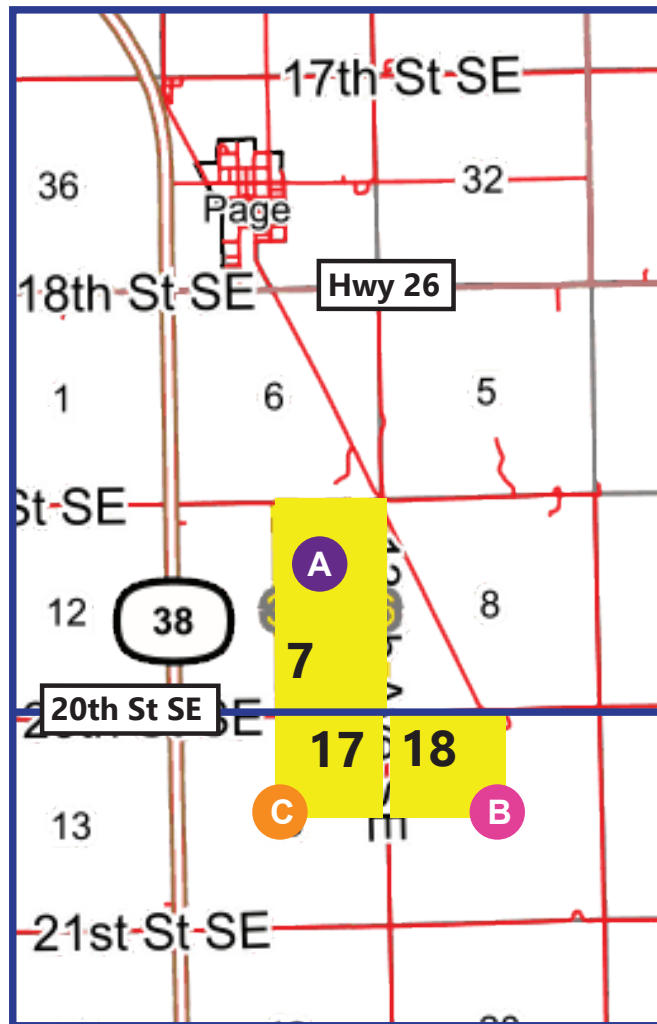




Cass County, ND
Near Page, ND
632.60 +- Acres



Steve Johnson
701-799-5213



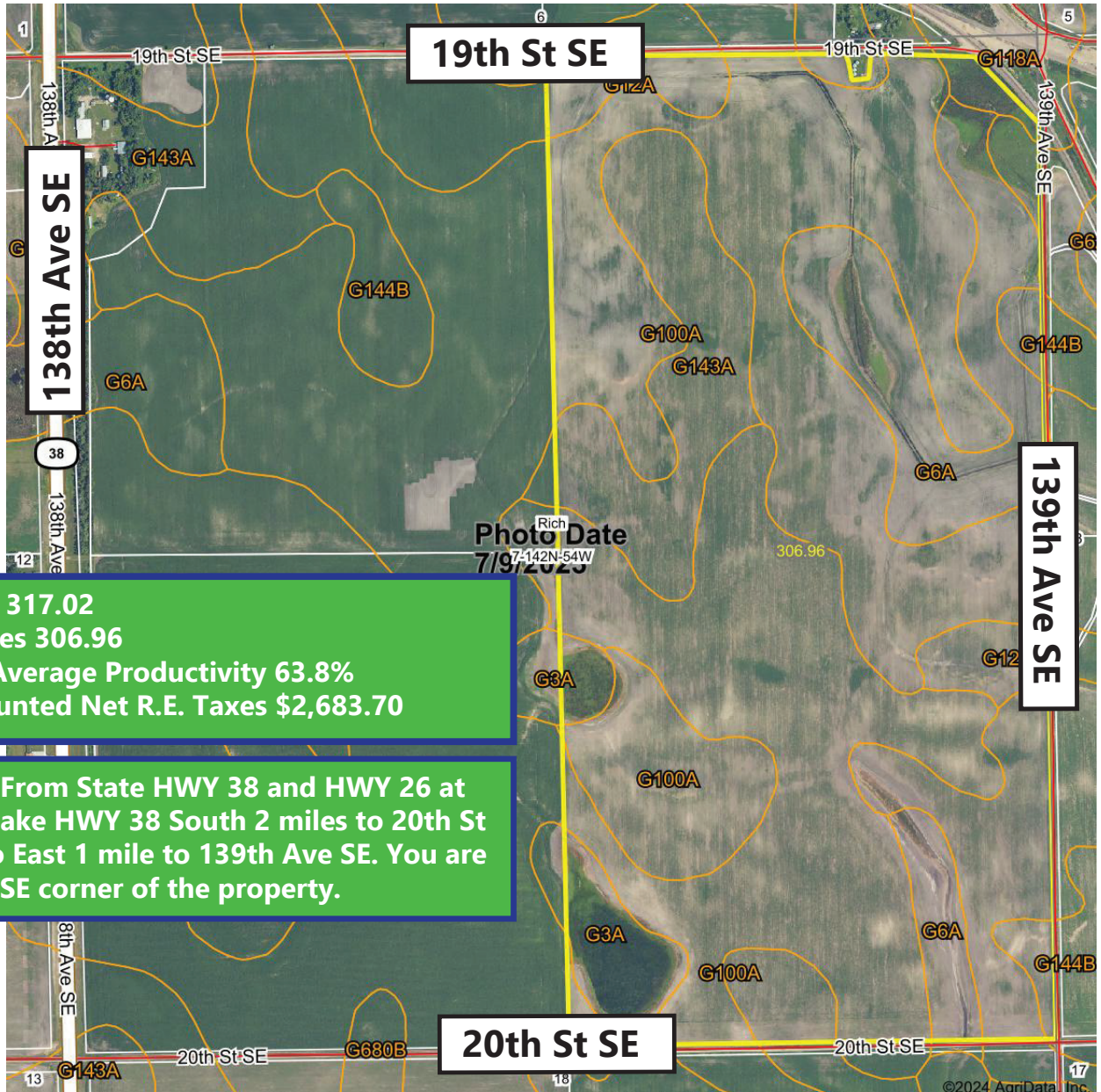
Directions:

A: From State HWY 38 and HWY 26 at Page, ND, take HWY 38 South 2 miles to 20th St SE. Then go East 1 mile to 139th Ave SE. You are now at the SE corner of the property.

B: From State HWY 38 and HWY 26 at Page, ND, go South 2 miles to 20th St SE. Then go East 1 mile to 139th Ave SE. You are now at the NE corner of the property.

C: From State HWY 38 and HWY 26, at Page, ND, go South 2 miles to 20th Street SE. Then go East 1 mile to 139th Ave SE. You are now at the NW corner of the property.

For Sale Cass County, ND Land E ½ Section 7-142-54 Less R/W Approximately 317.02 Acres +- A



Total Acres 317.02
Tillable Acres 306.96
Weighted Average Productivity 63.8%
2023 Discounted Net R.E. Taxes \$2,683.70

Directions: From State HWY 38 and HWY 26 at Page, ND, take HWY 38 South 2 miles to 20th St SE. Then go East 1 mile to 139th Ave SE. You are now at the SE corner of the property.



