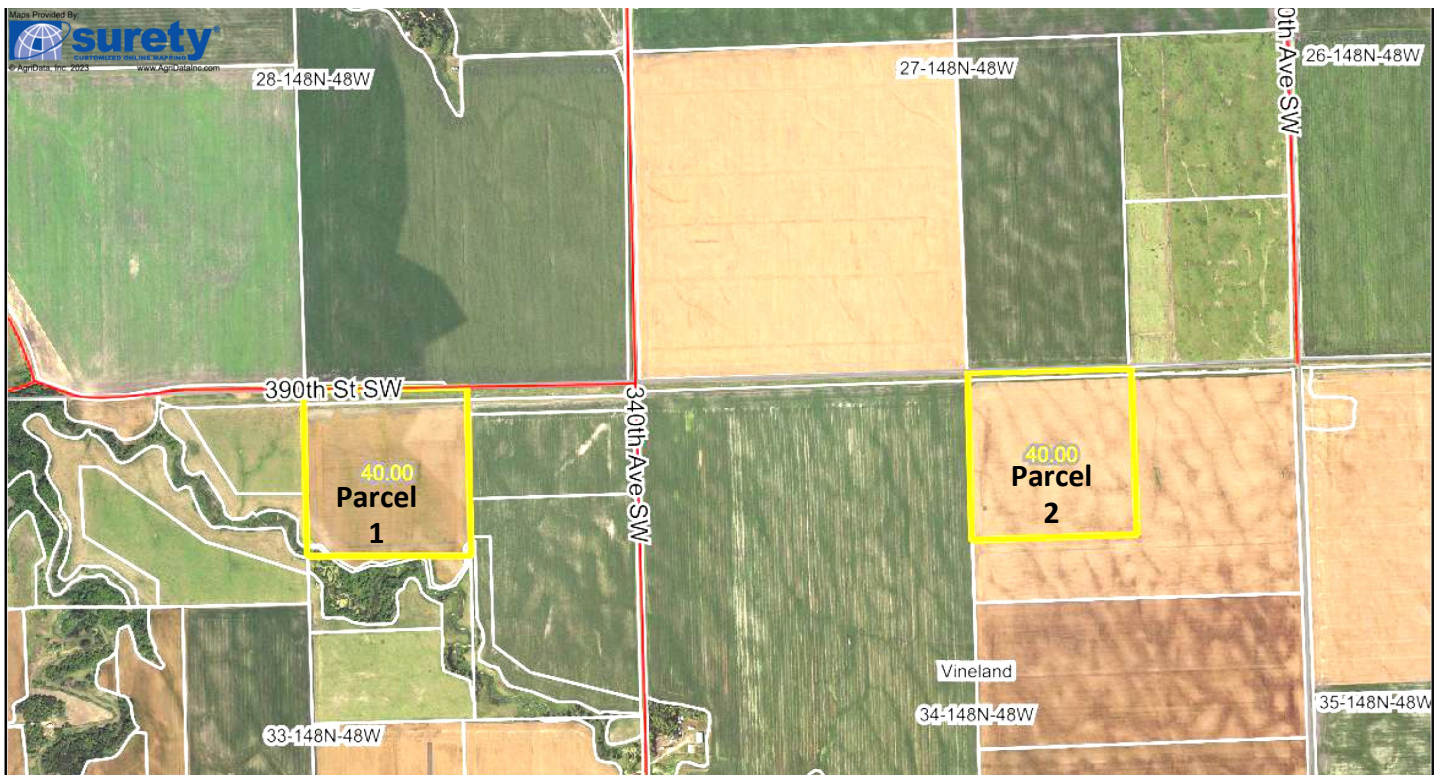


High Quality Red River Valley Farmland For Sale

Vineland Township • Polk County

Climax, Minnesota

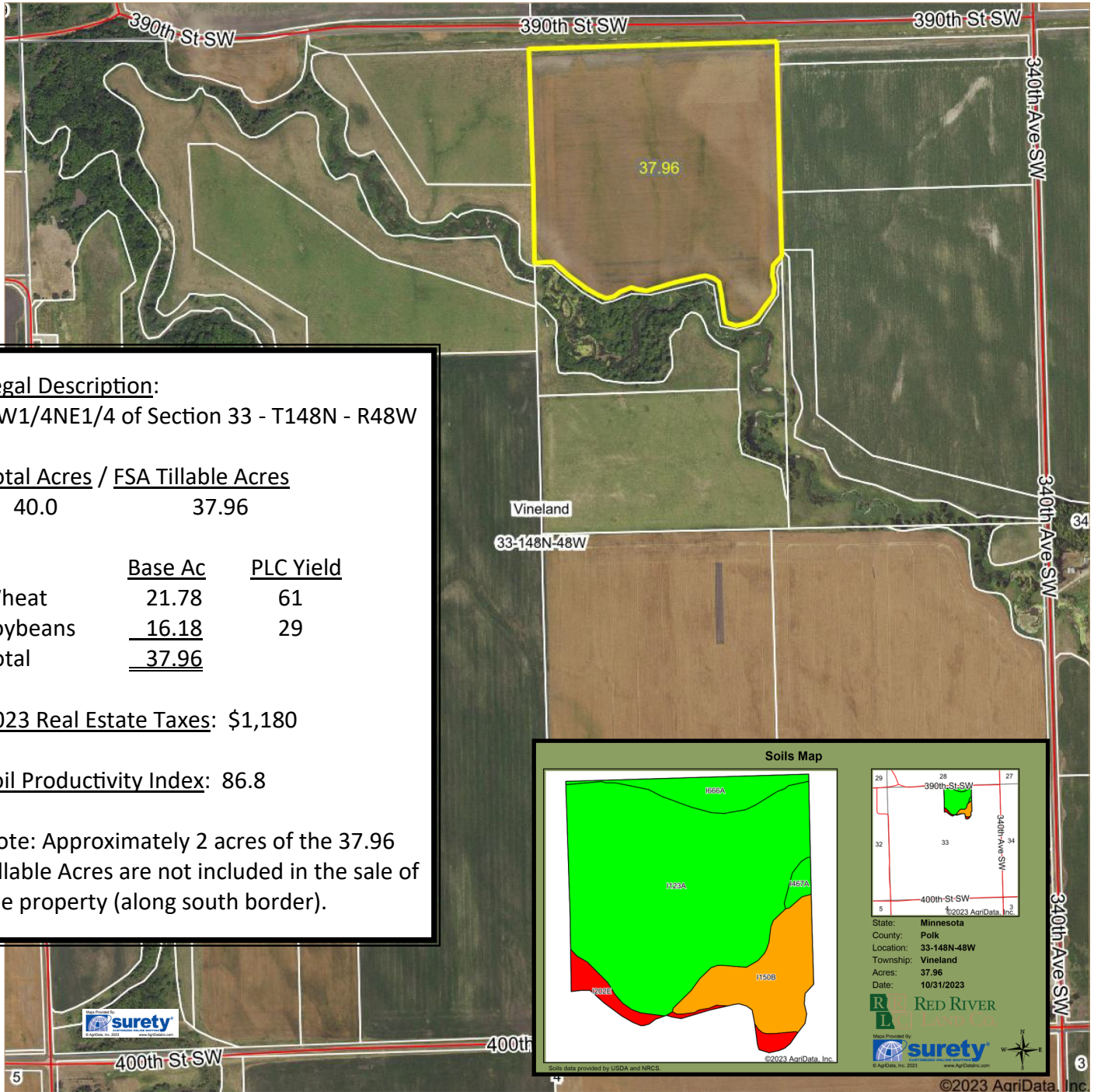


80 Acres • Two Parcels
Located 3 Miles SE of Climax, MN
Available for the 2024 Season.

Parcel 1 Listed Price: \$260,000

Parcel 2 Listed Price: \$260,000

Parcel 1



Legal Description:
 NW1/4NE1/4 of Section 33 - T148N - R48W

Total Acres / FSA Tillable Acres
 40.0 / 37.96

	Base Ac	PLC Yield
Wheat	21.78	61
Soybeans	16.18	29
Total	37.96	

2023 Real Estate Taxes: \$1,180

Soil Productivity Index: 86.8

Note: Approximately 2 acres of the 37.96 Tillable Acres are not included in the sale of the property (along south border).

