



*All information contained herein is believed to be true but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

Steve D. Johnson
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3137 32nd Ave S, Ste 211 | Fargo, ND 58103
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Barnes County, MN FARM LAND FOR SALE

125.76 +/- Acres

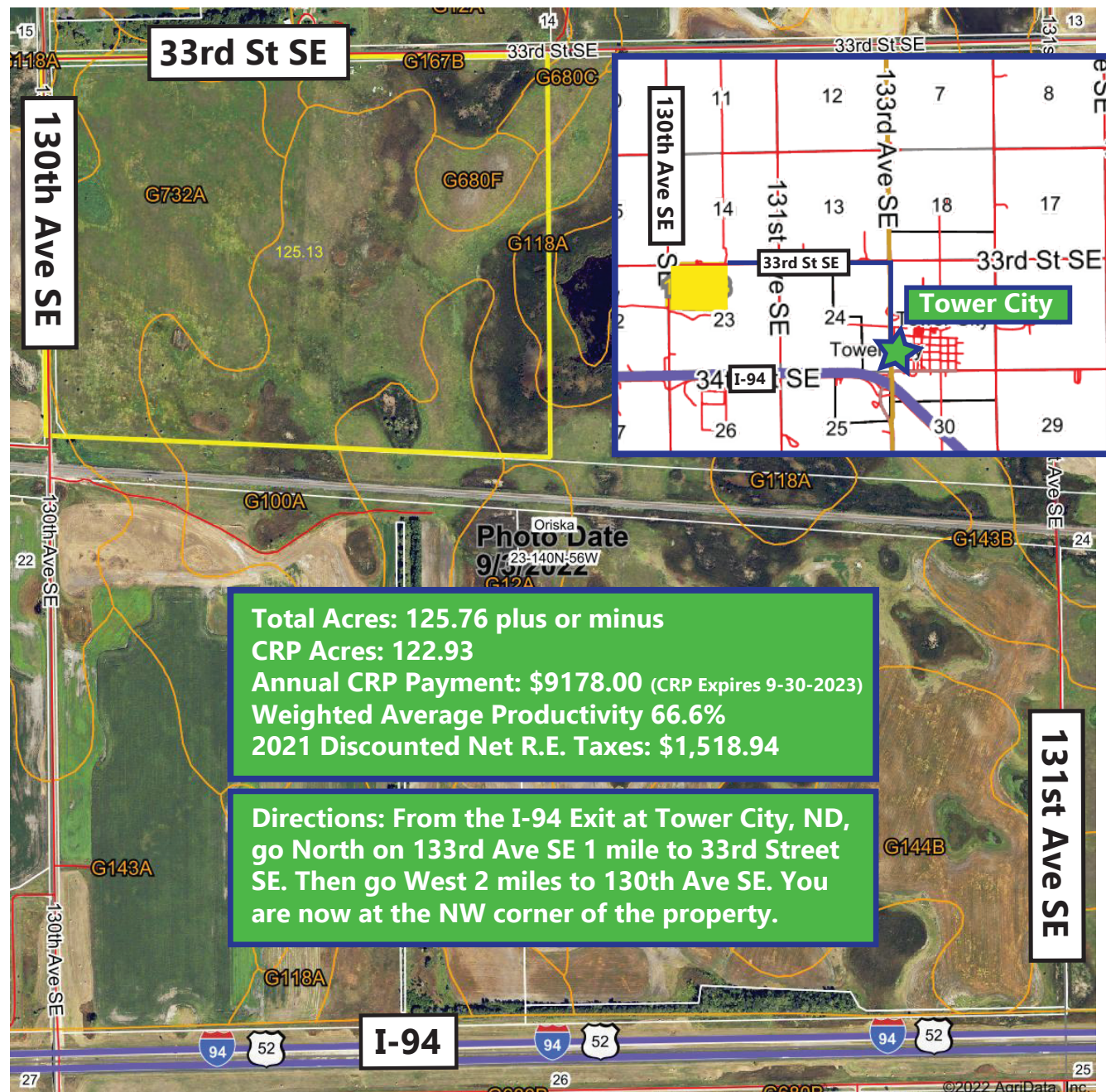


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Barnes County Land For Sale

NW 1/4 N of RR R/W Section 23-140-56

Approximately 125.76 Acres +-



Total Acres: 125.76 plus or minus
CRP Acres: 122.93
Annual CRP Payment: \$9178.00 (CRP Expires 9-30-2023)
Weighted Average Productivity 66.6%
2021 Discounted Net R.E. Taxes: \$1,518.94

Directions: From the I-94 Exit at Tower City, ND, go North on 133rd Ave SE 1 mile to 33rd Street SE. Then go West 2 miles to 130th Ave SE. You are now at the NW corner of the property.



