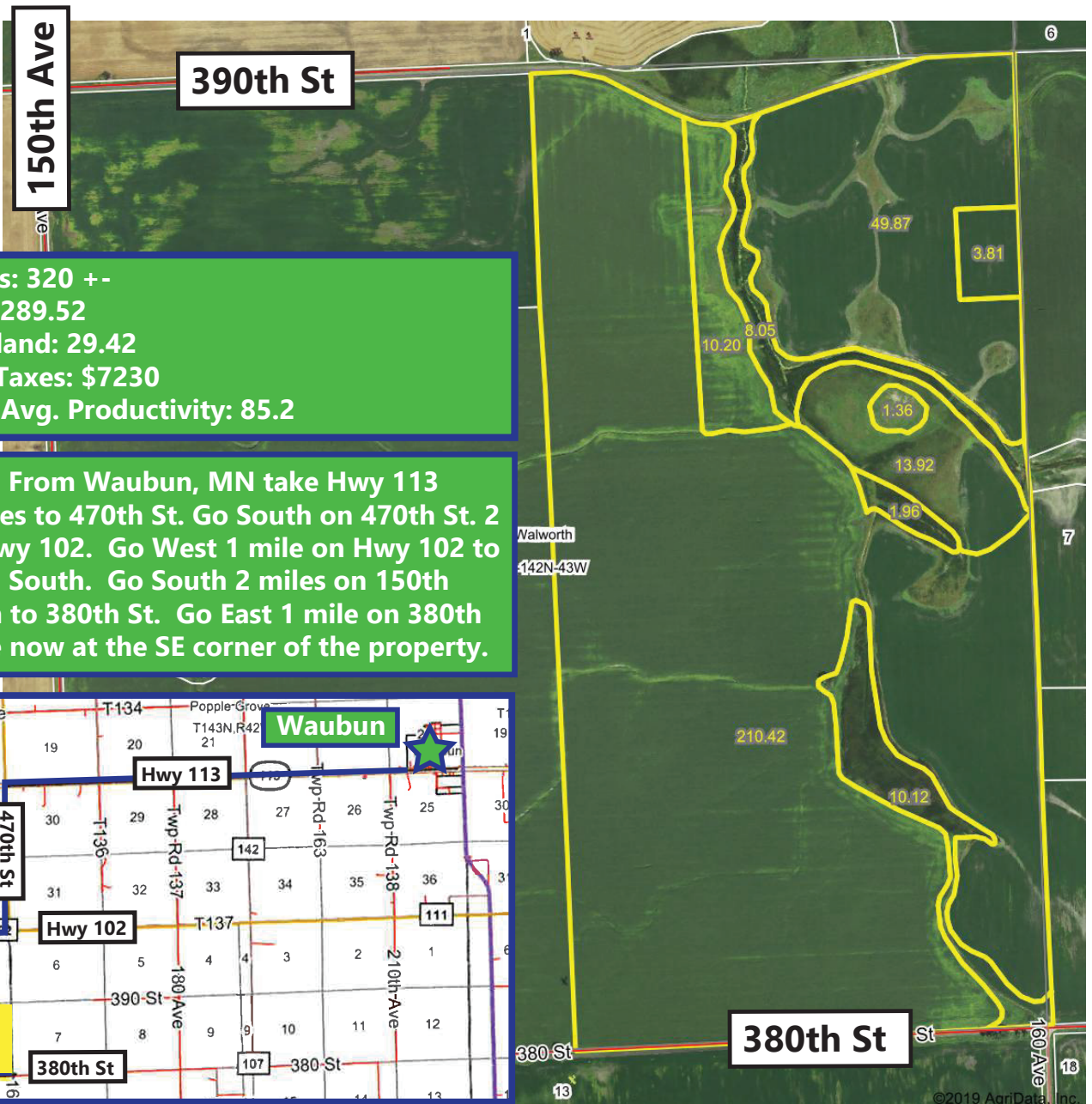


# Becker County MN Farmland For Sale

## E1/2 Section 12-142-43

### Approximately 320 +- Acres



**Total Acres: 320 +-  
Cropland: 289.52  
Non-Cropland: 29.42  
2019 R.E. Taxes: \$7230  
Weighted Avg. Productivity: 85.2**

**Directions: From Waubun, MN take Hwy 113  
West 5 miles to 470th St. Go South on 470th St. 2  
miles to Hwy 102. Go West 1 mile on Hwy 102 to  
150th Ave. South. Go South 2 miles on 150th  
Ave. South to 380th St. Go East 1 mile on 380th  
St. You are now at the SE 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

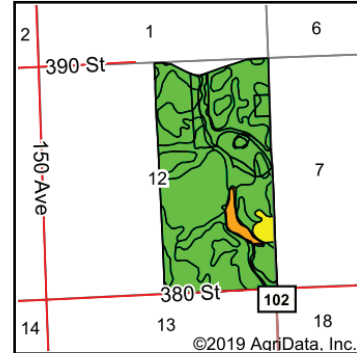
# Becker County MN Farmland For Sale

## E1/2 Section 12-142-43

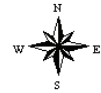
### Approximately 320 +- Acres



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Becker**  
 Location: **12-142N-43W**  
 Township: **Walworth**  
 Acres: **309.71**  
 Date: **1/13/2020**



Area Symbol: MN005, Soil Area Version: 15							
Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall
108	McIntosh silt loam, 1 to 3 percent slopes	60.67	19.6%		Ils	90	81
1246	Winger silty clay loam	48.78	15.8%		Ilw	90	
785	HamerlyWinger complex	47.16	15.2%		Ils	91	50
398	Winger silty clay loam, depressional	41.86	13.5%		Illw	86	73
184	BalatonHamerly complex, 1 to 4 percent slopes	29.05	9.4%		Ils	89	74
1317	Vallers clay loam, 0 to 2 percent slopes	25.91	8.4%		Ilw	90	74
786	WingerHamerlyColvin complex	25.84	8.3%		Ilw	75	50
351	Colvin silty clay loam, depressional	11.97	3.9%		Illw	86	50
1227	Quam, Cathro, and Urness soils, frequently ponded, 0 to 1 percent slopes	8.65	2.8%		VIIIw	5	8
141B	Egeland sandy loam, 2 to 6 percent slopes	6.43	2.1%		IIle	68	51
1967	HamerlyVallers complex	2.91	0.9%		Ils	89	54
1997	VallersHamerlyWinger complex	0.41	0.1%		Ilw	73	60
1016	Udorthents, loamy, cut and fill land	0.07	0.0%			0	
Weighted Average						85.2	*n 54.5

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.



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