# Lake of the Woods Farmland For Sale



3,095.1 +/- Acres • Lake of the Woods County, MN

877.700.4099 
Pifer's www.pifers.com

### INTRODUCTION

#### **Opportunity of a Lifetime: Premier Farmland Listing!**

This is a truly rare chance to own one of the most impressive farmland operations available today!

- Expansive Acres: 3,095.1 +/- total acres with over 2,700 contiguous acres—a scale that's hard to match
- *Productive Cropland:* 2,875.1 +/- crop acres an exceptional 93% cropland ratio
- Outstanding Soil Productivity Index (SPI): Over 90 on 63.4% of the farmland
- Fully Drain Tiled: Expertly planned, with high-quality materials and implementation
- Prime Location: Remote enough to minimize cross-contamination, yet accessible via State, County, and Township Roads
- Crop Versatility: Ideal for Potatoes, Small Grain, Soybeans, Edible Beans, Vegetables, Canola, Grass Seed, and Other Specialty Crops
- *Extensive Improvements:* Farm headquarters includes a 70' x 150' quonset, 45' x 80' shop, 40' x 80' hip barn, 50' x 60' outbuilding, 10 grain bins, and a home with deferred maintenance

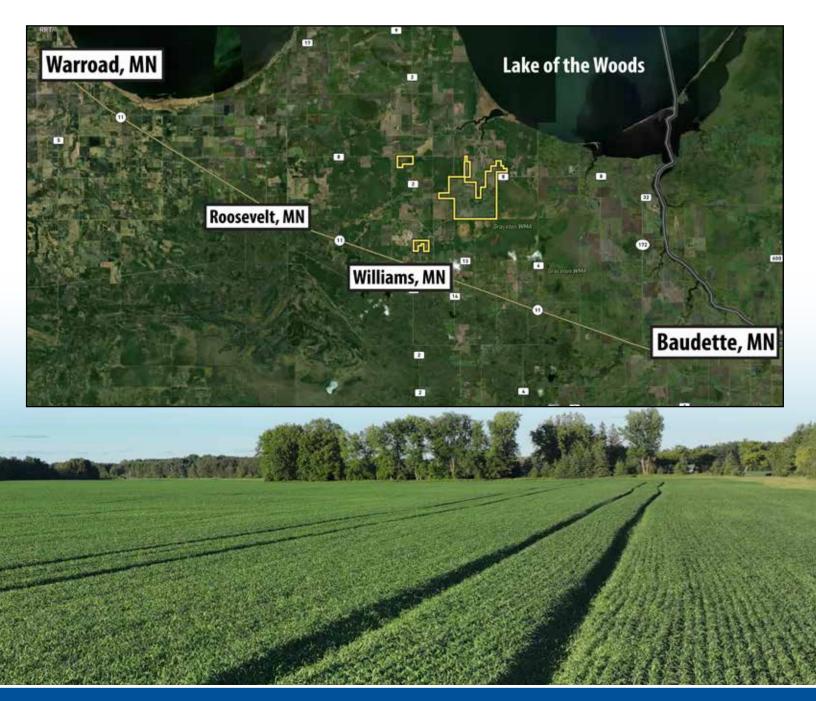
For 25 years, Pifer's has led the farmland market, and opportunities like this don't come around often. With contiguous acreage, rich soils, and premium infrastructure, this farm is a true standout. Don't miss this once-in-a-lifetime opportunity!



### Pifer's

### OVERALL PROPERTY

Baudette, Minnesota	17 Miles
Warroad, Minnesota	20 Miles
Roseau, Minnesota	41 Miles
International Falls, Minnesota	85 Miles
Thief River Falls, Minnesota	104 Miles

