



Wells County, ND Online Land Auction

OPENS MONDAY JULY 11, 2022 AT 8:00 AM
CLOSES MONDAY JULY 18, 2022 AT 12:00 PM NOON

SELLING IN 2 TRACTS

BUYER POSSESSION WILL BE AFTER THE 2022 CROP IS HARVESTED
TRACT A 221.46 AC. IN SECTION 17-149-71
TRACT B 138.74 AC. IN SECTION 16-149-71

JEAN JOHNSON AND JULIE TOLLEFSON - OWNERS



*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

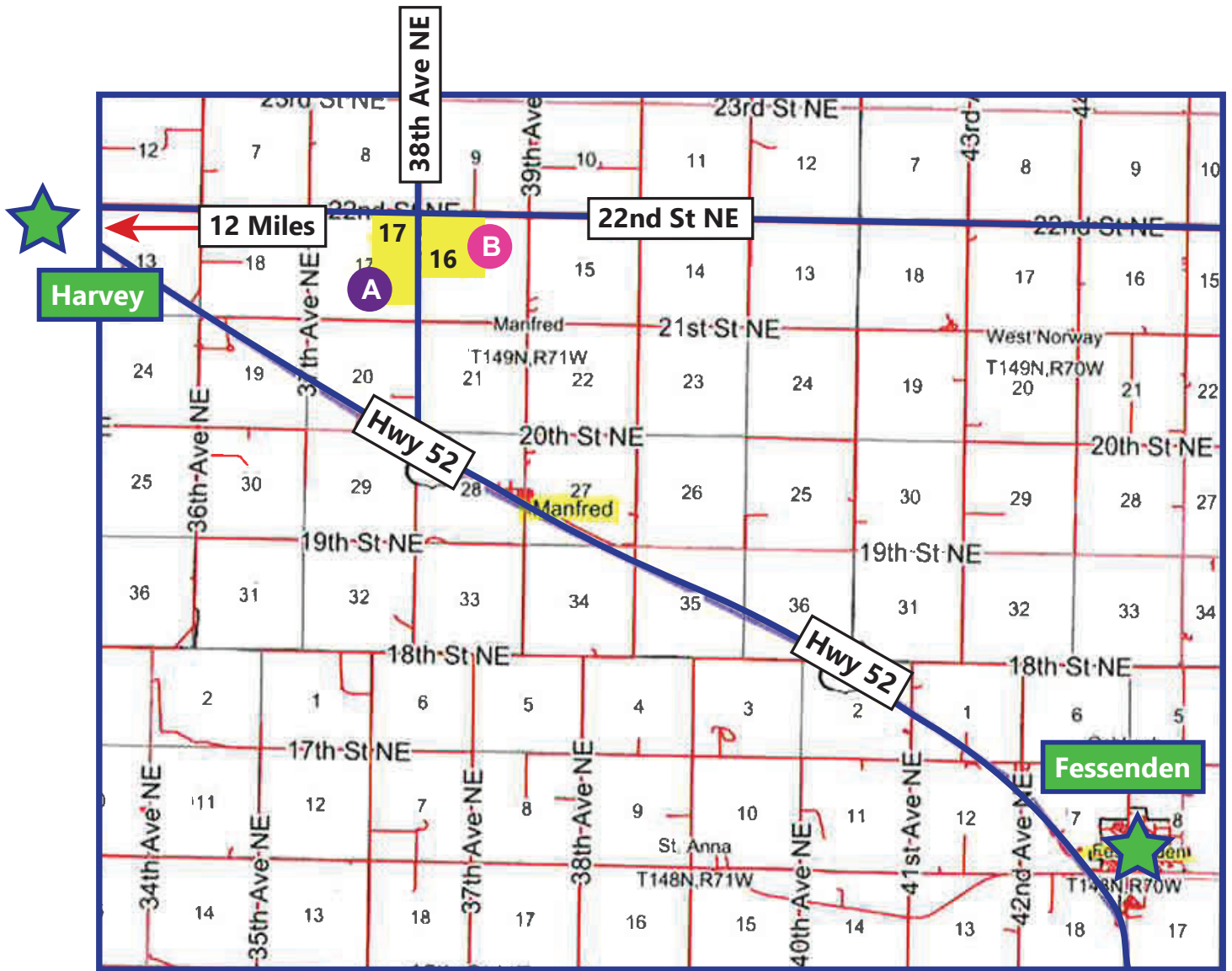
701-799-5213

steve@johnsonauctionandrealty.com

3137 32nd Ave S, Ste 211

Fargo, ND 58103

www.johnsonauctionandrealty.com



Directions:

