

LAND OFFERING

480 \pm Acre Farmland



480 \pm Acre Farmland | Section 9 Spooner Township | Lake of the Woods Co., MN

Lake of the Woods County...known for fishing, hunting, forest, water, clean air and land. With minimal acres of land for sale in the county, you won't find any better farming land for sale. So, if you're looking to start or build on your current investment, here's **480 \pm total gross acres with 432 \pm pattern tiled tillable acres** available today. Call today so you too can build on Minnesota's natural assets.



Call us for more info:

 507-634-7033

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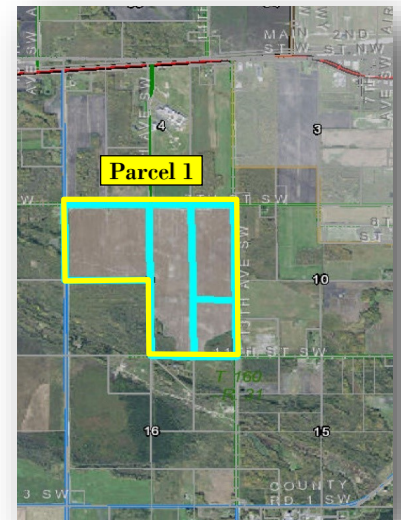
Farm Summary

Legal Description: The E1/2 NE1/4 and N1/2 NE1/4 SE1/4, Section 9, Township 160 North, Range 31 West - 100 AC. Parcel ID No.: 30.09.11.000 (for reference only)

The W1/2 NE1/4 and W1/2 SE1/4, Section 9, Township 160 North, Range 31 West - 160 AC. Parcel ID No.: 30.09.12.000 (for reference only)

The NW1/4, Section 9, Township 160 North, Range 31 West - 160 AC. Parcel ID No.: 30.09.21.000 (for reference only)

The SE1/4 SE1/4 and S1/2 NE1/4 SE1/4, Section 9, Township 160 North, Range 31 West - 60 AC. Parcel ID No.: 30.09.41.000 (for reference only)



Property Tax: \$2,548 payable in 2020

PID: Parcel 1: 30-09-11-000, 30-09-12-000, 30-09-21-000, 30-09-41-010

Gross Acres: 480±

Tillable Acres: 432±

Tile: Majority pattern tiled

Combined Farm Base Acres & Yields

Wheat Base:	80.90 acres	PLC Yield:	49
Canola Base:	23.10 acres	PLC Yield:	1006
Barley Base:	1.40 acres	PLC Yield:	37
Oats Base:	27.50 acres	PLC Yield:	53
Flax Base:	20.30 acres	PLC Yield:	15
Corn Base:	4.40 acres	PLC Yield:	62

* Base Acres and Yields Data per Lake of the Woods County FSA Office

Terms: Cash - Buyer to participate in 1031 Tax Deferred Exchange

Offered at \$1,000,000



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Plat Maps with Approximate Borders

