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LAND FOR SALE

52± Acres, Ransom County, North Dakota

OFFERED AT
\$650,000

Highlights:

- Located next to the city of Lisbon with the best possible views of the city and Sheyenne River Valley
- Great recreational property with abundant water and wildlife
- Great development potential



For additional information, please contact:

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Property Information

Address of Property: 409 5th Ave. E Lisbon, North Dakota, 58054

Legal Description: 52+/- acres located in Section 1, Township 134N, Range 56W, Ransom County, North Dakota

Property Description: 50+/- acres of virgin pasture land in addition to an older 2 story home. Home being sold in "AS IS" condition.

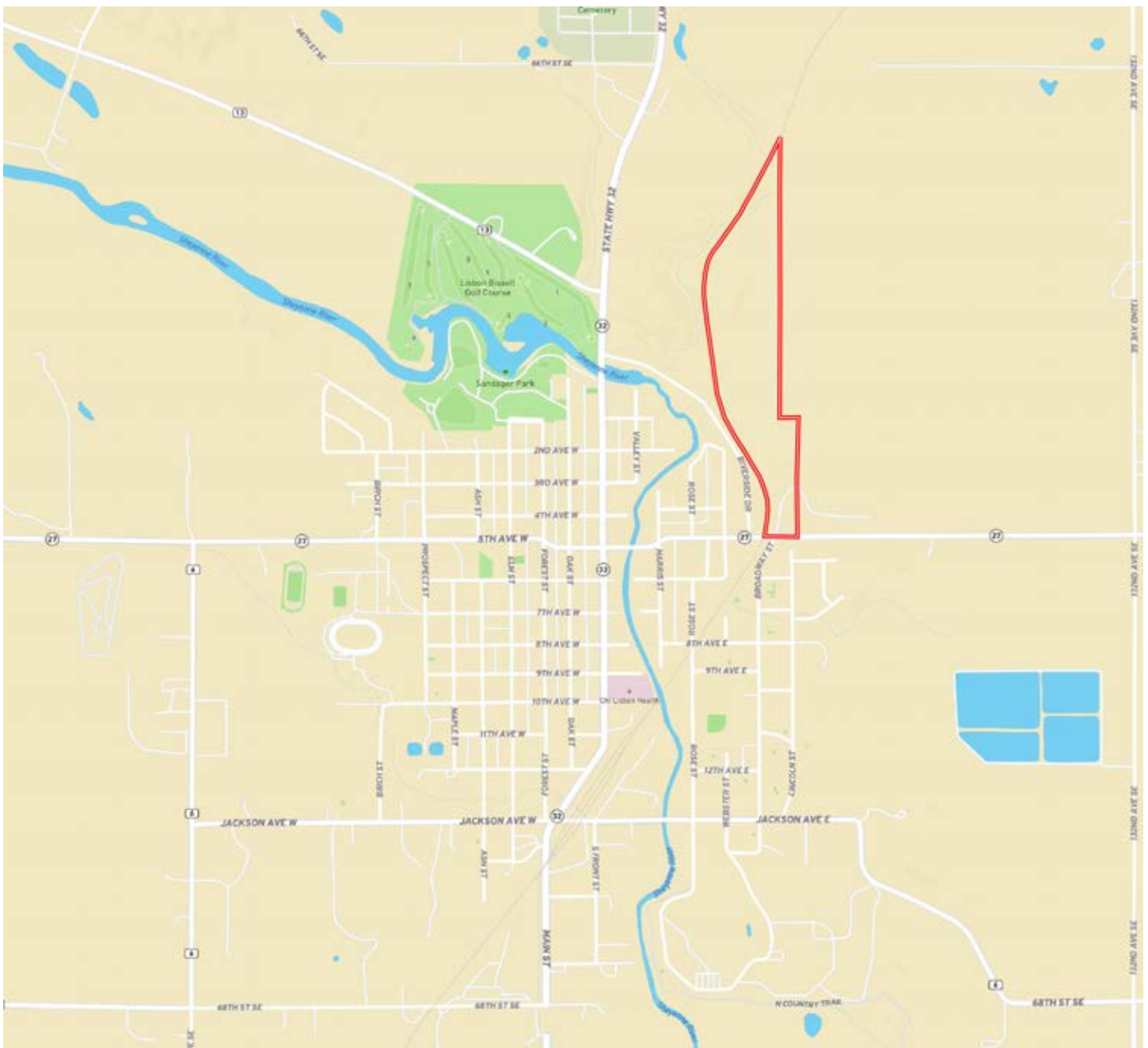
Taxes (Estimated): \$1,367.07

Improvements: Older 2 story home being sold in "AS IS" condition

| | |
|------------------------------|-----------|
| Farm Data: | |
| Pasture | 50± acres |
| Buildings (old 2 story home) | |
| Total | 52± acres |

Additional Comments: Home being sold in AS IS CONDITION. Property is being surveyed; actual acres will be determined once survey is complete.

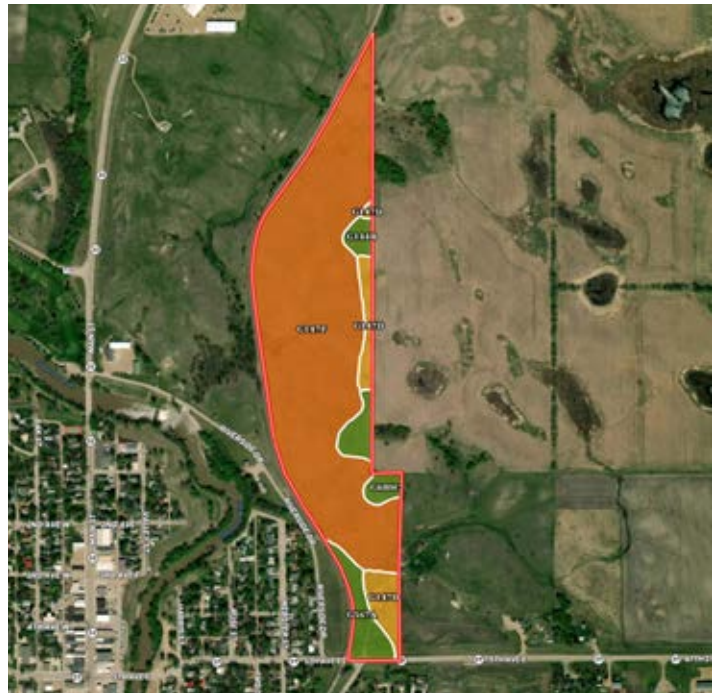
Property Location



Aerial Map



Soil Map



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|-------------|-------|-------|-------|-----|
| G147F | Buse-Barnes-Darnen loams, 9 to 35 percent slopes | 46.54 | 80.13 | 34 | 36 | 7e |
| G147D | Buse-Barnes-Darnen loams, 6 to 15 percent slopes | 4.35 | 7.49 | 47 | 56 | 6e |
| G567A | Fairdale loam, 0 to 2 percent slopes, occasionally flooded | 3.2 | 5.51 | 80 | 67 | 2c |
| G680C | Barnes-Sioux complex, 3 to 9 percent slopes | 2.92 | 5.03 | 55 | 43 | 2e |
| G144B | Barnes-Buse loams, 3 to 6 percent slopes | 1.09 | 1.88 | 69 | 57 | 2e |
| TOTALS | | 58.1(*) | 100% | 39.23 | 39.96 | 6.3 |



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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