



Barnes County, ND

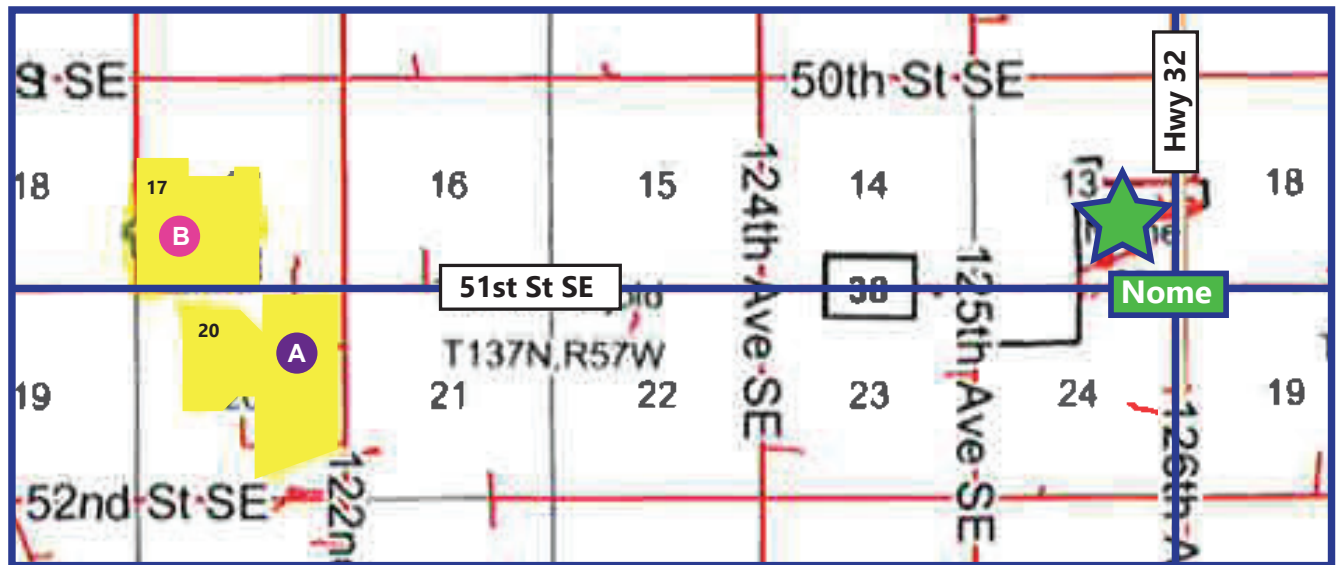
FARM LAND FOR SALE

With a building site

480.00+- Acres



Steve Johnson
701-799-5213



Directions:

A: From Nome, N.D take State Hwy 32 South on the South Side of Nome, ND to 51st St SE. Then go West 4 miles to 122nd Ave SE. You are now at the NE corner of the property.

B: From the South end of Nome, ND take State HWY 32 South to 51st St SE then go 5 miles West to 121st Ave SE. You are now at the SW corner of the property.

Barnes County ND Farm Land For Sale

NE ¼, E ½ NW ¼ N ½ SE ¼ Section 20-137-57

Approximately 320.00 Acres +-

A



**Total Acres: 320.00 +-
Tillable Acres: 295.86 +-
Discounted Net 2021 R. E Taxes: \$3,636.32
Weighted Average Productivity: 68.2%**

Building Site in Section 20-137-57

- 41 x 80 Steel Shed
- 66 x 136 Shop and Cold Storage
- 56,000 bu bin
- 22000 bu bin
- 7600 bu bin
- 4000 bu bin
- 3000 bu bin
- 9000 bu hopper bin
- 4000 bu hopper bin
- Butler Grain Dryer
- Site has 3 Phase power, Rural Water great access

Directions: From Nome, ND take State Hwy 32 South on the South Side of Nome, ND to 51st St SE. Then go West 4 miles to 122nd Ave SE. 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
Real Estate Broker
Auctioneer License #976
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steve@johnsonauctionandrealty.com



