

160 Acres • Walsh County, ND

Farmland For Sale

PRICE: \$350,000

877.700.4099

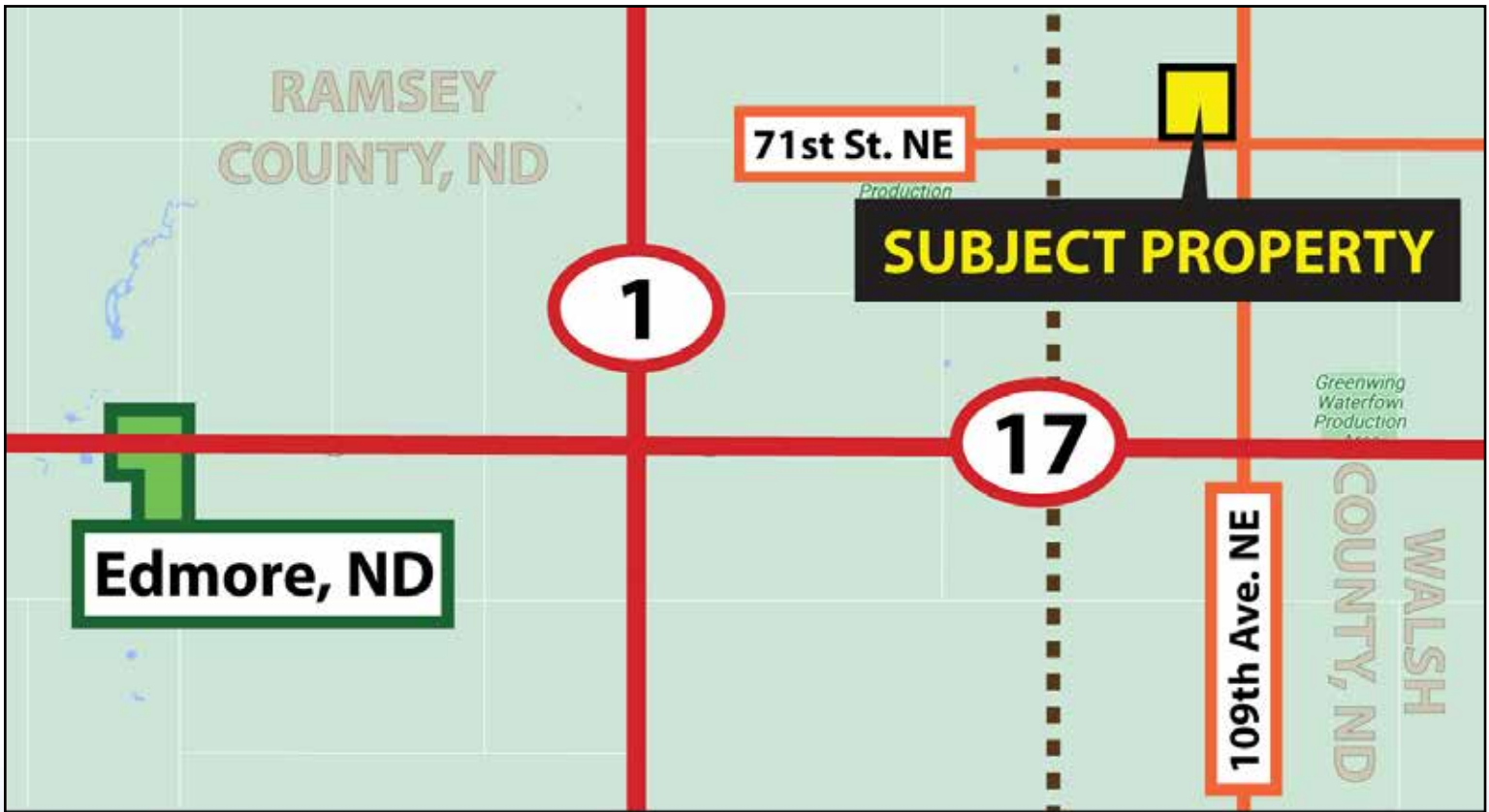


Pifer's

www.pifers.com

INTRODUCTION

Property Note: This productive cropland in western Walsh County, ND features 99% base acres consisting of wheat, corn, soybeans, and barley, offering a strong foundation for a diversified farming operation. The property is open for the 2026 crop year, providing the buyer with IMMEDIATE POSSESSION upon execution of a Purchase Agreement and receipt of a 20% earnest money deposit. According to the North Dakota Fish & Wildlife Service, the property is not subject to any easements, allowing for full use and flexibility of the land.