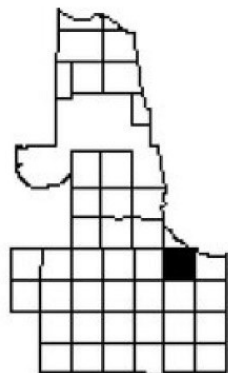
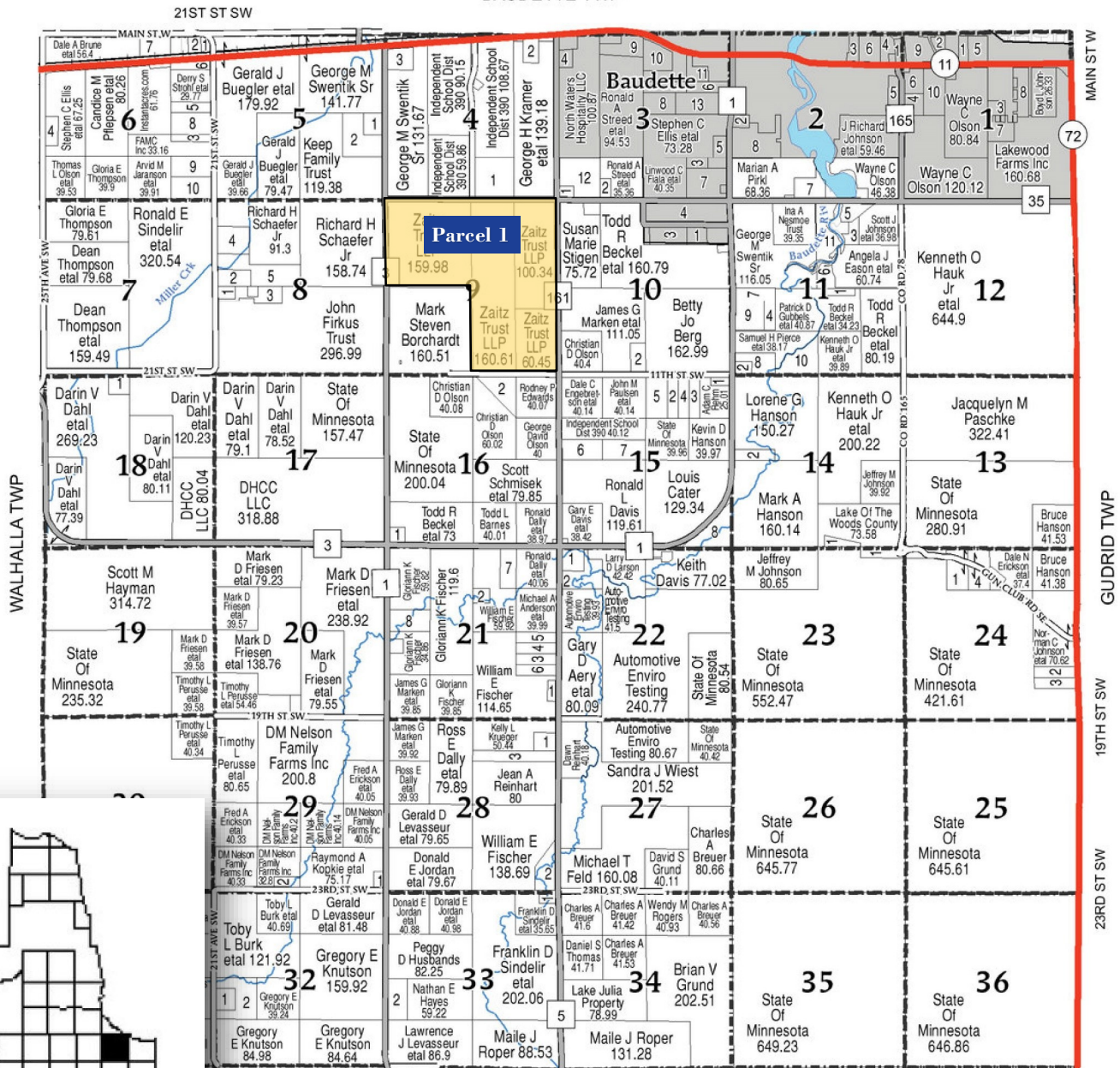
T-160-N

SPOONER PLAT

R-31-W

(Landowners)

