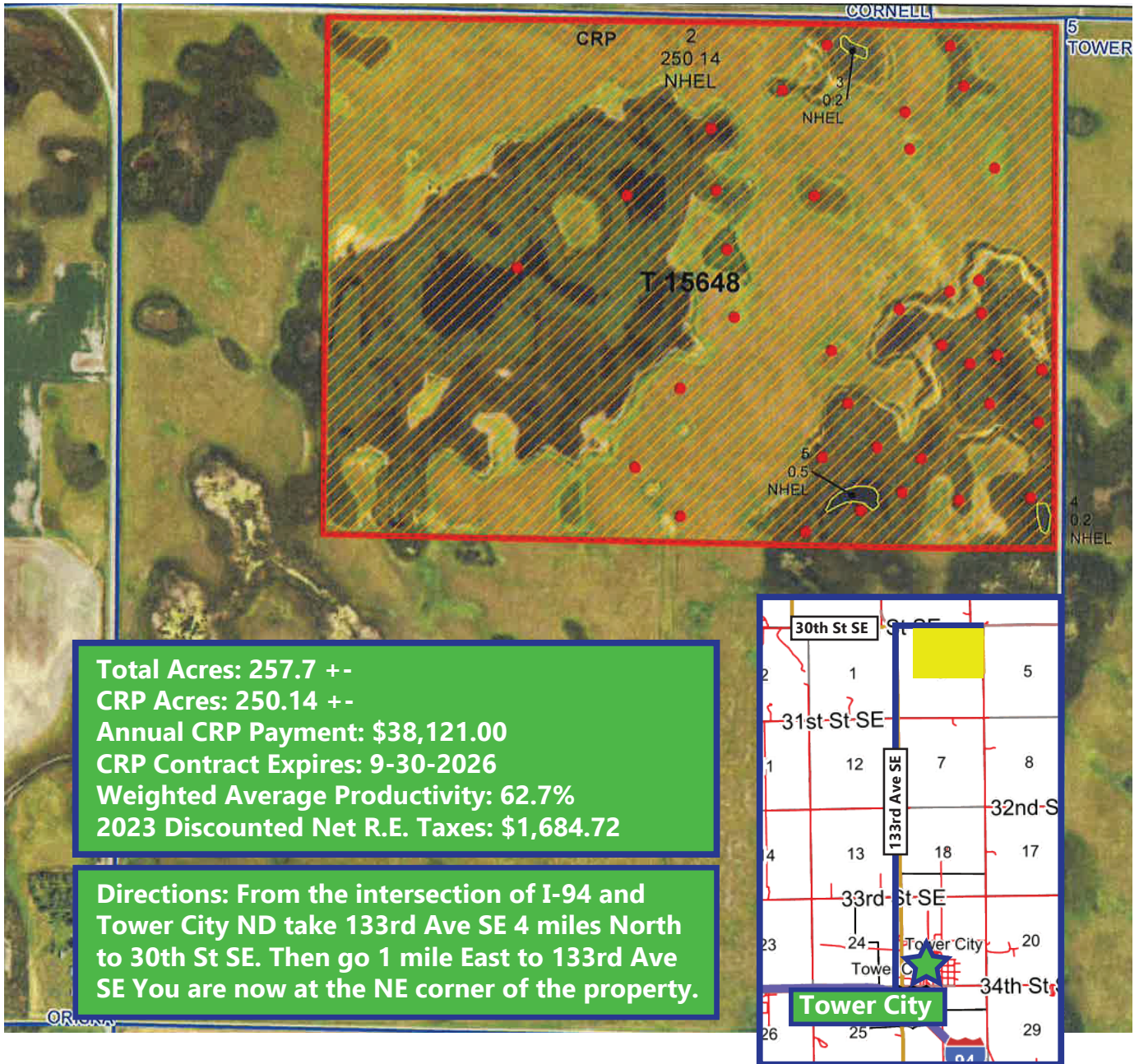
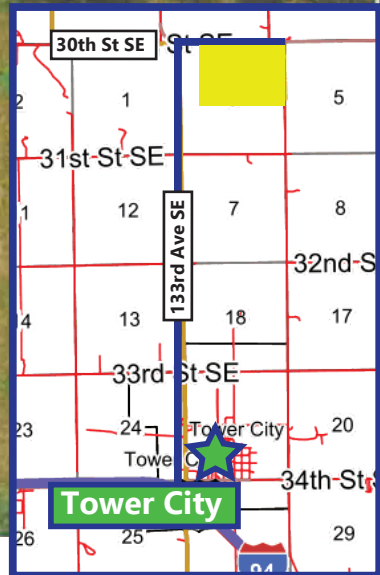


