



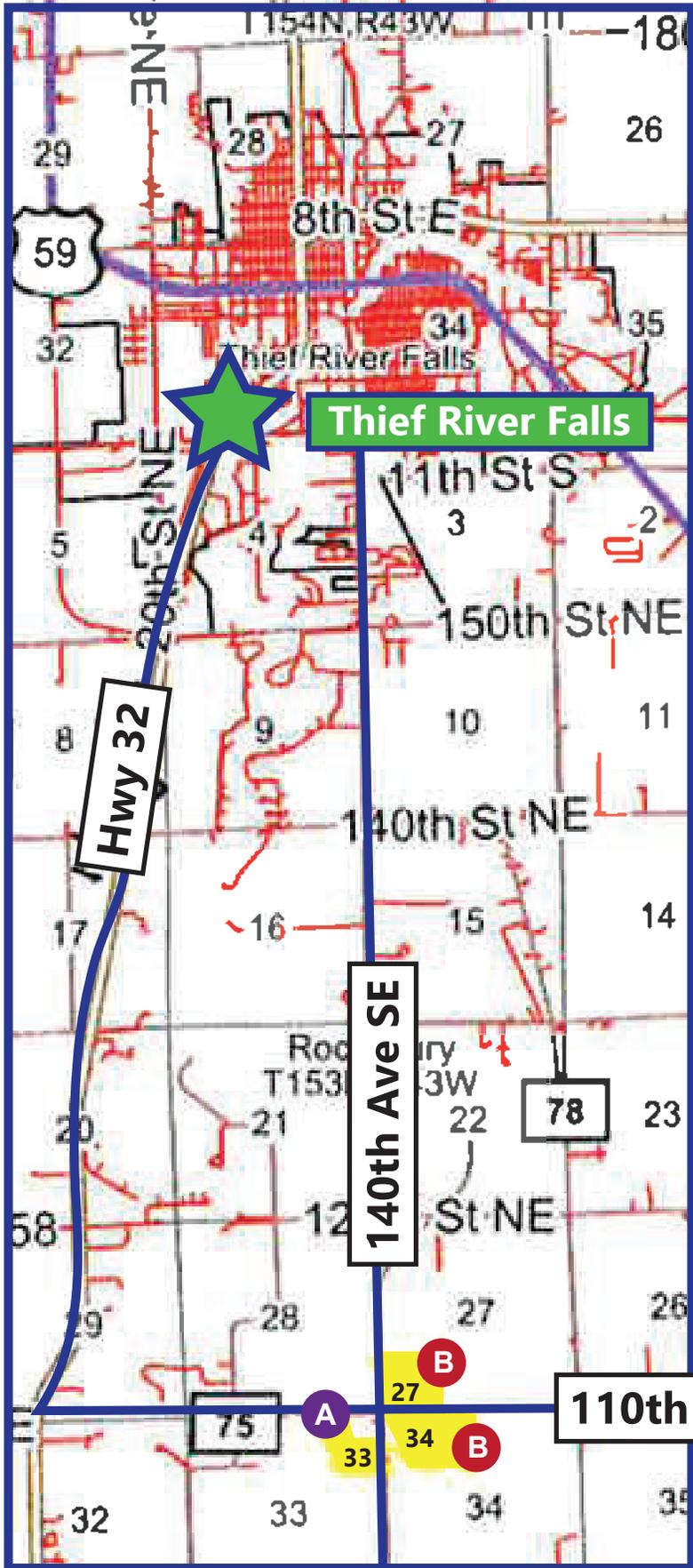
Pennington County, MN

FARM LAND FOR SALE

148.07 +/- Acres



Steve Johnson
701-799-5213



Thief River Falls

Hwy 32

140th Ave SE

110th St NE

A

B

B

Pennington County MN Farmland For Sale

NE1/4 NE1/4 less 6.23ac Section 33-153-43

Approximately 33.77 Acres +-

A



Total Acres: 33.77+-
Tillable: 31.74+-
2020 Real Estate Taxes: \$914.00
Weighted Avg Productivity: 94.1

