



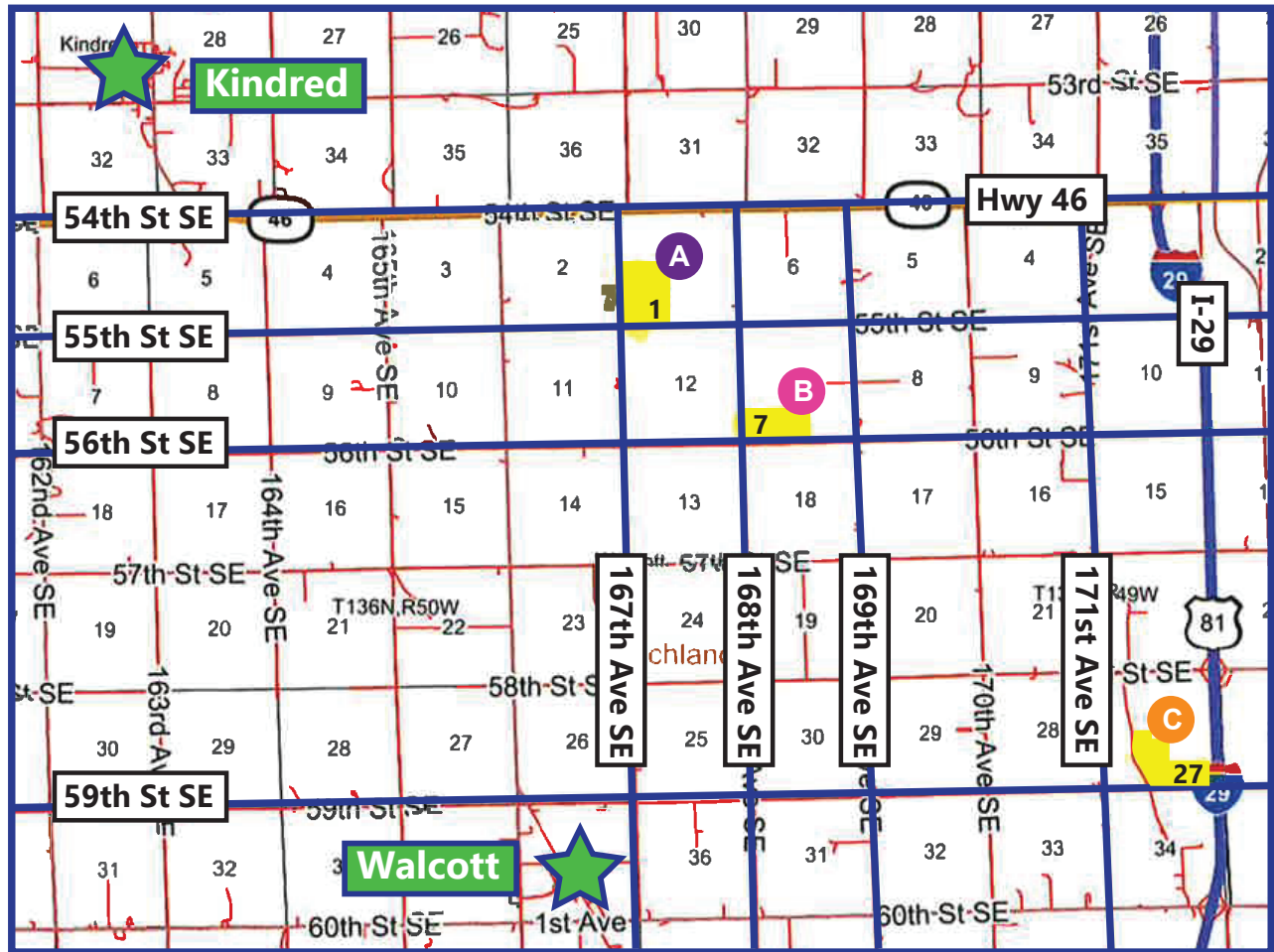
Richland County, ND

Between Kindred and Walcott, ND

290.60 +/- 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.

