

Pifer's



EXCELLENT WATER SOURCES | CELL GRAZING | PERIMETER FENCING

141.03 ACRES | EMMONS COUNTY, ND

PRICE: \$390,000

Pifer's Auction & Realty
510 7th St. NW
Steele, ND 58482



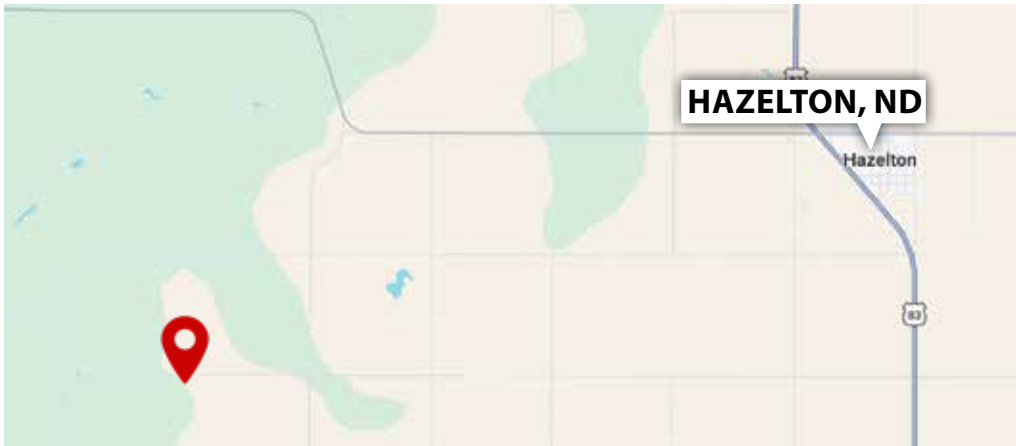
Darin Peterson
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141.03 ACRES | EMMONS COUNTY, ND

PROPERTY NOTE

This Emmons County property includes 141.03 +/- acres of productive grazing land with excellent water sources, cell grazing, and abundant lush grass. The pasture is enclosed by a perimeter fence, with a cross fence dividing it into two grazing cells. Water is provided by a stock dam and a well at the farm site. The pasture has not been grazed for two years, leaving plentiful grass for the next owner. Quality pastureland rarely comes to the open market, making this an opportunity worth considering.

- There is a 100-foot recorded access easement along the north / south section line to access the property off 66th St. SE.
- Buyer to have possession and full use of the property by November 1, 2026.
- There are no US Fish & Wildlife (USFWS) Easement in place on this property.
- All mineral rights of which the sellers own will be transferred to the buyer.



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REAL ESTATE AGENT
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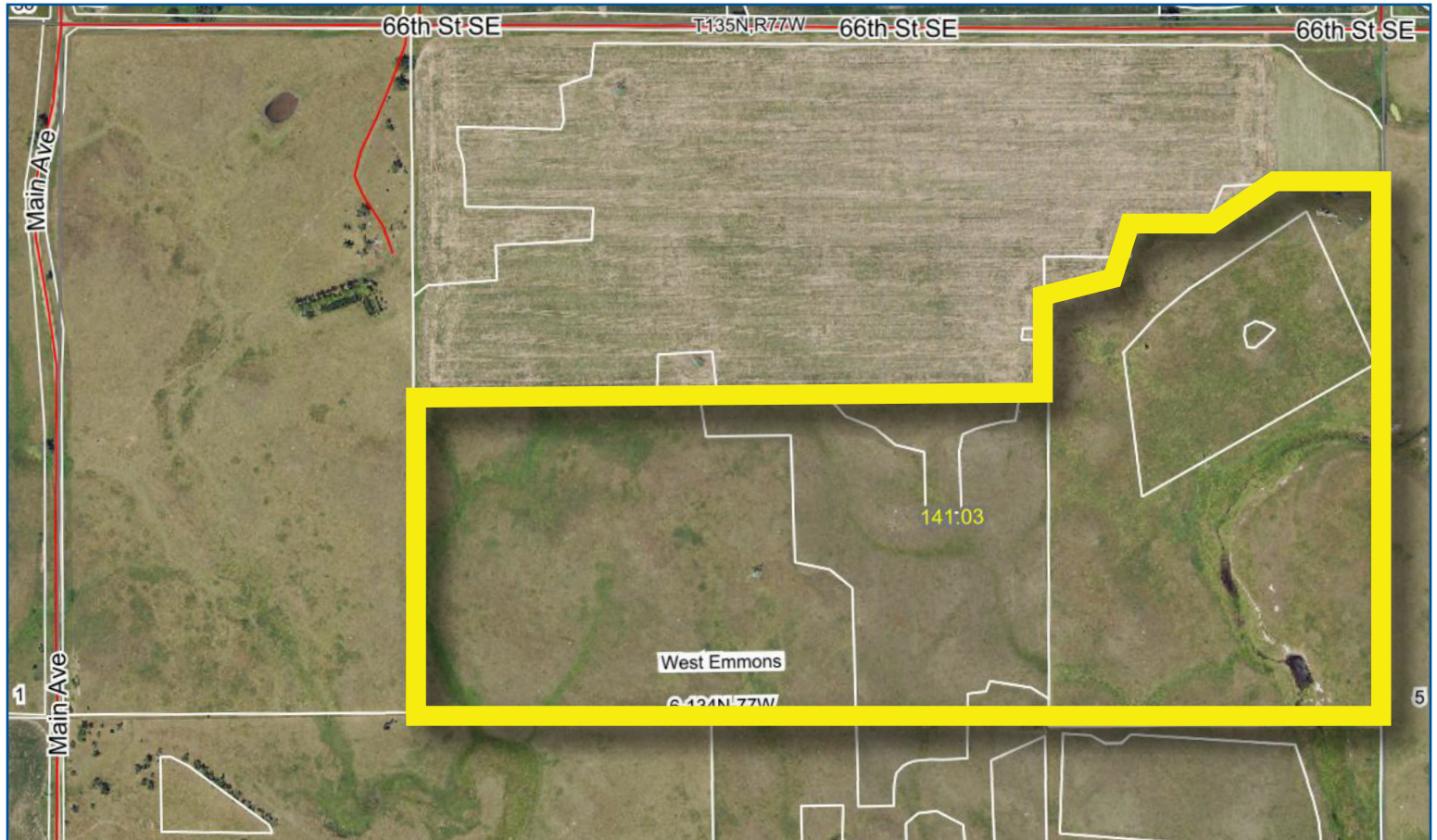
DRIVING DIRECTIONS

From the US Hwy. #83 and ND Hwy. #34 interchange in Hazelton, ND, go 1 mile south on US Hwy. #83 to 65th St. SE. Go 4 miles west on 65th St. SE to 3rd Ave. SE. Go 1 mile south on 3rd Ave. SE to 66th St. SE. Go 2 miles west on 66th St. SE to 1st Ave. SE. Go south on section line trail for about 1,000 feet to the northeast corner of the property.



PROPERTY INFORMATION

Acres: 141.03 +/-
Legal: SE¼NW¼ & S½NE¼ & Govt Lot 1 Less Tract 1 in 6-134-77
Pasture Acres: 135 +/-
Taxes (2025): \$710.94



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