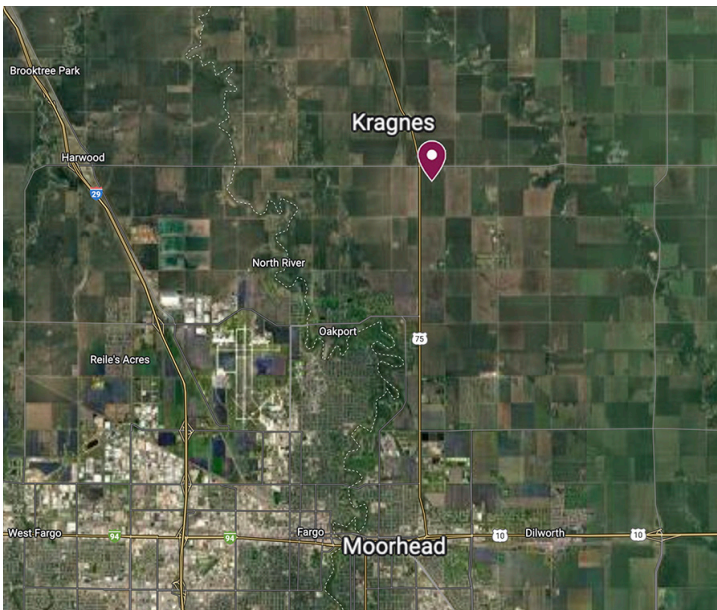


# LAND FOR SALE



## Clay County, Minnesota

127.91 Acres +/- in Oakport Township



Imagery ©2025 CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

### BROKER'S COMMENTS

Red River Valley farmland north of Moorhead. Property is floodplain. Please check with county officials to determine if property is developable.

### LISTING PRICE

\$925,000

### LEGAL DESCRIPTION

Clay County, Oakport Township  
Fractional NE1/4 of Section 4, T140 R48, less 8.85 acres,  
less RR & Road, less 8.68 acres for Highway.

### PROPERTY INFORMATION

127.91 deeded acres / 123.37 FSA tillable acres

### LAND LOCATION

From the intersection of U.S. Highways 10 and 75 in Moorhead, 7.2 miles north on 75 will place you at the northwest corner of the property at the intersection of U.S. 75 and Clay County 26.

# ACRES & SHARES<sup>LLC</sup>

LAND. BEET STOCK. BROKERAGE.

**JAYSON MENKE** / Broker  
[jayson.menke@acresandshares.com](mailto:jayson.menke@acresandshares.com)



## LAND INFO

### FSA INFORMATION

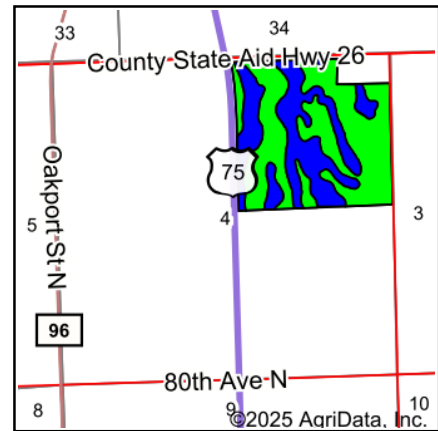
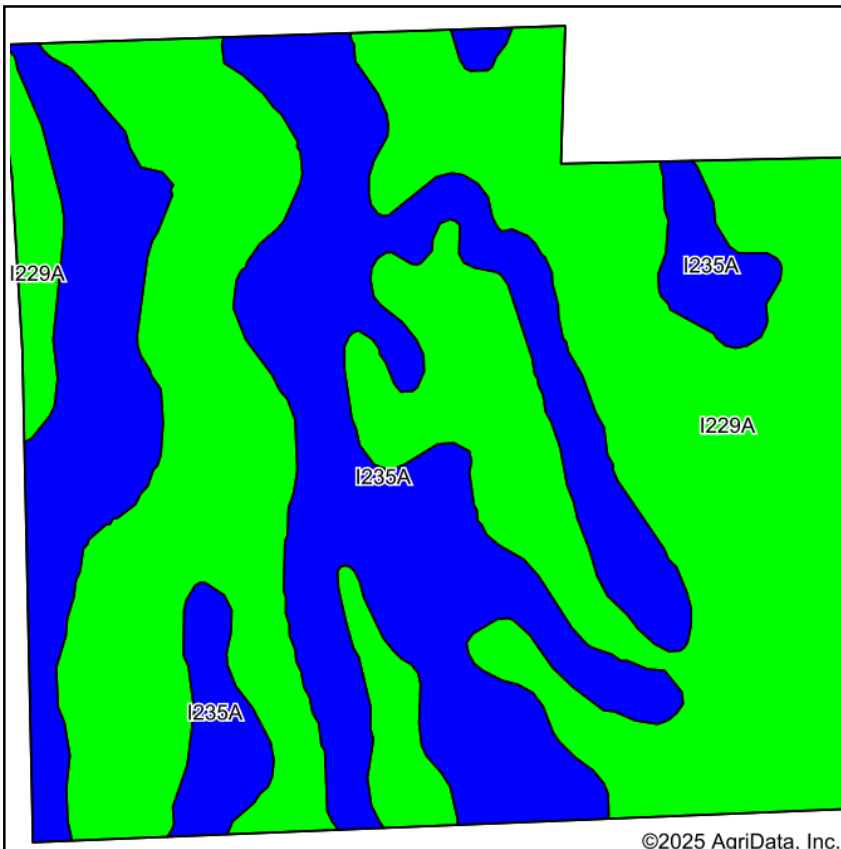
CROP	BASE (acres)	YIELD (bushels)
Wheat	23.15	57
Corn	27.05	122
Soybeans	46.51	32

### 2024 REAL ESTATE TAXES

\$7,140 (includes \$583.04 special assessments)

Disclosure: Brochure information gathered from sources deemed reliable. Acres & Shares, LLC does not guarantee its accuracy. Interested Buyers should complete personal due diligence regarding the property.

