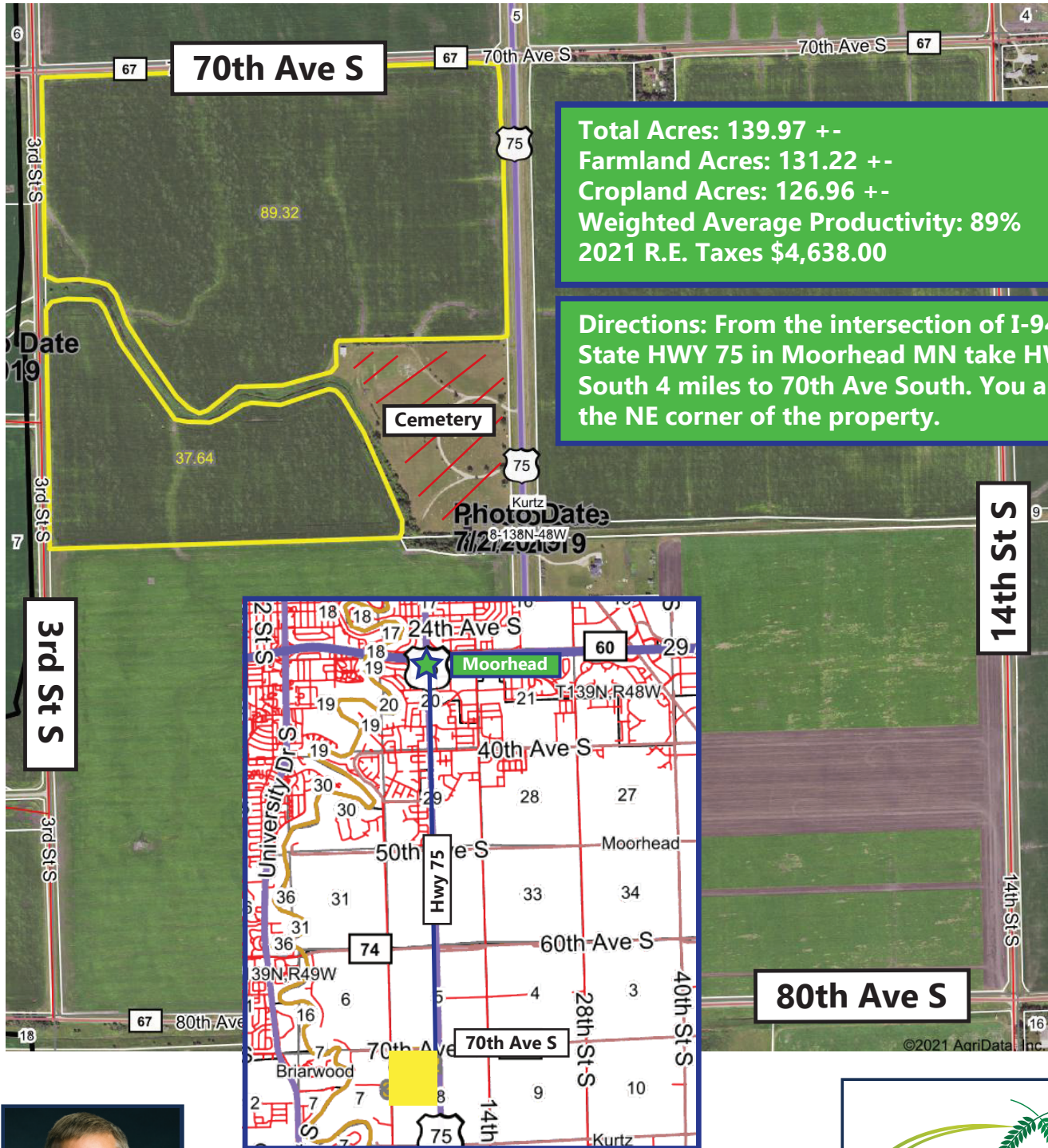


Clay County MN Farm Land & Potential Development Land For Sale

Located Just South of Moorhead, MN on State HWY 75

NW 1/4 Less Ditch # 1, Road & Cemetery Section 8-138-48

Approximately 139.97 Acres +-



**Total Acres: 139.97 +-
Farmland Acres: 131.22 +-
Cropland Acres: 126.96 +-
Weighted Average Productivity: 89%
2021 R.E. Taxes \$4,638.00**

Directions: From the intersection of I-94 and State HWY 75 in Moorhead MN take HWY 75 South 4 miles to 70th Ave South. 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



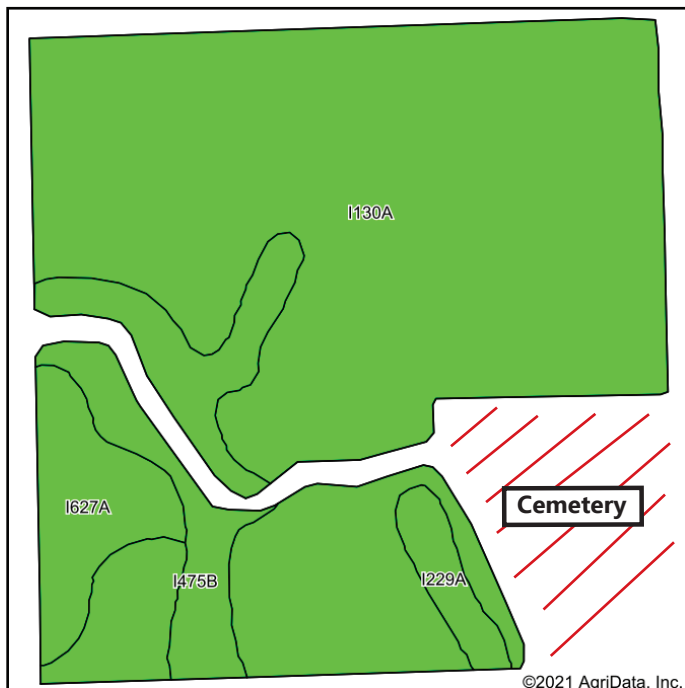
3137 32nd Ave S, Ste 211 | Fargo, ND 58103
www.johnsonauctionandrealty.com

Clay County MN Farm Land & Potential Development Land For Sale

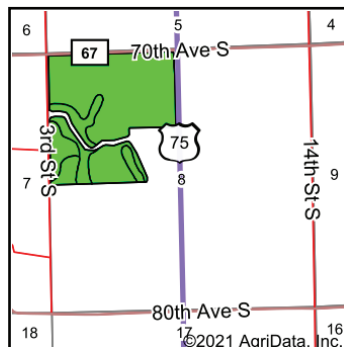
Located Just South of Moorhead, MN on State HWY 75

NW 1/4 Less Ditch # 1, Road & Cemetery Section 8-138-48

Approximately 139.97 Acres +-



Soils data provided by USDA and NRCS.



State: **Minnesota**
 County: **Clay**
 Location: **8-138N-48W**
 Township: **Kurtz**
 Acres: **126.96**
 Date: **10/22/2021**



Area Symbol: MN027, Soil Area Version: 17							
Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall
I130A	HegneFargo silty clays, 0 to 1 percent slopes	101.71	80.1%		IIw	88	49
I475B	Sinai silty clay, levees, 0 to 6 percent slopes	13.73	10.8%		Ile	93	46
I627A	BeardenFargo complex, 0 to 2 percent slopes	8.41	6.6%		Ile	93	64
I229A	Fargo silty clay, 0 to 1 percent slopes	3.11	2.4%		IIw	94	51
Weighted Average					2.00	89	*n 49.7

*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.



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