

New Rockford, ND • 737.7 +/- Acres

LAND FOR SALE



737.7 +/- Acres
Eddy County, ND

PRICE: \$1,200,000

Pifer's
AUCTION & REALTY



1506 29th Ave. S • Moorhead, MN

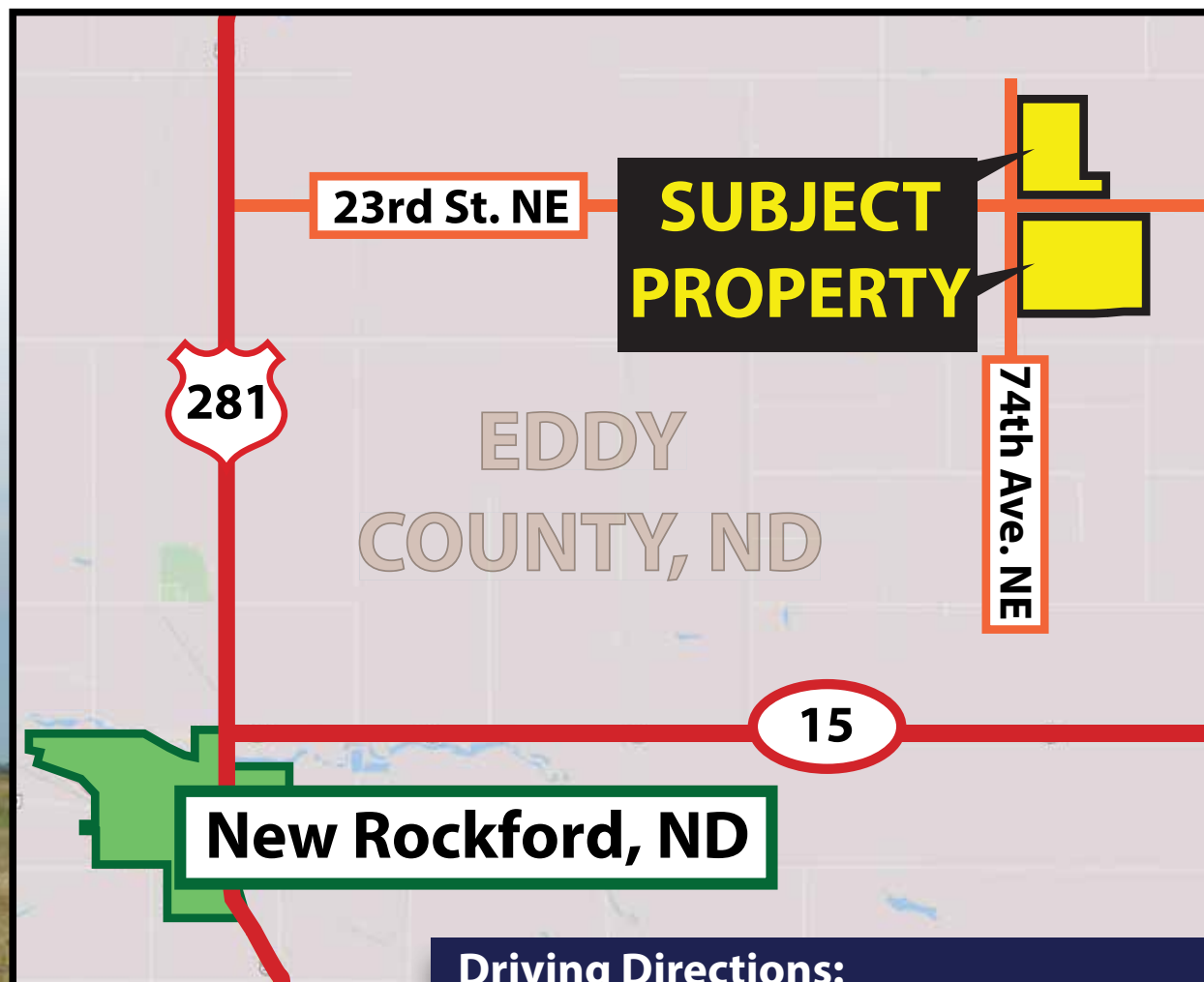
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Introduction

Property Note

Contiguous acreage in Eddy County with a farmstead with fully cemented outbuildings. Acreage consists of cropland, Conservation Reserve Program (CRP), hayland and pasture. The original home was moved off the property but a prime building spot remains. The properties combination of agricultural land, trees and wetlands offer excellent outdoor activities.



