

Pifer's



74.18 +/- CROP ACRES | \$515,000

92.06 ACRES

CLAY COUNTY, MN

92.06 ACRES

CLAY COUNTY, MN

LISTED PRICE \$515,000

PROPERTY INFORMATION

This property features 92.06 +/- acres of productive farmland in Clay County, MN. The property has convenient access and good visibility from Hwy. #9 less than one mile south of Downer, MN. The land features over 70 +/- acres of cropland with a Soil Productivity Index (SPI) in the high 60s. With exceptional highway access, this property would also be an excellent option for a building site or future development. Call today to learn more!

Acres: 92.06 +/-

Legal: NW¼ W of Hwy 9 in 27-138-46

Crop Acres: 74.18 +/-

Taxes: \$2,172.00 (2025)

Specials: \$333.77

DRIVING DIRECTIONS

From Downer, MN, head south on Hwy. #9 for .5 miles to reach the east end of the property.



JACK PIFER

REAL ESTATE AGENT

701.261.4762

jack@pifers.com



Pifer's Auction & Realty
1506 29th Ave S. • Moorhead, MN 56560
877.700.4099 • info@pifers.com

PARCEL 1

LEGAL

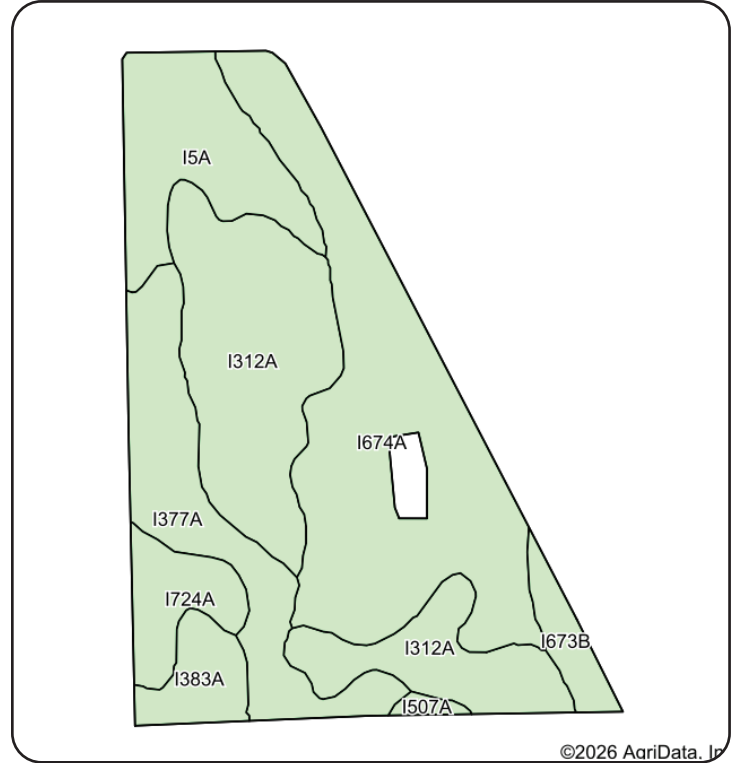
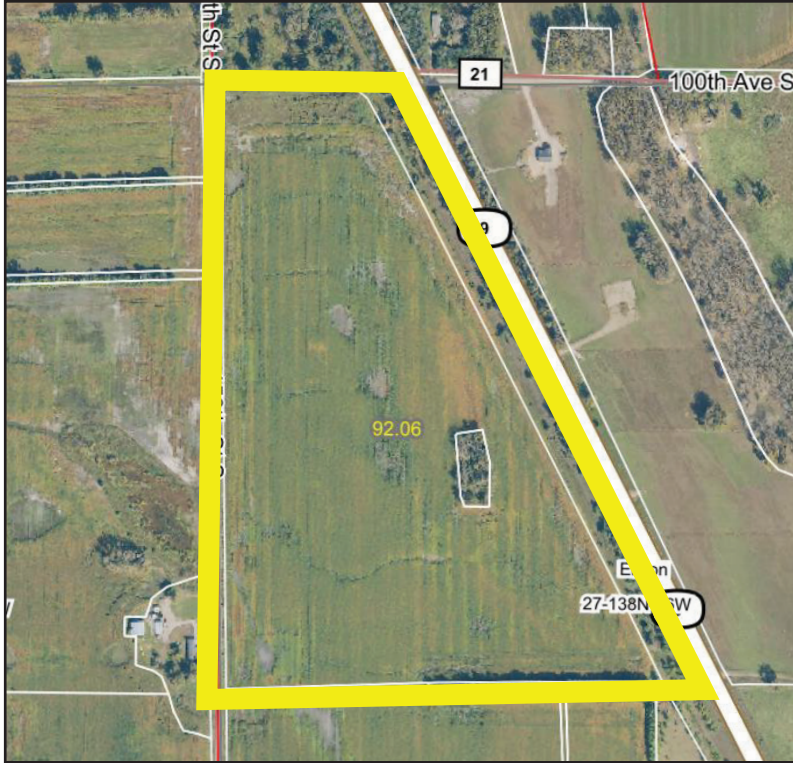
NW¼ W of Hwy 9 in 27-138-46

TOTAL ACRES

92.06 +/-

CROP ACRES

74.18 +/-



©2026 AagriData, Inc

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
I674A	Lohnes sandy loam, 0 to 2 percent slopes	24.57	33.2%	IIIe	37
I312A	Wyndmere fine sandy loam, 0 to 2 percent slopes	20.95	28.2%	IIIe	77
I377A	Wheatville silt loam, 0 to 2 percent slopes	10.61	14.3%	Ile	89
I5A	Borup loam, 0 to 1 percent slopes	8.79	11.8%	IIlw	90
I724A	Elmville fine sandy loam, 0 to 2 percent slopes	3.70	5.0%	IIIe	86
I383A	Overly silty clay loam, 0 to 2 percent slopes	3.00	4.0%	IIc	100
I673B	Lohnes coarse sandy loam, 2 to 6 percent slopes	2.13	2.9%	VIe	37
I507A	Glyndon loam, 0 to 2 percent slopes	0.43	0.6%	Ile	89
Weighted Average					67.3





Pifer's



Pifer's Auction & Realty
1506 29th Ave S. • Moorhead, MN 56560
877.700.4099 • info@pifers.com