

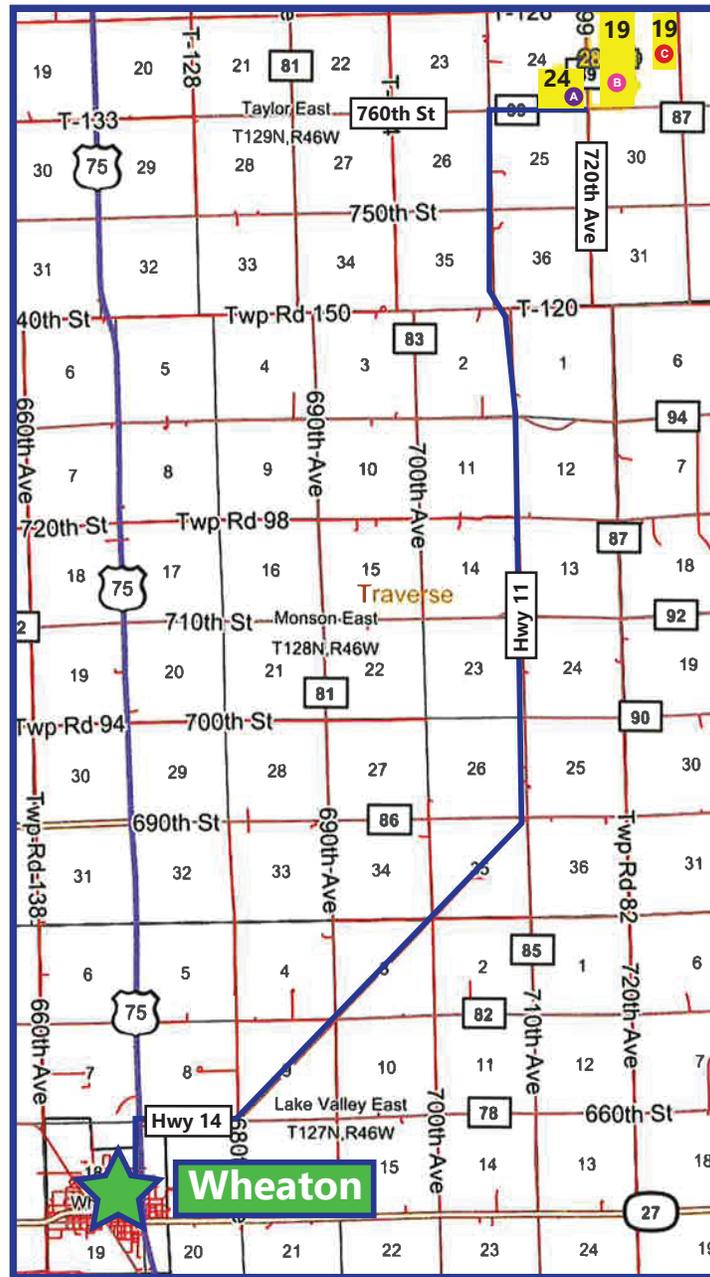


Traverse County, MN

505.27 Acres +-



Steve Johnson
701-799-5213



Directions:

