



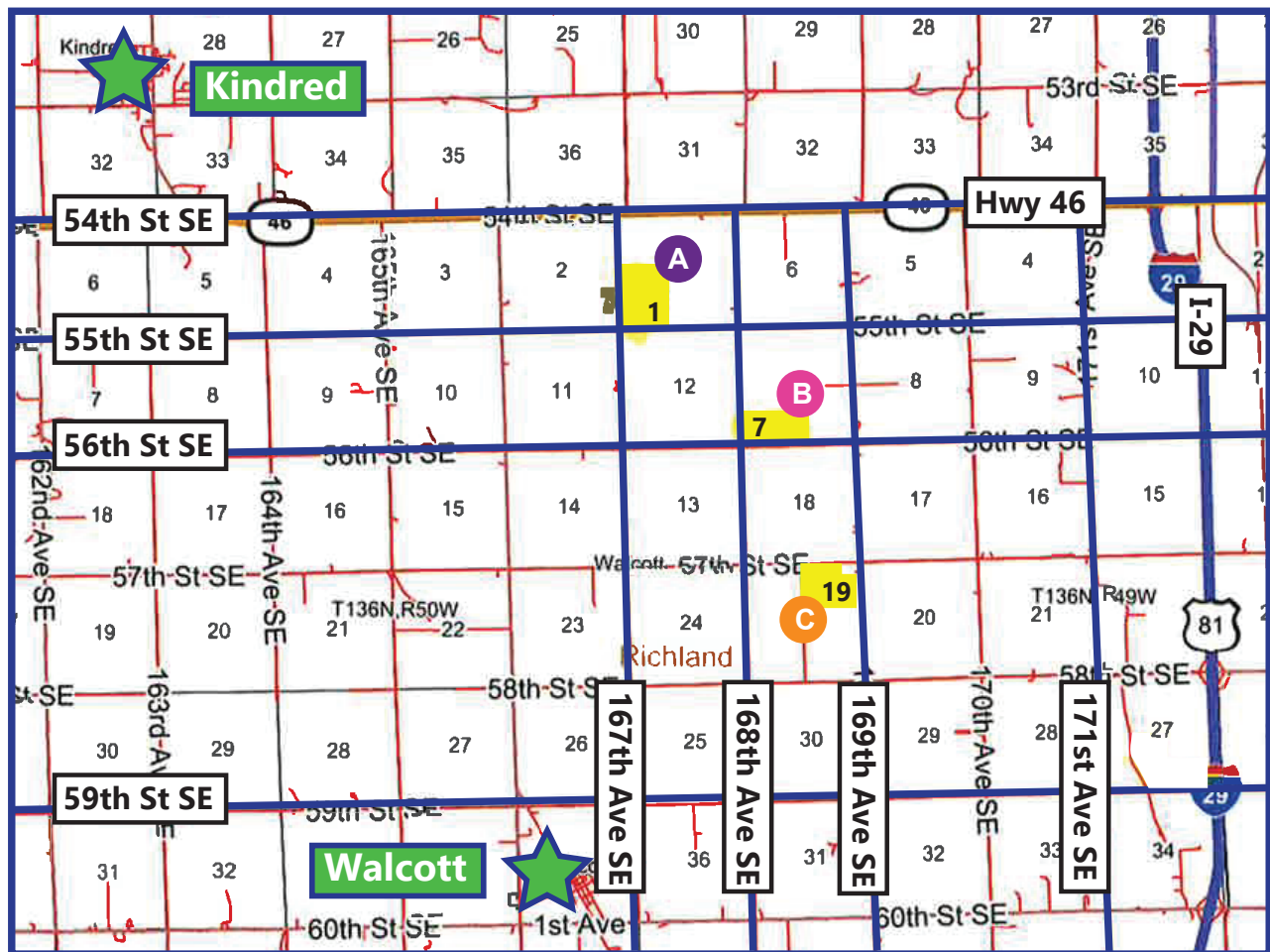
Richland County, ND

Between Kindred and Walcott, ND

303.02 +/- Acres



Steve Johnson
701-799-5213



Directions:

A: From I-29 and State HWY 46, go West on HWY 46 5 miles to 167th Ave SE. Then go South 1 mile to 55th Street SE. You are now at the SW corner of the property.

