

2,622.51 +/- Acres - Pierce County, ND

LAND FOR SALE



Arrowhead Ranch



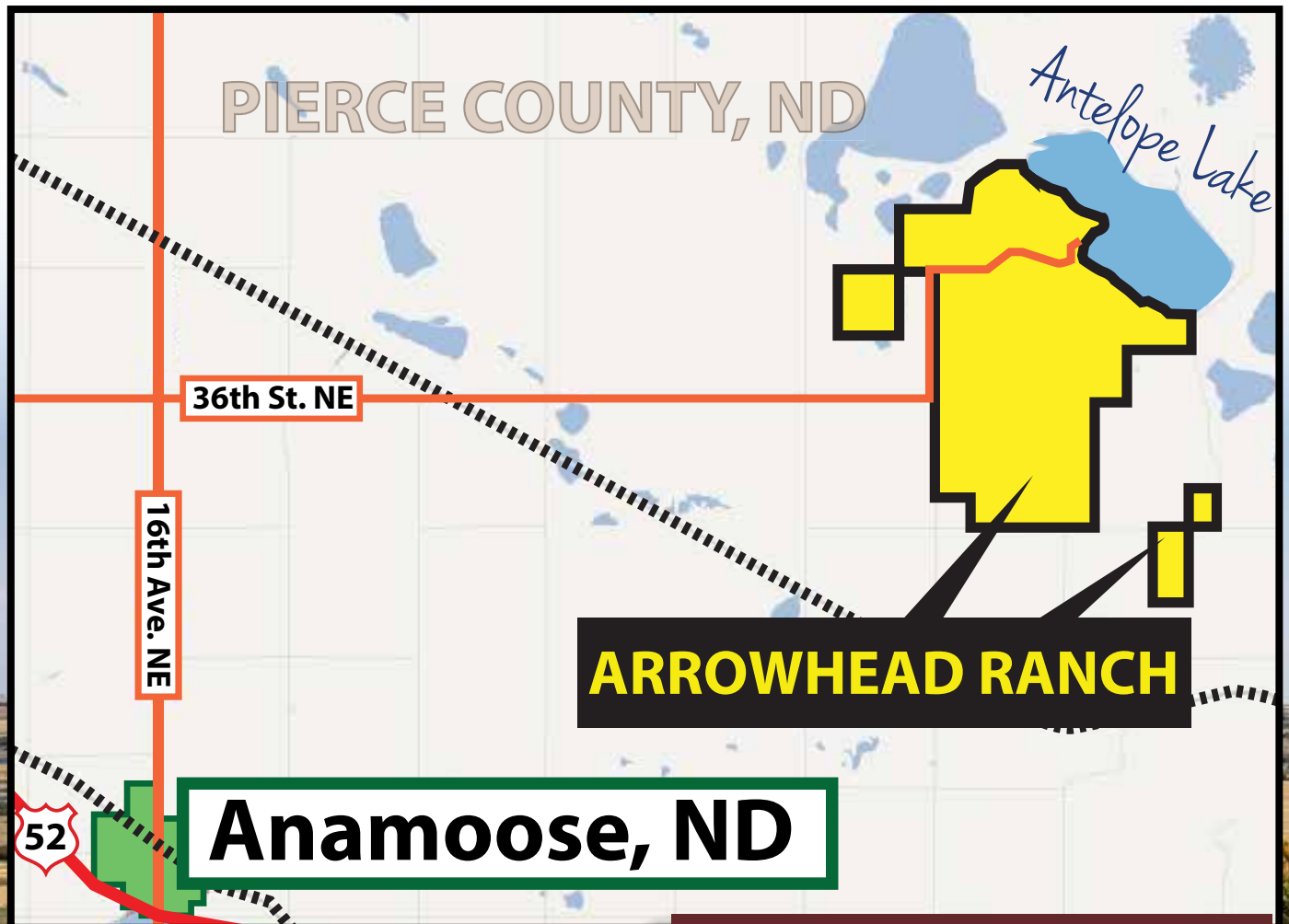
Pifer's
AUCTION & REALTY

www.pifers.com

877.700.4099

Property Information

This is a premiere property which includes a farm site, productive farmland, hayland and pasture. The ranch headquarters is an impressive environment with modern home, Quonset, shop, barns and extensive livestock handling facility overlooking Antelope Lake. A very scenic property to say the least with wooded ravines, 2.5 miles of lake shore and hilltop views of 20 miles or more. This unique setting provides everything in outdoor recreation from walleye fishing to quality deer management. A rare opportunity to purchase a working ranch with contiguous acreage!