BAUDETTE TWP



LAKE OF THE WOODS CO., MN

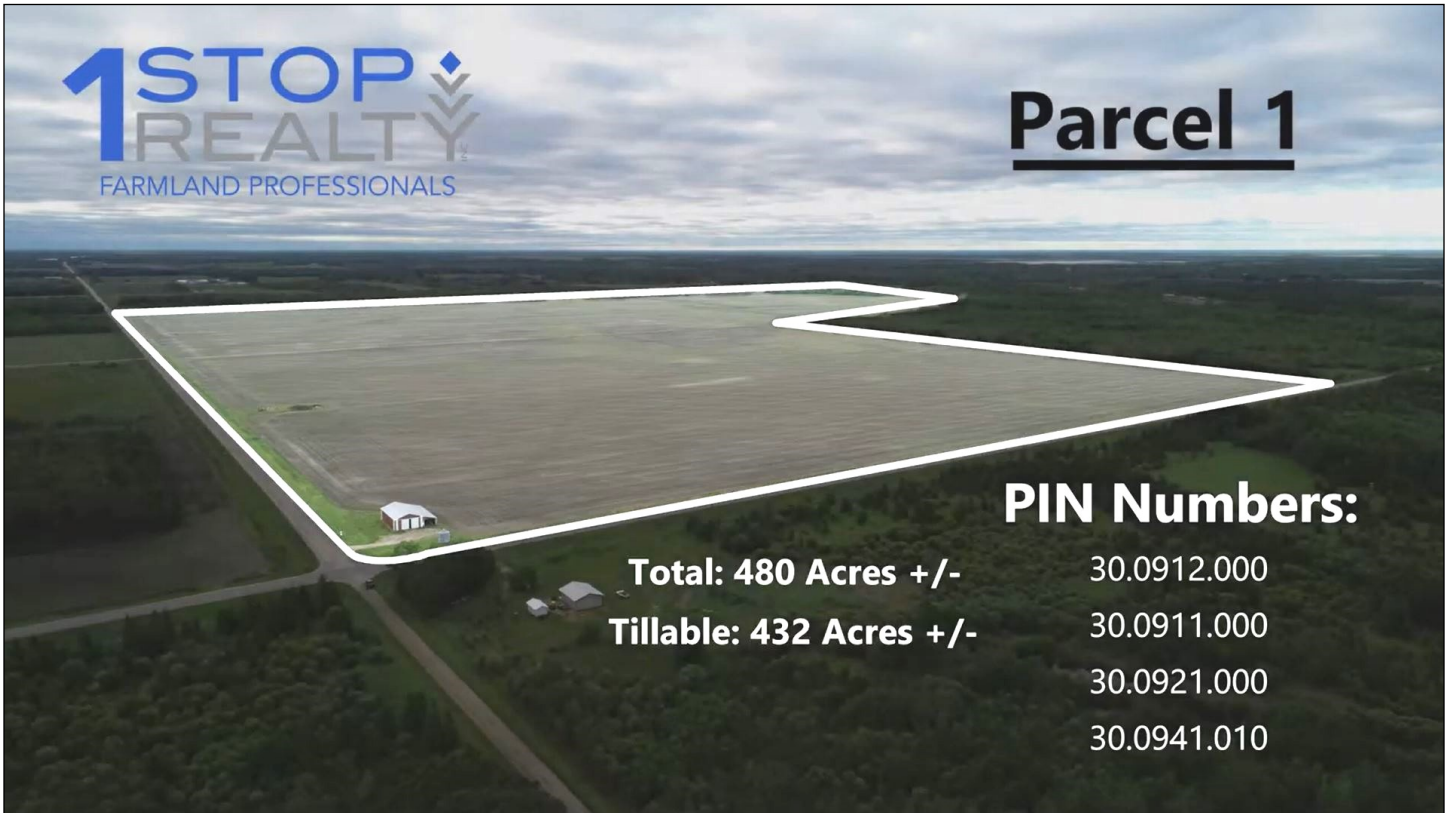
BOONE TWP

1STOP
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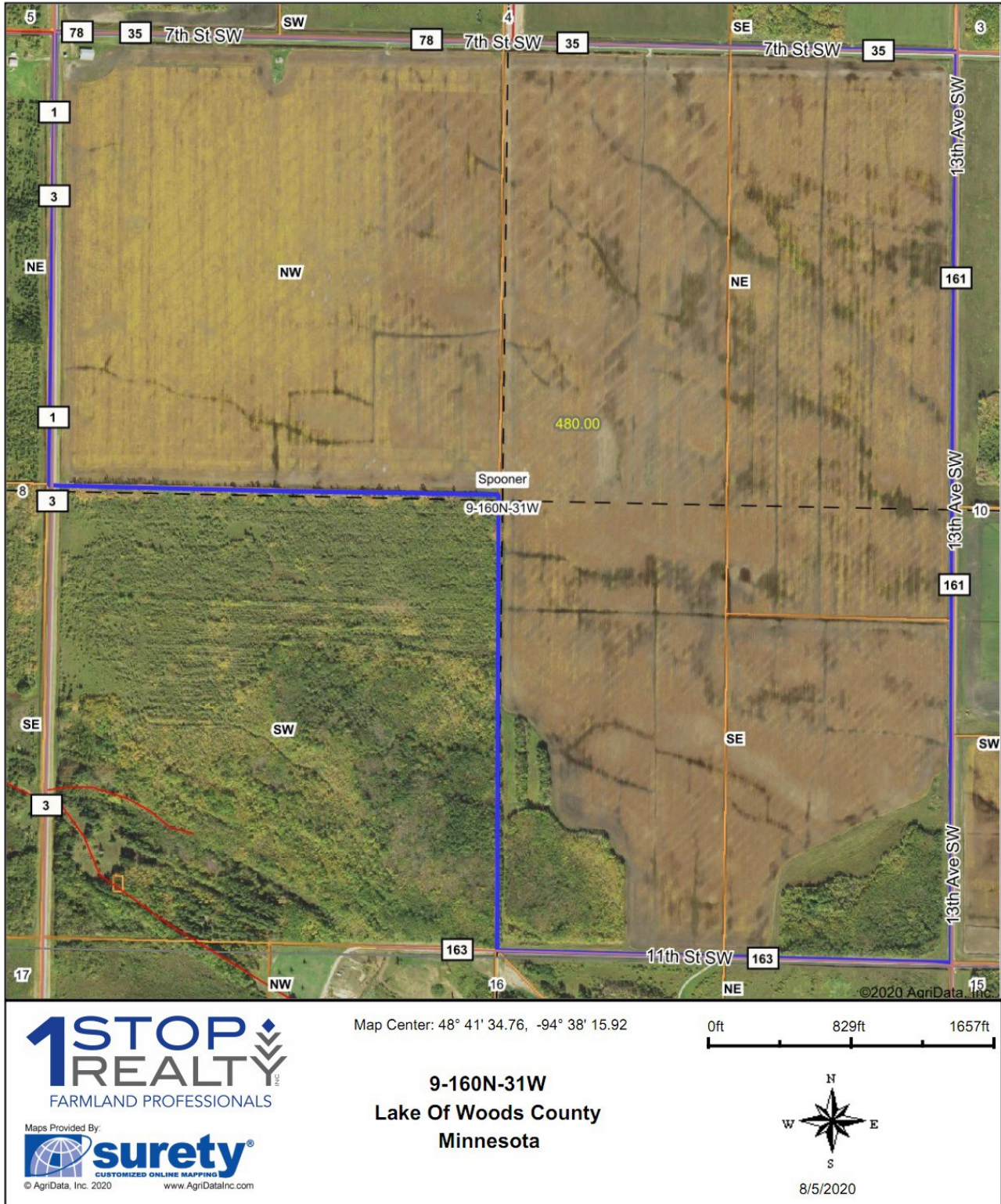
