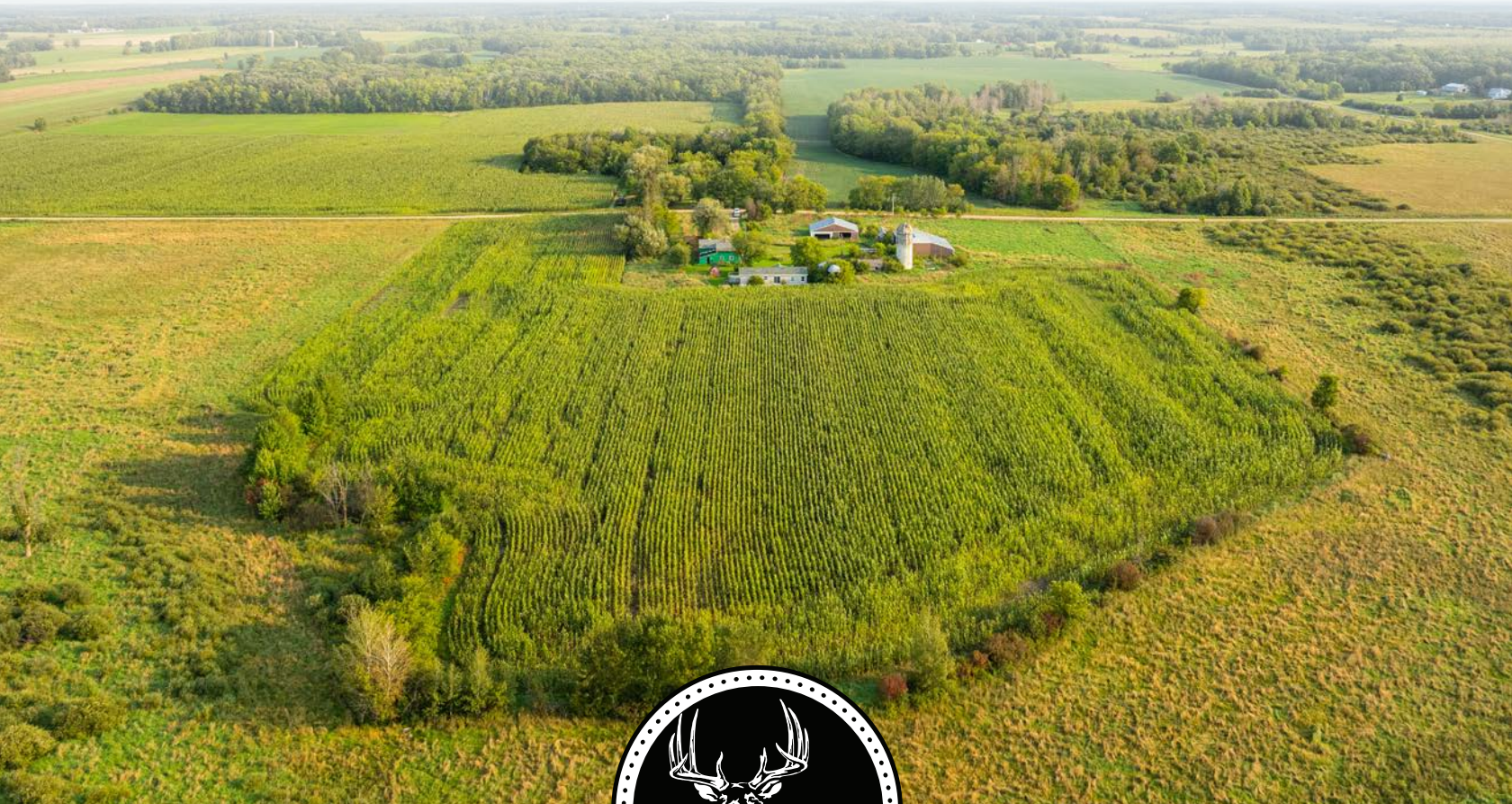


MIDWEST LAND GROUP PRESENTS

120 ACRES IN

TODD COUNTY MINNESOTA



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HOUSE AND OUTBUILDINGS ON 120 +/- ACRES WITH INCOME AND WILDLIFE HABITAT