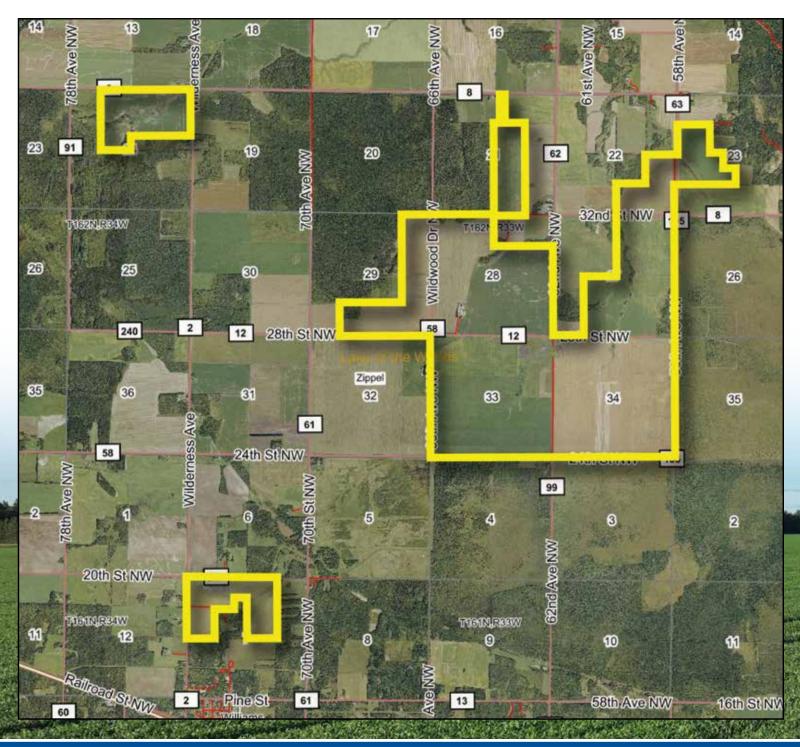


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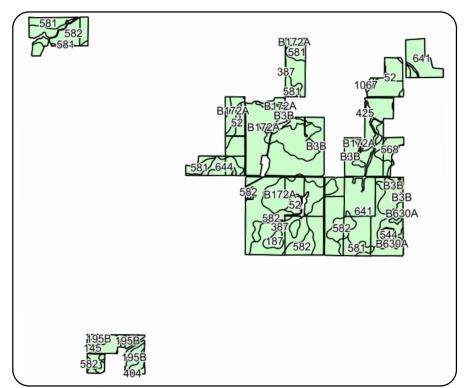
### **PROPERTY INFORMATION**

Acres:	3,095.1 +/-
Legal:	189.88 +/- Acres in 7-161-33 (McDougald Township)
	199.93 +/- Acres in 24-162-34 (Chilgren Township)
	2,817.49 +/- Acres in Sections 21, 22, 23, 27, 28, 29, 33 & 34-162-33 (Zippel Township)
Crop Acres:	2,875.1 +/-



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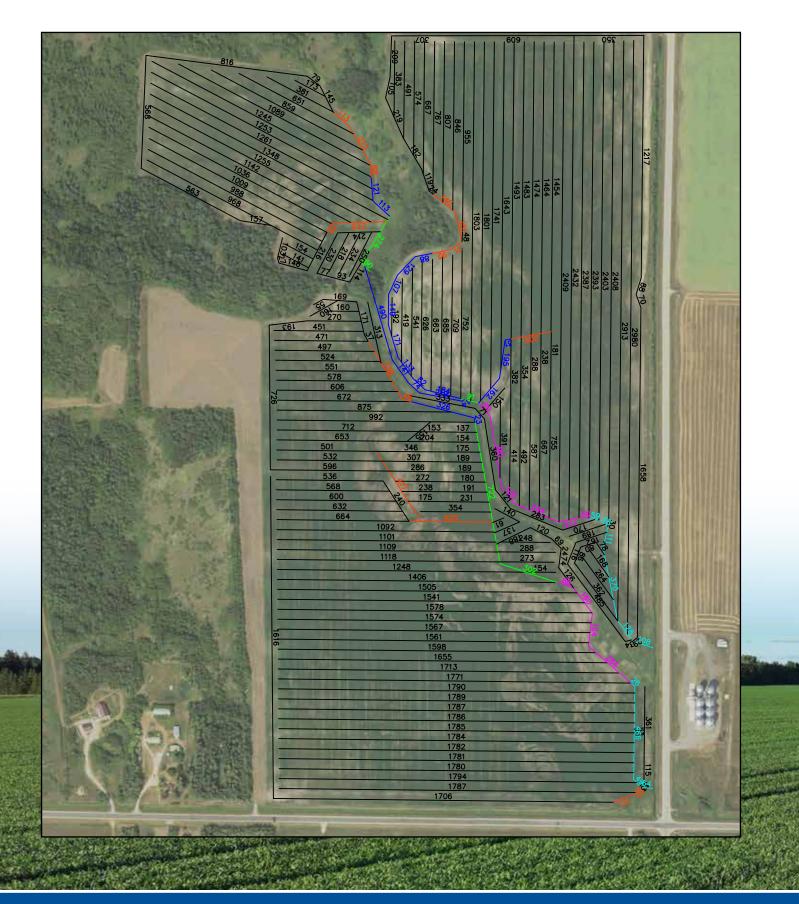
### PROPERTY INFORMATION