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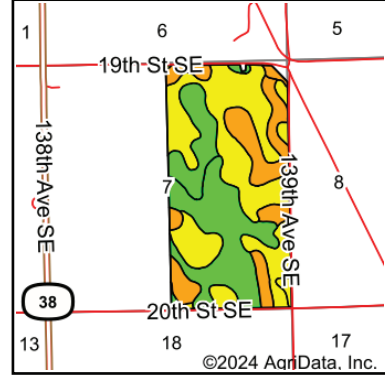
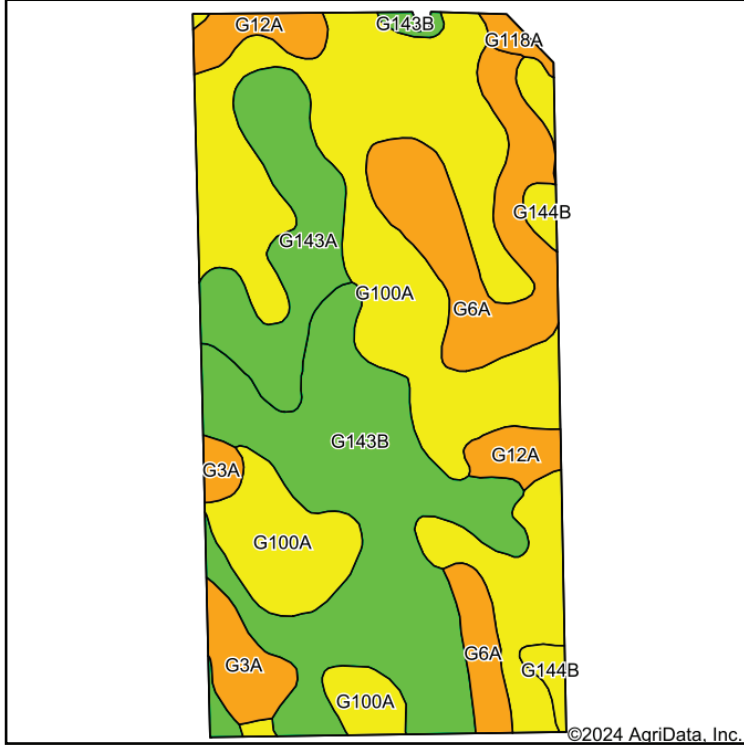
Steve D. Johnson
Real Estate Broker
Auctioneer License #976
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steve@johnsonauctionandrealty.com



3137 32nd Ave S, Ste 211 | Fargo, ND 58103
www.johnsonauctionandrealty.com

For Sale Cass County, ND Land E ½ Section 7-142-54 Less R/W Approximately 317.02 Acres +-

A



State: **North Dakota**
 County: **Cass**
 Location: **7-142N-54W**
 Township: **Rich**
 Acres: **306.96**
 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
G100A	HamerlyTonka complex, 0 to 3 percent slopes	131.84	43.0%		Ile	64	52
G143B	BarnesSvea loams, 3 to 6 percent slopes	78.73	25.6%		Ile	75	59
G6A	Vallers loam, 0 to 1 percent slopes	38.53	12.6%		IVw	46	55
G143A	BarnesSvea loams, 0 to 3 percent slopes	28.96	9.4%		Ilc	85	61
G12A	Vallers, salineParnell complex, 0 to 1 percent slopes	11.46	3.7%		IVw	31	33
G3A	Parnell silty clay loam, 0 to 1 percent slopes	10.94	3.6%		Vw	25	36
G144B	BarnesBuse loams, 3 to 6 percent slopes	4.43	1.4%		IIIle	69	58
G118A	Vallers loam, saline, 0 to 1 percent slopes	2.07	0.7%		IVw	42	34
Weighted Average					2.46	63.8	*n 53.7

