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LAND FOR SALE

271± Acres, Pembina County, North Dakota

OFFERED AT
\$1,200,000

Highlights:

- Exceptional farmland with good access
- 75 acres tiled located in the N1/2NE1/4
- Approximately 50 wooded acres, excellent for hunting and recreation!



For additional information, please contact:

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Property Information

Directions to Property:

Located two miles southwest of Mountain, North Dakota.

Legal Description:

N1/2N1/2 & SE1/4NE1/4, less farmstead, and E1/2SE1/4 of Section 19, T160 R56

Additional Comments:

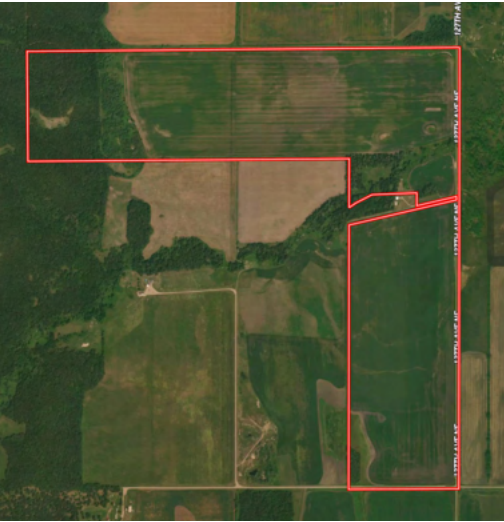
The Sellers are relatives of Agent, Terry Longtin.

Taxes:

\$3,080.55

Farm Data:

Cropland	214.69 acres
Woods	50.00 acres (estimated)
Non-crop	6.31 acres
Total	271.00 acres



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
I589B	Olga silty clay loam, 3 to 6 percent slopes	93.22	34.41	74	53	2e
I130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	28.98	10.7	83	56	2w
I587A	Rolette clay loam, 0 to 3 percent slopes	26.88	9.92	87	56	2s
F594D	Olga silty clay loam, 9 to 15 percent slopes	24.33	8.98	49	45	4e
I557A	Walsh-Vang loams, 0 to 2 percent slopes	21.8	8.05	85	69	2c
F590F	Olga silty clay loam, 15 to 35 percent slopes	16.01	5.91	28	12	7e
I242A	Ryan-Fargo silty clays, 0 to 1 percent slopes	14.2	5.24	50	37	6e
I256B	La Prairie-Fluvaquents, channeled complex, 0 to 6 percent slopes, frequently flooded	12.37	4.57	60	30	2c
I376A	Colvin silty clay loam, 0 to 1 percent slopes	10.48	3.87	69	50	2w
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	8.67	3.2	52	39	3s
I585B	Fairdale silty clay loam, 2 to 6 percent slopes, occasionally flooded	5.55	2.05	77	80	2e
F203B	Waukon loam, 3 to 6 percent slopes	4.68	1.73	76	54	2e
F591F	Olga-Kloten complex, 9 to 75 percent slopes	2.08	0.77	13	10	7e
I472A	Perella silty clay loam, 0 to 1 percent slopes	1.67	0.62	88	54	2w
TOTALS		270.9 2(*)	100%	69.09	49.56	2.76