



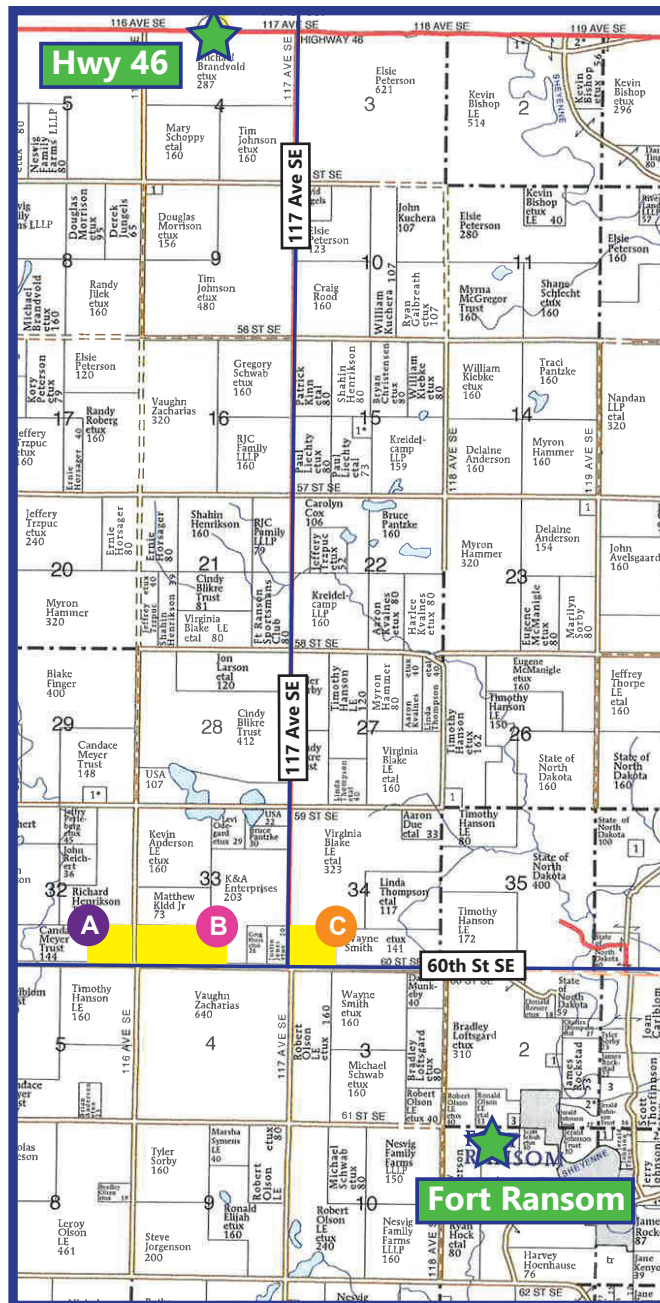
Ransom County, ND

Northland Township

189+ - Acres



Steve Johnson
701-799-5213



Directions:

A: From State HWY 46 and 117th Ave SE go South 6 miles to 60th St SE. Then go West 1 mile to 116th Ave SE. You are now at the SE corner of the property.

B: From State HWY 46 and 117th Ave SE go 6 miles South to 60th St SE. Then go West 1 mile to 116th Ave SE. You are at the SW corner of the property.