Directions: From Fessenden, take State HWY 52 NW 5 miles to 38th Ave NE. Then go North on 38th Ave NE 2 miles to 22nd St NE. You are now at the New Rockford Canal. The property is on the South side of the Canal.

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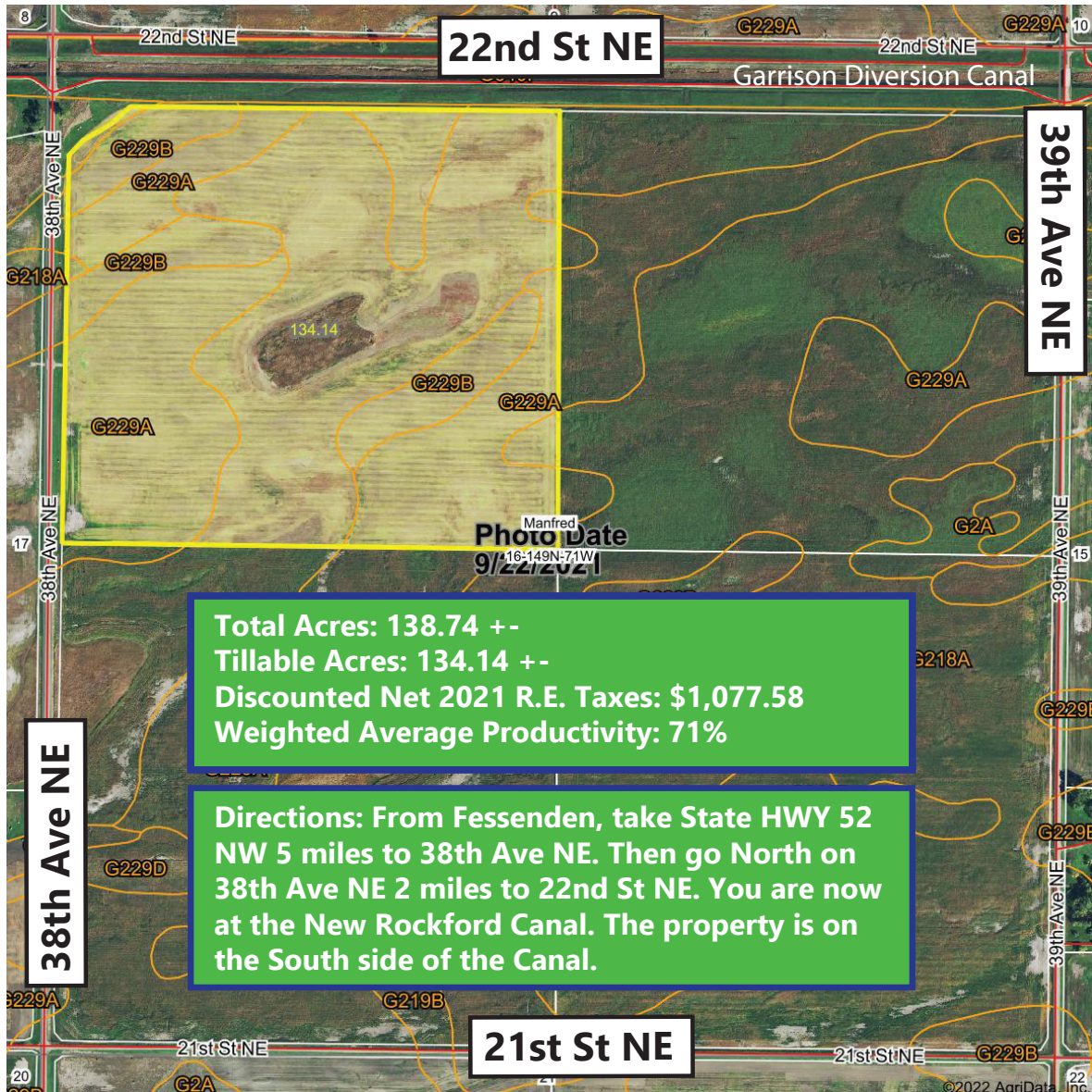
NW 1/4 EX 21.26 Ac. N 1/2 NW 1/4

