



**Norman County, MN**  
**Clay County, MN**  
**FARM LAND FOR SALE**  
**560.35 +- Acres**



**Steve Johnson**  
**701-799-5213**



## Directions:

**A:** From Ulen, MN take Hwy 32 north 5 miles to 100th Ave. Go West on 100th Ave 2 miles to 360th St. You are now at the SE corner of the property.

**B:** From Ulen, MN take Hwy 32 north 5 miles to 100th Ave. Go West on 100th Ave 2 miles to 360th St. You are now at the SW corner of the property.

**C:** From Ulen, MN take Hwy 32 north 5 miles to 100th Ave. Go West on 100th Ave 2 miles to 240th St/360th St. You are now at the NE corner of the property.

**D:** From Ulen, MN take Hwy 32 north 5 miles to 100th Ave. Go West on 100th Ave 2 miles to 240th St/360th St. Go 1 mile South to 200th Ave N. You are now at the SE corner of the property.

**E:** From Ulen, MN take Hwy 32 north 5 miles to 100th Ave. Go West on 100th Ave 2 miles to 240th St/360th St. Go 1/2 mile South. You are now on the East side of the building site.



# Norman County, MN Farmland For Sale

## SE ¼ Section 31-143-44

### Approximately 160 Acres +-

A



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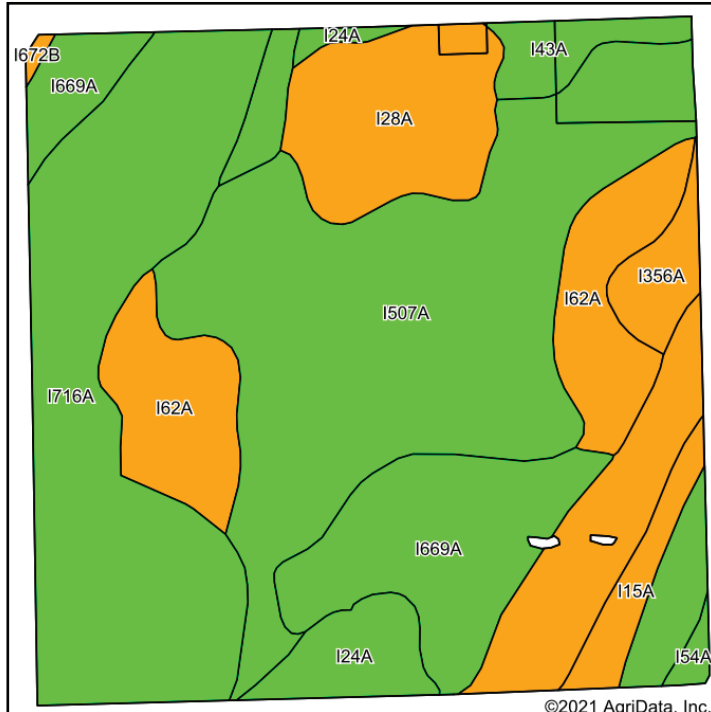
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# Norman County, MN Farmland For Sale

## SE ¼ Section 31-143-44

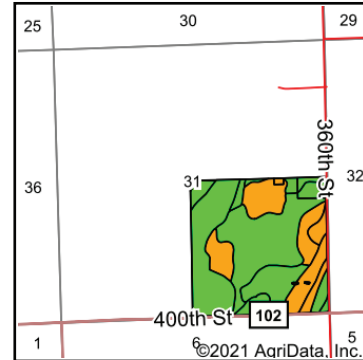
### Approximately 160 Acres +-

A



Soils data provided by USDA and NRCS.

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State: **Minnesota**  
 County: **Norman**  
 Location: **31-143N-44W**  
 Township: **Home Lake**  
 Acres: **157.98**  
 Date: **3/29/2021**



