

LAND FOR SALE

80+/- Acres

Traill County, North Dakota

Offered at \$640,000

Highlights:

- Farmland with good development possibilities
- High quality Red River Valley cropland
- Good access along the east side by gravel road

Property Location: From interstate exchange at Hillsboro, North Dakota, take the frontage road west of I-29, south of #11, approximately 0.8 miles and you will be at the northeast part of the property.

Legal Description: North Dakota, Traill County, Hillsboro Township, S1/2NE1/4 of Section 7, T145 R50.



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For additional information, please contact:

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Property Information

Property Description: Located west of I-29, only three quarters of a mile south of the interstate exchange at Hillsboro. This is a rare opportunity to purchase excellent farmland with development potential. Farm has had a good rotation of sugar beets, barley, spring wheat, corn, and soybeans. Farm is leased out for 2020 crop year (seller to retain all 2020 farm lease income), currently available for 2021 crop season.

Taxes: \$1,665.83 (includes 5% discount and \$519.78 in specials)

Farm Data:

Cropland	77.14 acres
Non-crop	<u>2.86 acres</u>
Total	80.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	48.82 acres	160 bushels
Soybeans	16.28 acres	34 bushels

Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
I229A	Fargo silty clay, 0 to 1 percent slopes	78.6	100.0	86	2w
TOTALS		78.6	100%	86.0	2.0

Property 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.