-158N-47W

BID PROCEDURE: Written bids will be received at the office of Red River Land Company until 12 noon on Friday, March 26, 2021. No oral bidding will take place, submit your best bid. Bid is total dollar amount, NOT per acre. Bid form available at www.redriverlandco.com or call our office.

TERMS OF SALE: The terms of the sale are cash at closing. A ten percent earnest money deposit will be required of the successful bidder upon execution of the purchase agreement. The balance will be due in full in 45 days, with spring operating possession provided ahead of the closing. The seller reserves the right to reject any and all bids.

Farm 83
Tract 1498

2020 Program Year
Map Created April 27, 2020
T158 R47 S4



Unless otherwise noted:
Shades are 100% cropland
Crops are color-coded
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = OS, SW-CO = Grain
Oats and Barley = Spring for grain
Rye = for grain
Past = pasture
KNTS, Wood Pledge AGS, OMA, IS = for forage
Beans = Dry Edible
RUS = for OS
Cassia = Spring for seed

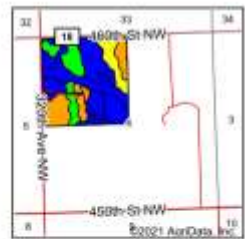
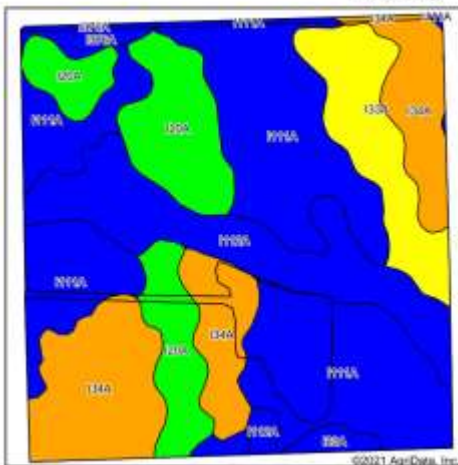
Common Land Unit
/ Non-Cropland
Cropped
Tract Boundary
Minnesota, Transparency, Project_00142516

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

Tract Cropland Total: 151.22 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership. Neither does it depict the boundaries provided directly for the producer under National Agricultural Indemnity Program (NAIP) imagery. The producer accepts the date as is and assumes all risks associated with its use. USDA FSA assumes no responsibility for actual or consequential damage incurred as a result of any error in this map outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (DNR-CR) and attached maps for exact boundaries and determinations in contact USDA National Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.