Welcome to this 120 +/- acre farm opportunity north of Browerville that is equipped with tillable ground, hay ground, grassy areas, small pockets of timber, ponds, and cattail cover. It has enough of everything when it comes to an ideal setup for wildlife and income off the tillable land which is currently being rented. The way the property lays it has a habitat for pheasants, and whitetails, along with many other animals. Access is great off of the north and east road, which is also a plus for working the land. If you are looking for income with

plenty of opportunities for hunting you should give this one a look.

The farm also presents country living with essential utilities. This house is surrounded by tillable land. Once the corn comes out the views out the back window are what you would expect overlooking the property from a high point. Around the house lays 2 outbuildings with oversized doors and a silo. The outbuildings measure 41'x46' and 60'x30'. This farm has a lot to offer on the 120 acres it nicely spreads across.



PROPERTY FEATURES

PRICE: **\$539,999** | COUNTY: **TODD** | STATE: **MINNESOTA** | ACRES: **120**

- Tillable land currently being rented
- Hay ground
- Pond/water source
- Grassy cover and cattails
- Wildlife trails throughout
- Fences
- Country home
- 2 outbuildings (41'x46' and 60'x30')
- Access on 2 sides of the property (north and east)
- 20 minutes from Long Prairie



COUNTRY HOME

This house is surrounded by tillable land. Once the corn comes out the views out the back window are what you would expect overlooking the property from a high point.



