

880 Acres • Nelson County, ND

PRICE: \$950,000

LEGAL

All in 32-154-59, SE¼ & S½NE¼ 29-154-59

CROP ACRES

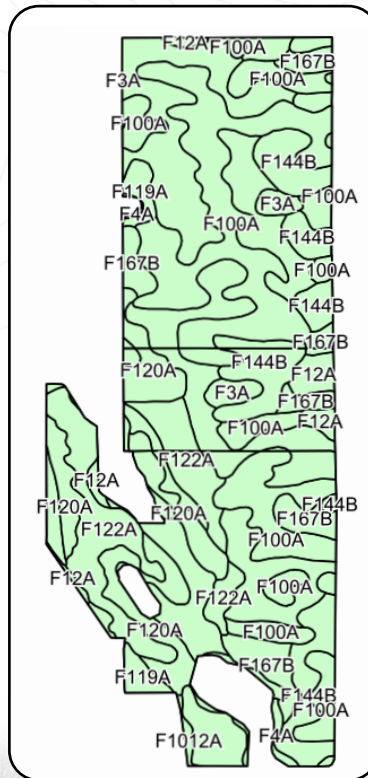
562.68 +/- (Estimate)

TAXES & SPECIALS

\$9,370.04 (2024)

Property Note

This property is 880 +/- acres of which highlight over 560 +/- crop acres. The cropland has good soils and has been most recently under cultivation after years of being idle. The balance of the property is called McHughs Slough. This area is known for its excellent waterfowl and deer hunting. The property is contiguous with the east portion the tillable and the west side is water and hunting lands. This is a hunter's paradise with the exceptional hunting availabilities and the tillable lands for a return on investment. As expected, all of this property is under a USFW easement.



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
F167B	Balaton-Wyard loams, 0 to 6 percent slopes	176.81	31.6%	Ile	73
F100A	Hamerly-Tonka complex, 0 to 3 percent slopes	143.59	25.5%	Ile	64
F144B	Barnes-Buse loams, 3 to 6 percent slopes	63.78	11.3%	IIle	69
F122A	Svea-Cresbard loams, 0 to 3 percent slopes	55.37	9.8%	IIc	79
F120A	Vallers, saline-Manfred complex, 0 to 1 percent slopes	52.14	9.3%	IVw	37
F6A	Vallers loam, 0 to 1 percent slopes	18.56	3.3%	IVw	46
F12A	Vallers, saline-Parnell complex, 0 to 1 percent slopes	17.57	3.1%	IVw	31
F119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	15.69	2.8%	IVw	45
F3A	Parnell silty clay loam, 0 to 1 percent slopes	9.84	1.7%	Vw	25
F125A	Cavour-Cresbard loams, 0 to 3 percent slopes	5.71	1.0%	IVs	50
F4A	Southam silty clay loam, 0 to 1 percent slopes	2.34	0.4%	VIIIw	10
F1012A	Parnell-Vallers, saline, complex, 0 to 2 percent slopes	1.22	0.2%	Vw	33
F122B	Barnes-Cresbard loams, 3 to 6 percent slopes	0.06	0.0%	Ile	76
Weighted Average					63.1

