

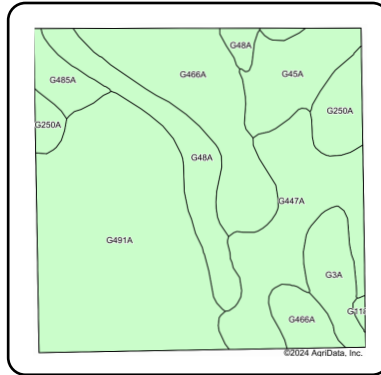
LAND FOR SALE

160 +/- ACRE CROPLAND • BARNES COUNTY, ND

**160 +/- ACRES • BARNES COUNTY, ND
CALL FOR PRICE**

This property has desirable characteristics for investors, hunters or farmers just 4 miles north of Valley City, North Dakota! This property features 137 +/- crop acres and 23 +/- wetland acres which may be farmed in dry years. This provides the investor/hunter with income, plus the opportunity to own land with excellent wildlife habitat adjacent to the Getchell Waterfowl Production Area to the east.

Pifer's
AUCTION & REALTY



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G491A	Gardena-Glyndon loams, 0 to 2 percent slopes	57.25	35.8%	Ile	87
G466A	Overly-Nahon silt loams, 0 to 2 percent slopes	28.38	17.7%	Ilc	79
G447A	Colvin-Borup complex, saline, 0 to 1 percent slopes	24.48	15.3%	IVw	37
G48A	Lindaas silt loam, 0 to 1 percent slopes	15.87	9.9%	IVw	46
G45A	Colvin silty clay loam, 0 to 1 percent slopes	11.93	7.5%	IVw	45
G250A	Divide loam, 0 to 2 percent slopes	8.89	5.6%	Ils	58
G3A	Parnell silty clay loam, 0 to 1 percent slopes	8.02	5.0%	Vw	25
G485A	Gardena loam, 0 to 2 percent slopes	4.73	3.0%	Ile	92
G118A	Vallers loam, saline, 0 to 1 percent slopes	0.45	0.3%	IVw	42
Weighted Average					66

For more information contact

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