Maps Provided By



Area Symbol: MN107, Soil Area Version: 18								
Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Irr Class *c	Productivity Index	*n NCCPI Overall
I507A	Glyndon loam, 0 to 2 percent slopes	47.42	30.0%			Ile	89	58
I716A	Arveson clay loam, 0 to 1 percent slopes	34.60	21.9%			IIIw	74	57
I669A	BorupGlyndon loams, 0 to 2 percent slopes	19.61	12.4%			IIw	90	60
I62A	Syrene sandy loam, 0 to 2 percent slopes	15.75	10.0%			IVw	40	25
I28A	Hangaard sandy loam, 0 to 2 percent slopes	12.05	7.6%			IVw	29	27
I674A	Lohnes sandy loam, 0 to 2 percent slopes	9.75	6.2%			IIIe	37	32
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	8.34	5.3%			IIIs	88	58
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	3.24	2.1%			IVe	50	40
I43A	Mavie fine sandy loam, 0 to 1 percent slopes	3.16	2.0%			IIIw	75	53
I356A	Ulen fine sandy loam, 0 to 2 percent slopes	3.14	2.0%			IIIe	55	35
I54A	Roliss loam, very poorly drained, 0 to 1 percent slopes	0.68	0.4%			IIlw	86	68
I672B	Sioux sandy loam, 2 to 6 percent slopes	0.24	0.2%			VIIs	33	28
Weighted Average							71.3	*n 49.8

\*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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# Norman County, MN Farmland For Sale

## SW ¼ Section 32-143-44

### Approximately 160 Acres +-

B



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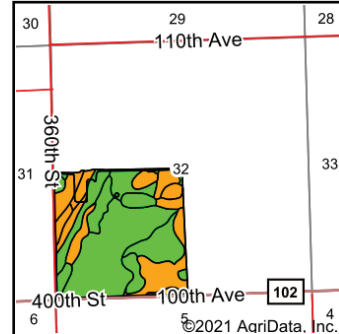
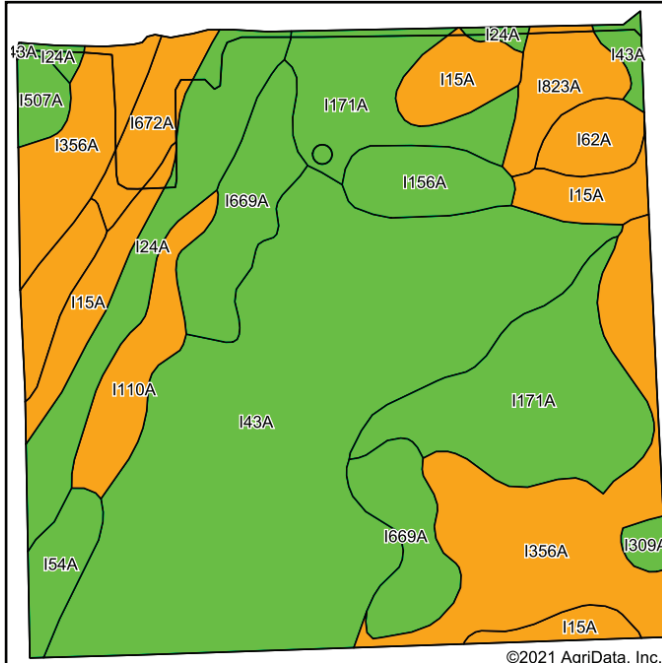
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# Norman County, MN Farmland For Sale

## SW ¼ Section 32-143-44

### Approximately 160 Acres +/-

B



State: **Minnesota**  
 County: **Norman**  
 Location: **32-143N-44W**  
 Township: **Home Lake**  
 Acres: **160.94**  
 Date: **3/29/2021**



Soils data provided by USDA and NRCS.

Area Symbol: MN107, Soil Area Version: 18								
Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Irr Class *c	Productivity Index	*n NCCPI Overall
I43A	Mavie fine sandy loam, 0 to 1 percent slopes	54.17	33.7%		IIIw		75	53
I356A	Ulen fine sandy loam, 0 to 2 percent slopes	23.07	14.3%		IIIe		55	35
I171A	Rockwell fine sandy loam, 0 to 1 percent slopes	22.15	13.8%		IIw		87	62
I669A	BorupGlyndon loams, 0 to 2 percent slopes	11.70	7.3%		IIw		90	60
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	11.02	6.8%		IVe	IIIe	50	40
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	10.84	6.7%		IIIs		88	58
I110A	Augsburg, Borup and Colvin soils, very poorly drained, 0 to 1 percent slopes	5.18	3.2%		IVw		60	62
I156A	Antler silt loam, 0 to 2 percent slopes	4.23	2.6%		IIe		89	70
I823A	Rockwell and Kratka soils, 0 to 1 percent slopes	4.07	2.5%		IIIw		15	52
I672A	Sioux sandy loam, 0 to 2 percent slopes	3.70	2.3%		VIIs		33	29
I54A	Rolliss loam, very poorly drained, 0 to 1 percent slopes	2.93	1.8%		IIw		86	68
I674A	Lohnes sandy loam, 0 to 2 percent slopes	2.76	1.7%		IIIe		37	32
I62A	Syrene sandy loam, 0 to 2 percent slopes	2.70	1.7%		IVw		40	25
I507A	Glyndon loam, 0 to 2 percent slopes	1.61	1.0%		IIe		89	58
I309A	Arveson loam, 0 to 1 percent slopes	0.81	0.5%		IIw		74	50
Weighted Average							70.5	*n 51.3

