

# LAND FOR SALE

80+/- Acres, Cass County, North Dakota  
*Offered at \$2,400,000*

## Highlights:

- High visibility along I-29 south of Fargo
- One-half mile north of Interstate 29 exchange at 100th Avenue South
- Will be within protection of FM Diversion, now under construction

L-2200568

## Property Location:

38th Street South, one-half mile north of 100th Avenue South, rural Fargo, North Dakota.

For additional information, please contact:



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# Property Information

**Legal Description:** S1/2NE1/4 of Section 22, T138 R49

**Property Description:** Development land located south of Fargo, North Dakota in an extraterritorial zone. Located one-quarter mile north of Commerce on Interstate 29 industrial park, and one-quarter mile north of Interstate 29 exchange. The long-term growth plan indicates commercial, mixed use, and residential use for this property. The Federal Aviation Administration (FAA) has a Restrictive Aerial Easement for 18.31 acres in the southwest corner. See website for easement details.

**Farm Data:**

Cropland 79.75 acres  
 Other 0.25 acres  
 Total 80.0 acres

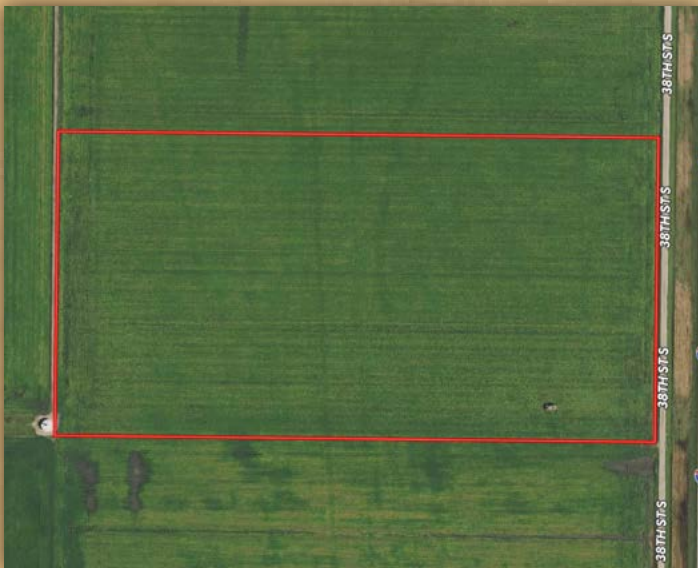
**2021 Taxes:**

Consolidated: \$1,320.31  
 Drains: \$ 79.93  
 Total: \$1,400.24

## Location Map



## Aerial Map



## Soil Map



| SOIL CODE | SOIL DESCRIPTION                                      | ACRES    | %     | CPI   | NCCPI | CAP  |
|-----------|---|----------|-------|-------|-------|------|
| I229A     | Fargo silty clay, 0 to 1 percent slopes               | 78.79    | 98.82 | 86    | 53    | 2w   |
| I235A     | Fargo silty clay, depressional, 0 to 1 percent slopes | 0.95     | 1.19  | 86    | 27    | 3w   |
| TOTALS    |   | 79.73(*) | 100%  | 86.01 | 52.7  | 2.01 |