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L-2600163



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LAND FOR SALE

160± Acres, Walsh County, North Dakota

OFFERED AT
\$1,300,000

Highlights:

- Excellent soils with a Productivity Index of 89
- Class II Lankin Loam with great access and drainage



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Property Information

Directions to Property:

One-half mile north of Pisek, North Dakota, on County Highway 12A.

Legal Description:

NW1/4 of Section 22, T156 R55

Property Description:

Excellent opportunity to own a productive parcel of farmland in Walsh County with great drainage and access. Beautiful loam soils excellent for the production of sugar beets, potatoes, edible beans, corn and many other crops.

Farm Data:

Cropland	148.38 acres
Non-crop	4.37 acres
CRP	6.11 acres
Woods	<u>1.14 acres</u>
Total	160.00 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Wheat	38.17 acres	50 bushels
Corn	40.01 acres	127 bushels
Soybeans	33.36 acres	33 bushels

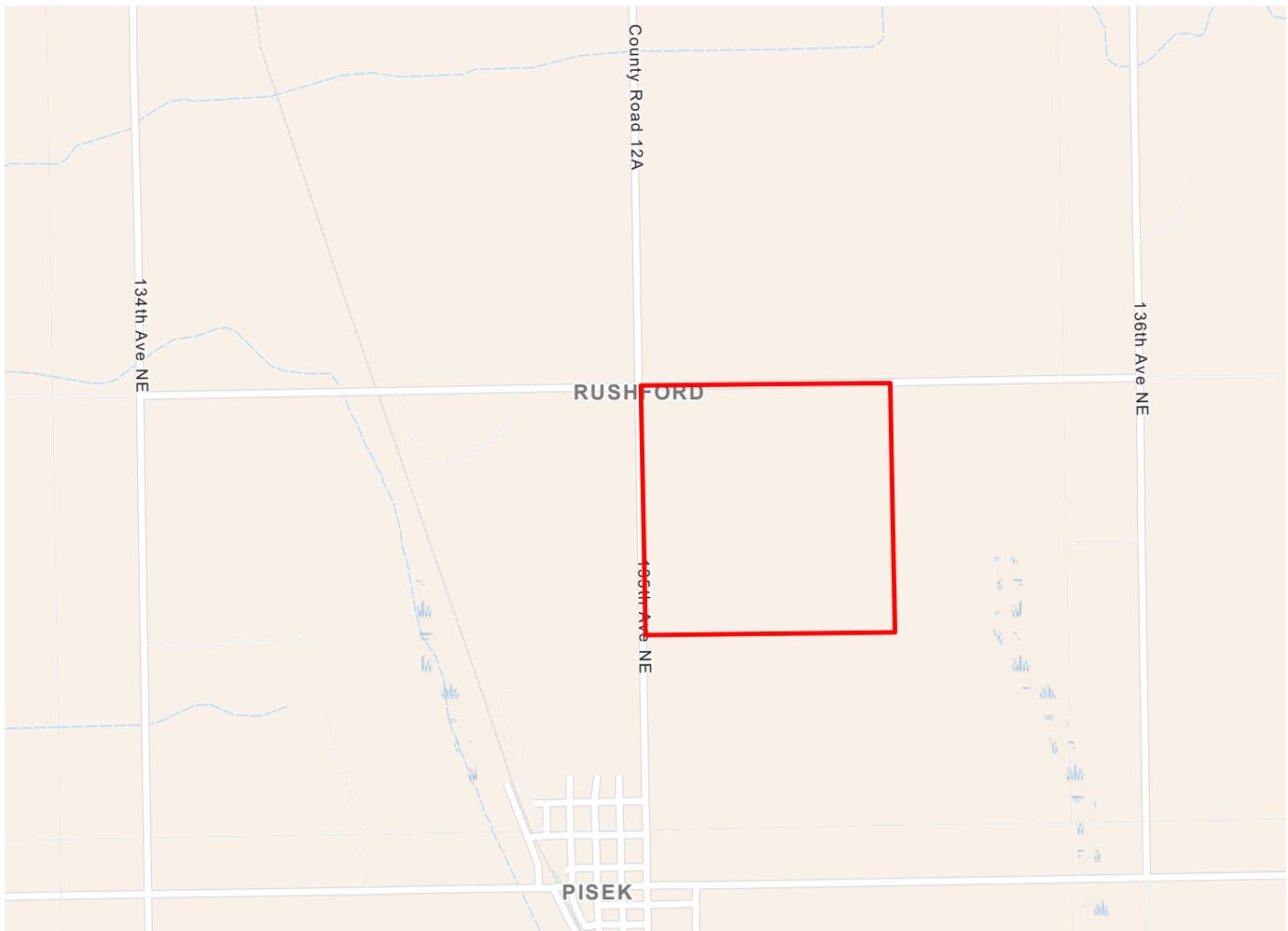
CRP:

6.11 acres enrolled with an annual payment of \$525.00, expiring September 30, 2027.

2025 Taxes: \$2,939.36 **Price:** \$1,300,000



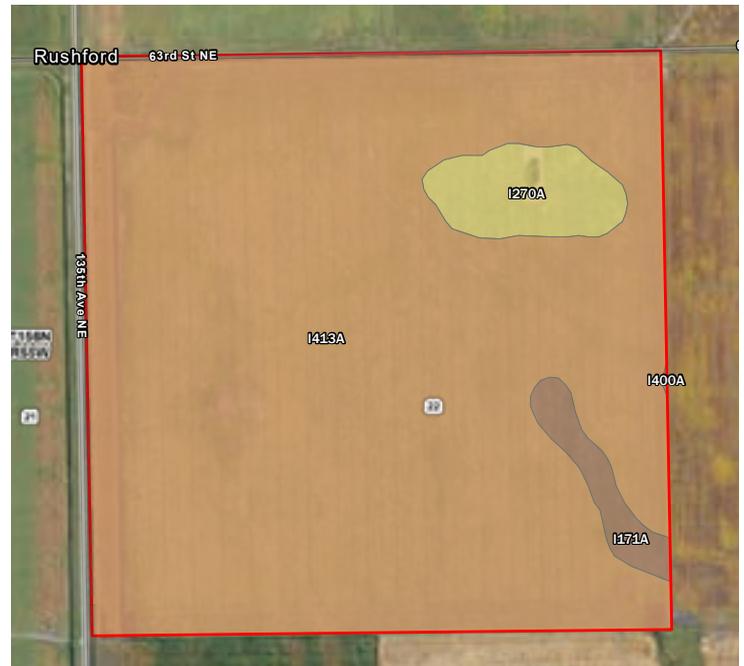
Location Map



Aerial Map



Soil Map



Map Symbol	Name	Non-IRR LCC	PRODUCTIVITY INDEX	ACRES
I413A	Lankin loam, 0 to 2 percent slopes	2c	91	148.8
I270A	Foldahl fine sandy loam, 0 to 2 percent slopes	3s	65	7.3
I171A	Rockwell fine sandy loam, 0 to 1 percent slopes	2w	51	3.7
I400A	Gilby loam, 0 to 2 percent slopes	2e	78	0.1
TOTAL			88.9	159.8





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