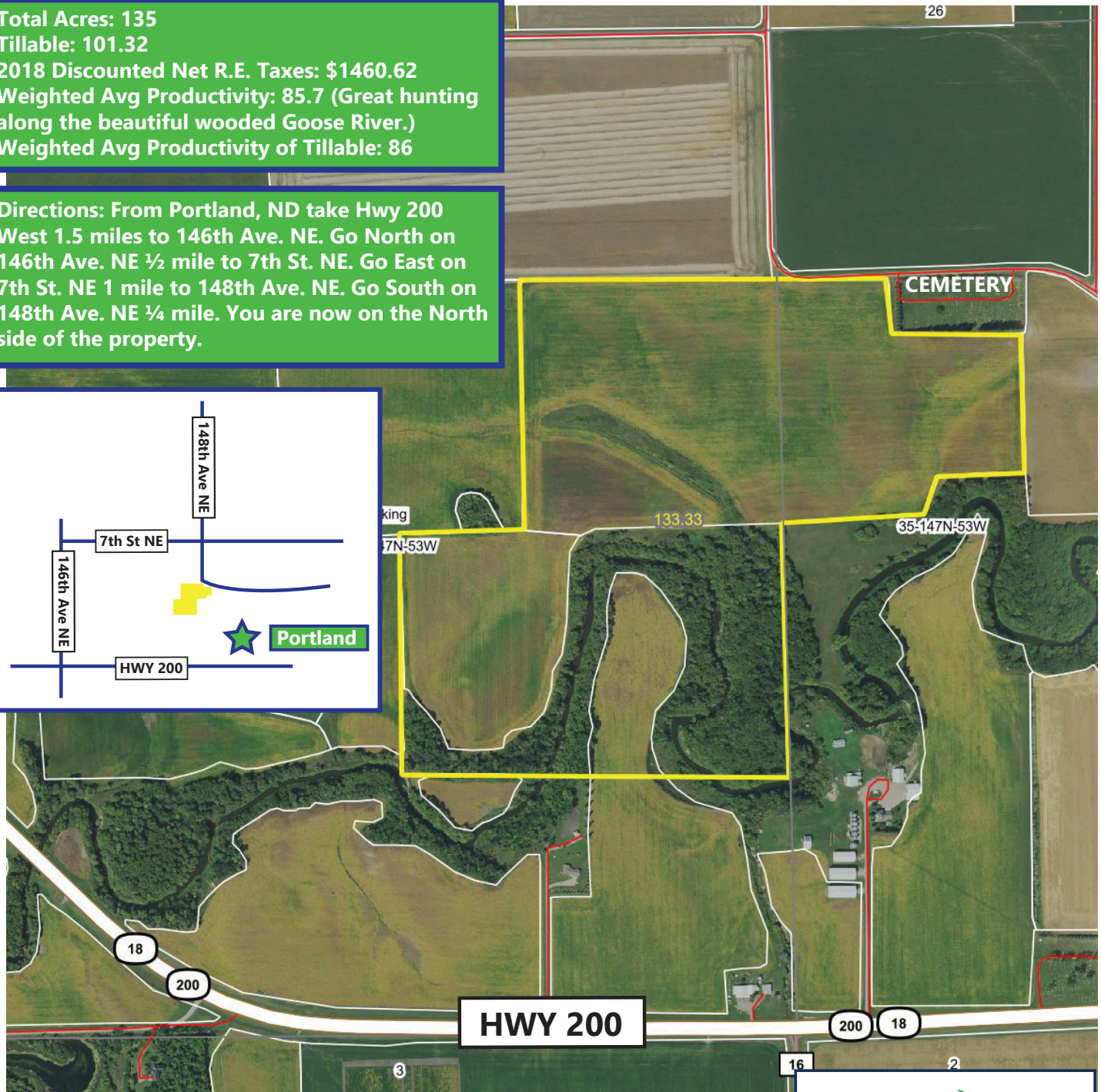
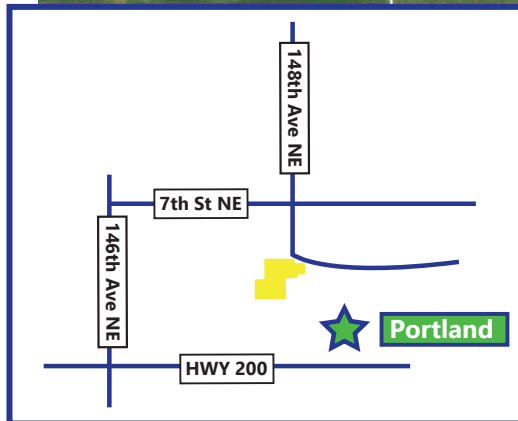


