

LAND FOR SALE

80 +/- ACRE CROPLAND • BARNES COUNTY, ND

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PRICE: \$360,000

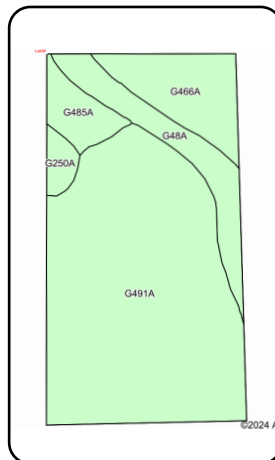
Pifer's

This property features 80 +/- acres of farmland just four miles north of Valley City, ND! This land contains almost all tillable ground with a Soil Productivity Index (SPI) of 81.7! A majority of the land consists of Gardena-Glyndon loams soils, perfect for growing a variety of crops such as wheat, soybeans, corn and other notable crops grown in the region. This land also has excellent access from 30th St. SE on the southern boarder of the property. This land presents an excellent opportunity to expand you farming operation or diversify your investment portfolio.

Legal: W½SW¼ 36-141-58

FSA Crop Acres: 80 +/-

Taxes (2022): \$2,196.36 (for full SW ¼)



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G491A	Gardena-Glyndon loams, 0 to 2 percent slopes	55.04	68.8%	Ile	87
G466A	Overly-Nahon silt loams, 0 to 2 percent slopes	9.66	12.1%	IIc	79
G48A	Lindaas silt loam, 0 to 1 percent slopes	9.10	11.4%	IVw	46
G485A	Gardena loam, 0 to 2 percent slopes	4.33	5.4%	Ile	92
G250A	Divide loam, 0 to 2 percent slopes	1.87	2.3%	IIIs	58
Weighted Average					81

For more information contact

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