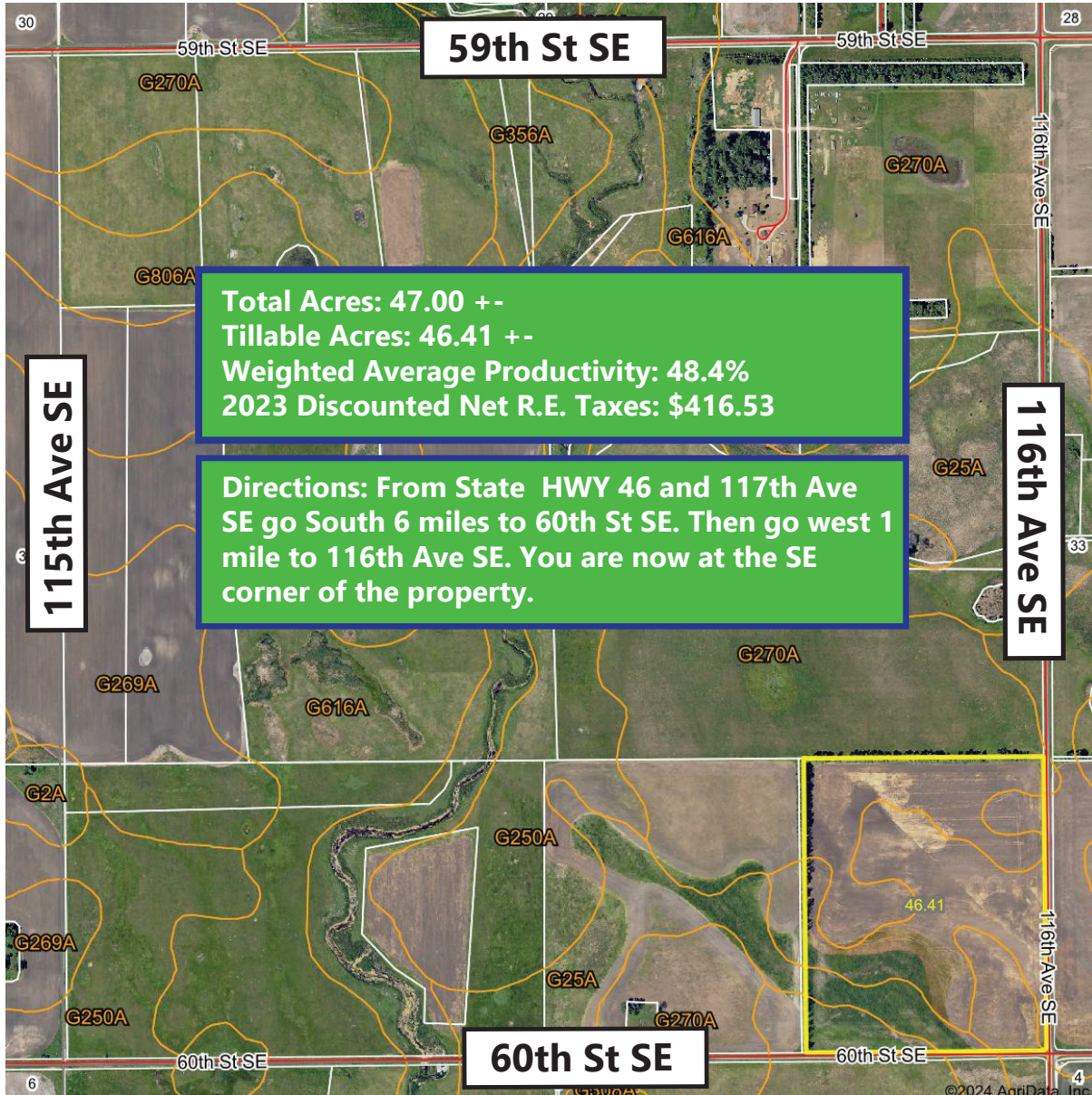
C: From State HWY 46 and 117th Ave SE go South 6 miles to 60th St SE. You are now at the SW corner of the property.

For Sale Ransom County, ND Farmland

SE ¼ SE ¼ Section 32-136-58

Approximately 47.00 Acres +-

A



*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



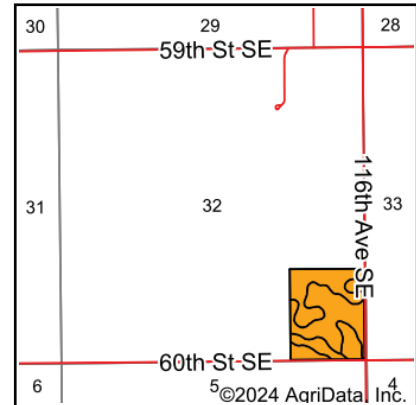
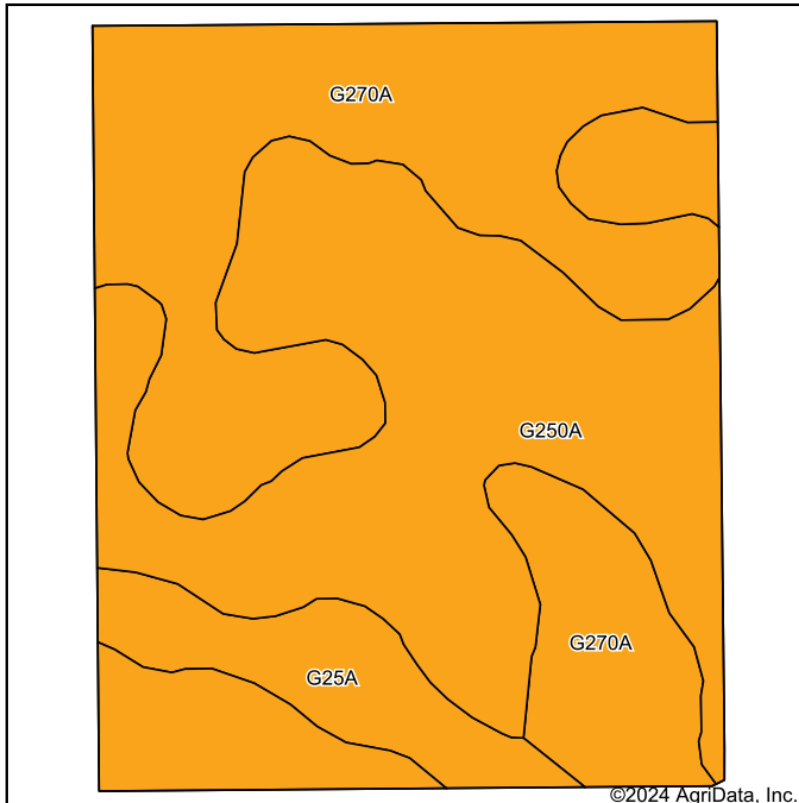
3137 32nd Ave S, Ste 211 | Fargo, ND 58103
www.johnsonauctionandrealty.com