**Trail County, ND Combination Hunting Land and Tillable Land For Sale**  
**SE ¼NE ¼ & NE ¼SE ¼ & E1/2NW ¼SE ¼ 34-147-53**  
**and SW ¼NW ¼ Less 5 ac (cemetery) 35-147-53**  
**135 +- acres**

**Total Acres: 135**  
**Tillable: 101.32**  
**2018 Discounted Net R.E. Taxes: \$1460.62**  
**Weighted Avg Productivity: 85.7 (Great hunting along the beautiful wooded Goose River.)**  
**Weighted Avg Productivity of Tillable: 86**

**Directions: From Portland, ND take Hwy 200 West 1.5 miles to 146th Ave. NE. Go North on 146th Ave. NE ½ mile to 7th St. NE. Go East on 7th St. NE 1 mile to 148th Ave. NE. Go South on 148th Ave. NE ¼ mile. You are now on the North side 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  
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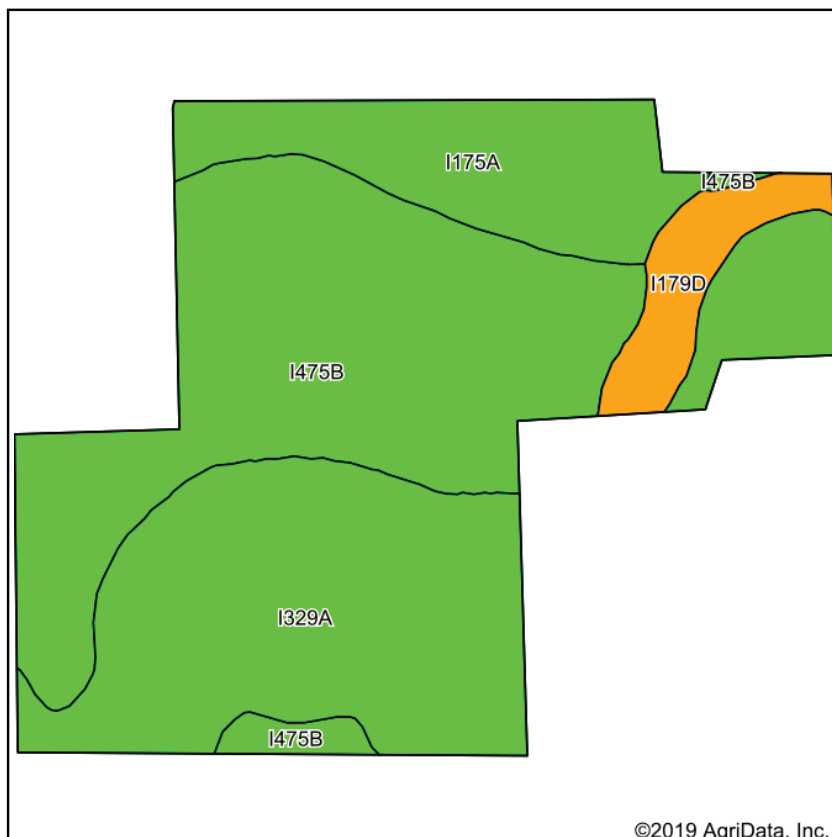


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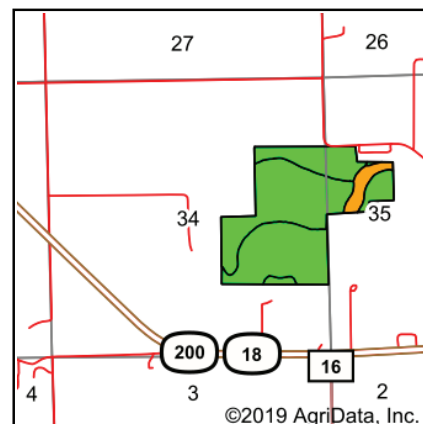
# Trail County, ND Combination Hunting Land and Tillable Land For Sale

## SE ¼NE ¼ & NE ¼SE ¼ & E1/2NW ¼SE ¼ 34-147-53 and SW ¼NW ¼ Less 5 ac (cemetery) 35-147-53

### 135 +/- acres



Soils data provided by USDA and NRCS.



State: **North Dakota**  
County: **Trail**  
Location: **34-147N-53W**  
Township: **Viking**  
Acres: **133.33**  
Date: **9/25/2019**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: ND097, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall
I475B	Sinai silty clay, levees, 0 to 6 percent slopes	56.34	42.3%		Ile	88	46
I329A	Fairdale silt loam, 0 to 2 percent slopes, occasionally flooded	49.83	37.4%		Ilc	84	65
I175A	OverlyFargo complex, 0 to 2 percent slopes	19.84	14.9%		Ilc	96	61
I179D	Great Bend silty clay loam, 9 to 15 percent slopes	7.32	5.5%		IVe	52	61
Weighted Average						85.7	*n 56.2

\*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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