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LAND FOR SALE

40.3± Acres, Ransom County, North Dakota

OFFERED AT
\$499,000

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

Property Description: 40.3+/- 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

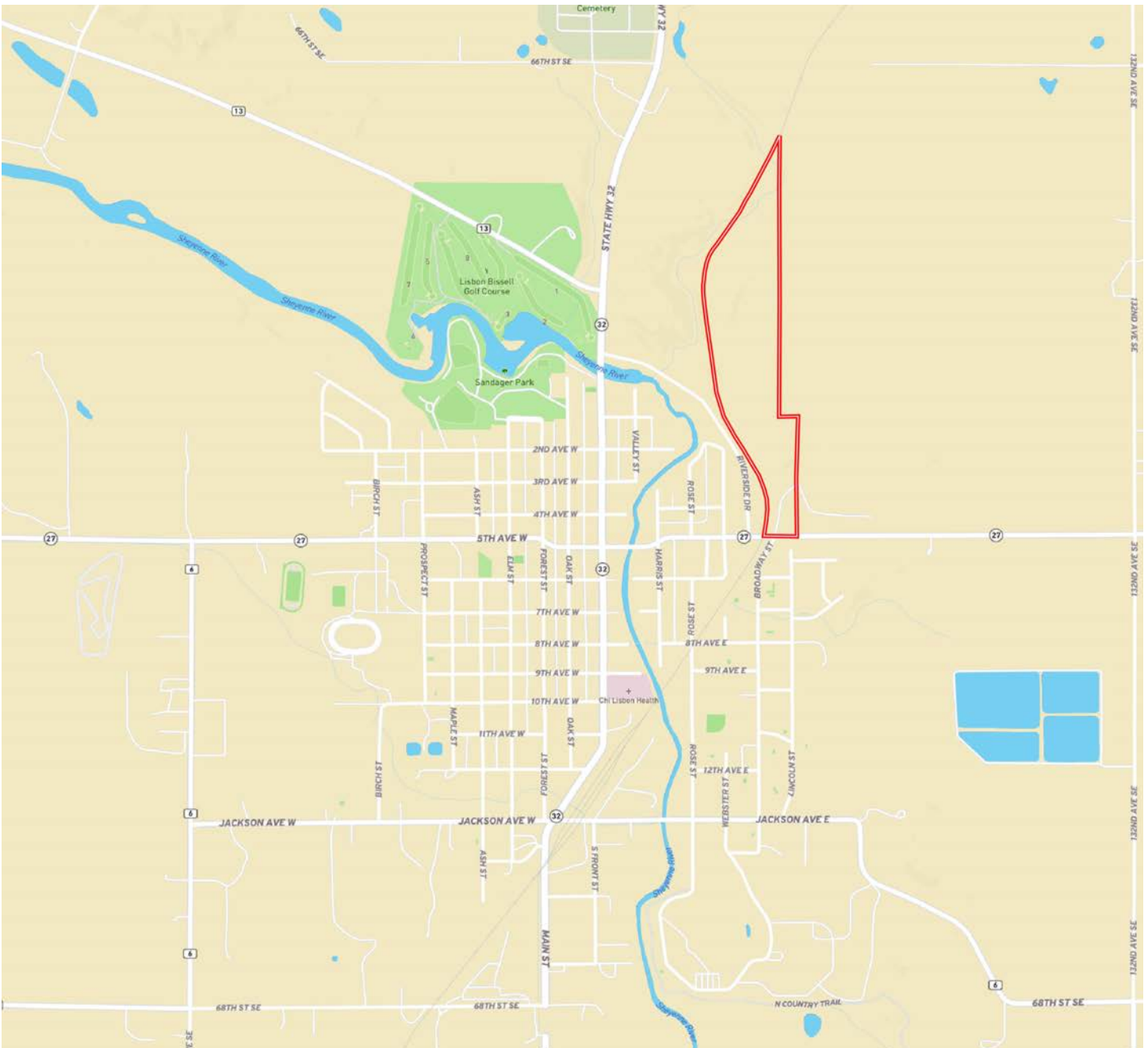
Improvements: Older 2 story home being sold in "AS IS" condition

Farm Data:

Pasture	40± acres
Buildings (old 2 story home)	_____
Total	40.3± acres

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

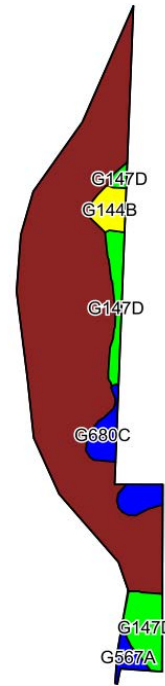
Property Location



Aerial Map



Soil Map



Area Symbol: ND073, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
G147F	Buse-Barnes-Darnen loams, 9 to 35 percent slopes	32.29	80.0%		Vlle	33	30
G147D	Buse-Barnes-Darnen loams, 6 to 15 percent slopes	3.94	9.8%		Vle	46	52
G680C	Barnes-Sioux complex, 3 to 9 percent slopes	2.20	5.5%		Ile	55	44
G144B	Barnes-Buse loams, 3 to 6 percent slopes	1.20	3.0%		Ille	69	55
G567A	Fairdale loam, 0 to 2 percent slopes, occasionally flooded	0.67	1.7%		Ilc	79	60
Weighted Average					6.43	37.3	*n 34.2



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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