For Sale Ransom County, ND Farmland

SE ¼ SE ¼ Section 32-136-58

Approximately 47.00 Acres +-

A



State: **North Dakota**
 County: **Ransom**
 Location: **32-136N-58W**
 Township: **Northland**
 Acres: **46.41**
 Date: **2/6/2024**



Soils data provided by USDA and NRCS.

Area Symbol: ND073, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall
G250A	Divide loam, 0 to 2 percent slopes	23.06	49.7%		Ils	58	39
G270A	Arvilla sandy loam, 0 to 2 percent slopes	19.46	41.9%		IIIe	40	34
G25A	Marysland loam, 0 to 1 percent slopes	3.89	8.4%		IVw	33	34
Weighted Average					2.59	48.4	*n 36.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



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For Sale Ransom County, ND Farm Land

S ½ SW ¼ Section 33-136-58

Approximately 95.00 Acres +-

B



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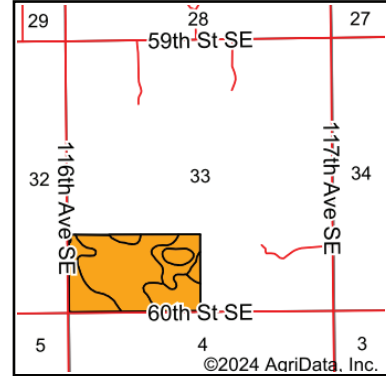
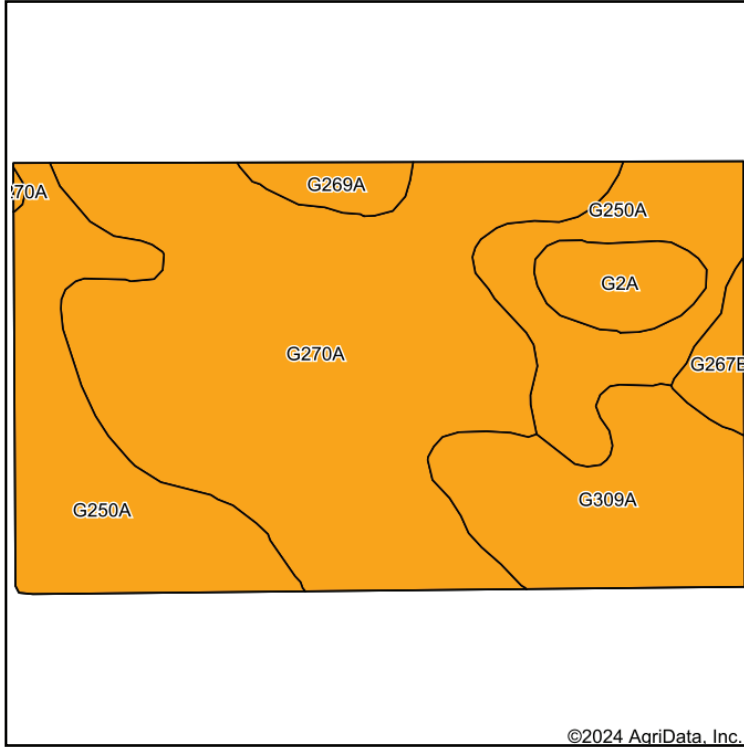
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For Sale Ransom County, ND Farm Land