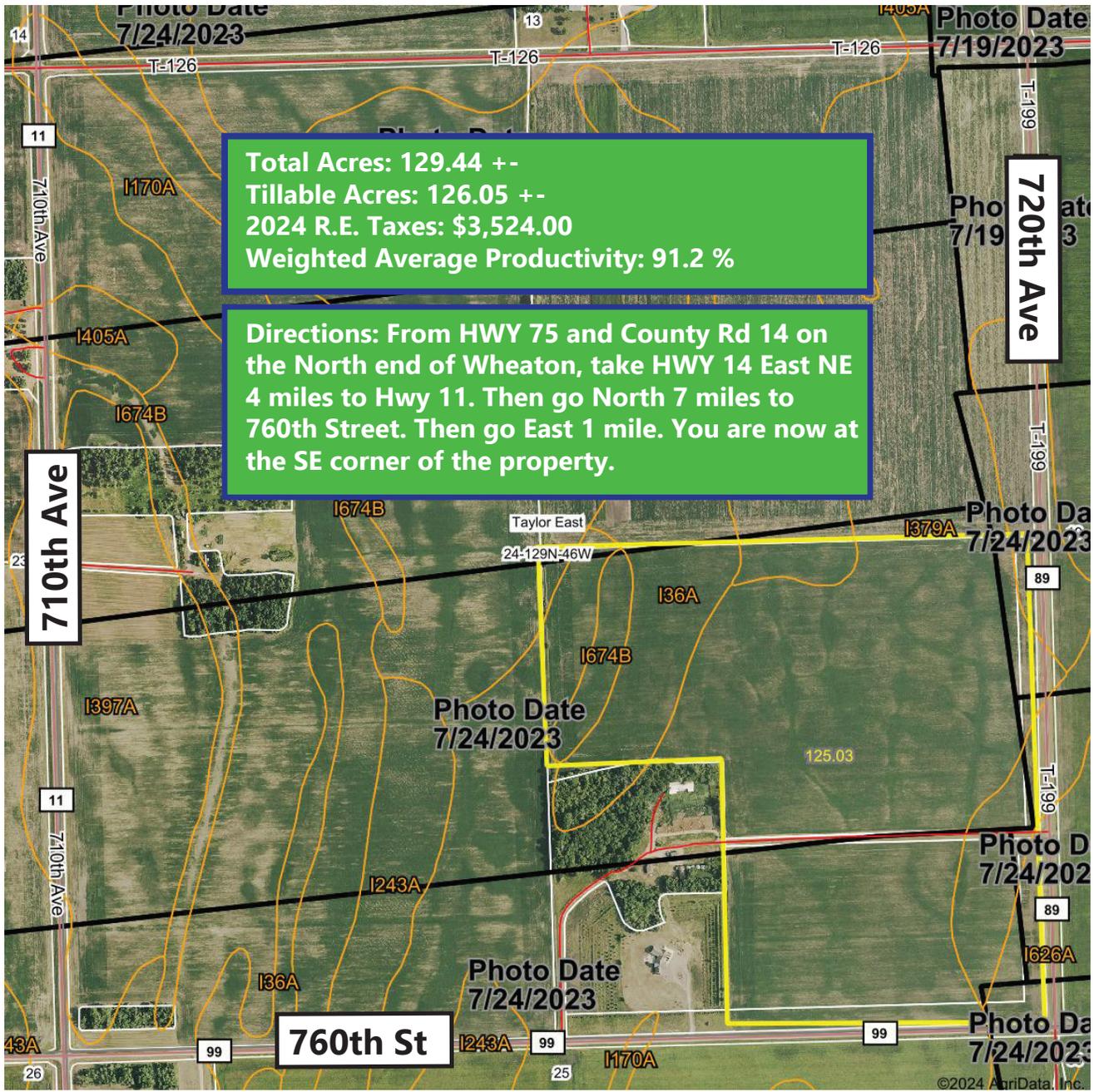
A: Directions: From HWY 75 and County Rd 14 on the North end of Wheaton, take HWY 14 East NE 4 miles to Hwy 11. Then go North 7 miles to 760th Street. Go East 1 mile. You are now at the SE corner of the property.

B: Directions: From Wheaton MN at the Intersection of HWY 75 and County RD 14, take HWY 14 East NE 4 miles to HWY 11. Then go North 7 miles to 760th Street. Go East 1 mile to 720th Ave. You are now at the SW corner of the property.