FENCED



TWO OUTBUILDINGS

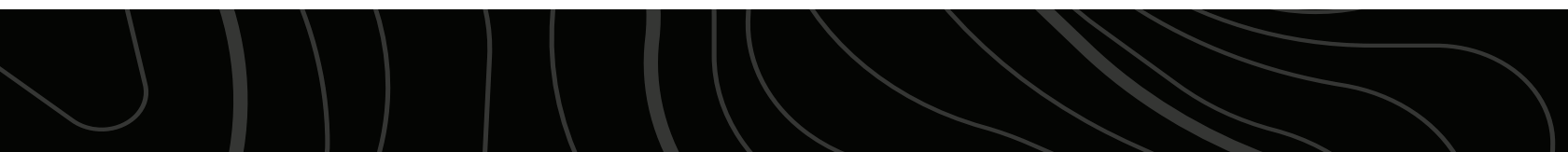


TILLABLE LAND

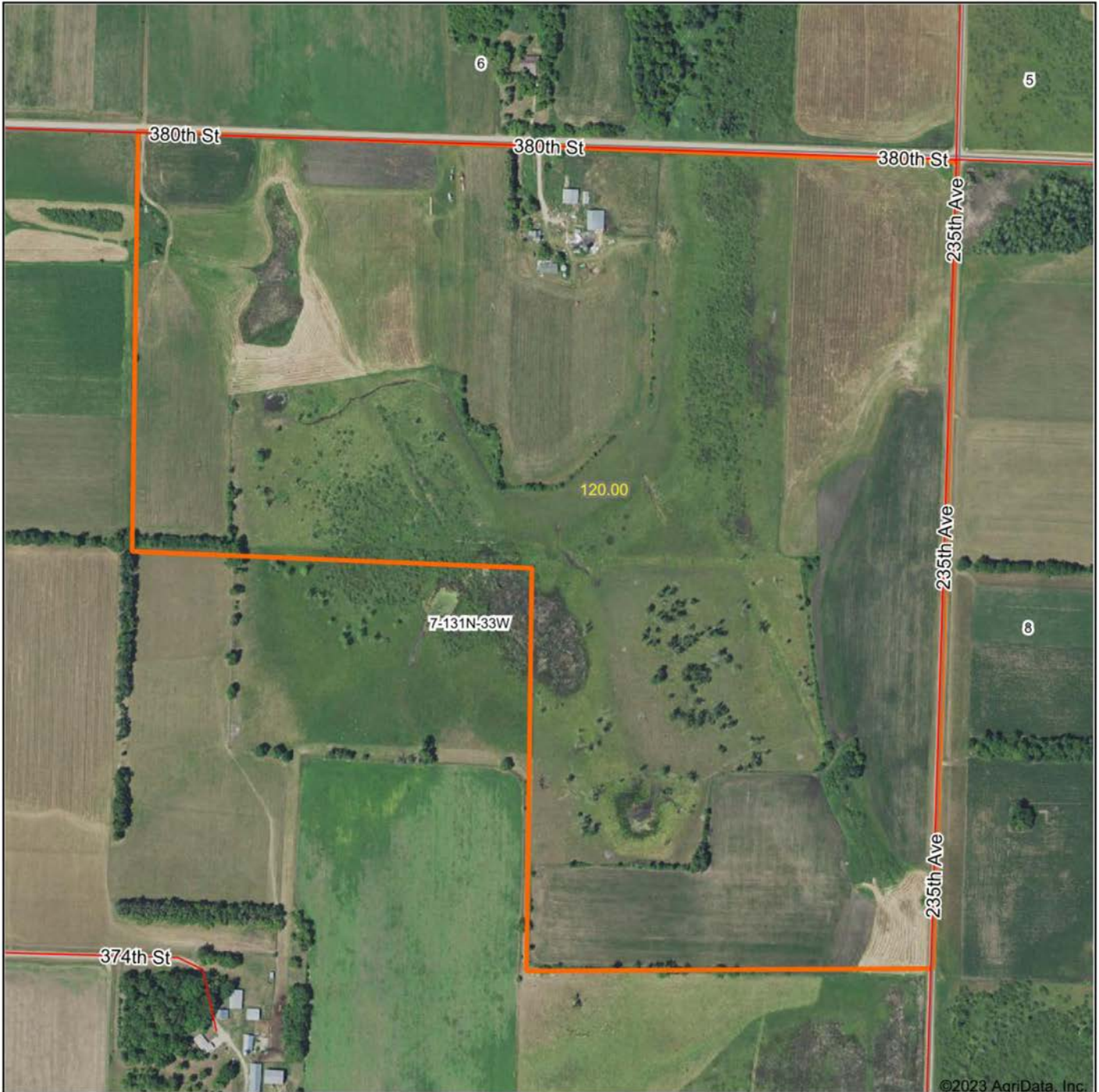
It has enough of everything when it comes to an ideal setup for wildlife and income off the tillable land which is currently being rented. The way the property lays it has a habitat for pheasants, and whitetails, along with many other animals.



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 46° 10' 32.7, -94° 52' 48.83



Maps Provided By:



