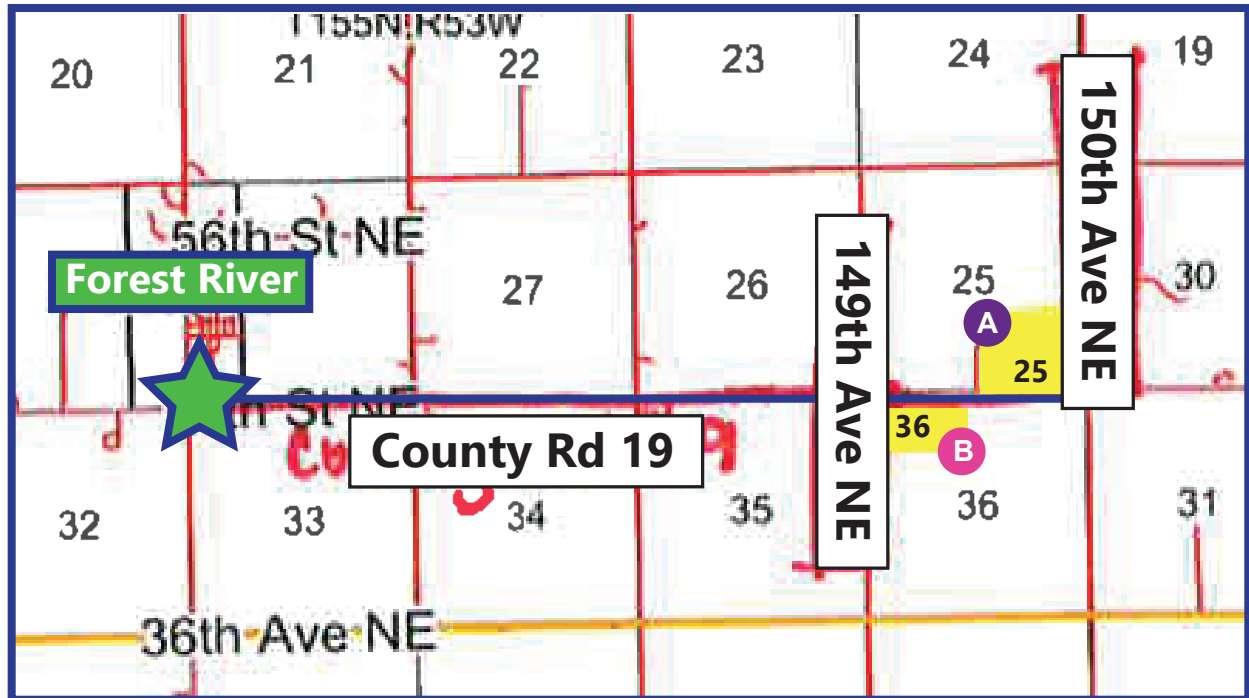




Walsh County, ND
FARM LAND FOR SALE
202.61+- Acres



Steve Johnson
701-799-5213



Directions:

A: From Forest River, ND go 4 miles East on County Road 19 to 150th Ave NE. You are now at the SE corner of the property.

B: From Forest River, ND go 3 miles East on County Road 19 to 149th Ave NE. You are now at the NW corner of the property.

