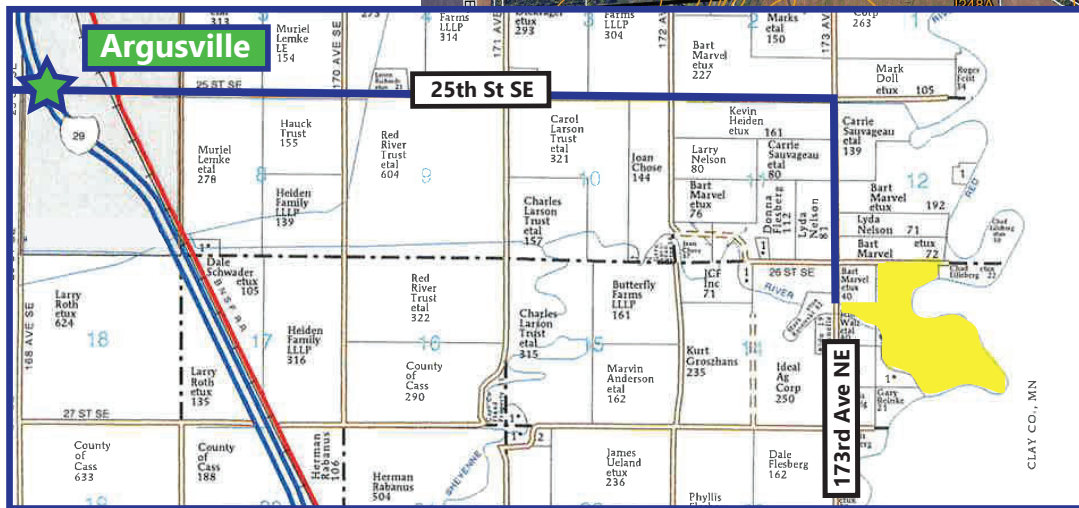
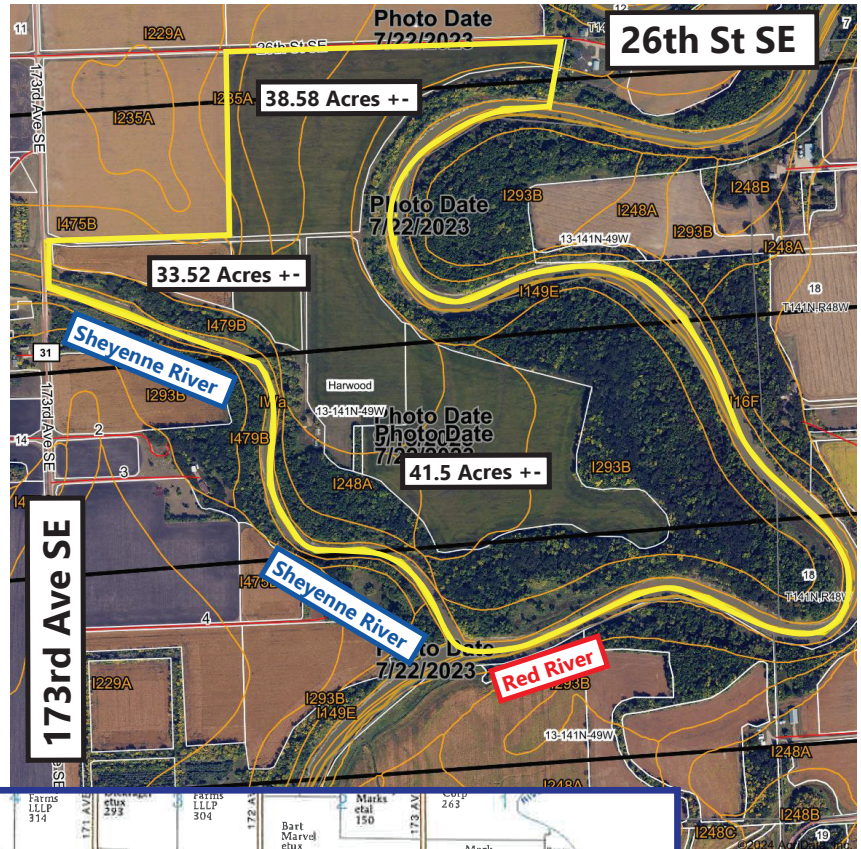


