

FOR SALE: EAST POLK COUNTY, MN FARM LAND

SW 1/4 SW 1/4 & N 1/2 SW 1/4 Section 4-147-42

Approximately 120 Acres

Driving Directions:

- ♦ From Winger, MN take Highway 59 North 1 mile to 420th St SE
- ♦ Go West 2 miles to 210th Ave SE
- ♦ Go North 1 mile to 410th St SE
- ♦ You are now at the SW corner of the property



- Total Acres: 120
- Total Cropland Acres: 103.48
- Total 2012 R.E. Taxes: \$568.00
- Weighted Average Productivity: 67.7%



Steve Johnson
Realtor
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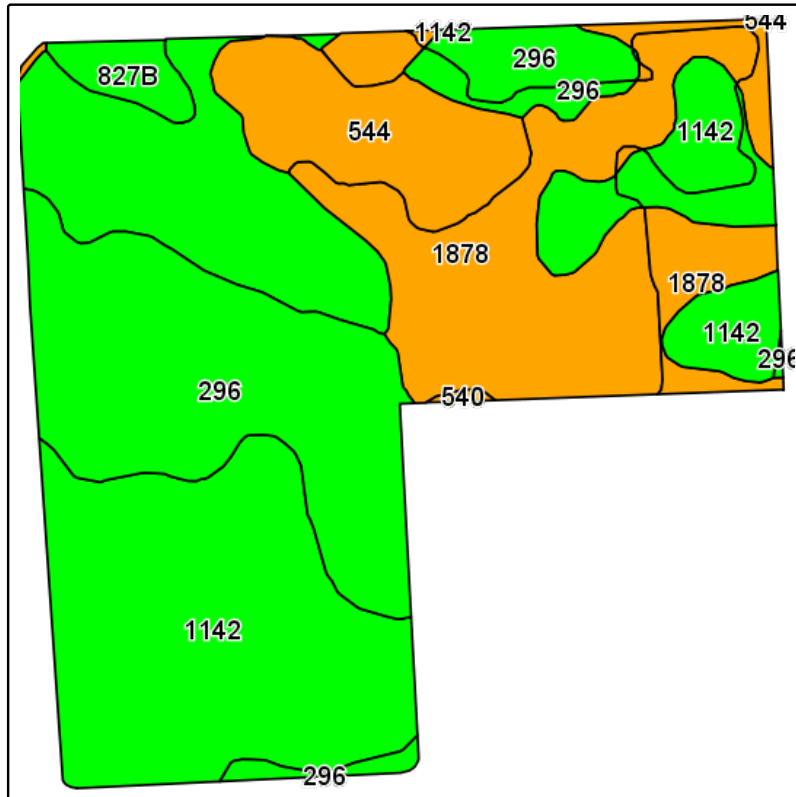
4265 45th Street South - Suite 200
Fargo, North Dakota 58104
www.propertyresourcesgroup.com

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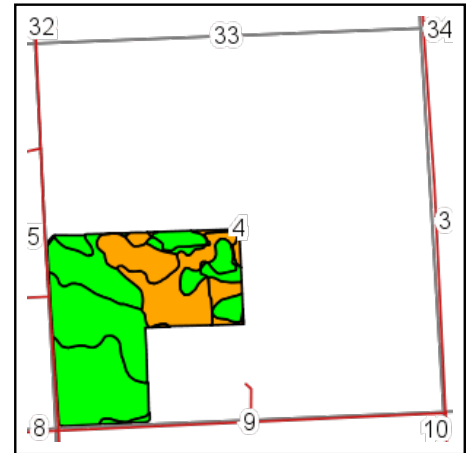
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Approximately 120 Acres

Soils Map



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **East Polk**
Location: **4-147N-42W**
Township: **Winger**
Acres: **116**



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Productivity Index
1142	Hedman-Fram complex	51.2	44.1%		Ile	91
296	Fram loam	28.9	24.9%		Ile	90
1878	Hamre muck	24.2	20.9%		VIw	15
544	Cathro muck	9.4	8.1%		VIw	5
827B	Heimdal-Esmond complex, 2 to 6 percent slopes	2.1	1.8%		Ile	87
540	Seelyeville muck	0.2	0.1%		VIw	5
Weighted Average						67.7



