



*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.

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Clay County, MN

FARM LAND FOR SALE

226.66 +- Acres

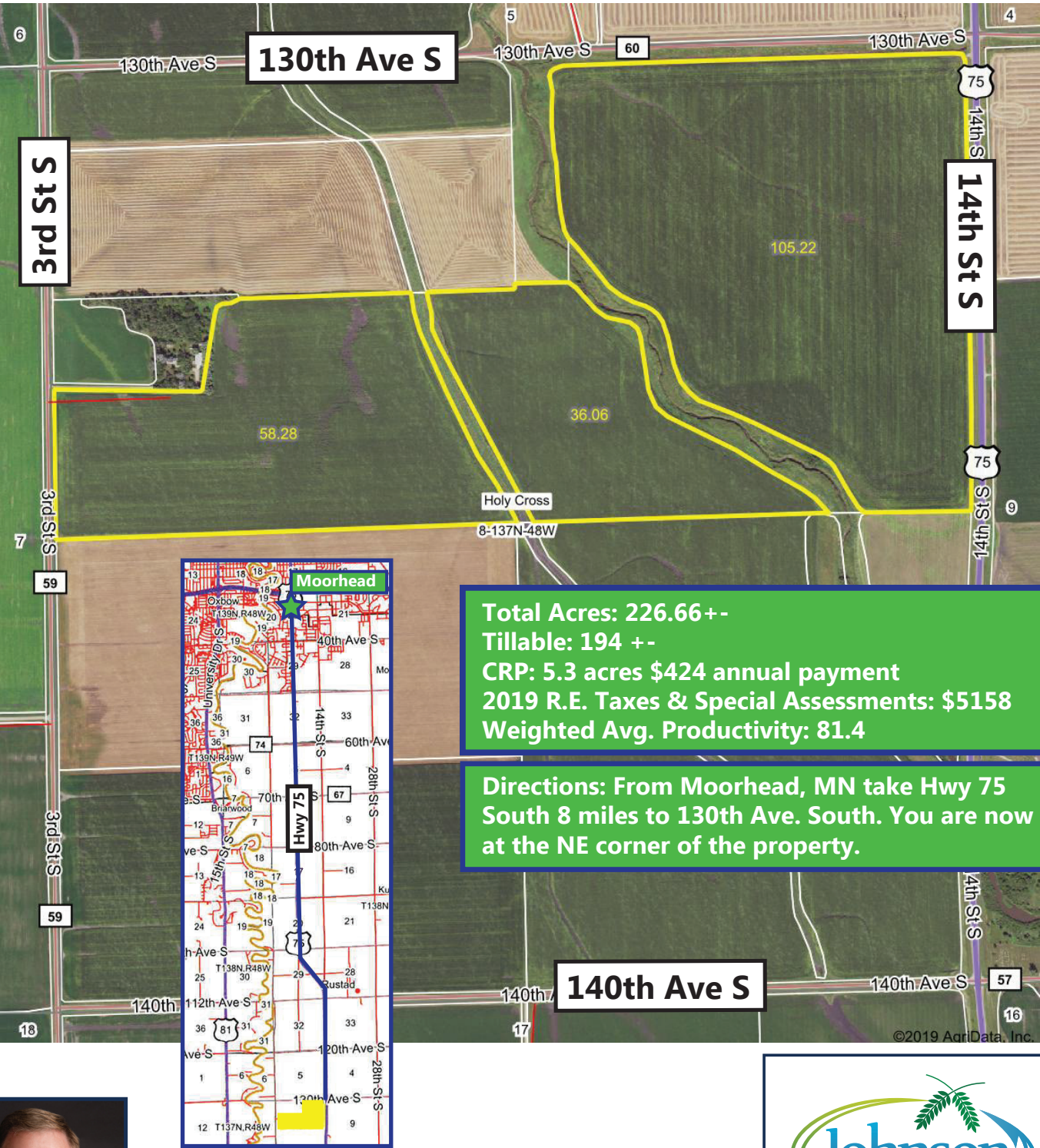


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Clay County Farmland For Sale

S1/2NW1/4 & NE1/4 less 2.22 Hwy & 10.7 Ac PCI Section 8-137-48

Approximately 226.66 +- Acres



Total Acres: 226.66+-
Tillable: 194 +-
CRP: 5.3 acres \$424 annual payment
2019 R.E. Taxes & Special Assessments: \$5158
Weighted Avg. Productivity: 81.4

Directions: From Moorhead, MN take Hwy 75 South 8 miles to 130th Ave. South. You are now at the NE corner of the property.