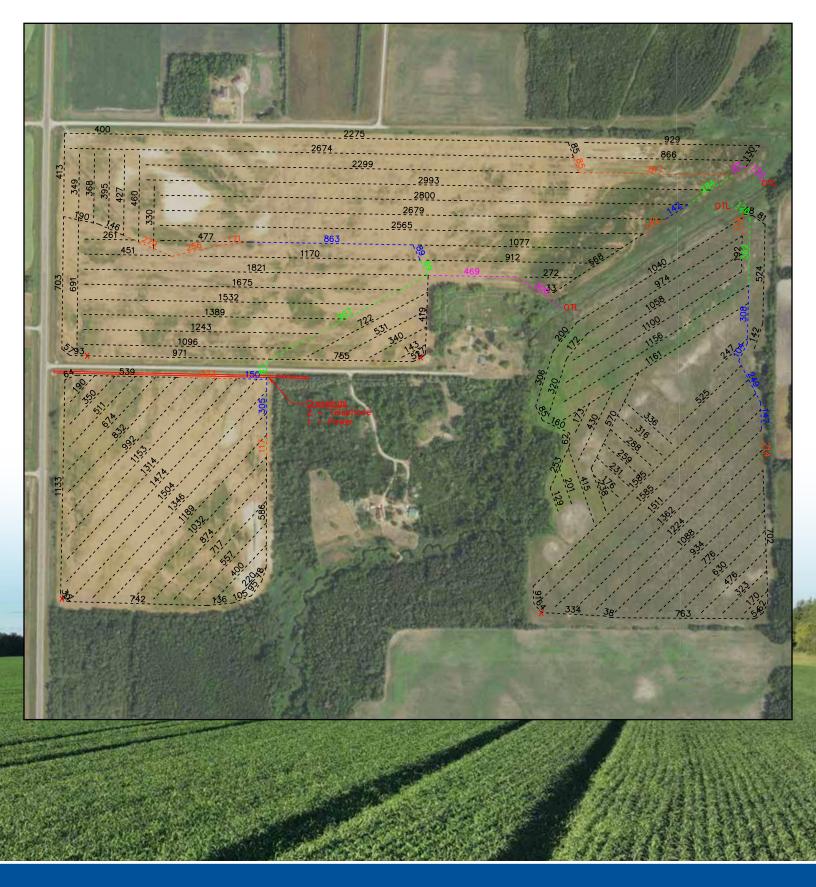
Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
641	Clearwater clay	1165.03	40.3%	llw	94
B172A	Indus-Indus, frequently ponded-Alango complex, 0 to 2 percent slopes	465.65	16.2%	IVw	41
52	Augsburg loam	324.70	11.3%	llw	90
582	Roliss clay loam	301.03	10.4%	llw	92
581	Percy fine sandy loam	172.71	6.0%	llw	82
387	Roliss loam, depressional	118.09	4.1%	Vlw	15
B3B	Alango-Indus complex, 0 to 4 percent slopes	64.94	2.3%	IIIw	55
195B	Taylor loamy fine sand, 1 to 4 percent slopes	59.96	2.1%	lle	75
644	Boash clay loam	40.95	1.4%	llw	88
568	Zippel very fine sandy loam	40.63	1.4%	llw	92
544	Cathro muck, occasionally ponded, 0 to 1 percent slopes	37.97	1.3%	Vlw	5
187	Haug muck	37.06	1.3%	Vlw	15
B630A	Wildwood-Dora-Indus complex, 0 to 1 percent slopes, frequently ponded	18.97	0.7%	VIIw	15
1067	Waupaca-Eutroboralfs complex, 0 to 60 percent slopes	17.14	0.6%	Vw	15
B5B	Alango-Taylor complex, 1 to 8 percent slopes	5.05	0.2%	IIIw	58
145	Enstrom loamy sand	5.03	0.2%	IVs	74
481	Kratka fine sandy loam	4.28	0.1%	IIIw	77
404	Chilgren fine sandy loam	2.92	0.1%	llw	77
425	Donaldson loamy very fine sand	0.06	0.0%	lle	85
Weighted Average					76.1

