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L-2400101



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FOR MORE INFO!**



LAND FOR SALE

79.18± Acres, Grand Forks County, North Dakota

**OFFERED AT
\$750,000**

Highlights:

- **Unobstructed, productive land in Brenna Township**
- **Great development potential**

For additional information, please contact:



Jim Ivers, Agent
(218) 779-2295
JIvers@FarmersNational.com

Thomas McClenahan, Agent
(218) 791-0431
TMcClenahan@FarmersNational.com



Property Information

Location:

From the 32nd Avenue South and I-29 interstate exchange, proceed four miles west. You are now at the southeast corner of the property.

From the Highway 2 and 16th Street Northeast / County Road 5 intersection located south of Grand Forks International Airport, proceed two and one-half miles south. You are now at the northeast corner of the property.

Legal Description:

E1/2SE1/4 Ex. .82A Rd, of Section 16, T151 R51.

Property Description:

79.18 acres of productive Brenna Township land with a predominant soil type of Bearden silty clay loam. Located just four miles from the city of Grand Forks with paved road access providing great development potential. The south side of the property borders 32nd Avenue South and the east side borders 16th Street Northeast/County Road 5.

Farm Data:

Cropland	76.65 acres
Non-crop	<u>2.53 acres</u>
Total	79.18 acres

FSA Information:

	Base	Yield
Wheat	33.37 acres	44 bushels
Corn	2.71 acres	97 bushels
Sunflowers	20.68 acres	1,407 pounds
Soybeans	15.14 acres	26 bushels
Barley	3.70 acres	54 bushels

*FSA will determine final base acres and yields.

2025 Taxes:

\$872.12

Price: \$750,000

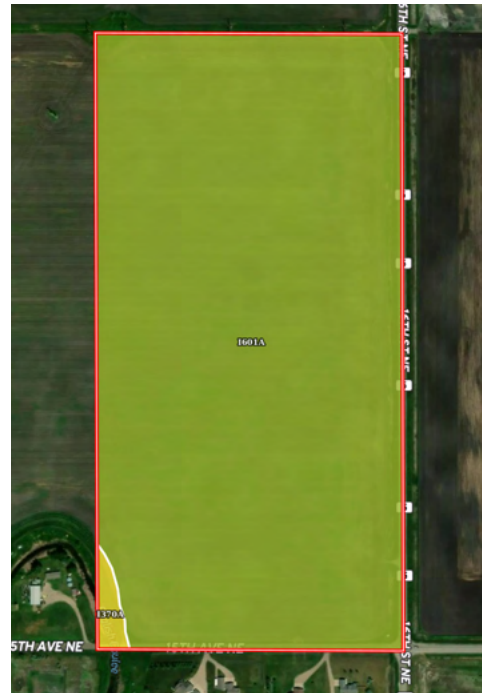
Property Location Map



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	78.57	98.87	52	33	3s
I370A	Rauville silty clay loam, 0 to 1 percent slopes, frequently flooded	0.9	1.13	34	7	5w
TOTALS		79.47(*)	100%	51.8	32.71	3.02



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.

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