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# LAND FOR SALE

120± Acres, Cavalier County, North Dakota

OFFERED AT  
**\$480,000**

## Highlights:

- Pristine Pembina Gorge property
- Pembina River runs through it
- Great hunting potential

**For additional information, please contact:**

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# Property Information

**Directions to Property:** From Walhalla, go one mile west on 104<sup>th</sup> Street Northeast, go one mile south on Border Avenue Northeast, then half mile west on 103<sup>rd</sup> Street Northeast, then half mile south on a quarter line road/trail to the northeast corner of the property.

**Legal Description:** N1/2SW1/4, SE1/4SW1/4 of Section 36, T163 R57.

**Property Description:** Beautiful recreational property in the Pembina Gorge with access to the Pembina River. Only three miles from Walhalla. Includes 43.62 acres of tillable cropland.

**Farm Data:**

Cropland	49.50 acres
Timber	70.50 acres
Total	120.00 acres

**FSA Information:**

	Base	Yield
Wheat	16.21 acres	77 bushels
Soybeans	6.37 acres	24 bushels
Barley	.33 acres	70 bushels
Dry Peas	8.11 acres	2,201 pounds

**Taxes:**

(\* Includes 5% discount if paid before February 15<sup>th</sup>)  
 \$474.16\*  
 \$43.77\*  
 \$18.57\*



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.

**Aerial Map**



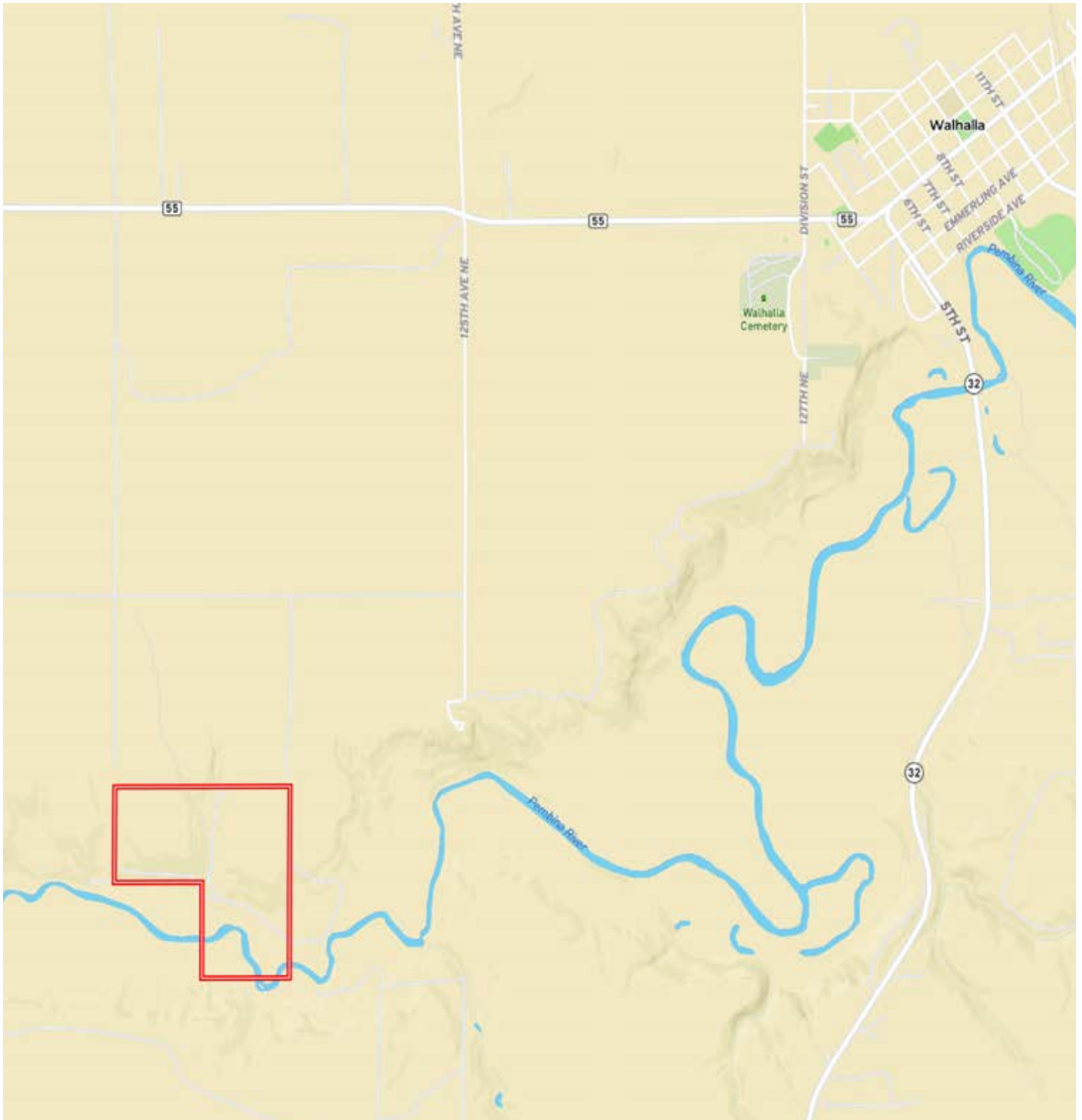
**Soil Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
F591F	Olga-Kloten complex, 9 to 75 percent slopes	37.74	31.72	13	10	7e
I479B	Fairdale-Fluvaquents, channeled complex, 0 to 6 percent slopes, frequently flooded	20.03	16.83	64	43	2c
F203B	Waukon loam, 3 to 6 percent slopes	19.73	16.58	76	54	2e
F393A	Inkster loam, 0 to 2 percent slopes	9.57	8.04	73	47	2e
I590B	Vang-Coe complex, 2 to 6 percent slopes	8.87	7.46	53	47	3e
I659B	Binford sandy loam, 2 to 6 percent slopes	7.1	5.97	43	37	3e
F203A	Waukon loam, 0 to 3 percent slopes	6.6	5.55	80	55	2c
IWa	Water	6.5	5.46	0	-	-
I410A	La Prairie silt loam, 0 to 2 percent slopes, occasionally flooded	2.84	2.39	86	69	2c
TOTALS		118.9 8(*)	100%	46.38	33.56	3.82



# Property Location



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