Driving Directions:

From New Rockford ND. Go 6 miles north on Hwy. #281, turn east on 23rd St. NE and go 6.5 miles to the farmstead on the north side of the road.



CONTACT

COREY LONGNECKER

701.302.0418

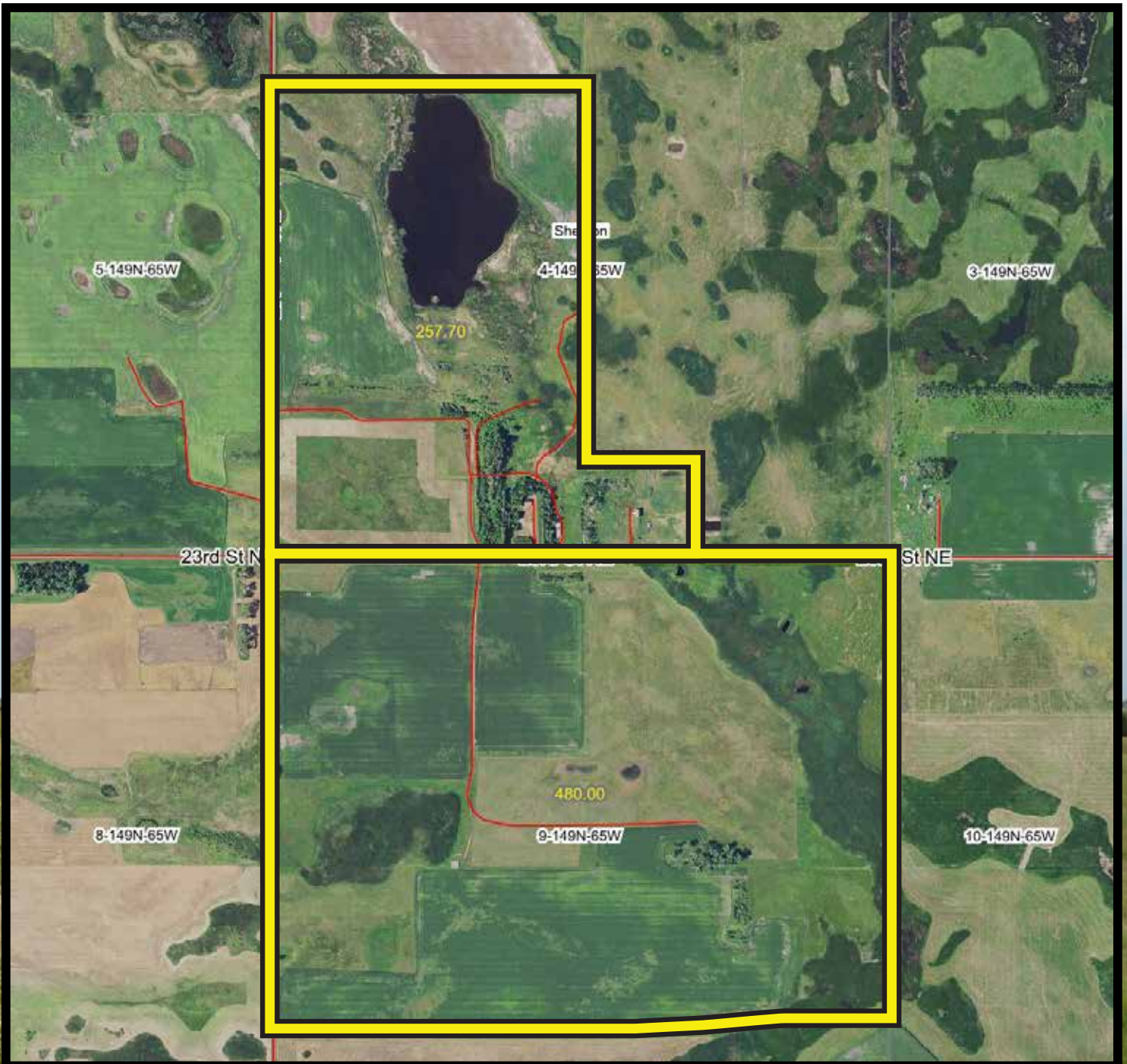
clongnecker@pifers.com

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Overall Property



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Section 4-149-65

Acres: 257.7+/-
Legal: SW¹/₄, S¹/₂NW¹/₄, Auditors Lot 1 4-149-65
Crop Acres: 139.73 +/-
Farmstead Acres: 49.78 +/-
CRP Acres: 15.6 +/- (\$789.00/year - Expires 9-30-2021)
CRP Tree Planting: 4.9 +/- (\$277.53/year - Expires 9-30-2025)
Wildlife Acres: 47.69 +/-
Taxes (2019): \$947.91

This parcel includes a farmstead with a Butler 40' x 100' Quonset with full cement, 40' x 50' steel sided building with full cement and an older barn and corrals. The house was moved off the site. Currently 77.94 +/- acres of cropland are being used for pasture and hayland. This parcel has 3 wells.

Beautiful Property to Build Your Dream Home!