\*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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# Clay County, MN Farmland For Sale

## E ½ NE ¼ Section 6-142-44

### Approximately 80.35 Acres +-

C



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# Clay County, MN Farmland For Sale

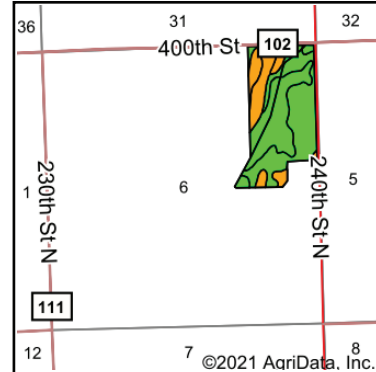
## E ½ NE ¼ Section 6-142-44

### Approximately 80.35 Acres +-

C



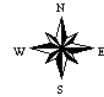
Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Clay**  
 Location: **6-142N-44W**  
 Township: **Ulen**  
 Acres: **73.34**  
 Date: **3/29/2021**



Maps Provided By:



Area Symbol: MN027, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Irr Class *c	Productivity Index	*n NCCPI Overall
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	31.92	43.5%		IIs		88	57
I699A	Rockwell loam, 0 to 1 percent slopes	22.19	30.3%		IIw		87	63
I674A	Lohnes sandy loam, 0 to 2 percent slopes	9.64	13.1%		IIIe		37	32
I356A	Ulen fine sandy loam, 0 to 2 percent slopes	3.79	5.2%		IIIe		55	35
I15A	Hecla loamy fine sand, 0 to 2 percent slopes	2.38	3.2%		IVe	IIIe	50	40
I676A	Syrene sandy clay loam, 0 to 2 percent slopes	1.57	2.1%		IVw		40	24
I762A	Vallers loam, lake plain, 0 to 1 percent slopes	1.10	1.5%		IIw		90	67
I54A	Roliss loam, very poorly drained, 0 to 1 percent slopes	0.75	1.0%		IIIw		86	68
Weighted Average							77	*n 53.4