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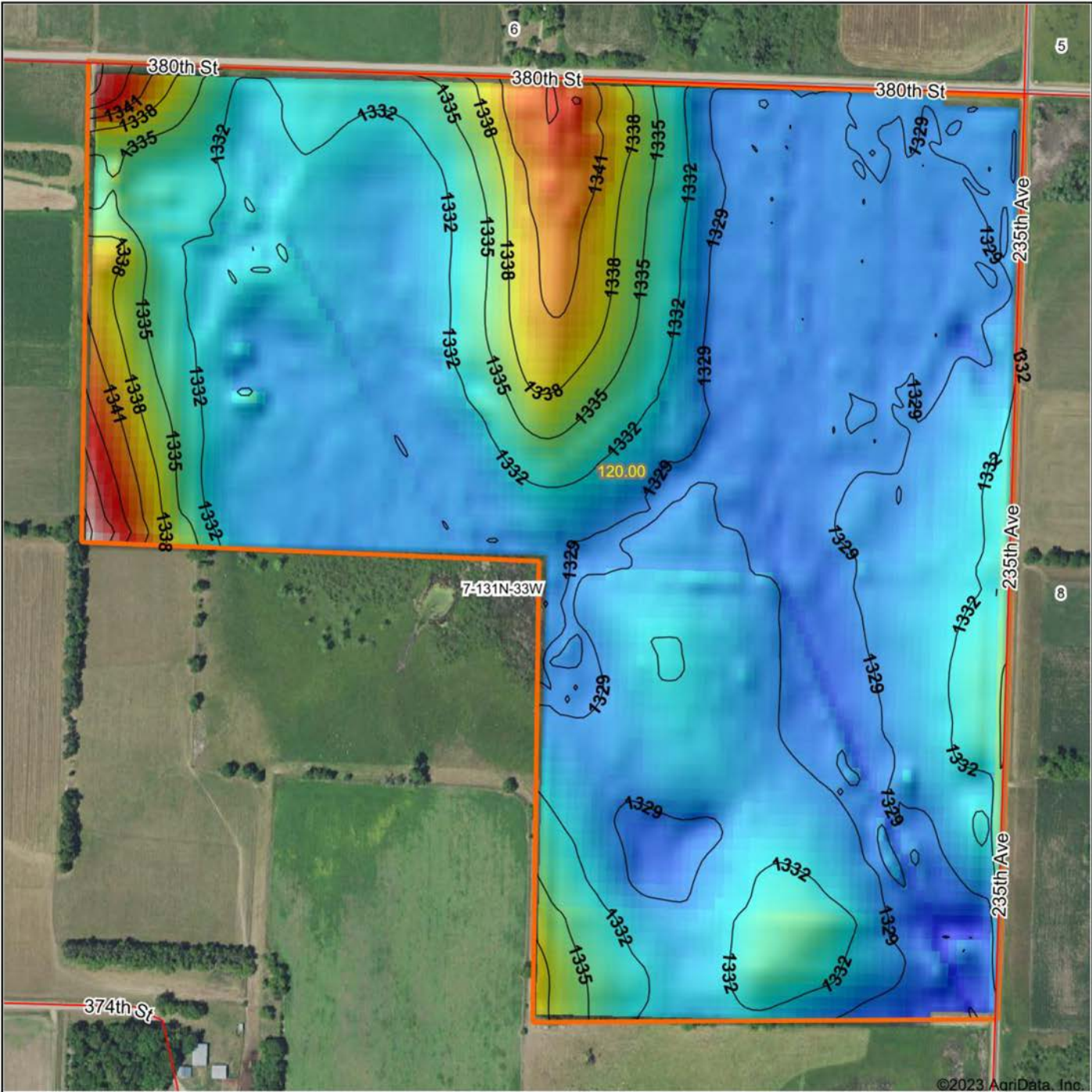
www.AgriDataInc.com

7-131N-33W
Todd County
Minnesota

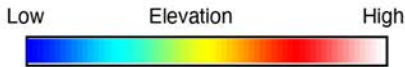


11/13/2023

HILLSHADE MAP



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Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 1,325.7
 Max: 1,351.5
 Range: 25.8
 Average: 1,331.5
 Standard Deviation: 3.61 ft



