

PRIME PIECE OF HUNTING AND RECREATIONAL LAND AVAILABLE BY GLYNDON, MINNESOTA



CLAY COUNTY

Located just 25 minutes from the Fargo-Moorhead area, this 80-acre CRP property is a prime piece of hunting and recreational land. Located northeast of the Buffalo River Speedway, it offers a great habitat for deer, game birds, and other wildlife. The land is primarily grassland, with some established trees along the borders of the property that may provide cover. Accessible via the section line trail off 43rd Ave North, this property combines seclusion with convenience. Whether you're looking for a great hunting spot, a long-term investment, or a peaceful escape, this land checks all the boxes. Don't miss out on this fantastic opportunity.

The annual CRP payment is \$7,394.00 and will expire on September 30, 2030.

Please contact Lindsey Brown for more information at 701-371-5538 or Lindsey@PeoplesCompany.com.



Legal Description:

S1/2 SE1/4 of 27-140-46 in Clay County, MN (80 acres M/L).
Exact legal description to be taken from title commitment or abstract.

Asking Price:

\$200,000

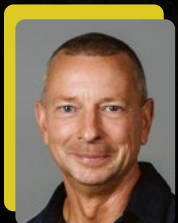
Net Taxes:

\$2,164.00

Listing:

#18248

80 ACRES M/L



LINDSEY BROWN

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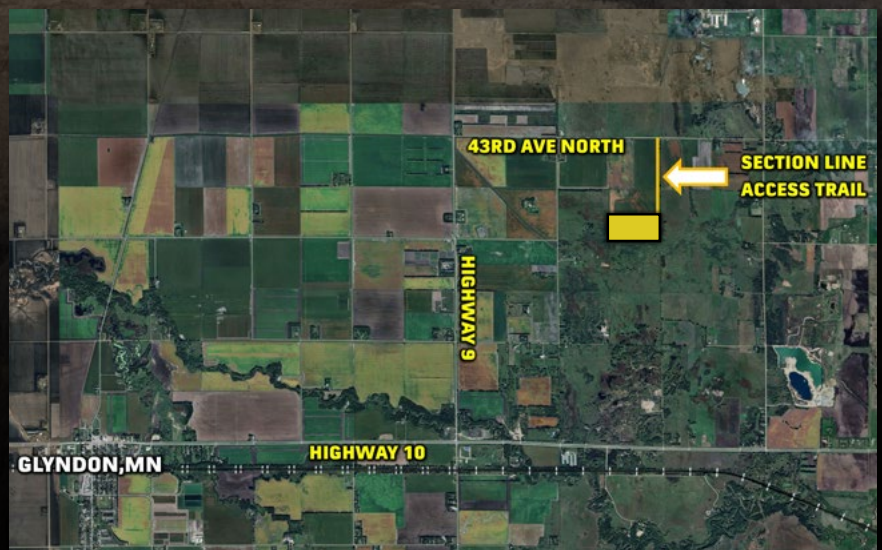


CLAY COUNTY

TILLABLE SOILS

CODE	DESCRIPTION	ACRES	% OF FIELD	MN CPI
● I356A	Ulen fine sandy loam	29.71	38.29%	55
● I716A	Arveson clay loam	29.35	37.83%	74
● I312A	Wyndmere fine sandy loam	16.56	21.34%	77
● I753A	Rosewood loamy fine sand	1.97	2.54%	54

AVERAGE: 66.9



**SCAN TO VIEW
THIS LISTING
ONLINE!**

Directions:

From the Buffalo River Speedway, at the corner of Hwy 10 and Hwy 9, drive north on Hwy 9 for 3 miles to 43rd Ave N. Then turn right and drive east for 2 miles to 160th St N. Then turn right and drive south 3/4 of a mile on the section line trail. This will put you at the NE corner of the property. [Watch for the Peoples Company Signs]