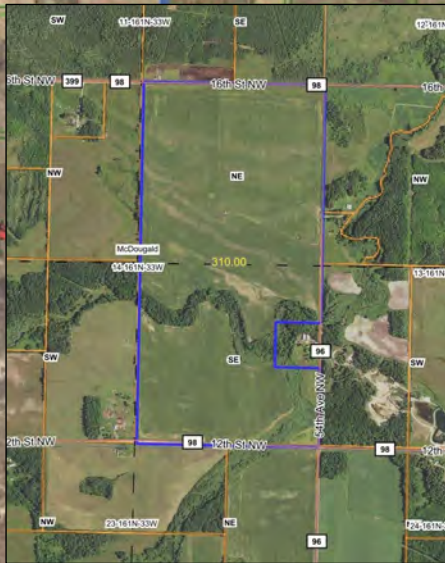


LAND OFFERING

310 ± Acre Farmland



Lake of the Woods County

310 ± Acre Farmland | Section 14 McDougald Township | Lake of the Woods County, MN

Just west of Baudette, MN sits 310 ± acres with 274 ± tillable acres. Good soils, fully pattern tiled in 2014 for maximum productivity. Affordable option to add to your current farming operation or a great opportunity to start new.

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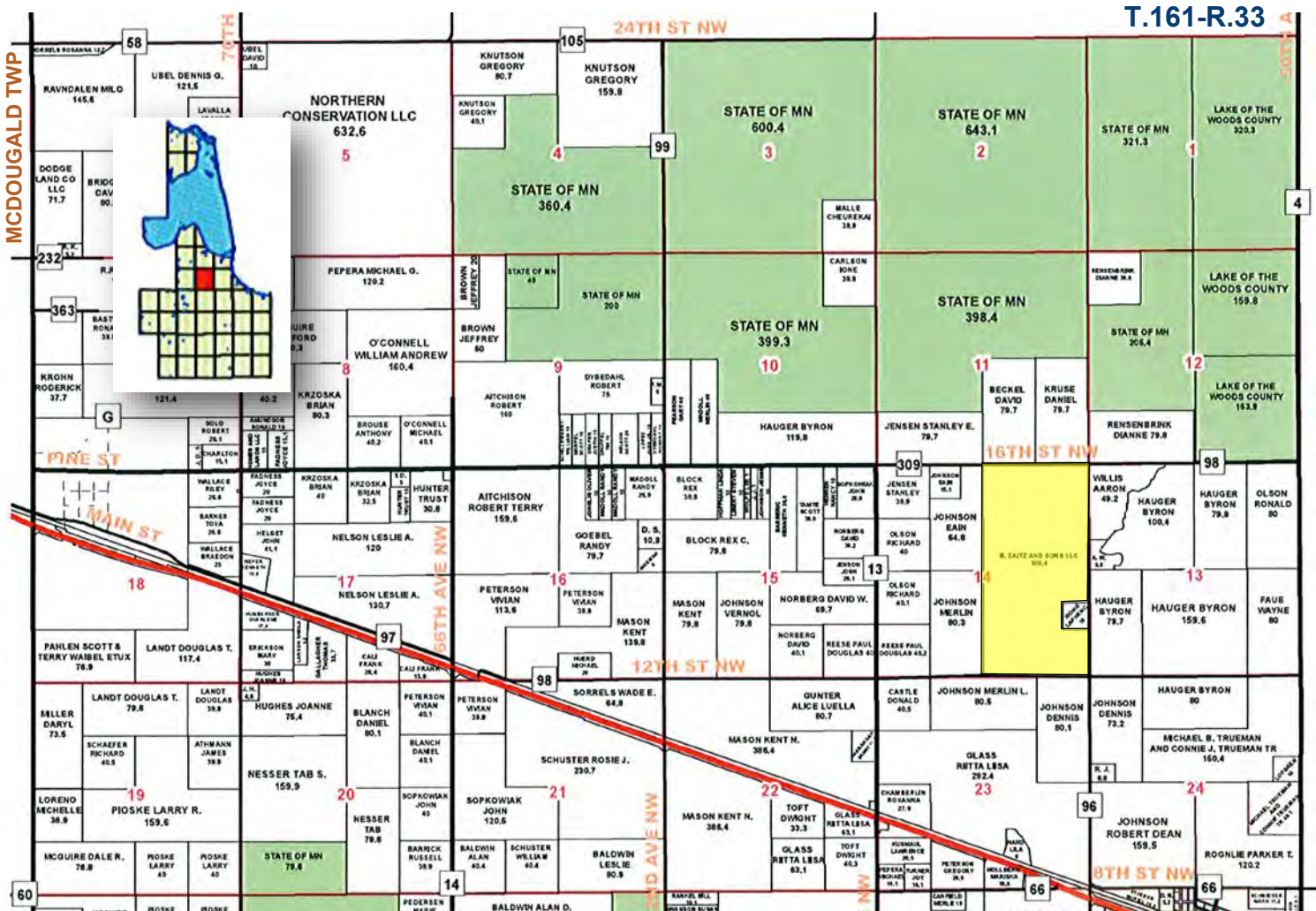
Call us for more info:

