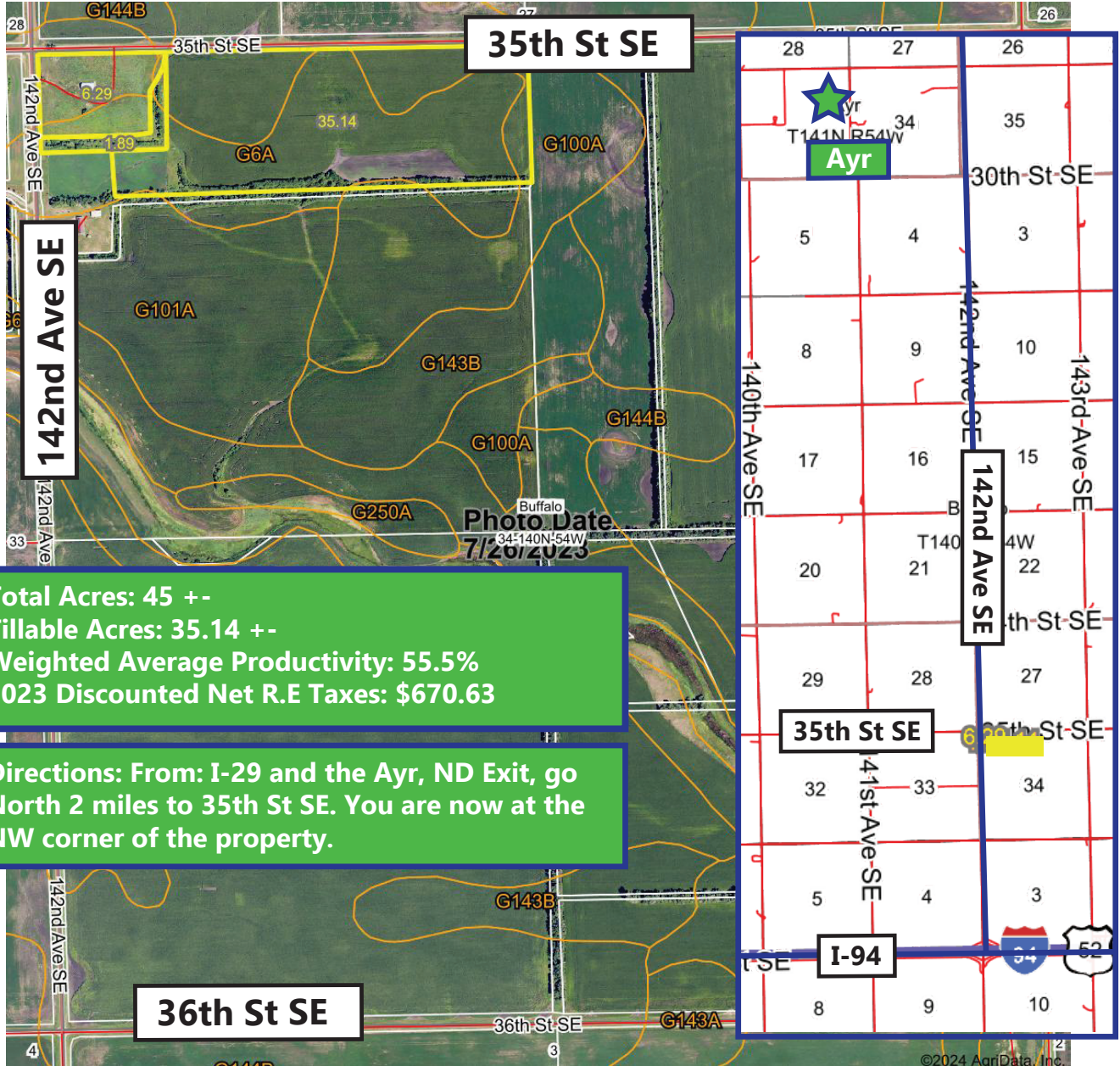


# For Sale Cass County, ND Building Site and Farmland Auditor Lot 1 NW ¼ Section 34-140-54 Approximately 45.00 Acres +-



**Total Acres: 45 +-  
Tillable Acres: 35.14 +-  
Weighted Average Productivity: 55.5%  
2023 Discounted Net R.E Taxes: \$670.63**