11/13/2023

7-131N-33W
Todd County
Minnesota

Boundary Center: 46° 10' 32.7, -94° 52' 48.83

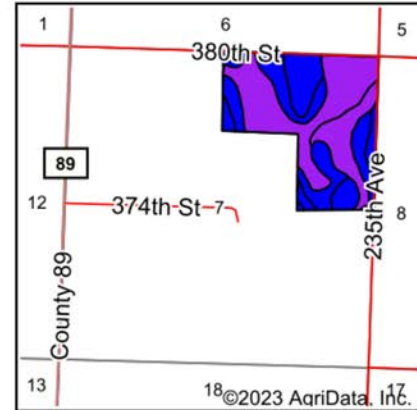
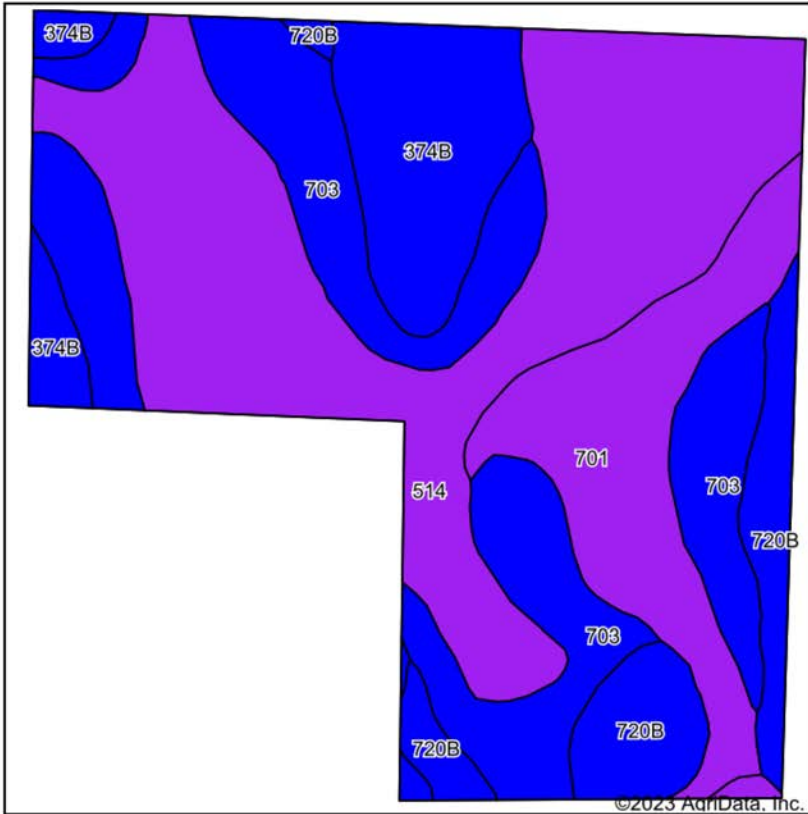


Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING

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SOILS MAP



State: **Minnesota**
 County: **Todd**
 Location: **7-131N-33W**
 Township: **Ward**
 Acres: **120**
 Date: **11/13/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MN153, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
514	Tacoosh mucky peat	46.02	38.4%		Vlw	11	8	9
703	Paddock-Becida, stony, complex, 0 to 3 percent slopes	31.56	26.3%		Ilw	65	64	49
701	Runeberg sandy loam, depressional	16.77	14.0%		Vlw	45	45	29
374B	Rockwood soils, 2 to 6 percent slopes	14.87	12.4%		Ile	50	50	33
720B	Blowers soils, 1 to 6 percent slopes	10.78	9.0%		Ile	54	54	37
Weighted Average					4.09	*n 38.6	*n 37.2	*n 27.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

A native of Minneapolis and currently rooted in Rogers, Tony Arendt's connection to Minnesota is profound. Those cherished childhood moments hunting and fishing with his father sowed a love for the land that only deepened over time. Educated at Breck School and Indiana University, with a focus on Communications & Culture, Tony seamlessly combines his understanding of land with the art of effective communication and marketing.

His passion for bowhunting, encompassing everything from strategizing food plots to chasing trophy whitetails, showcases Tony's dedication and meticulous approach to land. Leveraging expertise in food plot design, crop rotation, and land optimization, he ensures every parcel reaches its potential.

But what truly sets Tony apart is his genuine dedication to his clients. Drawing from his prior health and wellness background, he champions exceptional service, underscored by attentive listening. He understands the profound legacy of land investment, a wisdom passed down from his grandfather, and mirrors this in his dealings, making him an agent of trust.

As a proud member of The Minnesota Forestry Association and with strong community ties, including his wife Christy and their three children, Tony embodies sustainability and midwestern values.

With Tony Arendt, you're partnering with more than an agent; you're collaborating with a legacy-bearer who lives the land, prioritizes your vision, and commits to realizing your dreams.



TONY ARENDT, LAND AGENT
612.682.9237
Tarendt@MidwestLandGroup.com



MidwestLandGroup.com

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