Section 16-149-71

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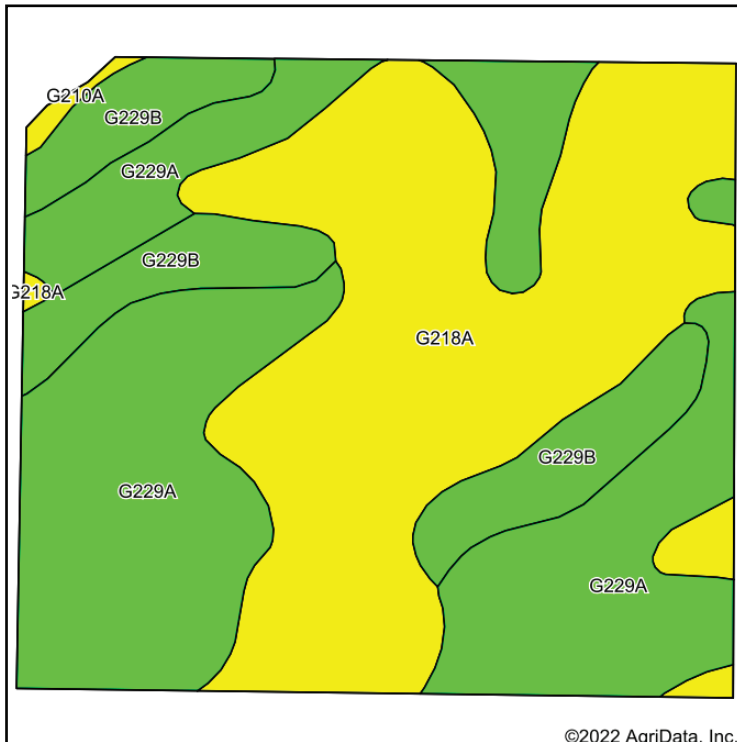
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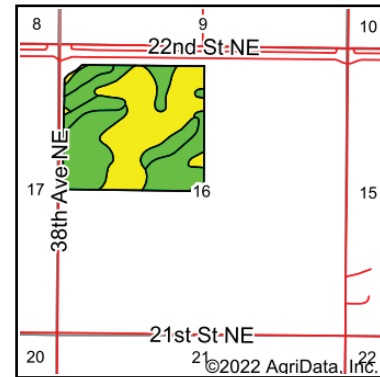
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Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Wells**
 Location: **16-149N-71W**
 Township: **Manfred**
 Acres: **134.14**
 Date: **5/24/2022**



Maps Provided By:



