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billy

LAND FOR SALE

136.59± Acres, Pembina County, North Dakota

OFFERED AT
\$600,000

Highlights:

- Highly tillable farmland in Thingvalla Township
- Predominant soil type PI of 82
- Available for 2026 farming year



For additional information, please contact:
Thomas McClenahen, Agent | (218) 791-0431
TMcClenahen@FarmersNational.com



Hugh Hunt, AFM/Agent | (218) 843-1139
HHunt@FarmersNational.com

Property Information

Directions to Property: From Mountain, North Dakota (intersection of Highway 32 and 88th Street NE, go south two miles to 86th Street NE, turn west and go two miles and you will be at the northeast corner of the property.

Legal Description: NE1/4, less Parcel A, of Section 30, T160 R56.

Property Description: Pembina County farmland with an overall PI rating of 74. Exclusion of “Parcel A” consists of the site and wooded acreage in the northwest part of this quarter section. Good access along north and east sides of property by gravel township roads. Great opportunity to expand your operation or diversify your investment portfolio!

Estimated Taxes: \$1,310.46 - \$136.59 in specials

Farm Data:

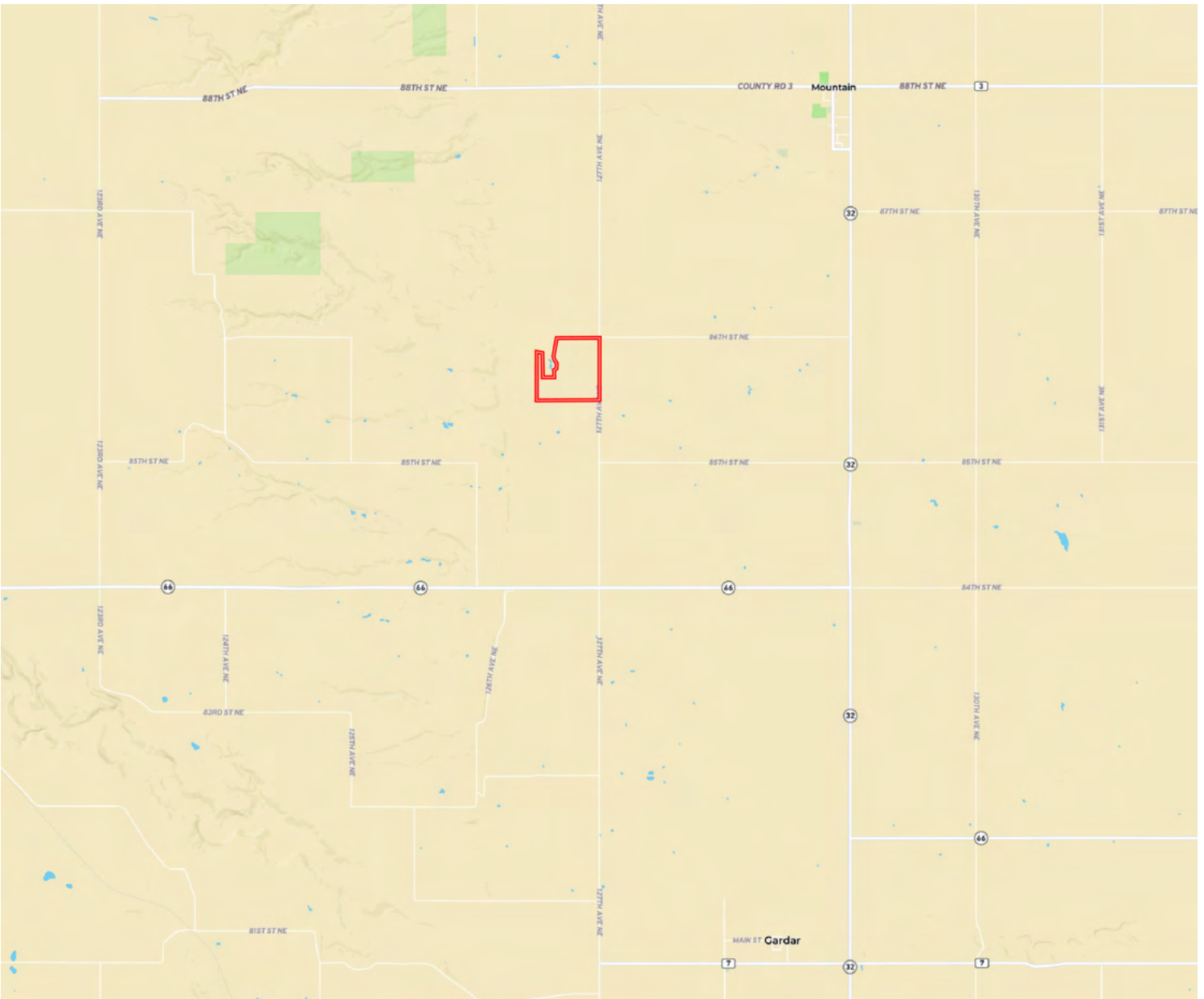
Cropland	118.83 acres
Non-crop	15.00 acres
Total	136.59 acres

FSA Information:

	Base	Yield
Wheat	53.86 acres	51 bushels
Sunflowers	1.52 acres	1,348 pounds
Soybeans	44.4 acres	30 bushels

Price: \$600,000

Location Map



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1585A	Fairdale silty clay loam, 0 to 2 percent slopes, occasionally flooded	43.92	32.52	82	82	2c
1231A	Dovray silty clay, 0 to 1 percent slopes	23.71	17.56	64	38	3w
1130A	Hegne-Fargo silty clays, 0 to 1 percent slopes	18.43	13.65	83	56	2w
1589B	Olga silty clay loam, 3 to 6 percent slopes	11.09	8.21	74	53	2e
1472A	Perella silty clay loam, 0 to 1 percent slopes	10.85	8.03	88	54	2w
1578A	Brantford loam, 0 to 2 percent slopes	10.8	8.0	52	45	3s
1587A	Rolette clay loam, 0 to 3 percent slopes	6.0	4.44	87	56	2s
1256B	La Prairie-Fluvaquents, channeled complex, 0 to 6 percent slopes, frequently flooded	4.1	3.04	60	30	2c
1572B	Corliss loamy coarse sand, 2 to 6 percent slopes	3.09	2.29	24	26	6e
1376A	Colvin silty clay loam, 0 to 1 percent slopes	2.73	2.02	69	50	2w
IGp	Pits, gravel and sand	0.32	0.24	3	-	8s
TOTALS		135.0 4(*)	100%	74.18	58.28	2.36





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