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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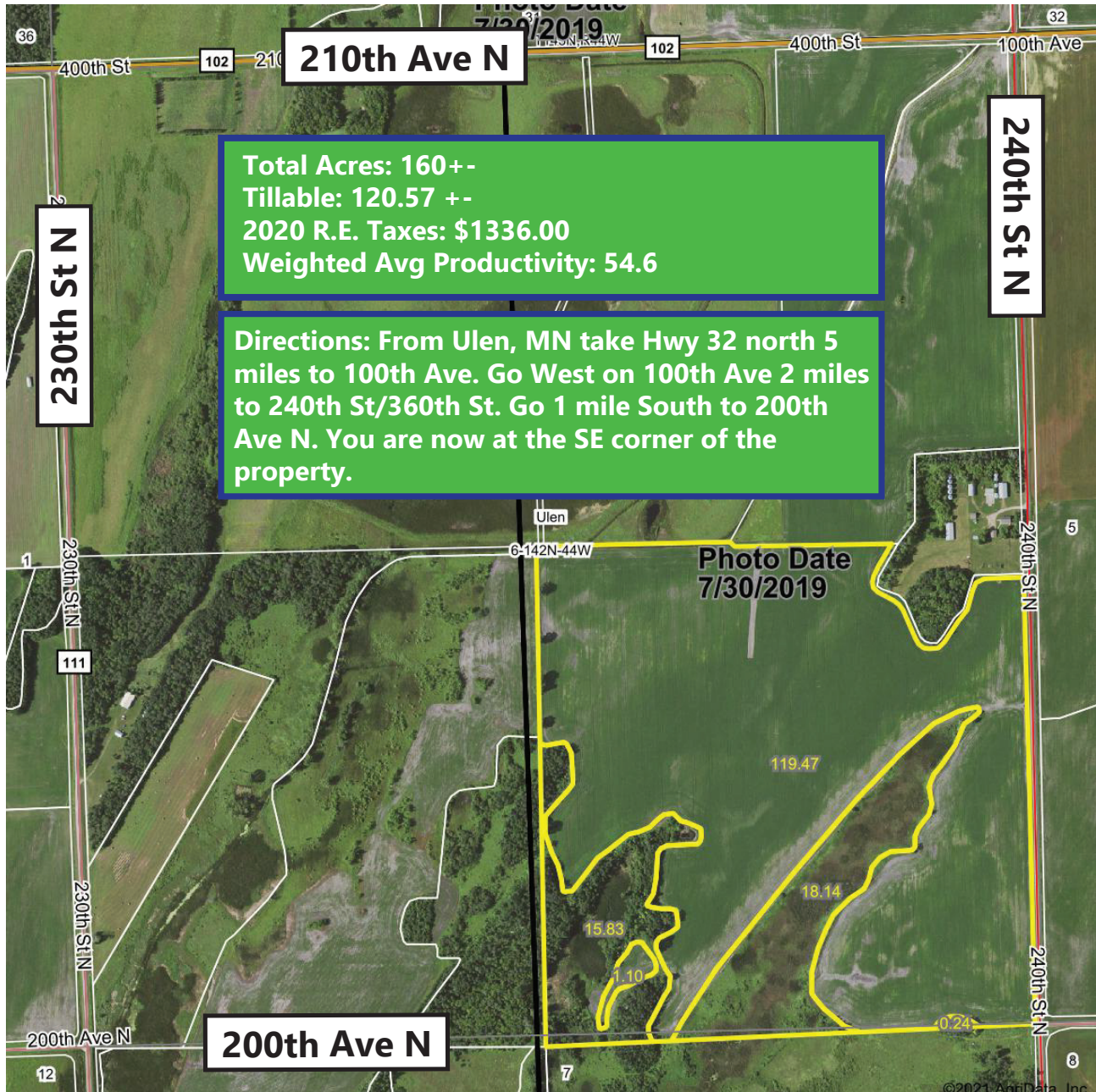


# Clay County, MN Farmland For Sale

## SE ¼ 6-142-44

### Approximately 160 Acres +-

D



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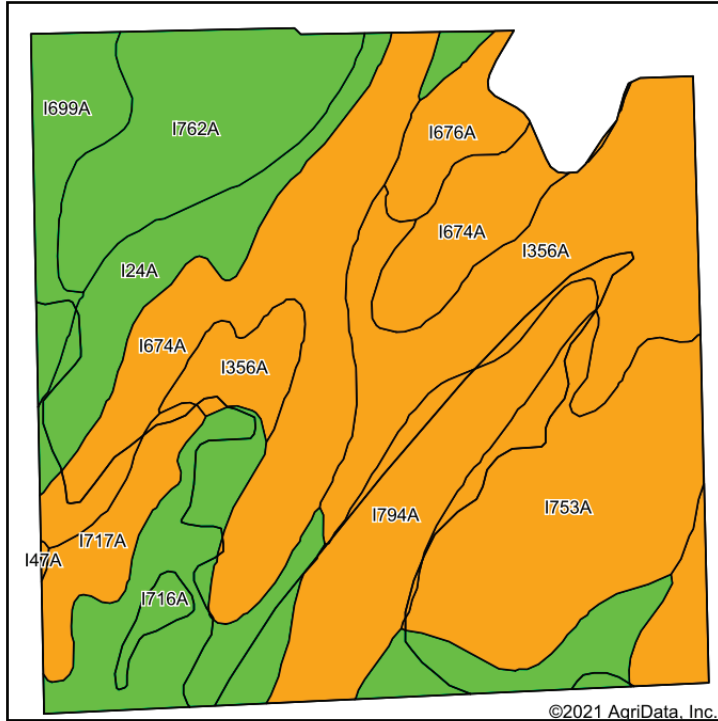
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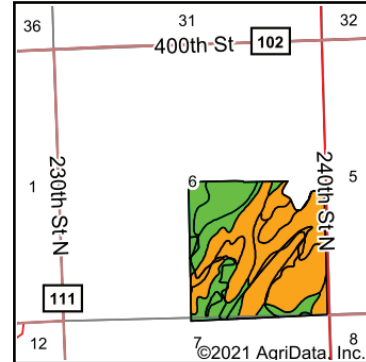
## SE ¼ 6-142-44

### Approximately 160 Acres +-

D



Soils data provided by USDA and NRCS.



