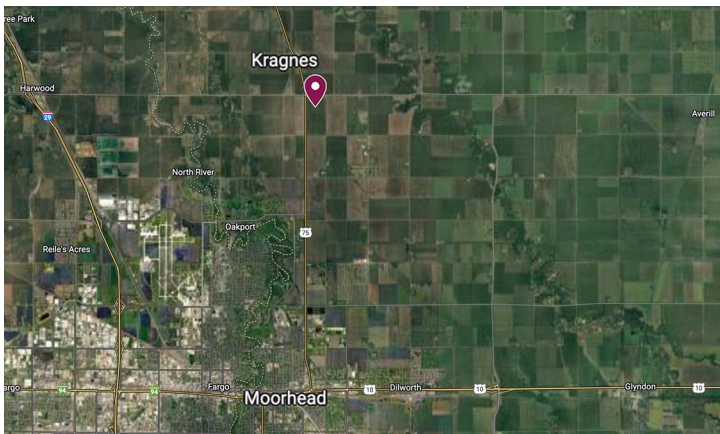


# LAND FOR SALE



## Clay County, Minnesota

127.91 Acres +/- in Oakport Township



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

### 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.

### TIMED ONLINE AUCTION

Opens: 1 pm (Central Time) Tuesday, March 4, 2025  
Closes: 1 pm (Central Time) Wednesday, March 5, 2025  
Location: [bid.acresandshares.com](http://bid.acresandshares.com)

### BROKER'S COMMENTS

Red River Valley farmland with development potential north of Moorhead at a busy rural intersection.  
89.6 Productivity Index (PI).  
Available for 2025 farming season.

### 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

# 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

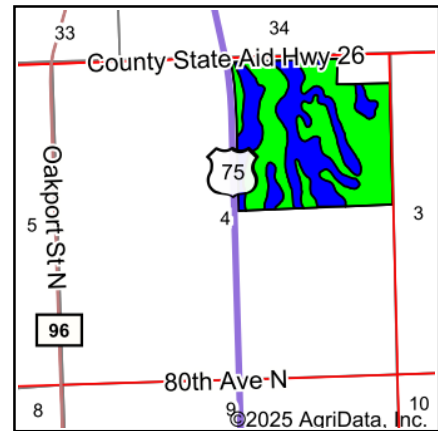
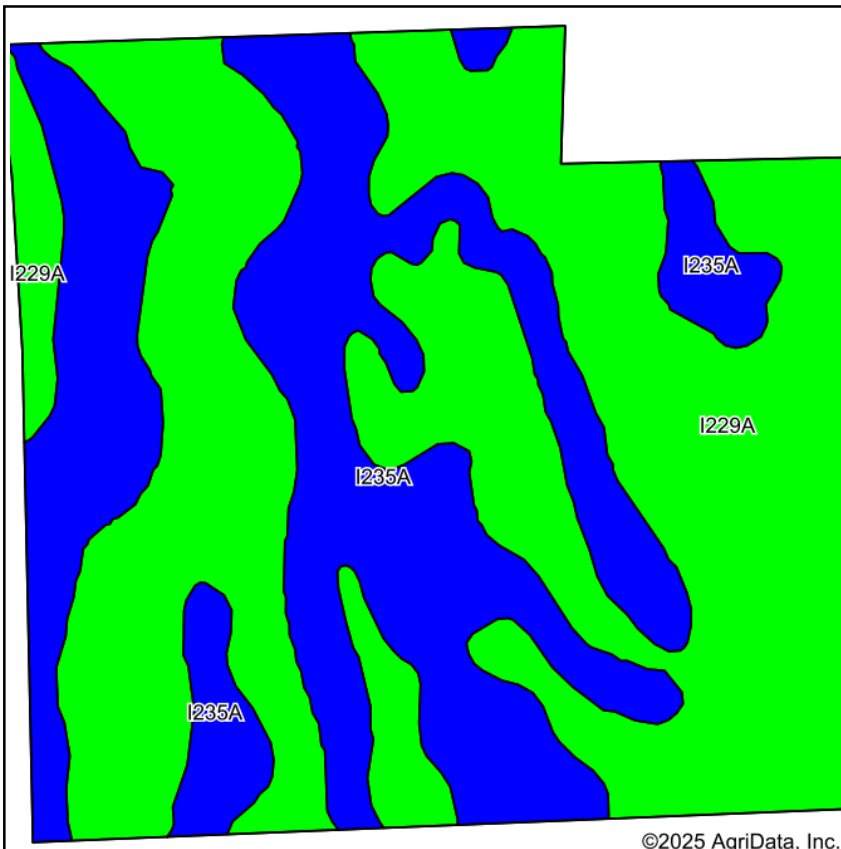
CROP	BASE (acres)	YIELD (bushels)
Wheat	23.15	57
Corn	27.05	122
Soybeans	46.51	32

