

Alfred, ND • 160 +/- Acres

# LAND FOR SALE



**160 +/- Acres**  
**LaMoure County, ND**

*PRICE: \$400,000*

**Pifer's**  
AUCTION & REALTY



1506 29th Ave. S • Moorhead, MN

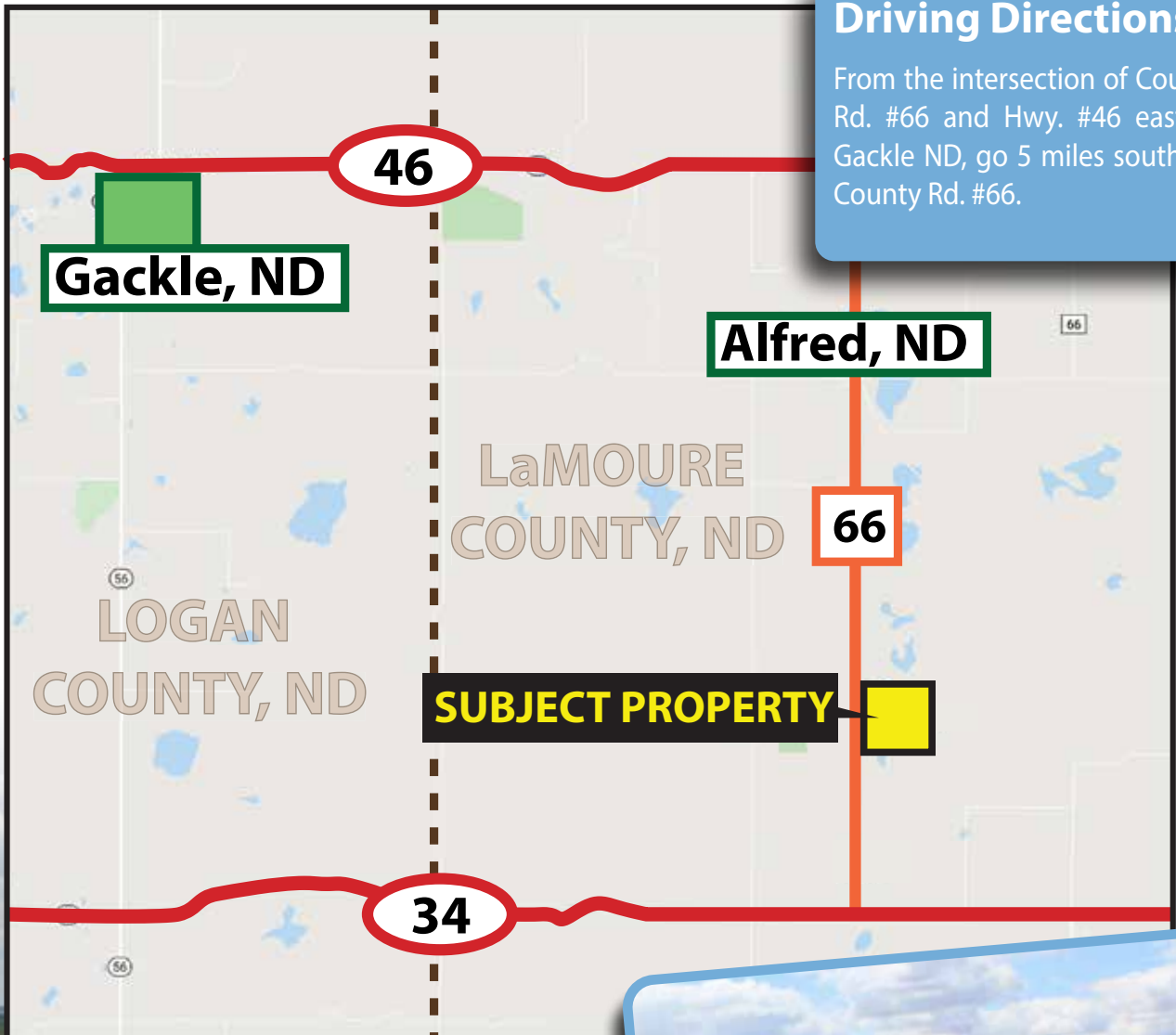
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# Introduction

## Property Note

This is an excellent opportunity to buy quality farmland. This property features 132.27 +/- acrop acres with an excellent Soil Productivity Index (SPI) of 78.4!



## Driving Directions

From the intersection of County Rd. #66 and Hwy. #46 east of Gackle ND, go 5 miles south on County Rd. #66.



## CONTACT

**STEVE LINK**

701.361.9985

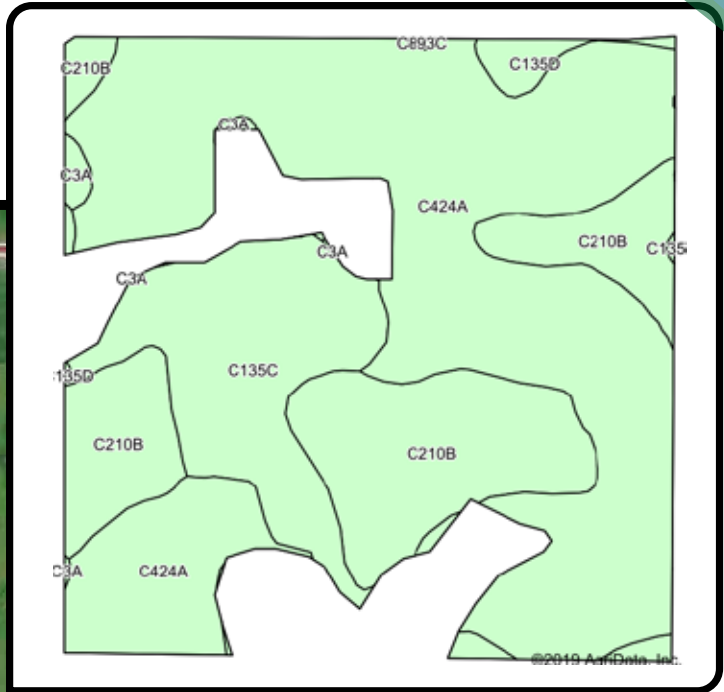
stlink@pifers.com





# Overall Property

**Acres:** 160 +/-  
**Legal:** NW¼ 33-136-66  
**Crop Acres:** 132.27 +/-  
**Taxes (2019):** \$1,455.65



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
C424A	Minot silty clay, 0 to 2 percent slopes	77.04	58.2%	Ils	84
C210B	Williams-Bowbells loams, 3 to 6 percent slopes	31.68	24.0%	Ile	83
C135C	Zahl-Williams-Zahill complex, 6 to 9 percent slopes	20.76	15.7%	IVe	56
C135D	Zahl-Williams loams, 9 to 15 percent slopes	1.84	1.4%	VIe	43
C3A	Parnell silty clay loam, 0 to 1 percent slopes	0.86	0.7%	Vw	20
C893C	Williams-Wabek complex, 2 to 9 percent slopes	0.09	0.1%	IIIe	53
<b>Weighted Average</b>					<b>78.4</b>

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