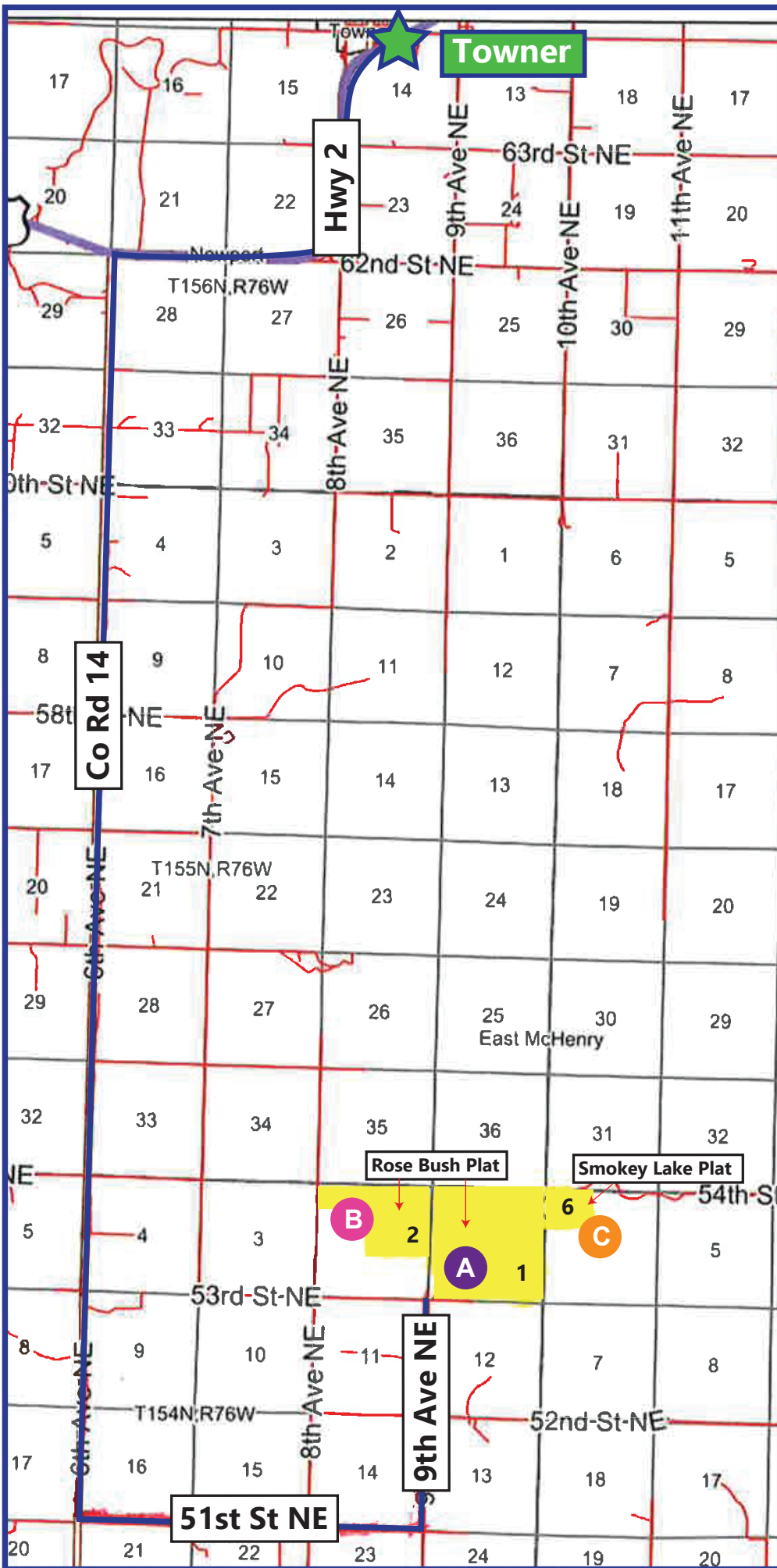




**McHenry County, ND**  
**PASTURE LAND FOR SALE**  
**898.43 +- Acres**



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



### Directions:

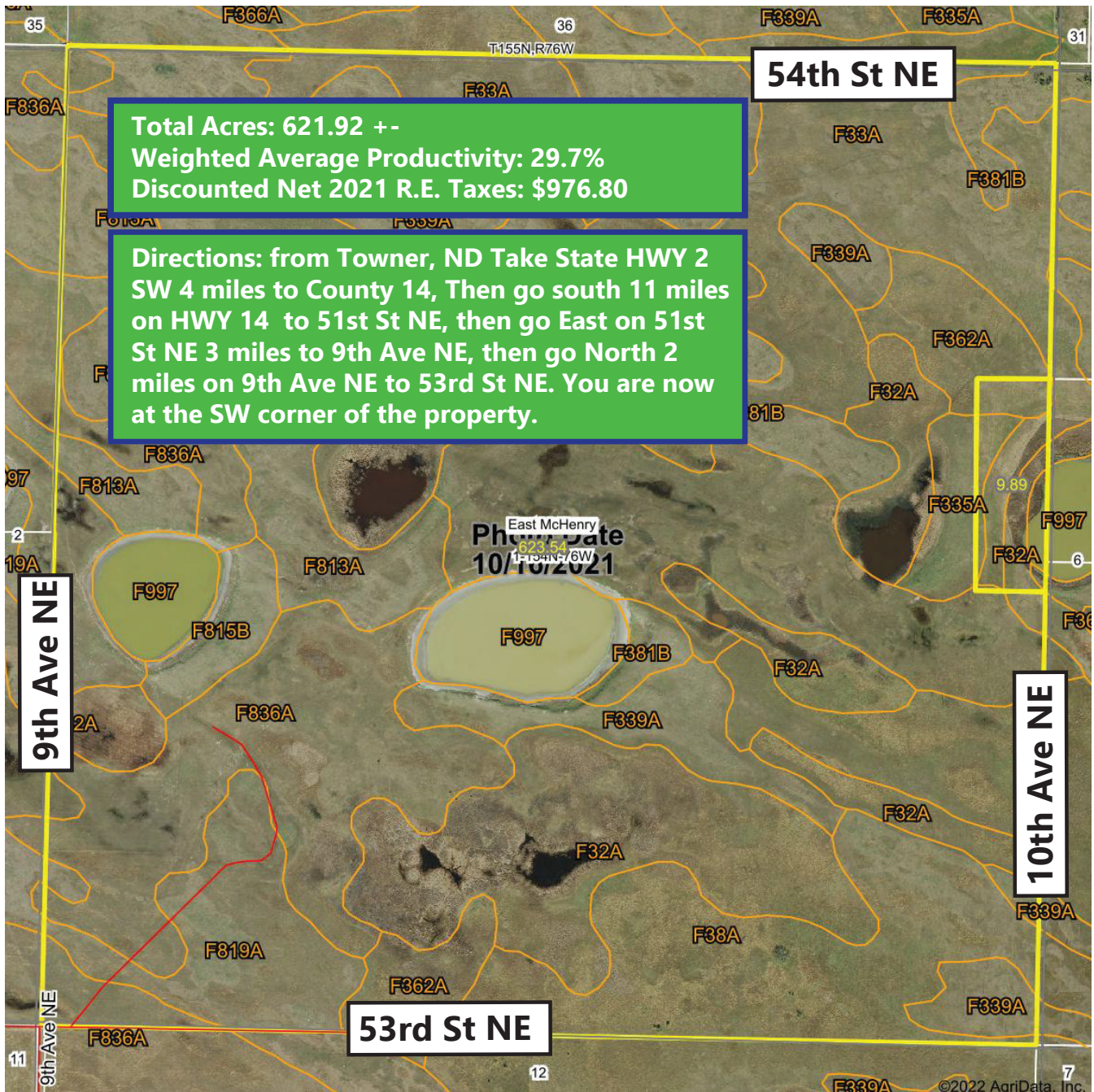
A: From Towner, ND take State HWY 2 SW 4 miles to County 14. Then go south 11 miles on HWY 14 to 51st St NE. Then go East on 51st St NE 3 miles to 9th Ave NE. Then go North 2 miles on 9th Ave NE to 53rd St NE. You are now at the SW corner of the property.