Walsh County, ND Farmland For Sale

SE ¼ Section 25-135-53

Approximately 149.28 Acres +-

A



*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



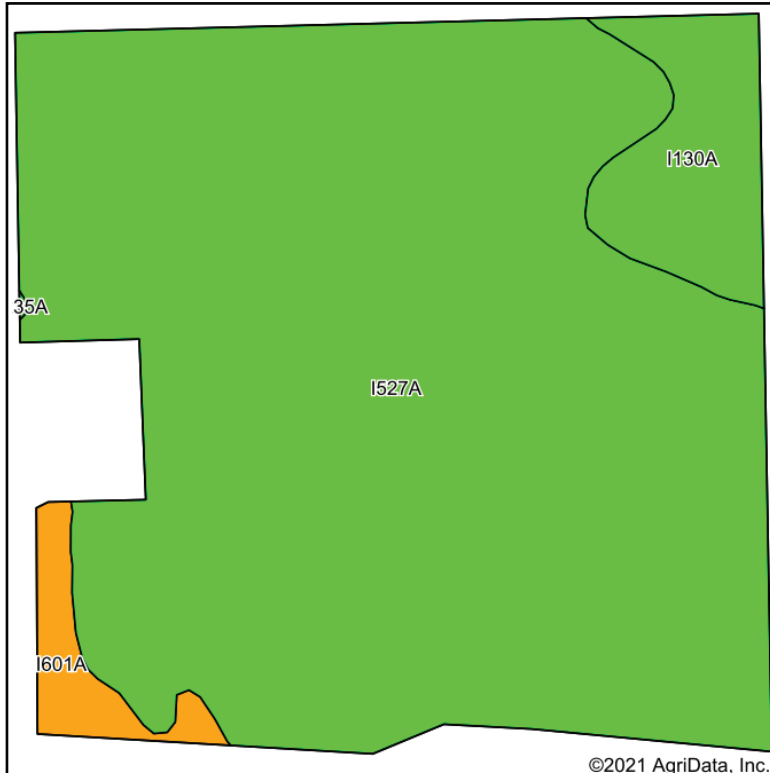
3137 32nd Ave S, Ste 211 | Fargo, ND 58103
www.johnsonauctionandrealty.com

Walsh County, ND Farmland For Sale

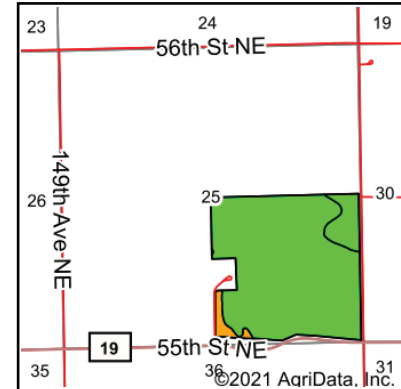
SE ¼ Section 25-135-53

Approximately 149.28 Acres +-

A



Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Walsh**
 Location: **25-155N-53W**
 Township: **Forest River**
 Acres: **144.12**
 Date: **8/5/2021**



Maps Provided By:



Area Symbol: ND099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall
I527A	Bearden silty clay, 0 to 2 percent slopes	129.76	90.0%		Ile	93	69
I130A	HegneFargo silty clays, 0 to 1 percent slopes	10.31	7.2%		Ilw	82	51
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	4.05	2.8%		Ills	52	45
Weighted Average						91.1	*n 67

*n: The aggregation method is "Weighted Average using all components"
 Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



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Walsh County, ND Farmland For Sale

N1/3 NW1/4 Section 36-155-53

Approximately 53.33 Acres +-

B



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Walsh County, ND Farmland For Sale

N1/3 NW1/4 Section 36-155-53

Approximately 53.33 Acres +-

B



Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Walsh**
 Location: **36-155N-53W**
 Township: **Forest River**
 Acres: **47.18**
 Date: **8/5/2021**



Maps Provided By:



Area Symbol: ND099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall
I119A	Bearden silty clay loam, 0 to 2 percent slopes	28.55	60.5%		Ile	90	69
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	10.27	21.8%		IIIs	52	45
I527A	Bearden silty clay, 0 to 2 percent slopes	8.36	17.7%		Ile	93	69
Weighted Average						82.3	*n 63.8

*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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A

SE ¼ Section 25-135-53

Total Acres: 149.28 +-

Tillable: 144.12 +-

2020 Discounted Net R.E. Taxes: \$2435.72

Weight Avg Productivity: 91.1

B

N1/3 NW1/4 Section 36-155-53

Total Acres: 53.33 +-

Tillable: 47.18 +-

2020 Discounted Net R.E. Taxes: \$643.43

Weighted Avg Productivity: 82.3



Total Acres: 202.61 +-

Tillable: 191.30+-

Total Discounted Net R.E. Taxes: \$3,079.15



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