



Pifer's

151.26 CROP ACRES | 2 HOMES | HUNTING LAND

319.7 FARMSTEAD

NELSON COUNTY, ND

Pifer's Auction & Realty
1506 29th Ave S. • Moorhead, MN 56560
877.700.4099 • info@pifers.com



Steve Link
701.361.9985
stlink@pifers.com

319.67 ACRES

NELSON COUNTY, ND

319.67 TOTAL ACRES	151.26 CROP ACRES	2 RIVER VIEW HOMES	TROPHY WHITETAIL DEER
-----------------------	----------------------	-----------------------	--------------------------

PROPERTY INFORMATION

This 319.7 +/- acre offering along the Sheyenne River is the kind of property that rarely comes available. With a unique combination of rolling cropland, mature trees, river frontage, wildlife habitat, and historic character, this property offers exceptional recreational appeal and long-term potential.



STEVE LINK

BROKER
701.361.9985
stlink@pifers.com



Pifer's Auction & Realty
1506 29th Ave S. • Moorhead, MN 56560
877.700.4099 • info@pifers.com

PARCEL 1 - TREE QUARTER

TOTAL ACRES

158.67 +/-

CROP ACRES

Approximately 23.44 +/- acres currently farmed/pasture/recreational mix

TAXES

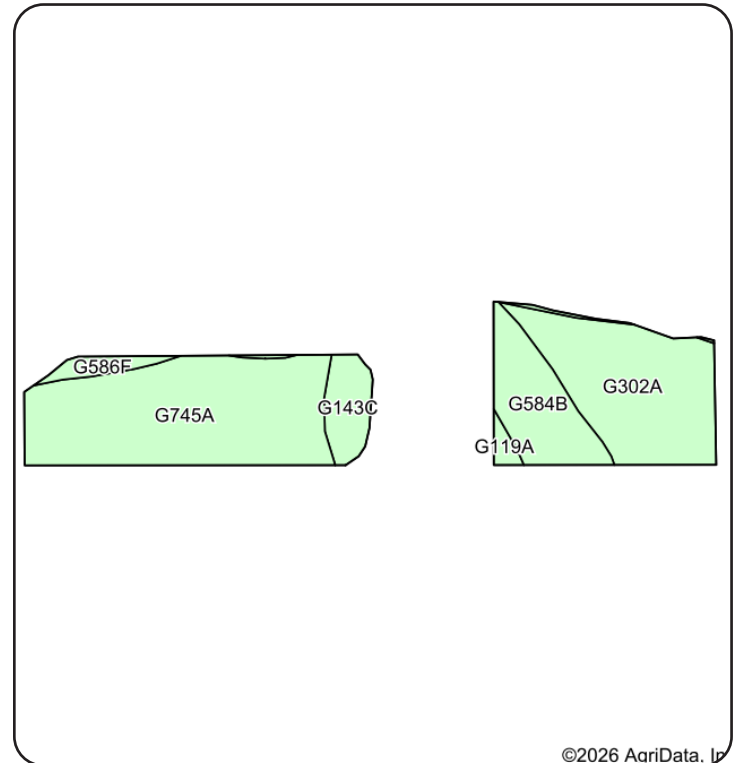
\$1,324.00 (2025)

PRICE

\$725,000

The Tree Quarter features the scenic heart of the property, where the Sheyenne River winds through heavily wooded terrain creating a private and peaceful setting. The property includes two homes with beautiful river views, a well-preserved red barn full of timeless character, and remnants of a former ski lift that still stand today, along with vintage ski ropes and equipment stored in the barn. Trophy whitetail deer, unmatched scenery, and true seclusion make this a one-of-a-kind holding. Whether envisioned as a private retreat, hunting property, event venue, campground, or future agritourism destination, the possibilities here are hard to replicate.

Legal: SW¼ Less 2.27 Acres in Section 6-149-59



©2026 AagriData, Inc.

Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Productivity Index
G745A	Lankin loam, 0 to 2 percent slopes	10.34	44.2%	IIc	87
G302A	Vang loam, 0 to 2 percent slopes	7.09	30.2%	IIs	62
G584B	Edgeley loam, 2 to 6 percent slopes	3.41	14.5%	IIe	79
G143C	Barnes-Buse-Langhei loams, 6 to 9 percent slopes	1.50	6.4%	IVe	57
G586F	Edgeley-Kloten-Buse loams, 9 to 35 percent slopes	0.79	3.4%	IVe	32
G119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	0.31	1.3%	IVw	42
Weighted Average					73.9

PARCEL 2 - CROPLAND

TOTAL ACRES

161 +/-

CROP ACRES

Approximately 127.82 +/- acres

TAXES

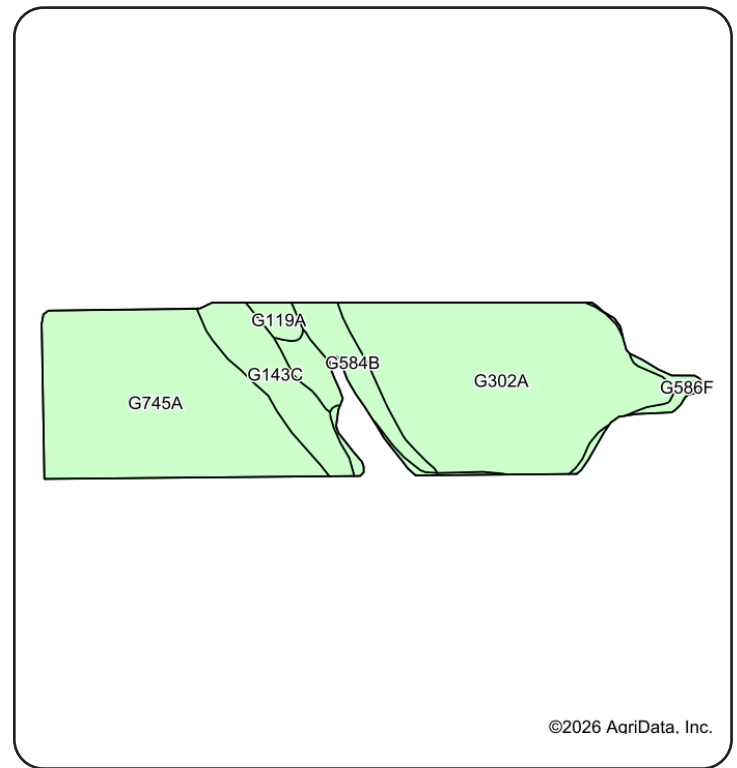
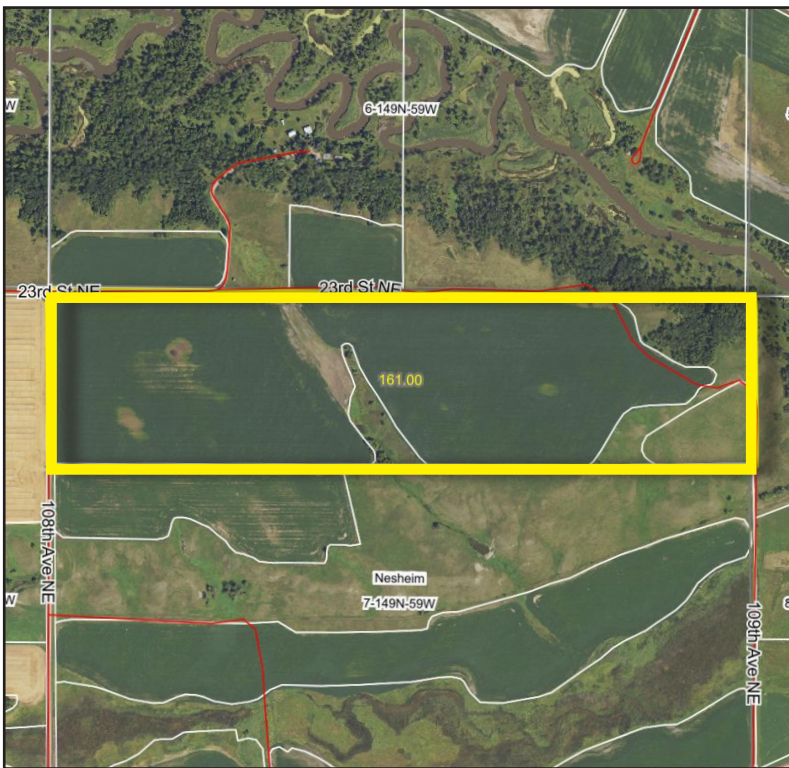
\$1,326.49 (2025)

PRICE

\$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



©2026 AqriData, Inc.

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%	IIe	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%	IIe	86
G119A	Vallers-Hamerly loams, saline, 0 to 3 percent slopes	1.85	1.4%	IVw	42
Weighted Average					71.3

PARCEL 1 PHOTOS



PARCEL 1 PHOTOS



PARCEL 2 PHOTOS