📞 507-634-7033

LAND OFFERING

310± Acre Farmland

Plat Map with Approximate Borders



Legal: 310 Acres - NE 1/4 SE 1/4 less deeded in Section-14 Twp-161 Range-33 (full legal to govern)

Property Tax: \$1,698 payable in 2021

PID: 22-1411-000

Gross Acres: 310± Acres

CPI: 73.2

Tillable Acres: 275.78± Acres

Tile: Majority pattern tiled

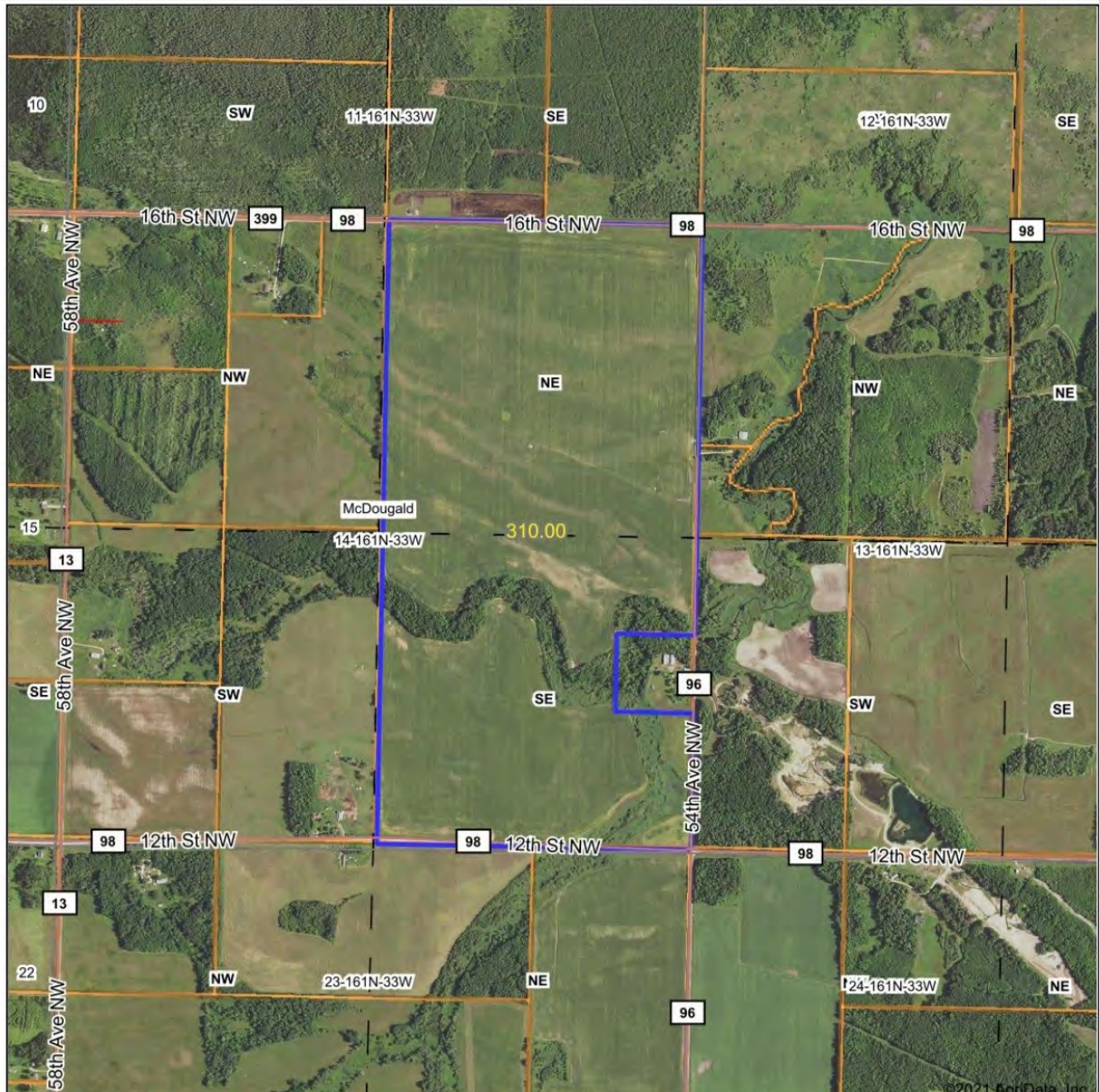
Offered at \$585,000



LAND OFFERING

310 ± Acre Farmland

Aerial Map



