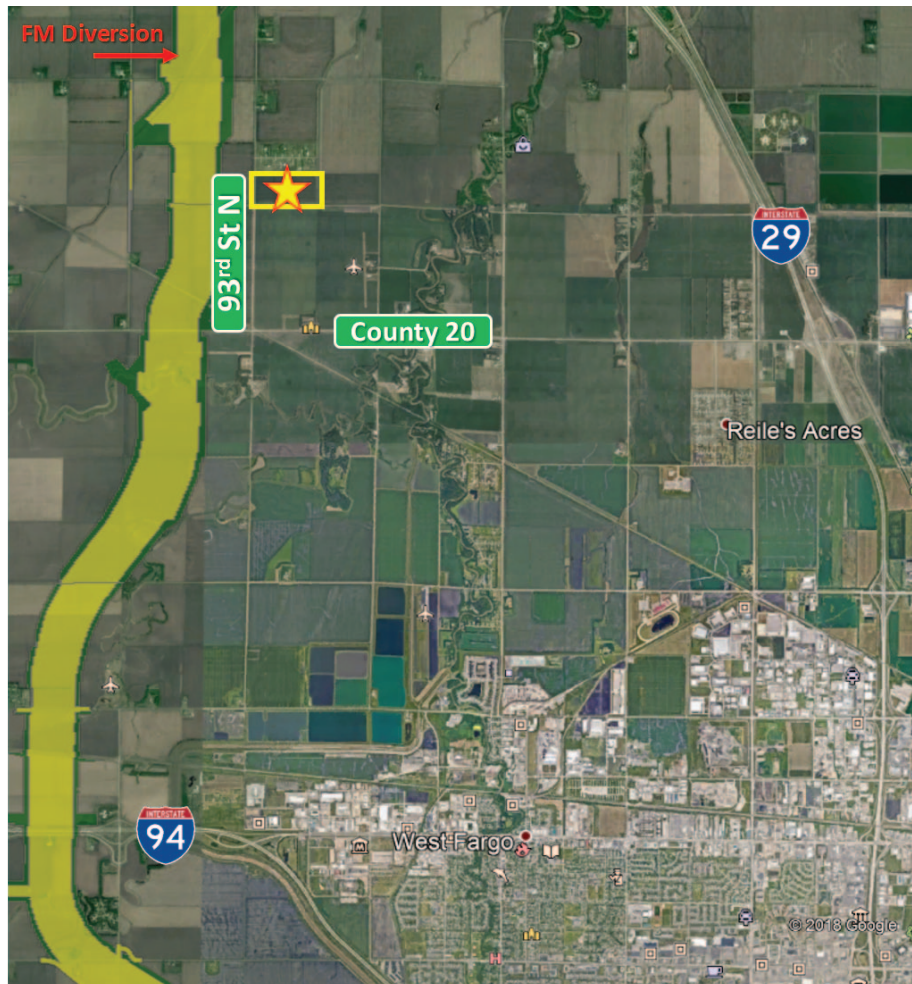


RAYMOND TOWNSHIP LAND

SECTION 12, CASS COUNTY, NORTH DAKOTA



Great Land Inside Diversion, Just North of West Fargo



Andy Westby

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GOLDMARK™
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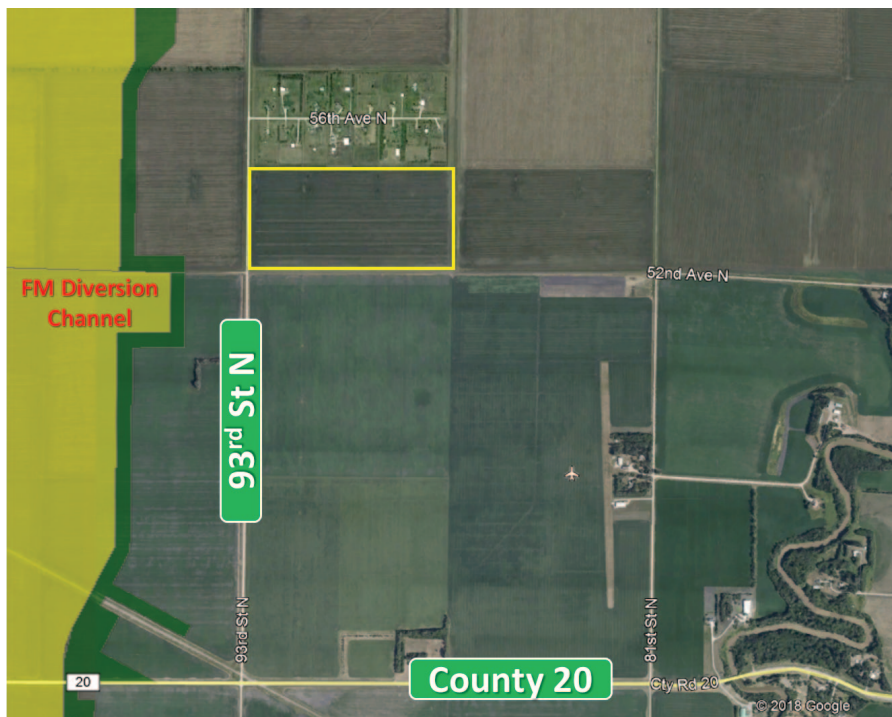
FOR SALE

RAYMOND TOWNSHIP LAND

SECTION 12, CASS COUNTY, NORTH DAKOTA

Property Overview:

This highly productive piece of farmland on the protected side of the proposed Fargo-Moorhead diversion is available for sale. Just minutes from the West Fargo community, 1 mile off the County 20 blacktop, and adjacent to an existing residential development, this land has long-term potential for development of its own. The owner is willing to lease back the land for a 1-2 year period or turn it over for a new operator. Land in this area has been tightly held for years so this is a rare opportunity to own a piece of West Fargo's future!