B: From the intersection of I-29 and State HWY 46, go West 4 miles to 168th Ave SE. Then go South 2 miles to 56th St. SE. You are now at the SW corner of the property.

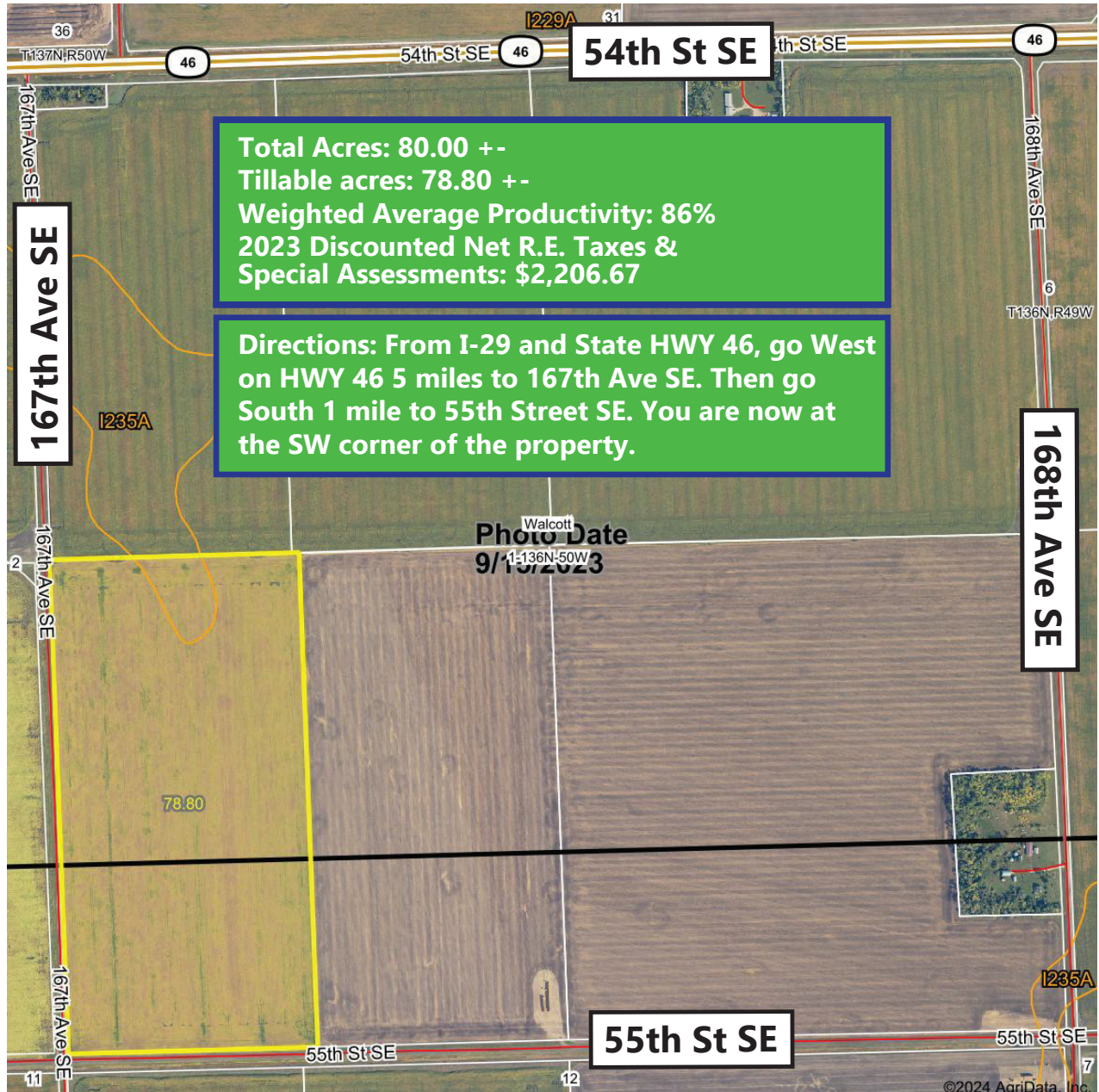
C: From the intersection of I-29 and State HWY 46, go West 4 miles to 168th Ave SE. Then go South 3 miles to 57th Street SE. Then go East ½ mile and you are at the NW corner of the property.