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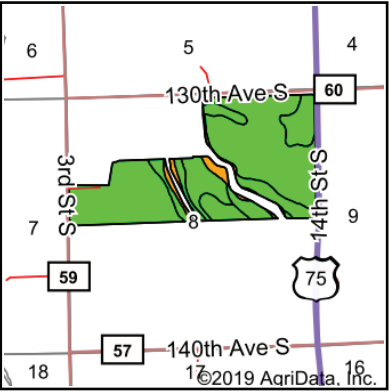
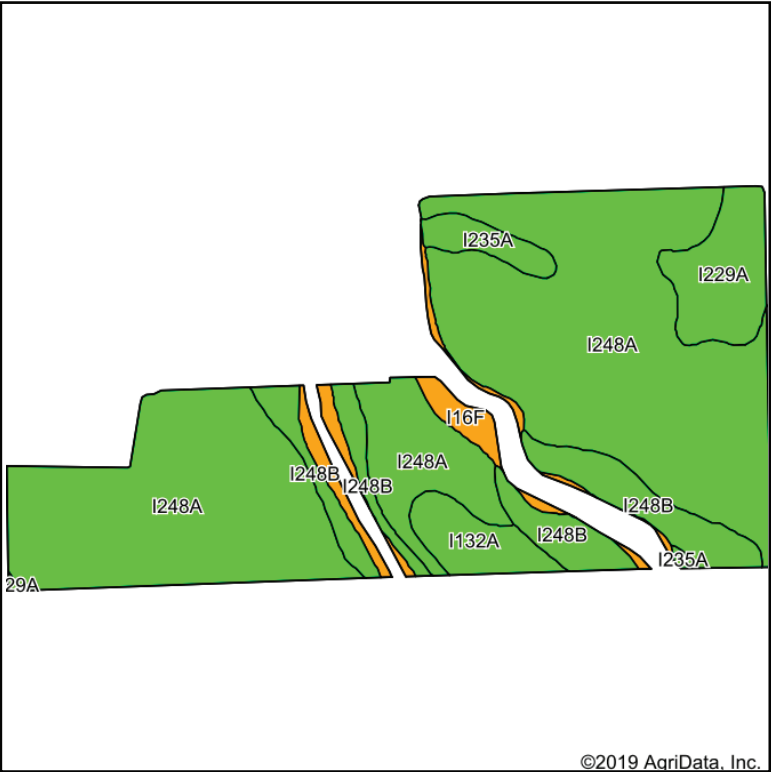


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Approximately 226.66 +- Acres



State: Minnesota
County: Clay
Location: 8-137N-48W
Township: Holy Cross
Acres: 199.56
Date: 1/6/2020



Soils data provided by USDA and NRCS.

Area Symbol: MN027, Soil Area Version: 16							
Code	Soil Description	Acres	Percent of field	PI Legend	Nonirr Class *c	Productivity Index	*n NCCPI Overall
I248A	Wahpeton silty clay, 0 to 2 percent slopes, occasionally flooded	143.46	71.9%		Ile	84	50
I248B	Wahpeton silty clay, 2 to 6 percent slopes, occasionally flooded	22.52	11.3%		Ile	84	49
I229A	Fargo silty clay, 0 to 1 percent slopes	12.46	6.2%		Ilw	94	51
I16F	Fluvaquents, frequently flooded Hapludolls complex, 0 to 30 percent slopes	8.86	4.4%		VIw	20	20
I132A	Northcote/Eaglepoint clays, 0 to 1 percent slopes	7.61	3.8%		Ilw	75	42
I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	4.65	2.3%		Illw	83	51
Weighted Average						81.4	*n 48.3

*n: The aggregation method is "Weighted Average using major components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
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