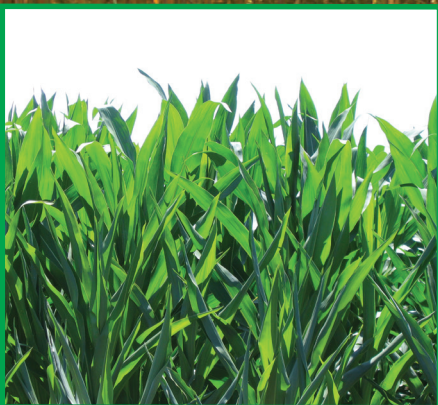




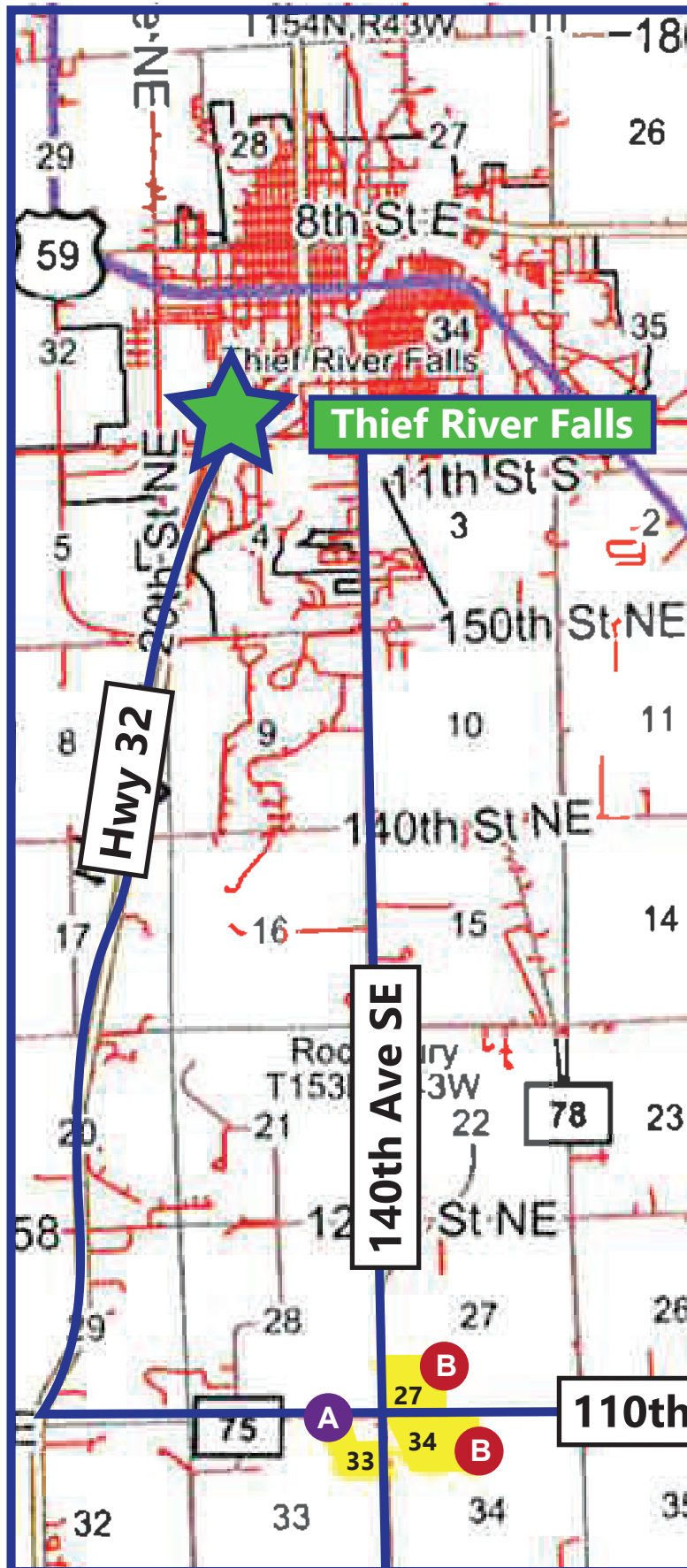
Pennington County, MN

FARM LAND FOR SALE

148.07 +- Acres



Steve Johnson
701-799-5213



Pennington County MN Farmland For Sale

NE1/4 NE1/4 less 6.23ac Section 33-153-43

Approximately 33.77 Acres +-

A



*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

Pennington County MN Farmland For Sale

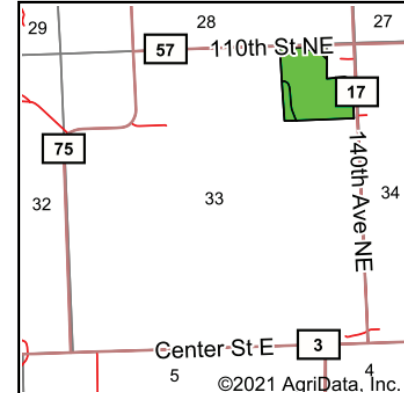
NE1/4 NE1/4 less 6.23ac Section 33-153-43

