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# LAND FOR SALE

80± Acres, Nelson County, North Dakota

OFFERED AT  
**\$250,000**

## Highlights:

- Productive loam soils
- Excellent for corn, edible bean, soybean, and canola production
- Good access along gravel roads

For additional information, please contact:

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# Property Information

**Directions to Property:** From Dahlen, North Dakota, travel two and one-half miles south on 125th Avenue NE. Head two miles west on 49th Street NE then three-quarters of a mile south on 123rd Avenue NE.

**Legal Description:** S1/2SW1/4 of Section 34, T154 R57

**Property Description:** A great opportunity to purchase a nice 80 acre parcel with loam soils and good natural drainage. Excellent for production of edible beans, corn, soybeans, canola, and wheat.

**FSA Information:**

	Base	Yield
Wheat	33.06 acres	42 bushels
Soybeans	6.31 acres	23 bushels
Corn	9.81 acres	90 bushels
Canola	12.10 acres	1,487 pounds

**Farm Data:**

Cropland	71.46 acres
Hayland	4.00 acres
Non-crop	4.54 acres
<b>Total</b>	<b>80.00 acres</b>

**Taxes:**

- \$797.54

## Property Location Map



## Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
G167B	Balaton-Wyard loams, 0 to 6 percent slopes	31.65	39.43	74	65	3e
G143B	Barnes-Svea loams, 3 to 6 percent slopes	13.02	16.22	76	64	2e
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	11.71	14.59	78	62	2e
G122A	Svea-Cresbard loams, 0 to 3 percent slopes	7.75	9.66	79	63	2c
G143A	Barnes-Svea loams, 0 to 3 percent slopes	5.67	7.06	86	66	2c
G120A	Vallers, saline-Manfred complex, 0 to 1 percent slopes	4.34	5.41	38	30	4w
G6A	Vallers loam, 0 to 1 percent slopes	3.09	3.85	47	61	4w
G144B	Barnes-Buse loams, 3 to 6 percent slopes	3.01	3.75	69	60	2e
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	0.01	0.01	64	54	2e
<b>TOTALS</b>		<b>80.25(*)</b>	<b>100%</b>	<b>73.05</b>	<b>62.03</b>	<b>2.58</b>

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