*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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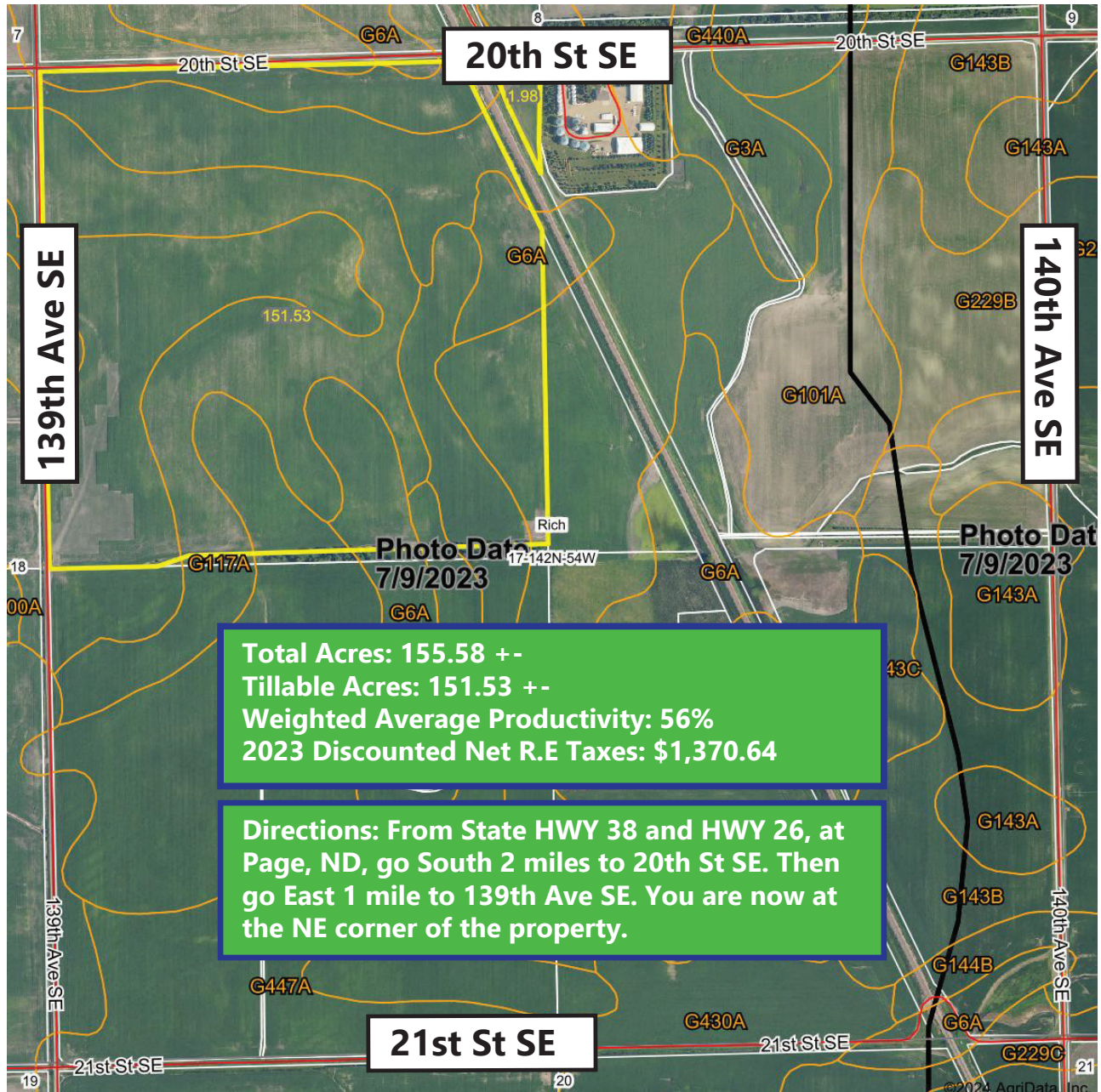
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For Sale Cass County, ND Farm Land NW ¼ Less R/W Section 17-142-54 Approximately 155.58 Acres +-

B



Total Acres: 155.58 +-
Tillable Acres: 151.53 +-
Weighted Average Productivity: 56%
2023 Discounted Net R.E Taxes: \$1,370.64

Directions: From State HWY 38 and HWY 26, at Page, ND, go South 2 miles to 20th St SE. Then go East 1 mile to 139th Ave SE. You are now at the NE corner of the property.