Approximately 33.77 Acres +-

A



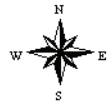
Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Pennington**
 Location: **33-153N-43W**
 Township: **Rocksbury**
 Acres: **31.74**
 Date: **3/1/2021**



Maps Provided By:



Area Symbol: MN113, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall
I59A	Smiley loam, 0 to 1 percent slopes	28.54	89.9%		IIw	95	71
I53A	Roliss loam, 0 to 2 percent slopes	2.28	7.2%		IIw	92	70
I13A	Espelle fine sandy loam, clayey till substratum, 0 to 1 percent slopes	0.92	2.9%		IIw	70	53
Weighted Average						94.1	*n 70.4

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

*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

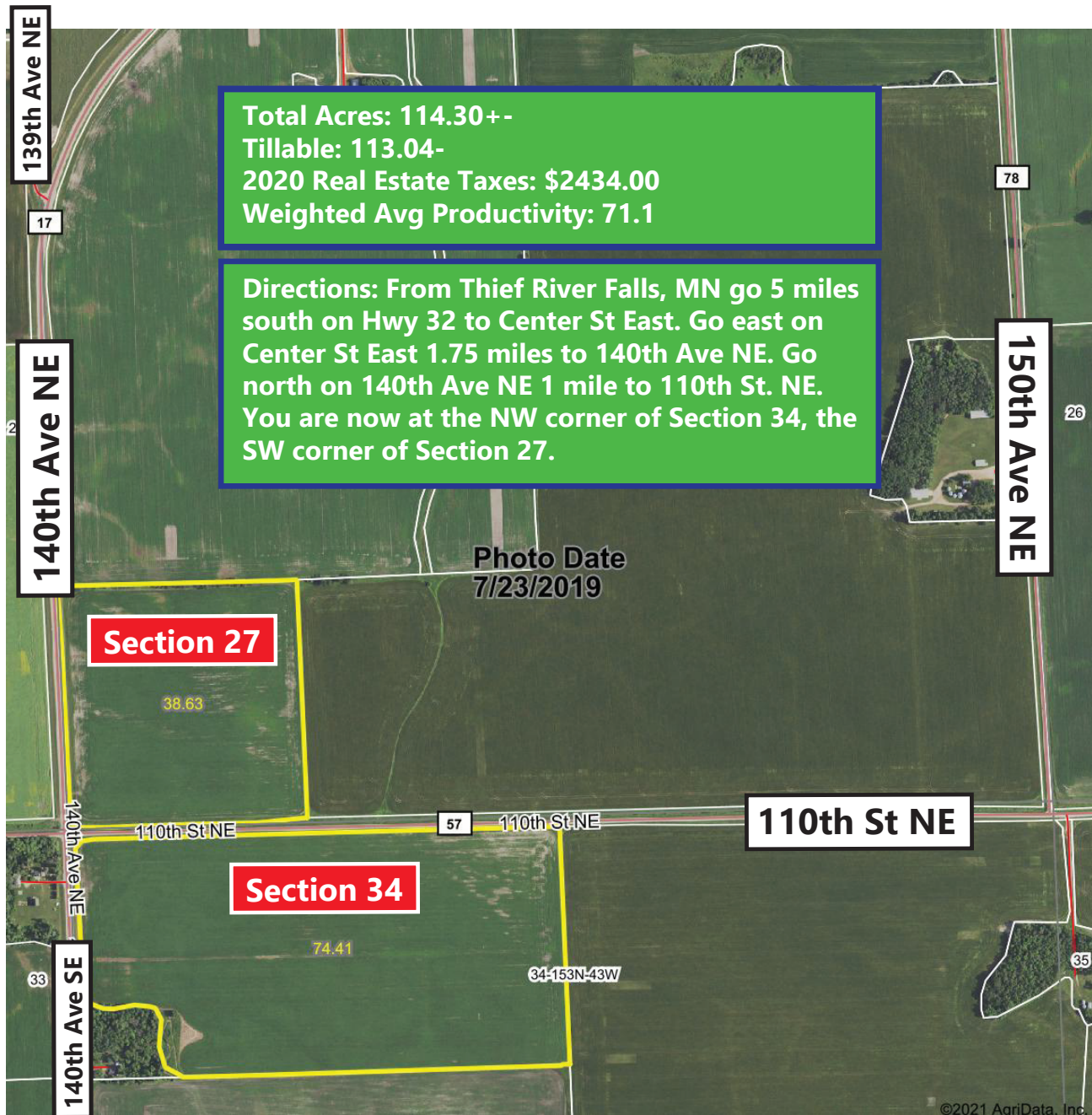
www.johnsonauctionandrealty.com

Pennington County MN Farmland For Sale

SW1/4 SW1/4 Section 27-153-43 and N1/2 NW1/4 less 5 ac Section 34-153-43

Approximately 114.30 Acres +-

B



*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



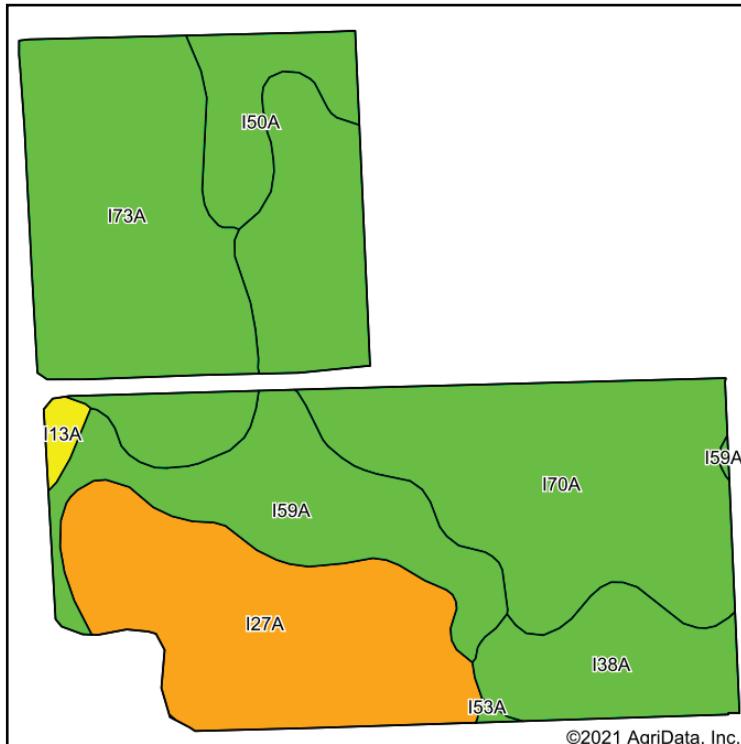
3137 32nd Ave S, Ste 211 | Fargo, ND 58103
www.johnsonauctionandrealty.com

Pennington County MN Farmland For Sale

SW1/4 SW1/4 Section 27-153-43 and N1/2 NW1/4 less 5 ac Section 34-153-43

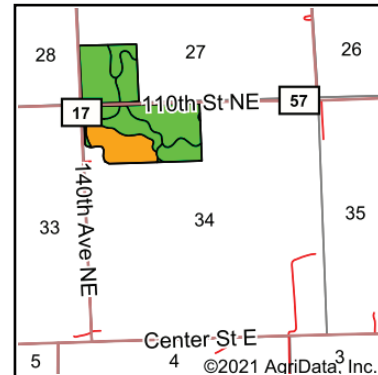
Approximately 114.30 Acres +-

B

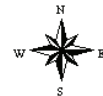


Soils data provided by USDA and NRCS.

©2021 AgriData, Inc.



State: **Minnesota**
County: **Pennington**