Directions: From Thief River Falls, MN go 5 miles south on Hwy 32 to Center St East. Go east on Center St East 1.75 miles to 140th Ave NE. Go north on 140th Ave NE 1 mile to 110th St NE. Go East approximately ¼ mile on 110th ST. NE just past the tree line. 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
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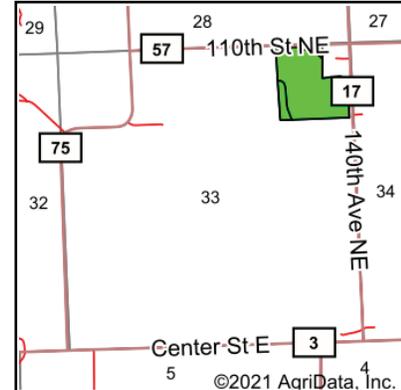
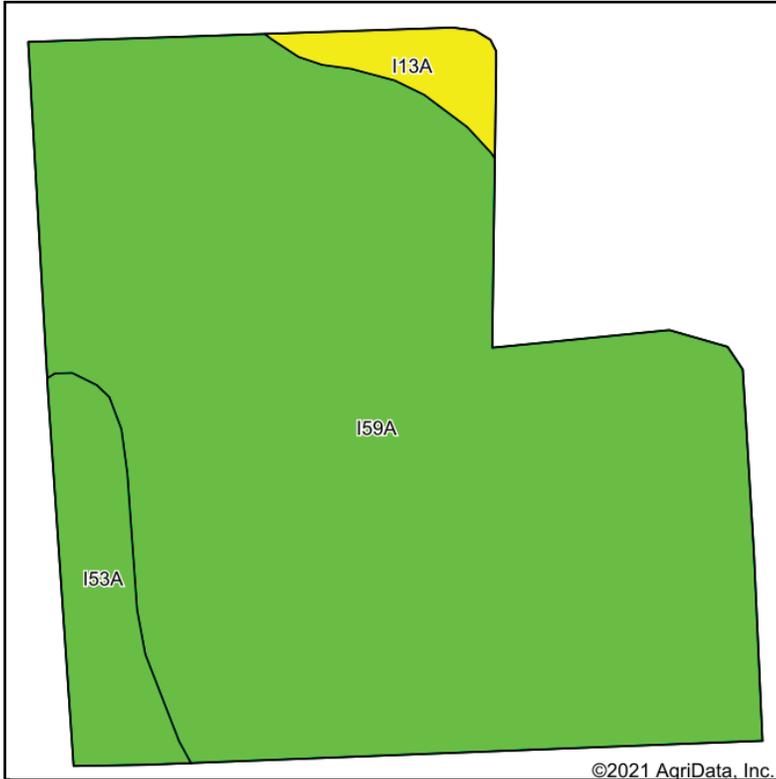
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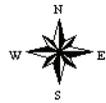
NE1/4 NE1/4 less 6.23ac Section 33-153-43

Approximately 33.77 Acres +-

A



State: **Minnesota**
 County: **Pennington**
 Location: **33-153N-43W**
 Township: **Rocksbury**
 Acres: **31.74**
 Date: **3/1/2021**



Soils data provided by USDA and NRCS.

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Area Symbol: MN113, Soil Area Version: 16

| Code | Soil Description | Acres | Percent of field | PI Legend | NonIrr Class *c | Productivity Index | *n NCCPI Overall |
|-------------------------|--|-------|------------------|-----------|-----------------|--------------------|------------------|
| I59A | Smiley loam, 0 to 1 percent slopes | 28.54 | 89.9% | | IIw | 95 | 71 |
| I53A | Roliss loam, 0 to 2 percent slopes | 2.28 | 7.2% | | IIw | 92 | 70 |
| I13A | Espelle fine sandy loam, clayey till substratum, 0 to 1 percent slopes | 0.92 | 2.9% | | IIw | 70 | 53 |
| Weighted Average | | | | | | 94.1 | *n 70.4 |

