

240 +/- Acres • Eddy County, ND

# Land For Sale



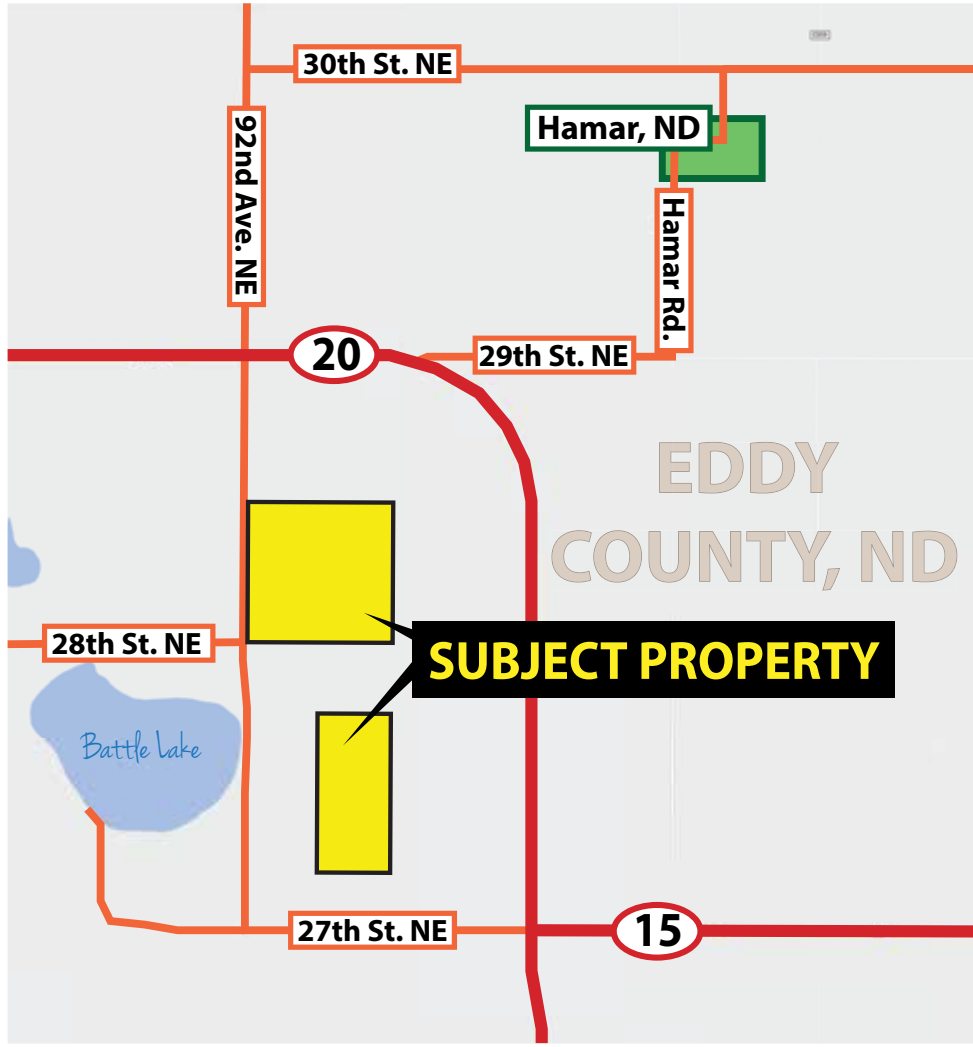
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# CALL FOR PRICE

**Property Note:** This property features cropland, hayland and Conservation Reserve Program (CRP) acres with the balance acreage being woods and wetlands. This property also offers excellent hunting opportunities!