For Sale Traverse County, MN Land For Sale

SE ¼ Section 24-129-46

Approximately 129.44 Acres +- A



**Total Acres: 129.44 +-
Tillable Acres: 126.05 +-
2024 R.E. Taxes: \$3,524.00
Weighted Average Productivity: 91.2 %**

Directions: From HWY 75 and County Rd 14 on the North end of Wheaton, take HWY 14 East NE 4 miles to Hwy 11. Then go North 7 miles to 760th Street. Then go East 1 mile. You are now at the SE 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
701-799-5213
steve@johnsonauctionandrealty.com



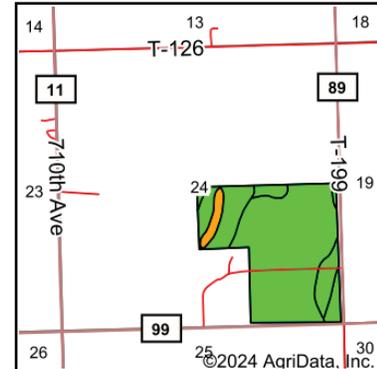
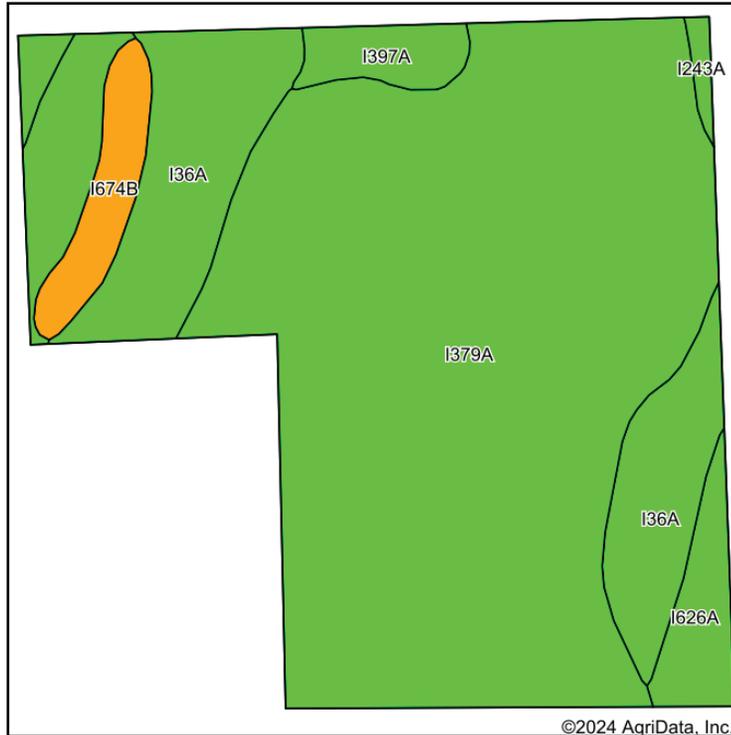
3137 32nd Ave S, Ste 211 | Fargo, ND 58103
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For Sale Traverse County, MN Land For Sale

SE ¼ Section 24-129-46

Approximately 129.44 Acres +-

A



State: **Minnesota**
 County: **Traverse**
 Location: **24-129N-46W**
 Township: **Taylor East**
 Acres: **125.03**
 Date: **7/23/2024**



Soils data provided by USDA and NRCS.

Area Symbol: MN155, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall
I379A	DoranMustinka silty clay loams, 0 to 2 percent slopes	91.67	73.3%		IIc	92	59
I36A	Kittson loam, 0 to 2 percent slopes	19.93	15.9%		IIc	100	64
I674B	Lohnes sandy loam, 2 to 6 percent slopes	4.46	3.6%		IIIe	37	37
I626A	BeardenMustinka complex, 0 to 2 percent slopes	4.17	3.3%		Ile	94	62
I397A	AntlerMustinka complex, 0 to 2 percent slopes	4.11	3.3%		Ile	88	58
I243A	Doran clay loam, 0 to 2 percent slopes	0.69	0.6%		IIc	98	57
Weighted Average					2.04	91.3	*n 59.1