# McHenry County ND Pasture Land For Sale

## Section 1-154-76

### Approximately 621.92 Acres +-

A



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**Steve D. Johnson**  
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Auctioneer License #976  
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steve@johnsonauctionandrealty.com



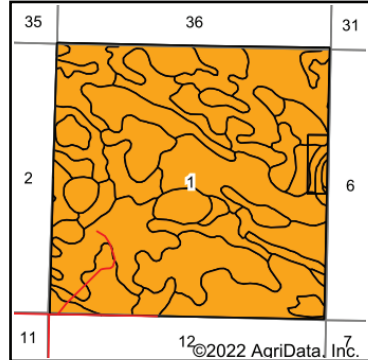
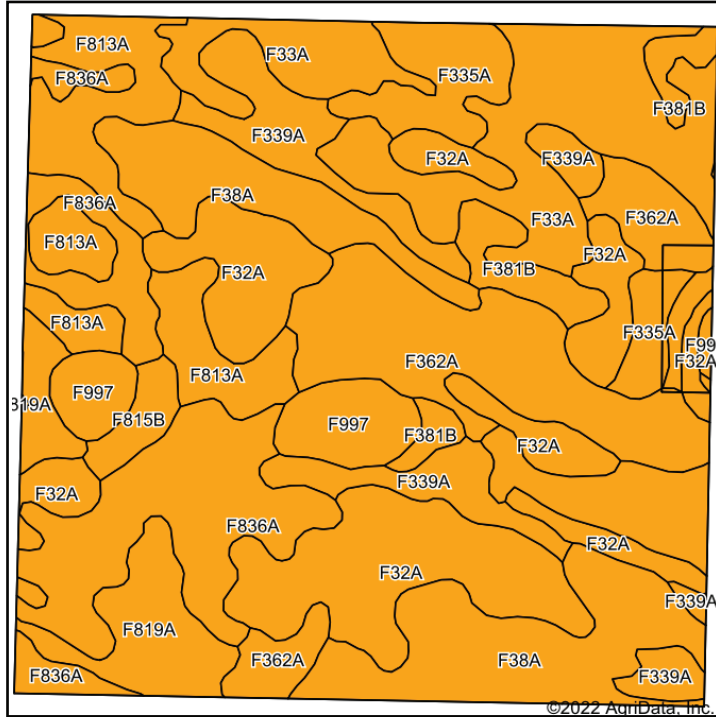
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# McHenry County ND Pasture Land For Sale

## Section 1-154-76

### Approximately 621.92 Acres +-

A



State: **North Dakota**  
 County: **McHenry**  
 Location: **1-154N-76W**  
 Township: **East McHenry**  
 Acres: **633.43**  
 Date: **4/27/2022**



Soils data provided by USDA and NRCS.

Area Symbol: ND049, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall	
F32A	Fossum fine sandy loam, 0 to 1 percent slopes, frequently ponded	106.54	16.8%		Vw	21	17	
F38A	Arveson fine sandy loam, 0 to 1 percent slopes	93.97	14.8%		IVw	32	40	
F836A	Verendrye loamy coarse sand, 0 to 1 percent slopes	80.93	12.8%		Vlw	21	13	
F33A	Fossum fine sandy loam, 0 to 1 percent slopes	80.53	12.7%		IVw	30	20	
F362A	StirumArveson, saline fine sandy loams, 0 to 1 percent slopes	74.84	11.8%		Vls	23	14	
F813A	FalsenKarlsruhe complex, 0 to 2 percent slopes	52.42	8.3%		Vle	36	25	
F339A	Ulen fine sandy loam, 0 to 2 percent slopes	45.70	7.2%		Ille	58	29	
F335A	UlenHecla loamy fine sands, 0 to 2 percent slopes	26.33	4.2%		IVe	49	27	
F997	Water, intermittent	23.28	3.7%			3	8	
F819A	Karlsruhe coarse sandy loam, 0 to 2 percent slopes	23.02	3.6%		Ille	49	25	
F381B	AylmerBantry fine sands, 0 to 6 percent slopes	18.60	2.9%		Vle	29	21	
F815B	LohnesClaire coarse sands, 0 to 6 percent slopes	7.27	1.1%		Vle	19	22	
<b>Weighted Average</b>						<b>4.65</b>	<b>29.7</b>	<b>*n 22</b>