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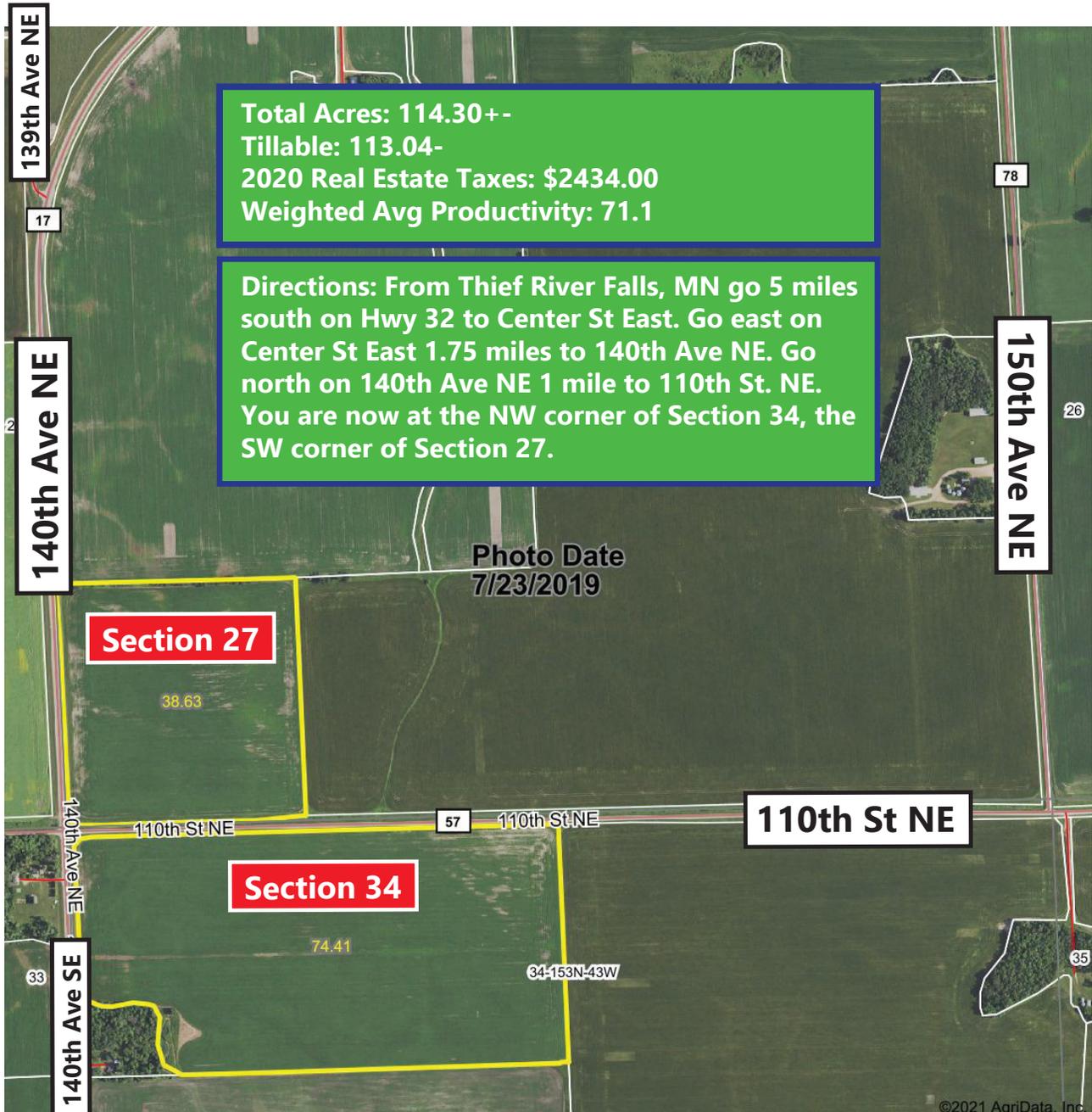


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Pennington County MN Farmland For Sale

SW1/4 SW1/4 Section 27-153-43 and
N1/2 NW1/4 less 5 ac Section 34-153-43
Approximately 114.30 Acres +-

