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FOR MORE INFO!



LAND FOR SALE

90.92± Acres, Cavalier County, North Dakota

OFFERED AT
\$450,000

Highlights:

- Well-maintained, sloping, recreational land with professionally designed trails
- Tongue River runs through this property for about one mile
- Great access along paved road

For additional information, please contact:
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Property Information

Directions to Property:

From Langdon, North Dakota, go 15 miles east on Highway 5. The property is on the north side. From Cavalier, North Dakota, head 20 miles west on Highway 5. The property is on the north side.

Property Description:

If you want to get away from your busy schedule and relax, this could be the property for you! Great for many activities, including hunting, camping, ATV riding, and wildlife spectating, just to name a few. Located in the Pembina Gorge area in northeastern North Dakota. Rarely do you have an opportunity to purchase a property like

this. There are walking or narrow paths throughout this property, scenic views, woods, and flowing water with sloping to steep terrain. This is a must see property!

Legal Description:

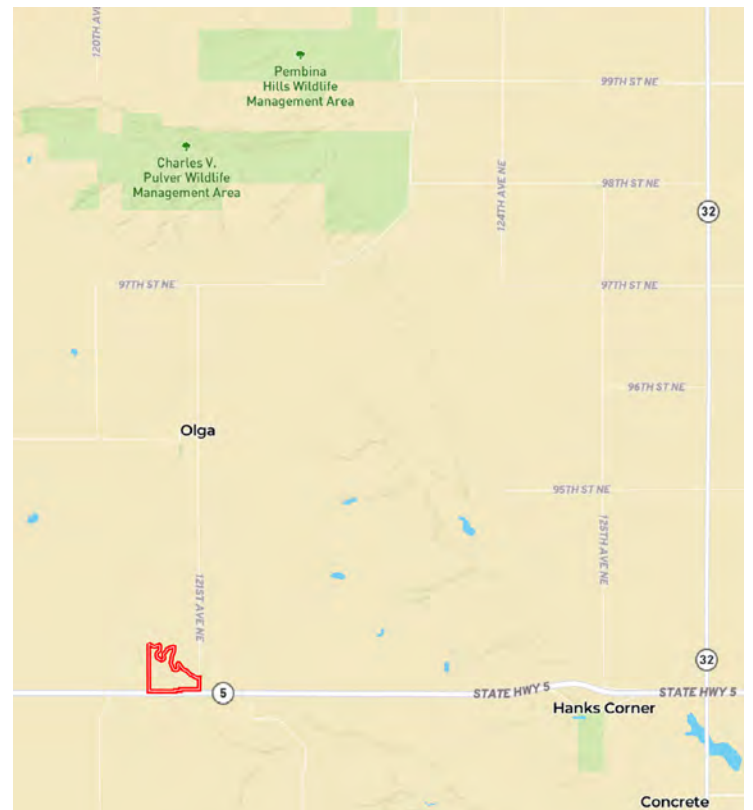
Cavalier County, South Olga Township, 90.92 acres of SE¹/₄ of Section 17, T161 R57.

Taxes:

- \$1,292.21 (includes 5% discount)



Property Location



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
F591F	Olga-Kloten complex, 9 to 75 percent slopes	87.79	97.45	13	10	7e
F143A	Barnes-Svea loams, 0 to 3 percent slopes	1.8	2.0	86	60	2c
F302A	Vang loam, 0 to 2 percent slopes	0.51	0.57	64	48	2s
TOTALS		90.1(*)	100%	14.75	11.22	6.87

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.