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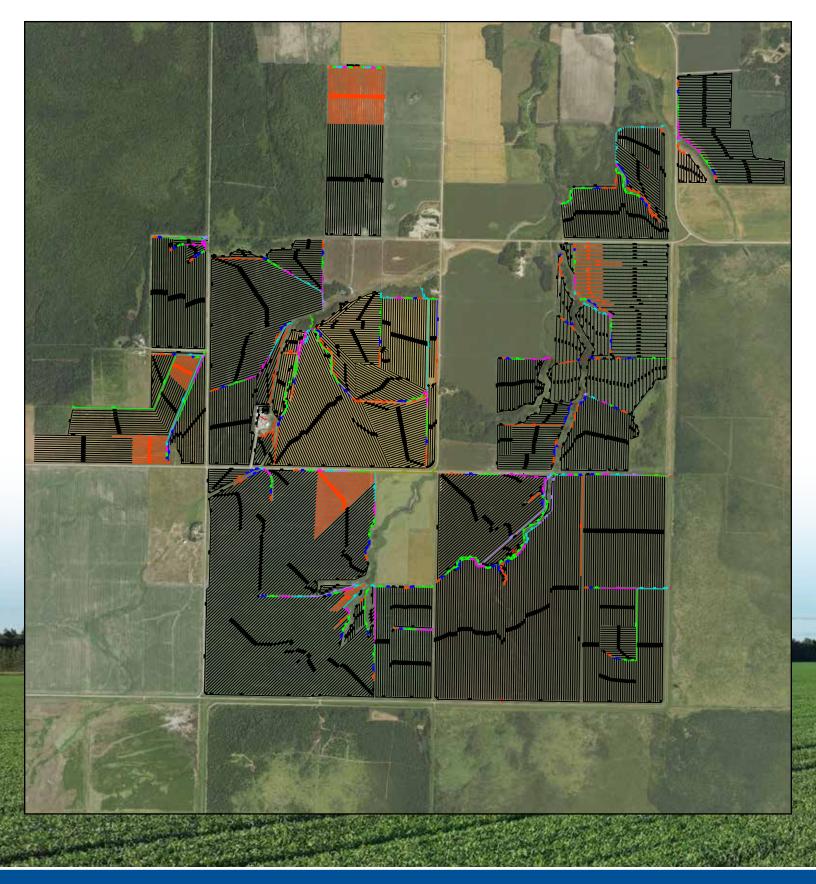


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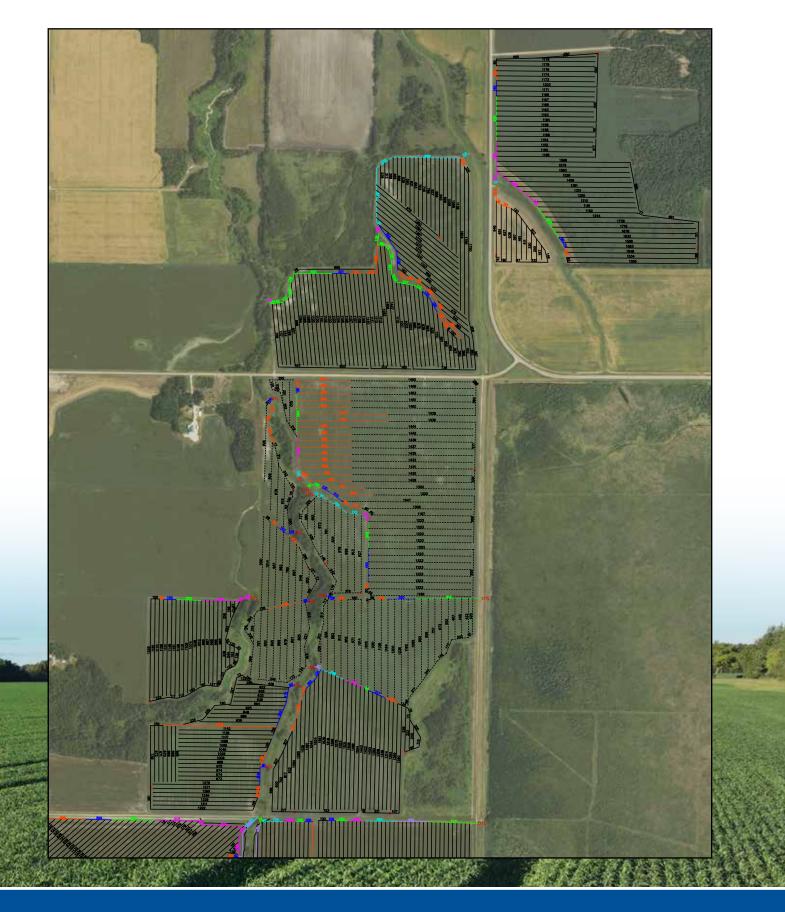