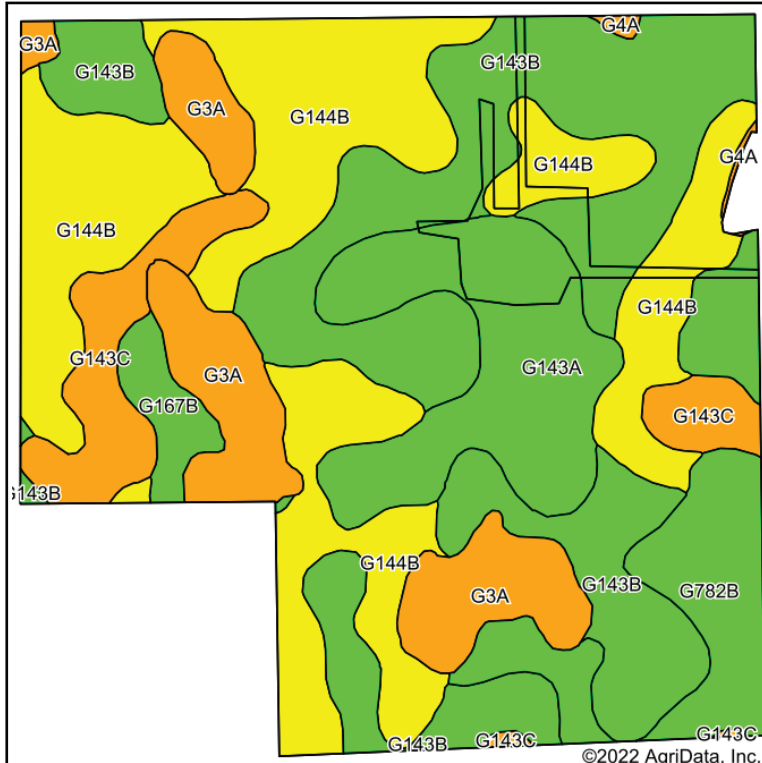
3137 32nd Ave S, Ste 211 | Fargo, ND 58103
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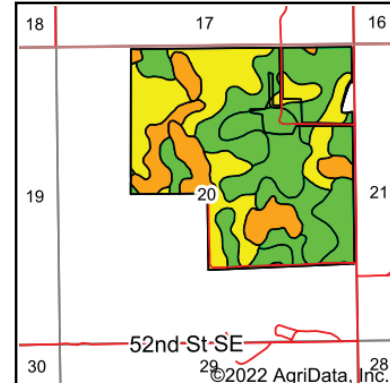
NE ¼, E ½ NW ¼ N ½ SE ¼ Section 20-137-57

Approximately 320.00 Acres +-

A



Soils data provided by USDA and NRCS.



State: **North Dakota**
 County: **Barnes**
 Location: **20-137N-57W**
 Township: **Thordenskjold**
 Acres: **310.34**
 Date: **3/7/2022**



Maps Provided By:



Area Symbol: ND003, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall
G144B	BarnesBuse loams, 3 to 6 percent slopes	96.47	31.1%		IIIe	69	58
G143B	BarnesSvea loams, 3 to 6 percent slopes	91.40	29.5%		IIe	75	59
G143A	BarnesSvea loams, 0 to 3 percent slopes	35.69	11.5%		IIc	85	60
G3A	Parnell silty clay loam, 0 to 1 percent slopes	31.71	10.2%		Vw	25	28
G782B	KranzburgLismore silty clay loams, 2 to 6 percent slopes	27.99	9.0%		IIe	81	60
G143C	BarnesBuseLanghei loams, 6 to 9 percent slopes	20.13	6.5%		IVe	55	54
G167B	BalatonWyand loams, 0 to 6 percent slopes	6.16	2.0%		IIe	73	58
G4A	Southam silty clay loam, 0 to 1 percent slopes	0.79	0.3%		VIIIw	9	13
		Weighted Average			2.76	68.2	*n 55.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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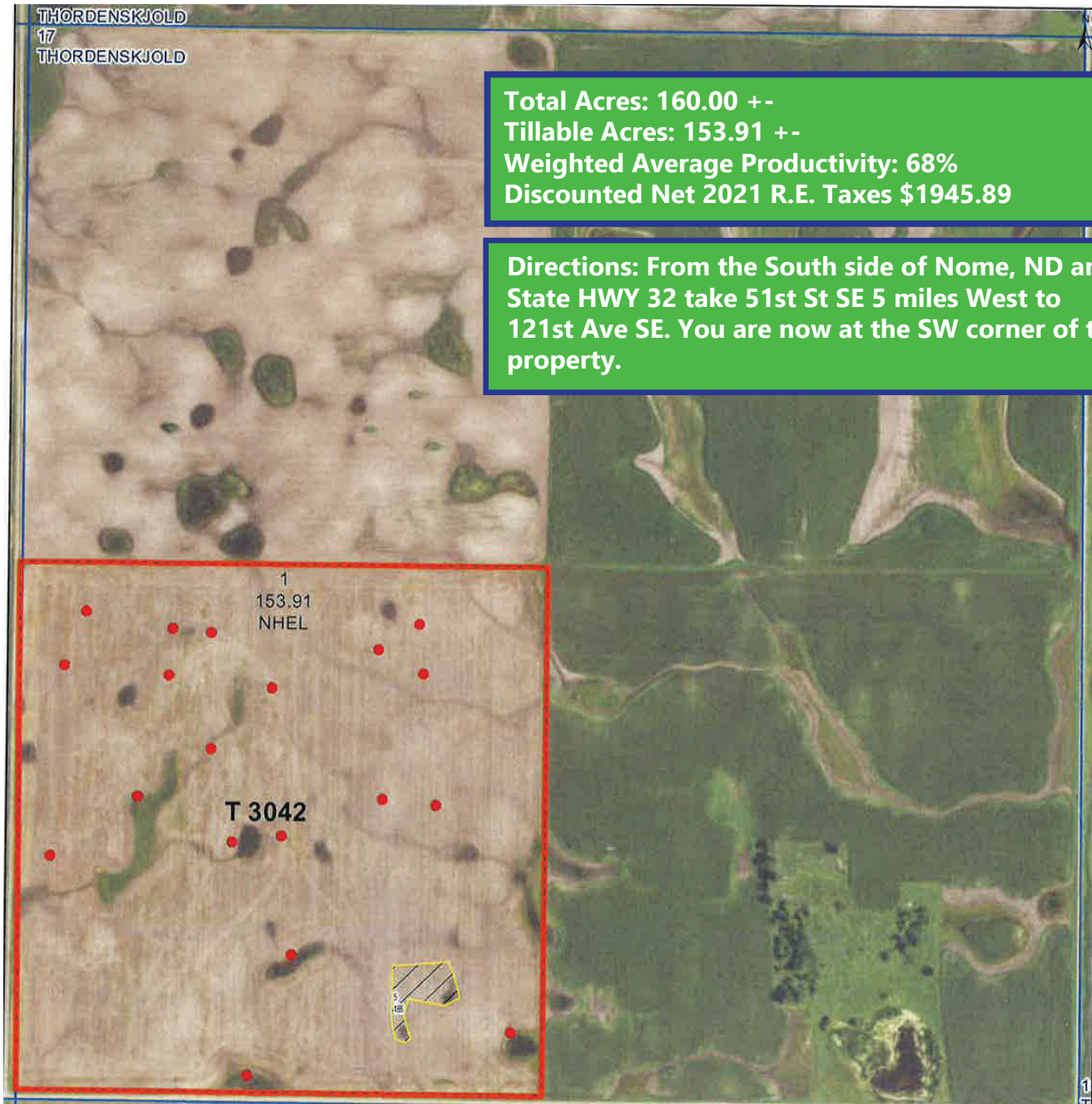
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Barnes County ND Farm Land For Sale

SW ¼ Section 17-137-57

Approximately 160.00 Acres +-

B



Total Acres: 160.00 +-
Tillable Acres: 153.91 +-
Weighted Average Productivity: 68%
Discounted Net 2021 R.E. Taxes \$1945.89

Directions: From the South side of Nome, ND and State HWY 32 take 51st St SE 5 miles West to 121st Ave SE. You are now at the SW corner of the property.