Parcel 1 - Aerial Photo



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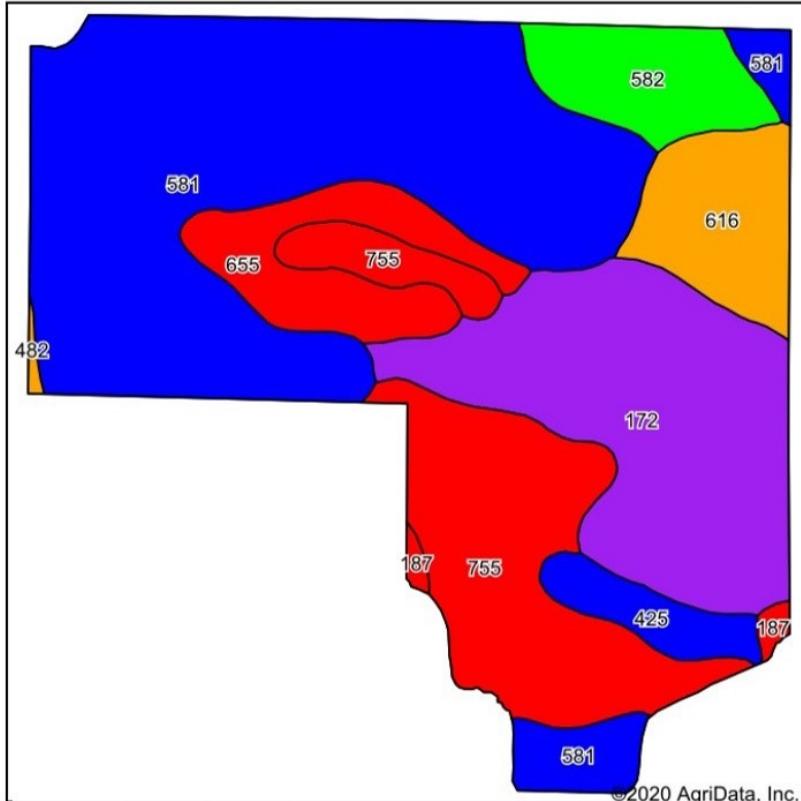
Parcel 1 - Aerial Map



