



Pifer's

PRICE: \$600,000

161 ACRES

NELSON COUNTY, ND

Pifer's Auction & Realty
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161 ACRES

NELSON COUNTY, ND

127.82
FSA CROP ACRES

71.3
SOIL PRODUCTIVITY INDEX

SHEYENNE RIVER
CORRIDOR

PROPERTY INFORMATION

This 161 +/- acre property features approximately 127.82 +/- acres of productive cropland with a weighted Soil Productivity Index (SPI) of 71.3. The cropland is highlighted by Vang and Lankin loams, with Lankin loam carrying a strong Productivity Index of 87.

The property offers excellent access along 23rd St. NE, with additional access in the vicinity of 108th Ave. NE and 109th Ave. NE. Its combination of productive cropland, quality soils, scenic surroundings, and proximity to the Sheyenne River corridor makes this an attractive opportunity for agricultural producers, investors, or buyers looking to expand their landholdings in Nelson County, ND.



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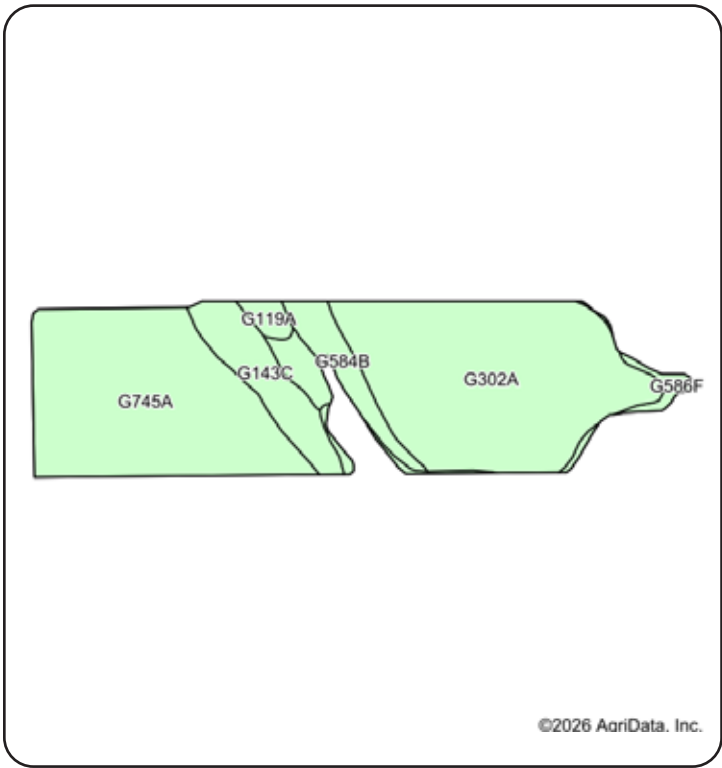
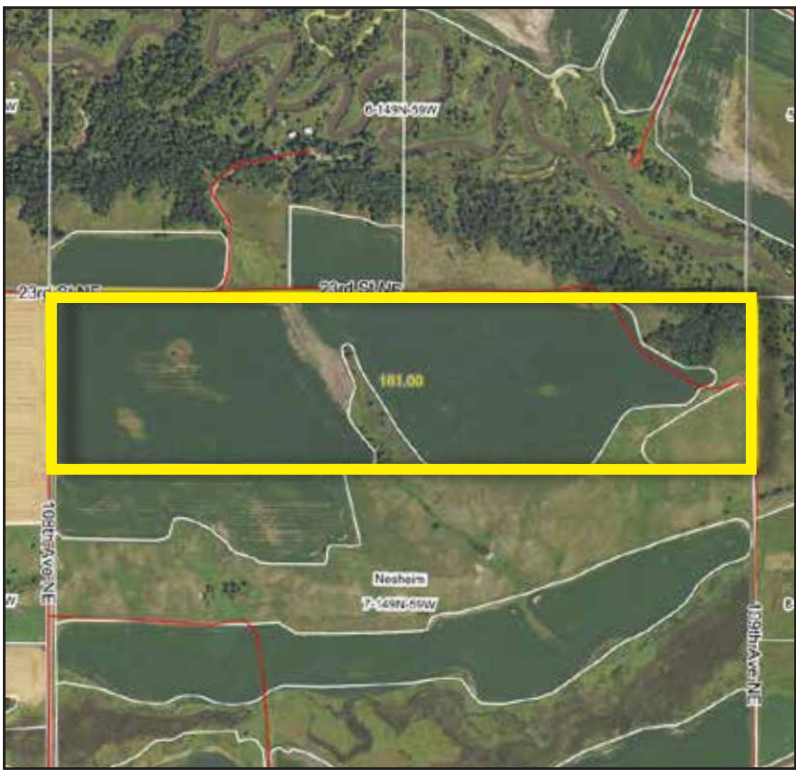
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PROPERTY INFORMATION

TOTAL ACRES	CROP ACRES	TAXES	PRICE
161 +/-	Approximately 127.82 +/- acres	\$1,326.49 (2025)	\$600,000

This productive cropland parcel offers quality farm acres with excellent access and adds strong investment appeal to the overall property. The combination of productive soils, scenic surroundings, and proximity to the Sheyenne River corridor creates an attractive opportunity for operators, investors, or buyers looking to expand their footprint in Nelson County.

Legal: N½ NE¼ & N½ NW¼ in Section 7-149-59



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G302A	Vang loam, 0 to 2 percent slopes	53.88	42.1%	IIIs	62
G745A	Lankin loam, 0 to 2 percent slopes	48.03	37.6%	IIc	87
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	10.99	8.6%	IVe	57
G584B	Edgeley loam, 2 to 6 percent slopes	6.47	5.1%	Ile	79
G586F	Edgeley-Kloten-Buse loams, 9 to 35 percent slopes	3.46	2.7%	IVe	32
G600B	Walsh loam, 2 to 6 percent slopes	3.14	2.5%	Ile	86
G119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	1.85	1.4%	IVw	42
Weighted Average					71.3

