

LAND FOR SALE

14.6+/- Acres

Grand Forks County, North Dakota

Offered at \$480,000

Highlights:

- Great visibility along two well traveled paved roads with excellent development possibilities
- Farmland and Billboard income
- Easy access to Grand Forks

Property Location: Located at the intersection of US Highway 2 (Gateway Drive) and County Road 5, known as the Grand Forks Airport intersection west of the City of Grand Forks. Located southeast of the intersection and west of the ditch in that quarter section.

Legal Description: Approximately 14.6 +/- acres (survey to be completed if needed) west of ditch in NW1/4 of Section 3, T151 R51 Brenna Township



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For additional information, please contact:

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Property Information

Property Description: 14.6+/- acres estimated (survey to be completed if needed) located near the City of Grand Forks. Zoned Rural Business Reserve (RBR) and Airfield Rederve District (ARD). Property location and size makes it excellent for future development with high visibility.

Improvement: Billboard (land under is leased and Billboard is not owned)

Taxes: \$867.78 (Grand Forks County to finalize taxes)

Farm Data:
Farmland/Development 14.6 acres



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
I176A	Ojata silty clay loam, 0 to 1 percent slopes	4.9	33.62	25	6s
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	9.7	66.38	52	3s
TOTALS		14.6	100%	42.92	4.01

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.