For Sale Richland County, ND Farmland

W ½ SW ¼ Section 1-136-50

Approximately 80.00 Acres +-

A



Total Acres: 80.00 +-
Tillable acres: 78.80 +-
Weighted Average Productivity: 86%
2023 Discounted Net R.E. Taxes &
Special Assessments: \$2,206.67

Directions: From I-29 and State HWY 46, go West on HWY 46 5 miles to 167th Ave SE. Then go South 1 mile to 55th Street SE. You are now at the SW 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
Auctioneer License #976
701-799-5213
steve@johnsonauctionandrealty.com



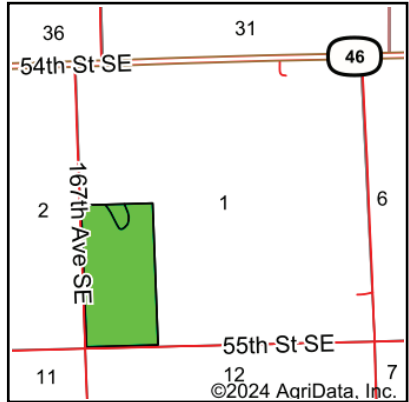
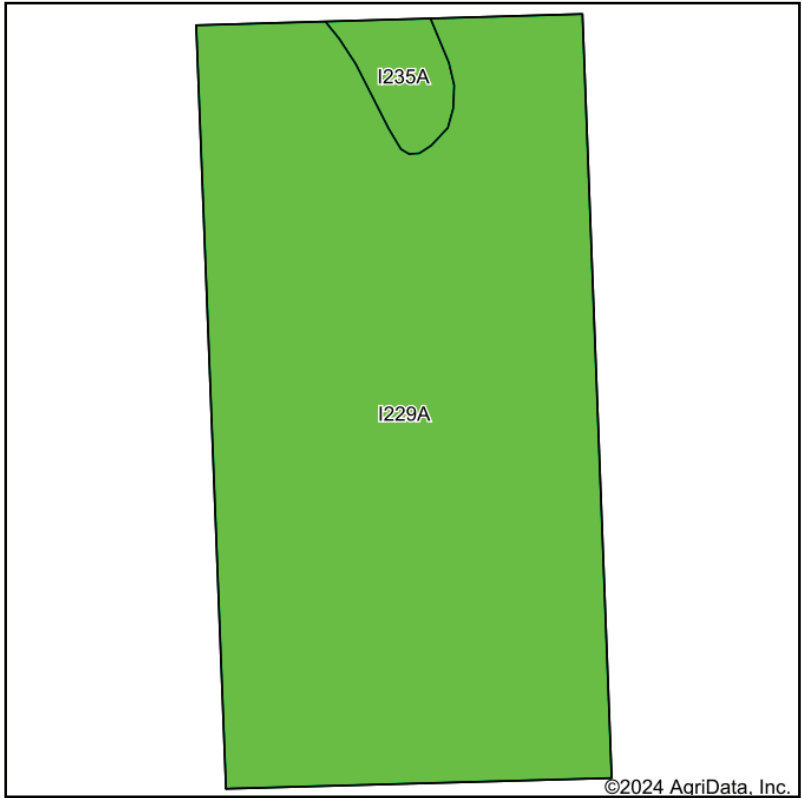
3137 32nd Ave S, Ste 211 | Fargo, ND 58103
www.johnsonauctionandrealty.com

For Sale Richland County, ND Farmland

W ½ SW ¼ Section 1-136-50

Approximately 80.00 Acres +-

A



State: **North Dakota**
 County: **Richland**
 Location: **1-136N-50W**
 Township: **Walcott**
 Acres: **78.8**
 Date: **3/20/2024**



Soils data provided by USDA and NRCS.