Contact

Corey Longnecker

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Driving Directions:

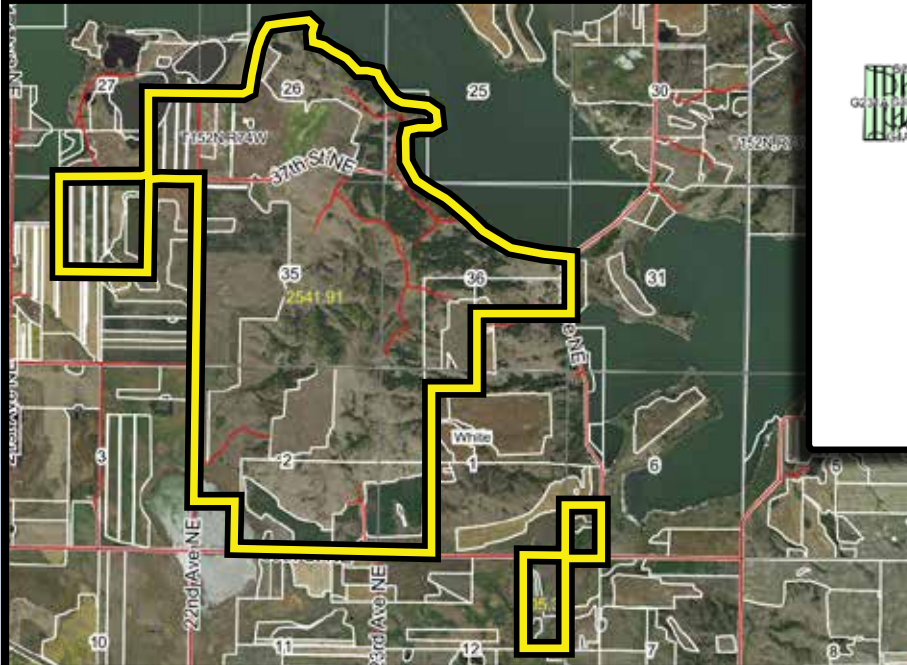
From Anamoose ND, go 4 miles north on 16th Ave. NE to 36th St. NE. Go 6 miles east on 36th St. NE, turn north and go 3/4 of mile. The road will curve east to ranch headquarters.

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1506 29th Ave. S - Moorhead, MN 56560

Call For Price

Acres: 2,622.51+/-
Legal: Lots 4-5, 25-152-74; SE¼NW¼, Lots 2-3-4 Less R/W Less 100X100 Miles Homes Inc; E½SE¼, Lot 5; N½SW¼, NW¼SE¼; S½SW¼, SW¼SE¼ 26-152-74; NE¼SE¼, SE¼SE¼ 27-152-74; W½NE¼, E½NW¼ 34-152-74; NE¼, NW¼, SW¼, SE¼ 35-152-74; S½NW¼, Lots 1-3, Lots 2-4, SW¼ 36-152-74; Lot 7 6-151-73; W½SW¼, SW¼NW¼, Lot 4 1-151-74; Lots 1-2, S½NE¼, SW¼NW¼, NW¼SW¼, Lots 3-4, SE¼NW¼, E½SE¼, E½SW¼, W½SE¼ 2-151-74; E½NE¼ 12-151-74
Cropland Acres: 998 +/-
Taxes (2017): \$7,930.47