*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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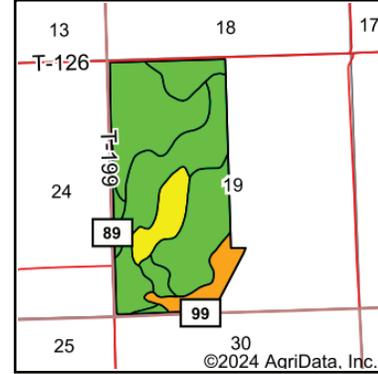
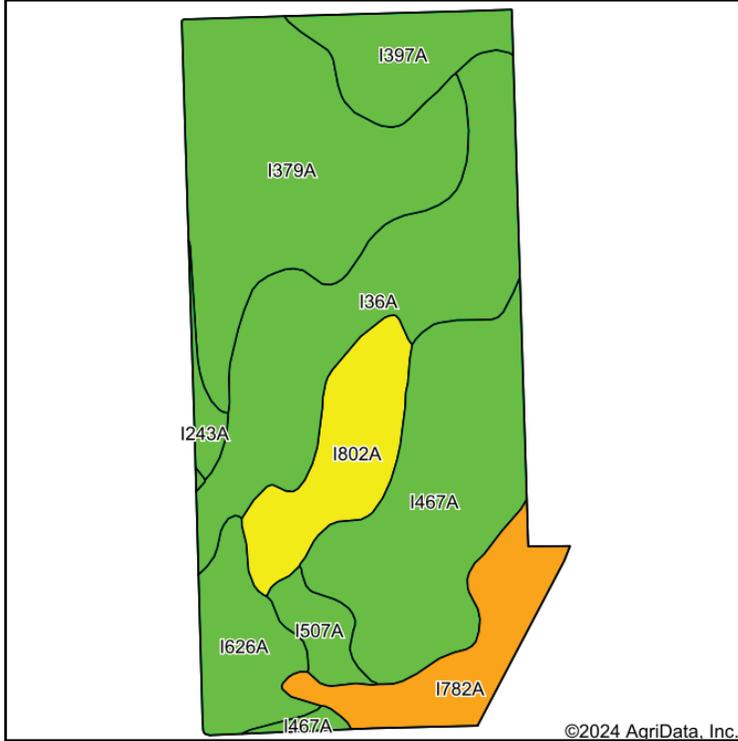
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For Sale Traverse County, MN Land For Sale

W ½ Section 19-129-45

Approximately 295.83 Acres +-

B



State: **Minnesota**
 County: **Traverse**
 Location: **19-129N-45W**
 Township: **Tintah**
 Acres: **282.61**
 Date: **7/30/2024**



Maps Provided By:

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Soils data provided by USDA and NRCS.

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Area Symbol: MN155, Soil Area Version: 18							
Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall
I379A	DoranMustinka silty clay loams, 0 to 2 percent slopes	70.30	24.8%		IIc	92	59
I36A	Kittson loam, 0 to 2 percent slopes	59.97	21.2%		IIc	100	64
I467A	Bearden silt loam, 0 to 2 percent slopes	58.18	20.6%		Ile	93	60
I802A	Clontarf sandy loam, 0 to 2 percent slopes	24.77	8.8%		IIIs	62	48
I782A	Ludden silty clay loam, 0 to 1 percent slopes, frequently flooded	22.24	7.9%		VIw	20	43
I626A	BeardenMustinka complex, 0 to 2 percent slopes	18.42	6.5%		Ile	94	62
I397A	AntlerMustinka complex, 0 to 2 percent slopes	18.28	6.5%		Ile	88	58
I507A	Glyndon loam, 0 to 2 percent slopes	7.14	2.5%		Ile	89	51
I243A	Doran clay loam, 0 to 2 percent slopes	3.31	1.2%		IIc	98	57
Weighted Average					2.40	85.5	*n 57.9