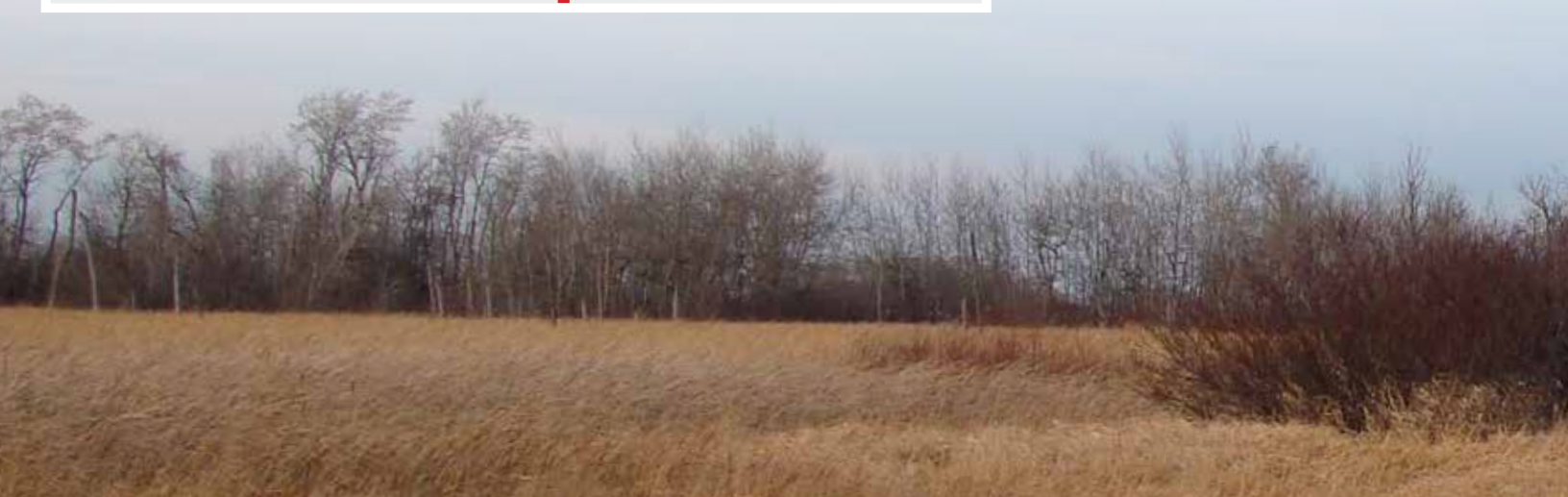
## DRIVING DIRECTIONS

From Hamar ND, go 0.75 miles south, turn west and go 1.5 miles on Hwy. #20, turn south on 92nd Ave. NE and go 1 mile, you will be at the SW corner of the property.

## CONTACT

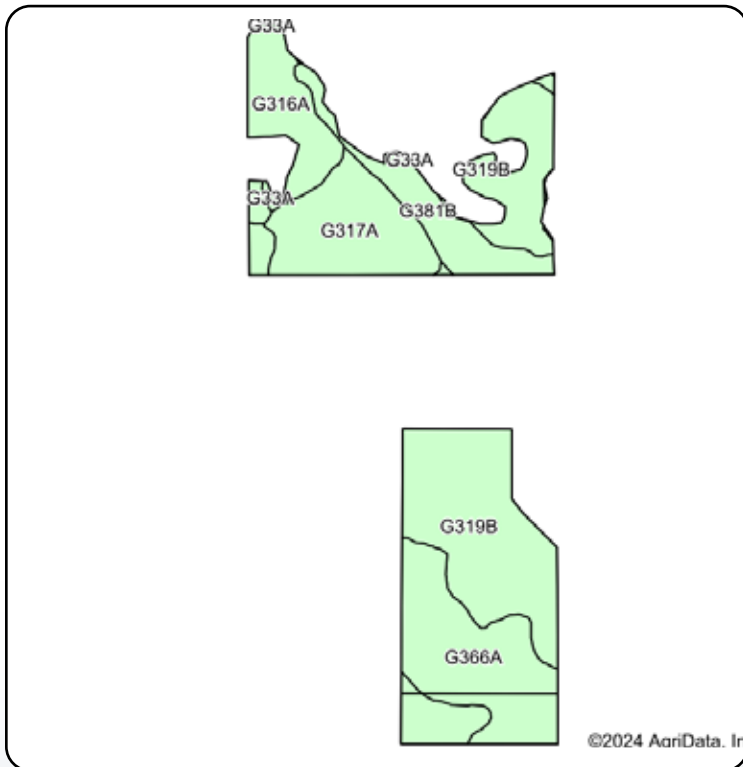
**John Stober**

701.426.8834 • [jstober@pifers.com](mailto:jstober@pifers.com)



# PROPERTY INFORMATION

**Acres:** 240 +/-  
**Legal:** SW¼ 9-150-62 & NE¼SW¼ & SE¼NW¼ 16-150-62  
**Crop Acres:** 172.3 +/- (Lease Contract in Place Through Crop Year 2027)  
**Hay Acres:** 44.39 +/-  
**CRP Acres:** 23.31 acres @ \$46.70/acre -\$1089.10.00 annually – Expires 9-30-2032  
**Taxes (2023):** \$712.33



Crop	Base Acres	Yield
Wheat	54.5	26 bu.
Oats	69.3	42 bu.
<b>Total Base Acres: 123.8</b>		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G319B	Lohnes-Claire loamy coarse sands, 0 to 6 percent slopes	60.68	42.3%	Vle	35
G366A	Hecla loamy fine sand, 0 to 2 percent slopes	30.00	20.9%	IVe	52
G317A	Falsen loamy coarse sand, 0 to 2 percent slopes	22.71	15.8%	IVe	49
G316A	Falsen-Garborg loamy coarse sands, 0 to 2 percent slopes	15.35	10.7%	IVe	44
G381B	Aylmer-Bantry fine sands, 0 to 6 percent slopes	14.21	9.9%	Vle	29
G33A	Fossum fine sandy loam, 0 to 1 percent slopes	0.59	0.4%	IVw	30
<b>Weighted Average</b>					<b>41.1</b>

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