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FOR MORE INFO!



LAND FOR SALE

155.99± Acres, LaMoure County, North Dakota

OFFERED AT
\$725,000

Highlights:

- Productive LaMoure County farmland in Litchville Township
- Tillable acres have Class II soils with a PI of 74
- Great location along Highway 1
- Available for the 2027 crop year



For additional information, please contact:
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Property Information

Directions to Property:

Located on the west side of Highway 1, about 4.5 miles south of Highway 46.

Legal Description:

SE1/4 of Section 27, T136 R59

Property Description:

This is an excellent opportunity to acquire quality farmland located in Litchville Township. The property features productive loam soils, including Barnes-Svea loams, and offers convenient access directly off Highway 1. With a Productivity Index exceeding 74, this tract presents a strong opportunity for a highly productive farming operation.

Farm Data:

Cropland	138.76 acres
Other	<u>17.23 acres</u>
Total	155.99 acres

FSA Information:

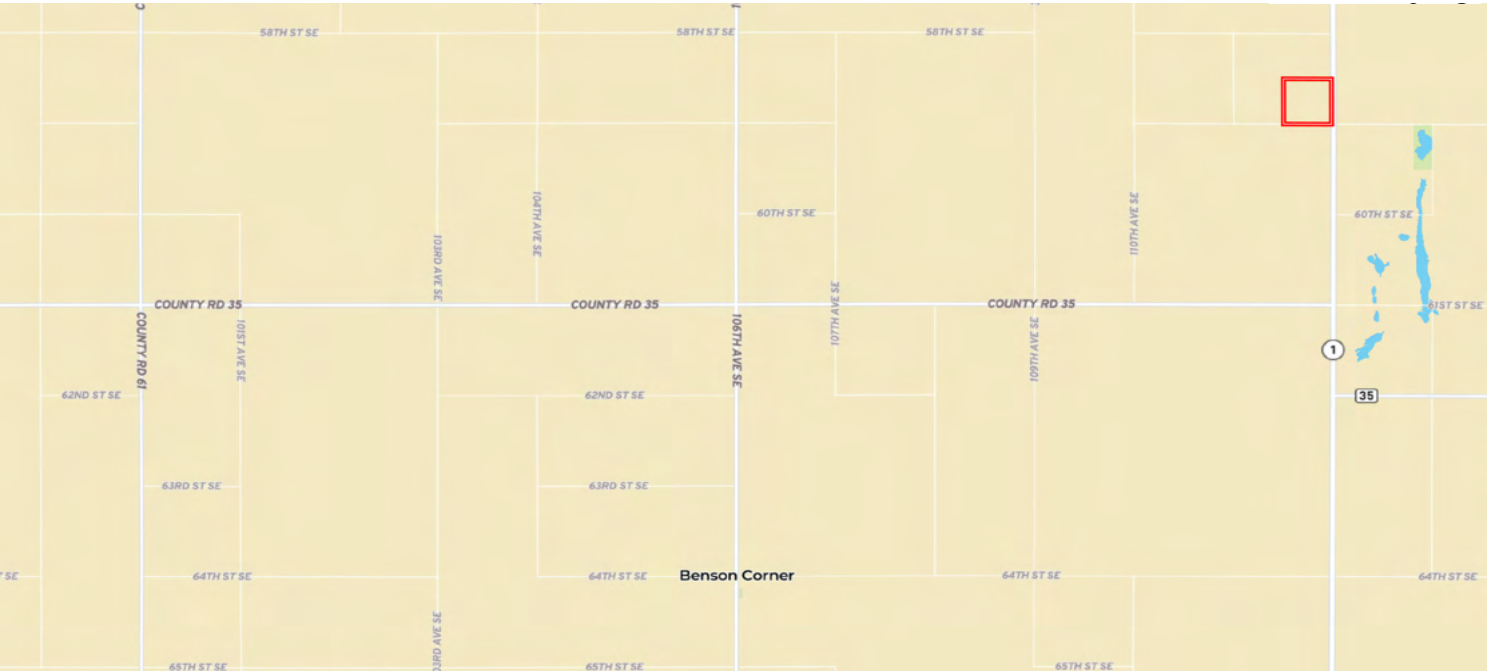
	<u>Base</u>	<u>Yield</u>
Corn	137.30 acres	122 bushels

2025 Taxes: \$1,800.75

Price: \$725,000

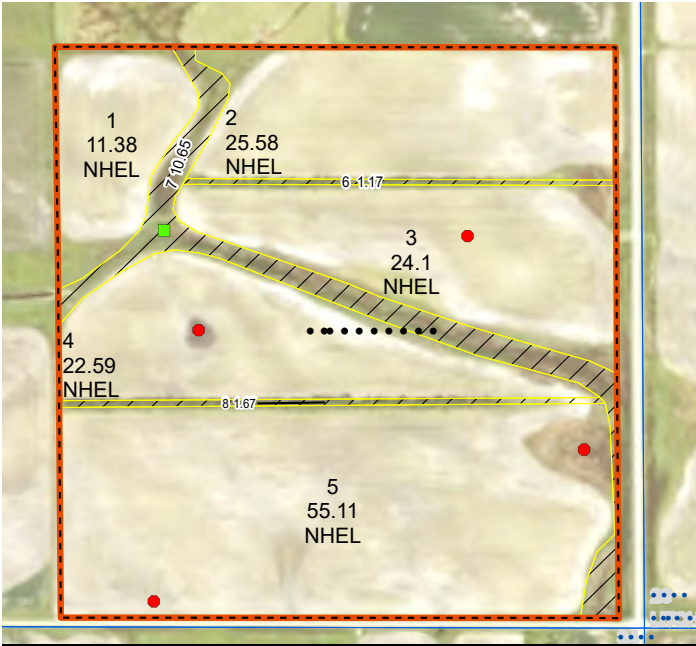


Location Map



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



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
G122B	Barnes-Cresbard loams, 3 to 6 percent slopes	50.37	32.78	72	55	2e
G143A	Barnes-Svea loams, 0 to 3 percent slopes	46.26	30.11	86	63	2c
G143B	Barnes-Svea loams, 3 to 6 percent slopes	34.76	22.62	76	61	2e
G2A	Tonka silt loam, 0 to 1 percent slopes	7.1	4.62	42	47	4w
G129A	Cavour-Ferney loams, 0 to 3 percent slopes	5.96	3.88	35	42	4s
G3A	Parnell silty clay loam, 0 to 1 percent slopes	5.02	3.27	26	34	5w
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	3.25	2.12	55	55	3e
G125A	Cavour-Cresbard loams, 0 to 3 percent slopes	0.94	0.61	50	45	4s
TOTALS		153.6 6(*)	100%	72.3	57.14	2.3





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