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Map Center: 48° 45' 52.08, -94° 51' 15.49

0ft 1314ft 2628ft

14-161N-33W
Lake Of Woods County
Minnesota

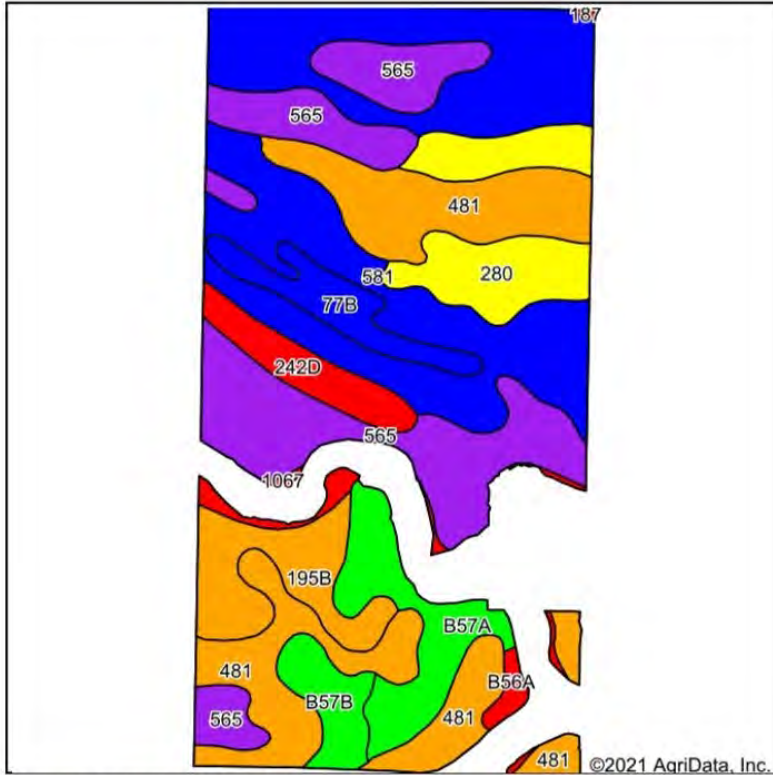


4/5/2021

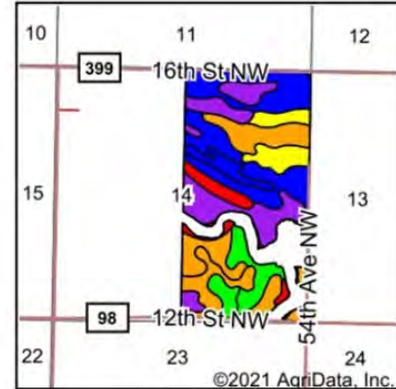
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310 ± Acre Farmland

Soils Map



Soils data provided by USDA and NRCS.



State: **Minnesota**
County: **Lake Of Woods**
Location: **14-161N-33W**
Township: **McDougald**
Acres: **275.78**
Date: **4/12/2021**