\*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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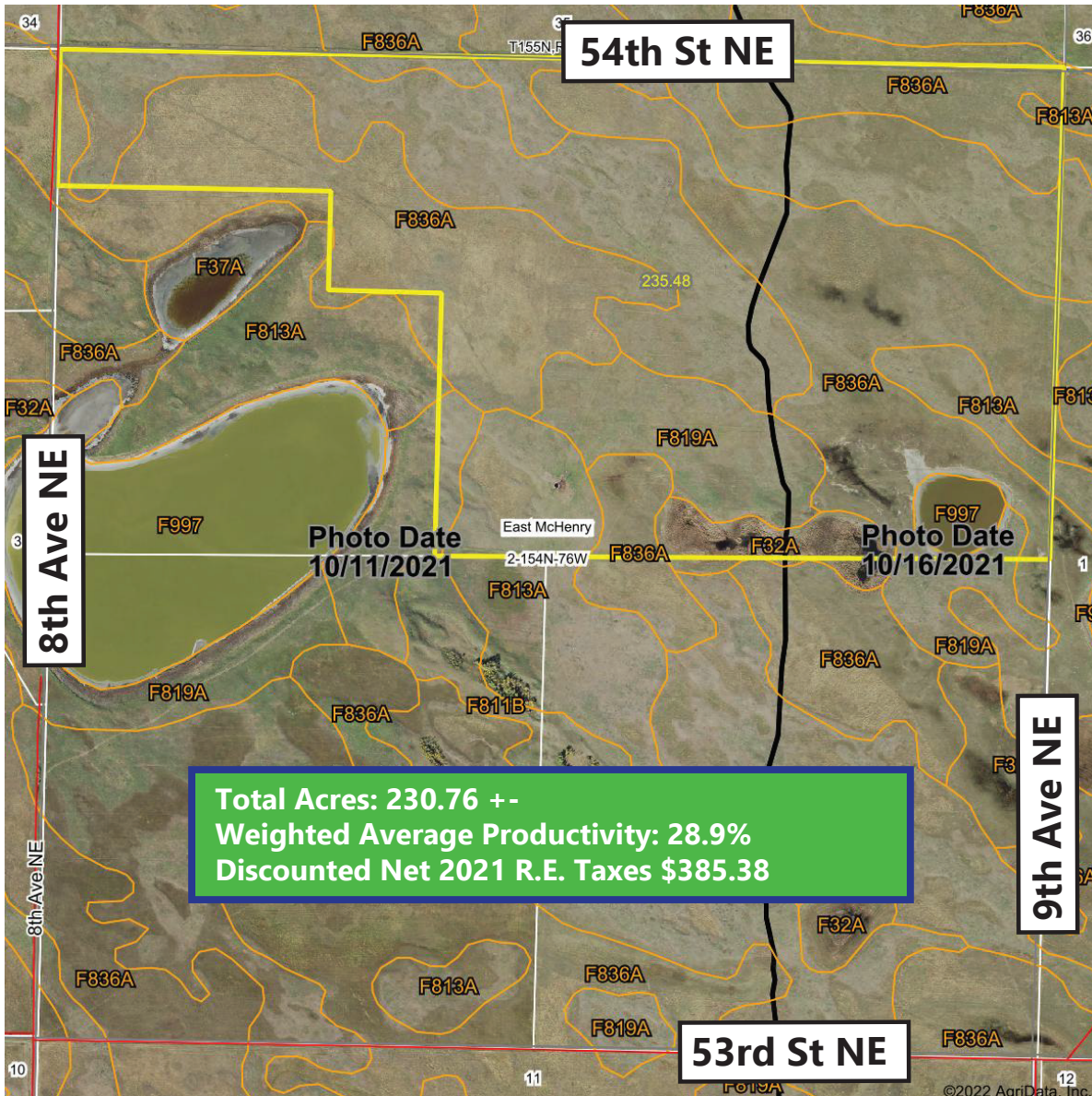


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# McHenry County ND Pasture Land For Sale