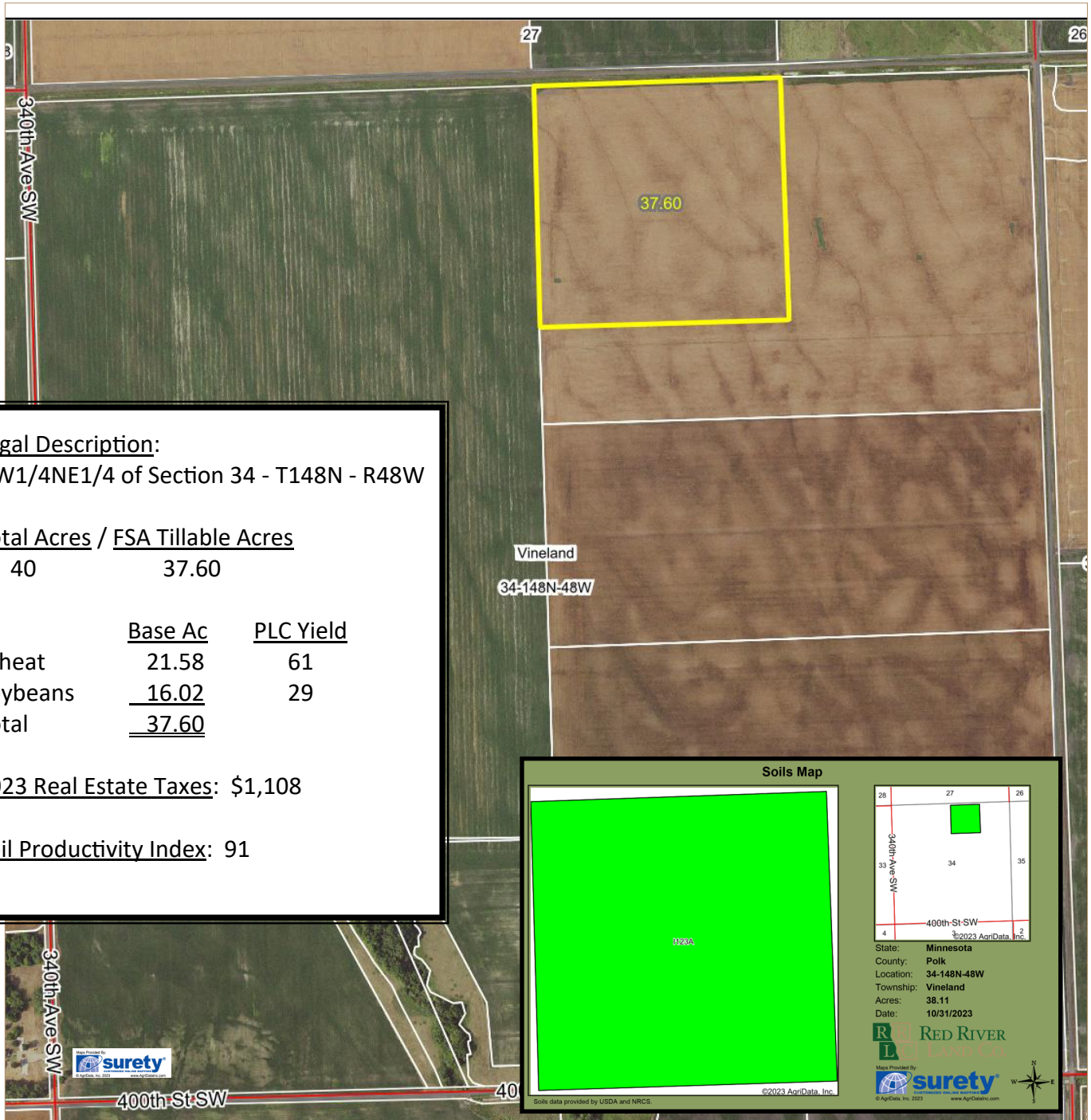
Area Symbol: MN119, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I123A	Bearden-Colvin silty clay loams, 0 to 2 percent slopes	27.15	71.5%	IIe	IIe	91
I150B	Zell-LaDelle silt loams, 1 to 6 percent slopes	5.81	15.3%	IIIe	IIIe	80
I666A	Colvin-Perella silty clay loams, 0 to 1 percent slopes	2.80	7.4%	IIw	IIw	92
I202E	Zell-Eckman silt loams, 15 to 25 percent slopes	1.66	4.4%	VIe	VIe	30
I467A	Bearden silt loam, 0 to 2 percent slopes	0.54	1.4%	IIe	IIe	93
Weighted Average					2.33	86.8

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



Parcel 2



Legal Description:
 NW1/4NE1/4 of Section 34 - T148N - R48W

Total Acres / FSA Tillable Acres
 40 / 37.60

	Base Ac	PLC Yield
Wheat	21.58	61
Soybeans	16.02	29
Total	37.60	

2023 Real Estate Taxes: \$1,108

Soil Productivity Index: 91

Soils Map

1123A

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Soils data provided by USDA and NRCS.