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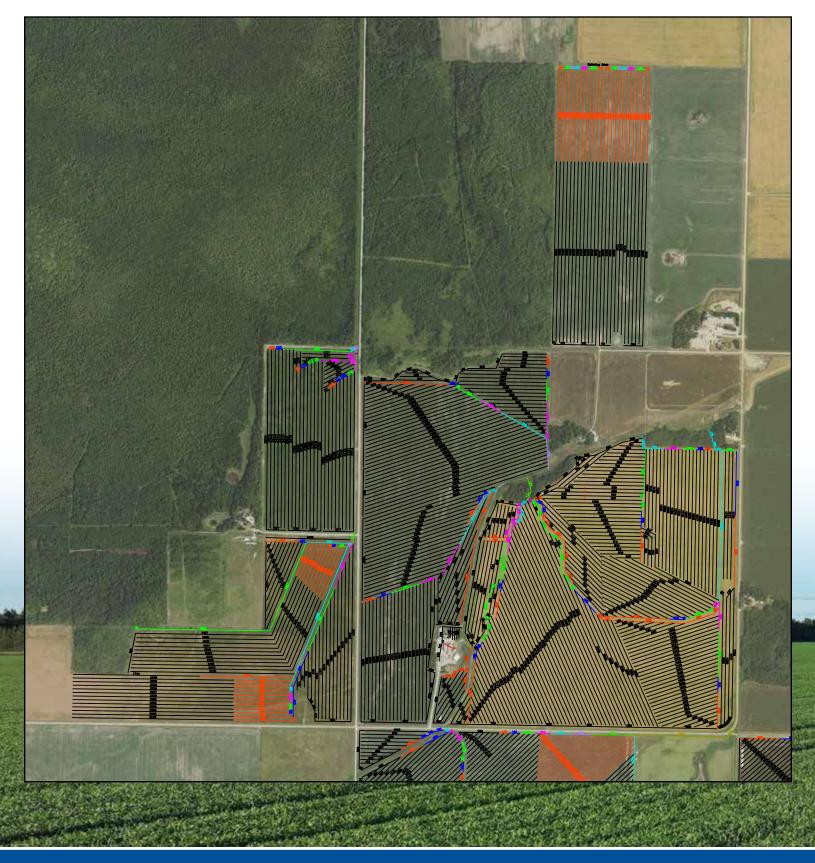


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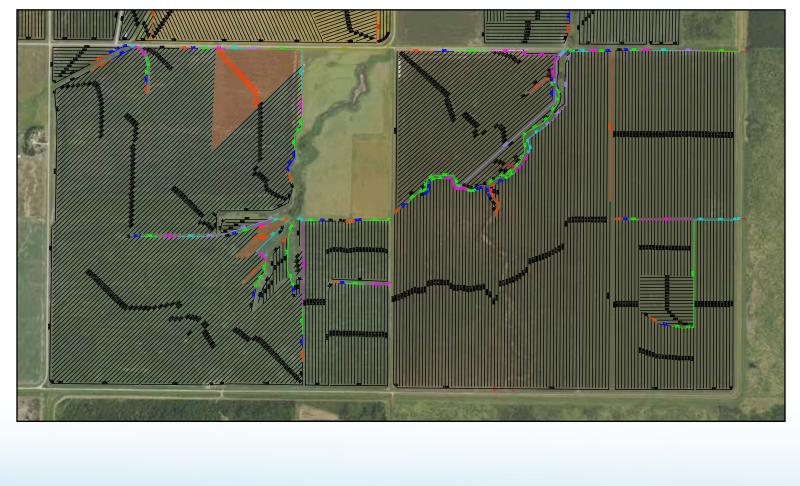


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