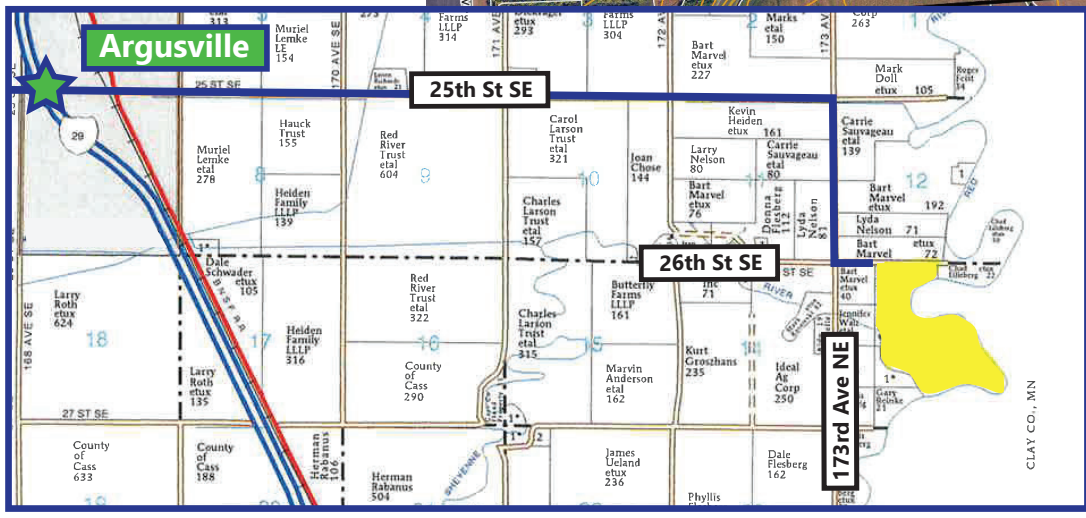
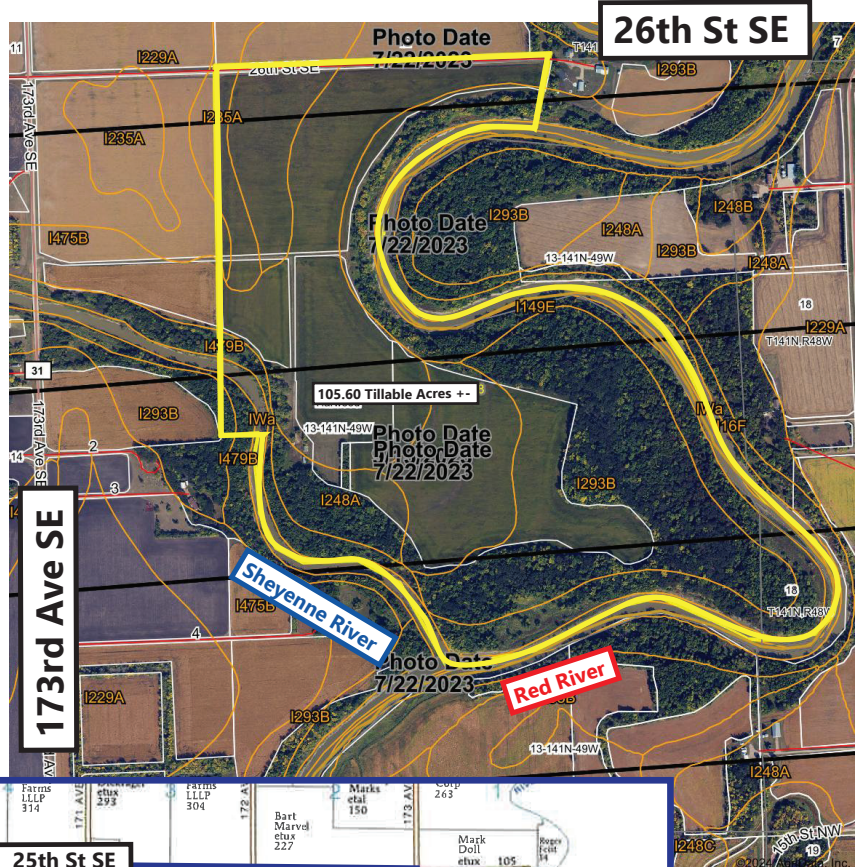


