

LAND FOR SALE

160+/- Acres, Grand Forks County, North Dakota
Offered at \$250,000



Highlights:

- Combination of cropland and recreational land
- Good natural drainage

For additional information, please contact:

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Property Information

Property Location: Quarter section located southwest of Honeyford, North Dakota. From Honeyford proceed two miles south on 30th Street NE then west one and a half miles to arrive at the northeast corner of the property.

Legal Description: Grand Forks County North Dakota, Hegton Township NW¼ of Section 12, T152 R54

Property Description: Grand Forks County farmland with quality soils and good drainage. Recreational acres consist of grass and trees.

Farm Data:

Cropland 141.54 acres
 Recreational 18.46 acres
 Total 160.00 acres

FSA Information:

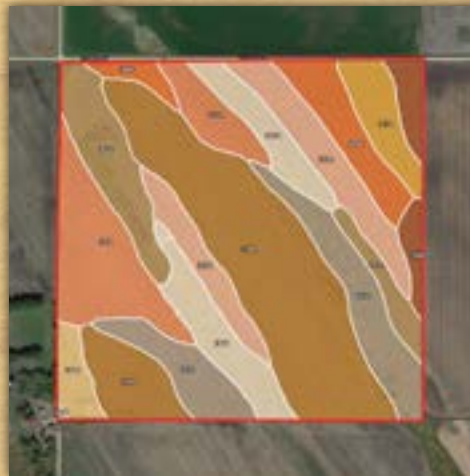
	Base	Yield
Wheat	19.75 acres	36 bushels
Oats	9.91 acres	48 bushels
Corn	40.50 acres	103 bushels
Soybeans	50.34 acres	25 bushels

Taxes: \$1,389.84 includes 5% discount

Aerial Photo



Soil Map



Property Location Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
I422D	Sioux loam, 2 to 15 percent slopes	14.8	9.2	29	6s
I400A	Gilby loam, 0 to 2 percent slopes	10.5	6.5	78	2e
I365B	Arvilla sandy loam, 0 to 6 percent slopes	15.4	9.58	41	3e
I413A	Lankin loam, 0 to 2 percent slopes	6.4	3.95	91	2c
I156A	Antler silt loam, 0 to 2 percent slopes	5.4	3.38	83	2e
I411A	Winger loam, 0 to 1 percent slopes	18.9	11.75	69	2w
I312A	Wyndmere fine sandy loam, 0 to 2 percent slopes	16.4	10.19	66	3e
I171A	Rockwell fine sandy loam, 0 to 1 percent slopes	21.6	13.41	51	2w
I309A	Arveson loam, 0 to 1 percent slopes	3.7	2.31	61	2w
I199A	Antler-Mustinka silt loams, 0 to 2 percent slopes	47.9	29.71	83	2e
TOTALS		161.2	100%	65.82	2.57