

FOR SALE

WILKIN COUNTY FARMLAND

WOLVERTON TOWNSHIP | SE¹/₄ 12-136-48 | 155 ACRES

PRODUCTIVE CROP LAND WITH STRONG LEASE & RETURNS



Andy Westby

701.239.5839

Andy.Westby@goldmark.com

1711 Gold Drive South, Suite 130

Fargo, North Dakota 58103

www.goldmarkcommercial.com

commercialinfo@goldmark.com

AG LAND
SALES & AUCTION


GOLDMARK[™]
COMMERCIAL REAL ESTATE INC

FARMLAND FOR SALE

WILKIN COUNTY FARMLAND

WOLVERTON TOWNSHIP | SE¼ 12-136-48 | 155 ACRES

Property Overview:

The Ag Land Sales & Auction team at Goldmark Commercial Real Estate is proud to present this excellent tract of farm land for sale. The current owner desires to lease back the property at a very strong rent for a multi-year period with 4%+ returns. The property is just 1½ miles south of County Road 50 near Wolverton, MN and the Clay County/Wilkin County line. With a strong soil productivity index, excellent historical yields, and good drainage, this is a great opportunity to own quality Red River Valley farm land!

Property Location:

- From Comstock, take Highway 75 south and take a left (east) onto County 50. Go 5 miles and turn right (south) onto 160th Ave. After 1½ miles you will arrive in the NE corner of the property.
- From Wolverton, go east on County 30 for 3½ miles and turn left (north) onto 160th Ave. After 3 miles you will arrive in the SE corner of the property.

Leaseback Details:

Current owner willing to do 3-5 year lease-back at \$190/tillable acre:

Income: 147 acres @ \$190 = \$27,930
Tax Expense: - \$2,110
Net Income: \$25,820
Return: \$25,820 / \$632,100 = 4.08%

Property Details

Owner:

Doug Nordick

Legal:

SE¼ 12-136-48
(Less Farm Site)

Wilkin County Parcel #:

22-012-0400

Deeded Acres:

154.87 +/-

Tillable Acres:

147 +/-

Productivity Index:

82.6

Farm Program:

ARC-County

2017 Taxes:

\$2,110
\$14.45/tillable acre

2017 Crop:

Soybeans

2018 Crop:

Corn

AG LAND A SERVICE OF
SALES & AUCTION **GOLDMARK™**
COMMERCIAL REAL ESTATE, INC.

Andy Westby

Andy.Westby@goldmark.com
701.239.5839 (O) 701.367.5354 (C)

www.goldmarkcommercial.com
commercialinfo@goldmark.com

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.

WILKIN COUNTY FARMLAND

WOLVERTON TOWNSHIP | SE¼ 12-136-48 | 155 ACRES

Abbreviated 156 Farm Record

Tract Number	: 2572
Description	: SE4 SEC 12/WOLVERTON
FSA Physical Location	: MINNESOTA/WILKIN
ANSI Physical Location	: MINNESOTA/WILKIN
BIA Unit Range Number	:
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields
Wetland Status	: Tract does not contain a wetland
WL Violations	: None
Owners	:
Other Producers	: None
Recon ID	: None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
152.55	147.00	147.00	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	147.00	0.00	0.00	0.00	0.00	0.00

