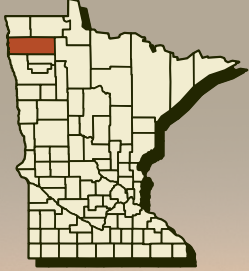


LAND AVAILABLE



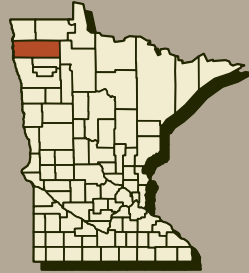
579.84 ACRES M/L

LOCATED IN MARSHALL COUNTY, MINNESOTA



CONTACT | LINDSEY BROWN | 701.371.5538 | STEVE BRUERE | 515.222.1347

LAND AVAILABLE

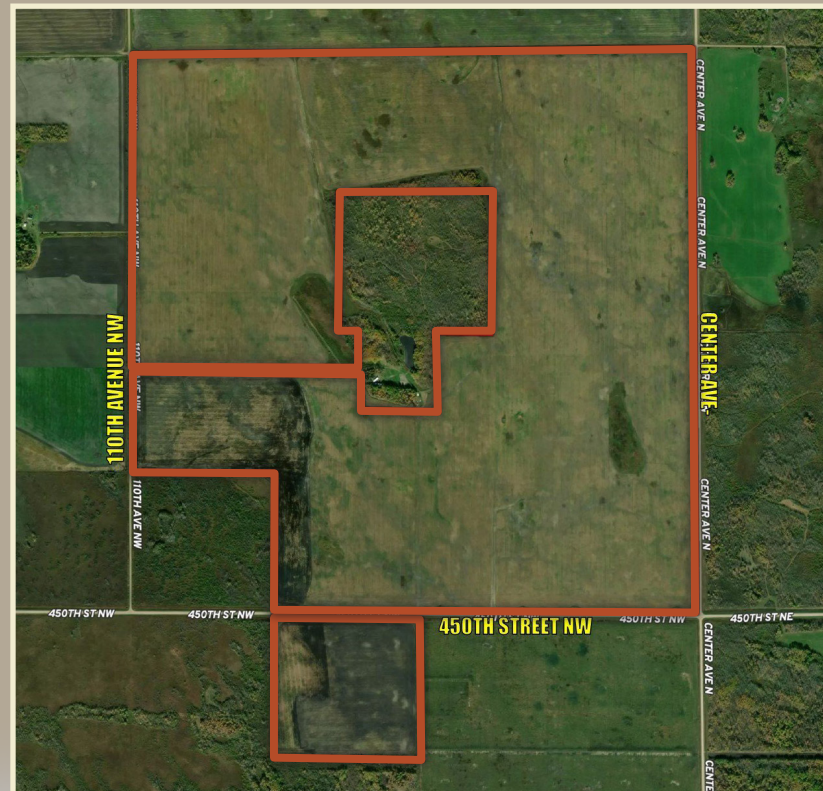


579.84 ACRES M/L

LOCATED IN MARSHALL COUNTY, MINNESOTA

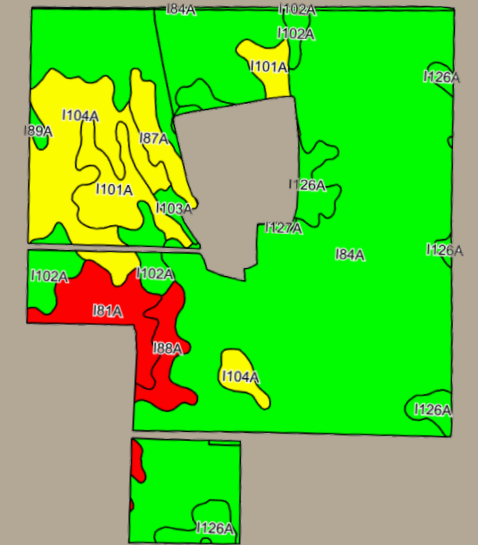
Peoples Company is proud to offer 579.84 acres m/l of certified organic farmland in Marshall County, Minnesota. The farm is comprised of 568.57 FSA cropland acres that carry a Productivity Index of 66.6. Primary soils on the property include Percy loam and Strandquist loam. The farm is located along both sides of 450th Street NW in Section 1 and 2 of East Park Township.