Location: **27-153N-43W**
Township: **Rocksbury**
Acres: **113.04**
Date: **3/1/2021**



Area Symbol: MN113, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall
I70A	Strathcona fine sandy loam, 0 to 1 percent slopes	35.16	31.1%		IIw	80	58
I73A	Boash clay loam, 0 to 2 percent slopes	25.68	22.7%		IIw	88	57
I27A	Hamre muck, 0 to 1 percent slopes	22.21	19.6%		IVw	15	49
I59A	Smiley loam, 0 to 1 percent slopes	13.93	12.3%		IIw	95	71
I38A	Kratka fine sandy loam, loamy till substratum, 0 to 1 percent slopes	9.02	8.0%		IIw	77	61
I50A	Reiner fine sandy loam, 0 to 2 percent slopes	6.01	5.3%		IIc	89	69
I13A	Espelle fine sandy loam, clayey till substratum, 0 to 1 percent slopes	0.87	0.8%		IIw	70	53
I53A	Roliss loam, 0 to 2 percent slopes	0.16	0.1%		IIw	92	70
Weighted Average						71.1	*n 58.4

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

*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

A**Section 33****Total Acres: 33.77+-****Tillable: 31.74+-****2020 Real Estate Taxes: \$914.00****Weighted Avg Productivity: 94.1****B****Section 27 & Section 34****Total Acres: 114.30+-****Tillable: 113.04-****2020 Real Estate Taxes: \$2434.00****Weighted Avg Productivity: 71.1**

Total Acres: 148.07+-
Total Tillable Acres: 144.78 +-
Total RE Taxes: \$3,348.00



*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**



701-799-5213
steve@johnsonauctionandrealty.com

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