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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	Irr Class *c	Productivity Index	Soybeans	*n NCCPI Soybeans
581	Percy fine sandy loam	79.25	28.7%		Poorly drained	IIw		82	29	57
565	Eckvoll loamy fine sand	54.36	19.7%		Moderately well drained	IIIs		60	21	39
481	Kratka fine sandy loam	52.47	19.0%		Poorly drained	IIlw		77	27	60
280	Pelan sandy loam	21.55	7.8%		Moderately well drained	IIIs		69	24	0
B57A	Littleswan silt loam, 0 to 3 percent slopes	17.60	6.4%		Somewhat poorly drained	IIlw		93		74
195B	Taylor loamy fine sand, 1 to 4 percent slopes	17.01	6.2%		Moderately well drained	IIe		75	26	47
77B	Garnes fine sandy loam, 1 to 4 percent slopes	10.24	3.7%		Moderately well drained	IIe		89	31	55
242D	Marquette loamy sand, 6 to 12 percent slopes	9.49	3.4%		Excessively drained	IVs	IVs	25		15
B57B	Baudette-Littleswan complex, 0 to 6 percent slopes	7.88	2.9%		Moderately well drained	IIe		92		73
1067	Waupaca-Eutroboralfs complex, 0 to 60 percent slopes	3.97	1.4%		Poorly drained	Vw		15		30
B56A	Sax, frequently ponded-Spooner complex, 0 to 1 percent slopes	1.79	0.6%		Very poorly drained	VIw		29		44
187	Haug muck	0.17	0.1%		Very poorly drained	VIw		15		21
Weighted Average								73.2	22.2	*n 48.5

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

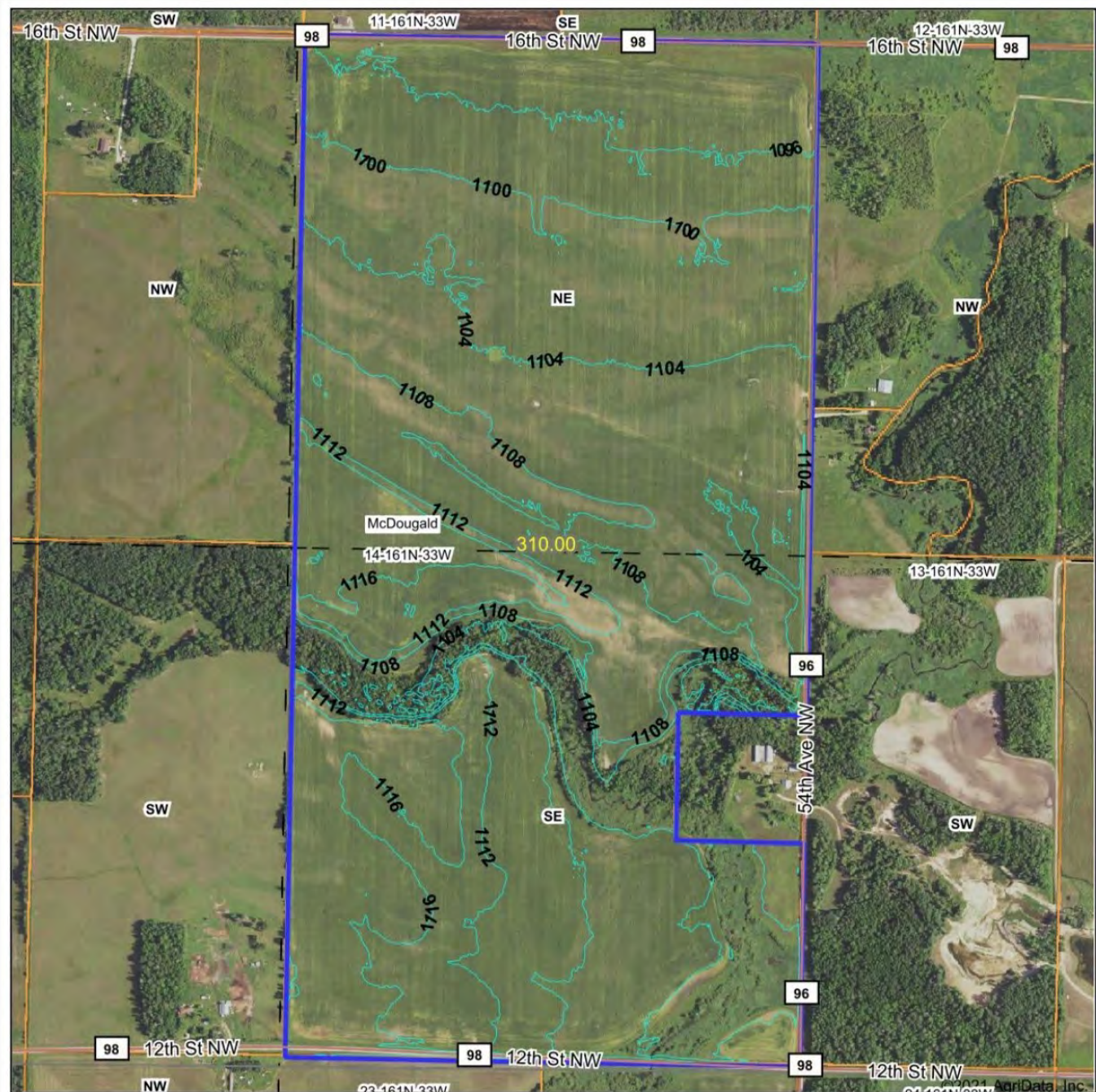
*c: Using Capabilities Class Dominant Condition Aggregation Method