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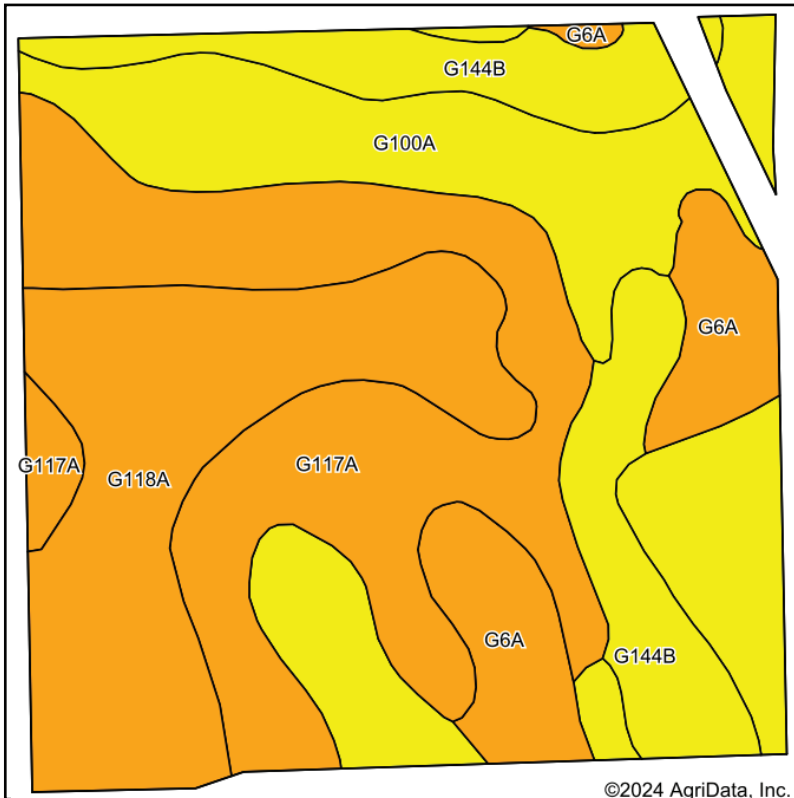
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For Sale Cass County, ND Farm Land

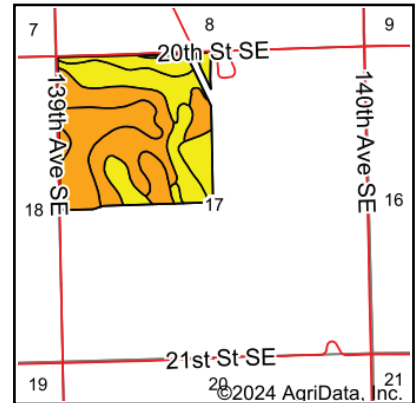
NW ¼ Less R/W Section 17-142-54

Approximately 155.58 Acres +-

B



Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Cass**
 Location: **17-142N-54W**
 Township: **Rich**
 Acres: **153.51**
 Date: **3/12/2024**



Area Symbol: ND017, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall
G117A	Hamerly loam, saline, 0 to 3 percent slopes	42.72	27.8%		IIIs	56	45
G100A	HamerlyTonka complex, 0 to 3 percent slopes	42.00	27.4%		Ile	64	52
G118A	Vallers loam, saline, 0 to 1 percent slopes	33.78	22.0%		IVw	42	34
G144B	BarnesBuse loams, 3 to 6 percent slopes	20.93	13.6%		IIIe	69	58
G6A	Vallers loam, 0 to 1 percent slopes	14.08	9.2%		IVw	46	55
Weighted Average						3.04	*n 47.2