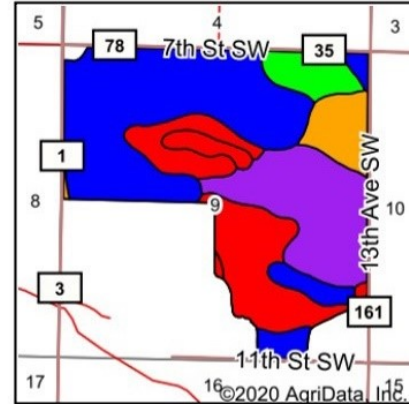
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Parcel 1 - Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Lake Of Woods**
 Location: **9-160N-31W**
 Township: **Spooner**
 Acres: **432.86**
 Date: **8/5/2020**

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 FARMLAND PROFESSIONALS

Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN077, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	Soil Drainage	Non-Irr Class *c	Productivity Index	Soybeans	*n NCCPI Soybeans
581	Percy fine sandy loam	179.57	41.5%		Poorly drained	IIw	82	29	57
172	Indus clay loam	87.86	20.3%		Poorly drained	IIIw	51	18	30
755	Woodslake clay	70.97	16.4%		Very poorly drained	VIw	15		9
655	Bearville loamy fine sand	28.81	6.7%		Poorly drained	IIIw	38	13	29
616	Effie loam	26.69	6.2%		Poorly drained	IIw	80	28	57
582	Roliss clay loam	23.91	5.5%		Poorly drained	IIw	92	32	60
425	Donaldson loamy very fine sand	11.72	2.7%		Somewhat poorly drained	Ile	85	30	56
187	Haug muck	2.54	0.6%		Very poorly drained	VIw	15		21
482	Grygla loamy fine sand	0.79	0.2%		Poorly drained	IIIw	72	25	41
Weighted Average							61.9	20.9	*n 41.7

