

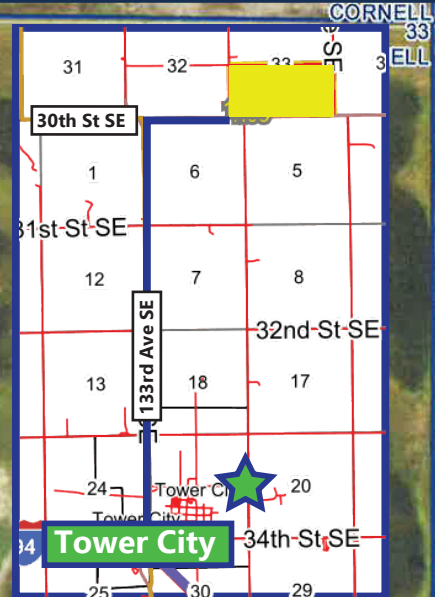
# For Sale Cass County ND Farmland

## S ½ Section 33-141-55

Includes 5 small steel bins and a storage quonset  
Approximately 320 Acres +-

Total Acres: 320 +-  
Cropland Acres: 307.23 +-  
Weighted Average Productivity: 58.7%  
Discounted Net R.E. Taxes: \$2,080.07  
Corn Base Acres: 282.03 Acres PLC Yield 111 Bu.  
Soybean Base Acres: 25.20 PLC Yield 27 B

Directions: From the intersection of I-94 and Tower City, ND, take 133rd Ave SE 4 miles North to 30th St SE. Then go 1 mile East to 133rd Ave SE. You are now at the NE 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  
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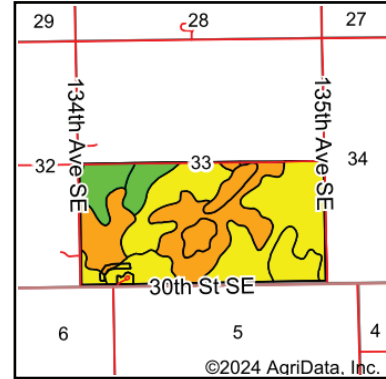
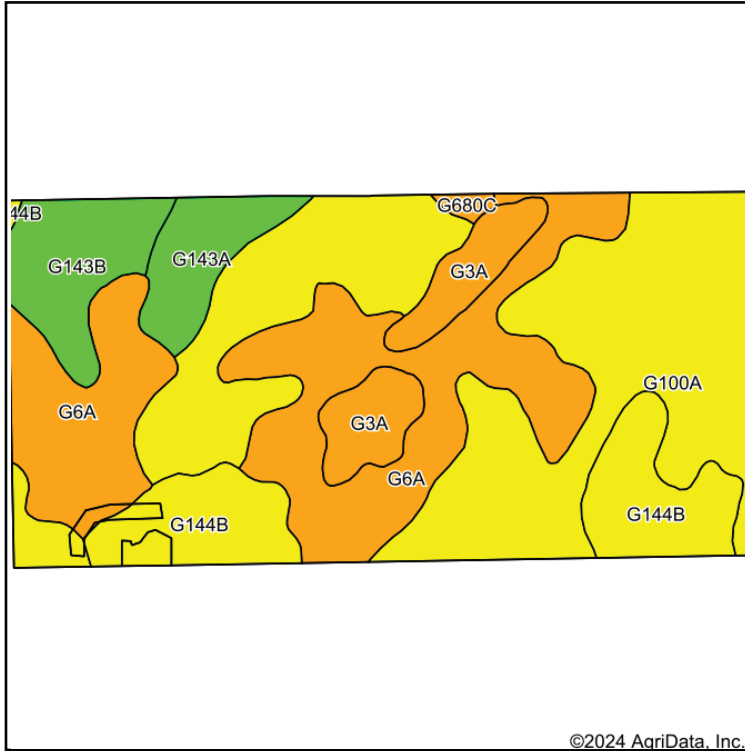
3137 32nd Ave S, Ste 211 | Fargo, ND 58103  
www.johnsonauctionandrealty.com

# For Sale Cass County ND Farmland

## S ½ Section 33-141-55

### Includes 5 small steel bins and a storage quonset

### Approximately 320 Acres +-



State: **North Dakota**  
 County: **Cass**  
 Location: **33-141N-55W**  
 Township: **Cornell**  
 Acres: **310.78**  
 Date: **6/4/2024**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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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    | 128.61 | 41.4%            |           | Ile             | 64                 | 52               |
| G6A                     | Vallers loam, 0 to 1 percent slopes            | 89.43  | 28.8%            |           | IVw             | 46                 | 55               |
| G144B                   | BarnesBuse loams, 3 to 6 percent slopes        | 37.54  | 12.1%            |           | IIIe            | 69                 | 58               |
| G143B                   | BarnesSvea loams, 3 to 6 percent slopes        | 20.20  | 6.5%             |           | Ile             | 75                 | 59               |
| G3A                     | Parnell silty clay loam, 0 to 1 percent slopes | 19.26  | 6.2%             |           | Vw              | 25                 | 36               |
| G143A                   | BarnesSvea loams, 0 to 3 percent slopes        | 14.37  | 4.6%             |           | IIc             | 85                 | 61               |
| G680C                   | BarnesSioux complex, 3 to 9 percent slopes     | 1.37   | 0.4%             |           | Ile             | 55                 | 48               |
| <b>Weighted Average</b> |  |        |                  |           | <b>2.88</b>     | <b>58.7</b>        | <b>*n 53.4</b>   |

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method



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