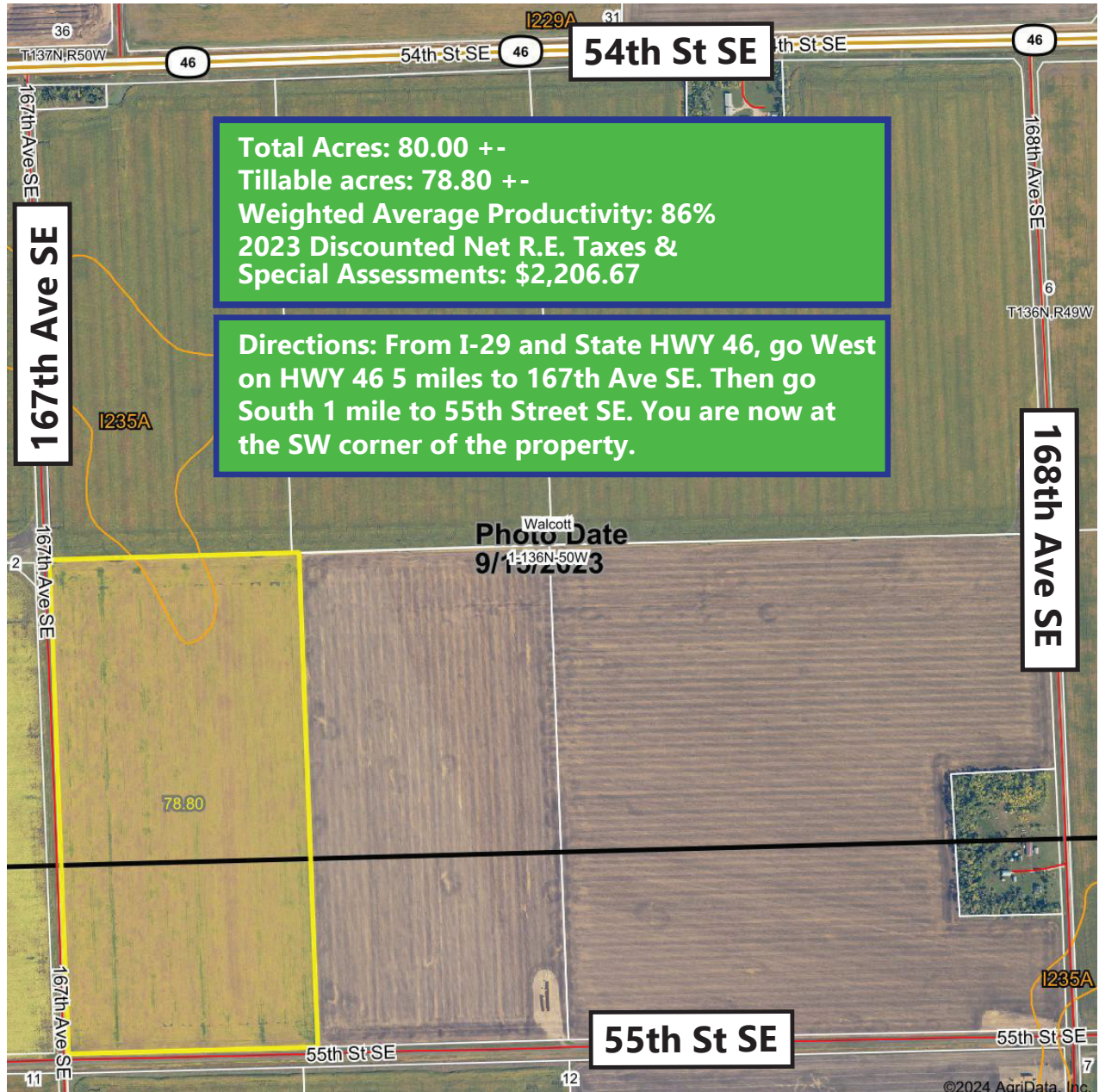
C: From the intersection of I-29 and 60th St SE, go N on 171st Ave SE 1 mile to 59th St. SE. You are now at the SW corner of the property.

