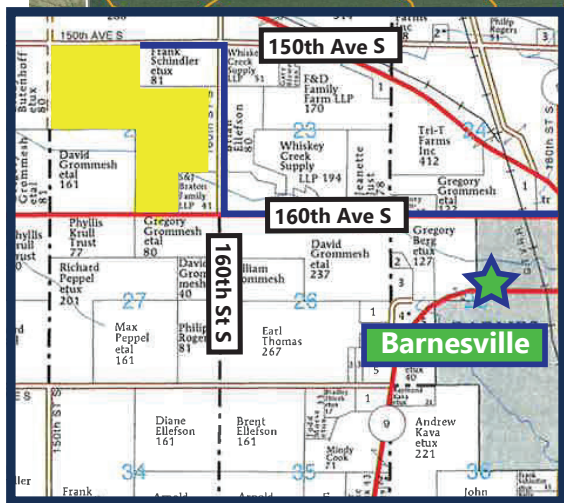
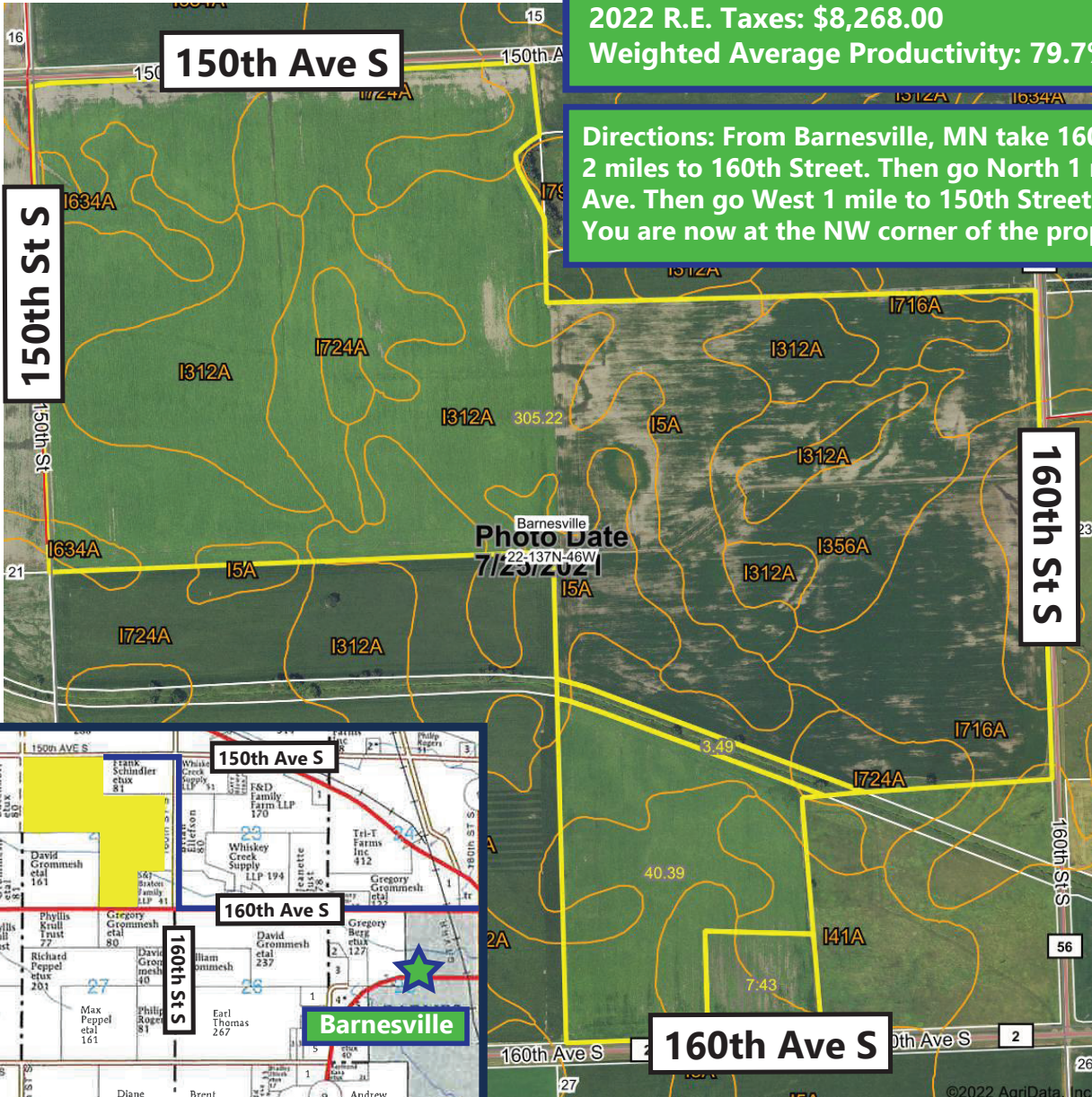