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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310 ± Acre Farmland

Topography Map with Contours



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Source: USGS 3 meter dem

Interval(ft): 4.0

Min: 1,092.0

Max: 1,121.1

Range: 29.1

Average: 1,106.1

Standard Deviation: 6.66 ft

0ft 797ft 1593ft



4/5/2021

14-161N-33W
Lake Of Woods County
Minnesota

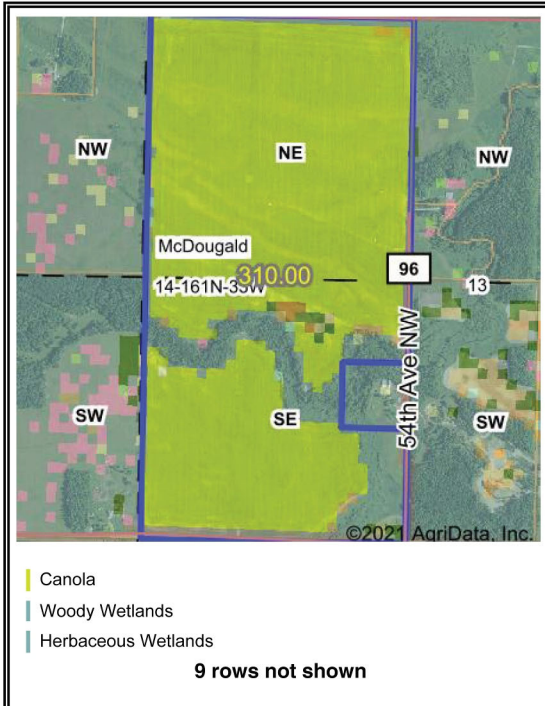
Map Center: 48° 45' 52.08, -94° 51' 15.49

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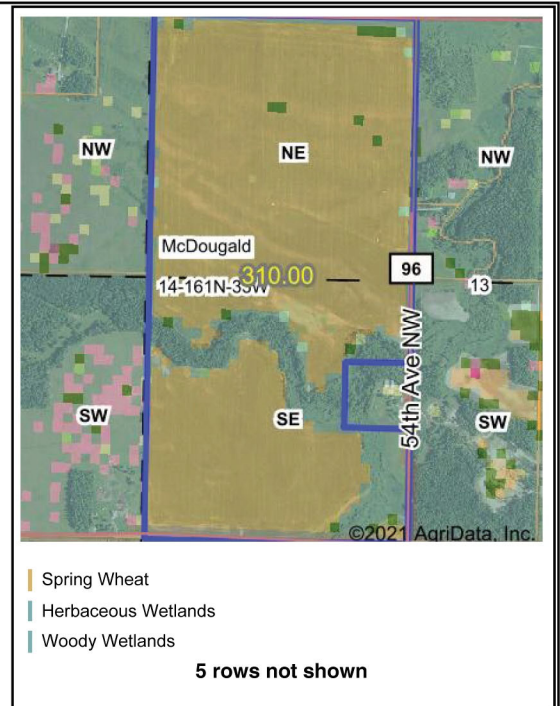
310± Acre Farmland

