

78 Acres with Bin Site • Clay County, MN

PRICE: \$800,000

LEGAL

E½SW¼ 31-141-48

CROP ACRES

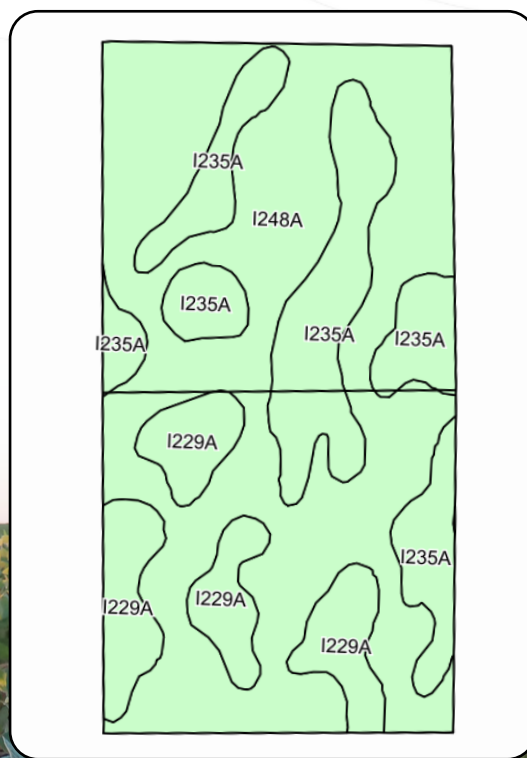
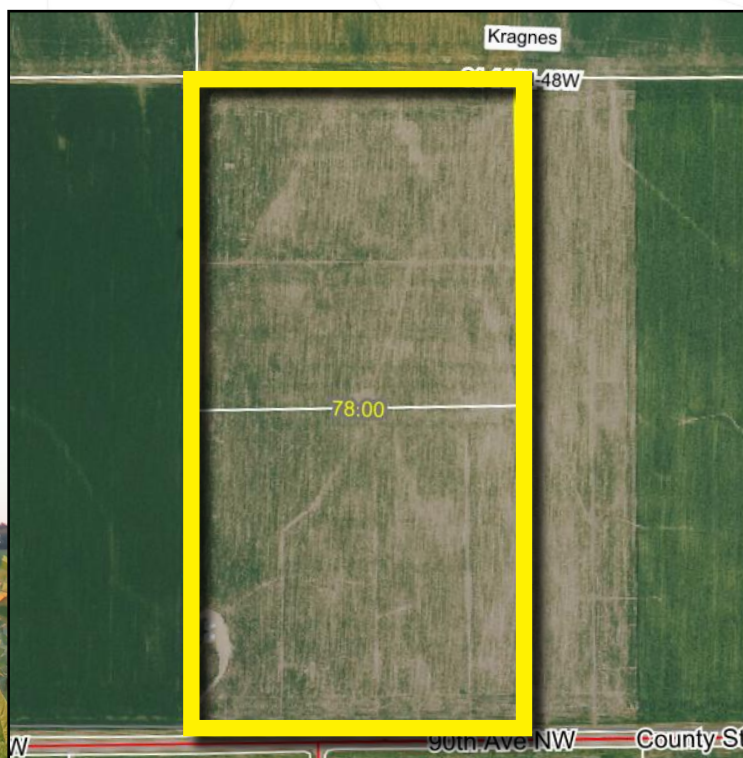
76.33 +/-

GRAIN STORAGE

2 Bins Totaling 75,000 +/- bu.

Property Note

This offering features 78 +/- acres in a prime agricultural area just 3 miles east of Harwood, ND and 3 miles west of Kragnes, MN. The property includes 76.33 +/- crop acres and two high-capacity grain bins with a total storage of 75,000 +/- bushels. Both bins are equipped with full aeration, three-phase power, and are set up for remote monitoring. Positioned along County Rd. #26, the parcel offers excellent year-round access and is conveniently located near the Fargo-Moorhead area, making it ideal for both local producers and agricultural investors. The infrastructure, combined with productive soils and proximity to major grain markets, makes this property a rare find and potential upside.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I248A	Wahpeton silty clay, 0 to 2 percent slopes, occasionally flooded	50.23	61.4%	Ile	84
I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	20.16	24.6%	IIIw	83
I229A	Fargo silty clay, 0 to 1 percent slopes	11.49	14.0%	IIw	94
Weighted Average					85.2

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