

Golden Valley, ND • 955 +/- Acres

LAND FOR SALE



955 +/- Acres
Mercer County, ND

PRICE: \$1,910,000

Pifer's
AUCTION & REALTY



510 7th St. NW • Steele, ND

701.475.7653

www.pifers.com

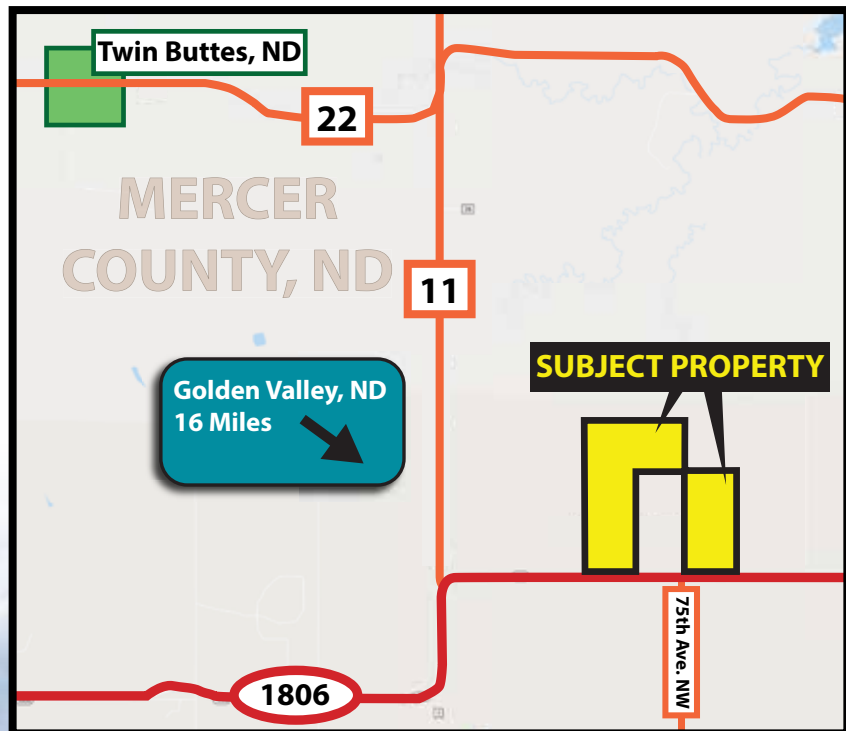
Introduction

Property Note

Featuring 955 +/- acres of highly productive cropland and quality pasture/hunting land, this Mercer County offering has excellent access from U.S. Hwy. #1806. The 460 +/- crop acres have a Soil Productivity Index (SPI) of 71.4. The remaining 495 +/- acres includes prime pasture/hunting land for grazing and optimum habitat for small and large game alike. To accommodate a future home or hunting cabin, rural water is established on the property.

Driving Directions

From the intersection of Hwy. #200 and Mercer County Rd. #5, north of Golden Valley, ND. Travel 2 miles north, turn left on 6th St. SW (CR #5) for 7.8 miles to ND Hwy. #1806. Go 4.3 miles on ND Hwy. #1806 to the southeast corner of the W½ of Section 15.