Area Symbol: ND077, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall
I229A	Fargo silty clay, 0 to 1 percent slopes	75.99	96.4%		IIw	86	50
I235A	Fargo silty clay, depressionals, 0 to 1 percent slopes	2.81	3.6%		IIIw	86	36
Weighted Average					2.04	86	*n 49.5

*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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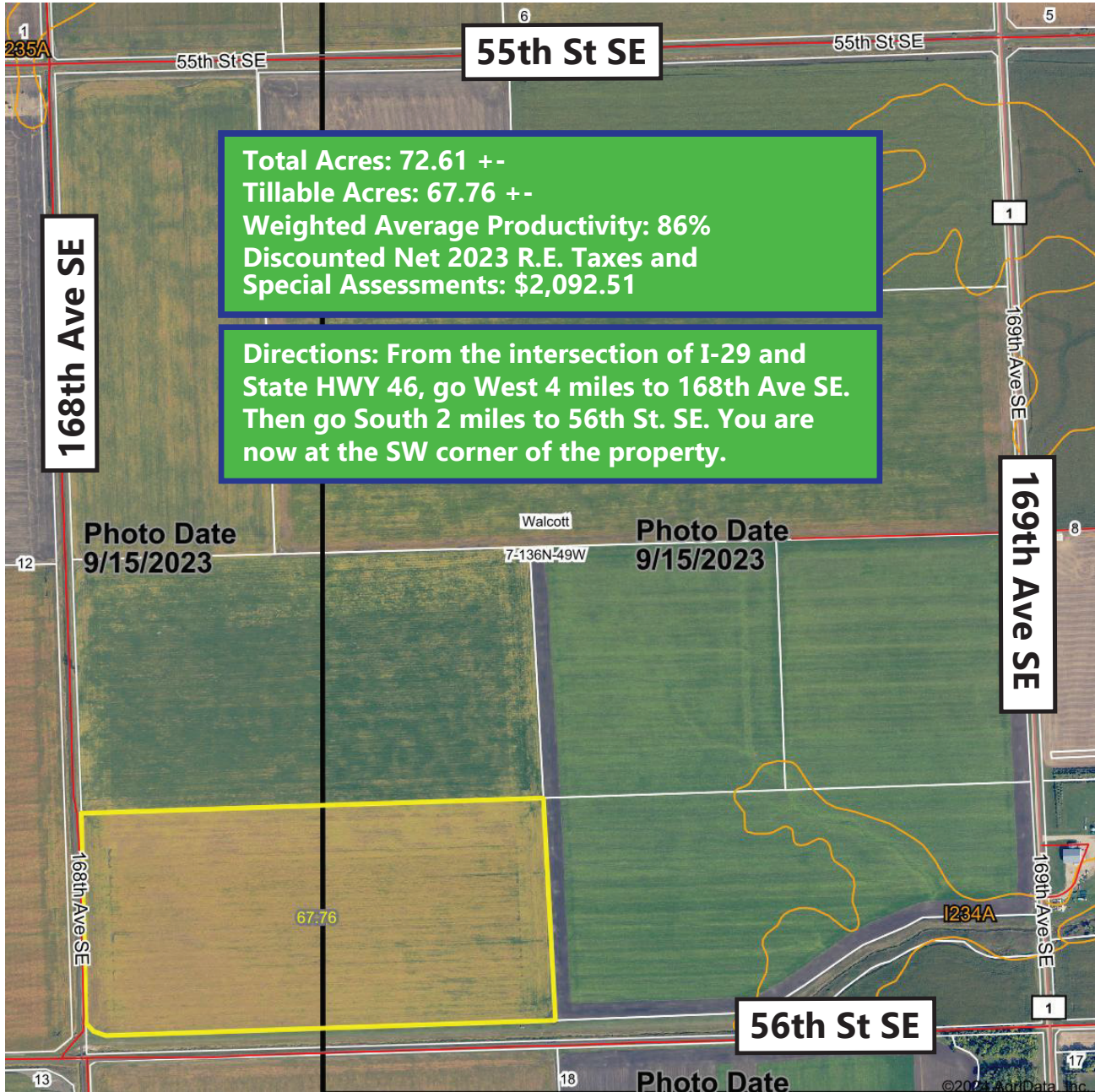