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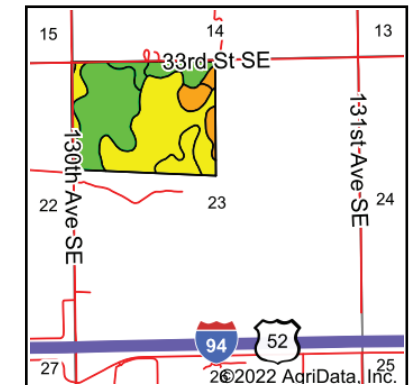
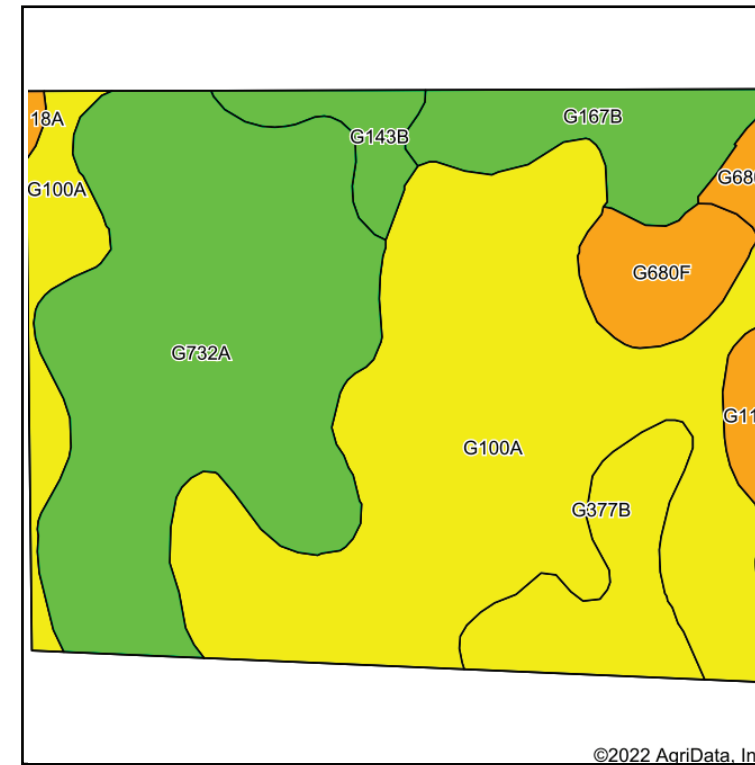


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Barnes County Land For Sale

NW 1/4 N of RR R/W Section 23-140-56

Approximately 125.76 Acres +-



State: **North Dakota**
 County: **Barnes**
 Location: **23-140N-56W**
 Township: **Oriska**
 Acres: **125.13**
 Date: **12/13/2022**



Soils data provided by USDA and NRCS.

Area Symbol: ND003, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall	
G100A	HameryTonka complex, 0 to 3 percent slopes	54.35	43.4%		Ile	64	48	
G732A	SwenodaBarnes fine sandy loams, 0 to 3 percent slopes	40.26	32.2%		Ille	77	57	
G167B	BalatonWyard loams, 0 to 6 percent slopes	8.64	6.9%		Ile	73	58	
G377B	EmbdenEgeland fine sandy loams, 2 to 6 percent slopes	8.62	6.9%		Ille	63	44	
G680F	BuseSioux complex, 9 to 35 percent slopes	5.30	4.2%		Ville	22	18	
G143B	BarnesSvea loams, 3 to 6 percent slopes	3.43	2.7%		Ile	75	58	
G118A	Vallers loam, saline, 0 to 1 percent slopes	3.02	2.4%		IVw	42	28	
G680C	BarnesSioux complex, 3 to 9 percent slopes	1.51	1.2%		Ile	55	45	
Weighted Average						2.65	66.6	*n 49.8

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
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