Area Symbol: ND103, Soil Area Version: 23							
Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall
G218A	EmrickLarson loams, 0 to 3 percent slopes	58.18	43.4%		Ile	63	43
G229A	HeimdalEmrick loams, 0 to 3 percent slopes	57.28	42.7%		Ile	79	52
G229B	HeimdalEmrick loams, 3 to 6 percent slopes	18.06	13.5%		Ile	72	51
G210A	FramTonka complex, 0 to 3 percent slopes	0.62	0.5%		Ile	62	41
Weighted Average					2.00	71	*n 47.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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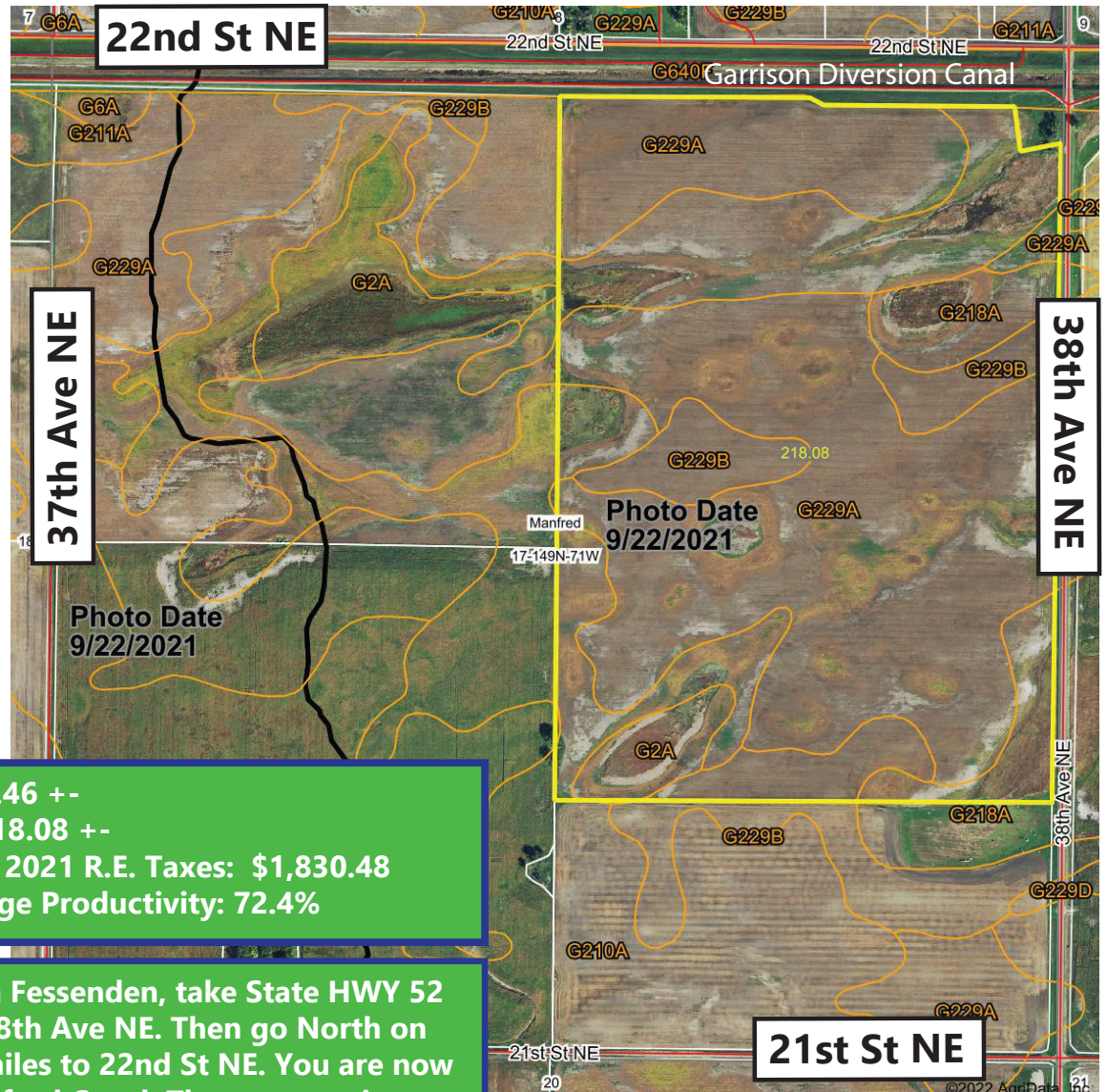


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Wells County, ND Online Land Auction
NE 1/4 EX (18.54 acres) Section 17-149-71 (approx 141.46 acres)
N 1/2 SE 1/4 Section 17-149-71 (approx 80.00 acres)
Total Acres: 221.46 +-

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Total Acres: 221.46 +-
Tillable Acres: 218.08 +-
Discounted Net 2021 R.E. Taxes: \$1,830.48
Weighted Average Productivity: 72.4%

Directions: From Fessenden, take State HWY 52 NW 5 miles to 38th Ave NE. Then go North on 38th Ave NE 2 miles to 22nd St NE. You are now at the New Rockford Canal. The property is on the South side of the Canal.



