

Pifer's



36.74 CROP ACRES | SOIL PRODUCTIVITY INDEX OF 87.5 | AVAILABLE IN 2027

37.18 ACRES | WALSH COUNTY, ND

PRICE: \$385,000

Pifer's Auction & Realty
997 47th Ave. S, Suite #3
Grand Forks, ND 58201



Bob Pifer
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37.18 ACRES | WALSH COUNTY, ND

PROPERTY NOTE

This 37.18 +/- acre Red River Valley property in-between Park River and Grafton, ND features 36.74 +/- acres of exceptional cropland for sugar beets, corn, wheat, dry edible beans, and soybeans. This property has fantastic Soil Productivity Indexes (SPI) with the majority of them ranging between 82-89! Only 5.75 miles from the American Crystal Sugar Grafton beet receiving station. Current landlord tenant lease through December 31, 2026 and is available for the 2027 crop season!



BOB PIFER

BROKER ASSOCIATE

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DRIVING DIRECTIONS

From Grafton, ND, go 7 miles west on North Dakota Hwy. #17 and then go 1 mile south on 141st Ave. NE. This will bring you to the southeast corner of the property.



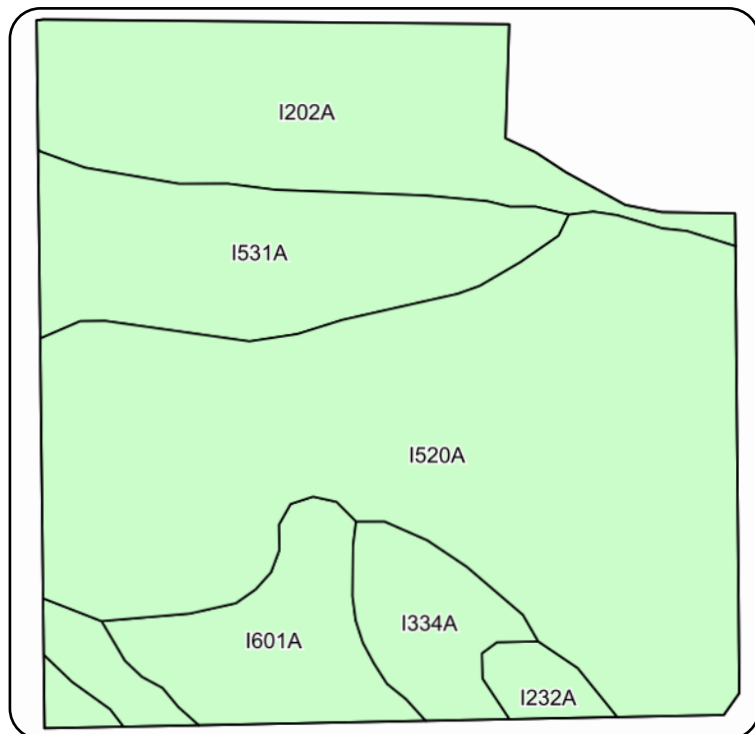
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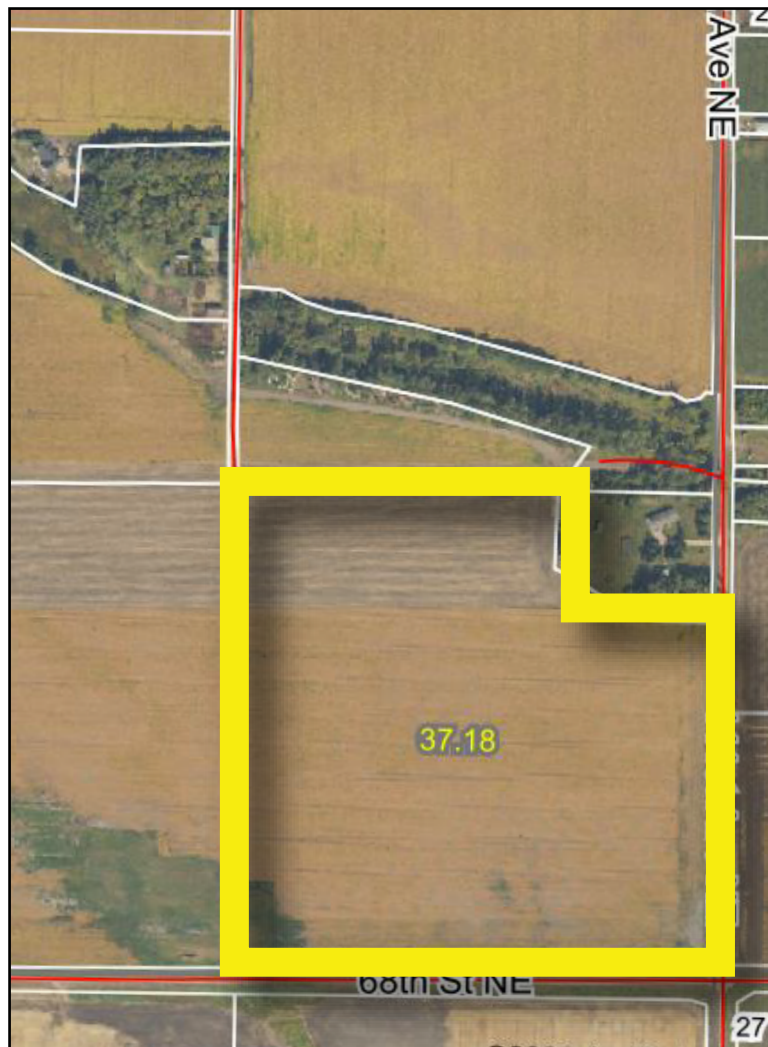
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PROPERTY INFORMATION

Acres: 37.18 +/-
Legal: SE¼SE¼ Less 2.82 Acres 21-157-54
FSA Crop Acres: 36.74 +/-
Taxes (2025): \$766.22
Specials (2025): \$754.76
Tax Parcel #s: 15-0000-03891-030 & 15-0000-03891-020



Crop	Base Acres	Yield
Wheat	6.68	62 bu.
Corn	8.26	130 bu.
Soybeans	11.98	28 bu.
Total Base Acres: 26.92		



Code	Soil Description	Acres	Percent of field	Non-Irr Class *c	Irr Class *c	Productivity Index
I520A	Bearden silty clay loam, levees and splays, 0 to 2 percent slopes	18.21	49.6%	Ile		96
I202A	Gardena silt loam, 0 to 2 percent slopes	6.87	18.7%	Ile	Ile	92
I531A	Overly silty clay loam, 0 to 1 percent slopes, fans	5.34	14.5%	IIc		95
I601A	Bearden silty clay loam, moderately saline, 0 to 2 percent slopes	2.94	8.0%	IIIs		52
I334A	Hegne silty clay, moderately saline, 0 to 1 percent slopes	2.55	6.9%	IIIs		49
I232A	Grano silty clay, 0 to 1 percent slopes	0.83	2.3%	IIlw		61
Weighted Average						87.5

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