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G231C	Heimdal-Embsen-Esmond complex, 6 to 9 percent slopes	154.54	15.6%	IVe	53
G229B	Heimdal-Emrick loams, 3 to 6 percent slopes	151.01	15.2%	IIe	72
G231B	Embsen-Heimdal complex, 3 to 6 percent slopes	139.97	14.1%	IIIe	68
G235A	Emrick loam, 0 to 3 percent slopes	123.91	12.5%	IIe	86
G236B	Emrick loam, 3 to 6 percent slopes	89.79	9.1%	IIe	82
G233C	Esmond-Heimdal-Darnen loams, 3 to 9 percent slopes	79.21	8.0%	IVe	61
G231A	Embsen-Heimdal complex, 0 to 3 percent slopes	61.09	6.2%	IIIe	72
G362A	Stirum-Arveson, saline fine sandy loams, 0 to 1 percent slopes	57.67	5.8%	VIe	23
G376A	Embsen fine sandy loam, 0 to 2 percent slopes	34.65	3.5%	IIIe	69
G272B	Arvilla-Sioux complex, 2 to 6 percent slopes	28.32	2.9%	IIIe	36
G233F	Esmond-Heimdal-Darnen loams, 9 to 35 percent slopes	15.00	1.5%	VIIe	32
G381B	Aylmer-Bantry fine sands, 0 to 6 percent slopes	14.42	1.5%	VIe	29
G230B	Heimdal-Esmond loams, 3 to 6 percent slopes	13.56	1.4%	IIIe	63
G3A	Parnell silty clay loam, 0 to 1 percent slopes	9.33	0.9%	Vw	25
G428B	Mauvais-Minnewaukan, saline complex, 0 to 6 percent slopes	8.66	0.9%	IVe	38
G233D	Esmond-Heimdal-Darnen loams, 6 to 15 percent slopes	5.41	0.5%	VIe	46
G366A	Hecla loamy fine sand, 0 to 2 percent slopes	2.65	0.3%	IVe	52
G33A	Fossum fine sandy loam, 0 to 1 percent slopes	1.99	0.2%	IVw	30
G523A	Lowe-Fluvaquents, channeled complex, 0 to 2 percent slopes, frequently flooded	0.42	0.0%	VIw	21
Weighted Average					63.9

Housing Information

- 3,160 sq. ft. with 22' x 28' attached garage and 40' x 16' deck.
- Main floor includes, kitchen, formal dining room, TV room with projection system, office, laundry room, bathroom, bedroom and mud room.
- Upstairs has 2 bedrooms with decks and bathroom.
- Basement has a family room, mechanical room, bedroom and storage area.
- Heat-off peak electric, propane and wood.
- Private sewer & well.
- 18' x 24' Guest cabin with deck.



Guest Cabin



Main House



Beautiful Interior, Spacious Rooms & Peaceful Country Living!



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Outbuildings Information

- 40' x 60' shop with concrete floor and 13' x 40' insulated work area.
- 40' x 80' Quonset for cold storage.
- 40' x 80' with concrete floor which includes a "Hi-Hog" livestock handling system with sorting chute, tub, corral, hyd. squeeze and scale.
- 40' x 80' calving barn with individual pens and squeeze chute, heated partition for storage.
- 40' x 64' loafing barn.
- 11' x 16' storage building.
- 3 grain bins.



Well Maintained Buildings & Facilities!



Livestock Facilities/Pasture

This is an exceptional livestock setup and was designed and constructed to manage Buffalo with 3 barns, 7 Omni waters, large feeding area and numerous sorting pens connected by alley ways. The overall design and adjacent pasture provides for easy flow of livestock from calving time to pasture. Most of the perimeter fence on the ranch has been built new to hold Buffalo and cross fencing is in place to divide the pasture acreage into 4 large grazing cells.