# For Sale Cass County, ND Farm Land NE ¼ & E ½ NW ¼ Section 6-140-55 Approximately 257.7 Acres +-



**Total Acres: 257.7 +-  
CRP Acres: 250.14 +-  
Annual CRP Payment: \$38,121.00  
CRP Contract Expires: 9-30-2026  
Weighted Average Productivity: 62.7%  
2023 Discounted Net R.E. Taxes: \$1,684.72**

**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  
steve@johnsonauctionandrealty.com

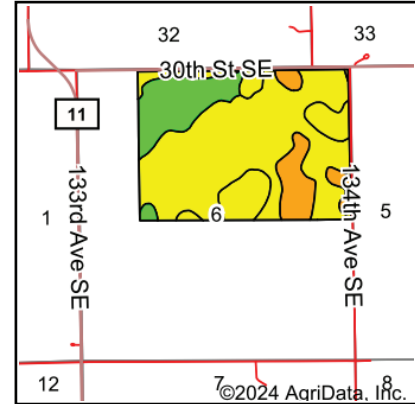
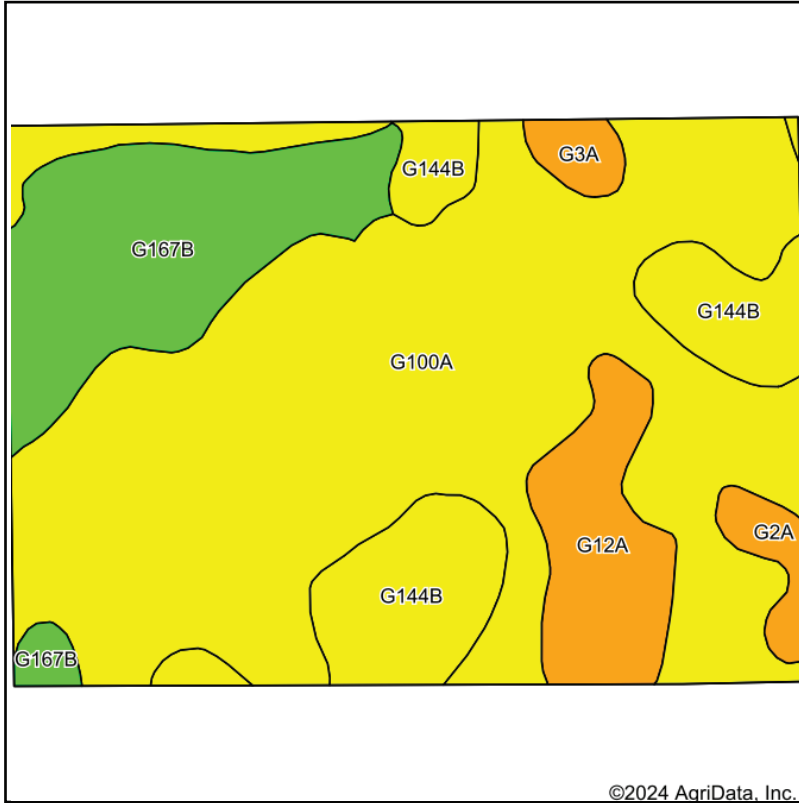


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www.johnsonauctionandrealty.com

# For Sale Cass County, ND Farm Land

## NE ¼ & E ½ NW ¼ Section 6-140-55

### Approximately 257.7 Acres +-



State: **North Dakota**  
 County: **Cass**  
 Location: **6-140N-55W**  
 Township: **Tower**  
 Acres: **251.04**  
 Date: **6/4/2024**



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	155.20	61.9%		Ile	64	52	
G167B	BalatonWyard loams, 0 to 6 percent slopes	38.43	15.3%		Ile	73	59	
G144B	BarnesBuse loams, 3 to 6 percent slopes	31.18	12.4%		IIle	69	58	
G12A	Vallers, salineParnell complex, 0 to 1 percent slopes	18.35	7.3%		IVw	31	33	
G2A	Tonka silt loam, 0 to 1 percent slopes	4.51	1.8%		IVw	42	47	
G3A	Parnell silty clay loam, 0 to 1 percent slopes	3.37	1.3%		Vw	25	36	
<b>Weighted Average</b>						<b>2.35</b>	<b>62.7</b>	<b>*n 52.1</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



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