Property Details

Deeded Acres:
73.92

Tillable Acres:
73

Sale Price:
\$399,200
\$5,400/acre

Zoning:
Ag

Parcel Number:
59-0000-10856-010

Legal:
S1/2SW1/4 12-140-50 less S 100'

Location:
One mile north of
County Road 20
on 93rd St N

2018 Taxes:
\$2,410.80

Specials Balance:
\$3,799.33

SPI:
85.5


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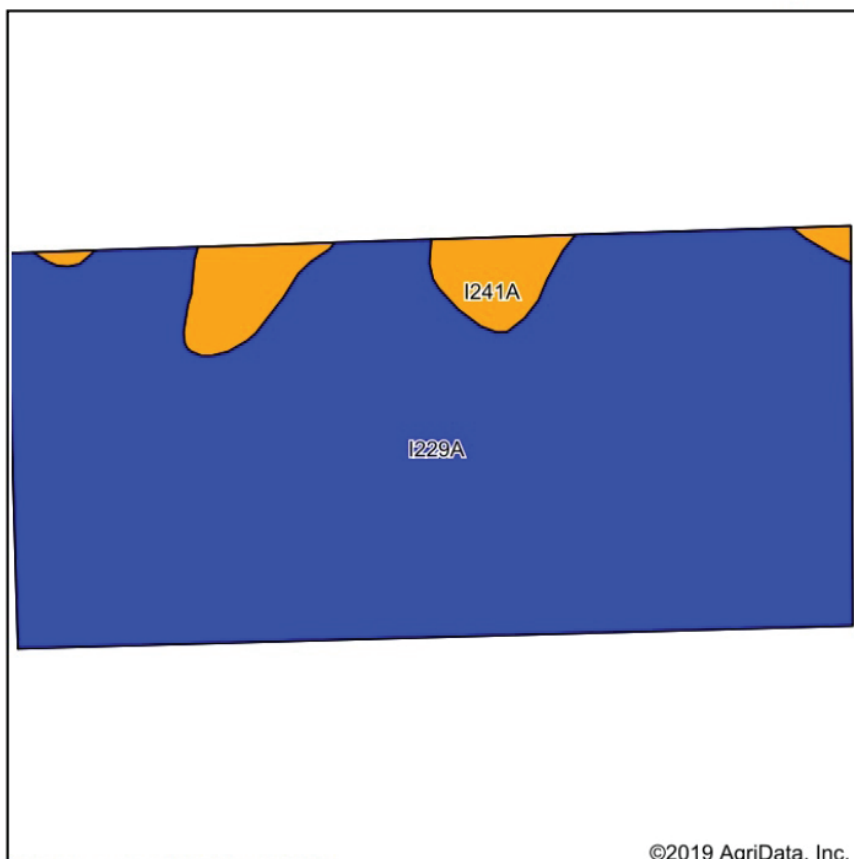
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RAYMOND TOWNSHIP LAND

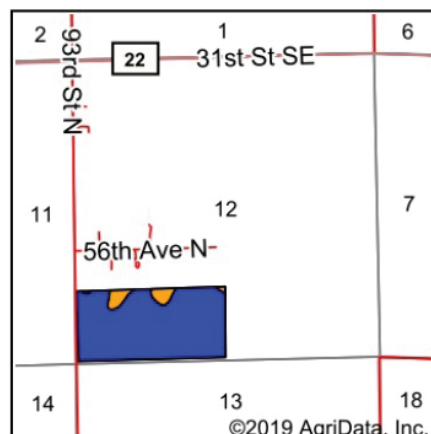
SECTION 12, CASS COUNTY, NORTH DAKOTA

Soils Map



Soils data provided by USDA and NRCS.

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State: **North Dakota**
 County: **Cass**
 Location: **12-140N-50W**
 Township: **Raymond**
 Acres: **72.91**
 Date: **2/14/2019**

AG LAND
SALES & AUCTION

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Maps Provided By:



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Area Symbol: ND017, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
I229A	Fargo silty clay, 0 to 1 percent slopes	68.28	93.6%		IIw	86	52
I241A	Fargo-Ryan, thick solum silty clays, 0 to 1 percents slopes	4.63	6.4%		IIw	78	45
Weighted Average						85.5	*n 51.6

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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RAYMOND TOWNSHIP LAND

SECTION 12, CASS COUNTY, NORTH DAKOTA

Aerial Map



AG LAND
SALES & AUCTION

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map center: 46° 57' 25.8, -96° 56' 6.5

0ft 827ft 1654ft

Maps Provided By:

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12-140N-50W
Cass County
North Dakota



2/14/2019

Field borders provided by Farm Service Agency as of 5/21/2008.