

LAND FOR SALE

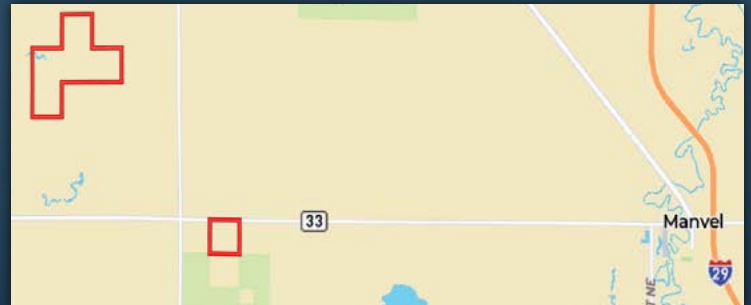
1,114.87 +/-Acres, Grand Forks County, North Dakota
Offered at: \$4,960,000



Highlights:

- 935 acres of drain tiled land
- Silty clay loam soils
- Great soils for corn, sunflowers and canola

A-31405



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For additional information, please contact:

Hugh Hunt, Agent

Hallock, Minnesota

Phone: (218) 843-1139

HHunt@FarmersNational.com

www.FarmersNational.com/HughHunt



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Legal Description:

SE1/4 Section 35, S1/2 & NW1/4 Section 36,
all in T154 R53
NW1/4 Section 6, NE1/4 Section 17, all in T153 R52
NE1/4 Section 2, T153 R52

Property Description: Improved productivity with
935 drain tiled acres. Crop history of corn, soybeans,
sunflowers, and wheat.

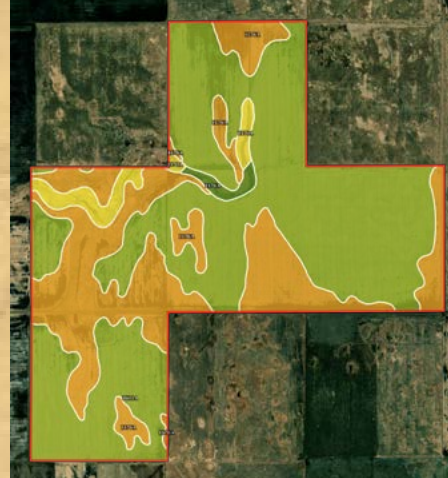
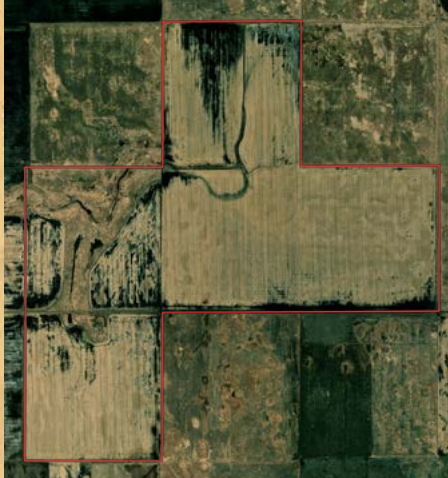
2022 Taxes: \$7,990.86

FSA Information:

Crop	Base	Yield
Corn	506.37 acres	87 bushels
Soybeans	84.63 acres	21 bushels
Barley	8.29 acres	40 bushels
Wheat	35.75 acres	42 bushels

Farm Data:

Cropland	1,015.96 acres
Non-crop	98.91 acres
Total	1,114.87 acres



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	563.98	58.35	52	42	3s
I176A	Ojata silty clay loam, 0 to 1 percent slopes	360.56	37.31	25	0	6s
I370A	Rauville silty clay loam, 0 to 1 percent slopes, frequently flooded	27.4	2.84	34	23	5w
I376A	Colvin silty clay loam, 0 to 1 percent slopes	8.33	0.86	69	70	2w
I119A	Bearden silty clay loam, 0 to 2 percent slopes	6.22	0.64	90	74	2e
TOTALS		966.48(*)	100%	41.81	26.24	4.16