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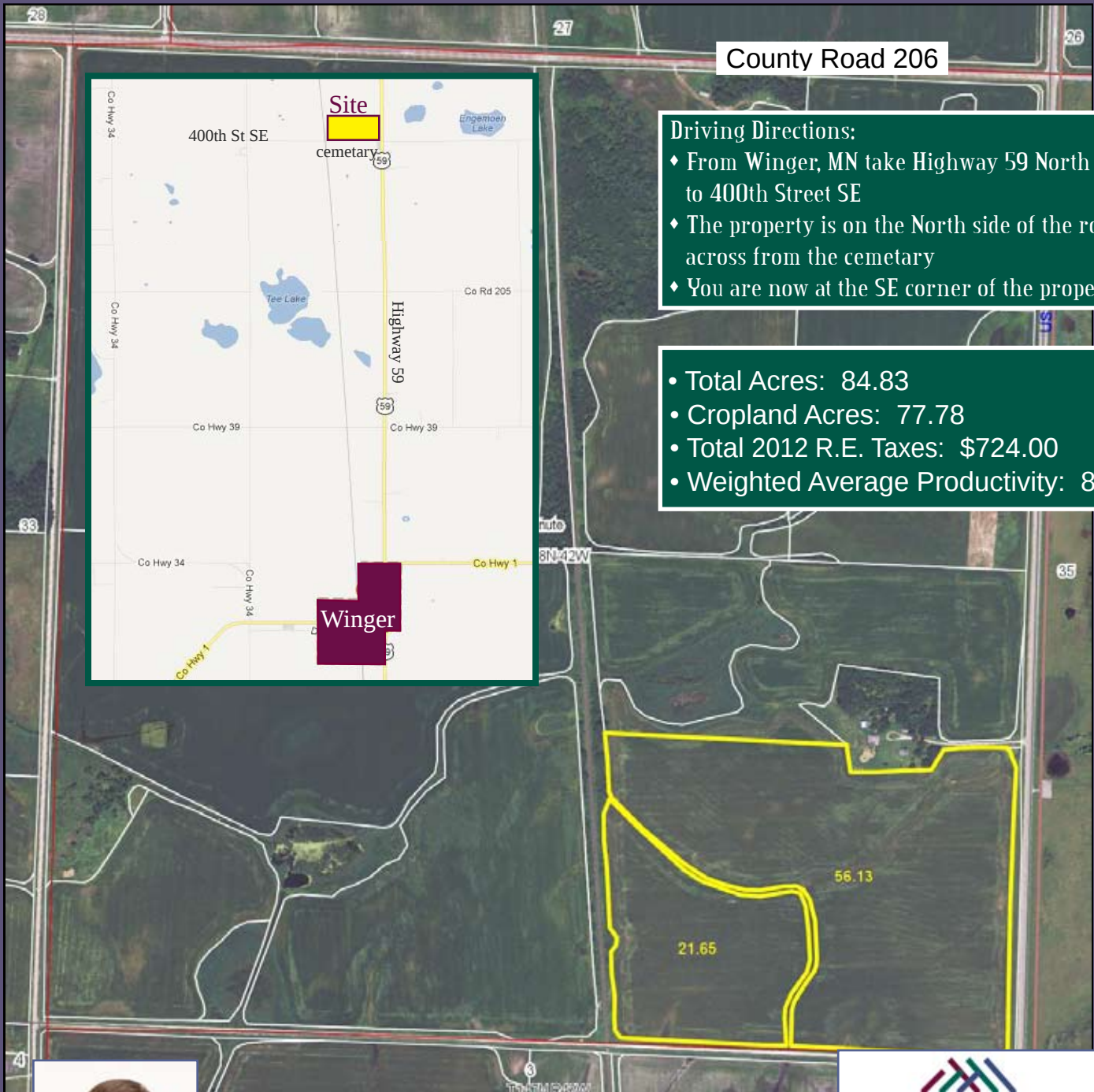
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FOR SALE: EAST POLK COUNTY, MN FARM LAND

SE 1/4 Section 34-148-42

(Ex. R/W & EX 50.88 A in N 1/2 SW 1/4 & PT Lying W of RR/RW)

