

SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

11± Acres, Traill County, North Dakota

OFFERED AT
\$250,000

Highlights:

- Private building along adequate roads with minimal travel
- Scenic views with natural coulee and Goose River only a quarter mile away
- More than adequate amount of area to build
- Located in an excellent hunting area

For additional information, please contact:
Andy Gudajtes, ARA, Agent | (218) 779-7305
AGudajtes@FarmersNational.com



Property Information

Directions to Property:

From Hillsboro I-29 exchange, go west on Half Street SE, then north on 160 1/2 Avenue SE that turns into 160 1/2 Avenue NE for 2.5 miles, then west on 2nd Street NE for 1.5 miles, then south on 159th Avenue SE for 0.6 miles and you will be at the northwest corner of the property.

Legal Description:

To be determined with survey. Part of NW1/4SW1/4, located south/west of natural coulee/ditch/drain of Section 27, T146 R51, consisting of 11+/- acres, none of the coulee/ditch/drain would be included, land included is the farmland south/west of coulee and the roads and ditched adjacent to the farmland.

Property Description:

11 +/- acres of desirable building site with scenic views, on a private setting near the city of Hillsboro in Norway Township. There are well-maintained gravel roads adjacent to this property, electricity located on western side and rural water located just west of the western boundary of the property. This is an excellent rural residential site.

2024 Taxes:

\$156.61 is the amount prorated from the total before 5% discount. Taxes would be separated from a larger parcel and determined by Traill County.

Price:

\$250,000

Property Location Map



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I234D	Nutley silty clay, 9 to 15 percent slopes	5.61	50.18	52	39	3e
I234A	Fargo-Nutley silty clays, 0 to 2 percent slopes	5.1	45.62	81	48	2w
I491A	Galchutt-Fargo silty clay loams, 0 to 2 percent slopes	0.47	4.2	91	57	2e
TOTALS		11.18(*)	100%	66.87	43.86	2.5

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.