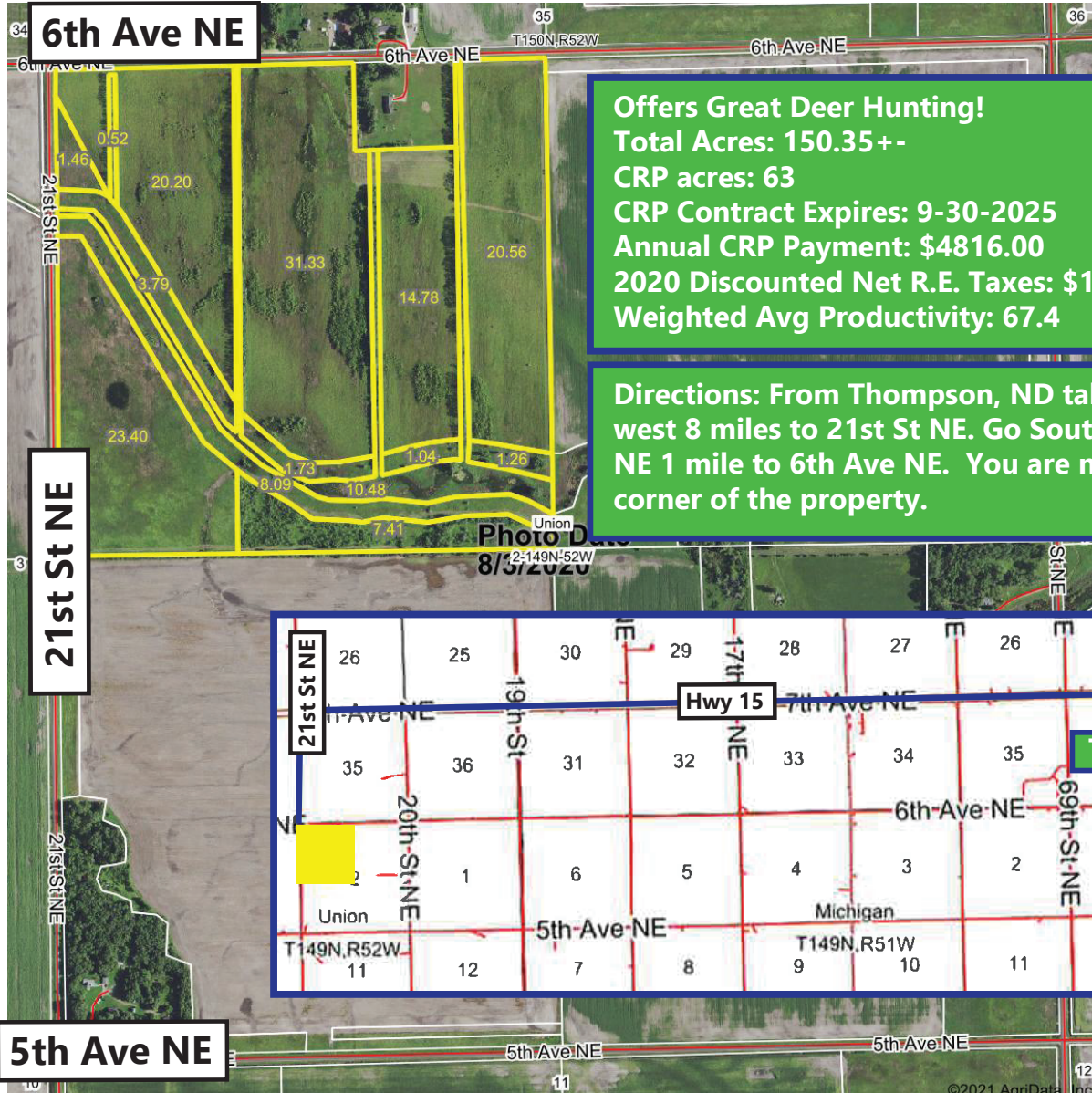


Grand Forks County, ND Farmland For Sale

NW ¼ EX 6.54 ac Section 2-149-52

Approximately 150.35 Acres +-



Offers Great Deer Hunting!