S ½ SW ¼ Section 33-136-58

Approximately 95.00 Acres +-

B



State: **North Dakota**
 County: **Ransom**
 Location: **33-136N-58W**
 Township: **Northland**
 Acres: **92.33**
 Date: **2/6/2024**



Maps Provided By:



Area Symbol: ND073, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall	
G270A	Arvilla sandy loam, 0 to 2 percent slopes	44.96	48.7%		IIIe	40	34	
G250A	Divide loam, 0 to 2 percent slopes	25.94	28.1%		IIIs	58	39	
G309A	BrantfordVang loams, 0 to 2 percent slopes	13.74	14.9%		IVs	53	46	
G2A	Tonka silt loam, 0 to 1 percent slopes	3.74	4.1%		IVw	42	47	
G269A	FordvilleRenshaw loams, 0 to 2 percent slopes	2.02	2.2%		IIIIs	54	46	
G267B	SiouxRenshaw complex, 0 to 6 percent slopes	1.93	2.1%		VIIs	29	32	
Weighted Average						2.97	47.1	*n 37.9

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method



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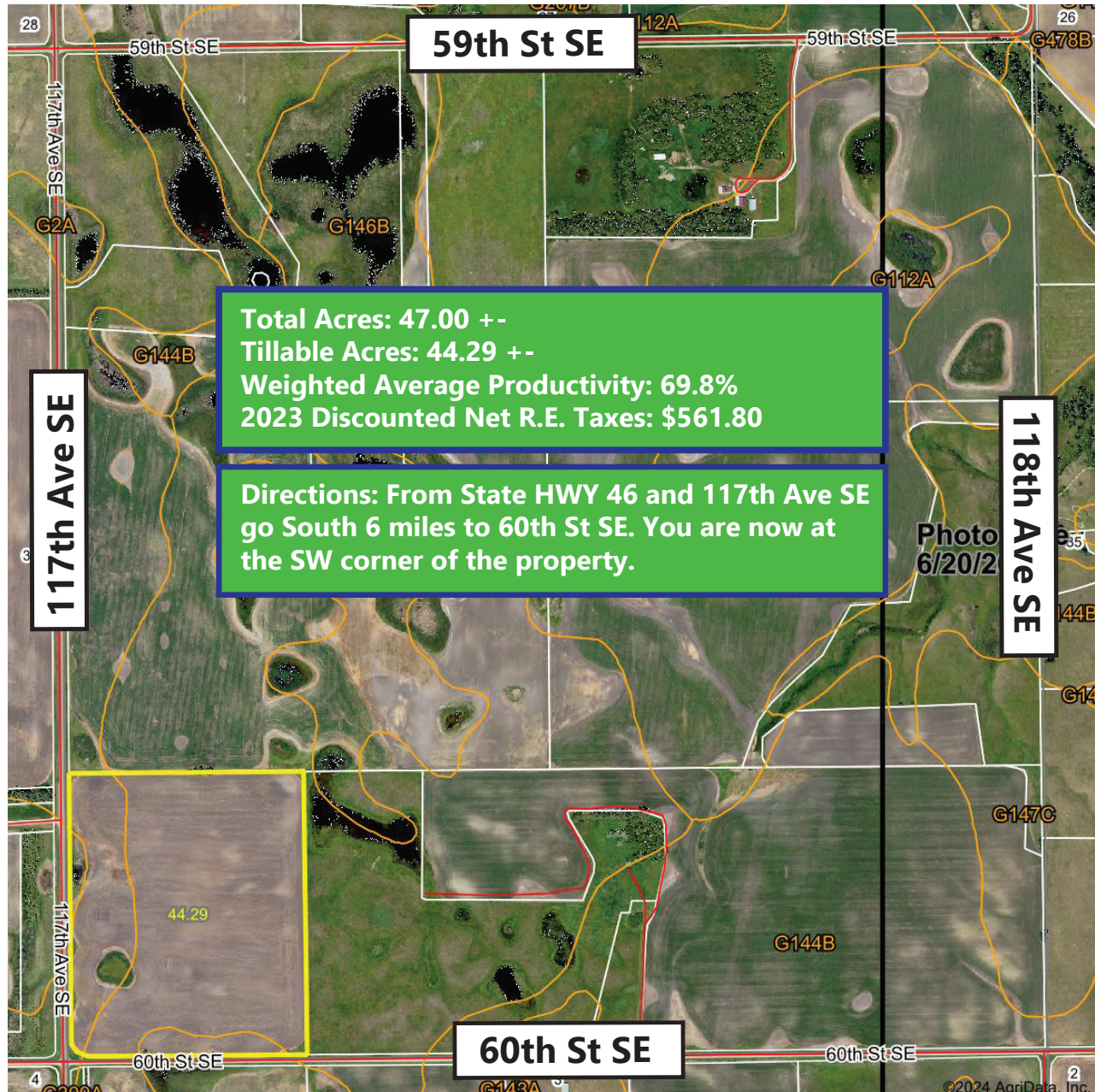
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For Sale Ransom County, ND Farmland

