

Pifer's



RECREATIONAL PROPERTY

76.79 ACRES

EMMONS COUNTY, ND

Pifer's Auction & Realty
510 7th St NW • Steele, ND 58482
701.475.7653 • info@pifers.com



Abbey Messer
701.202.4646
amesser@pifers.com

76.79 ACRES
EMMONS COUNTY, ND

LISTED PRICE: **\$154,000**

PROPERTY INFORMATION

Enjoy the best of the North Dakota outdoors with this one-of-a-kind property near Strasburg. With more than 2,000 feet of shoreline along Baumgartner Lake, this land is a great fit for hunters, outdoor lovers, or anyone looking for a quiet place to build a cabin or home near the water.

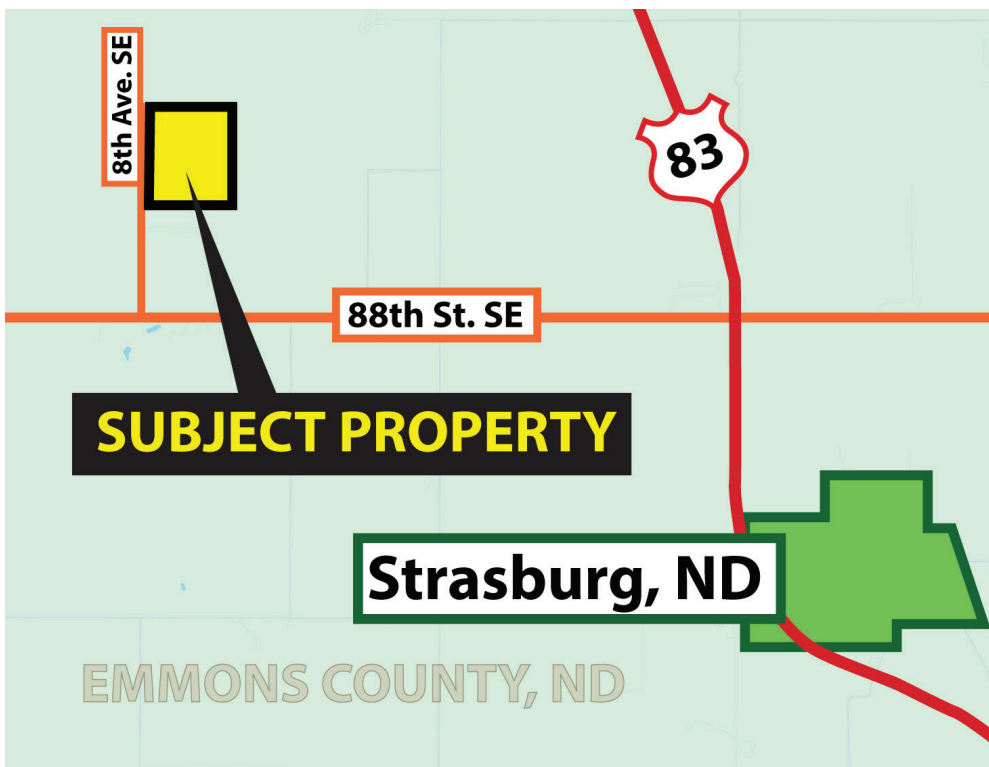
The property offers excellent waterfowl hunting with natural habitat and wide stretches of shoreline that attract ducks and geese throughout the season. Whether you enjoy hunting, fishing, scouting birds, or simply spending time outside, this property gives you room to do it all. There are also approximately 38 +/- crop acres that could provide extra income, food plots, or additional space for wildlife.

With beautiful lake views and direct water access, this would make an ideal spot for a future cabin, weekend getaway, or country home. Recreational properties with this much water frontage and hunting potential do not come along often in this area. Subject to a US Fish & Wildlife Service (USFWS) Easement.



ABBEY MESSER

REALTOR
701.202.4646
amesser@pifers.com



DRIVING DIRECTIONS

From Strasburg, ND, take ND Hwy. #83 north for 1 mile. Turn west on 88th St. SE for 4 miles, turn north on 8th Ave. SE for 0.5 miles. Here you will be at the southwest corner of the property.

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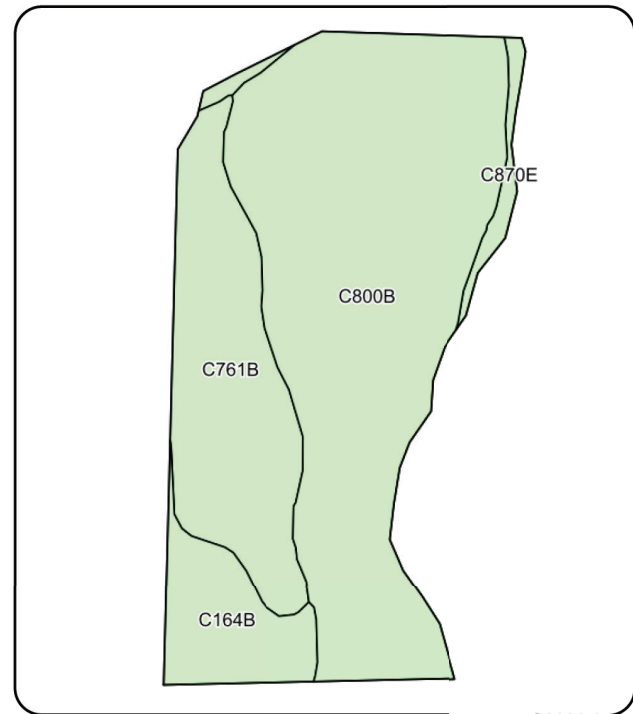
OVERALL PROPERTY

Acres: 76.79 +/-

Legal: N½SW¼ & S½NW¼ 21-131-76

Crop Acres: 38.37 +/- (Estimate)

Recreational Acres: 37 +/- (Estimate)



INCLUDES ACREAGE NOT FOR SALE

Crop	Base Acres	Yield
Wheat	9.15	25 bu.
Corn	36.39	72 bu.
Sunflowers	29.86	1,738 lbs.
Total Base Acres: 75.4		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C800B	Appam sandy loam, 2 to 6 percent slopes	24.33	63.4%	IIIe	38
C761B	Parshall-Lihen fine sandy loams, 2 to 6 percent slopes	9.35	24.4%	IIIe	49
C164B	Williams-Falkirk loams, 3 to 6 percent slopes	3.69	9.6%	Ile	79
C870E	Wabek-Lehr-Appam complex, 9 to 25 percent slopes	1.00	2.6%	VIIIs	25
Weighted Average					44.3

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