Total Acres: 150.35 +-

CRP acres: 63

CRP Contract Expires: 9-30-2025

Annual CRP Payment: \$4816.00

2020 Discounted Net R.E. Taxes: \$1489.19

Weighted Avg Productivity: 67.4

Directions: From Thompson, ND take Hwy 15 west 8 miles to 21st St NE. Go South on 21st St NE 1 mile to 6th Ave NE. You are now 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.

Steve D. Johnson

Real Estate Broker

Auctioneer License #976

701-799-5213

steve@johnsonauctionandrealty.com



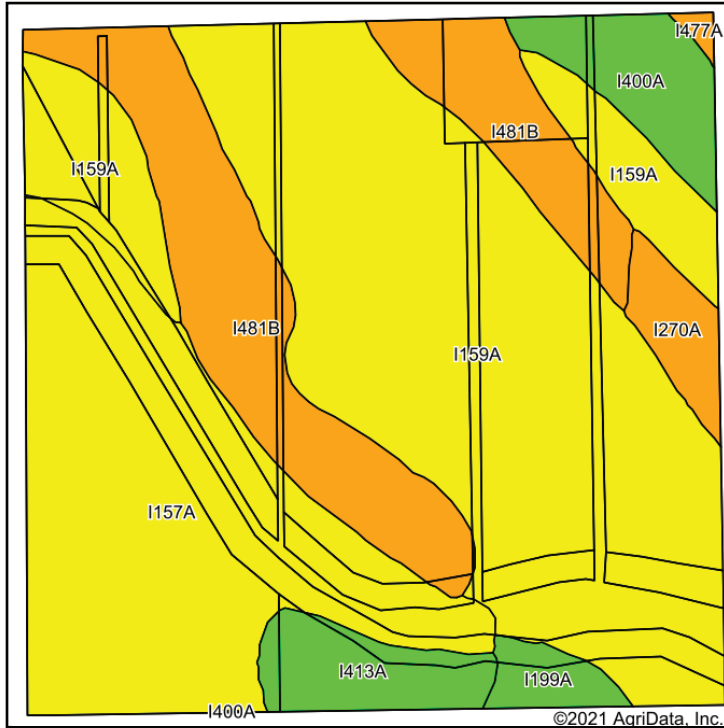
3137 32nd Ave S, Ste 211 | Fargo, ND 58103

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Grand Forks County, ND Farmland For Sale

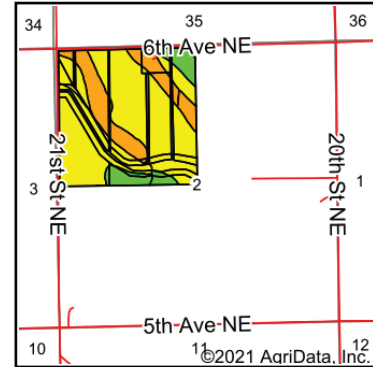
NW ¼ EX 6.54 ac Section 2-149-52

Approximately 150.35 Acres +-



Soils data provided by USDA and NRCS.

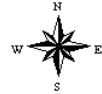
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State: **North Dakota**
 County: **Grand Forks**
 Location: **2-149N-52W**
 Township: **Union**
 Acres: **151.66**
 Date: **7/14/2021**



Maps Provided By:



Area Symbol: ND035, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Irr Class *c	Productivity Index	*n NCCPI Overall
I159A	WyndmereTiffany fine sandy loams, 0 to 2 percent slopes	69.93	46.1%		IIIe		70	51
I157A	Antler, moderately salineMustinka silty clay loams, 0 to 2 percent slopes	38.00	25.1%		IIIs		64	51
I481B	HeclaMaddock fine sandy loams, 2 to 6 percent slopes	26.24	17.3%		IIIe	Ile	58	43
I400A	Gilby loam, 0 to 2 percent slopes	6.03	4.0%		Ile		78	70
I413A	Lankin loam, 0 to 2 percent slopes	5.47	3.6%		Ilc		91	71
I270A	Foldahl fine sandy loam, 0 to 2 percent slopes	3.36	2.2%		IIIs		60	57
I199A	AntlerMustinka silt loams, 0 to 2 percent slopes	2.26	1.5%		Ile		83	71
I477A	Antler silty clay loam, moderately saline, 0 to 2 percent slopes	0.37	0.2%		IIIs		53	45
Weighted Average							67.4	*n 51.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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