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For Sale Richland County, ND Farm Land For Sale

S ½ SW ¼ EXC 3 ac. DRN Section 7-136-49

Approximately 72.61 Acres +- B



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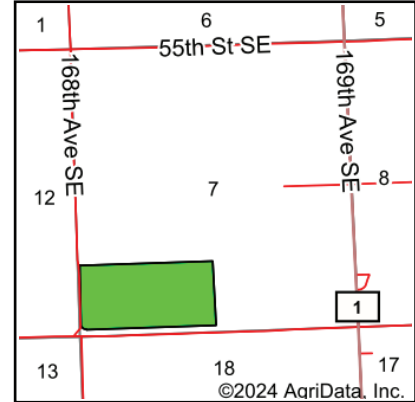
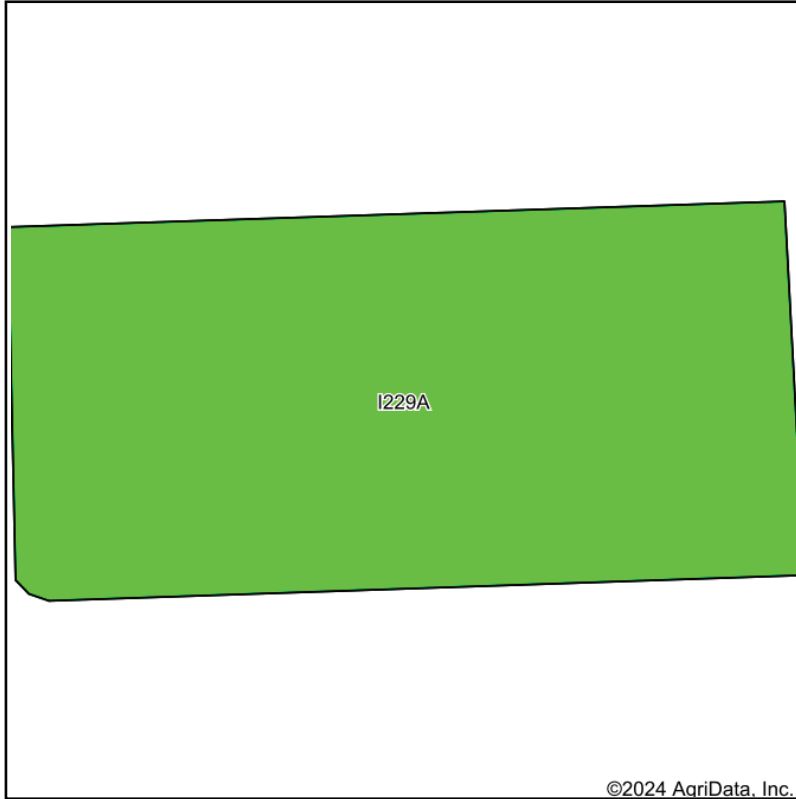
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For Sale Richland County, ND Farm Land For Sale

S ½ SW ¼ EXC 3 ac. DRN Section 7-136-49

Approximately 72.61 Acres +-

B



State: **North Dakota**
 County: **Richland**
 Location: **7-136N-49W**
 Township: **Walcott**
 Acres: **67.76**
 Date: **3/20/2024**



Soils data provided by USDA and NRCS.

Area Symbol: ND077, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall
I229A	Fargo silty clay, 0 to 1 percent slopes	67.76	100.0%		IIw	86	50
Weighted Average					2.00	86	*n 50

