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LAND FOR SALE

159.2± Acres, Dunn County, North Dakota

OFFERED AT
\$350,00

Highlights:

- Abundance of good native grass
- Spring-fed water hole
- Mineral rights not reserved

For additional information, please contact:

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Property Information

Directions to Property:

From Dodge, ND go South on 4th Avenue North for 5 miles. The subject property is 1 mile east of 4th Avenue North.

Legal Description:

SW1/4 of Section 2, T143 R91.

Taxes:

- \$176.63 (includes 5% discount)

Property Description:

Quarter Section of Prime Pastureland With Existing Water Hole

Improvements:

Standing Fence

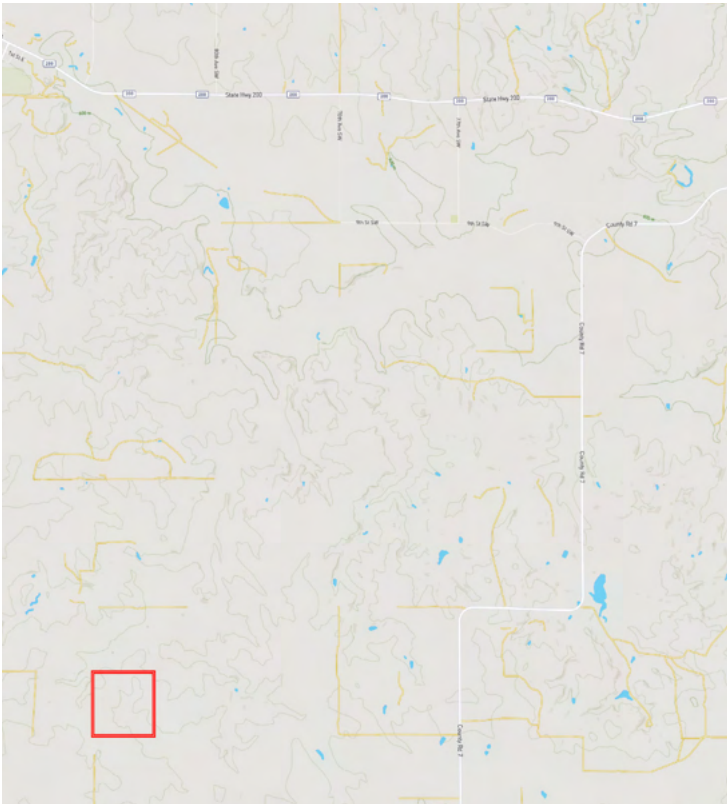
FSA Information:

	Base	Yield
Wheat	26.60 acres	20 bushels
Oats	4.50 acres	66 bushels
Corn	44.90 acres	34 bushels
Barley	19.80 acres	35 bushels

Farm Data:

Cropland	66.56 acres
Pasture	92.64 acres
Total	159.20 acres

Property Location

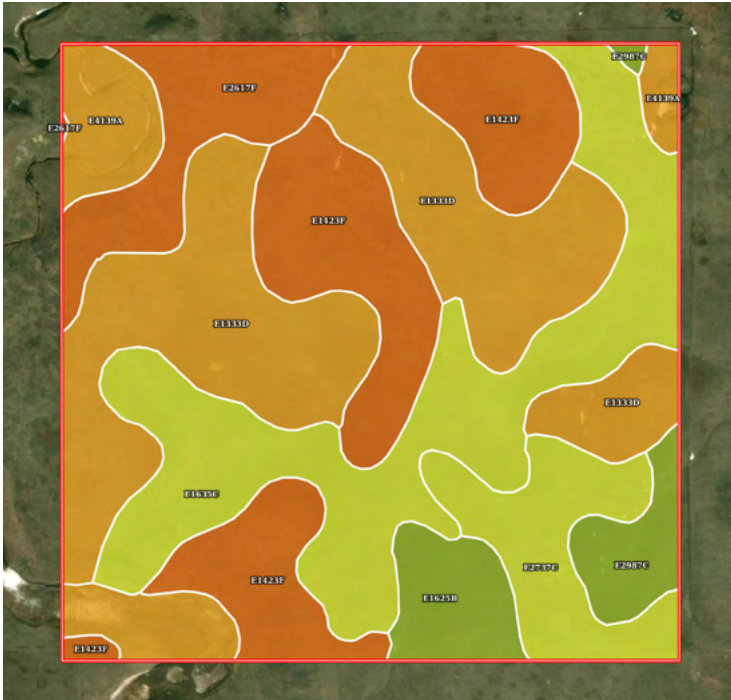


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Aerial Map



Soil Map



|  Boundary 158.65 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
E1333D	Vebar-Cohagen fine sandy loams, 9 to 15 percent slopes	45.75	28.83	32	23	6e
E1635C	Vebar-Tally fine sandy loams, 6 to 9 percent slopes	35.57	22.42	52	36	4e
E1423F	Flasher-Vebar-Parshall complex, 9 to 35 percent slopes	31.09	19.59	22	15	7e
E2737C	Chama-Cabba-Sen silt loams, 6 to 9 percent slopes	11.73	7.39	54	28	4e
E2617F	Cabba-Chama-Shambo loams, 9 to 50 percent slopes	11.59	7.3	28	15	7e
E4139A	Korchea-Fluvaquents complex, channeled, 0 to 2 percent slopes, frequently flooded	11.4	7.18	44	15	6w
E1625B	Vebar-Parshall fine sandy loams, 3 to 6 percent slopes	6.23	3.93	63	31	3e
E2987C	Sen-Chama silt loams, 6 to 9 percent slopes	5.29	3.33	61	31	3e
TOTALS		158.65(*)	100%	38.9	24.13	5.45





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