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# LAND FOR SALE

640± Acres, Mercer County, North Dakota

OFFERED AT  
**\$4,300,000**

## Highlights:

- Great section of land with minerals
- Existing coal lease sells with this property
- Excellent mixture of cropland and pasture with easy access

For additional information, please contact:  
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# Property Information

**Directions to Property:** From Zap, North Dakota head south on Mercer County Road 13 for nine and one-half miles to Mercer County Road 22. This is the southeast corner of the property.

**Legal Description:** All of Section 35, Twp 143N, Rge 89W.

**Property Description:** This is a great section of land! Situated in a prime location with easy access via two county roads, the land boasts a diverse landscape comprising both high-quality cropland and pasture. A significant feature of this property is the existing coal lease. This mineral interest presents a potential for future income or development opportunities related to coal extraction.

## Farm Data:

Cropland	245.30 acres
Pasture	389.70 acres
Total	635.00 acres

## FSA Information:

	Base	Yield
Oats	26.20 acres	43 bushels

**Taxes:** \$2,560.60

**Price:** \$4,300,000.00

**To view or download the Surface and Coal Lease Agreement, scan the QR that is on the front of the page or check out our website.**

## Location Map

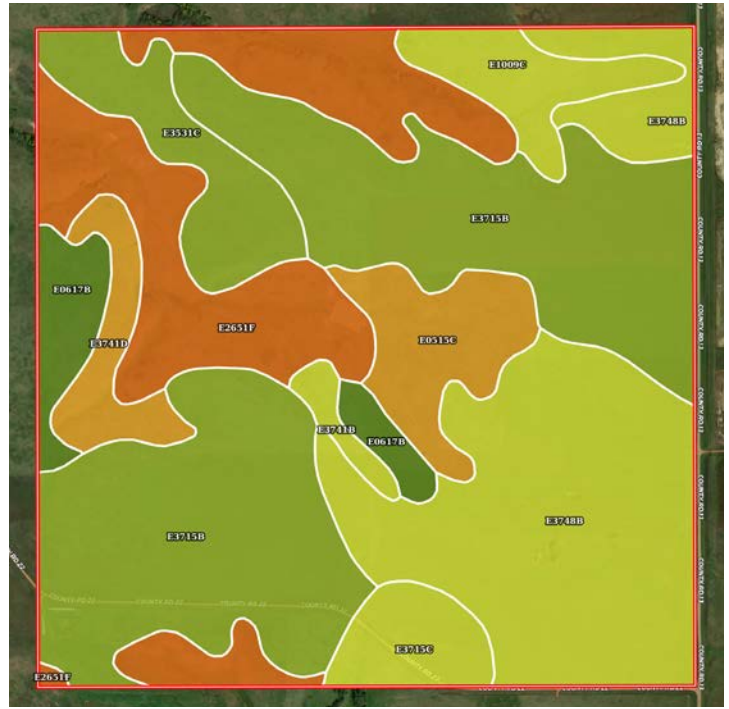


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

**Aerial Map**



**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
E3715B	Flaxton-Livona fine sandy loams, 3 to 6 percent slopes	214.0	33.82	69	41	3e
E3748B	Noonan-Flaxton fine sandy loams, 3 to 6 percent slopes	146.35	23.13	50	28	4s
E2651F	Werner-Amor-Arnegard loams, 9 to 50 percent slopes	107.95	17.06	26	17	7e
E3531C	Williams loam, 6 to 9 percent slopes	35.94	5.68	70	43	3e
E0515C	Rhoades-Daglum complex, 6 to 9 percent slopes	33.87	5.35	24	20	6s
E1009C	Moreau-Barkof silty clays, 6 to 9 percent slopes	24.43	3.86	49	28	4e
E0617B	Belfield-Wyola-Daglum complex, 2 to 6 percent slopes	24.36	3.85	65	31	2e
E3715C	Flaxton-Livona fine sandy loams, 6 to 9 percent slopes	19.89	3.14	56	41	4e
E3741D	Krem loamy fine sand, 6 to 15 percent slopes	19.83	3.13	32	35	6e
E3741B	Krem loamy fine sand, 0 to 6 percent slopes	6.2	0.98	53	34	4e
TOTALS		632.82(*)	100%	52.27	31.75	4.21



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