*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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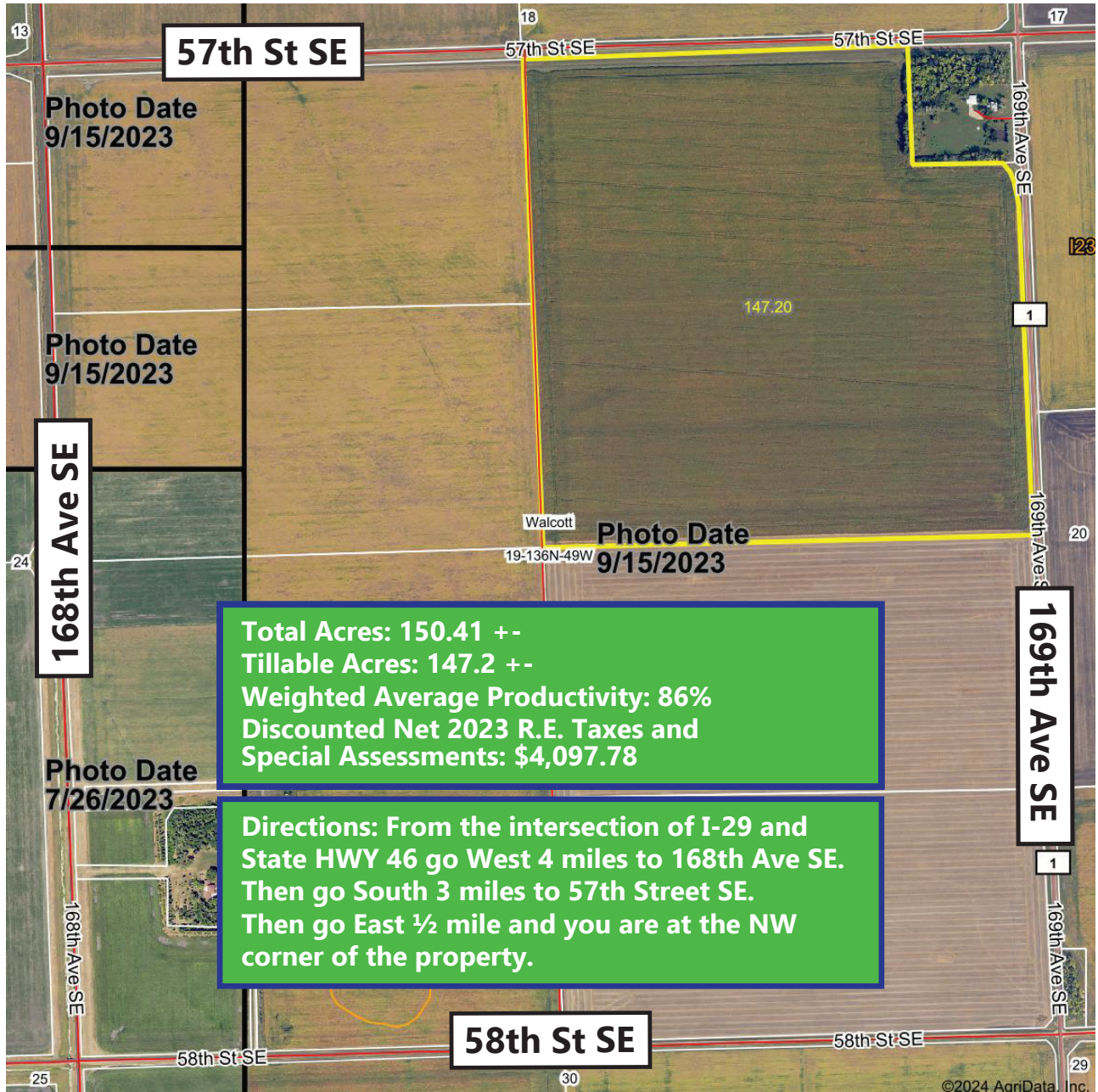


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For Sale Richland County, ND Farm Land

NE ¼ EXC .52 Ac. DRN & 9.07 Ac. Section 19-136-49

Approximately 150.41 Acres +- C



**Total Acres: 150.41 +-
 Tillable Acres: 147.2 +-
 Weighted Average Productivity: 86%
 Discounted Net 2023 R.E. Taxes and
 Special Assessments: \$4,097.78**

**Directions: From the intersection of I-29 and
 State HWY 46 go West 4 miles to 168th Ave SE.
 Then go South 3 miles to 57th Street SE.
 Then go East ½ mile and you are at the NW
 corner of the property.**