Driving Directions: From the intersection of Hwy. #1 and Hwy. #17 three miles east of Edmore, ND, go east on Hwy. #17 for 4 miles to 109th Ave. NE, then 2 miles north to the southeast corner of the property.



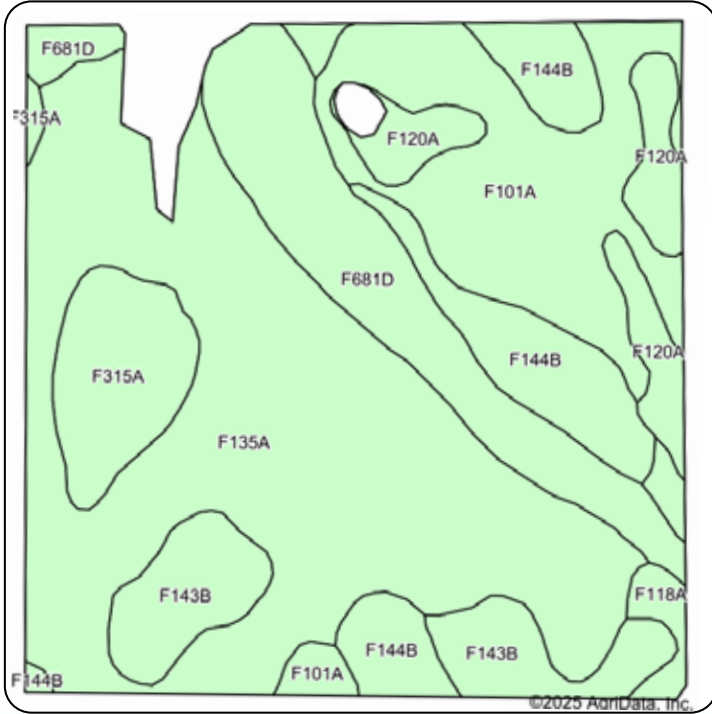
Alan Butts
701.400.8858
alanb@pifers.com



Jim Aaker
701.740.7962
jaaker@pifers.com

PROPERTY INFORMATION

Acres: 160 +/-
 Legal: SE¼ 6-157-59
 FSA Crop Acres: 153.26 +/-
 Taxes (2025): \$1,328.33



Crop	Base Acres	Yield
Wheat	91.42	52 bu.
Corn	25.68	113 bu.
Soybeans	18.31	26 bu.
Barely	16.53	55 bu.
Total Base Acres: 151.94		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F135A	Hamerly-Cresbard loams, 0 to 3 percent slopes	63.43	41.3%	Ile	75
F101A	Hamerly-Wyard loams, 0 to 3 percent slopes	25.20	16.5%	Ile	77
F681D	Barnes-Coe complex, 6 to 15 percent slopes	19.55	12.8%	IIle	51
F144B	Barnes-Buse loams, 3 to 6 percent slopes	14.79	9.7%	IIle	69
F143B	Barnes-Svea loams, 3 to 6 percent slopes	11.30	7.4%	Ile	75
F315A	Vang-Brantford loams, 0 to 2 percent slopes	9.11	5.9%	Ils	55
F120A	Vallers, saline-Manfred complex, 0 to 1 percent slopes	8.08	5.3%	IVw	37
F118A	Vallers loam, saline, 0 to 1 percent slopes	1.72	1.1%	IVw	42
Weighted Average					68.1

Pifer's



877.700.4099

www.pifers.com