

MARSHALL COUNTY

LAND AVAILABLE

450th Street NW Middle River, Minnesota 56737 | Listing #16545

579.84
ACRES M/L
\$1,449,600

LINDSEY BROWN
701.371.5538
Lindsey@PeoplesCompany.com

STEVE BRUERE
515.222.1347
Steve@PeoplesCompany.com

 **PEOPLES**[™]
COMPANY
INTEGRATED LAND SOLUTIONS
PeoplesCompany.com

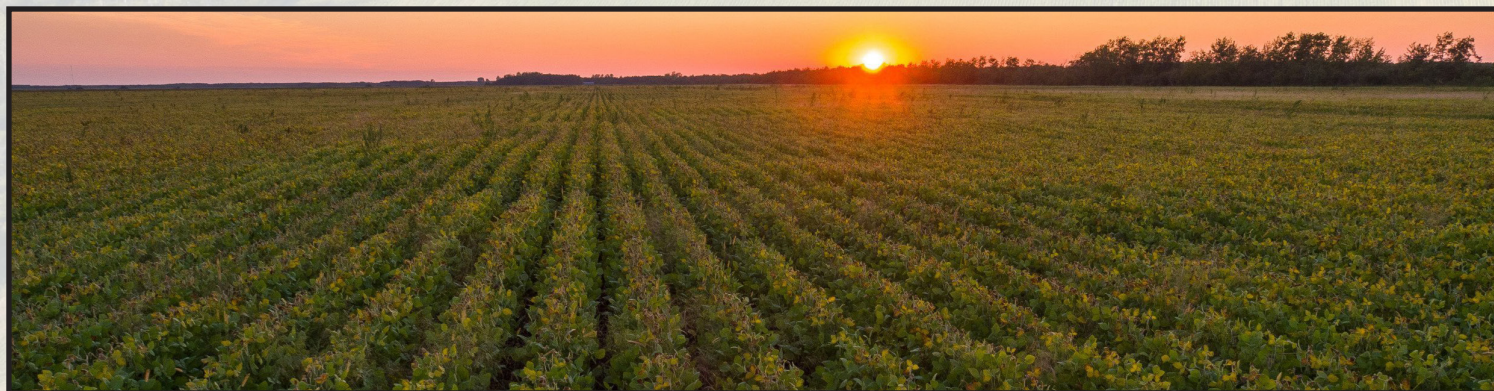
MARSHALL COUNTY

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DESCRIPTION:

Peoples Company is pleased to offer 579.84 acres m/l of 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 historical farm operation has consisted of a wide array of crops including wheat, corn, flax, and soybeans. The large wide-open field allows for quick and efficient farming with larger equipment. In addition to the farming operation, the property is situated in an area that provides great recreational opportunities including deer and ruffed grouse. 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 farm. Rarely do you see farms with nearly 4% returns come to the marketplace! The farm does have a 2023 crop lease in place with a local conventional farmer. Contact agent for details.





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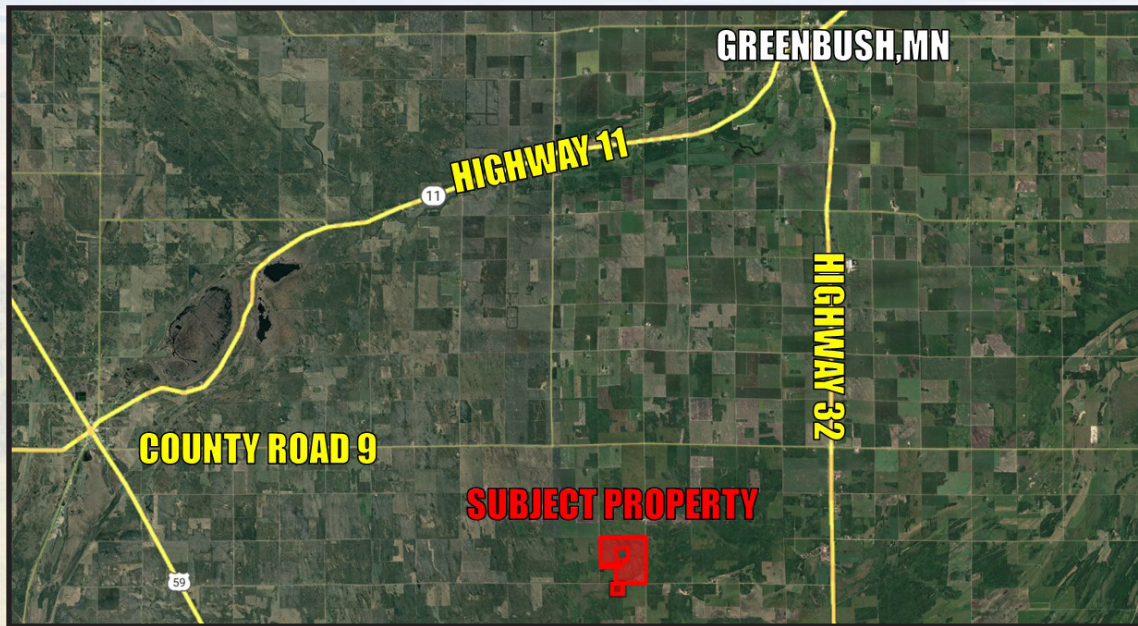


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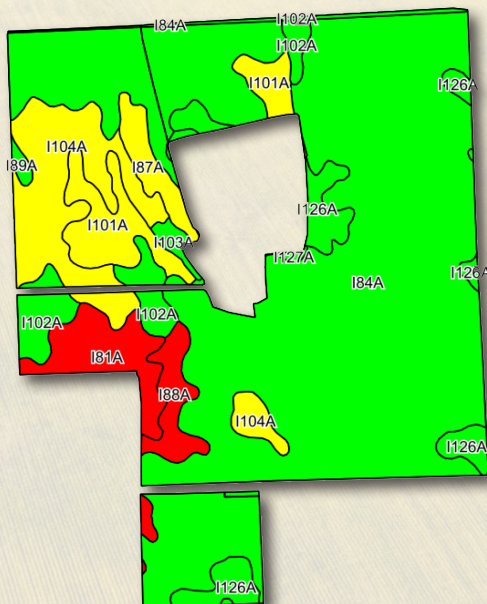
Listing #16545

DIRECTIONS:

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.



NET TAXES
 \$3,428.00



Code	Soil Description	Acres	% of field	PI Legend	Productivity Index
I84A	Percy loam	384.95	67.7%	Green	70
I104A	Strandquist loam	52.39	9.2%	Yellow	66
I101A	Foxhome sandy loam	27.45	4.8%	Yellow	65
I126A	Nereson fine sandy loam	26.51	4.7%	Green	82
I81A	Northwood muck	22.03	3.9%	Red	10
I102A	Mavie fine sandy loam	21.12	3.7%	Green	75
I88A	Haug muck	13.64	2.4%	Red	15
I87A	Pelan sandy loam	10.41	1.8%	Yellow	69
I84A	Percy loam	3.65	0.6%	Green	70
I103A	Kratka fine sandy loam	2.83	0.5%	Green	77
I89A	Nereson fine sandy loam	1.63	0.3%	Green	82
I127A	Percy loam	1.41	0.2%	Green	85
I102A	Mavie fine sandy loam	0.35	0.1%	Green	75
Weighted Average					66.6



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #16545



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

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