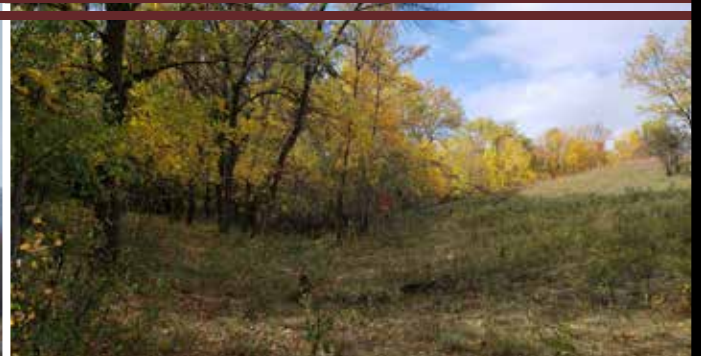


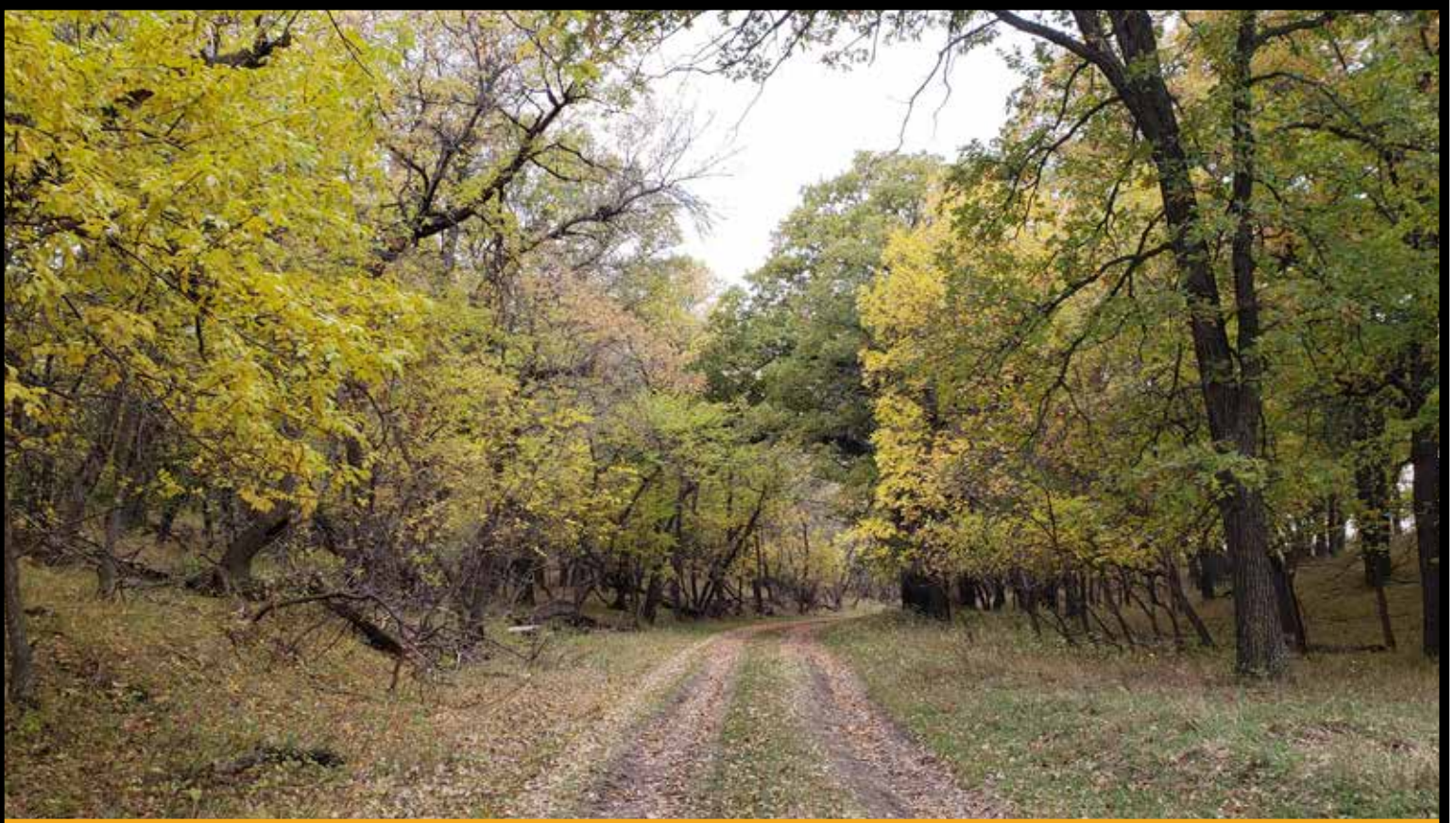
**Over 1,600 +/- Acres of Pastureland with
Excellent Livestock Facilities!**

Additional Photos



A Sportsman's Paradise!





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