

# Pifer's

## RED RIVER VALLEY LAND FOR SALE

**70 +/- ACRES  
CLAY COUNTY, MN**

**13236 57TH AVE. N  
GLYNDON, MN**

**PRICE:  
\$590,000**

Pifer's Auction & Realty is pleased to present this prime 70 +/- acre property in Clay County, Minnesota. Located near Glyndon, MN, this property features highly productive soils, easy access, and excellent addition to any farm operation or investment opportunity.



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1506 29th Ave. S • Moorhead, MN

**Excellent Soil Productivity**  
High SPI ensures strong crop yields.

**Great Location**  
Just 8.5 miles from Glyndon, MN

**Investment Potential**  
Ideal for farming or long-term land investment.



- Acres: 70 +/-
- Legal Description: S½ SW¼ LESS 10 AC, 17-140-46
- Soil Productivity Index: 88.4 (Weighted Average)
- Soil Composition: Predominantly Glyndon loam (93.8%) with excellent productivity
- Property Classification: Agricultural Non-Homestead
- Property Taxes (2024): \$3,124.00

# 70 +/- ACRES CLAY COUNTY, MINNESOTA

## TOTAL ACRES

70 +/-

## LEGAL

S½SW¼ LESS 10 AC, 17-140-46

## CROP ACRES

70 +/- (Estimate)

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I507A	Glyndon loam, 0 to 2 percent slopes	65.90	94.1%	Ile	89
I312A	Wyndmere fine sandy loam, 0 to 2 percent slopes	3.40	4.9%	IIIe	77
I5A	Borup loam, 0 to 1 percent slopes	0.70	1.0%	IIw	90
<b>Weighted Average</b>					<b>88.4</b>

### Soil and Productivity

The property boasts high-quality Glyndon loam soils, with a Productivity Index (SPI) of 88.4, making it an excellent choice for row crop production. Additional minor soil components include Wyndmere fine sandy loam and Borup loam, ensuring diverse agricultural applications.

### Driving Directions

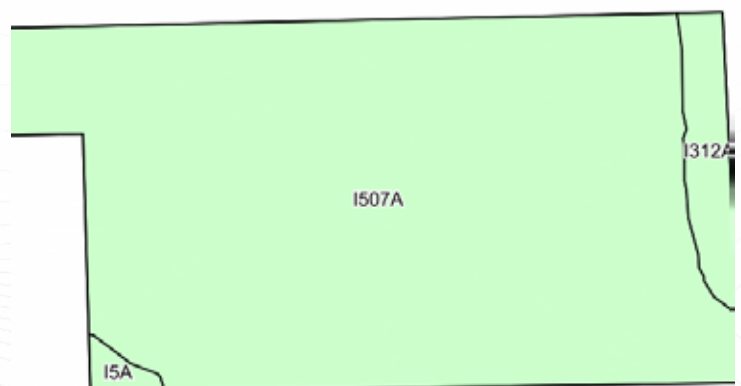
From Glyndon, MN: Go east on Hwy. #10 / State St. SE for 3.5 miles to County Rd. #9 / Hwy. #9. Turn left and go north 4 miles to 57th Ave N / County Rd. #91 for 0.5 miles west and the property is on the right.



### Steve Link

Broker

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**This is a rare opportunity to acquire a highly productive farmland property in a strong agricultural region. Don't miss your chance to own this exceptional piece of land!**