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

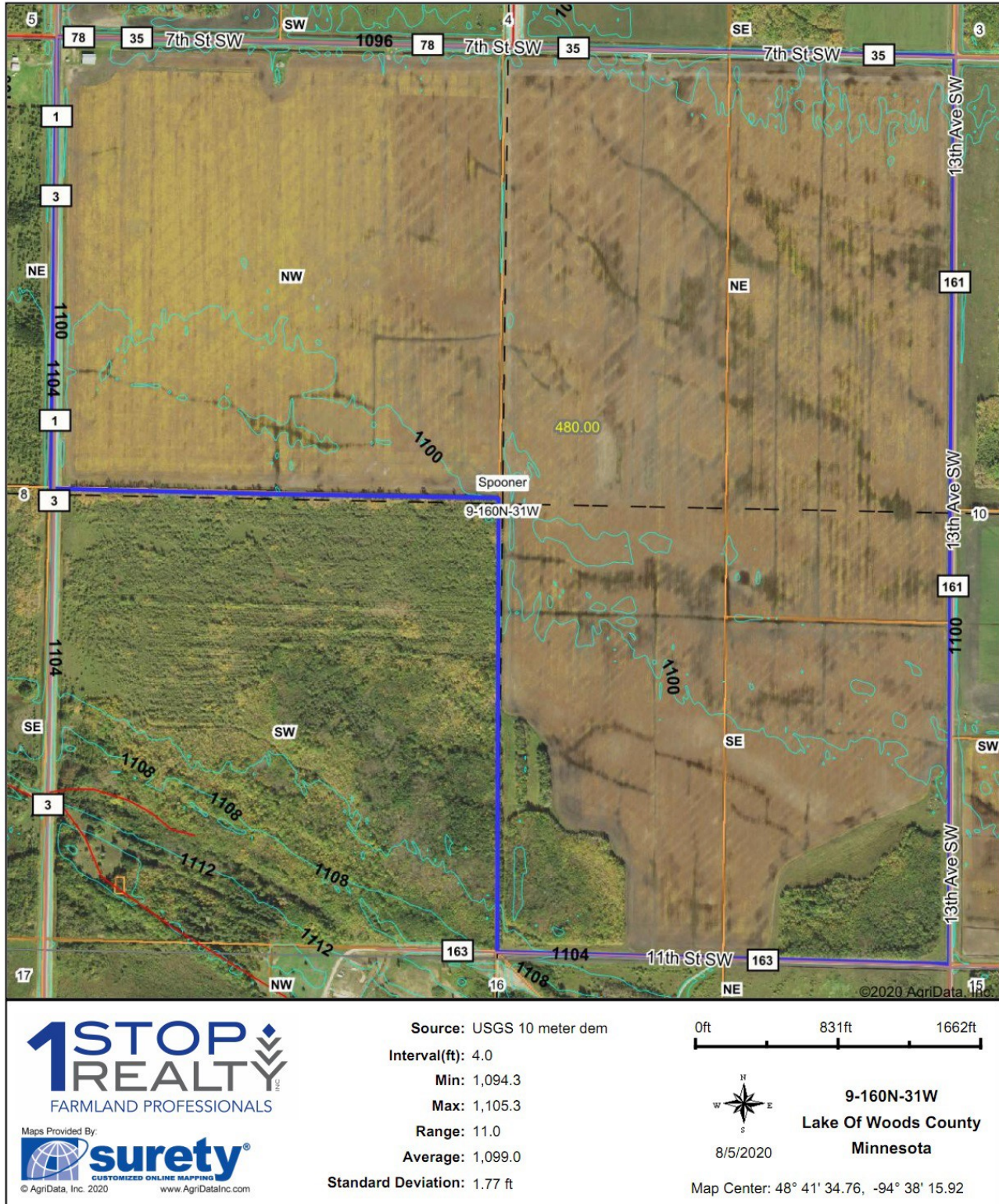
The information gathered in its entirety is from sources deemed reliable, but cannot be guaranteed by 1 Stop Realty, Inc. or its staff. The boundaries shown are approximates. It is not intended as a legal boundary. Please verify all information.

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Parcel 1 - Topography Map with Contours