State: **Minnesota**  
 County: **Clay**  
 Location: **6-142N-44W**  
 Township: **Ulen**  
 Acres: **154.78**  
 Date: **3/29/2021**



Maps Provided By  
**surety**  
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Area Symbol: MN027, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall
I674A	Lohnes sandy loam, 0 to 2 percent slopes	29.05	18.8%		IIIe	37	32
I356A	Ulen fine sandy loam, 0 to 2 percent slopes	28.49	18.4%		IIIe	55	35
I753A	Rosewood loamy fine sand, 0 to 1 percent slopes	22.56	14.6%		IVw	54	30
I716A	Arveson clay loam, 0 to 1 percent slopes	19.99	12.9%		IIIw	74	56
I762A	Vallers loam, lake plain, 0 to 1 percent slopes	14.84	9.6%		IIw	90	67
I794A	Haplaquolls and Histosols, ponded, 0 to 1 percent slopes	13.76	8.9%		VIw	5	23
I24A	Grimstad fine sandy loam, 0 to 2 percent slopes, aspen parkland	10.09	6.5%		IIIs	88	57
I699A	Rockwell loam, 0 to 1 percent slopes	6.41	4.1%		IIw	87	63
I717A	Arveson clay loam, very poorly drained, 0 to 1 percent slopes	5.07	3.3%		VIw	15	36
I676A	Syrene sandy clay loam, 0 to 2 percent slopes	4.44	2.9%		IVw	40	24
I47A	Poppleton fine sand, 0 to 2 percent slopes	0.08	0.1%		IVs	45	30
<b>Weighted Average</b>						<b>54.6</b>	<b>*n 40.7</b>

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\*c: Using Capabilities Class Dominant Condition Aggregation Method

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# Clay County, MN Farmland For Sale

## Building Site

### Approximately 12.08 Acres +-

E

Home: 3BR, 1.75 bath, finished basement  
Central air  
Heated detached garage: 36'x30'

#### 7 out buildings:

- Smokehouse
- 40'x48' Pole Barn
- 96'x40' building (dirt floor)
- 64'x40' building
- 40'x80' building (concrete floor; 16' door)
- 2 smaller storage sheds

5 grain bins- 7200 bushel

4 grain bins-6800 bushel

2020 R.E. Taxes: To be determined

**Directions:** From Ulen, MN take Hwy 32 north 5 miles to 100th Ave. Go West on 100th Ave 2 miles to 240th St/360th St. Go 1/2 mile South. You are now on the East side of the building site.



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# Clay County, MN Farmland For Sale

## Building Site

### Approximately 12.08 Acres +-

E



Smokehouse



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**A****Section 31**

Total Acres: 160+-  
 Tillable: 157.68 +-  
 2020 R.E Taxes: \$1310.00  
 Weighted Avg Productivity: 71.3

**D****Section 6 (SE)**

Total Acres: 160+-  
 Tillable: 120.57 +-  
 2020 R.E. Taxes: \$1336.00  
 Weighted Avg Productivity: 54.6

**B****Section 32**

Total Acres: 160+-  
 Tillable: 154.74 +-  
 2020 R.E. Taxes: \$1260.00  
 Weighted Avg Productivity: 70.5

**E****Section 6: Building Site**

Approximately 12.08+- acres

Home: 3BR, 1.75 bath, finished basement and central air

Heated detached garage: 36'x30'

7 out buildings:

- Smokehouse
- 40'x48' Pole Barn
- 96'x40' building (dirt floor)
- 64'x40' building
- 40'x80' building (concrete floor; 16'door)
- 2 smaller storage sheds

5 grain bins- 7200 bushel

4 grain bins-6800 bushel

2020 R.E. Taxes: To be determined

**C****Section 6**

Total Acres: 80.35 +-  
 Tillable: 73.34 +-  
 2020 R.E. Taxes: \$2180.00  
 Weighted Avg Productivity: 77

**Total Acres: 560.35+-**  
**Total Tillable: 506.33+-**  
**Total 2020 R.E. Taxes: \$6086.00**



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