S ½ NW ¼ Lots 3-4 Less parcel 9 Section 2-154-76  
 S ½ NE ¼ Section 2-154-76  
 Lots 1-2 Section 2-154-76  
 Approximately 230.76 Acres +-

B



**Total Acres: 230.76 +-  
 Weighted Average Productivity: 28.9%  
 Discounted Net 2021 R.E. Taxes \$385.38**



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# McHenry County ND Pasture Land For Sale

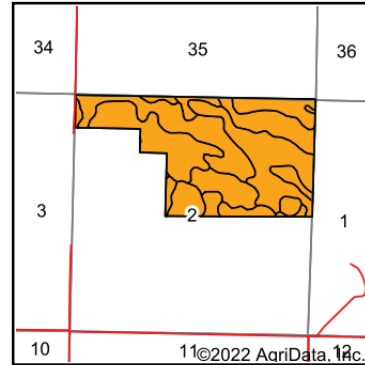
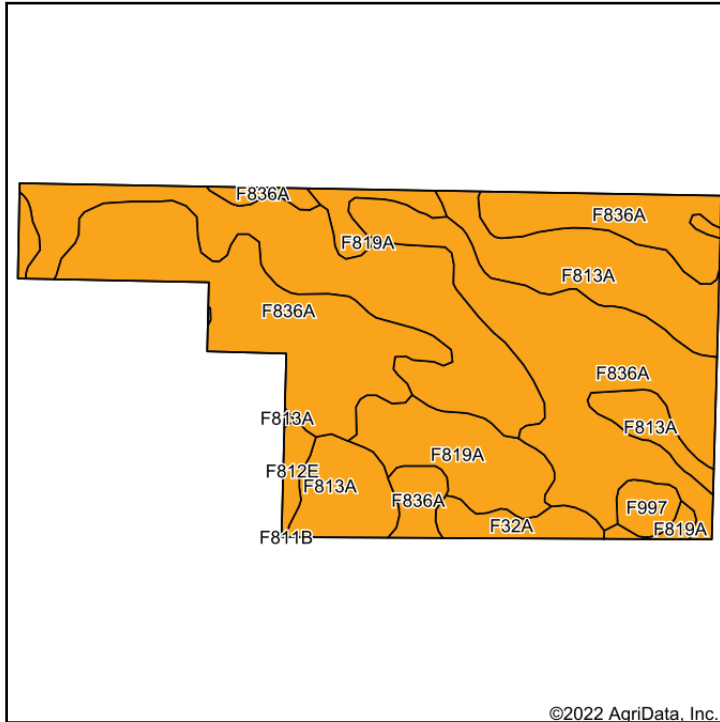
## S ½ NW ¼ Lots 3-4 Less parcel 9 Section 2-154-76

## S ½ NE ¼ Section 2-154-76

## Lots 1-2 Section 2-154-76

## Approximately 230.76 Acres +-

B



State: **North Dakota**  
 County: **McHenry**  
 Location: **2-154N-76W**  
 Township: **East McHenry**  
 Acres: **235.48**  
 Date: **4/27/2022**



Soils data provided by USDA and NRCS.

Area Symbol: ND049, Soil Area Version: 25							
Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall
F836A	Verendrye loamy coarse sand, 0 to 1 percent slopes	114.26	48.5%		Vlw	21	13
F813A	Falsen/Karlsruhe complex, 0 to 2 percent slopes	84.28	35.8%		Vle	36	25
F819A	Karlsruhe coarse sandy loam, 0 to 2 percent slopes	24.27	10.3%		Ille	49	25
F32A	Fossum fine sandy loam, 0 to 1 percent slopes, frequently ponded	6.14	2.6%		Vw	21	17
F997	Water, intermittent	3.79	1.6%			3	8
F812E	Claire/Lohnes complex, 6 to 25 percent slopes	2.74	1.2%		Vlle	15	20
<b>Weighted Average</b>					<b>5.58</b>	<b>28.9</b>	<b>*n 18.6</b>