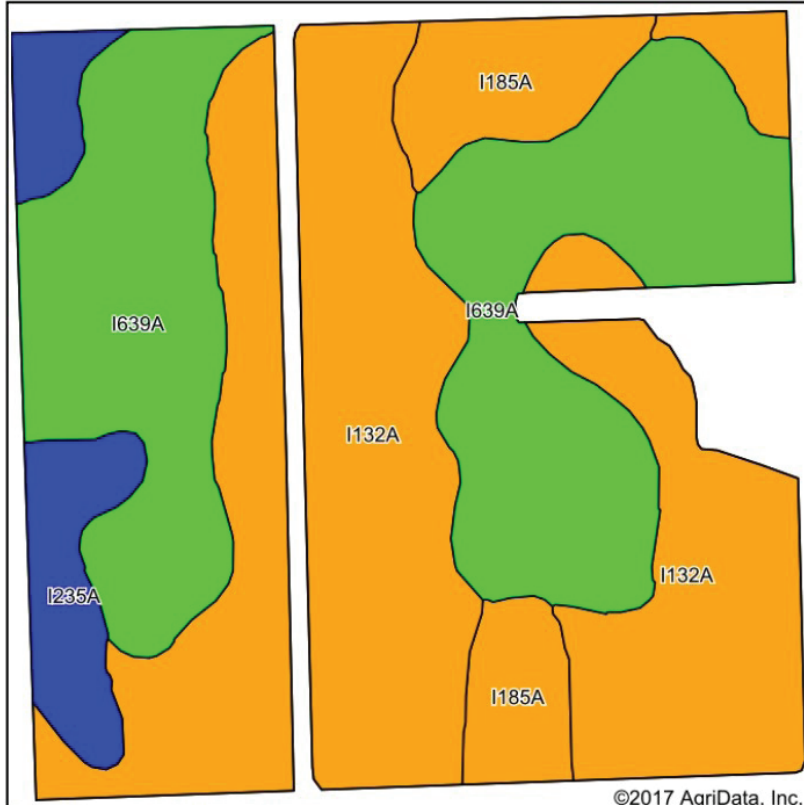
DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	84.94	0.00	0	149
Soybeans	42.46	0.00	0	32
TOTAL	127.40	0.00		

NOTES

WILKIN COUNTY FARMLAND

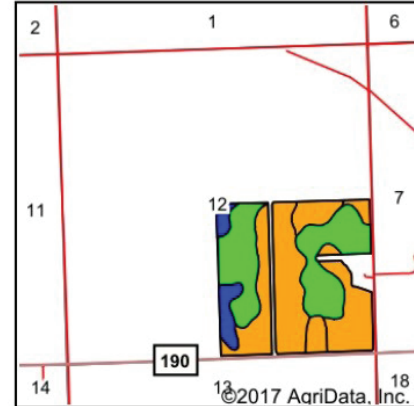
WOLVERTON TOWNSHIP | SE¼ 12-136-48 | 155 ACRES

Soils Map



Soils data provided by USDA and NRCS.

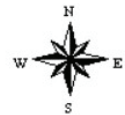
©2017 AgriData, Inc.



State: **Minnesota**
 County: **Wilkin**
 Location: **12-136N-48W**
 Township: **Wolverton**
 Acres: **145.98**
 Date: **1/3/2018**

AG LAND A SERVICE OF
SALES & AUCTION **GOLDMARK™**
 COMMERCIAL REAL ESTATE INC.

Maps Provided By
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2017 www.AgriDataInc.com



Area Symbol: MN167, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	Corn	Soybeans
I132A	Northcote-Eaglepoint clays, 0 to 1 percent slopes	69.69	47.7%		IIw	75	73	28
I639A	Fargo silty clay, till-floored lake plain, 0 to 1 percent slopes	54.37	37.2%		IIw	94		
I185A	Viking clay, 0 to 1 percent slopes	12.13	8.3%		IIw	75		
I235A	Fargo silty clay, depressionnal, 0 to 1 percent slopes	9.79	6.7%		IIlw	83		
Weighted Average						82.6	34.8	13.4

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

AG LAND A SERVICE OF
SALES & AUCTION **GOLDMARK™**
 COMMERCIAL REAL ESTATE INC.