*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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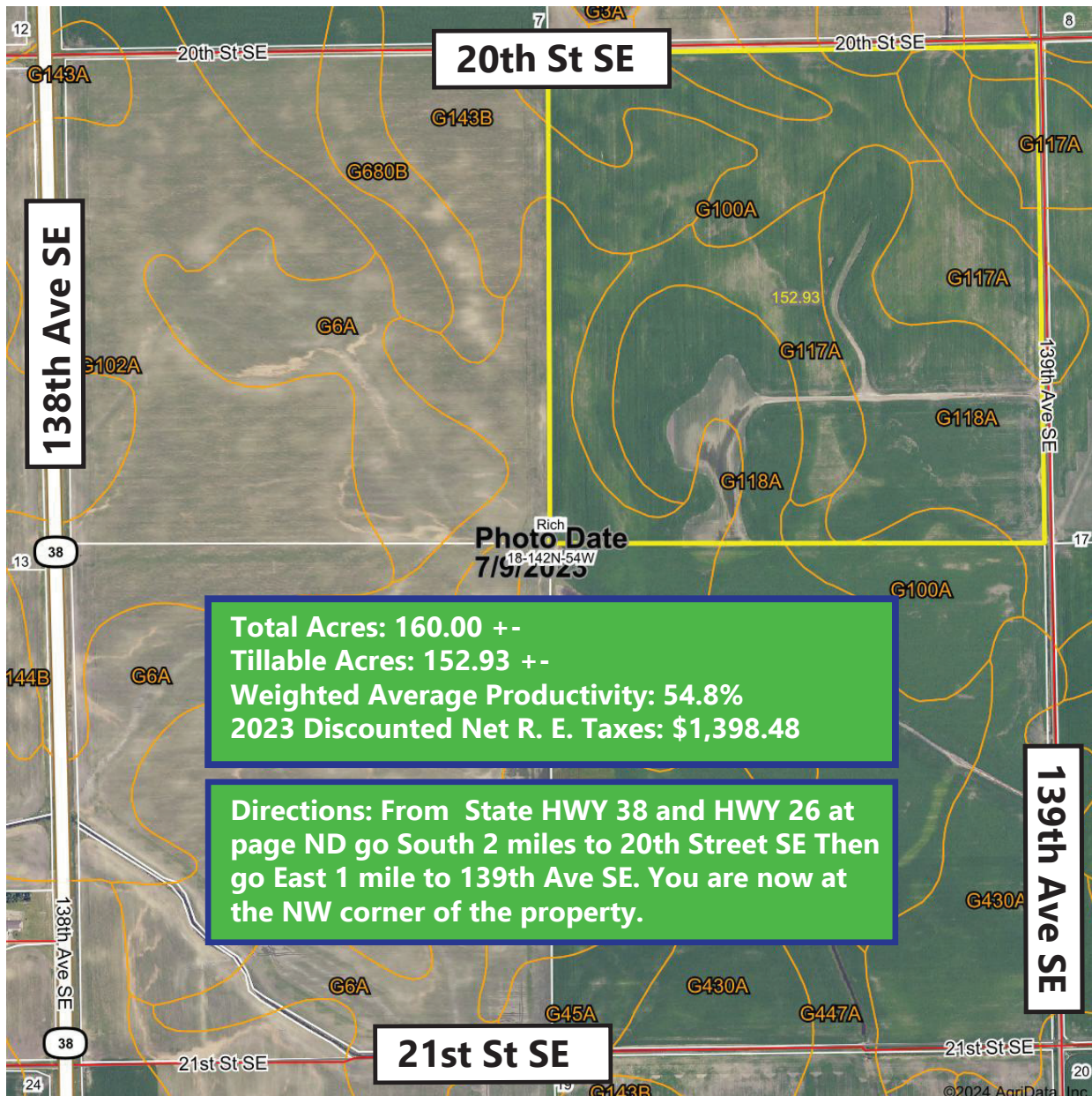
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For Sale Cass County, ND Farm Land

NE ¼ Section 18-142-54

Approximately 160.00 Acres +-

C



Total Acres: 160.00 +-
Tillable Acres: 152.93 +-
Weighted Average Productivity: 54.8%
2023 Discounted Net R. E. Taxes: \$1,398.48

Directions: From State HWY 38 and HWY 26 at page ND go South 2 miles to 20th Street SE Then go East 1 mile to 139th Ave SE. You are now at the NW corner of the property.