## SOIL MAP



State: **Minnesota**  
 County: **Clay**  
 Location: **4-140N-48W**  
 Township: **Oakport**  
 Acres: **122.28**  
 Date: **1/20/2025**

**ACRES & SHARES**<sup>LLC</sup>  
 LAND. BEET STOCK. BROKERAGE.

Maps Provided By:  
**surety**<sup>®</sup>  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: MN027, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	75.43	61.7%		IIw	3095	94
I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	46.85	38.3%		IIIw	3030	83
<b>Weighted Average</b>					<b>2.38</b>	<b>3070.1</b>	<b>89.8</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Disclosure: Soils map boundaries are drawn estimates and are not 100% accurate.

# AERIAL MAP



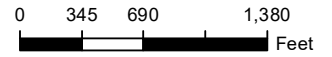
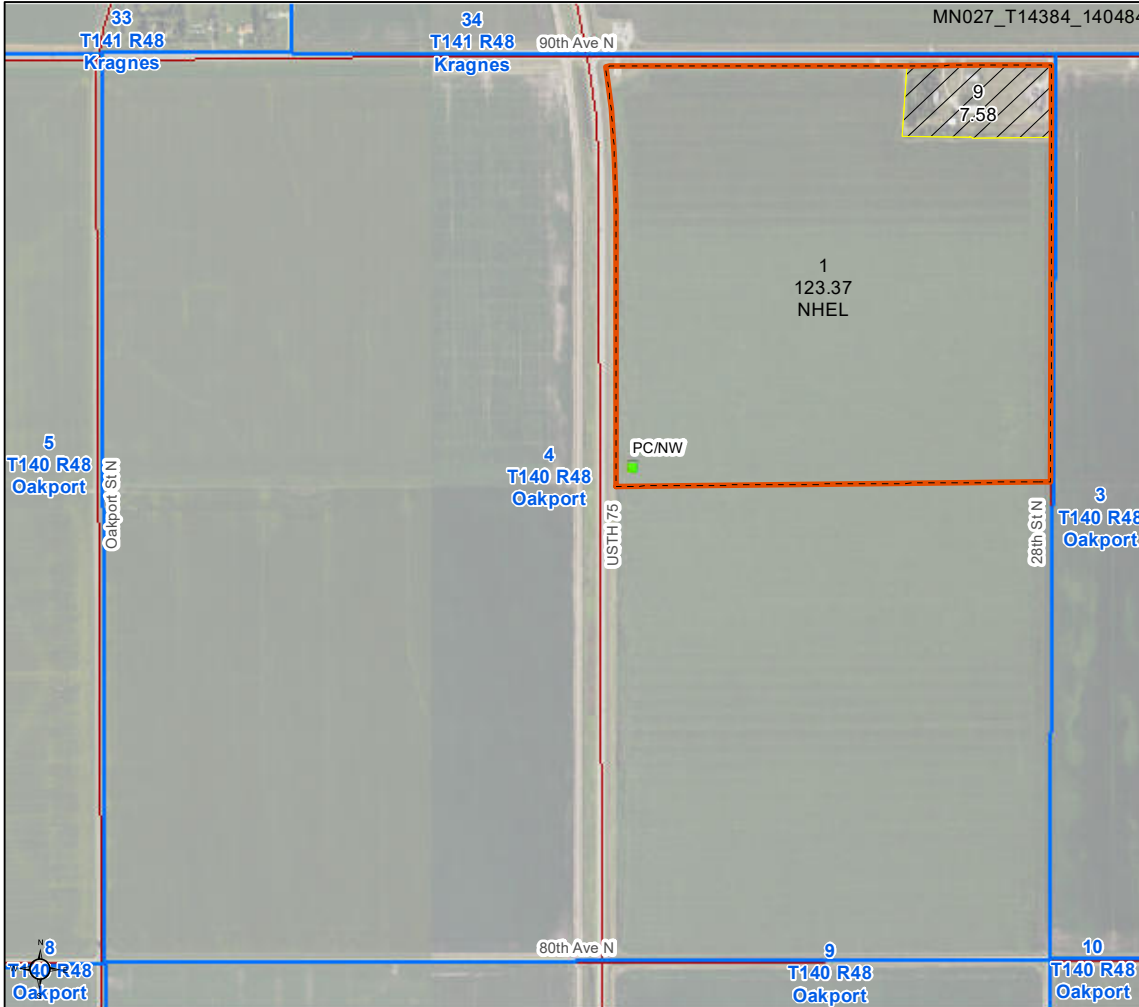
**Clay County, Minnesota**

**Farm 8289**  
**Tract 14384**

2024 Program Year

Map Created April 24, 2024

**140484**



- Unless otherwise noted:  
 Shares are 100% operator  
 Crops are non-irrigated  
 Corn = yellow for grain  
 Soybeans = common soybeans for grain  
 Wheat = HRS, HRW = Grain  
 Sunflower = Oil, Non-Oil = Grain  
 Oats and Barley = Spring for grain  
 Rye = for grain  
 Peas = process  
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage  
 Beans = Dry Edible  
 NAG = for GZ  
 Canola = Spring for seed

**Common Land Unit**

- Non-Cropland
- Cropland
- Tract Boundary

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 123.37 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2021 NAIP imagery.