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LAND FOR SALE

160± Acres, Mountrail County, North Dakota

OFFERED AT
\$399,200

Highlights:

- Great access along two gravel roads
- High quality underlying soils with PI of 75
- Hayed in 2021, 2023, and 2024

For additional information, please contact:

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Property Information

Location: From Plaza, North Dakota, proceed west out of town for approximately three quarters of a mile, then south on 65th Avenue Northwest for half a mile and you will be at the northwestern portion of the parcel.

Legal Description: SW1/4 including Outlot 1 of the NW1/4SW1/4 of Section 5, T152 R88.

Property Description: Square regularly shaped quarter section of hayland with mostly restored prairie land, western wheatgrass, and smooth brome. Surrounding land is cropped. Located in the northwestern portion is an abandoned building site (approximately 8 acres) that includes two sheds and three grain bins (Selling As-Is). Subject to Waterfowl Production Habitat by USFW.

Farm Data:

Hayland	138.47 acres
Non-Crop	12.00 acres
Site	7.84 acres
Total	160.00 acres

FSA Information:

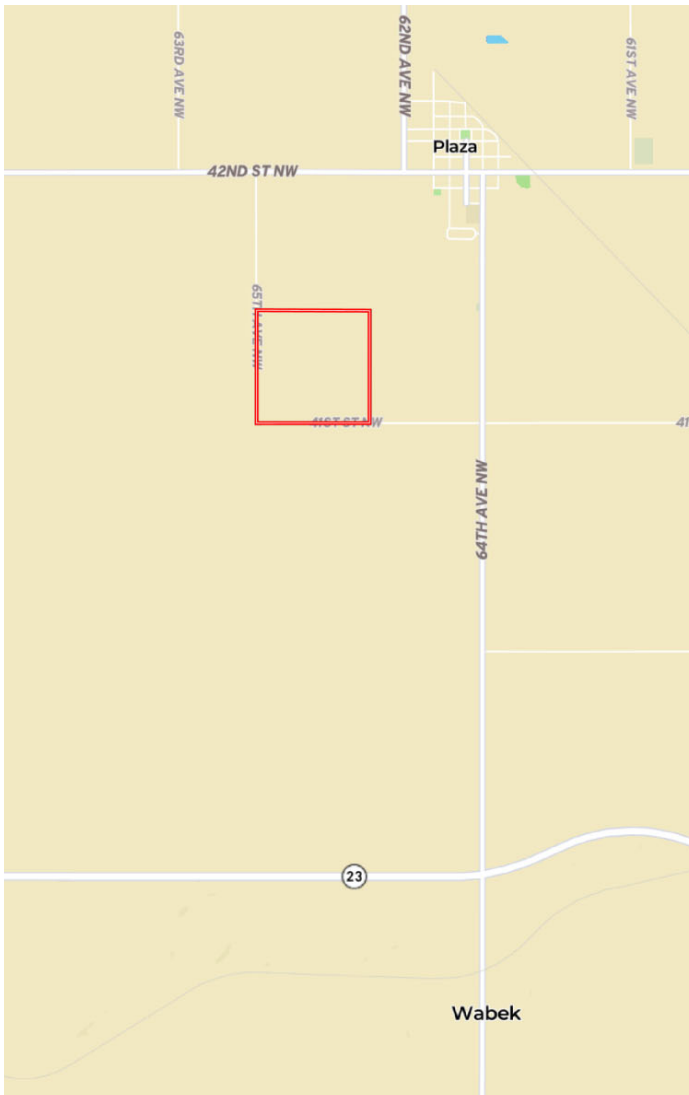
	Base	Yield
Wheat	80.40 acres	27 bushels

2023 Taxes: \$219.30 (includes the 5% discount)

Price: \$399,200

Improvements: Grain Bins (3) and Sheds (2)

Location Map



Aerial Map



Location Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	101.6	63.58	84	55	2e
C132C	Williams-Zahl-Zahill complex, 6 to 9 percent slopes	36.48	22.83	61	52	3e
C2A	Tonka silt loam, 0 to 1 percent slopes	8.8	5.51	45	45	4w
C272A	Hamerly-Tonka complex, 0 to 3 percent slopes	7.04	4.41	63	51	2e
C415A	Tansem loam, 0 to 2 percent slopes	5.38	3.37	83	61	2c
C210A	Williams-Bowbells loams, 0 to 3 percent slopes	0.51	0.32	87	56	2c
TOTALS		159.8 1(*)	100%	75.66	53.8	2.34