Andy Westby

Andy.Westby@goldmark.com
 701.239.5839 (O) 701.367.5354 (C)

www.goldmarkcommercial.com
 commercialinfo@goldmark.com

WILKIN COUNTY FARMLAND

WOLVERTON TOWNSHIP | SE¼ 12-136-48 | 155 ACRES



United States
Department of
Agriculture

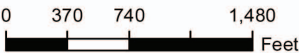
Wilkin County, Minnesota

Farm 7771

Tract 2572

2018 Program Year
Map Created February 16, 2018

1364812



Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = process
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
Beans = Dry Edible
NAG = for GZ
Canola = Spring for seed

Common Land Unit

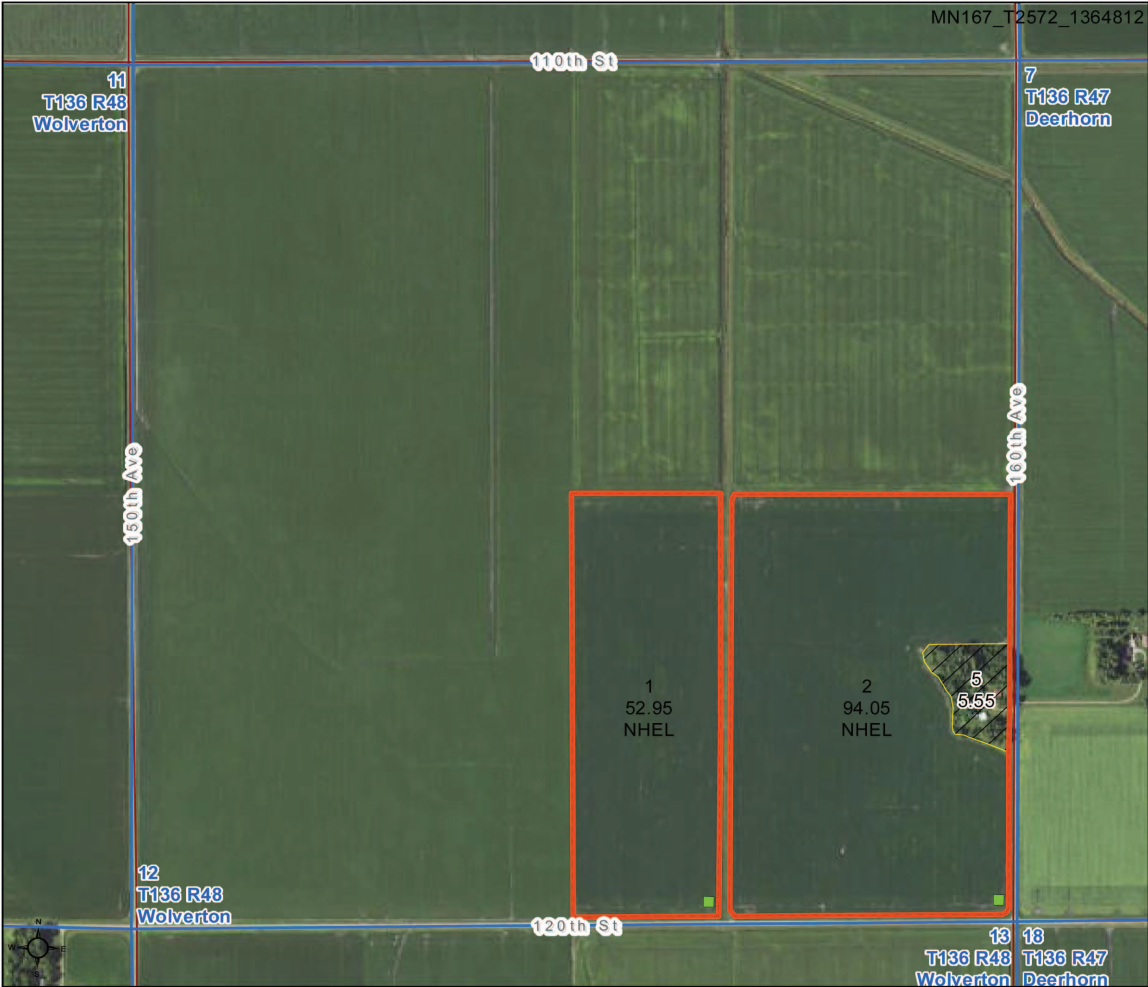
- Non-Cropland
- Cropland

Tract Boundary

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 147.00 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; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data '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 user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

WILKIN COUNTY FARMLAND

WOLVERTON TOWNSHIP | SE¼ 12-136-48 | 155 ACRES

Plat Map