Soils Map



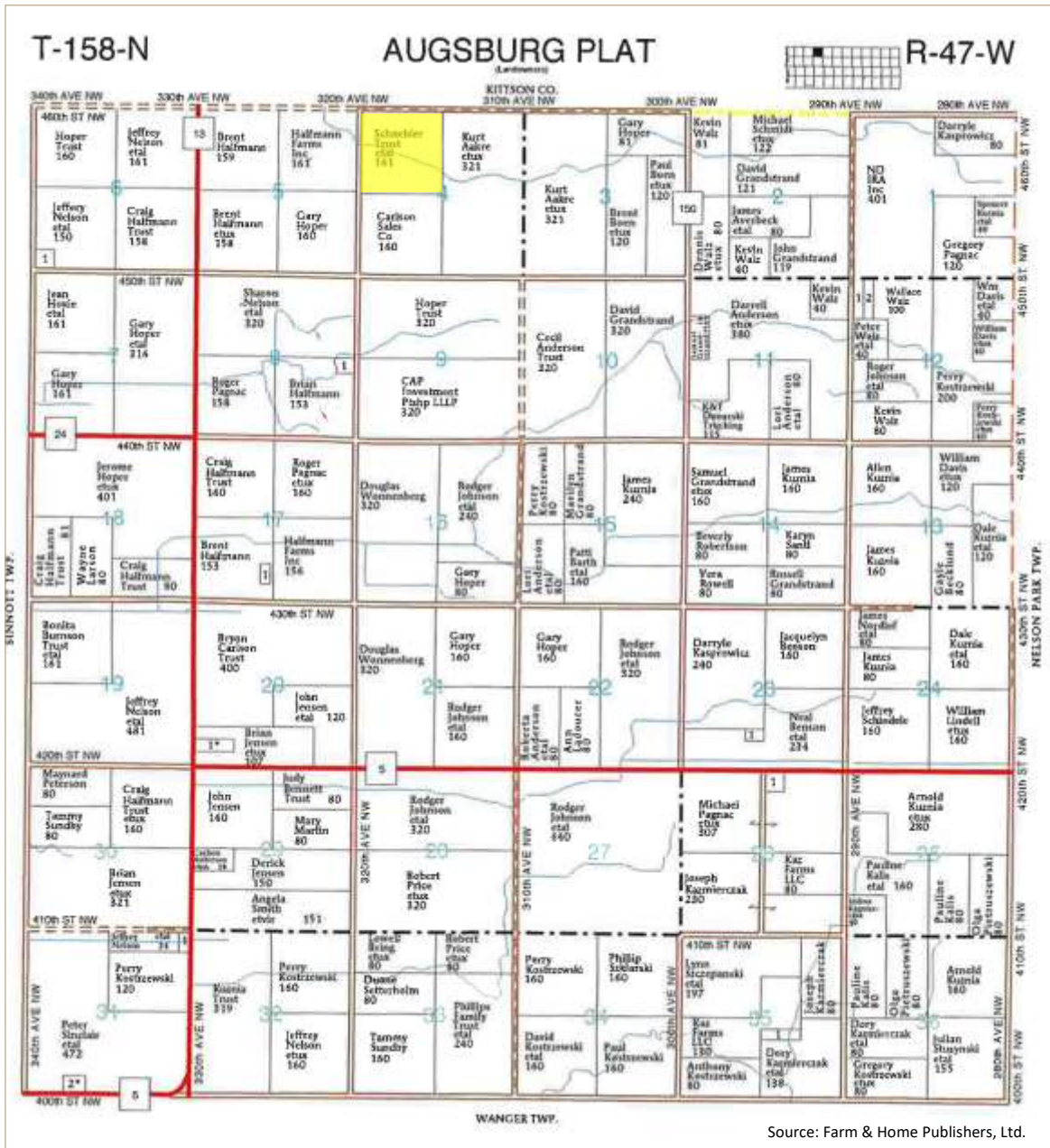
State: **Minnesota**
 County: **Marshall**
 Location: **4-158N-47W**
 Township: **Augsburg**
 Acres: **161.93**
 Date: **2/10/2021**



Code	Soil Description	Acres	Percent of field	P1 Legend	Hum-ty Class	Productivity Index	Atolls Hay	Barley	Non-cropland status	Corn	OMs	Soybeans	Spring wheat	Sunflowers
H11A	Wheatville very fine sandy loam, 0 to 2 percent slopes	62.25	38.4%		8a	80								
O4A	Hard fine sandy loam, clayey till substratum, 0 to 2 percent slopes	32.32	20.0%		1b	76								
I20A	Faustke loam, 0 to 1 percent slopes	24.45	15.1%		6a	84	4	90	5	103	80	34	42	1800
H12A	Augsburg very fine sandy loam, 0 to 1 percent slopes	23.66	14.6%		6a	80								
O3A	Hilma loamy fine sand, 0 to 2 percent slopes	13.95	8.6%		6a	70	5	70	6	84	60	38	35	1400
I37EA	Colvin silty clay loam, 0 to 1 percent slopes	1.75	1.1%		6a	80								
I23A	Glyndon very fine sandy loam, 0 to 2 percent slopes	1.63	1.0%		8a	89								
H11A	Wheatville very fine sandy loam, 0 to 2 percent slopes	0.91	0.6%		8a	80								
I37EA	Colvin silty clay loam, 0 to 1 percent slopes	0.95	0.6%		6a	80								
O4A	Hard fine sandy loam, clayey till substratum, 0 to 2 percent slopes	0.41	0.3%		1b	76								
Weighted Average						88.4	1	10.1	1.3	22.0	28.8	7.0	9.1	362.4

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.