For Sale Cass County. ND Farm Land & Hunting Land Borders the Red River and Sheyenne River Part of Section 13-141-49 Approximately 213.34 Acres +-

**Total Acres: 213.34 +-
 Tillable Acres: 105.60 +-
 Beautiful Trees Boarding the
 Sheyenne & Red River AC: 107.8 +-
 Discounted Net R.E. and Drain
 Taxes \$1,860.74**

**Directions: From I-29 and the
 Argusville, ND Exit, take 25th St
 SE East 5 miles to 173 Ave SE.
 Then go South 1 mile to 26th
 St. SE then go ¼ mile East and
 you are at the NW corner of the
 property.**



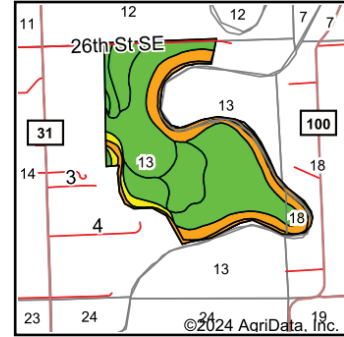
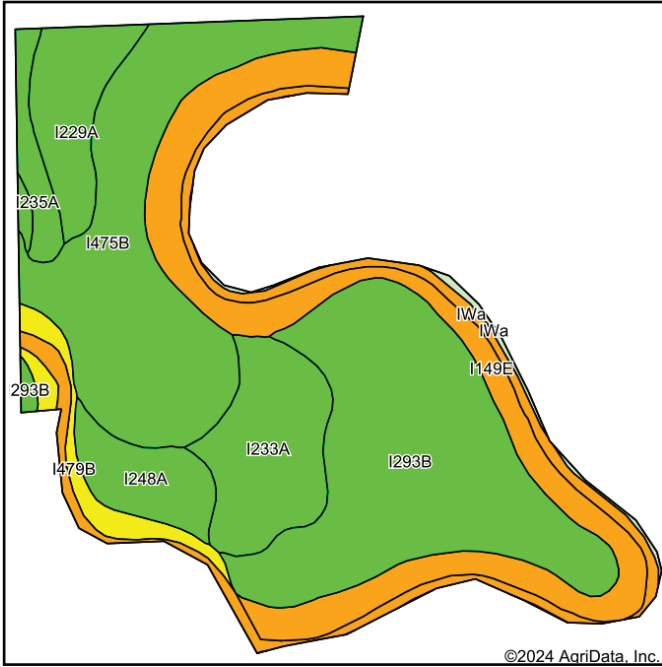
*All information contained herein is believed to be true but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. ALL information is subject to change without further notice.

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 steve@johnsonauctionandrealty.com



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

For Sale Cass County. ND Farm Land & Hunting Land Boarders the Red River and Sheyenne River Part of Section 13-141-49 Approximately 213.34 Acres +-



State: **Minnesota**
 County: **Cass**
 Location: **13-141N-49W**
 Township: **Harwood**
 Acres: **239.68**
 Date: **11/18/2024**



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

Area Symbol: MN027, Soil Area Version: 21
 Area Symbol: ND017, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index MN	Productivity Index	*n NCCPI Overall
I293B	Cashel silty clay, 0 to 6 percent slopes, occasionally flooded	65.46	27.4%		Ile			77 46
I475B	Sinai silty clay, levees, 0 to 6 percent slopes	53.55	22.3%		Ile			88 49
I149E	CashelFluvaquents, channeled complex, 0 to 25 percent slopes, frequently flooded	41.42	17.3%		IIle			32 20
I233A	Fargo silty clay loam, 0 to 1 percent slopes	22.33	9.3%		Ilw			94 54
IWa	Water	16.77	7.0%					0
I229A	Fargo silty clay, 0 to 1 percent slopes	14.70	6.1%		Ilw			86 51
I248A	Wahpeton silty clay, 0 to 2 percent slopes, occasionally flooded	10.90	4.5%		Ile			90 52
I479B	FairdaleFluvaquents, channeled complex, 0 to 6 percent slopes, frequently flooded	7.11	3.0%		Ilc			63 43
I235A	Fargo silty clay, depositional, 0 to 1 percent slopes	5.51	2.3%		IIlw			86 39
IWa	Water	1.93	0.8%					0
Weighted Average					*			68.2 *n 39.7

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 *- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.
 Soils data provided by USDA and NRCS.



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