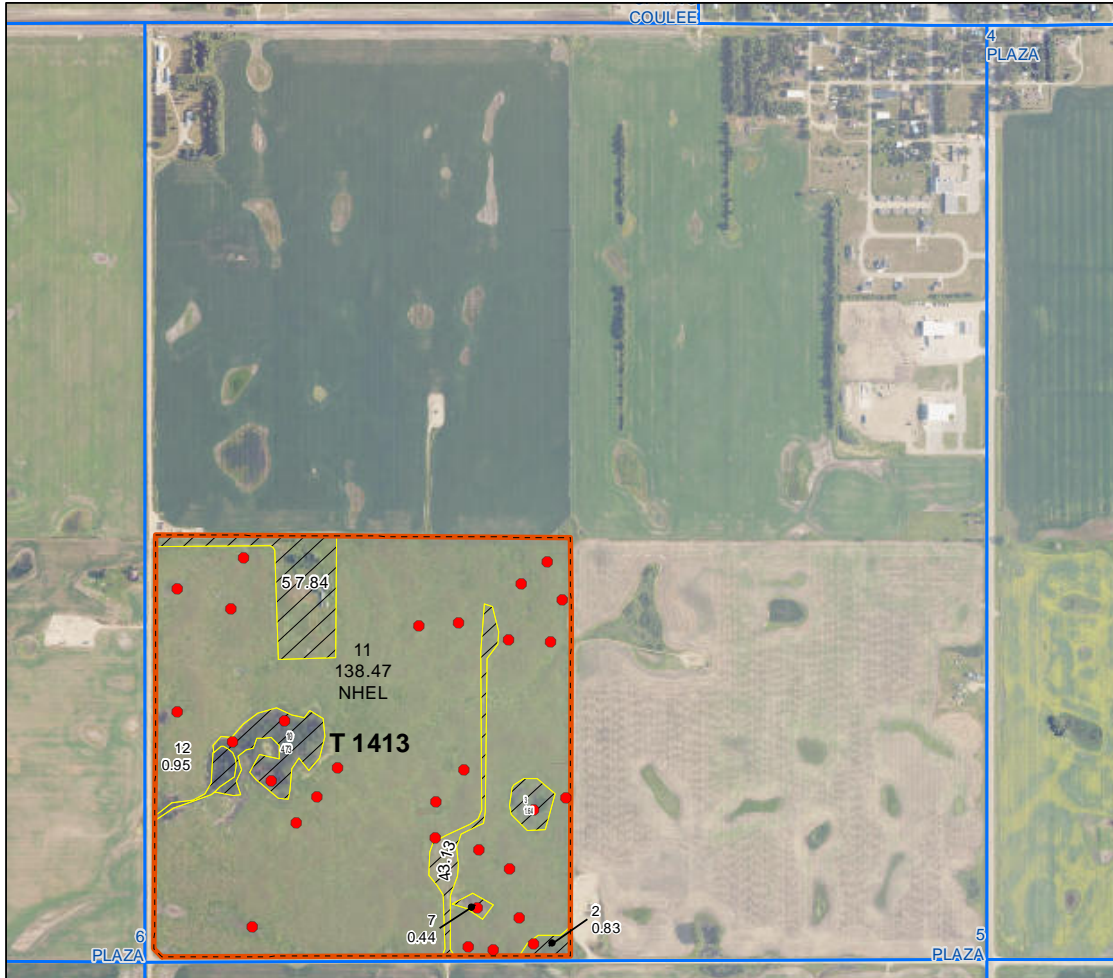


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FSA Map



Mountrail County, North Dakota

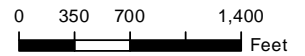


Farm 1536

S5 T152N R88W
Phy Cnty: Mountrail

2024 Program Year

Map Created March 06, 2024



Unless Otherwise Noted:

- Barley = Spring for Grain
- Canola = Spring for Processing
- Corn = Yellow for Grain
- Flax = Common for Grain
- Oats = Spring for Grain
- Soybeans = Common for Grain
- Sunflowers = Oil for Grain
- Wheat = Spring for Grain
- All fields are non-irrigated
- Shares are 100% to operator

Common Land Unit

- Tract Boundary
- Non-Cropland
- Cropland
- PLSS

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

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