\*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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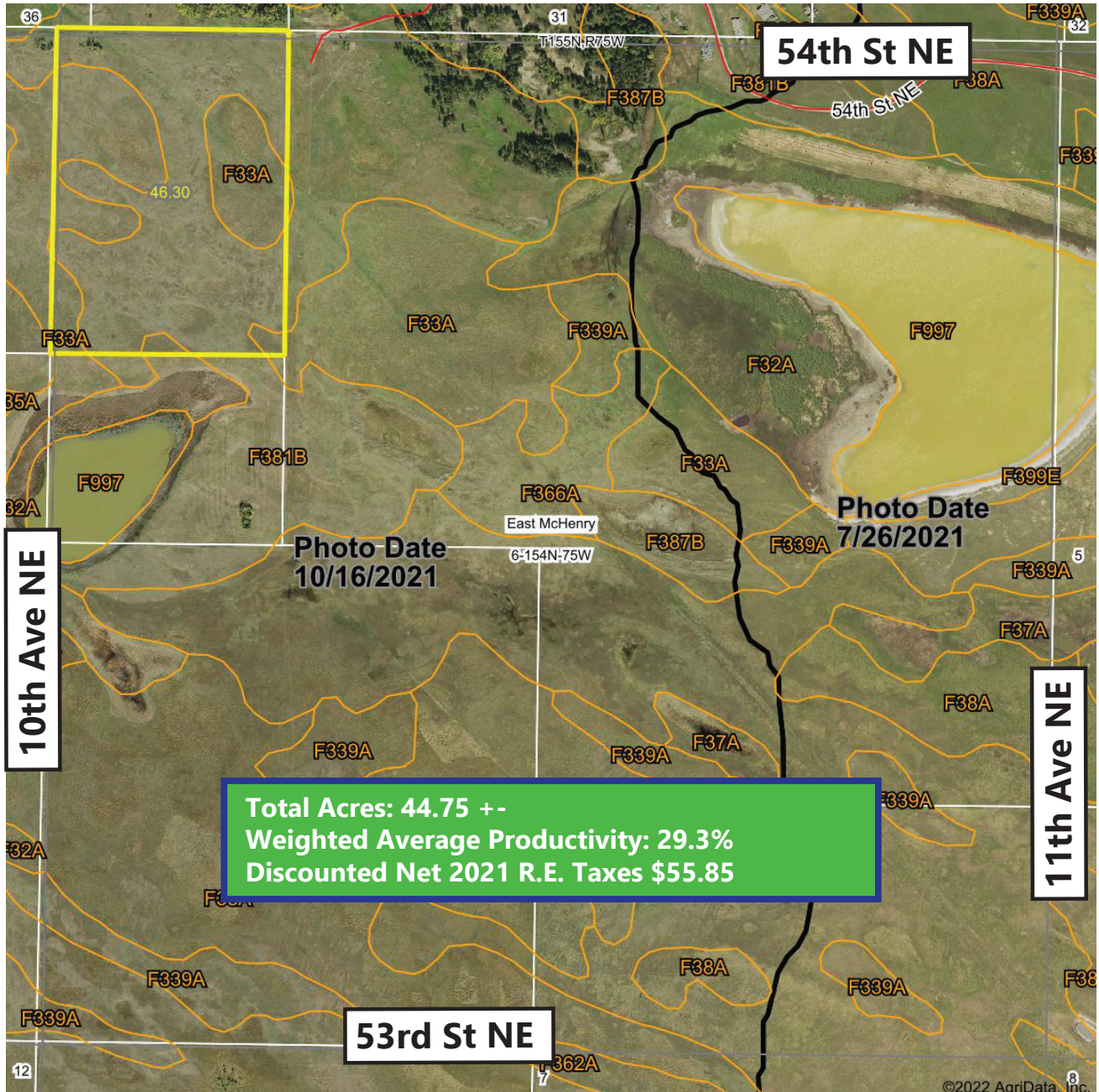
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# McHenry County ND Pasture Land For Sale

