

LAND FOR SALE

★
McVie, ND

160+/- Acres • Nelson County, ND



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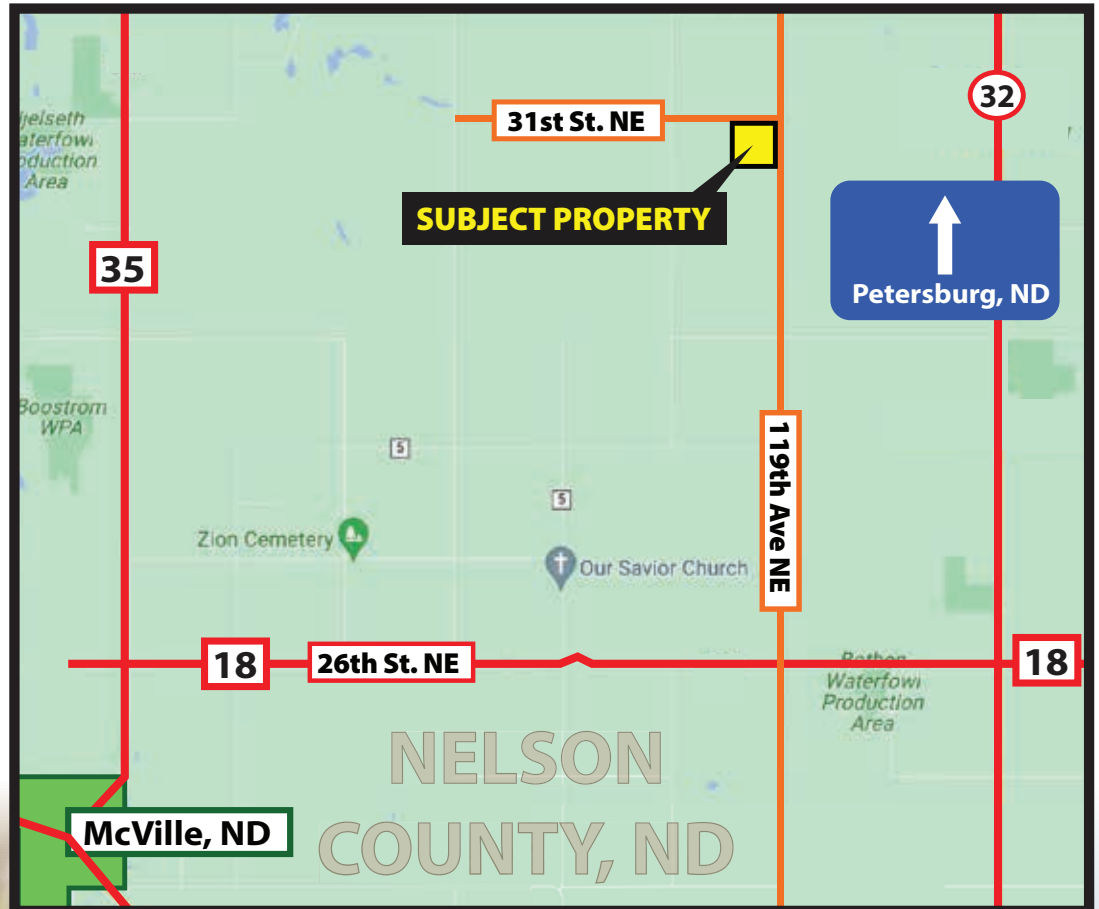
INTRODUCTION

Property Note: This property in Nelson County, ND features productive cropland, Conservation Reserve Program (CRP) acres, grassland, and wetlands. The 46.73 +/- cropland acres have good Class II soils with a Soil Productivity Index (SPI) of 61.2. The CRP acres offer a nice source of income and the grass/wetland acres offer a nice habitat for wildlife. This is a great opportunity to add a diverse quarter of land to your portfolio.

Driving Directions:

From McVile, ND: Go north 2 miles on County Rd #35 to County Rd #18 (26th St. NE). Go east 5 miles on County Rd #18 to 119th Ave NE. Go North 5 miles on 119th Ave. NE. This will bring you to the northeast corner of the property.

From Petersburg, ND: Go 11 miles south on ND Hwy #32 to 30th St. NE. Go west 2 miles on 30th St. NE to 119th Ave. NE. Then go north 2 miles on 119th Ave. NE. This will bring you to the northeast corner of the property.



