

Pifer's

147.28 ACRES

RANSOM COUNTY, ND

PRICE: \$800,000

147.28 ACRES

RANSOM COUNTY, ND

147.28
TOTAL ACRES

139.13
CROP ACRES

SPI OF
60.9

HWY. #46
ACCESS



STEVE LINK

BROKER

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PROPERTY INFORMATION

Don't miss this opportunity to own 147.28 +/- acres of Ransom County cropland in Coburn Township. This property offers strong access along Hwy. #46 and 149th Ave. SE, with 139.13 +/- FSA crop acres and a weighted Soil Productivity Index (SPI) of 60.9. Primary soils include Hecla-Garborg loamy fine sands, Ulen-Rosewood fine sandy loams, and Embden fine sandy loam. This parcel is well-positioned for area producers or investors seeking additional acres in Ransom County.



Pifer's Auction & Realty
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PROPERTY INFORMATION

TOTAL ACRES

147.28 +/-

LEGAL DESCRIPTION

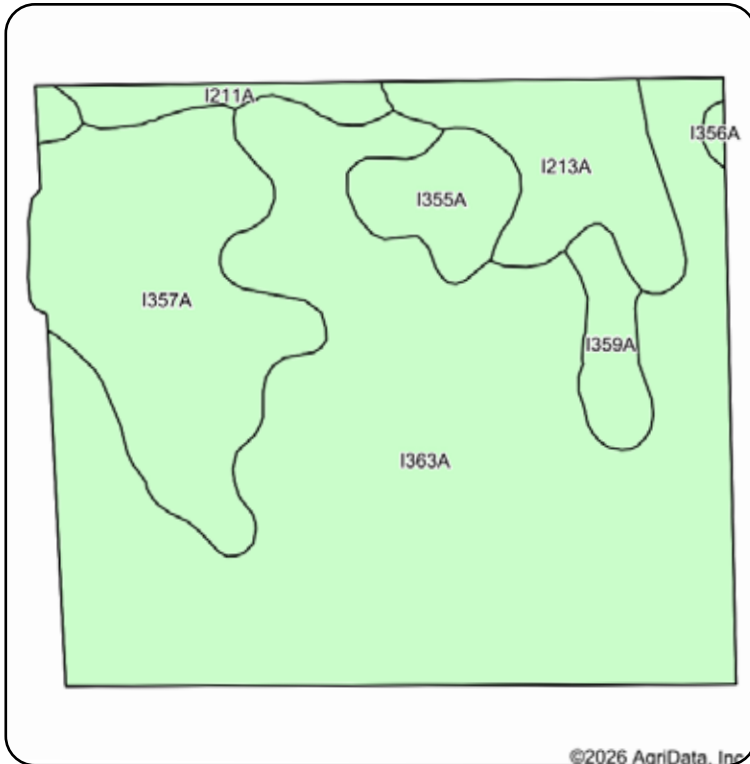
NE¼ Less 2.62 A's RWY 2-136-53

CROP ACRES

138.13 +/-

PARCEL #

063667000



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
I363A	Hecla-Garborg loamy fine sands, 0 to 2 percent slopes	88.77	63.8%	IVe	IIIe	62
I357A	Ulen-Rosewood fine sandy loams, 0 to 2 percent slopes	25.63	18.4%	IIIw		54
I213A	Embden fine sandy loam, 0 to 2 percent slopes	11.30	8.1%	IIIe		74
I355A	Rosewood fine sandy loam, 0 to 1 percent slopes	5.69	4.1%	IIIw		48
I359A	Hamar loamy fine sand, 0 to 1 percent slopes	4.09	2.9%	IVw		50
I211A	Wyndmere loam, 0 to 2 percent slopes	3.27	2.4%	IIe		76
I356A	Ulen fine sandy loam, 0 to 2 percent slopes	0.38	0.3%	IIIe		58
Weighted Average						60.9