### 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  
© AgriData, Inc. 2023      www.AgriDataInc.com



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



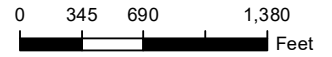
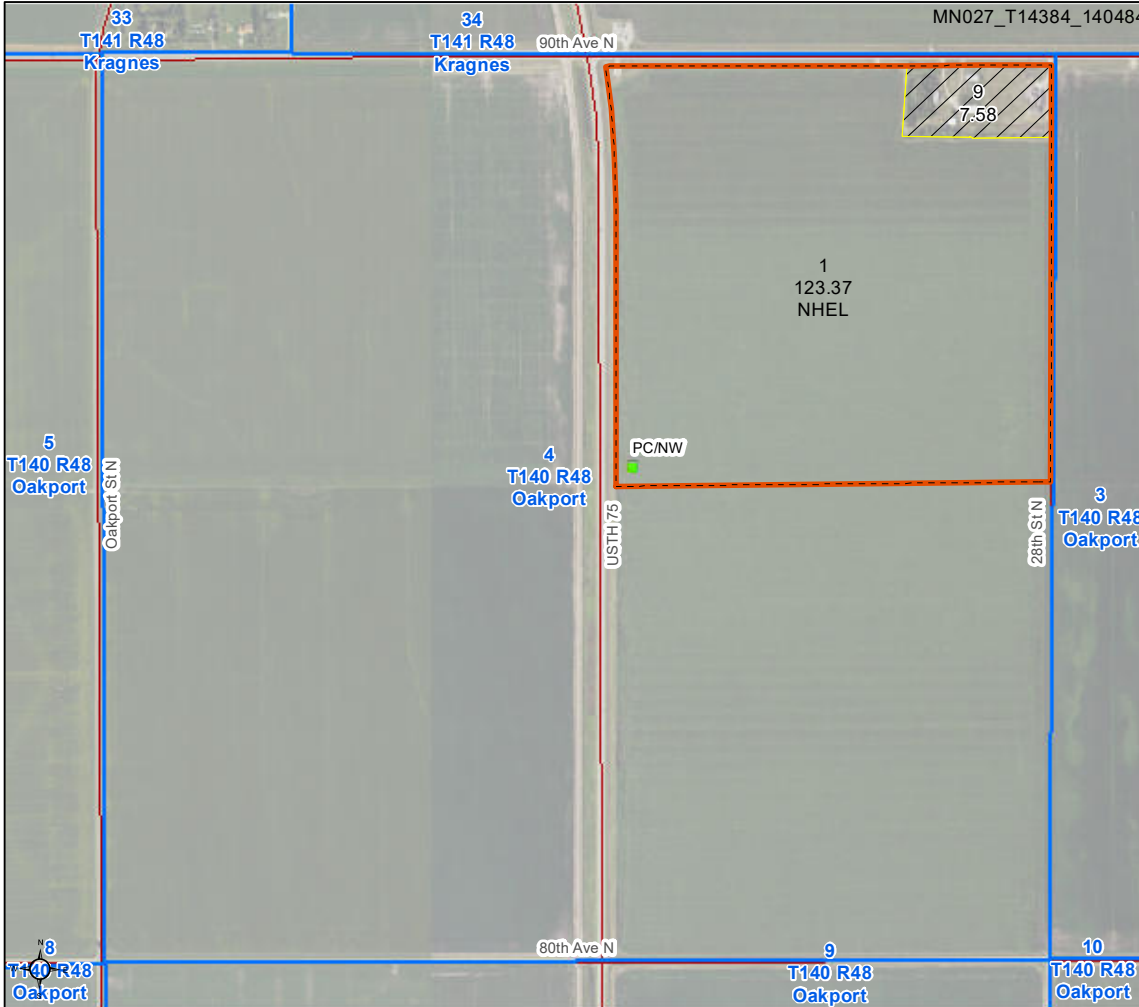
**Clay County, Minnesota**

**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.

## Terms and Conditions

- Auction Type:** Timed online auction. Bid(s) placed within last five minutes of auction will extend auction for five minutes. Bid extensions continue and auction will not end until there are no bids for five minutes.
- Bidder Registration:** bid.acresandshares.com
- Auction Open:** 1:00 pm (Central Time) Tuesday, March 4, 2025.
- Auction Close:** 1:00 pm (Central Time) Wednesday, March 5, 2025.
- Terms:** Cash sale. No Contingencies including financing. Property is being sold "AS IS, WHERE IS." Sellers reserve the right to accept or reject any and all bids and modify bidding requirements.
- Real Estate Taxes:** Seller has paid 2024 real estate taxes. Buyer responsible for 2025 and future real estate taxes.
- Possession:** At closing.
- Minerals:** Seller is not reserving minerals.
- Agency Disclosure:** Acres & Shares, LLC is representing the Seller. Any Buyer representation will be at Buyer's expense.
- Buyer Due Diligence:** Buyer has completed Due Diligence prior to the auction and is not relying on any statements made by the Seller or Seller's broker except those contained in the auction marketing materials.
- Successful Bidder:** Signed Purchase Agreement(s) within 24 hours. Ten (10) percent earnest money provided by check or wire.
- Closing:** April 9, 2024. Balance due will be wired to The Title Team on or before closing. Seller will provide Warranty Deed and updated abstract of title or title insurance evidencing marketable title. The Title Team closing fee will be split 50% Buyer / 50% Seller. Buyer responsible for fees associated with financing.
- Updated Information:** Please check acresandshares.com for any brochure updates.