4 Year Crop History

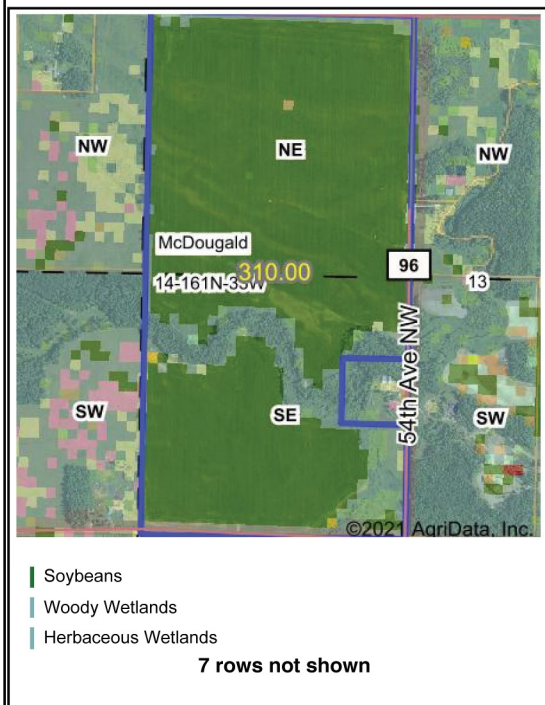
Crop Year: 2020



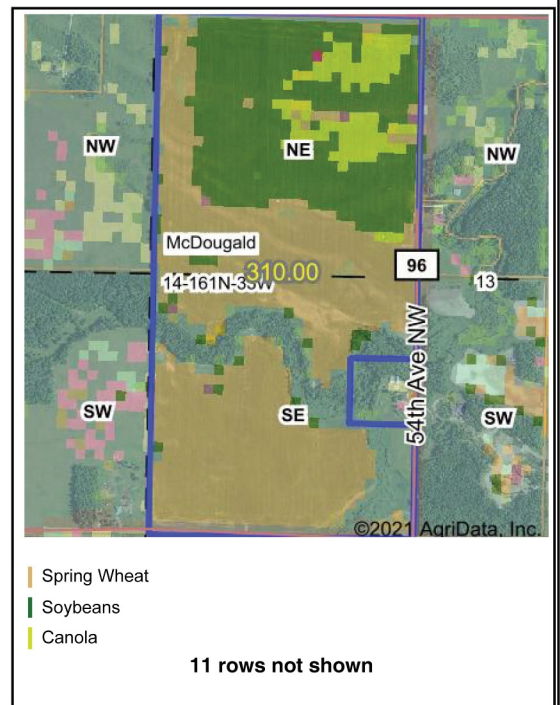
Crop Year: 2019



Crop Year: 2018



Crop Year: 2017



Map Center: 48° 45' 53.09, -94° 51' 37.31

State: MN

County: Lake Of Woods

Legal: 14-161N-33W

Twnshp: McDougald

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer



Maps Provided By:



LAND OFFERING

310± Acre Farmland

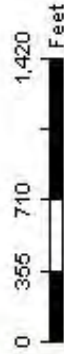
FSA Map

Farm 2187

Tract 1599

2020 Program Year

Map Created May 12, 2020



Unless otherwise noted:
 Shaded are 100% cropland
 Cropland are not irrigated
 Corn = yellow for grain
 Soybeans = common nancy beans for grain
 Wheat = HRW, HRW = Grain
 Sunflower = Oil, No Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = peas
 Alfalfa, Mixed Rye & Alfalfa, GMA, GS = forage
 Beans = Dry Edible
 NAG = for G2
 Canola = Spring for seed

Common Land Unit
 Non-Cropland
 Cropland
 Tract Boundary
 Minnesota Transparency Polygon 02/1/2019

Wetland Determination Identifiers

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

Tract Cropland Total: 275.78 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 rented 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 delineation of the area. Refer to your original delineation map (PACDS) and attached map(s) for exact boundaries and delineations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.

310_± Acre Farmland

This is an aerial map of a residential development. The map shows a large area with numerous lots, each labeled with a lot number. The lots are arranged in a grid-like pattern, with some areas showing more irregular lot shapes. The map is overlaid with a grid of lot numbers and various colored lines indicating boundaries and easements. A 'Lift Station' is labeled in the upper right corner. The map is oriented with North at the top. The surrounding area includes green fields, trees, and some buildings. The map is labeled with street names: 12th St NW and 54th Ave NW. The map is also labeled with lot numbers, such as 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 164

Owner: Zaitz Trust	
Township: McGougald - Section 14	
County: Lake of the Woods	
State: MN	Date: August 2014
Spacing: 70'	Filename: MD14

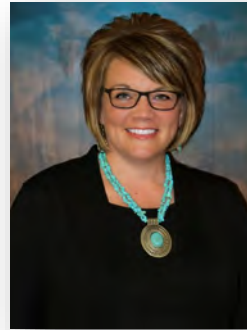
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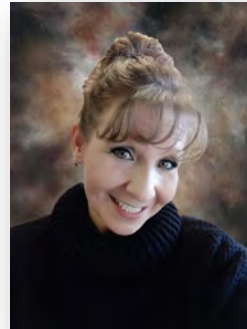
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