For Sale Richland County, ND Farmland

W ½ SW ¼ Section 1-136-50

Approximately 80.00 Acres +-

A



*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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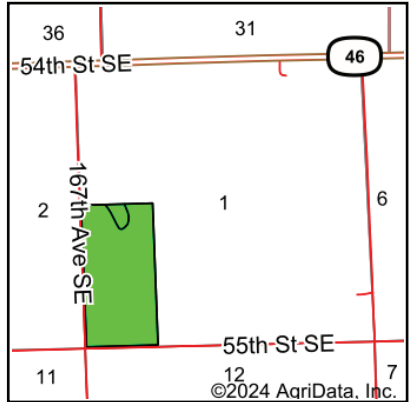
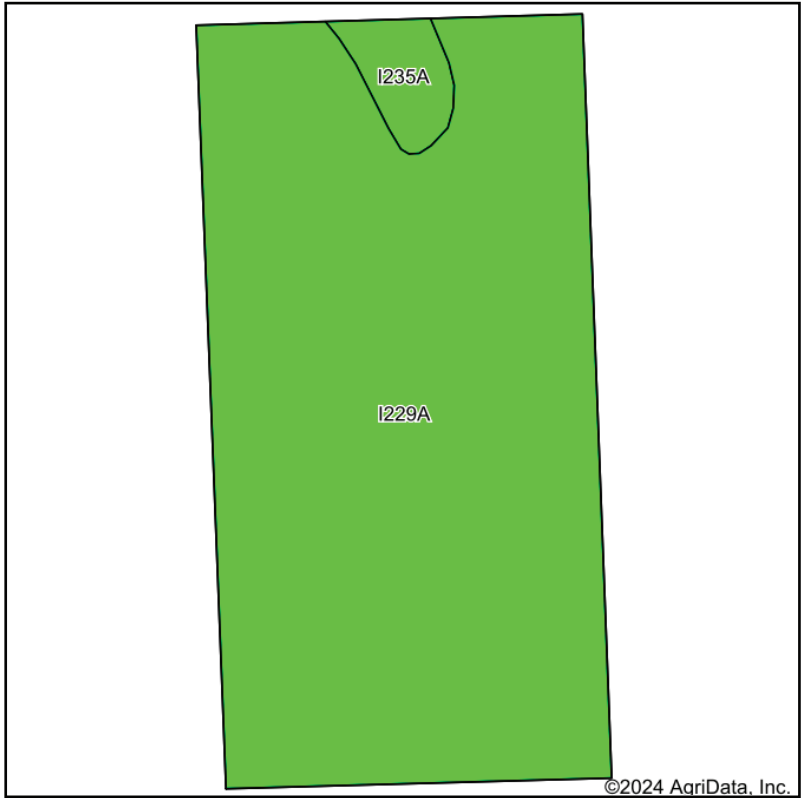
3137 32nd Ave S, Ste 211 | Fargo, ND 58103
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For Sale Richland County, ND Farmland

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**



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, depressional, 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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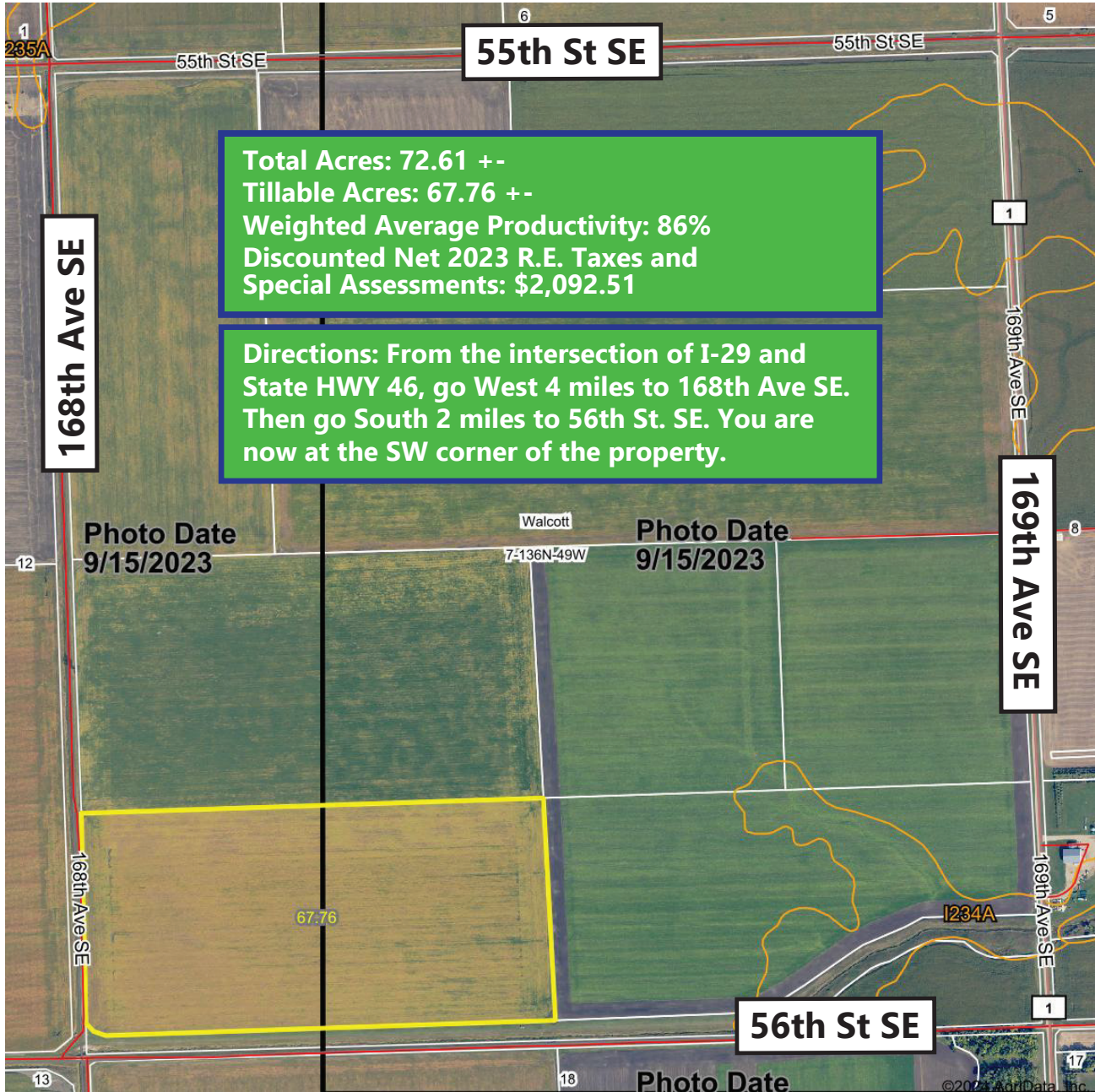