*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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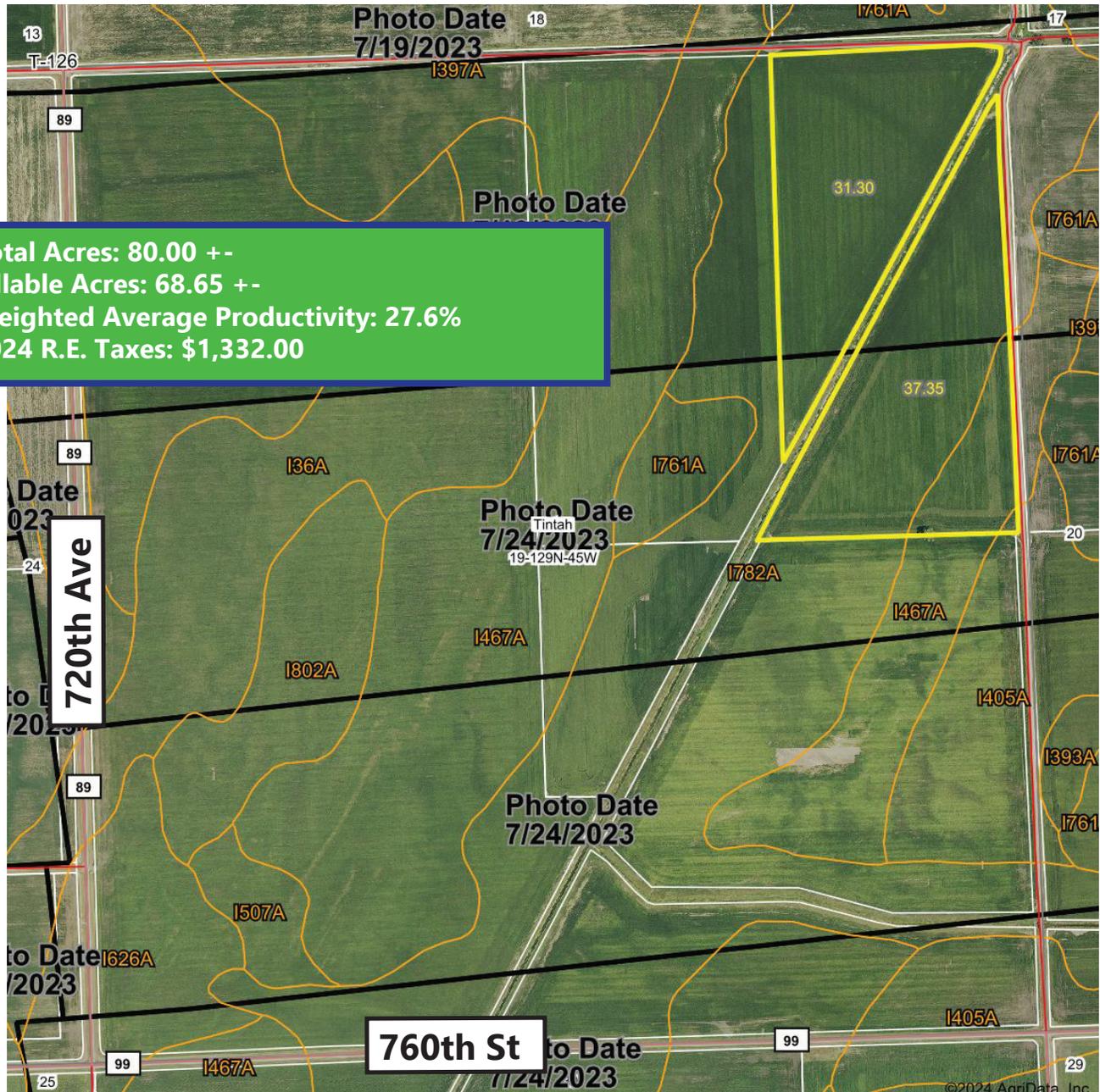


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For Sale Traverse County, MN Land For Sale

