



www.FarmersNational.com

L-2500404

SCAN THE QR CODE
FOR MORE INFO!



LAND FOR SALE

79± Acres, Stutsman County, North Dakota

OFFERED AT
\$924,000

Highlights:

- Excellent location with residential and recreational development opportunities
- Located next to the golf course
- Excellent views of the James River Valley

For additional information, please contact:

Scott Huether, AFM/Agent | (701) 793-6789

SHuether@FarmersNational.com



Property Information

Property Location: The property is located on the south side of the Jamestown, North Dakota, golf course. At the junction of 38th Street SE and 86th Avenue SE, go north towards the Jamestown Country Club, the property is on the east side of 86th Avenue SE.

Property Description: The property is currently pasture and native grass.

Legal Description: Parcel in Section 9, Twp 139, Rge 63

Improvement Description: Rural Water and electric utilities

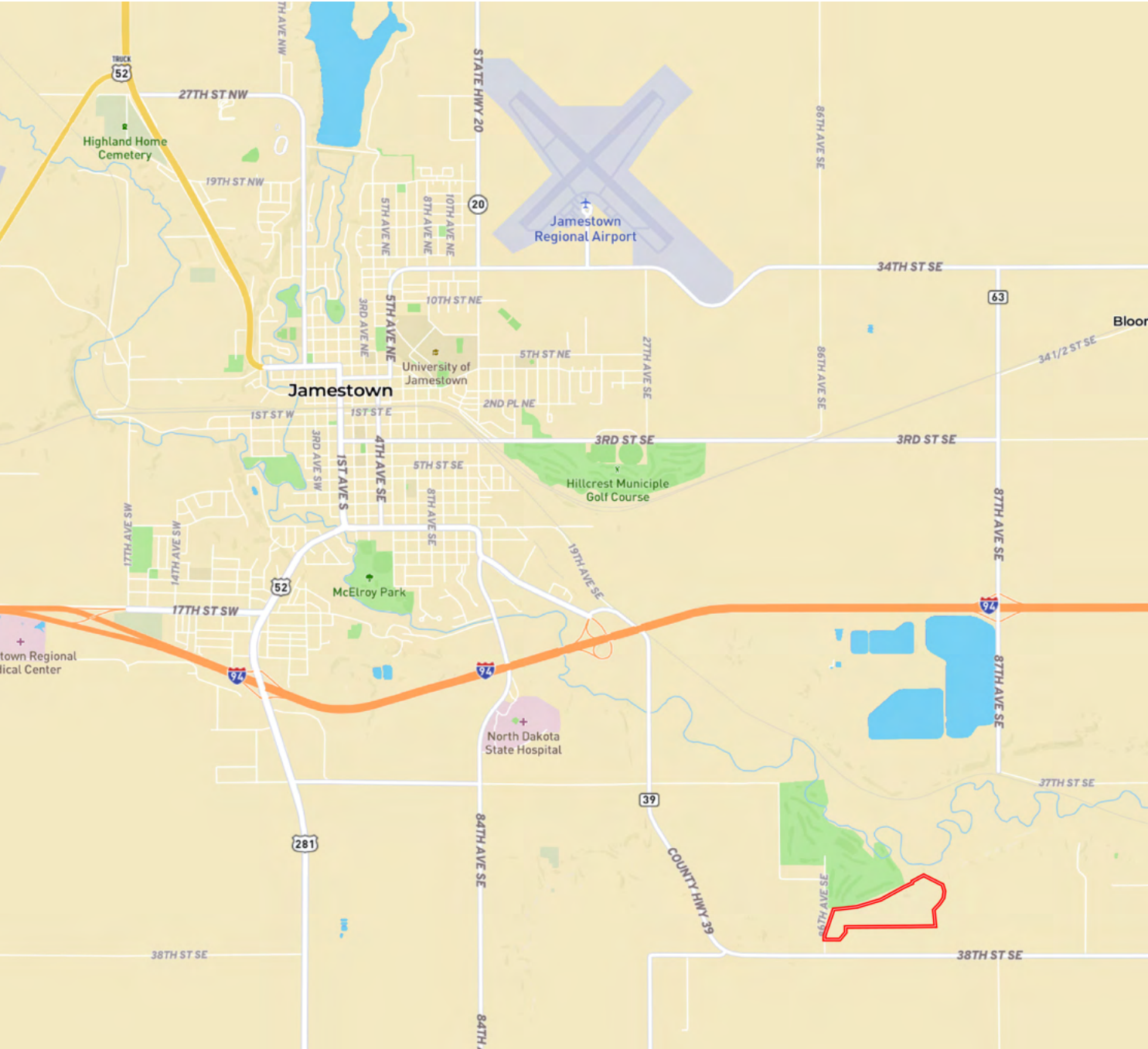
are close by.

Annual Taxes: \$250.81

Farm Data:

Pasture	79.81± acres
Total	79.81± acres

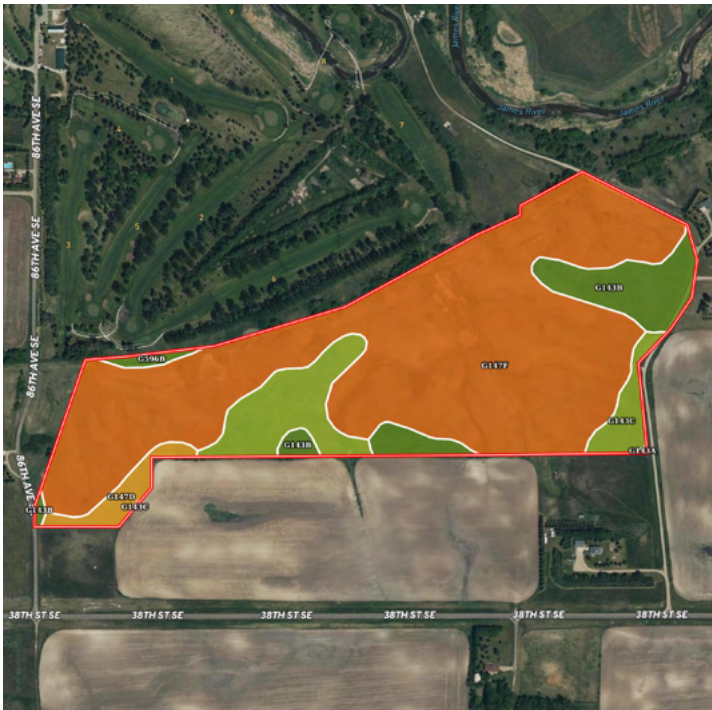
Property Location



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
G147F	Buse-Barnes-Darnen loams, 9 to 35 percent slopes	57.84	74.51	34	37	7e
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	9.03	11.63	55	56	3e
G143B	Barnes-Svea loams, 3 to 6 percent slopes	7.87	10.14	76	62	2e
G147D	Buse-Barnes-Darnen loams, 6 to 15 percent slopes	2.22	2.86	47	56	6e
G596B	Darnen loam, 2 to 6 percent slopes	0.63	0.81	90	64	2e
G143A	Barnes-Svea loams, 0 to 3 percent slopes	0.04	0.05	86	64	2c
TOTALS		77.63(*)	100%	41.55	42.52	5.96



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.



www.FarmersNational.com

**Real Estate Sales • Farm and Ranch Management • Energy Management
Appraisals • Insurance • Consultations • Forestry Management • Hunting Lease Network • FNC Securities**