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For Sale Richland County, ND Farm Land For Sale

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

Approximately 72.61 Acres +- B



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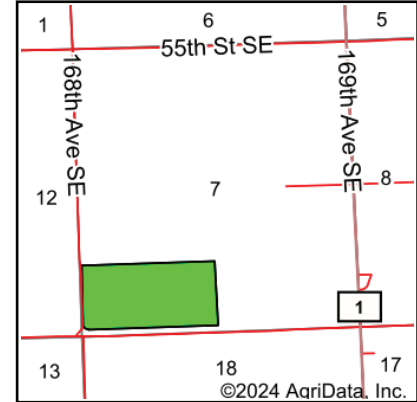
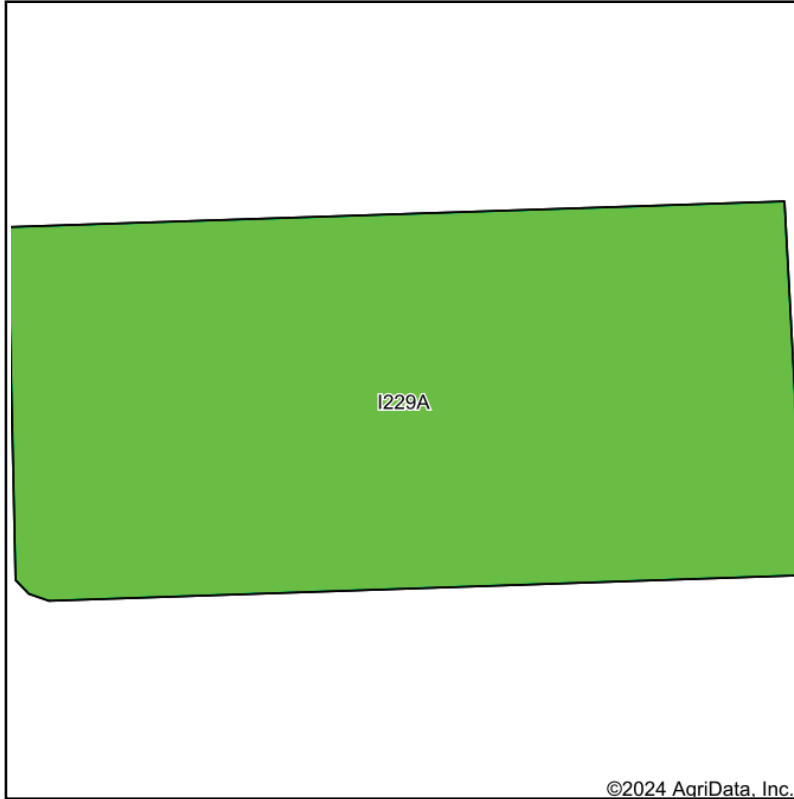
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For Sale Richland County, ND Farm Land For Sale

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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For Sale Richland County ND Farm Land
S ½ S ½ EXC 51.94 Ac. Section 27-136-49 approx. 97.99 ac.
NE ¼ SW ¼ Section 27-136-49 approx. 40.00 acres
Approximately 137.99 Acres +-



Total Acres: 137.99 +-
Tillable Acres: 134.1 +-
Weighted Average Productivity: 85.6%
2023 Discounted Net R.E. Taxes and Special Assessments: \$2,919.11

Directions: From the intersection of I-29 and 60th St SE, go N on 171st Ave SE 1 mile to 59th St. SE. You are now at the SW corner of the property.