Legal Description:

NW 1/4 of Section 4-158N-47W

Three-year Crop History:

- 2020 Canola
- 2019 Wheat
- 2018 Soybeans

2020 Taxes:

\$2,880.00

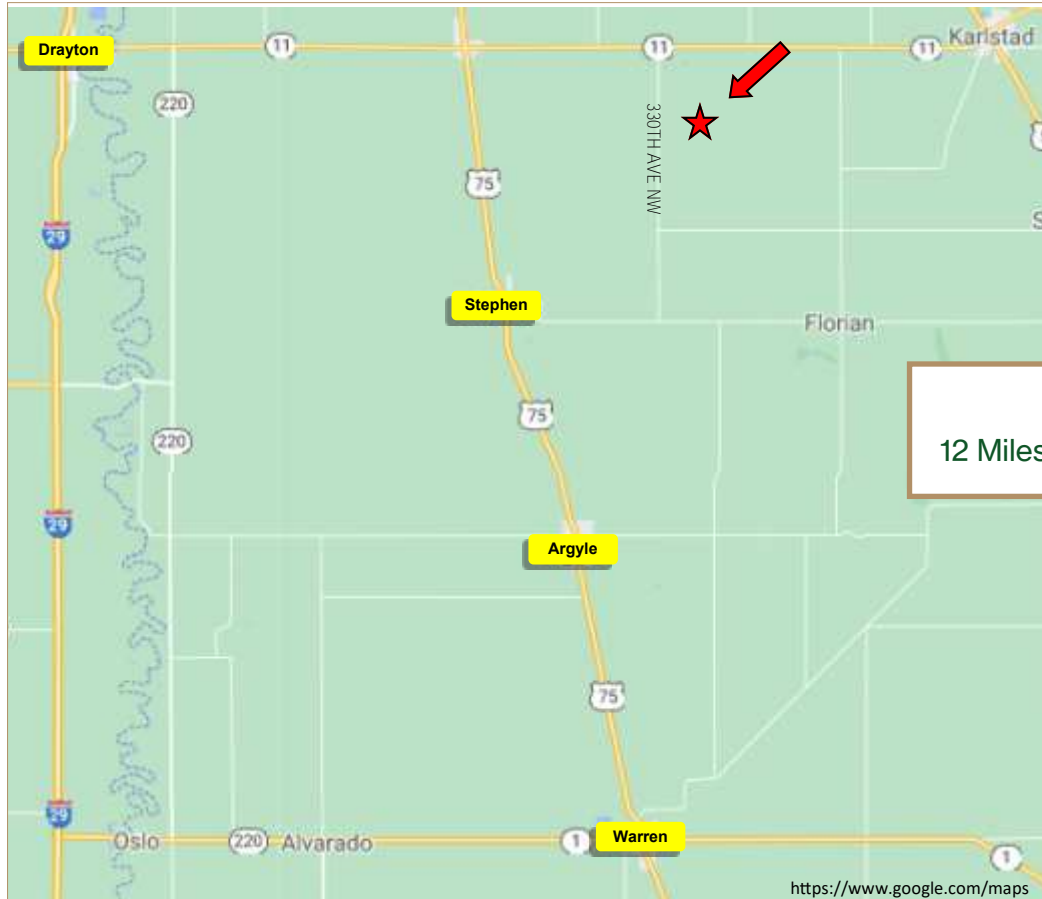
Acres: 160.89

FSA Tillable Acres: 151.22 (actual 142.0)

Crop	Base Acreage	PLC Yield
Wheat	89.26	59
Soybeans	23.74	29
Total	108.0	

Soil Productivity Index: 85.4

3100 S Columbia Rd, Suite 300
Grand Forks, ND 58201



Location

12 Miles NE of Stephen, MN



John Botsford, Broker

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Farm Management

Cell: 701-213-6691
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Chris Griffin, Salesperson

Real Estate & Beet Stock Sales
Farm Management

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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.