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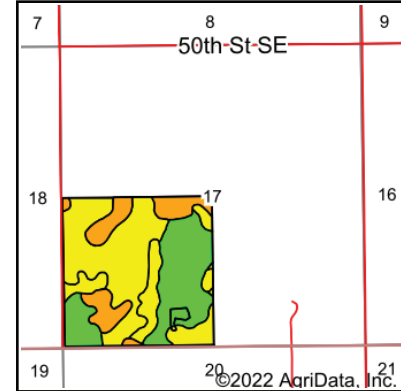
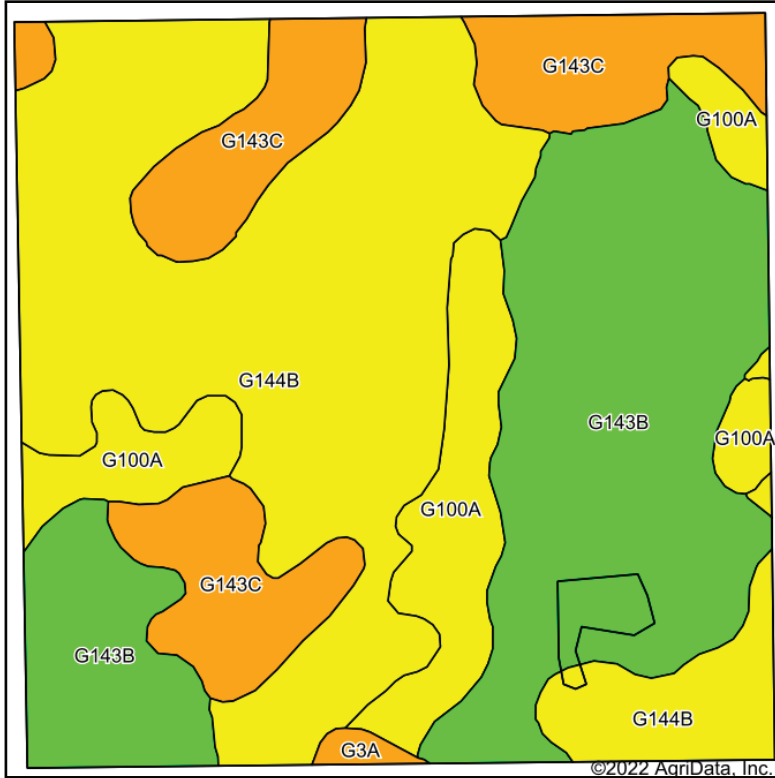
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Barnes County ND Farm Land For Sale

SW ¼ Section 17-137-57

Approximately 160.00 Acres +-

B



State: **North Dakota**
 County: **Barnes**
 Location: **17-137N-57W**
 Township: **Thordenskjold**
 Acres: **155.56**
 Date: **3/7/2022**



Maps Provided By



Soils data provided by USDA and NRCS.

Area Symbol: ND003, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall
G144B	BarnesBuse loams, 3 to 6 percent slopes	63.36	40.7%		IIIe	69	58
G143B	BarnesSvea loams, 3 to 6 percent slopes	49.74	32.0%		Ile	75	59
G143C	BarnesBuseLanghei loams, 6 to 9 percent slopes	23.68	15.2%		IVe	55	54
G100A	HamerlyTonka complex, 0 to 3 percent slopes	18.02	11.6%		Ile	64	48
G3A	Parnell silty clay loam, 0 to 1 percent slopes	0.76	0.5%		Vw	25	28
Weighted Average					2.73	68	*n 56.4

*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**NE ¼, E ½ NW ¼ N ½ SE ¼ Section 20-137-57****Total Acres: 320.00 +-****Tillable Acres: 295.86 +-****Discounted Net 2021 R. E Taxes \$3,636.32****Weighted Average Productivity 68.2%****Building Site in Section 20-137-57**

- 41 x 80 Steel Shed
- 66 x 136 Shop and Cold Storage
- 56,000 bu bin
- 22000 bu bin
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- 4000 bu hopper bin
- Butler Grain Dryer
- Site has 3 Phase power, Rural Water great access

B**SW ¼ Section 17-137-57****Total Acres: 160.00 +-****Tillable Acres: 153.91 +-****Weighted Average Productivity 68%****Discounted Net 2021 R.E. Taxes \$1,945.89****66 x 136****41 x 80****56,000 bu. bin, 9000 bu. hopper bin and 4000 bu. hopper bin**

Total Acres: 480.00 +-
Total Tillable Acres: 449.77 +-
Total Discounted Net R.E. Taxes: \$5,582.21



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