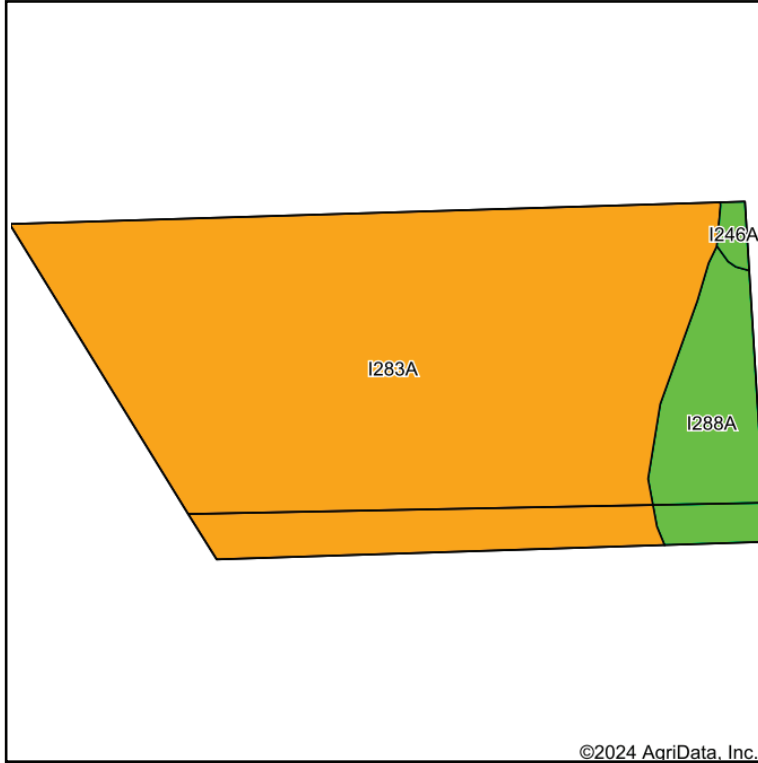




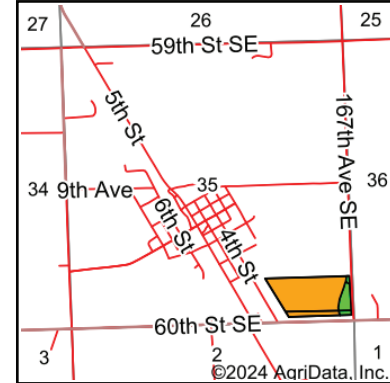
# For Sale Richland, ND Farmland with Development Potential

## S 850' SE ¼ Section 35-136-50 - East of Mendell St EXT PCLS

### Approximately 26.78 Acres +-



Soils data provided by USDA and NRCS.



State: **North Dakota**  
 County: **Richland**  
 Location: **35-136N-50W**  
 Township: **Walcott**  
 Acres: **23.45**  
 Date: **3/16/2024**



Area Symbol: ND077, Soil Area Version: 33

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Irr Class *c	Productivity Index	*n NCCPI Overall
I283A	HilaireEspelie loamy fine sands, 0 to 2 percent slopes	20.64	88.0%		IIIe	IIIs	49	42
I288A	Delamere fine sandy loam, clayey substratum, 0 to 1 percent slopes	2.63	11.2%		IIIe		74	49
I246A	GalchuttWheatville, slightly saline silt loams, 0 to 2 percent slopes	0.18	0.8%		Ile		82	55
<b>Weighted Average</b>					<b>2.99</b>	<b>*</b>	<b>52.1</b>	<b>*n 42.9</b>

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

Soils data provided by USDA and NRCS.



\*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