Approximately 84.83 Acres



County Road 206

Driving Directions:

- ♦ From Winger, MN take Highway 59 North 3 miles to 400th Street SE
- ♦ The property is on the North side of the road across from the cemetery
- ♦ You are now at the SE corner of the property

- Total Acres: 84.83
- Cropland Acres: 77.78
- Total 2012 R.E. Taxes: \$724.00
- Weighted Average Productivity: 85.7%



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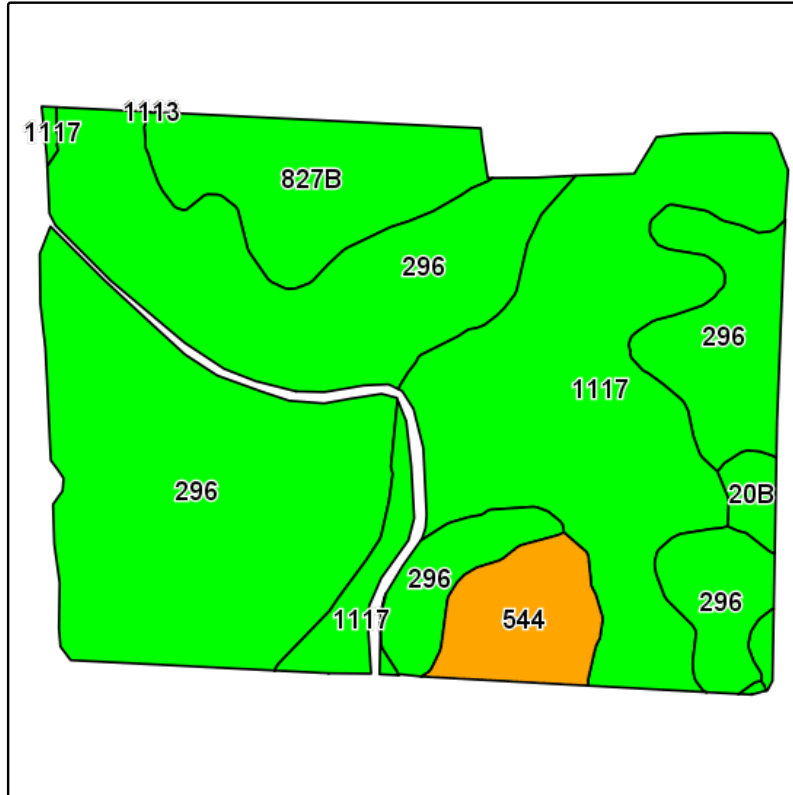
FOR SALE: EAST POLK COUNTY, MN FARM LAND

SE 1/4 Section 34-148-42

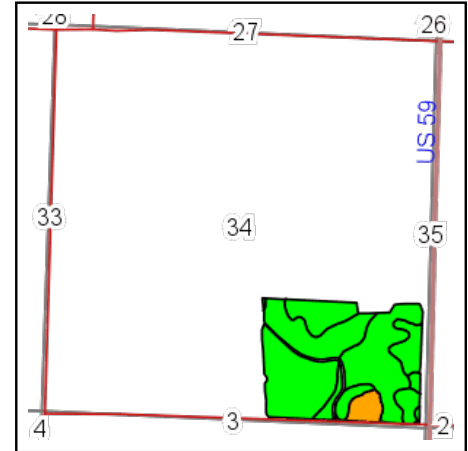
(Ex. R/W & EX 50.88 A in N 1/2 SW 1/4 & PT Lying W of RR/RW)

Approximately 84.83 Acres

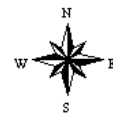
Soils Map



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **East Polk**
Location: **34-148N-42W**
Township: **Knute**
Acres: **77.8**



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Productivity Index
296	Fram loam	43.6	56.0%		Ile	90
1117	Hedman loam	21.9	28.2%		Ilw	91
827B	Heimdal-Esmond complex, 2 to 6 percent slopes	7.3	9.4%		Ile	87
544	Cathro muck	3.9	5.0%		Vlw	5
20B	Chapett fine sandy loam, 2 to 6 percent slopes	1.1	1.4%		Ile	87
Weighted Average						85.7



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