Shop

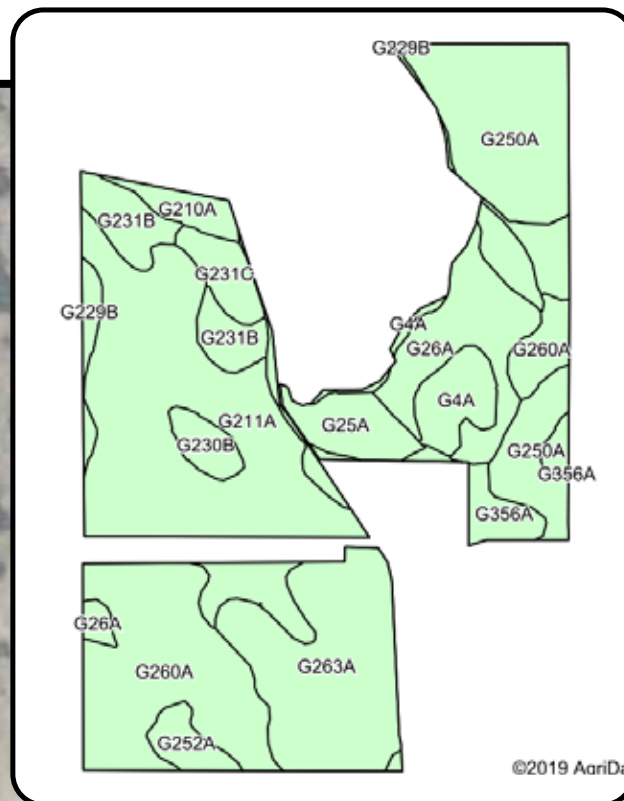


Quonset



Loafing Barn

Section 4-149-65 • FSA & Soils



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Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G211A	Fram-Wyard loams, 0 to 3 percent slopes	34.31	24.6%	Ile	77
G250A	Divide loam, 0 to 2 percent slopes	22.00	15.8%	Ils	58
G260A	Totten-Marysland loams, 0 to 1 percent slopes	21.16	15.2%	VIIs	28
G263A	Osakis sandy loam, 0 to 2 percent slopes	18.61	13.3%	IIle	50
G26A	Marysland loam, 0 to 1 percent slopes, frequently ponded	10.41	7.5%	Vw	17
G25A	Marysland loam, 0 to 1 percent slopes	7.97	5.7%	IVw	33
G231B	Embden-Heimdal complex, 3 to 6 percent slopes	5.74	4.1%	IIle	68
G4A	Southam silty clay loam, 0 to 1 percent slopes	4.62	3.3%	VIIIw	9
G356A	Lemert-Totten complex, 0 to 2 percent slopes	3.54	2.5%	VIIs	36
G231C	Heimdal-Embden-Esmond complex, 6 to 9 percent slopes	2.95	2.1%	IVe	53
G252A	Wyrene sandy loam, 0 to 2 percent slopes	2.28	1.6%	IIle	54
G210A	Fram-Tonka complex, 0 to 3 percent slopes	2.24	1.6%	Ile	62
G230B	Heimdal-Esmond loams, 3 to 6 percent slopes	2.12	1.5%	IIle	63
G229B	Heimdal-Emrick loams, 3 to 6 percent slopes	1.61	1.2%	Ile	72
Weighted Average					50.9

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Section 9-149-65

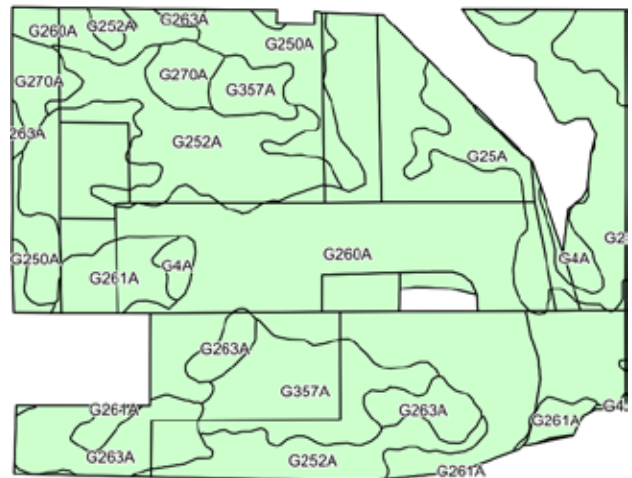
Acres: 480 +/-
Legal: N½ & N½ S½ 9-149-65
Crop Acres: 425.65 +/-
Non Cropland: 30.35 +/-
CRP Acres: 21.6 +/- (\$791.00/year - Expires 9-30-2021)
CRP Tree Planting: 2.4 +/- (\$135.94/year - Expires 9-30-2025)
Taxes (2019): \$1,550.64

This parcel has 425.65 +/- FSA cropland acres, currently 225 +/- acres are being planted to crops with the balance acreage being pasture and hayland. Pasture has a well.