DARIN PETERSON

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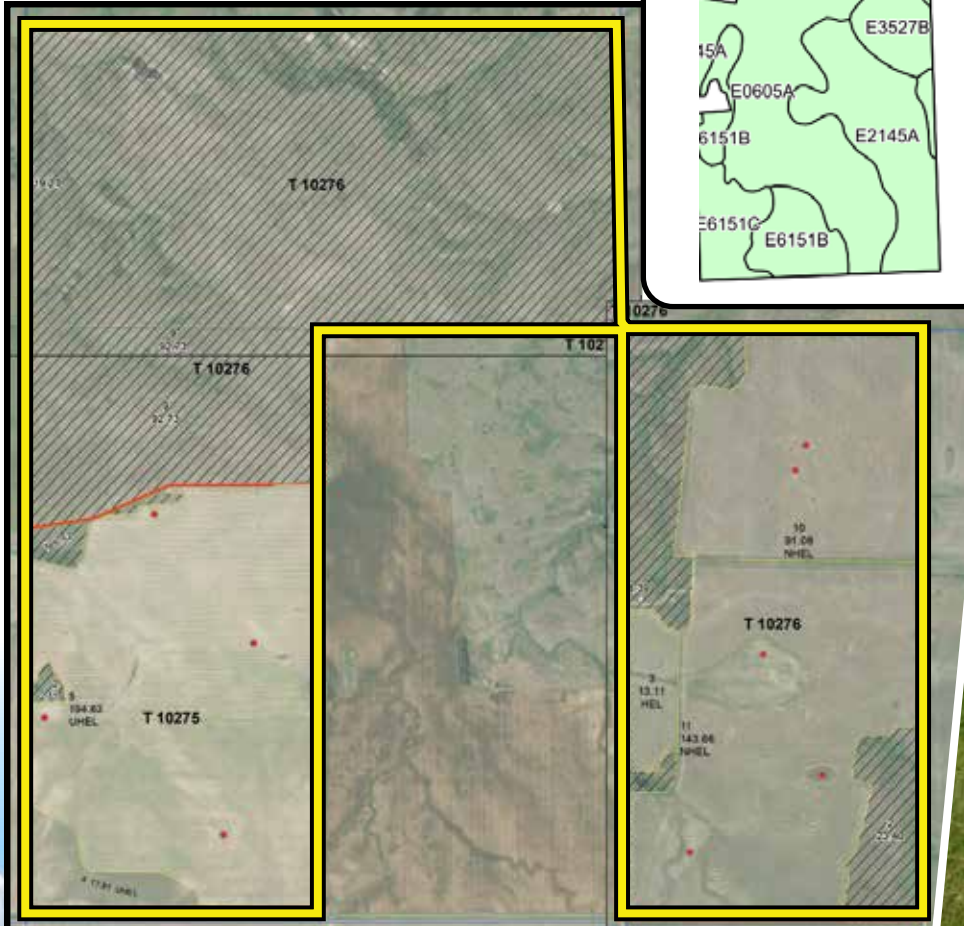
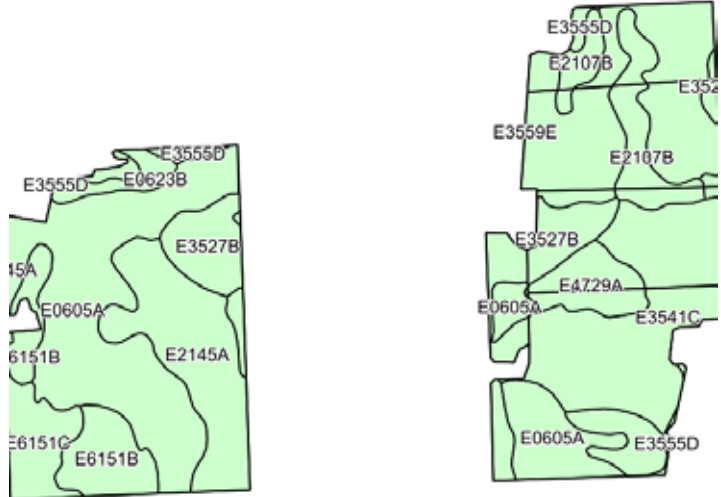


ALAN BUTTS

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Property Information

Acres: 955 +/-
Legal: W½ 16-146-90, S½ 9-146-90 & W½ 15-146-90
Crop Acres: 460 +/-
Pasture Acres: 495 +/-
Taxes (2019): \$3,777.53



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
E3541C	Williams-Zahl loams, 6 to 9 percent slopes	143.33	31.1%	IIIe	60
E0605A	Belfield-Grail clay loams, 0 to 2 percent slopes	117.91	25.6%	IIIs	82
E2145A	Shambo loam, 0 to 2 percent slopes	53.04	11.5%	IIc	87
E3527B	Williams-Bowbells loams, 3 to 6 percent slopes	47.23	10.3%	Ile	84
E6151B	Lefor fine sandy loam, 3 to 6 percent slopes	26.10	5.7%	IIIe	57
E2107B	Arnegard loam, 2 to 6 percent slopes	24.95	5.4%	Ile	93
E6151C	Lefor fine sandy loam, 6 to 9 percent slopes	17.54	3.8%	IVe	42
E4729A	Heil silty clay loam, 0 to 1 percent slopes	16.13	3.5%	VIIs	35
E0623B	Grail-Belfield clay loams, 2 to 6 percent slopes	7.01	1.5%	Ile	79
E3555D	Zahl-Williams loams, 9 to 15 percent slopes	4.64	1.0%	VIe	44
E3531C	Williams loam, 6 to 9 percent slopes	2.42	0.5%	IIIe	70
Weighted Average					71.4

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More Photos & Video: <https://www.pifers.com/listing/955-acres-mercere-county-nd>

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