KEVIN PIFER

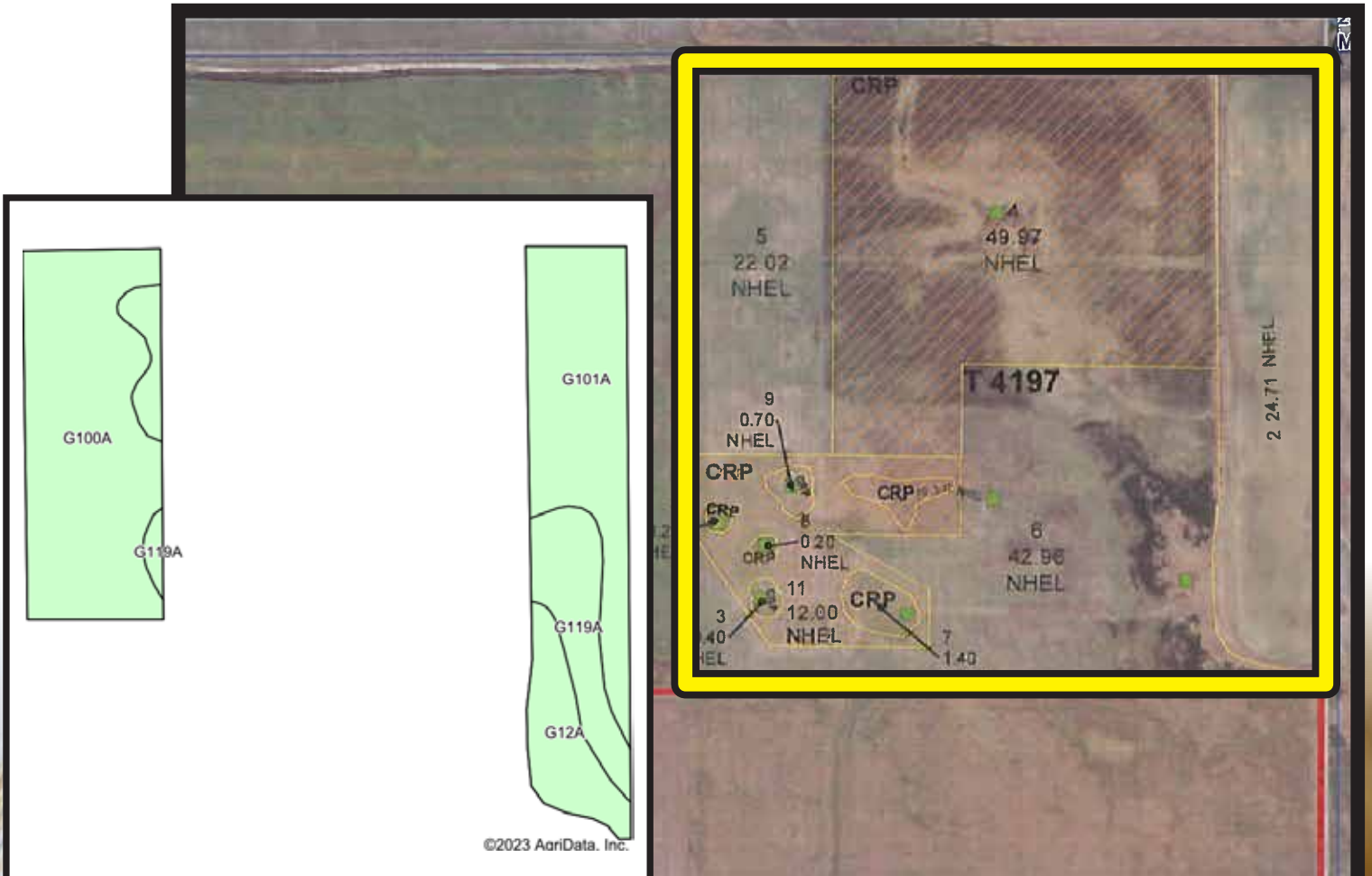
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1506 29th Ave. S • Moorhead, MN

PROPERTY INFORMATION

Acres: 160 +/-
Legal: NE¼ 35-151-58
Crop Acres: 46.73 +/-
CRP Acres: 65.98 +/- (2 Separate Contracts)
 49.97 +/- Acres @ \$40.49/acre = \$2,023.00 Annually – Expires: 9/30/2030
 16.01 +/- Acres @ \$50.27/acre = \$805.00 Annually – Expires: 9/30/2035
Grass/Wetland Acres: 44.69 +/-
Taxes (2022): \$1,013.68



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G100A	Hamerly-Tonka complex, 0 to 3 percent slopes	19.83	42.4%	Ile	64
G101A	Hamerly-Wyard loams, 0 to 3 percent slopes	14.03	30.0%	Ile	77
G119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	7.86	16.8%	IVw	45
G12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	5.01	10.7%	IVw	31
Weighted Average					61.2

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