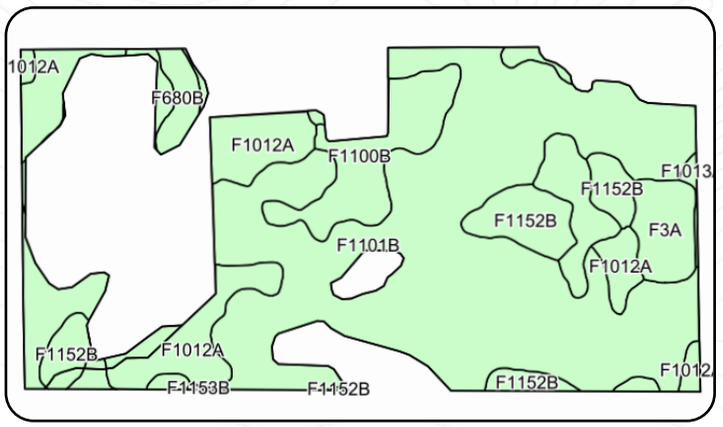
320 Acres • Nelson County, ND

PRICE: $350,000

LEGAL	FSA CROP ACRES	TAXES & SPECIALS
N½ 19-153-59	226.1 +/-	$2,425.02 (2024)

Property Note

This property features 320 +/- acres in Rubin Township. The 226.1 +/- crop acres has a Soil Productivity Index (SPI) in the 60s. The balance of the acres are grasslands and water. This area is great for waterfowl and deer hunting, with a return on investment. The is a USFW easement on this property.



Crop	Base Acres	Yield
Wheat	78.29	49 bu.
Corn	22.04	86 bu.
Soybeans	48.39	24 bu.
Barley	21.36	66 bu.
Canola	13.82	1,864 lbs.
Total Base Acres: 29.41		

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F1101B	Hamerly-Wyard loams, 0 to 4 percent slopes	143.46	63.6%	IIe	73
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	28.13	12.4%	Vw	33
F1152B	Balaton-Souris-Svea loams, 0 to 4 percent slopes	17.71	7.8%	IIe	77
F1100B	Hamerly-Tonka complex, 0 to 4 percent slopes	16.09	7.1%	IVe	63
F3A	Parnell silty clay loam, 0 to 1 percent slopes	8.18	3.6%	Vw	25
F1153B	Souris-Balaton-Svea loams, 0 to 4 percent slope	7.77	3.4%	IIe	82
F680B	Barnes-Sioux complex, 1 to 6 percent slopes	3.97	1.8%	IIe	63
F1013A	Vallers, saline-Hamerly complex, 0 to 3 percent slopes	0.79	0.3%	IVw	55
			Weighted Average		**66**

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