SW ¼ SW ¼ Section 34-136-58

Approximately 47.00 Acres +-

C



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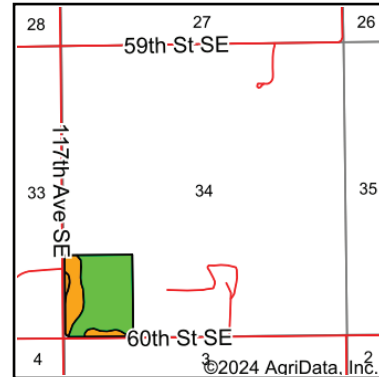
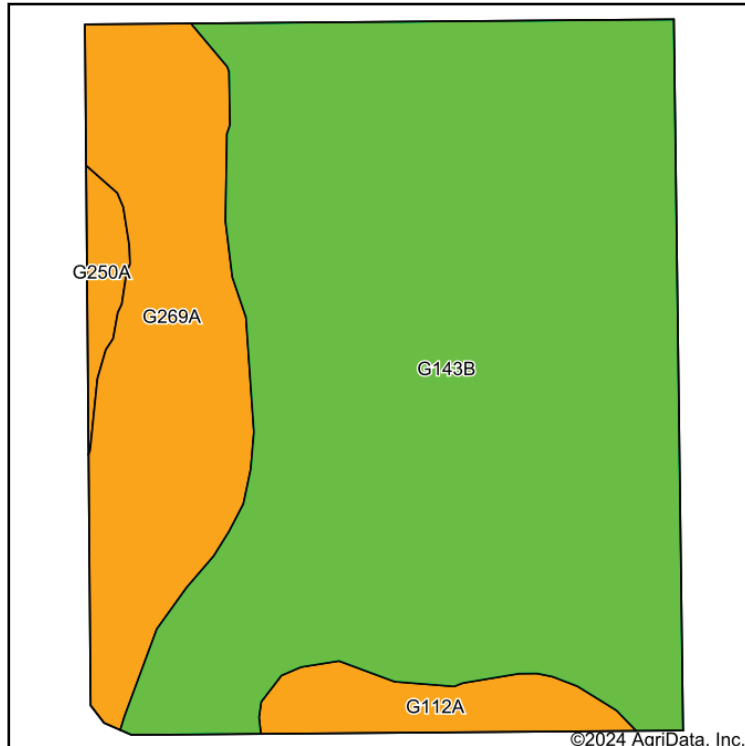
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For Sale Ransom County, ND Farmland

SW ¼ SW ¼ Section 34-136-58

Approximately 47.00 Acres +-

C



State: **North Dakota**
 County: **Ransom**
 Location: **34-136N-58W**
 Township: **Northland**
 Acres: **44.29**
 Date: **2/6/2024**



Soils data provided by USDA and NRCS.

Area Symbol: ND073, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	PI Legend	NonIrr Class *c	Productivity Index	*n NCCPI Overall
G143B	BarnesSvea loams, 3 to 6 percent slopes	32.74	73.9%		Ile	75	59
G269A	FordvilleRenshaw loams, 0 to 2 percent slopes	8.80	19.9%		IIIIs	54	46
G112A	HamerlyTonkaParnell complex, 0 to 3 percent slopes	2.03	4.6%		IIw	58	47
G250A	Divide loam, 0 to 2 percent slopes	0.72	1.6%		IIIs	58	39
Weighted Average					2.20	69.8	*n 55.5

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A

SE ¼ SE ¼ Section 32-136-58

**Total Acres: 47.00 +-
Tillable Acres: 46.41 +-
Weighted Average Productivity: 48.4%
2023 Discounted Net R.E. Taxes: \$416.53**

B

S ½ SW ¼ Section 33-136-58

**Total Acres: 95.00 +-
Tillable Acres: 92.33 +-
Weighted Average Productivity: 47.1%
2023 Discounted Net RE. Taxes: \$686.85**

C

SW ¼ SW ¼ Section 34-136-58

**Total Acres: 47.00 +-
Tillable Acres: 44.29 +-
Weighted Average Productivity: 69.8%
2023 Discounted Net R.E. Taxes: \$561.80**



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