Parcel 1 - FSA Map



Lake of the Woods County, Minnesota

Farm 2511
Tract 2161

2020 Program Year

Map Created October 31, 2019

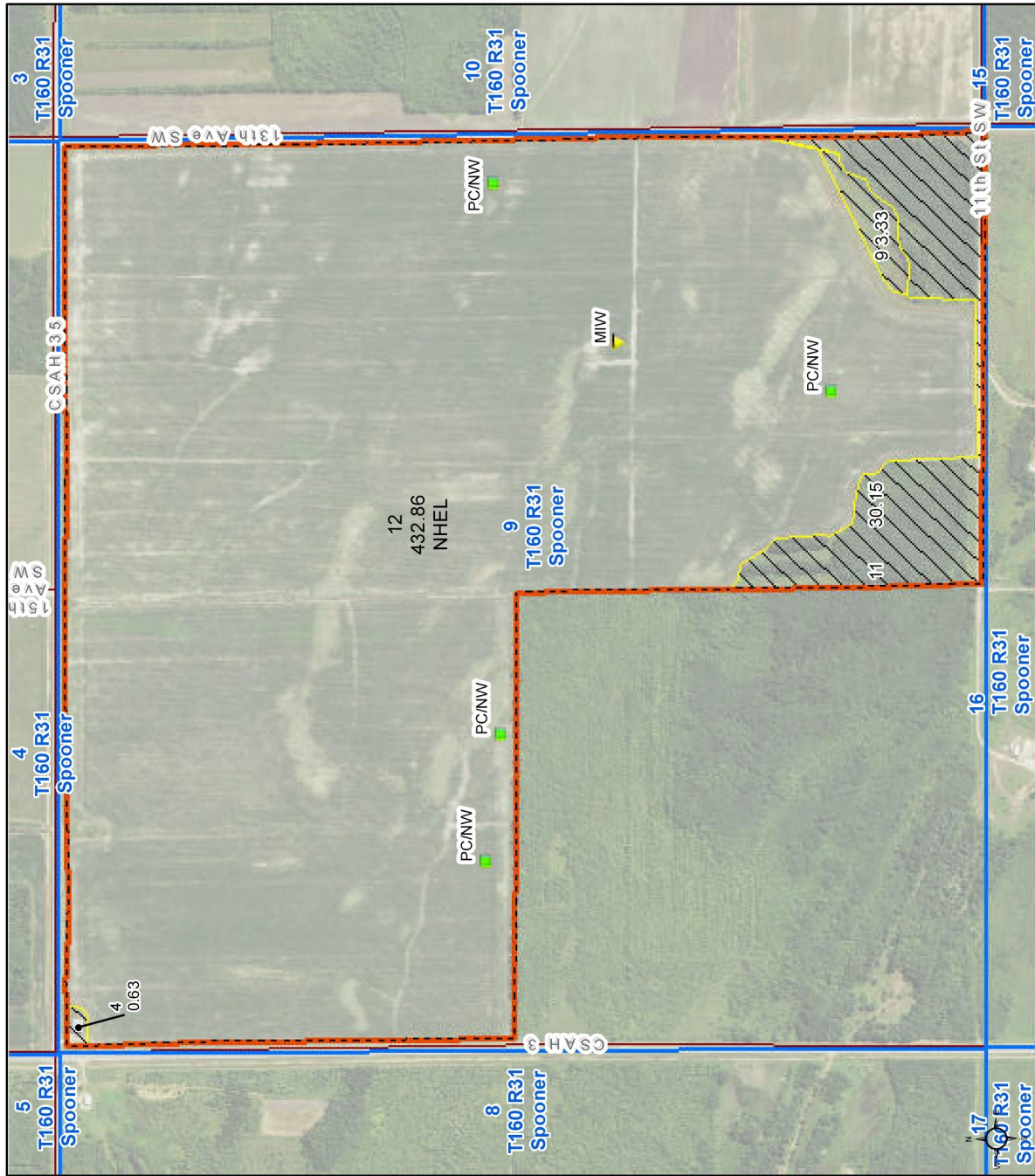


Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = process
Alfalfa, Mixed Forage AGM, GMA, IGS = for forage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

