

Barnes County Farmland For Sale

SE ¼ NE1/4 Section 19-140-58, NE ¼ NE1/4 Section 19-140-58
NE1/4 SE1/4 N of NP R/W 6.70 ac Sect 19-140-58 &
NW1/4 lying N of NP R/W less 60.81 Ac Section 20-140-58



Highly productive Tillable Farmland with great development potential along the BNSF Railroad
Total Acres: 149.01
Tillable: 147.80
2023 Discounted Net R.E. Taxes: \$2,147.29
Weighted Avg Productivity: Section 19: 71.7
Section 20: 77.3

Directions: Going Westbound on I-94 take exit 290 on the West side of Valley City, ND to West Main Ave. Go East on West Main Ave 1.5 miles to 9th Ave. NW. Go North on 9th Ave. NW 1 mile to 33rd St. SE. Go West 1 mile on 33rd St. SE to 115th Ave. SE. You are now at the NE corner of the property in Section 19.



*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.

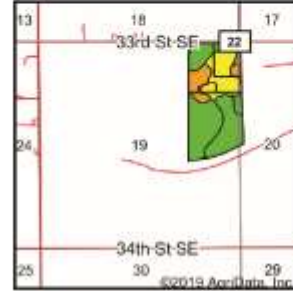
Steve D. Johnson
Real Estate Broker
Auctioneer License #976
701-799-5213
steve@johnsonauctionandrealty.com



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

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State: **North Dakota**
 County: **Barnes**
 Location: **19-140N-58W**
 Township: **Valley**
 Acres: **89.81**
 Date: **5/4/2020**

State: **North Dakota**
 County: **Barnes**
 Location: **20-140N-58W**
 Township: **Valley**
 Acres: **60.02**
 Date: **5/4/2020**



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Section 19

Area Symbol: ND003, Soil Area Version: 24							
Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall
G143B	BarnesSvea loams, 3 to 6 percent slopes	29.09	32.4%		IIc	75	60
G143A	BarnesSvea loams, 0 to 3 percent slopes	29.04	32.3%		IIc	85	62
G100A	HamerlyTonka complex, 0 to 3 percent slopes	21.12	23.5%		IIc	64	45
G143D	BarnesBuseLanghei loams, 9 to 15 percent slopes	10.43	11.6%		VIIc	41	51
G144B	BarnesBuse loams, 3 to 6 percent slopes	0.13	0.1%		IIIIc	69	57
Weighted Average						71.7	*n 56.1

*n: The aggregation method is "Weighted Average using major components"
 Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

Section 20

Soils data provided by USDA and NRCS.

Area Symbol: ND003, Soil Area Version: 24							
Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall
G143B	BarnesSvea loams, 3 to 6 percent slopes	45.46	75.7%		IIc	75	60
G143A	BarnesSvea loams, 0 to 3 percent slopes	14.36	23.9%		IIc	85	62
G143D	BarnesBuseLanghei loams, 9 to 15 percent slopes	0.20	0.3%		VIIc	41	51
Weighted Average						77.3	*n 60.4

*n: The aggregation method is "Weighted Average using major components"
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