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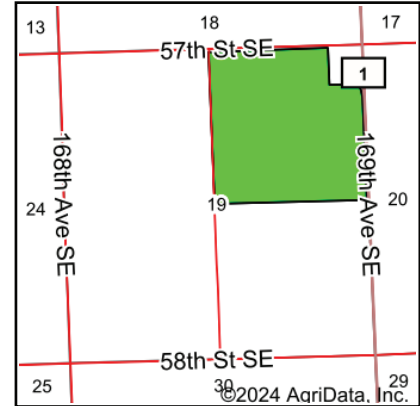
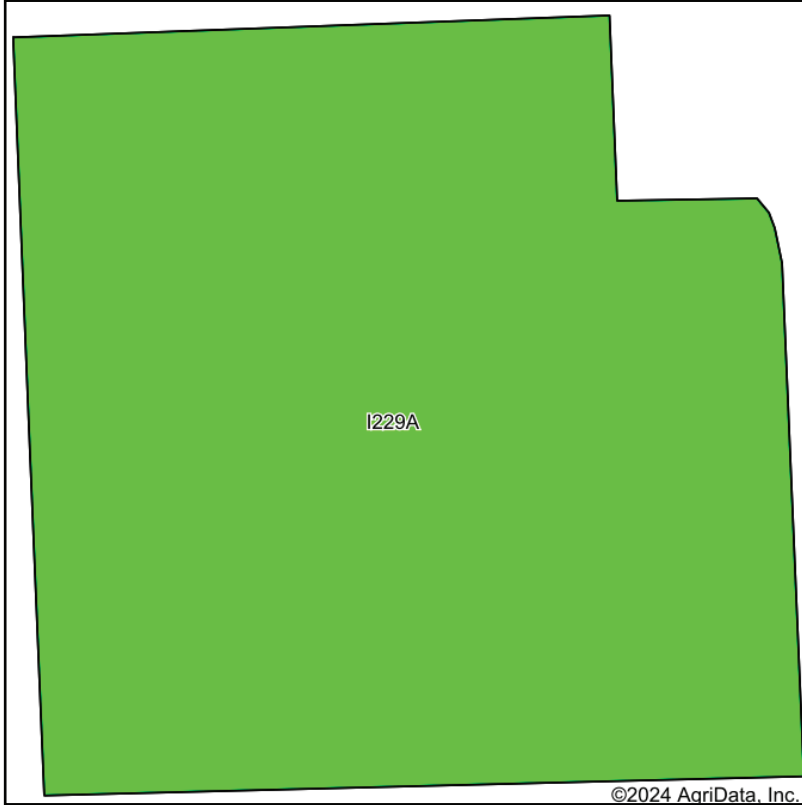


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For Sale Richland County, ND Farm Land

NE ¼ EXC .52 Ac. DRN & 9.07 Ac. Section 19-136-49

Approximately 150.41 Acres +-



State: **North Dakota**
 County: **Richland**
 Location: **19-136N-49W**
 Township: **Walcott**
 Acres: **147.2**
 Date: **4/6/2024**



Soils data provided by USDA and NRCS.

Area Symbol: ND077, Soil Area Version: 33							
Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall
I229A	Fargo silty clay, 0 to 1 percent slopes	147.20	100.0%		IIw	86	
Weighted Average						2.00	86

*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

W ½ SW ¼ Section 1-136-50

Total Acres: 80.00 +-

Tillable Acres: 78.80 +-

Weighted Average Productivity: 86%

2023 Discounted Net R.E. Taxes & Special Assessments: \$2,206.67

B

S ½ SW ¼ EXC 3 ac. DRN Section 7-136-49

Total Acres: 72.61 +-

Tillable Acres: 67.76 +-

Weighted Average Productivity: 86%

Discounted Net 2023 R.E. Taxes and Special Assessments: \$2,092.51

C

NE ¼ EXC .52 Ac. DRN & 9.07 Ac. Section 19-136-49

Total Acres: 150.41 +-

Tillable Acres: 147.2 +-

Weighted Average Productivity: 86%

Discounted Net 2023 R.E. Taxes and Special Assessments: \$4,097.78

Total Acres: 303.02 +-

Total 2023 Discounted Net R.E. Taxes and Special Assessments: \$8,396.96



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