

# FARMSTEAD FOR SALE

25.32 +/- Acres • LaMoure County, ND



**6768 98th Ave. SE • Grand Rapids, ND**  
**4 Beds | 2 Baths | PRICE: \$799,000**

**Pifer's**  
AUCTION & REALTY



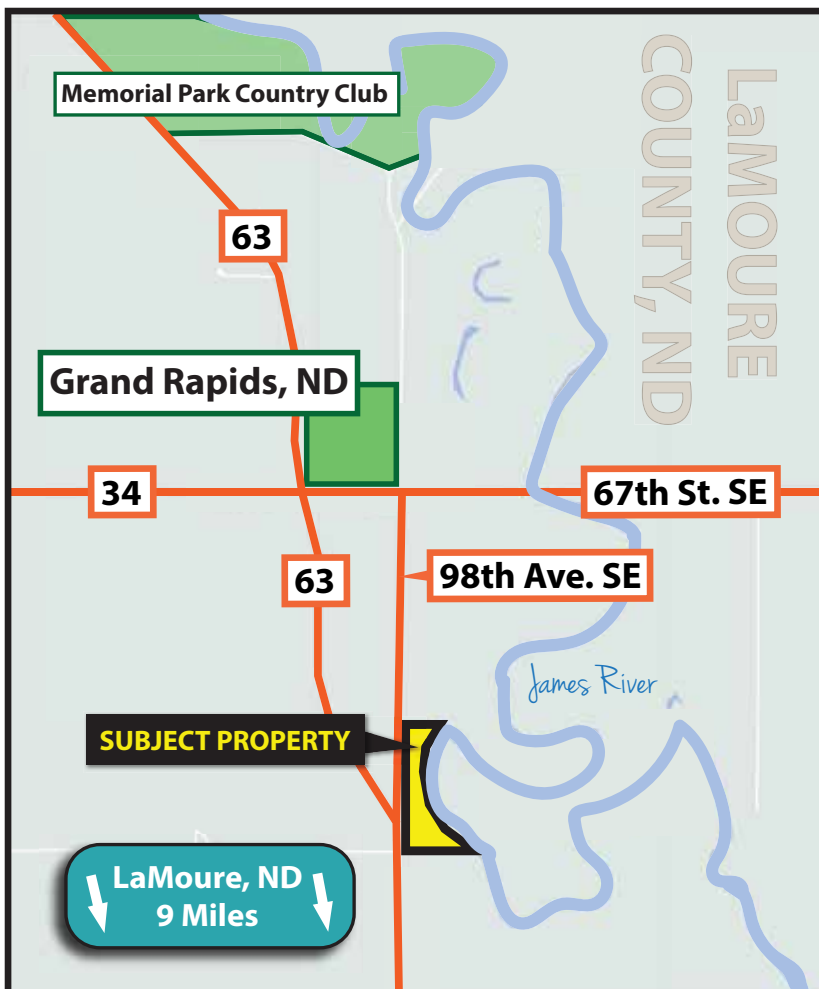
1506 29th Ave. S • Moorhead, MN  
877.700.4099  
[www.pifers.com](http://www.pifers.com)

# Introduction

Country living awaits at this spacious and scenic James River Valley farmstead near Grand Rapids, ND! The beautiful 4,820 sq. ft. farmhouse features 4 bedrooms, 3 bathrooms and a newly remodeled kitchen including two islands and high-end appliances! The main floor also highlights two bedrooms, a spacious office suitable for working remotely, a separate dining room and a gorgeous two-sided fireplace. The second-floor features two bedrooms, a bathroom with a tub and a bonus room with dormers, built-in linen closet and tons of storage.

The spacious yard includes a beautiful, paved patio to enjoy the surrounding rolling hills and winding James River and a sprinkler system to maintain the lush grass. Additional acres boast 13 +/- crop acres, and the remaining acres provide great pastureland for horse or cattle. The barn built in 2014 includes a shop and area for additional office/lounge space. Lastly, 3 additional outbuildings including a large cold storage building/shop with a back drive through door.

This is country living at its finest just outside Grand Rapids, ND and near the Memorial Park Country Club! Plenty of opportunities to establish a hobby farm, the potential for rent, and perfect hunting and fishing!



## Driving Directions:

### From LaMoure, ND

From LaMoure, ND, go 6 miles north on County Rd. #61, to 67th St. SE. Go 3 miles west on 67th St. E to 98th Ave. SE. Go south approximately 2/3 mile, on 98th Ave. SE. This will bring you to the farmstead.

