

LAND FOR SALE

160.36 Acres, Walsh County, North Dakota
Offered at \$240,540

Highlights:

- Ardoch Township, Section 2 (160.36 acres)
- Good access along gravel County Road
- Strong CRP payment, could easily be taken out to farm or pasture
- Good candidate for drain tile as there are no FSA wetlands

L-2100171

Property Location: Southwest of Warsaw, North Dakota one mile, along County Road #4.

Legal Description: North Dakota, Walsh County, Ardoch Township, N1/2NE1/4, SE1/4NE1/4, NE1/4SE1/4 of Section 2, T155 R52

Property Description: Nice parcel of land, currently in CRP. Could be taken out to either hay, farm, or pasture. Located in southeastern portion of Walsh County, near the village of Warsaw, North Dakota. FSA information indicates there are no wetlands on the property.



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For additional information, please contact:

Andy Gudajtes, Agent
Grand Forks, North Dakota
Cell: (218) 779-7305

AGudajtes@FarmersNational.com
www.FarmersNational.com/AndyGudajtes



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Property Information

CRP:

Contract 1: 36.72 acres enrolled with annual payment of \$2,100, expiring 9/30/2029

Contract 2: 116.86 acres enrolled with annual payment of \$7,483, expiring 9/30/2027

Farm Data:

Cropland	153.58 acres
Roads & Waste	6.78 acres
Total	160.36 acres

2020 Taxes:

NE1/4SE1/4 of Section 2: \$248.28 (5% discount applied)

N1/2NE1/4 & SE1/4NE1/4 of Section 2: \$621.37 (5% discount applied)

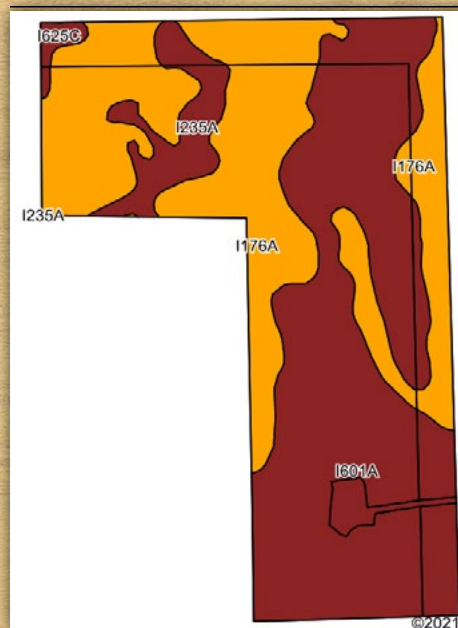
Location Map



Aerial Photo



Soil Map



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Productivity Index	*n NCCPI Overall
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	81.37	52.2%		IIIs	52	45
I176A	Ojata silty clay loam, 0 to 1 percent slopes	63.69	40.8%		VIIs	25	9
I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	9.39	6.0%		IIIw	86	32
I625C	Zell, fine-silty-LaDelle silty clay loams, 1 to 9 percent slopes	1.48	0.9%		IIle	76	69
Weighted Average						43.2	*n 29.7