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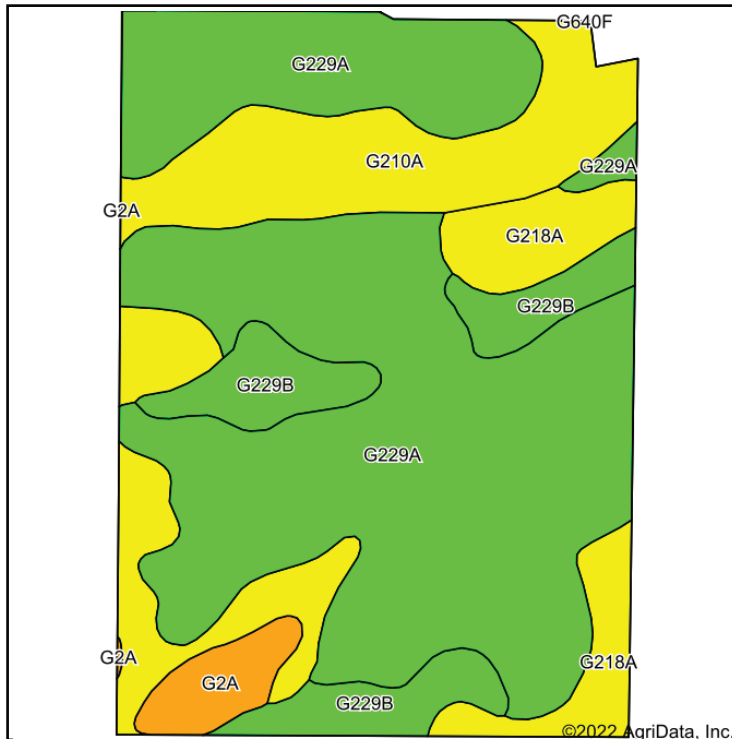
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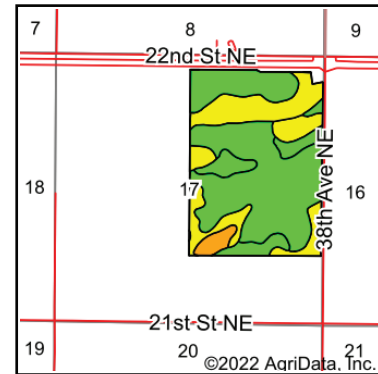
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State: **North Dakota**
County: **Wells**
Location: **17-149N-71W**
Township: **Manfred**
Acres: **218.08**
Date: **5/24/2022**



Maps Provided By:



Area Symbol: ND103, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall
G229A	HeimdalEmrick loams, 0 to 3 percent slopes	126.87	58.2%		Ile	79	52
G210A	FramTonka complex, 0 to 3 percent slopes	46.63	21.4%		Ile	62	41
G229B	HeimdalEmrick loams, 3 to 6 percent slopes	21.61	9.9%		Ile	72	51
G218A	EmrickLarson loams, 0 to 3 percent slopes	16.60	7.6%		Ile	63	43
G2A	Tonka silt loam, 0 to 1 percent slopes	6.37	2.9%		IVw	42	41
Weighted Average					2.06	72.4	*n 48.5

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

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**NE 1/4 EX 18.54 Ac. Section 17-149-71 (approx 141.46 acres)
N 1/2 SE 1/4 Section 17-149-71 (approx 80.00 acres)**

Total Acres: 221.46 +-

Tillable Acres: 218.08 +-

Discounted Net 2021 R.E. Taxes: \$1,830.48

Weighted Average Productivity: 72.4%

B

NW 1/4 EX 21.26 Ac. N 1/2 NW 1/4 Section 16-149-71 (approx 138.74 acres)

Total Acres: 138.74 +-

Tillable Acres: 134.14 +-

Discounted Net 2021 R.E. Taxes: \$1,077.58

Weighted Average Productivity: 71%

Total Acres: 360.2 +-

Total Tillable Acres: 352.2 +-

Discounted Net 2021 R.E. Taxes: \$2,908.06

Wheat Base: 184.8 Acres +- PLC Yield of 41

Soybean Base: 167.4 Acres +- PLC Yield of 29



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