## KEVIN PIFER

President/Auctioneer

Cell: 701.238.5810

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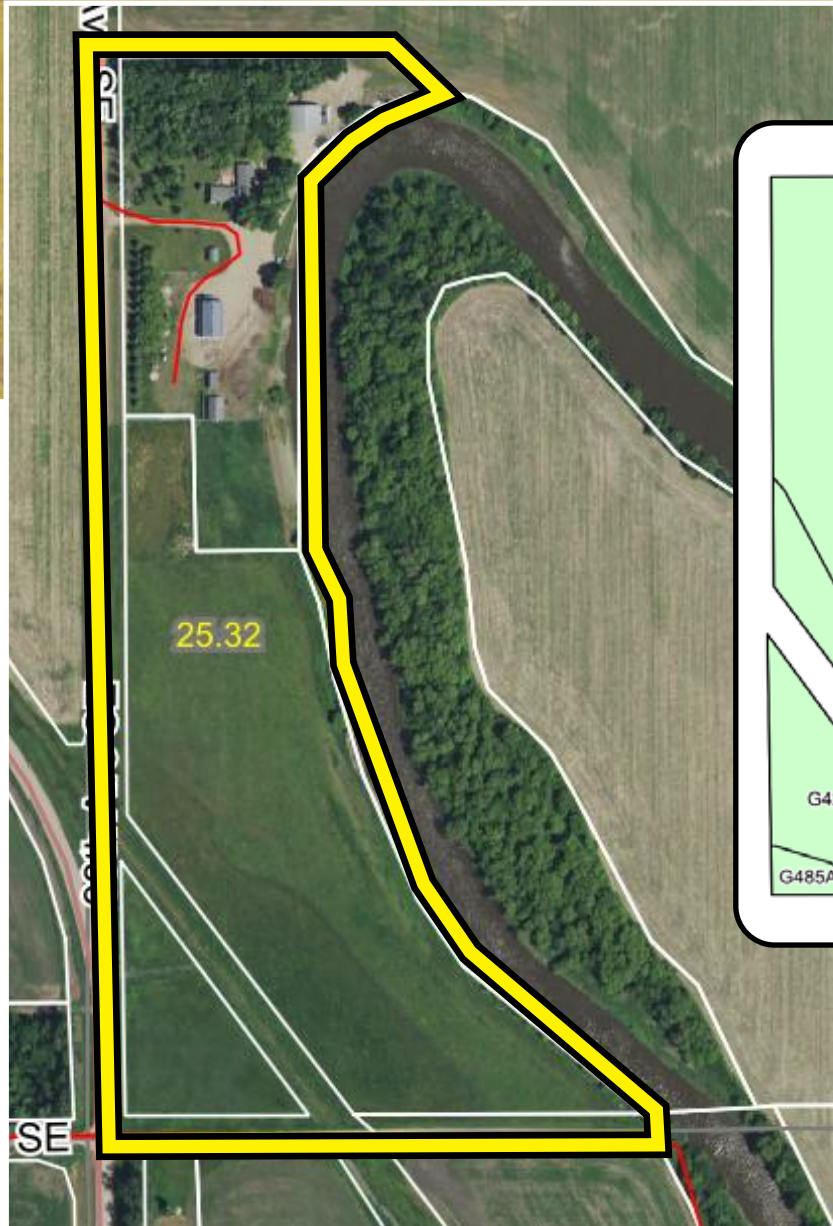
# Farmstead Photos



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# Land FSA & Soils



**Acres:** 25.32 +/-

**Crop Acres:** 13.21 +/-

**Legal:** Lot 1, Auditors Lot 9-1 in 9-134-61

**Taxes (2020):** \$2,331.58

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G572A	LaDelle silt loam, clayey substratum, 0 to 2 percent slopes, occasionally flooded	9.92	75.1%	IIc	94
G420A	Fargo silty clay, 0 to 2 percent slopes, occasionally flooded	3.05	23.1%	IVw	43
G485A	Gardena loam, 0 to 2 percent slopes	0.24	1.8%	Ile	92
<b>Weighted Average</b>					<b>82.2</b>



# Barn & Cold Storage/Shop Information



**BARN**



**BARN OFFICE**



**BARN**



**COLD STORAGE**



**COLD STORAGE**

## **Barn**

**Built:** 2014

**Size:** 48' x 80'

- 48' x 60' Heated
- 48' x 20' Cold Storage

## **Shop/Cold Storage**

**Size:** 50' x 60'

- 16' x 24' Back Drive Through Door



**COLD STORAGE**



**COLD STORAGE**

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**6768 98th Ave. SE  
Grand Rapids, ND**

**House**

**Bedrooms: 4**

**Bathrooms: 3**

**Size: 4,820 sq. ft.**



**LAUNDRY ROOM**



**MASTER BEDROOM**



**LIVING ROOM**



**LIVING ROOM**



**MASTER BATH**



**BATH**



**OFFICE WITH SEPARATE ENTRANCE**

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