

LAND AUCTION



140 AC± | 1 TRACT | MARSHALL CO, MN

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/6/22 | AUCTION TIME: 1:00 PM

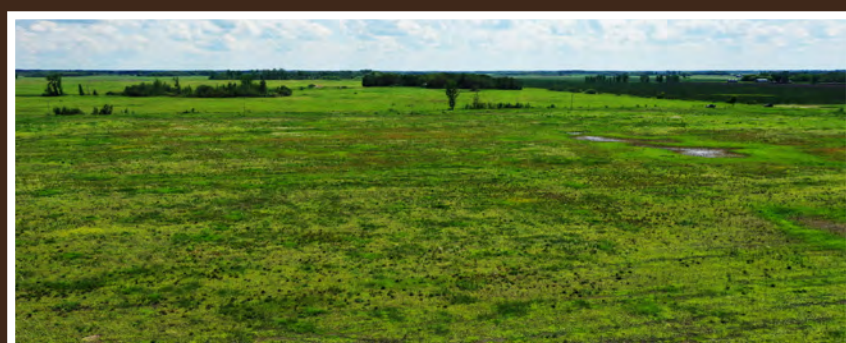
**AUCTION LOCATION: QUALITY INN | MEETING ROOM A
1060 HIGHWAY 32 SOUTH | THIEF RIVER FALLS, MN**

This 140 acres in Marshall county has a lot of potential. With 137.8 being tillable by FSA records, it would be a great addition to any current farm operation. The location is great and the road access is excellent. The soils according to Agridata have a PI of 93.1 and an NCCPI average of 70.3. Don't miss out on this nice piece of tillable acreage to add to your farm. The current tenant pays \$65/acre cash rent and has an EQIP contract with 2 years remaining of a honeybee multi-species planting for that land. The contract was for 2021-2023. This EQIP program does not have to transfer to a new owner.



TRACT 1: 140 ± ACRES

- **Deeded acres:** 140
- **FSA Farmland Acres:** 137.8
- **DCP Cropland Acres:** 137.8
- **Soil Types:** Roliss-Vallers loams, Kittson Loam, Roliss loam, Mavive fine sandy loam
- **Soil PI/NCCPI/CSR2:** PI 93.1 NCCPI 70.3
- **Base acres and Yield:** Wheat Base acres 79.52/PLC yield 37, Soybean Base acres 58.28/PLC yield 25
- **CRP Acres/payment:** Currently in EQI program that can be terminated by new buyer
- **Taxes:** \$764.00
- **Lease Status:** Current Tenant has contract thru 2023
- **Possession:** Immediate possession subject to current tenants rights for 2021
- **Survey needed:** No survey needed
- **Brief Legal:** SE ¼ S17 T156 R44 Marshall Co, MN
- **PIDs:** 30-0105-000
- **Lat/Lon:** 48.3309 -96.3309



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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