Clay County MN Farm Land For Sale

NW ¼, S ½ NE ¼, N ½ SE ¼, SW ¼ SE ¼ Section 22-137-46
 Approximately 354.83 Acres

Total Acres: 354.83 +-
 Tillable Acres: 350.00 +-
 2022 R.E. Taxes: \$8,268.00
 Weighted Average Productivity: 79.7%

Directions: From Barnesville, MN take 160th Ave West 2 miles to 160th Street. Then go North 1 mile to 150th Ave. Then go West 1 mile to 150th Street. You are now at the NW corner of the property.



*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
 Real Estate Broker
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 steve@johnsonauctionandrealty.com

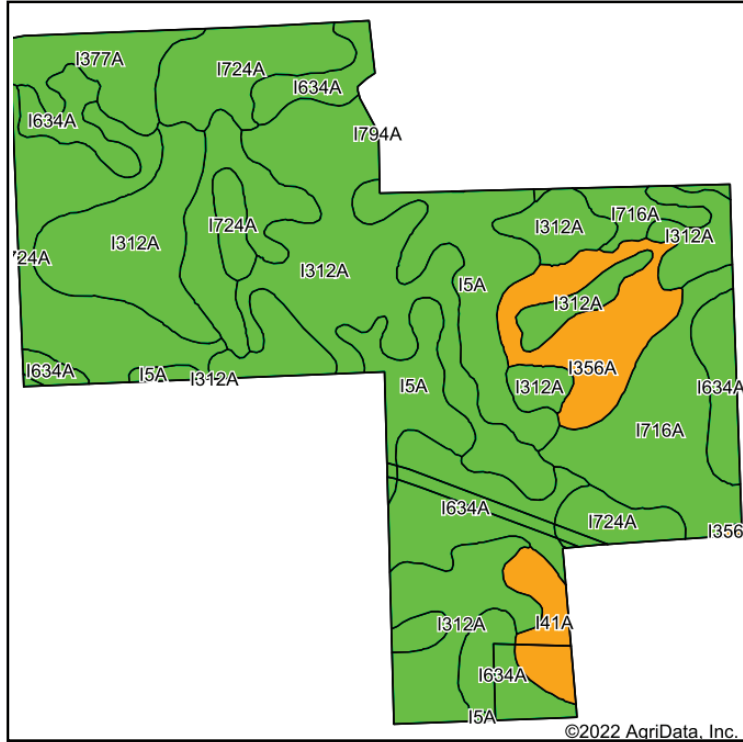


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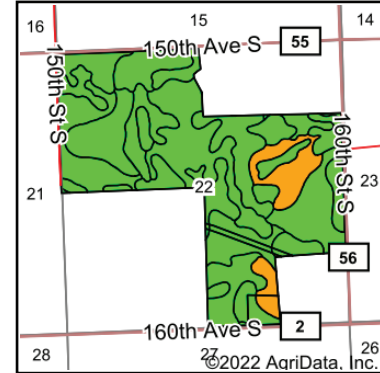
Clay County MN Farm Land For Sale

NW ¼, S ½ NE ¼, N ½ SE ¼, SW ¼ SE ¼ Section 22-137-46

Approximately 354.83 Acres



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Clay**
 Location: **22-137N-46W**
 Township: **Barnesville**
 Acres: **356.53**
 Date: **12/22/2022**



Area Symbol: MN027, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall	
I312A	Wyndmere fine sandy loam, 0 to 2 percent slopes	111.26	31.2%		IIIe	77	41	
I634A	Augsburg silt loam, 0 to 1 percent slopes	68.50	19.2%		IIw	90	47	
I724A	Elmville fine sandy loam, 0 to 2 percent slopes	56.28	15.8%		IIIe	86	52	
I5A	Borup loam, 0 to 1 percent slopes	43.09	12.1%		IIw	90	45	
I716A	Arveson clay loam, 0 to 1 percent slopes	34.12	9.6%		IIIw	74	44	
I356A	Ulen fine sandy loam, 0 to 2 percent slopes	21.68	6.1%		IIIe	55	32	
I377A	Wheatville silt loam, 0 to 2 percent slopes	13.46	3.8%		IIe	89	55	
I41A	Markey muck, 0 to 1 percent slopes	8.14	2.3%		VIw	5	33	
Weighted Average						2.72	79.7	*n 44.5

*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.



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