This farm would be a great add-on to an existing farming operation or a rare opportunity for a land investor to own a high returning organic farm. The historical farm operation has consisted of a wide array of organic crops including wheat, corn, flax, and soybeans. There are an abundant amount of poultry facilities nearby to provide organic fertilizer for the operation. The farm could be improved with drainage tile to further increase yields and returns. The property is being sold subject to a 2022 crop lease. Please contact the Agent for details.



TILLABLE SOILS MAP

Code	Soil Description	Acres	% of Field	PI	Legend
184A	Percy loam	384.95	67.7%	70	
I104A	Strandquist loam	52.39	9.2%	66	
I101A	Foxhome sandy loam	27.45	4.8%	65	
I126A	Nereson fine sandy loam	26.51	4.7%	82	
181A	Northwood muck	22.03	3.9%	10	
I102A	Mavie fine sandy loam	21.12	3.7%	75	
188A	Haug muck	13.64	2.4%	15	
187A	Pelan sandy loam	10.41	1.8%	69	
184A	Percy loam	3.65	0.6%	70	
I103A	Kratka fine sandy loam	2.83	0.5%	77	
Weighted Average				66.6	



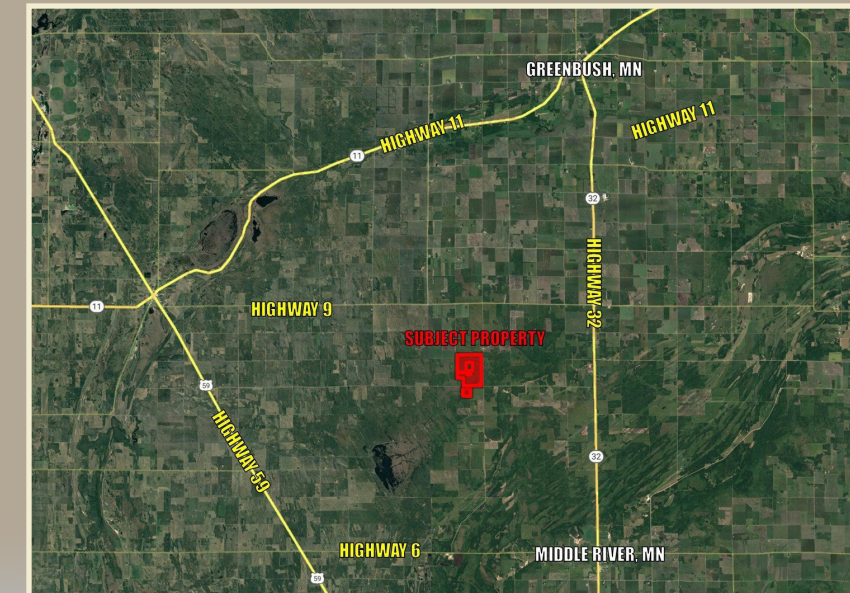
PROPERTY LOCATION

450TH STREET NW
MIDDLE RIVER, MN 56737

From Greenbush, MN: Travel south on Highway 32 for 11 miles before turning right on 450th Street NE. Travel 4 miles and the farm will be situated on the northwest corner of 450th Street NE and Center Avenue N.

ASKING PRICE \$1,449,600

NET TAXES \$3,428.00



CONTACT | LINDSEY BROWN | 701.371.5538 | LINDSEY@PEOPLES COMPANY.COM

PEOPLES COMPANY.COM | LISTING #16171

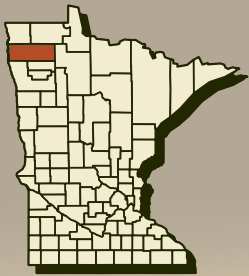
STEVE BRUERE | 515.222.1347 | STEVE@PEOPLES COMPANY.COM



12119 Stratford Drive,
Suite B
Clive, IA 50325



LAND AVAILABLE



579.84 ACRES M/L

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