***Diverse Property with Good Cropland and CRP
Acres for Great Annual Income!***

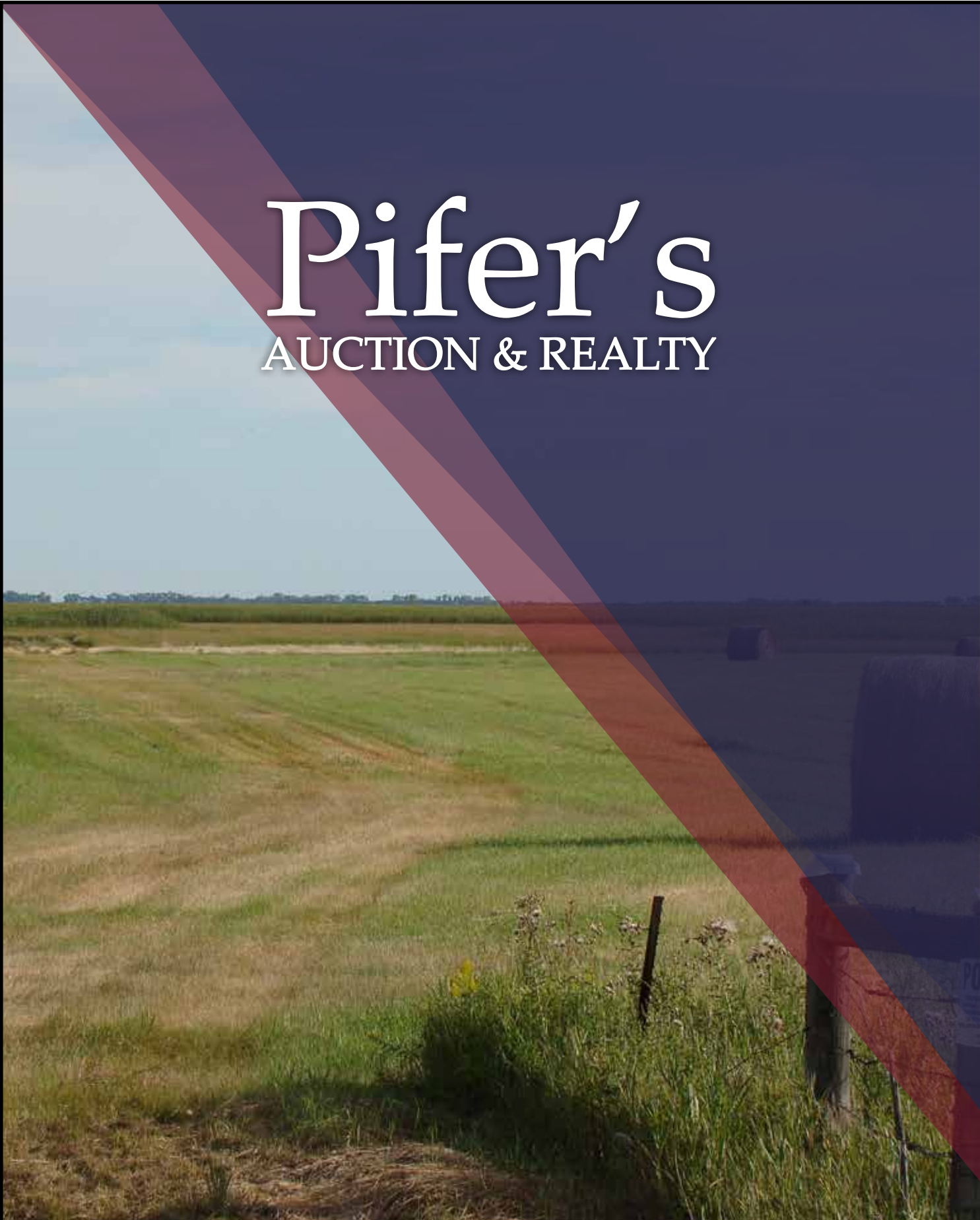


Section 9-149-65 • FSA & Soils



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G260A	Totten-Marysland loams, 0 to 1 percent slopes	203.67	47.4%	VI s	28
G252A	Wyrene sandy loam, 0 to 2 percent slopes	54.78	12.7%	III e	54
G25A	Marysland loam, 0 to 1 percent slopes	41.99	9.8%	IV w	33
G357A	Letcher-Wyrene sandy loams, 0 to 2 percent slopes	35.45	8.2%	IV s	45
G263A	Osakis sandy loam, 0 to 2 percent slopes	33.34	7.8%	III e	50
G250A	Divide loam, 0 to 2 percent slopes	23.93	5.6%	II s	58
G261A	Totten-Marysland loams, 0 to 1 percent slopes, frequently ponded	15.51	3.6%	VI s	19
G270A	Arvilla sandy loam, 0 to 2 percent slopes	13.66	3.2%	III e	40
G4A	Southam silty clay loam, 0 to 1 percent slopes	7.65	1.8%	VIII w	9
Weighted Average					36.3

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