

160 Ac Farmland for Sale Bigelow MN

160 Acres M/L – Ransom Township Nobles Co. MN

List Price: \$7,500 per Acre or \$1,200,000

Directions from Bigelow: Go North on State Hwy 60 for 3 Miles then Go West on 300th St. (Co. Rd 79) 3 Miles. The Farm is on the South side of 300th St. & on the West side of Monroe Ave.

Legal: The NE1/4 of Section 13, Township 101 North, Range 41 West of the 5th P.M. Nobles Co. Minnesota.

Description: 160 Acre Row Crop Farm.

Cropland: 155.58 Crop Acres or 97.2% Tillable.

Soils: Weighted Average Productivity Index = 93.1. Soil Types Include Webster, Crooksford, Waldorf, Clarion, Ocheda, Nicollet, Okabena, Dickinson, & Glencoe with Slopes Ranging from 0 - 6%.

FSA Info: Enrolled in ARC County Farm Program. Farm #8902. Corn Base = 77.4 & PLC Yield = 158
Bean Base = 77.4 & PLC Yield 44.

2016 Taxes: \$7,860 per Year

Terms: Cash.

Possession: At closing subject to 2016 cash rent lease. Call for details.

Closing: 30 days after acceptance of offer.

Midwest Ag Services, Inc.

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Kelly Summy, Broker

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Disclaimer: The information in this brochure was gathered from various sources deemed reliable, but can't be guaranteed by Midwest Ag Services, Inc. All data should be verified for accuracy by interested parties.

For Listing Details Visit: www.MidwestAgServices.com