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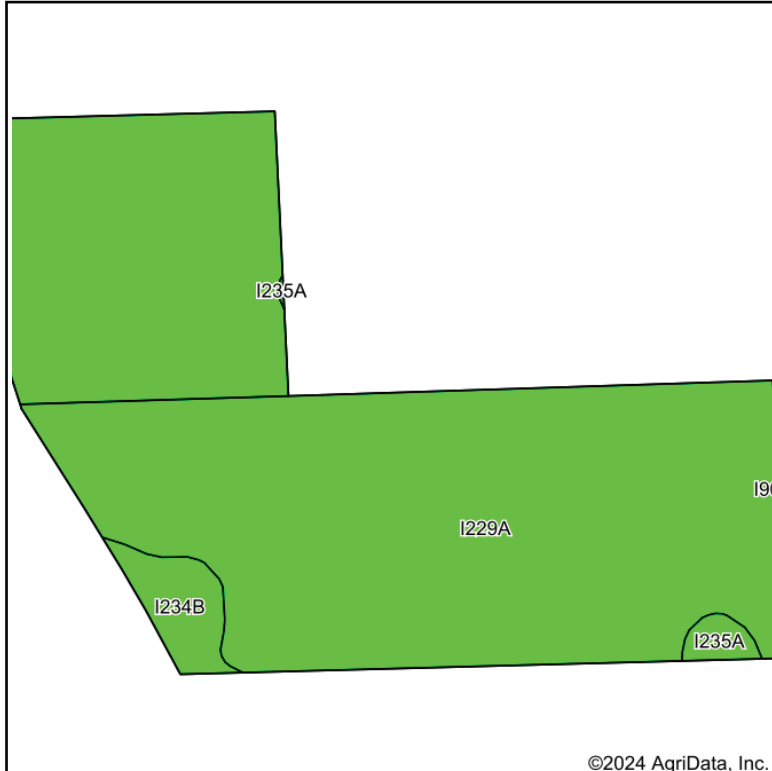
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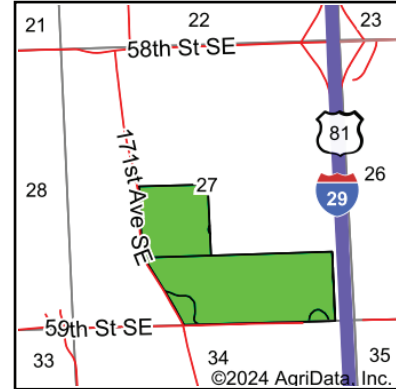
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For Sale Richland County ND Farm Land

S ½ S ½ EXC 51.94 Ac. Section 27-136-49 approx. 97.99 ac.
NE ¼ SW ¼ Section 27-136-49 approx. 40.00 acres
Approximately 137.99 Acres +-



Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Richland**
 Location: **27-136N-49W**
 Township: **Walcott**
 Acres: **134.11**
 Date: **3/20/2024**



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	127.97	95.4%		IIw	86	50	
I234B	NutleyFargo, dry, silty clays, 2 to 6 percent slopes	4.54	3.4%		IIe	76	43	
I235A	Fargo silty clay, depressionnal, 0 to 1 percent slopes	1.44	1.1%		IIIw	86	36	
I906F	OrthentsAquentsUrban Land, highway complex, 0 to 35 percent slopes	0.16	0.1%		IVe	32	37	
Weighted Average						2.01	85.6	*n 49.6

*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

**S ½ S ½ EXC 51.94 Ac. Section 27-136-49 approx. 97.99 ac.
NE ¼ SW ¼ Section 27-136-49 approx. 40.00 acres**

Total Acres: 137.99 +-

Tillable Acres: 134.1 +-

Weighted Average Productivity: 85.6%

2023 Discounted Net R.E. Taxes and Special Assessments: \$2,919.11

Total Acres: 290.6 +-

Total 2023 Discounted Net R.E. Taxes and Special Assessments: \$7,218.29



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