E ½ NE ¼ Section 19-129-45

Approximately 80.00 Acres +-



**Total Acres: 80.00 +-
 Tillable Acres: 68.65 +-
 Weighted Average Productivity: 27.6%
 2024 R.E. Taxes: \$1,332.00**



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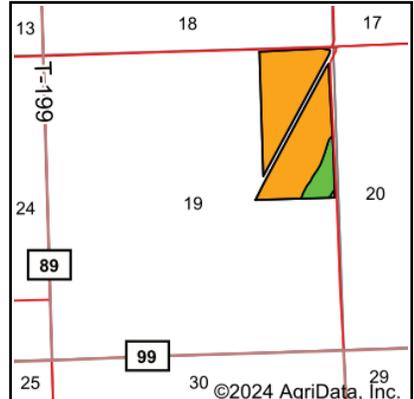
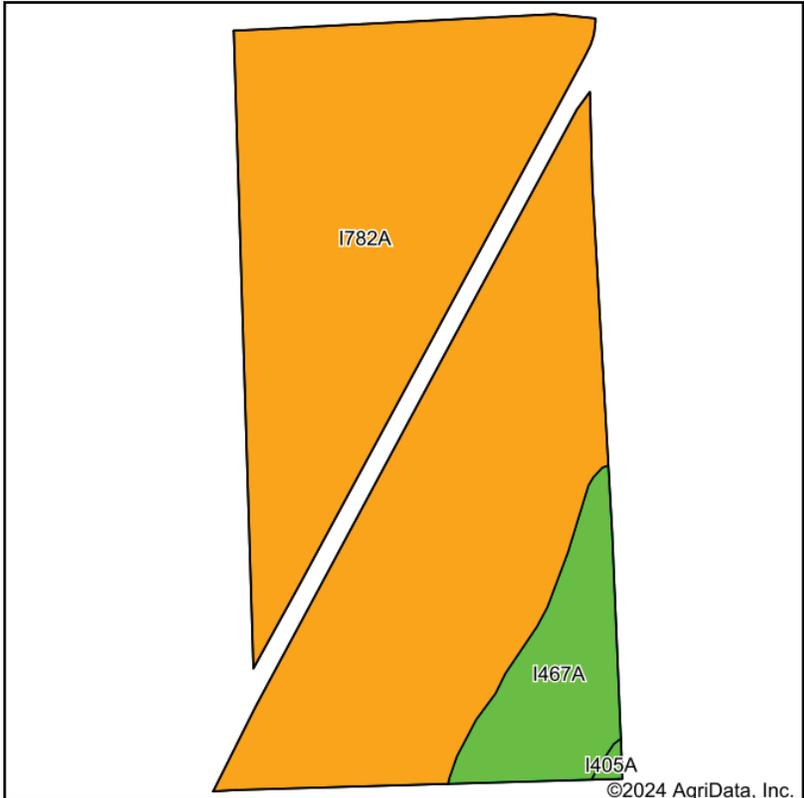


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For Sale Traverse County, MN Land For Sale

E ½ NE ¼ Section 19-129-45

Approximately 80.00 Acres +-



State: **Minnesota**
 County: **Traverse**
 Location: **19-129N-45W**
 Township: **Tintah**
 Acres: **68.65**
 Date: **7/30/2024**



Soils data provided by USDA and NRCS.

Area Symbol: MN155, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall
1782A	Ludden silty clay loam, 0 to 1 percent slopes, frequently flooded	61.52	89.6%		Vlw	20	43
1467A	Bearden silt loam, 0 to 2 percent slopes	6.94	10.1%		Ile	93	60
1405A	Antler clay loam, 0 to 2 percent slopes	0.19	0.3%		Ile	89	58
Weighted Average					5.58	27.6	*n 44.8

*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 24-129-46

**Total Acres: 129.44 +-
Tillable Acres: 126.05 +-
Weighted Average Productivity: 91.2%
2024 R.E. Taxes: \$3,524.00**

B

W ½ Section 19-129-45

**Total Acres: 295.83 +-
Tillable Acres: 282.61 +-
Weighted Average Productivity: 85.5%
2024 R.E. Taxes: \$7,622.00**

C

E ½ NE ¼ Section 19-129-45

**Total Acres: 80.00 +-
Tillable Acres: 68.65 +-
Weighted Average Productivity: 27.6%
2024 R.E. Taxes: \$1,332.00**

**Total Acres: 505.27 +-
Total RE Taxes: \$12,478**



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