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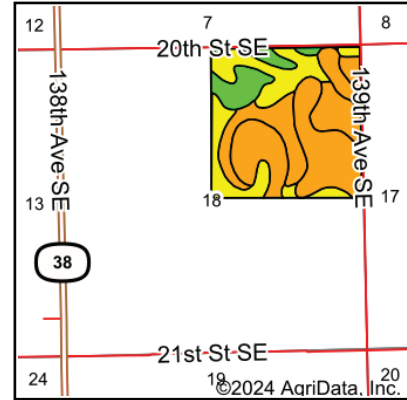
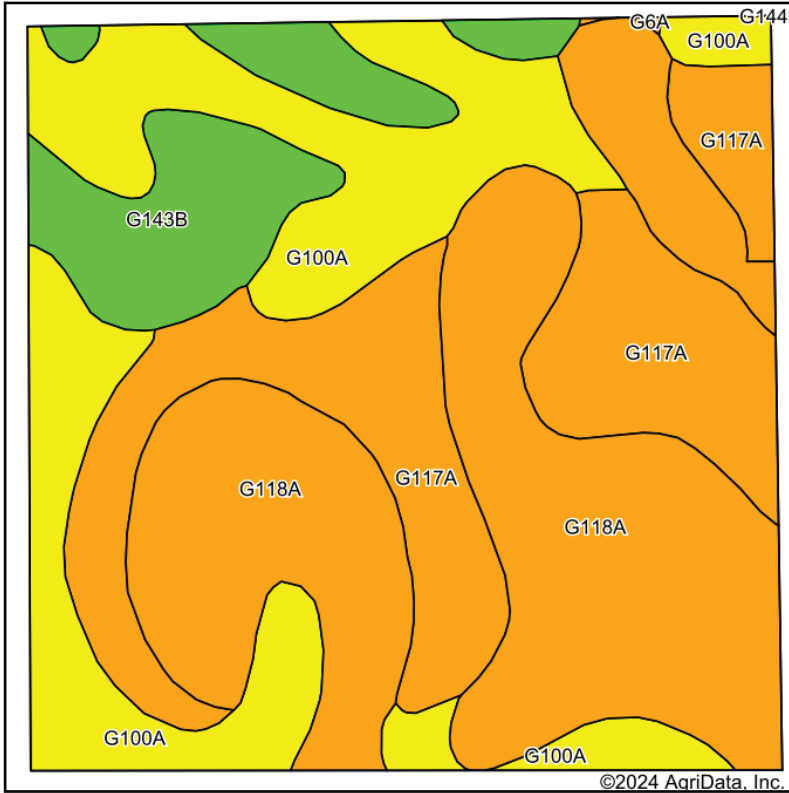
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For Sale Cass County, ND Farm Land

NE ¼ Section 18-142-54

Approximately 160.00 Acres +-

C



State: **North Dakota**
 County: **Cass**
 Location: **18-142N-54W**
 Township: **Rich**
 Acres: **152.93**
 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	
G118A	Vallers loam, saline, 0 to 1 percent slopes	58.76	38.4%		IVw	42	34	
G100A	HamerlyTonka complex, 0 to 3 percent slopes	39.69	26.0%		Ile	64	52	
G117A	Hamerly loam, saline, 0 to 3 percent slopes	37.74	24.7%		IIIIs	56	45	
G143B	BarnesSvea loams, 3 to 6 percent slopes	16.65	10.9%		Ile	75	59	
G6A	Vallers loam, 0 to 1 percent slopes	0.09	0.1%		IVw	46	55	
Weighted Average						3.02	54.8	*n 44.1

*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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A

E ½ Section 7-142-54 Less R/W

**Total Acres: 317.02 +-
Tillable Acres: 306.96 +-
Weighted Average Productivity: 63.8%
2023 Discounted Net R.E. Taxes: \$2,683.70**

B

NW ¼ Less R/W Section 17-142-54

**Total Acres: 155.58 +-
Tillable Acres: 151.53 +-
Weighted Average Productivity: 56%
2023 Discounted Net R.E Taxes: \$1,370.64**

C

NE ¼ Section 18-142-54

**Total Acres: 160.00 +-
Tillable Acres: 152.93 +-
Weighted Average Productivity: 54.8%
2023 Discounted Net R. E. Taxes: \$1,398.48**

**Total Acres: 632.60 +-
Total 2023 Discounted Net R.E. Taxes: \$5,452.82**



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