**Directions: From: I-29 and the Ayr, ND Exit, go North 2 miles to 35th St SE. You are now at the NW corner of the property.**



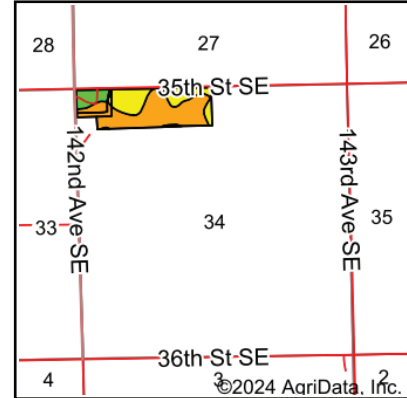
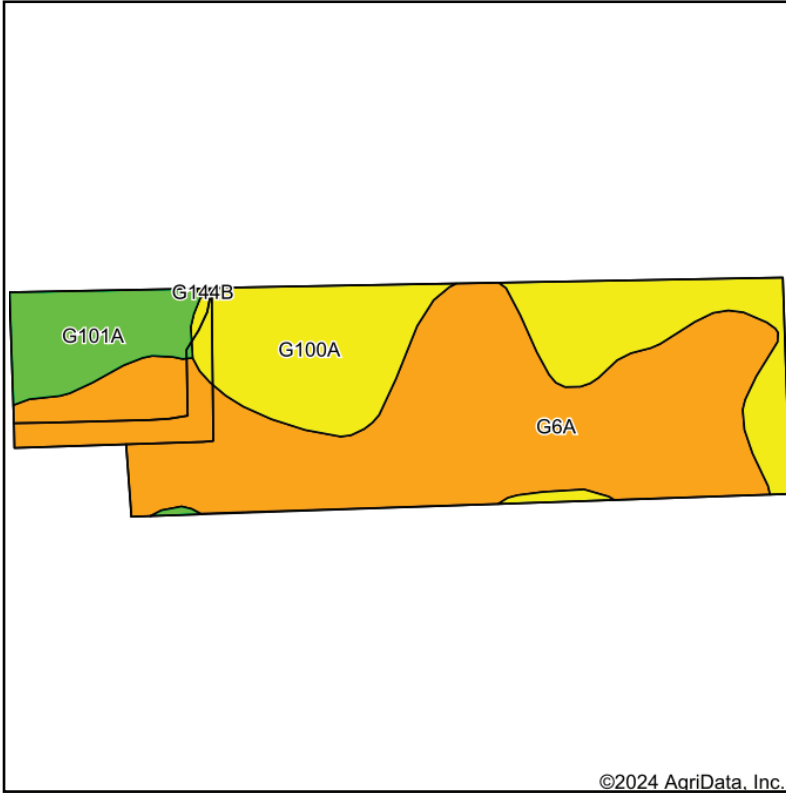
\*All information contained herein is believed to be true but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. ALL information is subject to change without further notice.

**Steve D. Johnson**  
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# For Sale Cass County, ND Building Site and Farmland Auditor Lot 1 NW ¼ Section 34-140-54 Approximately 45.00 Acres +-



State: **North Dakota**  
 County: **Cass**  
 Location: **34-140N-54W**  
 Township: **Buffalo**  
 Acres: **43.32**  
 Date: **3/12/2024**



Soils data provided by USDA and NRCS.

Area Symbol: ND017, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall
G6A	Vallers loam, 0 to 1 percent slopes	25.60	59.1%		IVw	46	55
G100A	HamerlyTonka complex, 0 to 3 percent slopes	13.45	31.0%		Ile	64	52
G101A	HamerlyWyard loams, 0 to 3 percent slopes	4.27	9.9%		Ile	77	57
<b>Weighted Average</b>						<b>3.18</b>	<b>54.6</b>
							<b>*n 54.3</b>

\*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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