B



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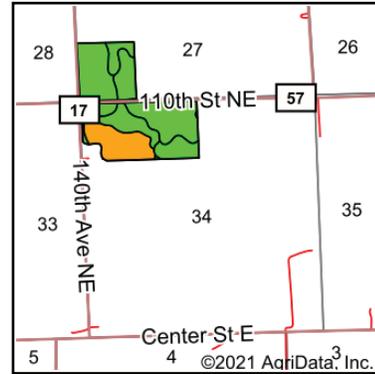
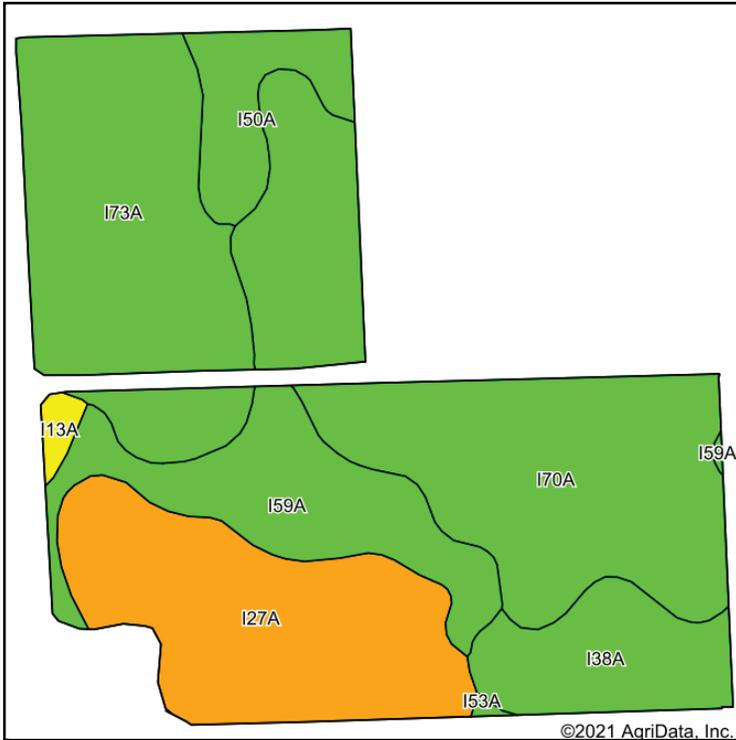
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Pennington County MN Farmland For Sale

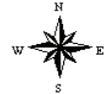
SW1/4 SW1/4 Section 27-153-43 and N1/2 NW1/4 less 5 ac Section 34-153-43

Approximately 114.30 Acres +-

B



State: **Minnesota**
 County: **Pennington**
 Location: **27-153N-43W**
 Township: **Rocksbury**
 Acres: **113.04**
 Date: **3/1/2021**



Soils data provided by USDA and NRCS.

Area Symbol: MN113, Soil Area Version: 16

| Code | Soil Description | Acres | Percent of field | PI Legend | NonIrr Class *c | Productivity Index | *n NCCPI Overall |
|-------------------------|--|-------|------------------|-----------|-----------------|--------------------|------------------|
| I70A | Strathcona fine sandy loam, 0 to 1 percent slopes | 35.16 | 31.1% | | IIw | 80 | 58 |
| I73A | Boash clay loam, 0 to 2 percent slopes | 25.68 | 22.7% | | IIw | 88 | 57 |
| I27A | Hamre muck, 0 to 1 percent slopes | 22.21 | 19.6% | | IVw | 15 | 49 |
| I59A | Smiley loam, 0 to 1 percent slopes | 13.93 | 12.3% | | IIw | 95 | 71 |
| I38A | Kratka fine sandy loam, loamy till substratum, 0 to 1 percent slopes | 9.02 | 8.0% | | IIw | 77 | 61 |
| I50A | Reiner fine sandy loam, 0 to 2 percent slopes | 6.01 | 5.3% | | IIc | 89 | 69 |
| I13A | Espelle fine sandy loam, clayey till substratum, 0 to 1 percent slopes | 0.87 | 0.8% | | IIw | 70 | 53 |
| I53A | Roliss loam, 0 to 2 percent slopes | 0.16 | 0.1% | | IIw | 92 | 70 |
| Weighted Average | | | | | | 71.1 | *n 58.4 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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A**Section 33****Total Acres: 33.77+-****Tillable: 31.74+-****2020 Real Estate Taxes: \$914.00****Weighted Avg Productivity: 94.1****B****Section 27 & Section 34****Total Acres: 114.30+-****Tillable: 113.04-****2020 Real Estate Taxes: \$2434.00****Weighted Avg Productivity: 71.1****Total Acres: 148.07+-**
Total Tillable Acres: 144.78 +-
Total RE Taxes: \$3,348.00

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