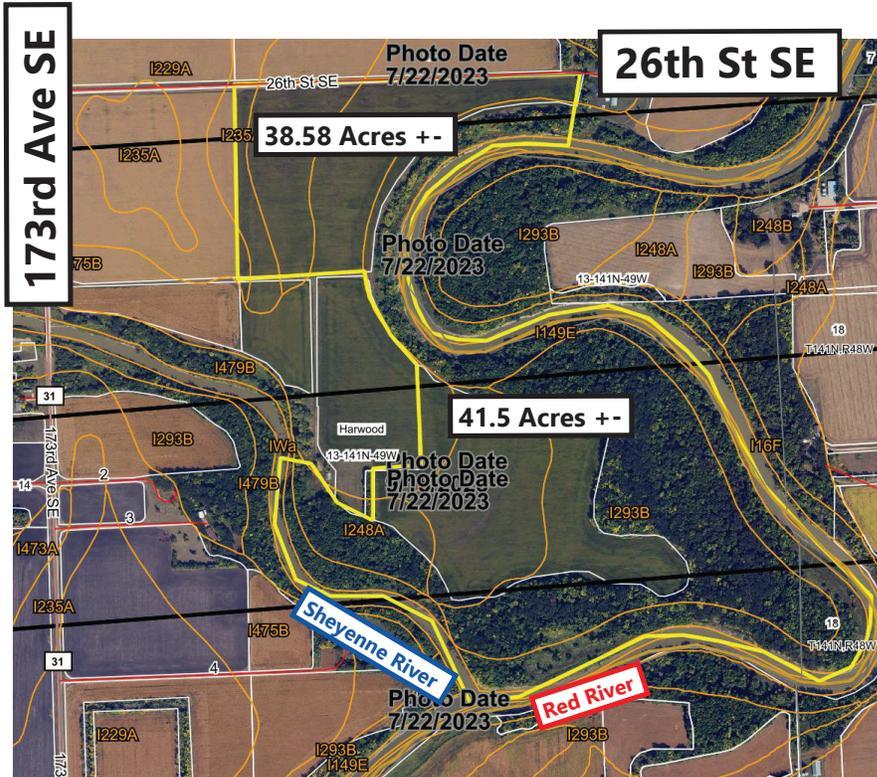


For Sale Cass County ND Farm land & Hunting land Borders the Red River and Sheyenne River Part of Section 13-141-49 Approximately 174.48 Acres +-

Directions: From I-29 and The Argusville, ND Exit, take 25th SE East 5 miles to 173 Ave SE. Then go 1 mile South to 26th Street SE. Then, go East ¼ mile. You are now at the NW corner of the property.

Total Acres: 174.48 +-
Tillable Acres: 80.8 +-
Beautiful Trees along Sheyenne and Red Rivers: 93.68 Acres +-
Discounted Net R.E. and Drain Taxes: \$965.13



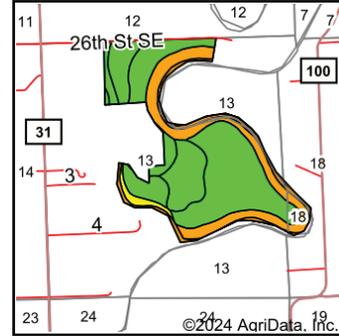
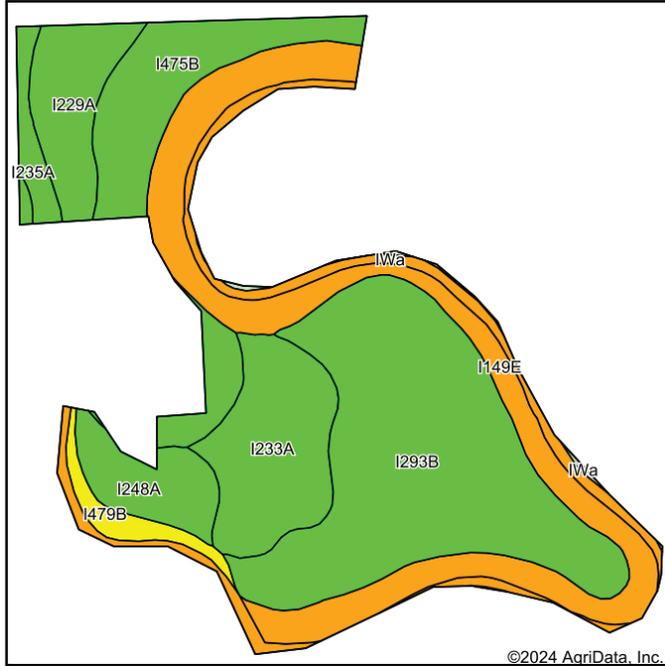
*All information contained herein is believed to be true but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. ALL information is subject to change without further notice.

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For Sale Cass County ND Farm land & Hunting land Boarders the Red River and Sheyenne River Part of Section 13-141-49 Approximately 174.48 Acres +-



State: **Minnesota**
 County: **Cass**
 Location: **13-141N-49W**
 Township: **Harwood**
 Acres: **198.49**
 Date: **11/4/2024**



Soils data provided by USDA and NRCS.

Area Symbol: MN027, Soil Area Version: 20
 Area Symbol: ND017, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall	
I293B	Cashel silty clay, 0 to 6 percent slopes, occasionally flooded	64.73	32.6%		Ile	77	44	
I149E	CashelFluvaquents, channeled complex, 0 to 25 percent slopes, frequently flooded	41.14	20.7%		IIle	32	20	
I475B	Sinai silty clay, levees, 0 to 6 percent slopes	24.54	12.4%		Ile	88	47	
I233A	Fargo silty clay loam, 0 to 1 percent slopes	22.33	11.2%		IIw	94	54	
I229A	Fargo silty clay, 0 to 1 percent slopes	13.47	6.8%		IIw	86	51	
IWa	Water	13.09	6.6%			0		
I248A	Wahpeton silty clay, 0 to 2 percent slopes, occasionally flooded	10.15	5.1%		Ile	90	51	
I479B	FairdaleFluvaquents, channeled complex, 0 to 6 percent slopes, frequently flooded	4.27	2.2%		Ilc	63	43	
I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	4.06	2.0%		IIIw	86	37	
IWa	Water	0.71	0.4%					
Weighted Average						*	66.8	*n 38.1

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 *- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Soils data provided by USDA and NRCS.



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