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L-2400138



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FOR MORE INFO!



LAND FOR SALE

187.81± Acres, Traill County, North Dakota

OFFERED AT
\$1,650,000

Highlights:

- Excellent, productive farm
- Great location just east of Hillsboro
- Additional recreational opportunity

For additional information, please contact:

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Property Information

Location:

From West Caledonia Avenue and the railroad tracks through town, head east to Post Road on the edge of town, proceed north, once facing east, proceed approximately 800' to the southwest part of the farm, you will be near the quonset and bins.

Legal Description:

South of Goose River, W1/2NE1/4 & NW1/4 & E1/2SW1/4 less 1.12ac & NW1/4SW1/4 less 6.4 ac of Section 33, T146 R50.

Property Description:

For sale is a remarkable 187.81-acre farmland property located just east of Hillsboro, North Dakota. This property has 173.59 acres of FSA Cropland without any wetlands, distinguished by a high Productivity Index (PI) averaging 86, with over 30% of the land achieving an even more impressive PI of 92. The farm's prime location near the city and along a paved road not only facilitates excellent access, but also offers potential for residential lot development.

Adjacent to the Goose River, the land benefits from additional drainage capabilities and recreational opportunities, thanks to the natural slope provided by the river's proximity. On the southern portion

of the farm, there is a 40' by 100' concrete floor quonset and three grain bins, enhancing the operational efficiency of the farm. This land has a proven track record for successfully growing a variety of crops with typical crops in the area being sugarbeets, edible beans, corn, wheat, and soybeans. The versatility and fertility of the soil are further underscored by the nearby American Crystal Sugar Hillsboro factory, located approximately one mile northwest of the property.

Farm Data:

Cropland	173.59 acres
Recreational	<u>14.22 acres</u>
Total	187.81 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	122.16 acres	150 bushels
Soybeans	10.20 acres	35 bushels

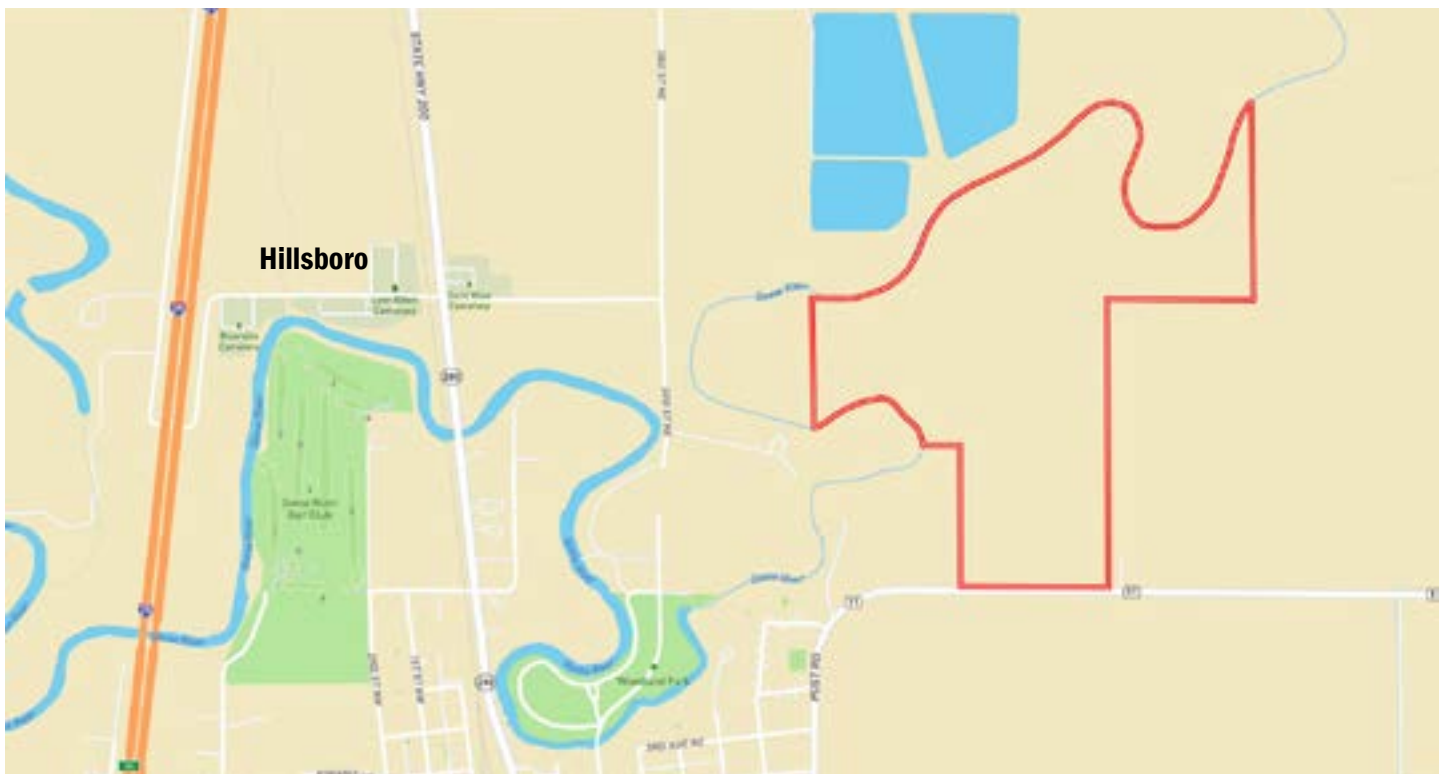
2023 Taxes:

\$2,965.54 (includes the 5% discount)

Price:

\$1,650,000

Location Map



Aerial Photo



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	58.16	30.25	83	52	2w
I492A	Bearden-Lindaas silty clay loams, 0 to 2 percent slopes	55.18	28.7	93	61	2e
I238A	Fargo-Hegne silty clays, 0 to 1 percent slopes	51.2	26.63	85	53	2w
I329A	Fairdale silt loam, 0 to 2 percent slopes, occasionally flooded	19.38	10.08	85	69	2c
I381A	LaDelle silty clay loam, 0 to 2 percent slopes, occasionally flooded	7.12	3.7	90	72	2c
I383A	Overly silty clay loam, 0 to 2 percent slopes	1.2	0.62	97	64	2c
TOTALS		192.24(*)	100%	86.95	57.38	2.0



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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