For Sale Cass County. ND Farm Land & Hunting Land Borders the Red River and Sheyenne River Part of Section 13-141-49 Approximately 213.34 Acres +-

Directions: From I-29 and the Argusville, ND Exit, take 25th St SE East 5 miles to 173 Ave SE. Then go 1.5 miles South. You are now at the West side of the property.

**Total Acres: 213.48 +-
 Tillable Acres: 114.32 +-
 Beautiful Trees Boarding the Sheyenne & Red River AC: 99.16 +-
 Discounted Net R.E. and Drain Taxes \$1,860.74**



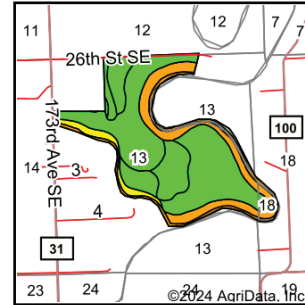
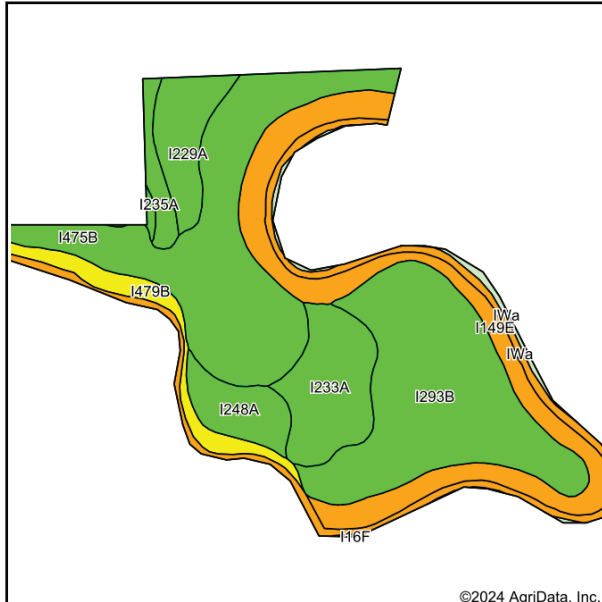
*All information contained herein is believed to be true but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. ALL information is subject to change without further notice.

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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 +-



State: **North Dakota**
 County: **Cass**
 Location: **13-141N-49W**
 Township: **Harwood**
 Acres: **252.96**
 Date: **11/14/2024**



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	64.74	25.6%		Ile		77	46	
I475B	Sinai silty clay, levees, 0 to 6 percent slopes	62.11	24.6%		Ile		88	49	
I149E	CashelFluvaquents, channeled complex, 0 to 25 percent slopes, frequently flooded	41.39	16.4%		IIle		32	20	
I233A	Fargo silty clay loam, 0 to 1 percent slopes	22.33	8.8%		IIlw		94	54	
IWa	Water	18.06	7.1%				0		
I229A	Fargo silty clay, 0 to 1 percent slopes	14.24	5.6%		IIlw		86	51	
I248A	Wahpeton silty clay, 0 to 2 percent slopes, occasionally flooded	10.90	4.3%		Ile		90	52	
I479B	FairdaleFluvaquents, channeled complex, 0 to 6 percent slopes, frequently flooded	10.75	4.2%		Ilc		63	43	
I235A	Fargo silty clay, depression, 0 to 1 percent slopes	5.27	2.1%		IIIlw		86	39	
IWa	Water	3.17	1.3%				0		
Weighted Average						*	*	68	*n 39.6

*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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