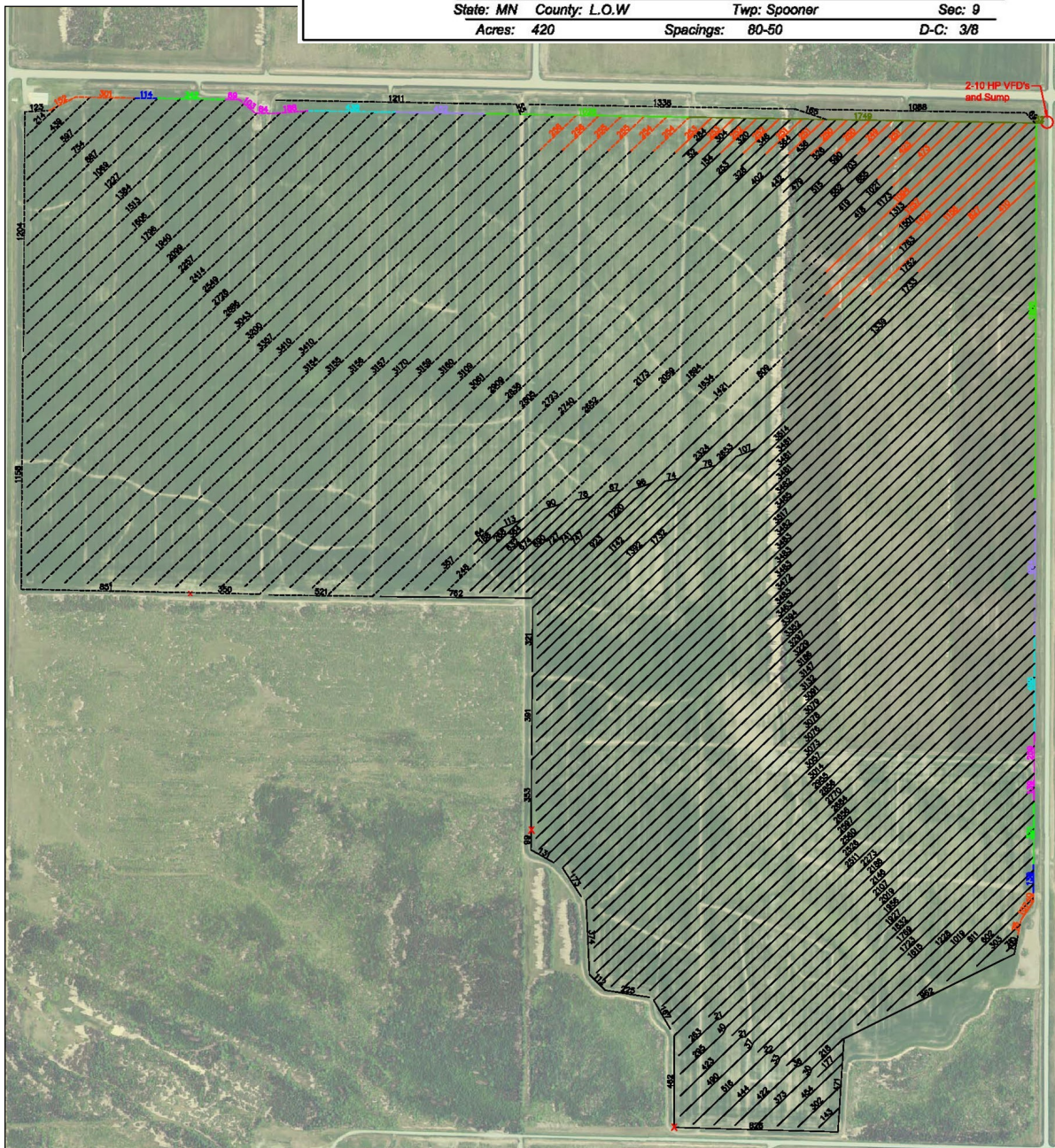
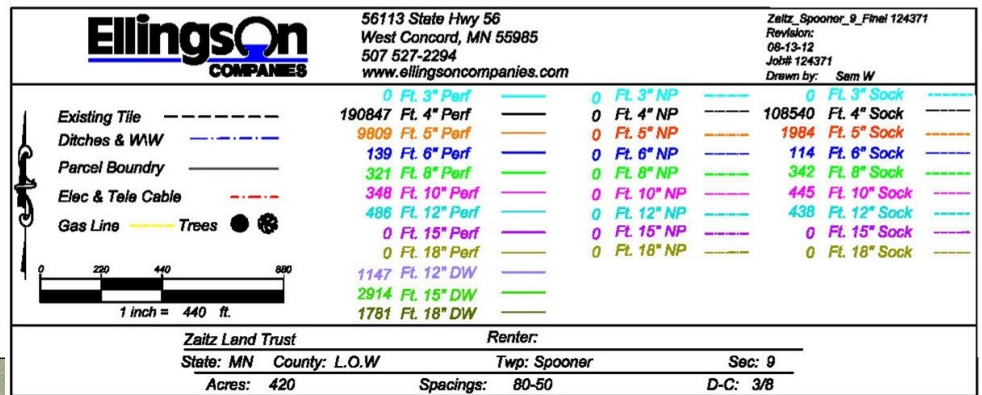


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Parcel 1 - Tile Map



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"The Experienced Farmland Professionals!"



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