State: Minnesota
 County: Polk
 Location: 34-148N-48W
 Township: Vineland
 Acres: 38.11
 Date: 10/31/2023

RED RIVER LAND CO.

surety

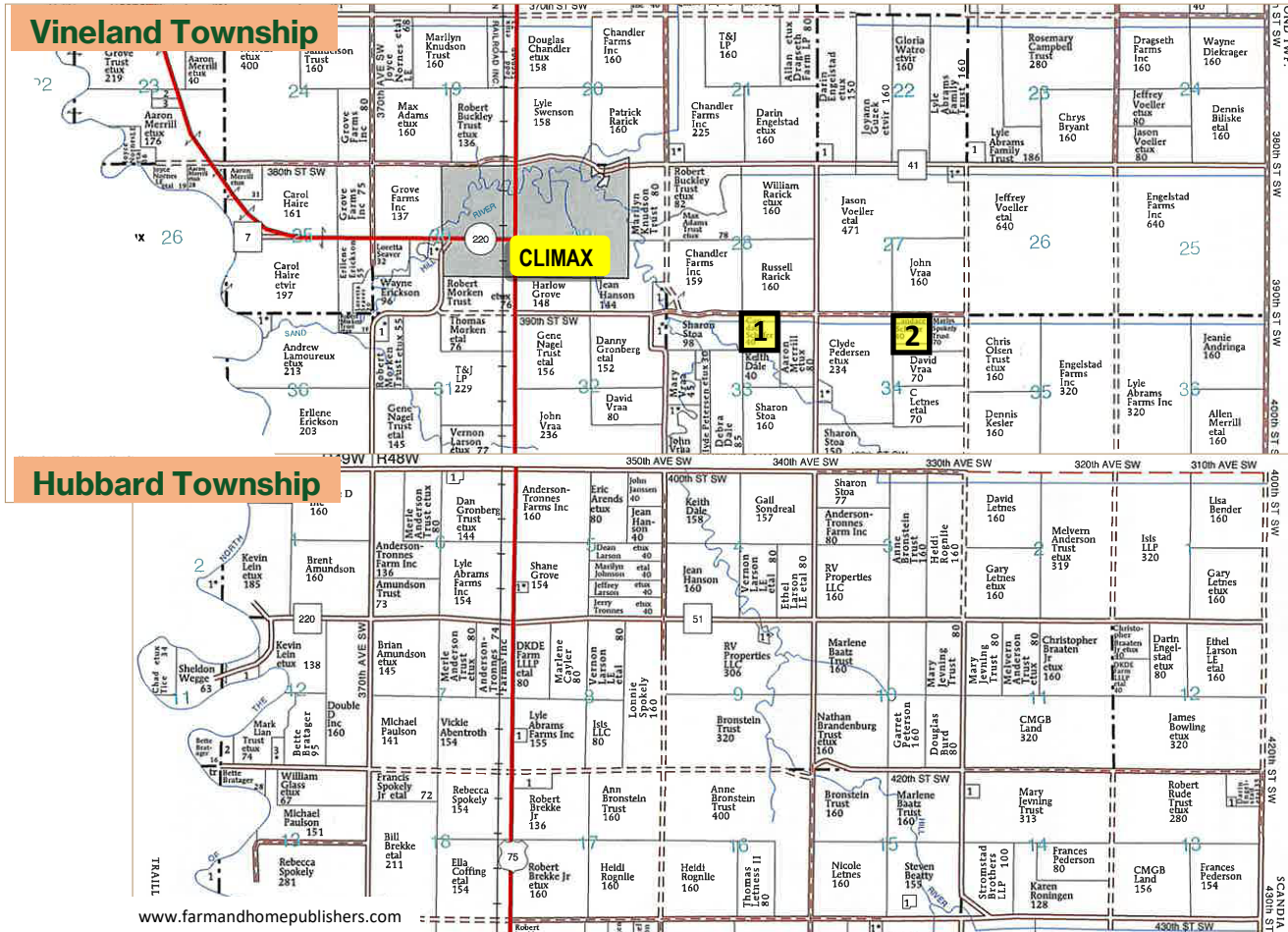
Area Symbol: MN119, Soil Area Version: 18						
Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
1123A	Bearden-Colvin silty clay loams, 0 to 2 percent slopes	38.11	100.0%		Ile	91
Weighted Average					2.00	91

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



Plat Maps

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Real Estate Sales • Beet Stock Sales • Farm Management

NOTE: Red River Land Company assembles information from sources considered reliable but does not guarantee accuracy. Each prospective buyer should conduct their own due diligence concerning the property.

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