

For Sale Nelson County ND Farm Land

GREAT HUNTING

NE 1/4 Section 24-151-57

Approximately 160.00 Acres

Total Acres 160.00
 Pasture Acres 47.40
 Total Acres in CRP 107.08
 CRP Expires 9-30-2027
 Annual CRP Payment \$7,958.00
 2017 discounted net R.E. Taxes \$983.92
 Weighted Average Productivity 58.2%

Directions: from the South side of Larimore, ND take HWY 4-12 miles to 49th St NE. Then go South 1 mile to 15th Ave NE. 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



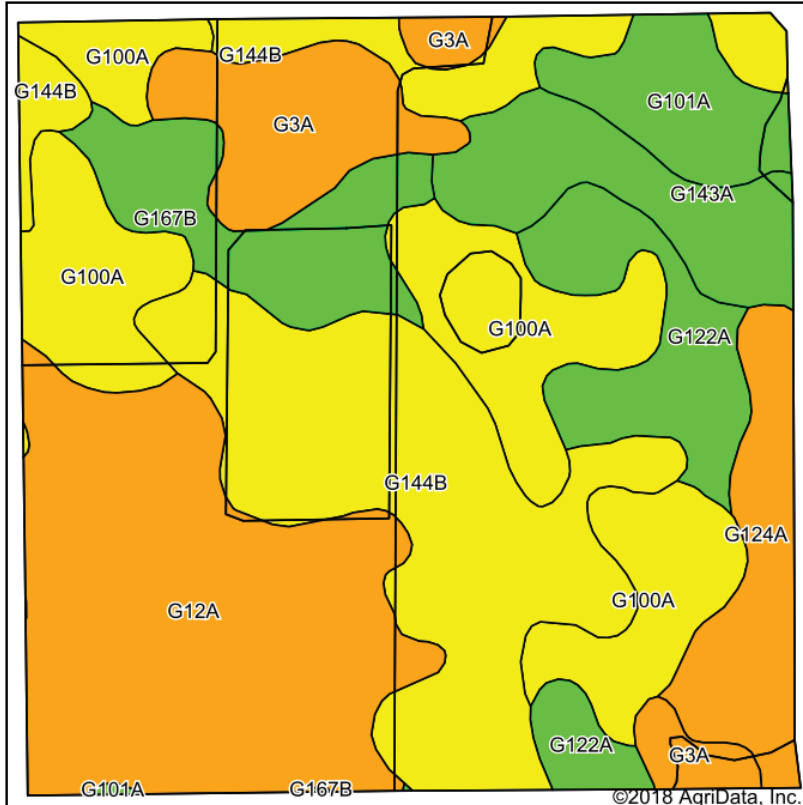
3137 32nd Ave S, Ste 211 | Fargo, ND 58103
www.johnsonauctionandrealty.com

For Sale Nelson County ND Farm Land

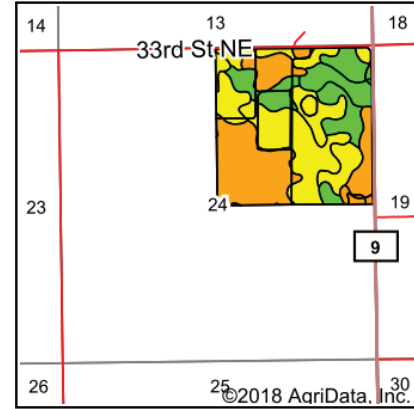
GREAT HUNTING

NE 1/4 Section 24-151-57

Approximately 160.00 Acres



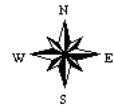
Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Nelson**
 Location: **24-151N-57W**
 Township: **Adler**
 Acres: **157.99**
 Date: **8/16/2018**



Maps Provided By:



Area Symbol: ND063, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	NCCPI Overall
G144B	BarnesBuse loams, 3 to 6 percent slopes	37.65	23.8%		IIIe	69	59
G12A	Vallers, salineParnell complex, 0 to 1 percent slopes	34.29	21.7%		IVw	31	25
G100A	HamerlyTonka complex, 0 to 3 percent slopes	27.54	17.4%		Ile	64	58
G3A	Parnell silty clay loam, 0 to 1 percent slopes	11.91	7.5%		Vw	25	20
G122A	SveaCresbard loams, 0 to 3 percent slopes	11.50	7.3%		IIc	79	52
G167B	BalatonWyard loams, 0 to 6 percent slopes	9.98	6.3%		Ile	73	63
G143A	BarnesSvea loams, 0 to 3 percent slopes	9.40	5.9%		IIc	85	64
G124A	CresbardCavour loams, 0 to 3 percent slopes	8.76	5.5%		IIIs	58	37
G101A	HamerlyWyard loams, 0 to 3 percent slopes	6.96	4.4%		Ile	77	59
Weighted Average						58.2	47.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



*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