## Lot 4 PT of Lot 5 Section 6-154-75

### Approximately 44.74 Acres +-

C



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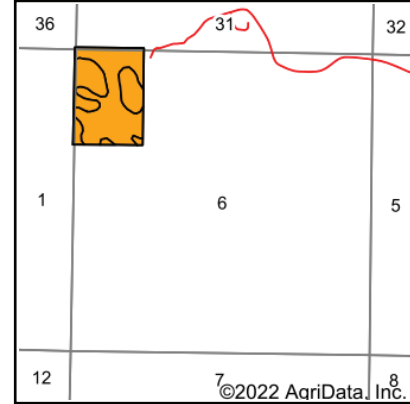
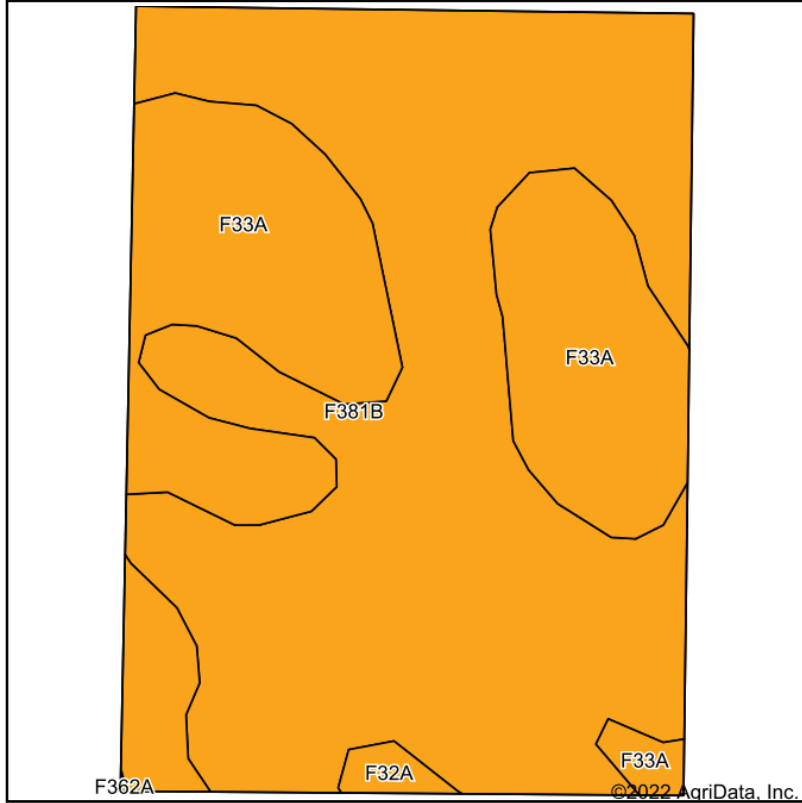


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# McHenry County ND Pasture Land For Sale

## Lot 4 PT of Lot 5 Section 6-154-75

### Approximately 44.74 Acres +-



State: **North Dakota**  
 County: **McHenry**  
 Location: **6-154N-75W**  
 Township: **East McHenry**  
 Acres: **46.3**  
 Date: **4/27/2022**



Soils data provided by USDA and NRCS.

Area Symbol: ND049, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall
F381B	AylmerBantry fine sands, 0 to 6 percent slopes	29.93	64.6%		Vle	29	21
F33A	Fossum fine sandy loam, 0 to 1 percent slopes	15.93	34.4%		IVw	30	20
F32A	Fossum fine sandy loam, 0 to 1 percent slopes, frequently ponded	0.44	1.0%		Vw	21	17
<b>Weighted Average</b>					<b>5.30</b>	<b>29.3</b>	<b>*n 20.6</b>

\*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**

**Section 1-154-76**

**Total Acres: 621.92 +-**

**Weighted Average Productivity: 29.7%**

**Discounted Net 2021 R.E. Taxes: \$976.80**

**B**

**S ½ NW ¼ Lots 3-4 Less parcel 9 Section 2-154-76**

**S ½ NE ¼ Section 2-154-76**

**Lots 1-2 Section 2-154-76**

**Total Acres: 230.76 +-**

**Weighted Average Productivity: 28.9%**

**Discounted Net 2021 R.E. Taxes: \$385.38**

**C**

**Lot 4 PT of Lot 5 Section 6-154-75**

**Total Acres: 44.75**

**Weighted Average Productivity: 29.3%**

**Discounted Net 2021 R.E. Taxes \$55.85**

**Total Acres: 898.43 +-**

**Total Discounted Net R.E. Taxes: \$1,418.03**



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