

LAND FOR SALE

Highlights:

- Near the city of Grand Forks, land in Section 12 is located in the flood protection area
- Section 2 is Zoned A1 (Agricultural Preservation), Section 11 and 12 are Zoned A2 (Agricultural Urban Reserve)
- Available for 2020 farming season

294.67+/- Acres

Grand Forks County, North Dakota

Offered in Three Tracts!



**Farmers
National
Company™**

Serving America's Landowners Since 1929

www.FarmersNational.com



For additional information, please contact:

Andy Gudajtes, Agent

Grand Forks, North Dakota

Cell: (218) 779-7305

AGudajtes@FarmersNational.com

www.FarmersNational.com/AndyGudajtes



Property Information

Property Location: Located just west of the city of Grand Forks and within the two mile city limits in Brenna Township, Grand Forks County North Dakota. Land in Section 2 (138.5 deeded), Section 11 (107.71 deeded) and Section 12 (51.46 deeded). At the intersection of Demers and 69th Street, you are at the southeast corner of the land in Section 2 (Tract 1). From that intersection, head south three quarters of a mile south on 69th Street, the land in Section 11 (Tract 2) is on the west, and the land in Section 12 (Tract 3) is to the east. At the interstion of 17th Avenue S. and South 69th Street, the land in Section 11 is located to the northwest and the land in Section 12 is located to the northeast. There are no buildings on any of this land.

Legal Description: Contact Agent for more detailed legal descriptions, as they are long.

- **Tract 1:** SE¼, less parts, of Section 2, T151 R51
- **Tract 2:** SE¼, less parts, of Section 11, T151 R51
- **Tract 3:** W½SW¼, less parts, of Section 12, T151 R51

Property Description: Farmland located in eastern Grand Forks County. Has many potential uses, currently utilized for crop production. Recent crops planted on these properties were canola, wheat, barley, soybeans, and corn. Property is combined with other land not being sold and therefore, FSA tillable and base acres will be finalized by FSA. Excellent access to the city of Grand Forks.

Taxes:

- **Tract 1:** \$1,385.90 (\$10.00/ac) of which \$528.00 are specials
- **Tract 2:** \$1,117.23 (\$10.67/ac) of which \$418.82 are specials
- **Tract 3:** \$550.64 (\$10.70/ac) of which \$202.80 are specials

Farm Data:

• Tract 1	
Cropland	134.38 acres
Non-crop	<u>4.12 acres</u>
Total	138.50 acres
• Tract 2	
Cropland	<u>139.19 acres</u> *
Total	104.71 acres
• Tract 3	
Cropland	<u>57.54 acres</u> *
Total	51.46 acres

* FSA acres will be updated and finalized by FSA, as it includes additional land not being offered for sale.

FSA Information:

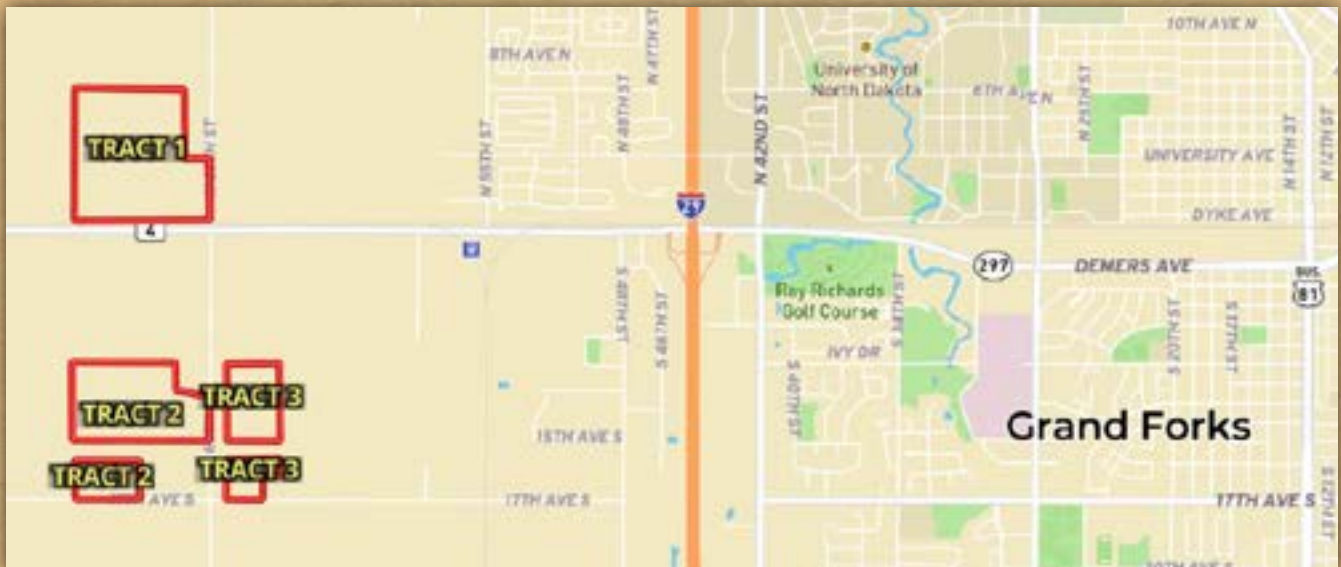
• Tract 1	Base	Yield
Corn	78.51 acres	82 bushels
Soybeans	41.99 acres	27 bushels
• Tract 2	Base	Yield
Corn	73.11 acres	82 bushels
Soybeans	39.09 acres	27 bushels
• Tract 3	Base	Yield
Corn	37.47 acres	82 bushels
Soybeans	20.03 acres	27 bushels

Note: Tracts 2 and 3 base acres will be updated and finalized by FSA, as currently they are part of a larger tract.

Price:

- **Tract 1:** \$529,000
- **Tract 2:** \$444,000
- **Tract 3:** \$257,000

Property Location Map



Overall Aerial Photo



Tract 1 Aerial Photo



Tract 1 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
I176A	Ojata silty clay loam, 0 to 1 percent slopes	16.8	12.13	25	6s
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	121.4	87.87	52	3s
TOTALS		138.2	100%	48.73	3.36

Tract 2 Aerial Photo



Tract 2 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	104.9	100.0	52	3s
TOTALS		104.9	100%	52.0	3.0

Tract 3 Aerial Photo



Tract 3 Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	50.9	100.0	52	3s
TOTALS		50.9	100%	52.0	3.0

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.